



TERRAMOR

SPECIFIC PLAN No. 327, AMENDMENT No. 2



FINAL APPROVED VERSION

ADOPTED BY THE RIVERSIDE COUNTY BOARD OF SUPERVISORS

SEPTEMBER 13, 2022



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A. SUMMARY OF CHANGES

Specific Plan 327 Amendment #2 revises the Specific Plan text and graphics to accommodate a variety of changes to the Specific Plan to reflect recorded and proposed subdivisions.

SP 327A-2 creates two new Planning Areas, increases the number of residential units from 1,443 to 1,487 (44 units) and reduces the acreage of residential development by 1.4 acres. Generally, SPA-2 makes the following changes:

- Decreases the acreage of Medium Density Residential (MDR) land uses by 33.6 acres, from 222.5 acres to 188.9 acres;
- Decreases the Target Number of homes in MDR neighborhoods by 164 units, from 959 to 795;
- Increases the acreage of Medium High Density Residential (MHDR) land uses by 32.2 acres, from 56.7 to 88.9;
- Increases the Target Number of Medium High Density Residential (MHDR) neighborhoods by 208 units, from 322 to 530; and

Establishes Age Qualified Neighborhoods (for residents age 55+) in Planning Areas (2, 3, 4, 5, 7, 10, and 12)

Specifically, SPA No. 2, includes the following modifications to Specific Plan No. 327:

- Modifies the configuration, acreage and unit count of Planning Areas 11 and 14 to create 11A, 11B, 14A and 14B:
 - Replaces Planning Area 11 with Planning Area 11A with 80 residential units on 12.9 acres at a density of 6.2 du/ac and establishes Planning Area 11B with 62 residential units on 8.7 acres at a density of 7.1, and increases the number of residential units by 42 (from 100 to 142 total); and
 - Replaces Planning Area 14 with Planning Area 14A with 42 residential units on 9.9 acres at a density of 4.3 du/ac and establishes Planning Area 14B with 67 residential units on 10.6 acres at a density of 6.3 with no change to the overall number of residential units.

Establishes Planning Areas 11A, 11B, 14A, and 14B which may be either Age Qualified or Market Rate Neighborhoods.

- Modifies the configuration, acreage, unit count and densities of residential Planning Areas 2, 3, 5, 7, 9, 10, 12, to reflect previously recorded Tract Maps as follows:
 - Modifies Planning Area 2 to decrease the number of residential units from 85 to 83 (2-unit decrease);
 - Modifies Planning Area 3 to decrease the number of residential units from 106 to 105 (1-unit decrease);
 - Modifies Planning Area 5 to decrease the number of residential units from 106 to 105 (1-unit decrease);

- Modifies Planning Area 9 to decrease the number of residential units from 88 to 87 (1-unit decrease);
- Modifies Planning Area 10 to increase the number of residential units from 71 to 78 (7-unit increase);
- Modifies Planning Area 12 to decrease the acreage from 15.8 acres to 15.7 acres (0.1-acre decrease);
- Decreases overall residential development by 1.4 acres, from 298.4 acres to 297.0 acres;
- Increases the acreage of Planning Area 27E by 1.4 acres to reflect modification of grading design along the boundaries of Planning Areas 11B and 14B; and
- Corrects the acreage and unit count of Planning Area 7 in a number of exhibits to create consistency throughout the document (no change).
- Modifies the acreage of open space Planning Areas 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H as follows:
 - Modifies Planning Area 26A to decrease the acreage from 70.5 acres to 70.0 acres (0.5-acre decrease);
 - Modifies Planning Area 26B to increase the acreage from 67.9 acres to 69.8 acres (1.9-acre increase);
 - Modifies Planning Area 26C to increase the acreage from 6.6 acres to 6.7 acres (0.1-acre increase);
 - Modifies Planning Area 26D to decrease the acreage from 326.2 acres to 325.2 acres (1.0-acre decrease);
 - Modifies Planning Area 26E to decrease the acreage from 14.7 acres to 13.4 acres (1.3-acre decrease);
 - Modifies Planning Area 26F to increase the acreage from 33.1 acres to 33.4 acres (0.3-acre increase);
 - Modifies Planning Area 26G to increase the acreage from 19.2 acres to 19.4 acres (0.2-acre increase); and
 - Modifies Planning Area 26H to increase the acreage from 6.1 acres to 6.9 acres (0.8-acre increase).
- Additionally, SP327A-2 makes other, non-substantive changes throughout the document to accommodate these modifications.

The modifications provided by SPA No. 2 are summarized in Table ES-1, *Summary of Changes: Specific Plan No. 327, Amendment No. 2*.

Table ES-1 Summary of Changes: Specific Plan No. 327, Amendment No. 2

Approved Specific Plan No. 327 Amendment No. 1, Substantial Conformance #1						Specific Plan No. 327 Amendment No. 2,					
PA	Land Use	Target Units	Acres	Target DU Range	Target Density	PA	Land Use	Target Units	Acres	Target DU Range	Target Density
2	Medium Density Residential	85	20.7	41-103	4.1	2	Medium Density Residential	83	20.7	41-104	4.0
3	Medium Density Residential	106	32.0	64-160	3.3	3	Medium Density Residential	105	32.0	64-160	3.3
5	Medium Density Residential	106	28.1	56-140	3.8	5	Medium Density Residential	105	28.1	56-141	3.7
9	Medium High Density Residential	88	16.5	82-132	5.3	9	Medium High Density Residential	87	16.5	83-132	5.3
10	Medium Density Residential	71	16.2	32-81	4.4	10	Medium Density Residential	78	16.2	32-81	4.8
11	Medium Density Residential	100	21.2	42-106	4.7	11A	Medium High Density Residential	80	12.9	42-106	6.2
						11B		62	8.7		7.1
12	Medium Density Residential	79	15.8	31-79	5.0	12	Medium Density Residential	79	15.7	31-79	5.0
14	Medium Density Residential	109	22.2	44-111	4.9	14A	Medium Density Residential	42	9.9	44-111	4.2
						14B	Medium High Density Residential	67	10.6		6.3
26A	Open Space – Conservation Habitat	-	70.5	-	-	26A	Open Space – Conservation Habitat	-	70.0	-	-
26B	Open Space – Conservation Habitat	-	67.9	-	-	26B	Open Space – Conservation Habitat	-	69.8	-	-
26C	Open Space – Conservation Habitat	-	6.6	-	-	26C	Open Space – Conservation Habitat	-	6.7	-	-
26D	Open Space – Conservation Habitat	-	326.2	-	-	26D	Open Space – Conservation Habitat	-	325.2	-	-
26E	Open Space – Conservation Habitat	-	14.7	-	-	26E	Open Space – Conservation Habitat	-	13.4	-	-
26F	Open Space – Conservation Habitat	-	33.1	-	-	26F	Open Space – Conservation Habitat	-	33.4	-	-
26G	Open Space – Conservation Habitat	-	19.2	-	-	26G	Open Space – Conservation Habitat	-	19.4	-	-
26H	Open Space – Conservation Habitat	-	6.1	-	-	26H	Open Space – Conservation Habitat	-	6.9	-	-
Total		744	717.0			Total		788	716.1		

I. INTRODUCTION

A. PROJECT SUMMARY

The TERRAMOR (previously known as Toscana) community is set on the south facing slopes and hillsides above the Temescal Valley, with stunning views of the Temescal Valley and the Cleveland National Forest. In recognition of this unique location, the community-wide thematic elements of TERRAMOR evoke the form and feel of the towns and villages unique to the rural hills in the countries surrounding the Mediterranean Sea. These hillside towns, villages and villas were built on hillsides and hilltops for primarily defensive reasons, and whether purposefully or not, their designs endure as some of the most highly recognizable and admired community forms anywhere in the world. The signature features of these communities include tightly knit neighborhoods of homes built of locally available materials, terracing up the hillside among winding roads, sparse, drought tolerant vegetation, and native stone walls. At the top of the hill a public structure and public space provides residents and visitors alike with magnificent views and vistas of the surrounding countryside.

The character of these rural hillside towns, villages and villas, modified for the community's Temescal Valley location and southern California marketplace has been captured by the careful combination of the site's physical design, landscape architecture elements and selected architectural styles.

B. DOCUMENT PURPOSE

According to State law, a County may “prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan” (Government Code Section 65450). By law, the specific plan must address the “distribution, location and extent of the uses of land, including open space, within the area covered by the plan,” as well as plans for the “major components” of the area's transportation system, utilities and other infrastructure. A specific plan must also contain “standards and criteria by which development will proceed,” as well as a “program of implementation measures” necessary to carry out the specific plan (Government Code Section 63451). Implementing projects within the Specific Plan boundaries may only be approved or adopted if consistent with the Specific Plan (Government Code Section 65455).

A specific plan is not part of a general plan, rather, it is an implementation document designed to implement the General Plan within a certain area and, most importantly, to establish a set of development standards for the specific area. Thus, Riverside County Specific Plan No. 327 (TERRAMOR) establishes the policies, standards and guidelines for land development within the Specific Plan's area in conformance with Section 65450 et seq. of the Government Code, the County of Riverside General Plan, and County Ordinance No. 348 (Land Use Ordinance). Subsequent land use actions, for example, subdivisions of land or plot plan approvals, must be in conformance with the County General Plan, the approved Specific Plan and adopted zoning.

C. SPECIFIC PLAN FORMAT

This TERRAMOR Specific Plan No. 327 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 develop 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 text and a diagram or diagrams that 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, this Specific Plan has been prepared to provide the essential link to the policies of the County of Riverside General Plan. By functioning as a regulatory document, the TERRAMOR Specific Plan No. 327 provides a means of implementing and detailing the County's General Plan and tailoring its policies to the subject property. In this regard, all future development plans of other entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulation. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as community-wide concerns such as vehicular and non-vehicular circulation, landscaping, and the provision of utilities. The TERRAMOR Specific Plan also ensures that new development meets or exceeds County standards for environmental protection, infrastructure, site planning, and aesthetic quality.

D. PROJECT LOCATION AND SETTING

The project is located in the Temescal Canyon area of Riverside County, northeast of Interstate 15 (I-15), along the north side of Temescal Canyon Road. The site is roughly halfway between the City of Lake Elsinore to the southeast and the City of Corona to the northwest. Regional access to and from the site is provided via I-15 at Indian Truck Trail (Figure II-1, *Regional Map*).

As shown in Figure II-3, *Aerial Photograph*, and Figure II-4, *Surrounding Development*, the site abuts open space, conservation habitat and scattered rural residential uses along its eastern, and northern boundaries, including a portion of the Lake Mathews/Estelle Mountain Reserve and the communities of Spanish Hills (to the west) and Dawson Canyon (to the north). Temescal Wash, along with Temescal Canyon Road, forms the sites southern boundary. The El Sobrante Landfill lies to the northwest of the site, with the undeveloped Serrano Commerce Center Specific Plan sharing a portion of the site's western boundary.

The site is in unincorporated Riverside County with a number of existing and proposed residential communities along the I-15 to the north and south of the TERRAMOR site. The Sycamore Creek Specific Plan with over 1,700 homes is located directly southwest of the TERRAMOR Specific Plan, on the west side of I-15. Located further west across the valley floor lie aggregate mining operations and the Cleveland National Forest. The mountains and ridges of the Cleveland National Forest provide stunning views from the TERRAMOR site.

E. EXISTING SITE CHARACTERISTICS

The predominant vegetation types on the site are non-native grasslands and varying qualities of Riversidean sage scrub. Temescal Wash runs along the southern and southwestern portions of the site and contains a mixture of Southern cottonwood/willow woodland, riparian sage scrub and herbaceous wetlands vegetation. Temescal Wash is the only significant stream occurring on the site, although other drainages occur onsite, mostly running southwesterly to drain into Temescal Wash.

A portion of Temescal Canyon Road adjacent to the project site is periodically obstructed by flooding from Temescal Wash. The Specific Plan includes offsite improvements to Temescal Canyon Road and Temescal Wash to remove the roadway from the floodplain and create all weather access to Temescal Canyon Road. Placement of two bridges plus flood control improvements within Temescal Wash onsite ensure protection of both onsite and offsite roads. The project also provides emergency access to the surrounding communities of Spanish Hills and Dawson Canyon via onsite connection to existing Spanish Hills Drive and other existing private access routes.

F. PLANNING APPROACH

The TERRAMOR Specific Plan is the result of the efforts of a team of land planners, environmental resource specialists, civil engineers, landscape architects, architects, geotechnical specialists, hydrology specialists, and real estate market analysts using an integrated, multi-disciplinary approach. This team created a comprehensive development plan for the 961.2-acre site consistent with the planned and proposed future land uses of surrounding property and which responds to development and population trends of the Temescal Canyon area. The Specific Plan is consistent with the policies, recommendations and requirements contained in the Riverside County General Plan, the Temescal Canyon Area Plan, and the Temescal Valley Design Guidelines. These efforts result in a plan for the TERRAMOR community that helps to fulfill the residential, recreational, and infrastructure needs of the area in an efficient, orderly, and aesthetically attractive manner.

The TERRAMOR Specific Plan area falls within the Temescal Canyon Area Plan (TCAP) and Elsinore Area Plan (EAP) of the Riverside County General Plan and was designated by these Area Plans for “Medium Density Residential” (MDR), “Rural Mountainous” (RM), and “Open Space-Conservation” (OS-C) land uses. These land uses provided for development of up to 790 acres of the subject property at densities of 2.0 to 5.0 dwelling units per acre (between 1,580 and 3,950 dwelling units). However, the Specific Plan area was also located within the East Temescal Hillside Policy Area of the TCAP. Pursuant to policies of the East Temescal Hillside Policy Area any development proposed must occur under a single specific plan. Furthermore, the East Temescal Hillside Policy Area states that: “In order to facilitate the retention of open space, clustered development shall be allowable in the specific plan, provided that the total number of dwelling units for the specific plan shall not exceed the number of dwelling units permitted by the land use designation for the entire specific plan area. Allowable

clustered development includes specific plan planning areas permitting attached dwelling units and planning areas with dwelling unit densities greater than the Area Plan land use designation.”

Thus, as provided for by the TCAP’s East Temescal Hillside Policy Area, the TERRAMOR Specific Plan is the implementing plan to ensure that development of the community is consistent with the County’s vision. The design clusters 1,487 homes in a series of residential neighborhoods within the approximately 297-acre development envelope, resulting in the preservation and/or conservation of 544.8 acres of the existing rolling hillside, and native habitat, including riparian areas within and adjacent to, Temescal Wash.

G. PROJECT GOALS

Many important issues were examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, General Plan/Area Plan goals, and local community goals all were considered during the planning process. To ensure the functional integrity, livability, economic viability, environmental sensitivity, and positive aesthetic contribution of the TERRAMOR community, planning and development goals for the project have been established and are supported by extensive analysis. With these general project goals in mind, the following specific objectives have been established for the TERRAMOR Specific Plan:

- To develop a private, gate guarded community that creates a strong sense of place and is compatible with the existing Temescal Valley community;
- To provide a variety of housing opportunities, including Age Qualified neighborhoods (55+), designed to be marketable and accessible within the evolving economic profile of the Temescal Valley;
- To provide recreational amenities for the benefit of residents of the TERRAMOR community and of the Temescal Valley;
- To develop a community-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment while minimizing demand for water resources;
- To preserve open space habitat for the protection of the environment and the enjoyment of future generations;
- To protect and enhance sensitive biological habitats located within the Temescal Wash;
- To protect Temescal Canyon Road from flooding during peak storm events in order to provide safe access for residents of the TERRAMOR community and surrounding areas;
- To provide for a regional trail connection through the site as described in the Temescal Canyon Area Plan; and,
- To preserve the rolling terrain as a visual amenity for residents of TERRAMOR and the surrounding community.

H. GENERAL PLAN CONSISTENCY

Land development patterns in unincorporated Riverside County are guided by the County of Riverside General Plan. The General Plan was adopted by the Riverside County Board of Supervisors on October 7, 2003. The General Plan is organized into eight separate elements, including: Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, and Administration. Each General Plan Element is instrumental in achieving the County's long-term development goals. Each Element contains a series of policies that guide the course of action the County must take to achieve the County's vision for future development.

Riverside County regulations require that a Specific Plan include a discussion of the relationship of the Specific Plan to the policies of the Elements of the General Plan. A thorough discussion of the applicable policies is provided in Environmental Impact Report (EIR) No. 439 and in the Staff Report provided to the Board of Supervisors at the time the Specific Plan was adopted. As discussed in EIR No. 439, its subsequent Addenda, and the Board of Supervisors staff report, TERRAMOR is consistent with, and results in the implementation of, the applicable primary goals and policies of the General Plan.

II. SPECIFIC PLAN SUMMARY

A. PROJECT INFORMATION

1. Project Location

The TERRAMOR Specific Plan is located in the Temescal Valley portion of unincorporated Riverside County, California. The project's location within Southern California is shown in Figure II-1, *Regional Map*. The project is located northeast of Interstate 15 (I-15) and the Indian Truck Trail exit, along the north side of Temescal Canyon Road. The site is roughly halfway between the City of Lake Elsinore to the southeast and the City of Corona to the northwest. Orange County borders Temescal Canyon to the west; the metropolitan areas of Los Angeles and San Diego are approximately 60 miles northwest and approximately 80 miles to the southeast, respectively. Regional access to and from the site is provided via I-15 at Indian Truck Trail (Figure II-2, *Vicinity Map*). Access to the TERRAMOR community is provided from Temescal Canyon Road.

The site is bounded to the east by undeveloped land within the Lake Mathews/Estelle Mountain Reserve and a few scattered residences. To the north lie the residences of the Dawson Canyon community and vacant land, including part of the Lake Mathews/Estelle Mountain Reserve. The El Sobrante Landfill lies to the north/northwest. To the west, the site abuts the existing residential community of Spanish Hills and the approved Serrano Commerce Center project. Across I-15 to the south of the site is the Sycamore Creek Specific Plan (Figure II-3, *Aerial Photograph*), which has extended a substantial amount of the infrastructure required for TERRAMOR since the TERRAMOR Specific Plan was originally approved. The TERRAMOR Specific Plan's context within the overall pattern of development in Temescal Canyon is shown in Figure II-4, *Surrounding Development*. The entire TERRAMOR community is within the Sphere of Influence of the City of Corona, with the exception of the southernmost 53.6 acres, which are within the Sphere of Influence of the City of Lake Elsinore.

As shown in Figure II-5, *USGS Topographic Map*, the 961.2-acre project site occupies approximately three-fourths of Section 1 and the northeastern corner of Section 12 of Township 5 South, Range 6 West and half of Section 36 of Township 4 South, Range 6 West, U.S. Geological Survey (USGS) 7.5' series quadrangle, San Bernardino Baseline and Meridian (SBBM).

2. Project Summary

The TERRAMOR community is set on the south facing slopes and hillsides above the Temescal Valley, with stunning views of the Temescal Valley and the Cleveland National Forest. In recognition of this unique location, the community-wide thematic elements of TERRAMOR evoke the form and feel of the towns and villages unique to the rural hills in the countries surrounding the Mediterranean Sea. These hillside towns, villages and villas were built on hillsides and hilltops for primarily defensive reasons, and whether purposefully or not, their designs endure as some of the most highly recognizable and admired community forms anywhere in the world. The signature features of these communities

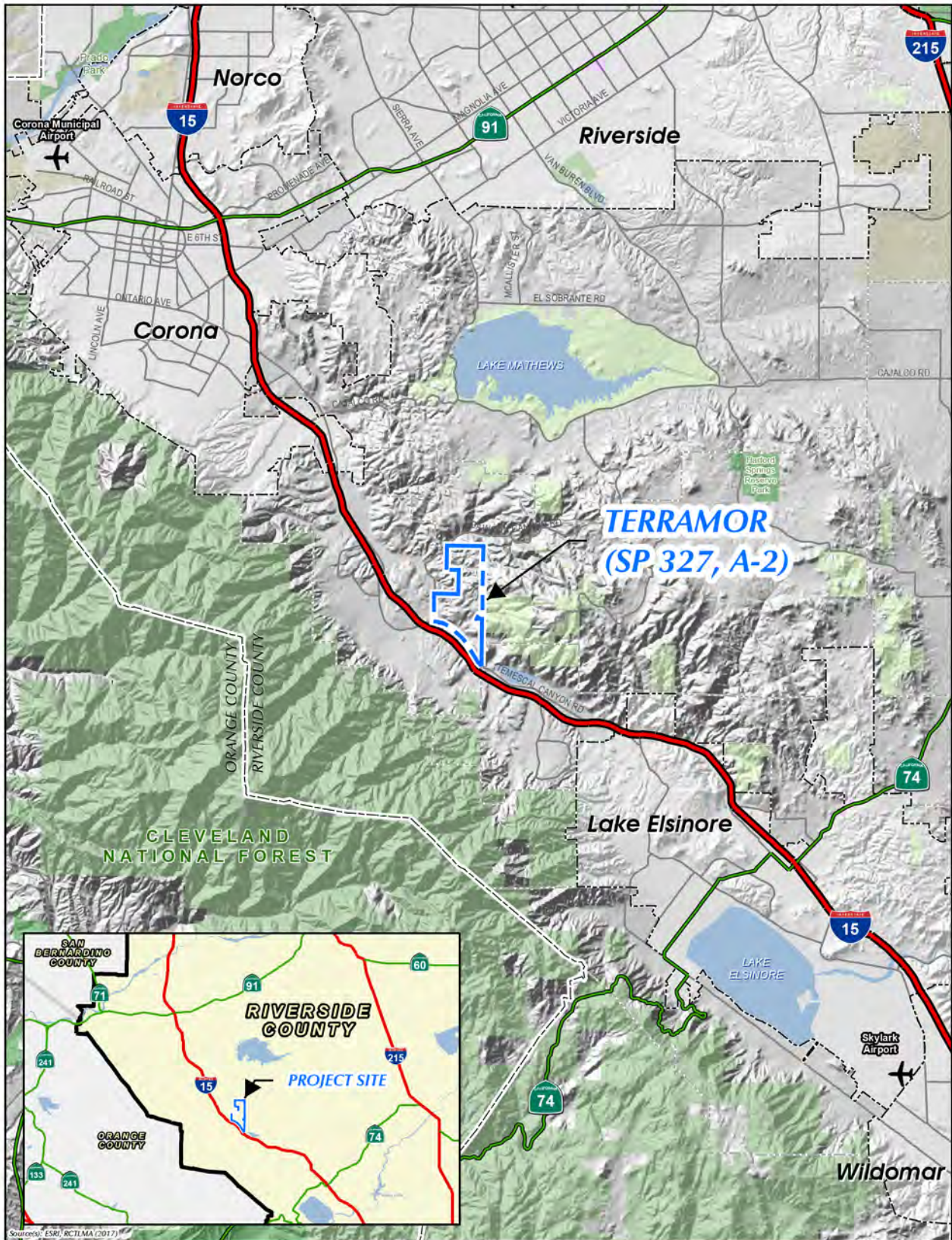


Figure II-1



REGIONAL MAP

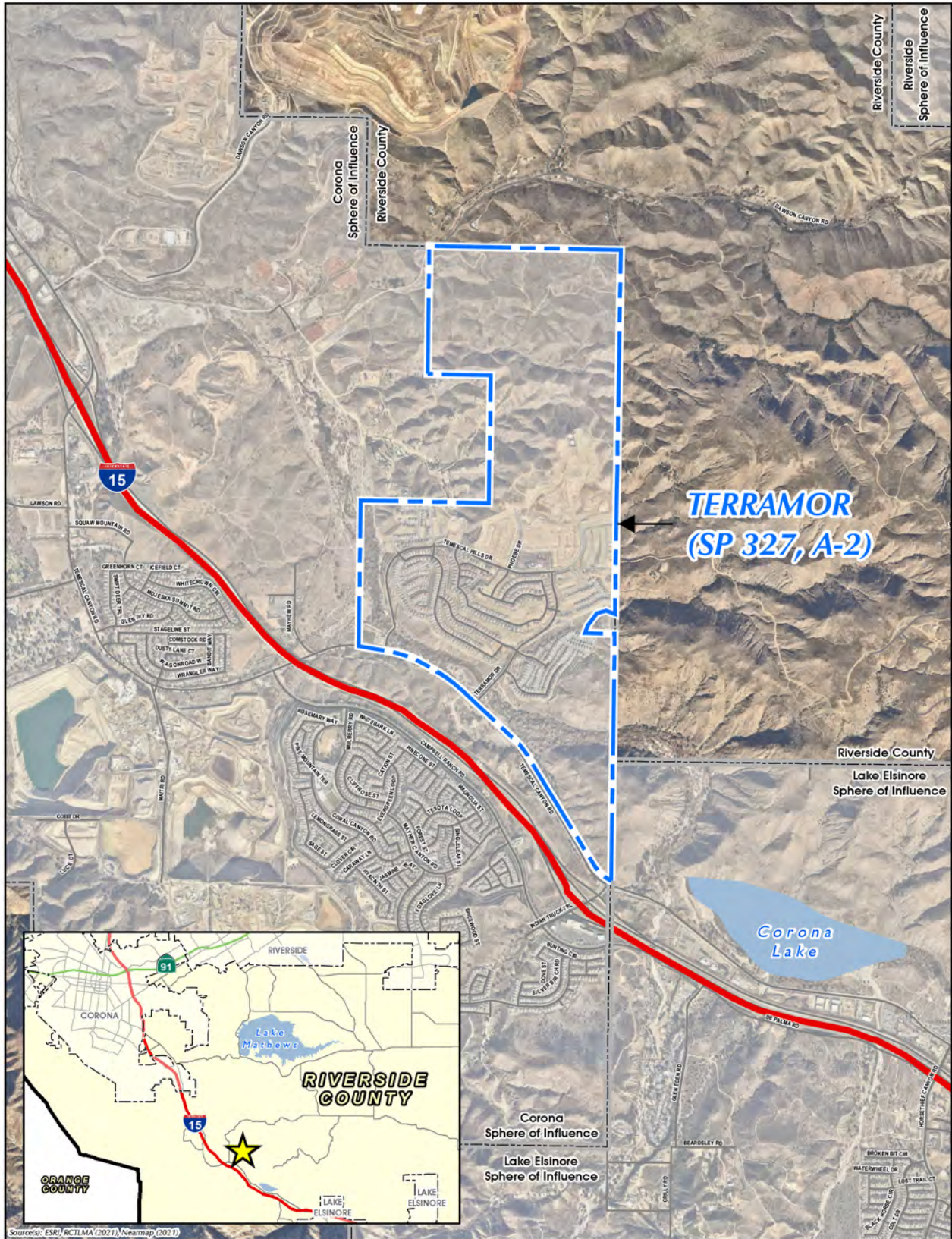
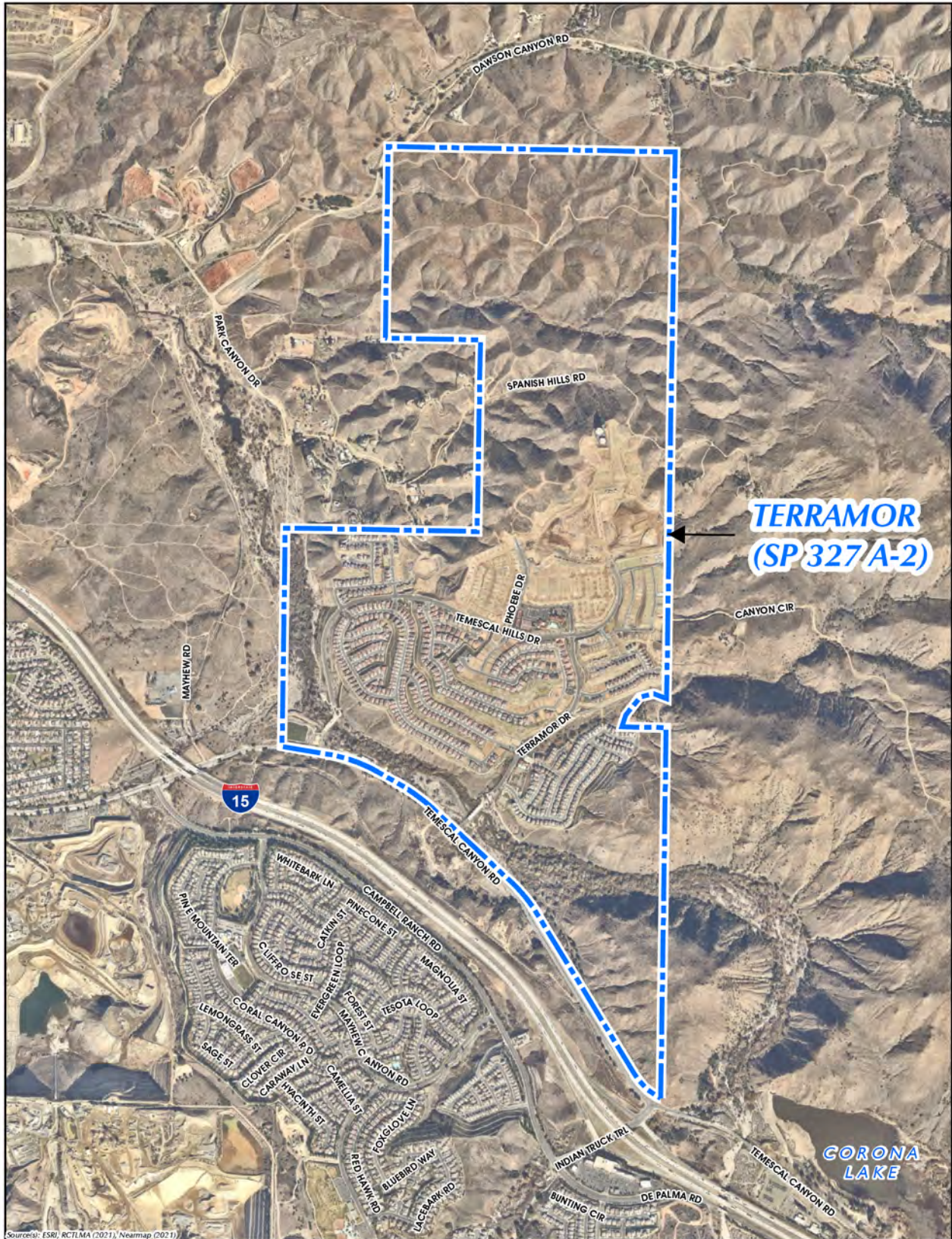


Figure II-2



VICINITY MAP



Source(s): ESRI, RCLMA (2011), Neimap (2011)



Figure II-3

AERIAL PHOTOGRAPH



Source(s): RCTLMA (2021), Nearmap Aerial (2021)

Figure II-4



SURROUNDING DEVELOPMENT

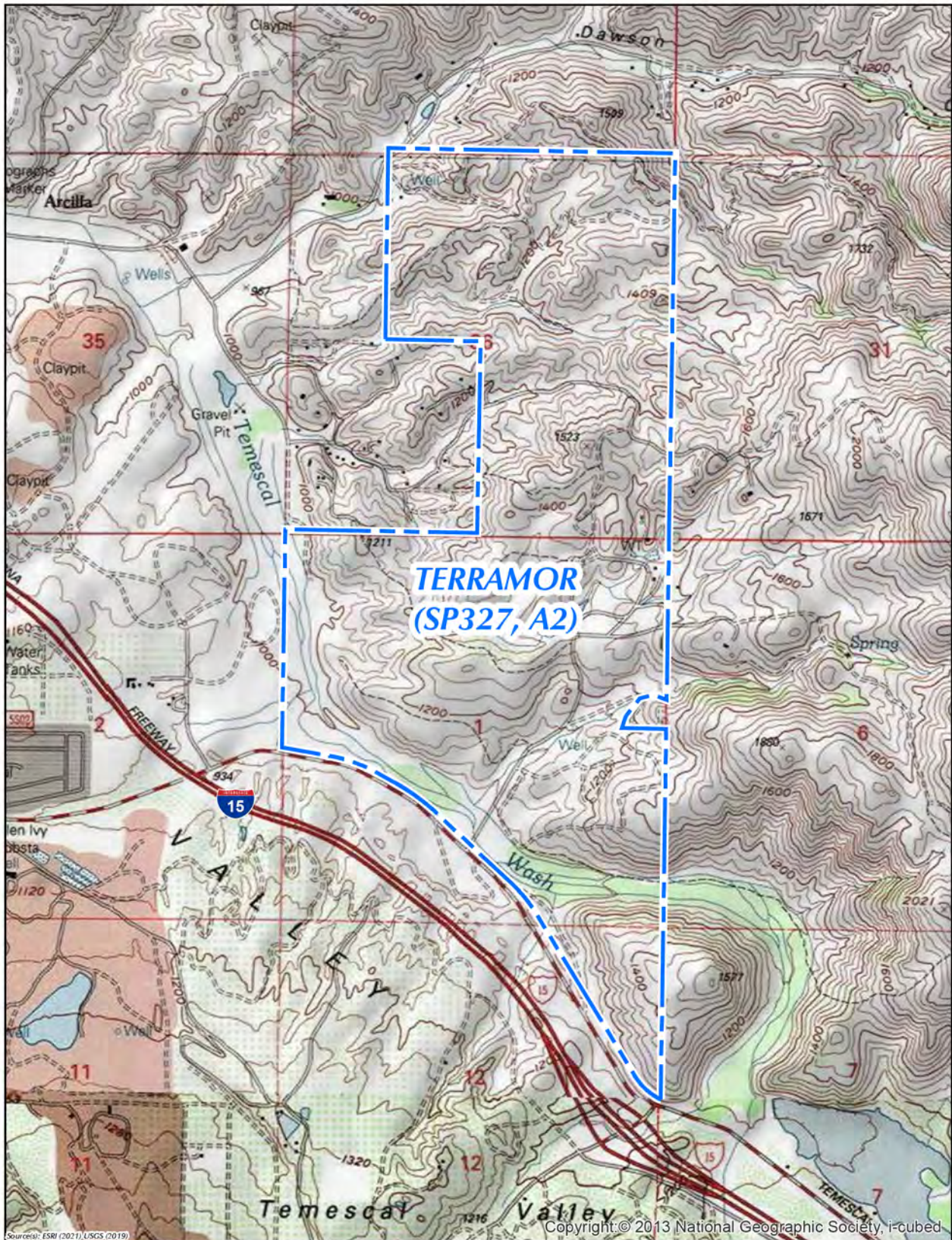


Figure II-5



USGS TOPOGRAPHIC MAP

include tightly knit neighborhoods of homes built of locally available materials, terracing up the hillside among winding roads, sparse, drought tolerant vegetation, and native stone walls. At the top of the hill a public structure and public space provides residents and visitors alike with magnificent views and vistas of the surrounding countryside.

The character of these rural hillside towns, villages and villas, modified for the community's Temescal Valley location and southern California marketplace has been captured by the careful combination of the site's physical design, landscape architecture elements and selected architectural styles.

The TERRAMOR Specific Plan provides for the development of 1,487 homes in sixteen neighborhoods, on a total of 961.2 acres with the land uses shown on Figure III.A-1, *Specific Plan Land Use Plan*, and Table III.A-1, *Land Use Summary*. The Specific Plan is designed as a "Community Development Specific Plan" providing residential development with abundant landscaping, and recreational and open space amenities that create a sense of "neighborhood" within the overall context of a planned community. The community incorporates a wide range of housing types including Age Qualified neighborhoods (55+), complemented by natural open space areas, parks, paseos and trails. Over half of the site (544.8 acres) will be preserved as natural open space.

Recreational land uses include 6.8 acres of recreational uses in Planning Area 15 (Recreation Center), a 5.0-acre Neighborhood Park within PA 16, a 5.3-acre Public Park in PA 17, and a 2.8-acre Neighborhood Park in PA 18. Five Pocket Parks (totaling 2.7 acres) will be linked by a Paseo along Terramor Drive and Temescal Hills Drive. In addition, pedestrian connections are provided by the internal Paseo to the Regional Trail along the eastern boundary, the Multi-purpose Trail along Temescal Canyon Road and the Regional Trail within PAs 26A, 26B and 26C. In total, approximately 22.6 acres of recreational uses are provided within the Specific Plan. Development of the TERRAMOR Specific Plan community will be phased in a logical sequence and in response to market demands. Development is planned for three phases to occur over a period of approximately eight years.

The TERRAMOR Specific Plan includes site planning and development standards along with comprehensive Architecture and Landscape Architecture Design Guidelines to ensure that the quality of development and the thematic continuity of the community are maintained. The thematic concept for the community is the direct result of the southern California hillside location, with the landscape architecture and architecture combining to capture the essence of a Mediterranean hillside village. Land use relationships, pedestrian circulation, recreational amenities and architecture and landscape architecture combine to produce a cohesive, unified community concept which to foster a pedestrian-friendly, neighborhood centric environment.

Infrastructure and other necessary facilities are planned to accommodate the buildout requirements of the Specific Plan, including two bridges spanning Temescal Wash onsite; offsite improvements to the adjacent segment of Temescal Canyon Road; onsite construction of an approximately 2.1-million-gallon water storage tank and an approximately 1.0-million gallon recycled water storage tank.

3. Project Background

An earlier version of the TERRAMOR Specific Plan, called "SP No. 90-5," was proposed in 1990 by The Baldwin Company and proposed a 960-acre master-planned community. The specific plan was submitted to the City of Lake Elsinore for review, as it was intended that project approval would occur

in conjunction with annexation of the property into the city. The plan included a total of 2,353 residential dwelling units (du) on 425.6 acres, 17.5 acres of commercial uses, approximately 130.5 acres of passive and active parks, 347.3 acres of open space and 28.5 acres of roadways. In conjunction with the plan, a number of technical studies were performed. However, no Draft EIR was ever submitted. The project was subsequently abandoned and no annexation occurred.

Applications for General Plan Amendment No. 603, Specific Plan No. 327 and Change of Zone No. 6651 were submitted to the County of Riverside on November 27, 2001. At that time, the General Plan in use was the Riverside County Comprehensive General Plan of 1984, as amended (CGP). Subsequently, the County Board of Supervisors adopted a new General Plan in 2003 which wholly revises and updates the previous plan, including land use designations and policies affecting the Specific Plan site.

On December 18, 2006 the County of Riverside Board of Supervisors approved General Plan Amendment No. 603, Specific Plan No. 327 and Change of Zone No. 6651 and certified Environmental Impact Report No. 439.

On December 9, 2014, the Riverside County Board of Supervisors adopted Amendment No. 1 to SP 327 (SP 327A1), adopted CZ 7807, approved Tentative Tract Map (TR) No. 36643, and approved Addendum No. 1 to EIR 439. SP 327A1 retained the 1,443 residential units allowed by the original approval, but modified the Land Use Plan for SP 327 to reconfigure Planning Areas, reallocate dwelling units and revise acreages of Planning Areas, increase the land for MSHCP conservation to 544.3 acres, as well as convert the 4.4-acre commercial retail site to a 5.5-acre active public park, add 1.2 acres of stormwater water quality features to meet current best management practices, and create a 1.2-acre Planning Area for public facility land uses (potable and recycled water storage water tanks).

CZ 7807 amended the Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to reflect the land use and development standards established by Amendment No. 1 to SP 327. TR 36643 subdivided the approximately 327.7-acre, Phase 1 portion (Planning Areas 1 through 5, 17, and 18), of the TERRAMOR Specific Plan to establish parcels in conformance with the Planning Areas provided by SP 327A1. TR 36643 subdivided this portion of the Specific Plan into seven (7) residential lots comprising approximately 143.7 acres, three (3) park lots comprising approximately 14.2 acres, and four (4) open space lots preserved for MSCHP comprising approximately 122.52 acres. TR 36643 also enabled mass grading of the Phase 1 portion of the Specific Plan, as well as installation of backbone circulation, on-site utility infrastructure, and water quality / detention basins.

On March 18, 2015, the Riverside County Board of Supervisors approved TR 36593 and Addendum No. 2 to EIR 439. TR 36593 further subdivided an approximately 201.9-acre portion of the TERRAMOR Specific Plan area (residential Planning Areas 1 through 5) previously included within TR 36643 into individual, conveyable lots. Specifically, TR 36593 subdivided the 201.9-acre portion of TERRAMOR into 602 residential lots and 31 lettered lots that accommodated neighborhood park, pocket park, open space, water quality / detention basin land uses, and private roads. TR 36593 also provided for the installation of permanent and temporary utility infrastructure necessary to serve TR 36593 and as planned by SP 327A1 (e.g., water lines, sewer lines, storm water drainage facilities).

On May 23, 2017, the Riverside County Board of Supervisors approved TR 36825 and Addendum No. 3 to EIR 439. TR 36825 subdivided the approximately 153.3-acre, Phase 2 portion (Planning Areas 6

through 10, 13, 16, 20, 21, 22, 24, 26, and 27) of the TERRAMOR Specific Plan area to establish parcels in conformance with the Planning Area boundaries established by SP 327A1. TR 36825 subdivided a portion of the SP 327A1 property into eight (8) residential lots comprising approximately 86.5 acres, four (4) park lots comprising approximately 6.8 acres, three (3) public facility lots comprising approximately 1.3 acres, three (3) open space lots preserved for MSCHP comprising approximately 26.4 acres, 14 manufactured slope / fuel management / water quality basin lots comprising approximately 23.1 acres, and approximately 9.4 acres of private roads. TR 36825 enabled mass grading throughout the 153.3-acre portion of the Specific Plan, installation of backbone circulation, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by SP 327A1.

On September 26, 2017, the Riverside County Board of Supervisors approved TR 36826 and Addendum No. 4 to EIR 439. TR 36826 subdivided an approximately 76.6-acre portion (Planning Areas 6 through 10) of the TERRAMOR Specific Plan for the development of 501 residential lots, which includes 243 lots comprising 52.9 acres for detached Medium Density Residential (MDR) land uses, and 87 lots comprising 16.7 acres of Medium-High Density Residential (MHDR) land uses, three (3) High Density Residential lots comprising 19.2 acres that would accommodate up to 171 units, and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins.

On April 2, 2019 the Riverside County Board of Supervisors approved Amendment No. 1, Substantial Conformance No. 1 to Specific Plan No. 327 (SP327S01), Change of Zone No. 1800016, and Plot Plan No. 180018 to establish minor modifications to the Specific Plan, including revision of the development standards pertaining to Duplex Cluster housing product in Planning Area 8, modification to the Plant Palette to include additional plant species and eliminate prohibited plant species, modification of the acreage of Planning Area 8, and minor modification of acreage and unit counts in Planning Areas 7, 8, 11, 12, 13, and 14 to reflect approved tract maps for those Planning Areas. Change of Zone No. 1800016 modified the text of the Specific Plan's Zoning Ordinance regarding permitted uses and development standards within Planning Area 8 to provide consistency with the Specific Plan text. Plot Plan No. 180018 develops 162 condominium units (duplex) on 19.2 acres, contained within Lots 6, 7, and 9 of approved Tentative Tract Map No. 36826.

This is Amendment No. 2 to the approved Specific Plan No. 327.

III. COMPREHENSIVE LAND USE PLAN

Policy TCAP 3.1 of the East Temescal Hillside Policy Area within the Temescal Canyon Area Plan of the Riverside County General Plan directs the County to “Require that the area be designated and developed as one specific plan of land use.” In addition, General Plan policy LU 1.11 requires adopted specific plans be identified as “Community Development,” “Rural Community” or “Rural” specific plans for the purposes of determining the applicability of Foundation-level changes. The policy also states that “all proposed land use designation changes within a ‘Community Development’ specific plan” are not subject to the 5-year Foundation General Plan Amendment cycle.

Thus, as directed by these policies, the TERRAMOR site, which encompasses the East Temescal Hillside Policy Area, shall be developed under the TERRAMOR Specific Plan No. 327, which is a “Community Development” Specific Plan. As such, land use designation changes within the project boundaries (via Specific Plan Amendments or Specific Plan Substantial Conformances) shall not be interpreted to constitute Foundation-level changes subject to the 5-year Foundational General Plan Amendment cycles.

Section III of the Specific Plan outlines the physical plans for the TERRAMOR development and includes standard requirements affecting the entire project (Subsection A) and requirements for each individual Planning Area (Subsection B). In particular, Subsection A includes a description of the land uses associated with the project, mandatory project-wide planning standards and associated engineering plans (i.e., master plans for project roads, drainage, water and sewer, grading, etc.). Other mandatory development standards are set forth in the the Specific Plan No. 327A-2 Zoning Ordinance. Non-mandatory design guidelines specific to this project, addressing non-mandatory architecture, landscaping, hillsides, monumentation and design themes, among other details, are set forth in the subsequent section (Section IV) of this volume.

A. DEVELOPMENT PLANS AND STANDARDS

This subsection outlines the various land uses proposed for the TERRAMOR Specific Plan and outlines the standards that apply for each category of use

1. Specific Plan Use Plan

The TERRAMOR Specific Plan creates a high-quality private, gate guarded community composed of 1,487 in sixteen residential neighborhoods including Age Qualified neighborhoods (55+) with a variety of lot sizes. Each neighborhood has pedestrian access through a Paseo to the recreation center, neighborhood parks, a public park, pocket parks, trails and open space, as shown in the Land Use Plan (Figure III.A-1). Residential planning areas vary in density from 3.3 to 8.4 dwelling units per acre (du/ac). The various residential product types are designed to meet the market demands of the urbanizing Temescal Canyon area of Riverside County, while maintaining a sensitive approach to design impacts on biological resources, topography and other environmental conditions. The Development Standards and Design Guidelines included in this Specific Plan ensure a thematically cohesive, pedestrian friendly community situated in an environmentally-suitable footprint.

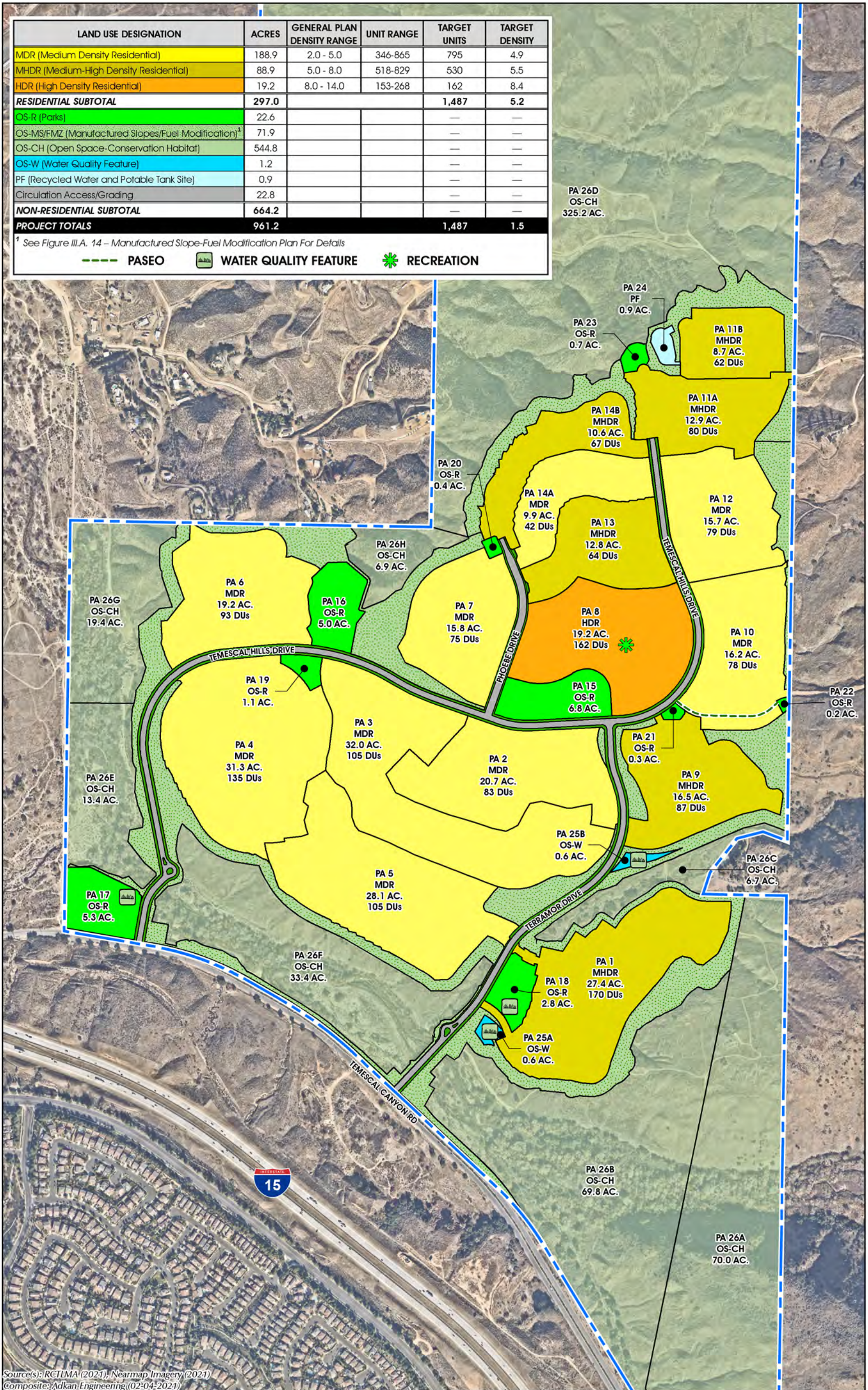


Figure III.A-1

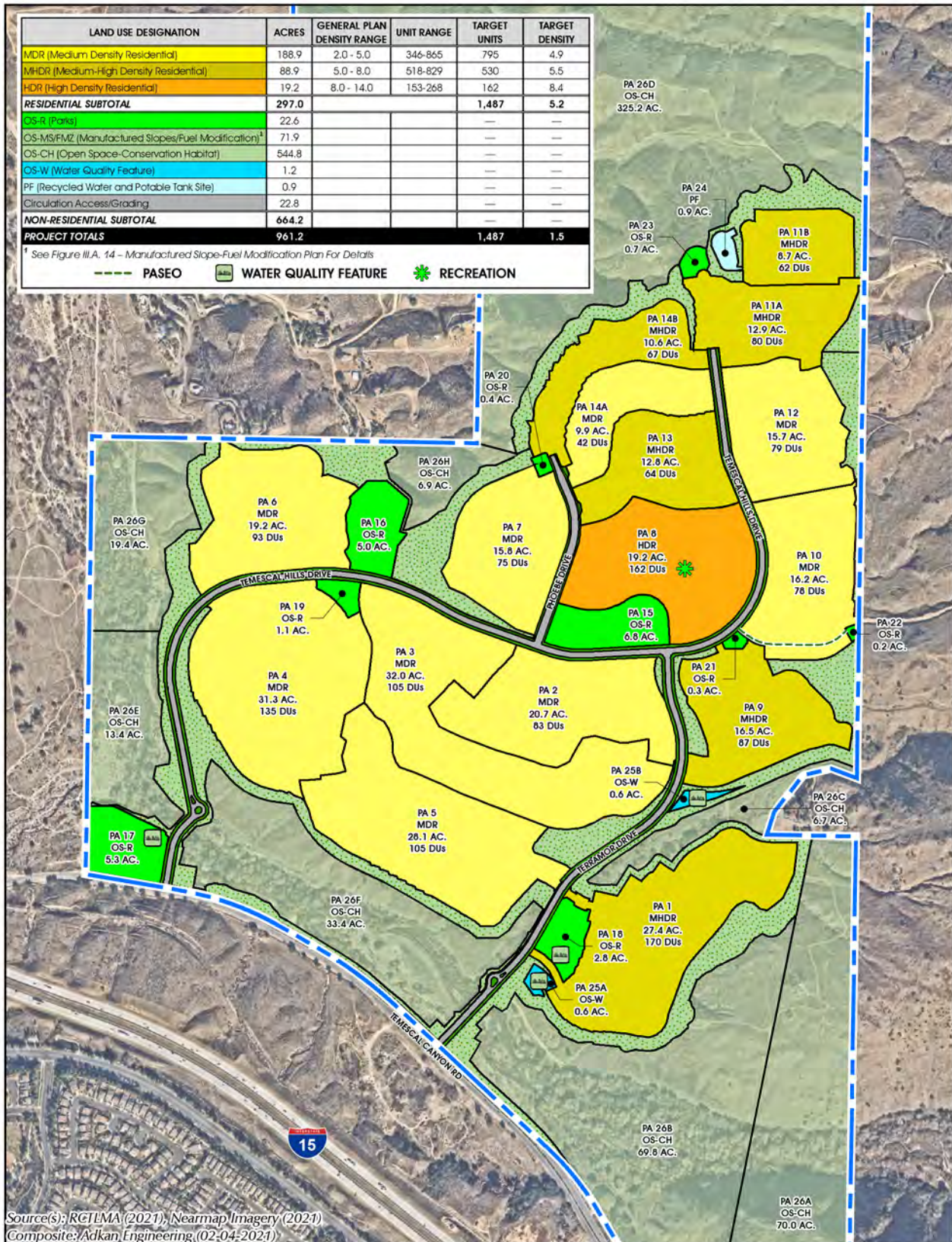


Figure III.A-2



SPECIFIC PLAN LAND USE PLAN (8.5x11)

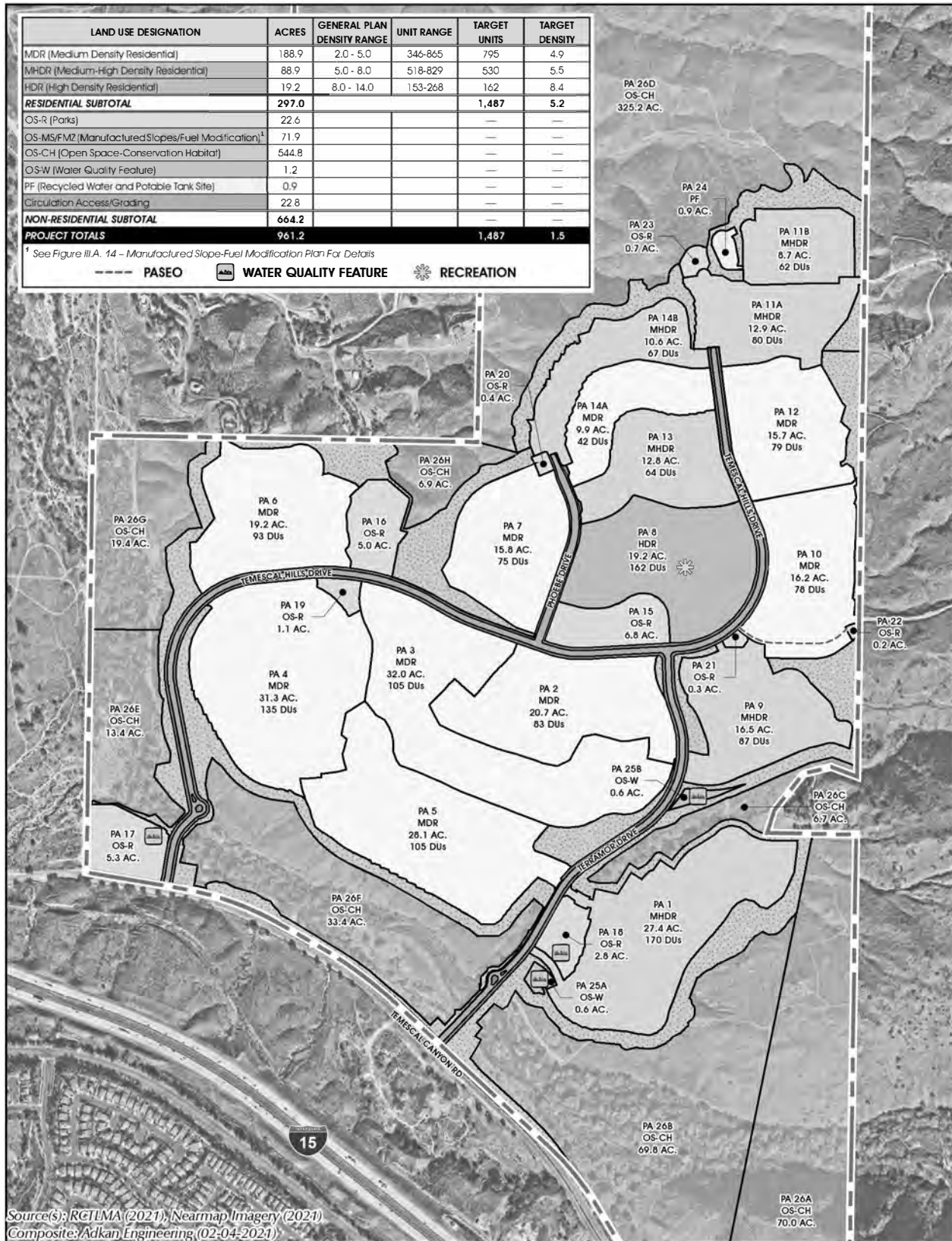


Figure III.A-3



SPECIFIC PLAN LAND USE PLAN (8.5x11)

Based on final engineering and design, the total number of dwelling units within each residential Planning Area may vary in a manner consistent with their land use designations.

The following is a general description of each of the land uses proposed for the project. Additional information on each of these uses and Planning Areas within the Specific Plan is provided in the detailed land use summary (Table III.A-1), as well as in the specific Planning Area descriptions provided in Section III.B.

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA	GROSS ACRES	TARGET DWELL. UNITS
MEDIUM DENSITY RESIDENTIAL (2.0 - 5.0 du/ac) Subtotal = 188.9 acres	2	20.7	83
	3	32.0	105
	4	31.3	135
	5	28.1	105
	6	19.2	93
	7	15.8	75
	10	16.2	78
	12	15.7	79
	14A	9.9	42
MEDIUM-HIGH DENSITY RESIDENTIAL (5.0 - 8.0 du/ac) Subtotal = 88.9 acres	1	27.4	170
	9	16.5	87
	11A	12.9	80
	11B	8.7	62
	13	12.8	64
	14B	10.6	67
HIGH DENSITY RESIDENTIAL (8.0 - 14.0 du/ac)	8	19.2	162

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
RESIDENTIAL SUBTOTAL			297.0 acres	1,487 du
RECREATIONAL Subtotal = 22.6 acres	15	Rec. Center	6.8	—
	16	Neighborhood Park	5.0	—
	17	Public Park	5.3	—
	18	Neighborhood Park	2.8	—
	19	Pocket Park	1.1	—
	20	Pocket Park	0.4	—
	21	Pocket Park	0.3	—
	22	Pocket Park	0.2	—
	23	Pocket Park	0.7	—
OTHER DEVELOPMENT	24	Public Facilities	0.9	—
	25A	Open Space – Water (Water Quality Feature)	0.6	—
	25B	Open Space – Water (Water Quality Feature)	0.6	—
	27A	Manufactured Slope / Fuel Modification Zone	21.7	
	27B	Manufactured Slope / Fuel Modification Zone	3.4	

Table III.A-1 Land Use Summary

SP LAND USE DESIGNATION	PLANNING AREA		GROSS ACRES	TARGET DWELL. UNITS
	27C	Manufactured Slope / Fuel Modification Zone	0.2	
	27D	Manufactured Slope / Fuel Modification Zone	1.8	
	27E	Manufactured Slope / Fuel Modification Zone	15.4	
	27F	Manufactured Slope / Fuel Modification Zone	10.5	
	27G	Manufactured Slope / Fuel Modification Zone	3.9	
	27H	Manufactured Slope / Fuel Modification Zone	2.7	
	27I	Manufactured Slope / Fuel Modification Zone	12.3	
		On-Site Roadways	22.8	
<i>DEVELOPMENT FOOTPRINT TOTAL</i>			416.4 acres	3.5 du/ac net
OPEN SPACE (MSHCP Conservation Areas)	26	Open Space – Conservation Habitat	544.8	—
<i>OPEN SPACE SUBTOTAL CONSERVATION HABITAT</i>			544.8 acres	—
PROJECT TOTAL			961.2 Acres	1.50 du/ac gross

a. Residential Planning Area Development Procedures

Each Residential Planning Area within TERRAMOR has an identified Target Number of Dwelling Units, and Dwelling Unit Range, see Table III.A-2, *Residential Planning Area Dwelling Unit Range*. The Target Number of Dwelling Units represents current planning expectations for each Planning Area as shown on the Specific Plan Land Use Plan, rather than limits on maximum development for that Planning Area.

However, during the mapping of individual Planning Areas, the Target Number of Dwelling Units may not be achieved due to the more exact nature of the mapping process, or it may be desirable to reallocate units from one Planning Area to another. The Dwelling Unit Range is a mathematical calculation based on the density range of the General Plan Designation for each Planning Area multiplied by the Planning Area acreage. The Dwelling Unit Range calculation determines how many units may be built within each Planning Area and whether a Specific Plan Amendment is required due to changes in the number of dwelling units or Planning Area acreage. A Specific Plan Amendment is required if changes to the number of dwelling units within a Planning Area or the acreage of a Planning Area causes the Planning Area's density to be above or below its assigned density range.

Additionally, Planning Area acreages may be revised when more accurate information is available. A 15% variation in Planning Area acreage may be allowed without a Specific Plan Amendment. Any acreage change in a Planning Area of over 15% will require a Specific Plan Amendment. However, a Specific Plan Amendment is required for any change to Planning Area acreage that results in the Planning Area's density being above or below its assigned density range.

Table III.A-2 Residential Planning Area Dwelling Unit Range

Residential PAs	Land Use	Density Range		Gross Acres	Target Number of DU	Dwelling Unit Range	
		5.0	8.0			137	219
1	MDHR	5.0	8.0	27.4	170	137	219
2	MDR	2.0	5.0	20.7	83	41	104
3	MDR	2.0	5.0	32.0	105	64	160
4	MDR	2.0	5.0	31.3	135	63	157
5	MDR	2.0	5.0	28.1	105	56	141
6	MDR	2.0	5.0	19.2	93	38	96
7	MDR	2.0	5.0	15.8	75	32	79
8	HDR	8.0	14.0	19.2	162	154	269
9	MHDR	5.0	8.0	16.5	87	83	132
10	MDR	2.0	5.0	16.2	78	32	81
11A	MHDR	5.0	8.0	12.9	80	65	103
11B	MHDR	5.0	8.0	8.7	62	44	70
12	MDR	2.0	5.0	15.7	79	31	79
13	MDHR	5.0	8.0	12.8	64	64	102
14A	MDR	2.0	5.0	9.9	42	20	50
14B	MHDR	5.0	8.0	10.6	67	53	84.6

b. Residential Land Use

Overall, the TERRAMOR Specific Plan has a density of 1.5 du/ac, and a residential development density of 5.2 du/ac. In conformance with project goals, a variety of housing styles, sizes and values are proposed to appeal to community residents in a variety of economic circumstances. The residential Planning Areas account for 297.0 gross acres (31%) of the site and contain a maximum of 1,487 dwelling units. The housing mix includes three General Plan residential designations and density ranges: Medium (2.0 - 5.0 du/ac), Medium-High (5.0 - 8.0 du/ac) and High (8.0 - 14.0 du/ac). See Section III.B for details by Planning Area. Phases 1 and 2 have been developed with 1,093 homes, including 581 homes in Age Qualified neighborhoods and 512 homes in Market Rate neighborhoods. Phase 3 (Planning Areas 11A, 11B, 12, 13, 14A, and 14B) provides an additional 394 homes in both Age Qualified and Market Rate neighborhoods for a Specific Plan total of 1,487 homes.

The Target Dwelling Units represent current planning expectations for each Planning Area, rather than limits on maximum development. Based on final engineering and design, the total number of dwelling units within any residential Planning Area shall not exceed the density range stated in Table III.A-2, *Residential Planning Area Dwelling Unit Range*, for that specific Planning Area, unless a Specific Plan Amendment (SPA) is approved. A Specific Plan Amendment shall be required for a re-allocation of dwelling units that causes a Planning Area's density being above or below its density range.

(1) Medium Density Residential (2.0 - 5.0 du/ac): This use provides for a total of between 346 to 865 single-family detached dwelling units on 188.9 gross acres (subject to the overall project maximum of 1,487 du), with a target of 795 homes. Medium Density homes are proposed for Planning Areas 2, 3, 4, 5, 6, 7, 10, 12 and 14A. This density of residential land use will encompass roughly 20% of the gross project site.

(2) Medium-High Density Residential (5.0 - 8.0 du/ac): This use will provide a total of between 518 to 829 single-family detached and/or attached single-family dwelling homes on a total of 88.9 gross acres (subject to the overall project maximum of 1,487 du), with a target of 530 homes. Medium-High Density units are proposed for Planning Areas 1, 9, 11A, 11B, 13, and 14B. This residential land use will encompass roughly 9% of the gross project site.

(3) High Density Residential (8.0 - 14.0 du/ac): This land use will provide a total of between 153 and 268 single-family detached and/or attached single- or multi-family homes on 19.2 gross acres (subject to the overall project maximum of 1,487 du), with a target of 162 homes. High Density homes are proposed for Planning Area 8. This density of land use will encompass roughly 2% of the gross site.

c. Recreation Center

Planning Area 15, located in the center of the project development footprint, provides 6.8 acres of recreational uses consisting of a recreation center and associated outdoor uses. The recreation center shall provide residents with amenities including a meeting room with kitchen, junior Olympic swimming pool, resort pool, event lawn, barbeques, picnic tables and tot lot.

d. Public Park

Planning Area 17, located along Temescal Canyon Road west of Temescal Hills Drive, provides 5.3 acres of active recreational uses available to the public. The Public Park includes ball fields, a pedestrian path, seating, trail, and restrooms. This park will also provide access to the Multipurpose Trail on Temescal Canyon Road and the Regional Trail connection.

e. Neighborhood Parks

TERRAMOR will feature two Neighborhood Parks within Planning Areas 16 and 18, totaling 7.8 acres. The Neighborhood Parks include a tot lot, pool, outdoor fireplace, seating areas, walking paths and restrooms.

f. Pocket Parks

Planning Areas 19, 20, 21, 22 and 23 encompass the five pocket parks totaling 2.7 acres. The pocket parks provide turfed recreational and seating areas with additional landscaping located for convenient use by the surrounding neighborhoods.

g. Open Space

A major design feature of the Specific Plan is the conservation of 544.8 acres of natural open space including the rolling hillsides that form the backdrop to the community and the riparian areas of Temescal Wash Planning Area 26 (A-H) designated Open Space – Conservation Habitat (OS-CH).

The only development necessary within the OS-CH area onsite are the two bridge crossings Temescal Wash at Terramor Drive and Temescal Hills Drive, flood control improvements necessary to protect the bridges and Temescal Canyon Road offsite, and a Regional Trail. In addition, an existing emergency access road for the Spanish Hills community will be preserved within Planning Area 26D.

The key function of the open space system is to protect natural habitats and preserve wildlife functions and values. In particular, nearly all of Temescal Wash onsite along the southern and western site boundaries will be preserved. The riparian corridor associated with Temescal Wash is considered one of the major wildlife corridors in the Temescal Valley. An open space corridor (Planning Areas 26A and 26B) will also be preserved onsite connecting Temescal Wash in the south, to the Lake Mathews/Estelle Mountain Reserve to the east, preserving a wildlife movement linkage identified in the MSHCP. Additionally, manufactured slopes along the development perimeter act as fuel management areas and create an additional buffer between human activities onsite and the habitat areas both onsite and offsite.

h. County Regional Trail Access

A public “Regional Trail” alignment is provided within Planning Area 26, in accordance with the alignment of the County Regional Trail System in the General Plan. In addition, a new trail head for the Regional Trail is located within the Public Park within PA 17. This trail forms a loop with the Multi-purpose Trail along Temescal Canyon Road and the Local Trail located between PA 5 and PA 26F. In order to link the Multi-purpose Trail identified in the Temescal Design Guidelines with the Regional Trail System to the north, an easement is provided in just outside of Planning Area 9 for a portion of the Regional Trail to be constructed by the County once the final alignment of the Regional Trail System is determined on property east of TERRAMOR. Within PA 26A, the Regional Trail

alignment is located on existing dirt roads and trails to minimize habitat disturbances within the open space.

i. Roads

The Specific Plan includes the construction of approximately 22.8 acres of roadways. The Specific Plan provides for development of the site as a private, gated community with restricted public access and private roads. Private roads shall utilize rolled curbs and be built to the standards show in Figure III.A-5, *Roadway Cross-Sections A*, and Figure III.A-6, *Roadway Cross-Sections B*.

2. Project-Wide Planning Standards

In this subsection, project-wide planning requirements necessary to implement the County General Plan, including the Temescal Canyon Area Plan (TCAP) and East Temescal Hillside Policy Area, are delineated. Additional planning area-specific policies are presented later in Section III.B.

- a. The TERRAMOR Specific Plan shall be developed as a private, gate guarded residential community containing Medium Density Residential, Medium High Density Residential, High Density Residential, Public Facilities, Open Space-Recreation, Open Space-Water Quality Feature, Open Space Conservation Habitat, Open Space-Fuel Modification Zone and circulation land uses on 961.2 acres, as illustrated on Figure III.A-1, *Specific Plan Land Use Plan*, and in the individual planning area figures (Figures III.B-1 through III.B-10).
- b. The TERRAMOR Specific Plan shall be developed with a maximum of 1,487 dwelling units.
- c. A Specific Plan Amendment will be required if proposed number of dwelling units contained in an implementing subdivision application causes a Planning Area's density to be above or below the Planning Area's density range, as described in Table III.A-2, *Residential Planning Area Dwelling Unit Range*, and the maximum number of dwelling units for the entire Specific Plan is not exceeded.
- d. Notwithstanding any other provision of this Specific Plan, the areas designated Conservation - Habitat shall total approximately 544.8 acres.
- e. Under the East Temescal Hillside Policy Area of the Temescal Canyon Area Plan, the specific plan for the Policy Area must include design guidelines and standards "which shall apply in place of more general County design guidelines and standards." Accordingly, the TERRAMOR Specific Plan's Design Guidelines (Section IV of this volume) shall apply and no other County design standards or guidelines shall apply to the Specific Plan.
- f. Land uses and development standards shall be in accordance with the the Specific Plan No. 327A-2 Zoning Ordinance (see Specific Plan Zoning Ordinance in Section V) and will be further defined by Specific Plan Objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
- g. Areas designated as Open Space – Conservation Habitat onsite shall be deed restricted to ensure permanent open space conservation and to prohibit land uses other than those permitted by the the Specific Plan No. 327A-2 Zoning Ordinance.
- h. Infrastructure development within the Specific Plan site shall be as outlined in Sections III.A.3 through III.A.9. These sections are intended as master plans to conceptually demonstrate how services and infrastructure will be incorporated into the site and serve the development as a whole. Therefore, these plans are subject to change based on final design and engineering performed at the subdivision/implementation stage.
- i. All lighting within the boundaries of the Specific Plan shall be in accordance with applicable Riverside County standards. All lighting within the boundaries of the Specific Plan shall also be in accordance with the lighting standards set forth in Section IV, *Design Guidelines*, of this Specific Plan.
- j. The use of wood shingles or wood siding as exterior siding for residential units is prohibited due to the fire hazard risks in the region.
- k. Permanent fences made of chain-link shall not be permitted within residential areas.

- l.** All centrally-heated facilities shall utilize automatic time clocks, thermostats and/or occupant sensors to control heating.
- m.** The project shall include a Regional Trail alignment to provide connectivity pursuant to the overall “TCAP Trails and Bikeway System Plan” outlined in the County General Plan. This trail is intended to serve as a future connection between the County-indicated trail alignments associated with Temescal Canyon Road to the south and the Gavilan Hills to the east of the site (as depicted in TCAP Figure 8). The entrance to the onsite portion of the Regional Trail shall be situated outside any entrance gates developed as part of the project, so that the public will be able to access the trail without hindrance. A portion of the Regional Trail alignment adjacent to Planning Area 9 shall exist as an easement, to be constructed by the County when the final trail alignment east of TERRAMOR has been determined.
- n.** All entry statements (common area monumentation and landscaping), non-County roadway landscaping and frontage or reverse frontage treatments onsite shall be maintained by the project’s Master Homeowners Association or other mechanism which ensures ongoing maintenance at no cost to the County of Riverside.
- o.** All roofing shall be of non-flammable materials; wood shingle roofing is explicitly prohibited for fire safety. All fireplaces shall be equipped with spark arrester devices.
- p.** Development applications that 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).

3. Circulation Master Plan

a. Circulation Master Plan Description

The Figure III.A-4, *Circulation Master Plan*, provides efficient traffic designs that meet the needs of the project and access to the surrounding community. Analysis of the circulation requirements enabled designers to create a residential community that provides safe avenues of transportation for automobiles and pedestrians, both in and outside the site. The primary goal of the Circulation Master Plan is to provide direct and convenient access to individual residential neighborhoods and parks through a safe and efficient road network. The internal circulation systems are designed to minimize grading and create variable street patterns based on a curvilinear loop road.

The Circulation Master Plan requires the construction of approximately 22.8 acres of roads and manufactured slopes. The Specific Plan is a gated-community with restricted public access and private roads.

As shown in Figure III.A-4, *Circulation Master Plan*, primary access to the site will be achieved via Terramor Drive with a secondary access via Temescal Hills Drive, each of which cross Temescal Wash on a multi-arched, concrete bridge structure and intersect with Temescal Canyon Road. Since the site will be developed with private roads, both entrances will be gated, with the primary entrance on Terramor Drive and the secondary entrance on Temescal Hills Drive. Terramor Drive, and Temescal Hills Drive, along with Phoebe Drive form the backbone roads within the development.

Emergency vehicular access to Spanish Hills Drive at the extreme north of the community is provided via a gated access located within Planning Area 11B. This emergency access shall include a call box for use by the residents of Spanish Hills to page the TERRAMOR gate guard to open the gate. The project shall also provide access, as appropriate, for homes offsite to the east as indicated in Figure III.A-4, *Circulation Master Plan*, for private access. The access shall be constructed on site pursuant to the applicable standards of County Ordinance 461 or as approved by the Transportation Department. Cross-sections for proposed project roadways are shown in Figure III.A-5, *Roadway Cross-Sections A*, and Figure III.A-6, *Roadway Cross-Sections B*.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities district (CFD) funding, assessment district funding, Road and Bridge Benefit District (RBBB) fees, Transportation Uniform Mitigation Fees (TUMF), Ordinance 659 (Development Impact Fee Program) fees or other similar mechanisms. The type of funding for specific facilities will be determined in conjunction with the participating agencies, including Riverside County.

b. Circulation Master Plan Development Standards

TERRAMOR shall be developed as a private, gate guarded residential community utilizing modified roadway standards.

(a) Roadway landscaping consistent with Specific Plan requirements and design guidelines (Section IV) shall be incorporated into design of implementing maps in such a way as to complement the development and provide quality aesthetic features for the site. Developers shall install all primary and secondary roadway landscaping improvements concurrent with construction of

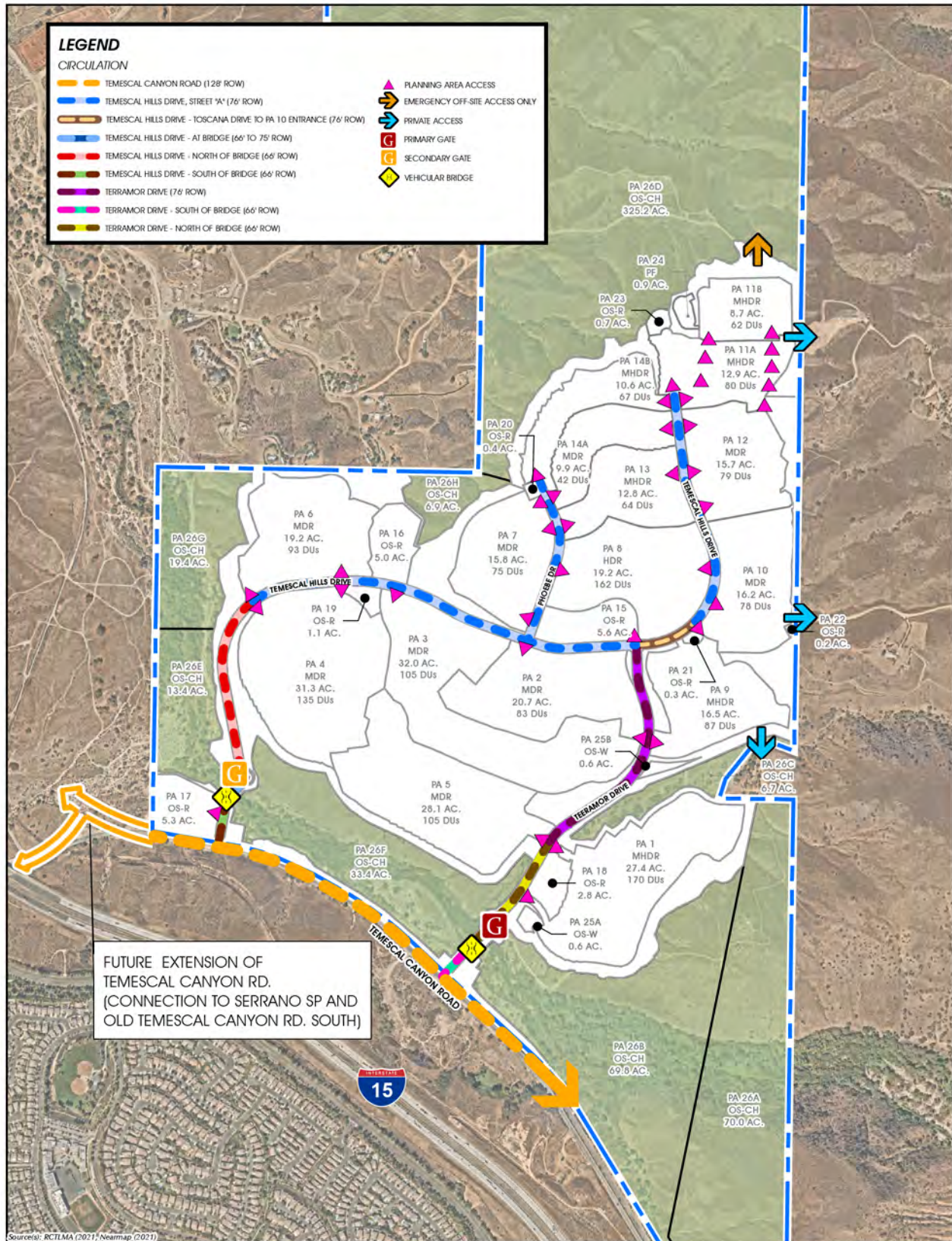


Figure III.A-4



CIRCULATION MASTER PLAN

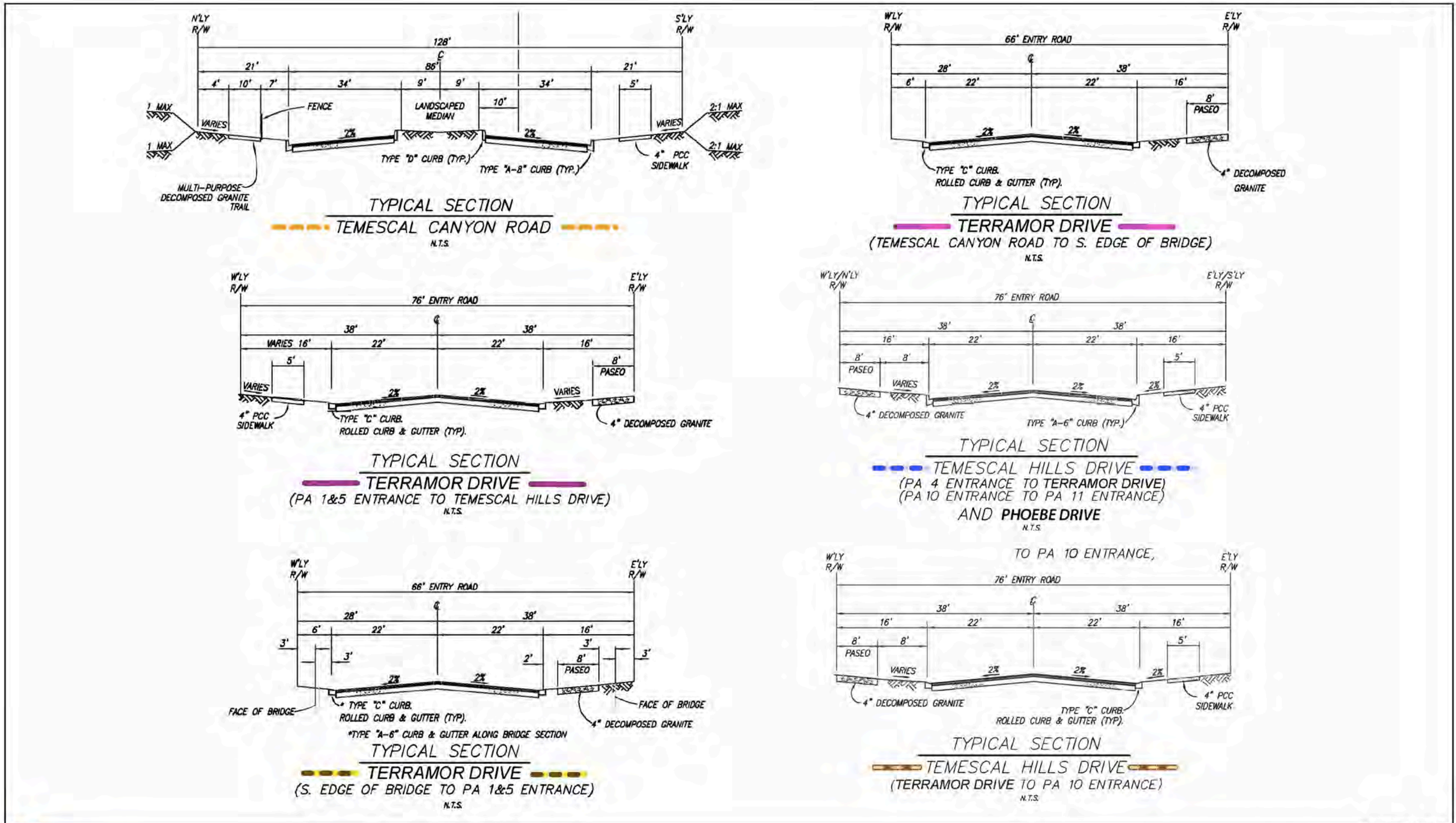
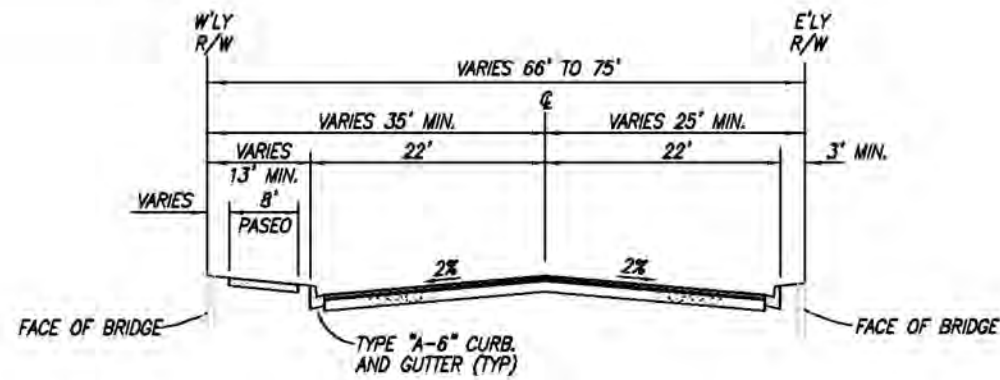
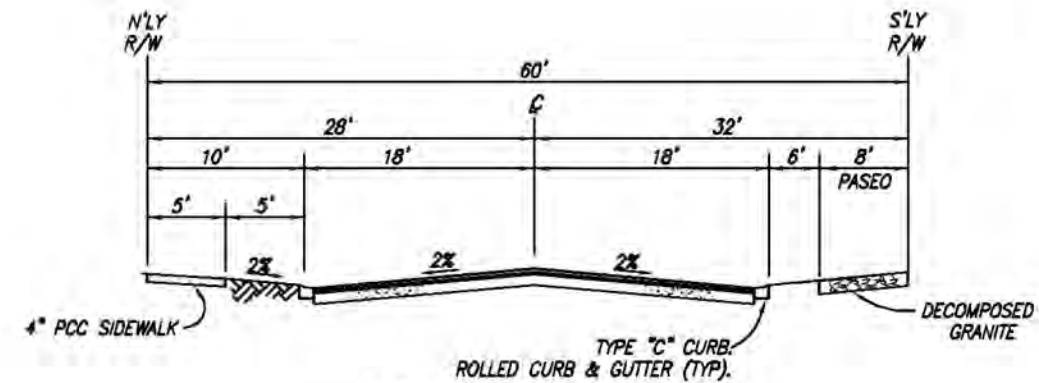


Figure III.A-5

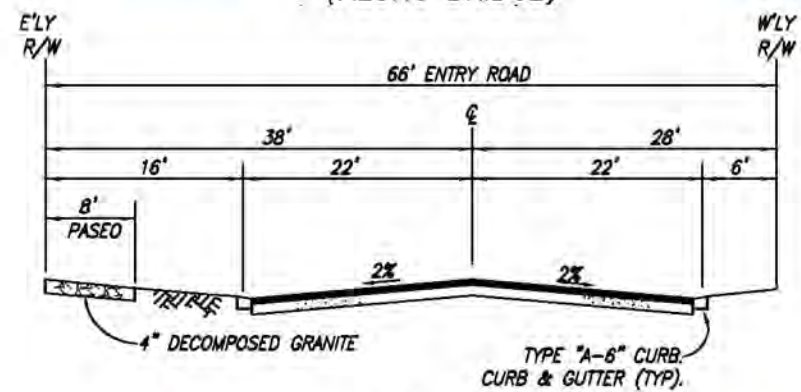




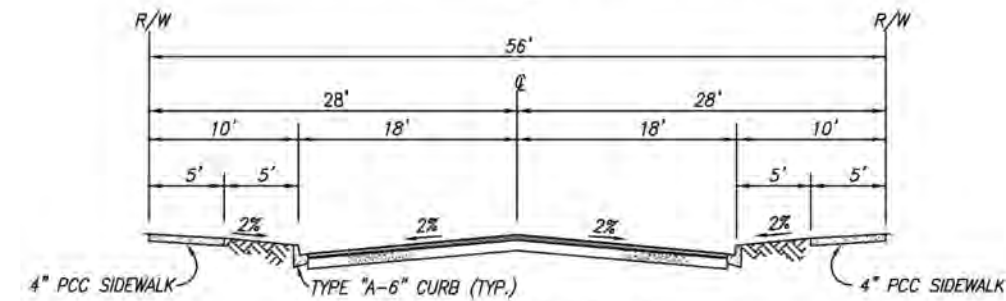
TYPICAL SECTION
TEMESCAL HILLS DRIVE
(ALONG BRIDGE)



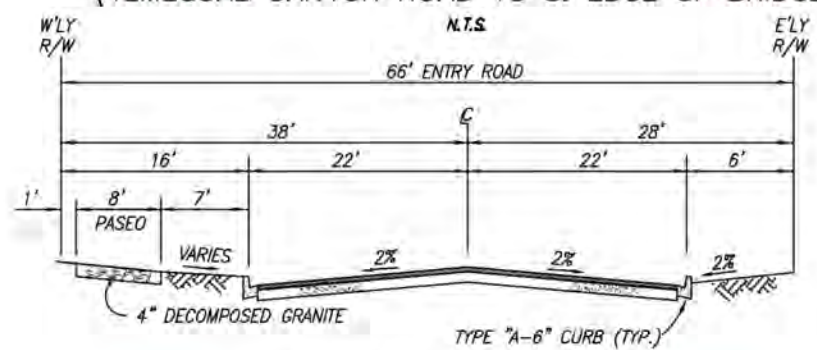
TYPICAL SECTION
LOCAL STREET W/PASEO
N.T.S.



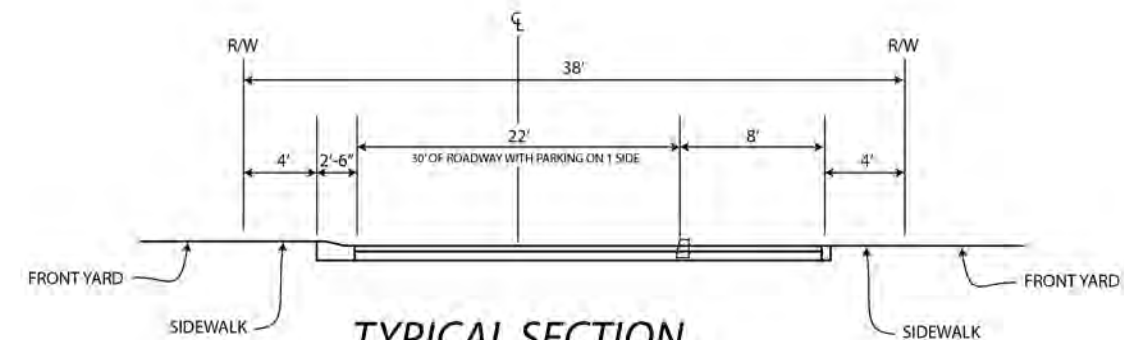
TYPICAL SECTION
TEMESCAL HILLS DRIVE
(TEMESCAL CANYON ROAD TO S. EDGE OF BRIDGE)



TYPICAL SECTION
PRIVATE LOCAL STREET
N.T.S.



TYPICAL SECTION
TEMESCAL HILLS DRIVE
(N. EDGE OF BRIDGE TO PA 4 ENTRANCE)
(SECONDARY ENTRANCE)
N.T.S.



TYPICAL SECTION
PA-8

the road on which they front. Landscaping for neighborhood intersections shall be constructed as each neighborhood street is built. See Section IV.B.3 of the Design Guidelines for additional discussion on roadway landscaping.

(b) Street lighting shall be installed in accordance with the requirements for Schedule A subdivisions or as required by the County Transportation Department.

(c) The project will participate in the phased construction of off-site traffic signals through the payment of established County traffic mitigation fees and construction of necessary improvements, as warranted.

(d) Onsite traffic signage and striping shall be implemented in conjunction with road construction.

(e) At each project access/entry point, road sight distances will be reviewed with respect to Riverside County standards and, where applicable, California Department of Transportation (Caltrans) regulations.

(f) Landscaping within public rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the project's Master Homeowners Association (HOA) or other appropriate entity.

(g) Driveways and access/entry points shown in this Specific Plan are illustrative only and are not deemed approved as a result of this plan. All access/entry points shall conform to the County Transportation Department standard access spacing requirements, as appropriate for the given street width.

(h) County curb standards shall apply, except on Terramor Drive, a portion of Temescal Hills Drive, and the Local Road with Paseo within Planning Area 10, where curbs shall be of rolled concrete.

(i) No Class I bikeways are proposed for this project due to the topography of the site. In locations where bike paths are feasible, they shall be Class II (within road right-of-way).

(j) Project development shall include all appropriate onsite auxiliary road facility improvements deemed necessary to minimize development-generated circulation impacts.

(k) Terramor Drive and Temescal Hills Drive are designed as Collector Roads in accordance with County standards, from Temescal Canyon Road to the southern bridge abutments. See corresponding cross-sections presented in Figure III.A-5, *Roadway Cross-Sections A*, and Figure III.A-6, *Roadway Cross-Sections B*. Due to the need to minimize impacts within Temescal Wash, road widths for Terramor Drive and Temescal Hills Drive may be reduced where they cross the wash via the two proposed bridges.

(l) The two bridges crossing Temescal Wash (at Terramor Drive and Temescal Hills Drive) shall be constructed with consideration to wildlife movement within the drainages.

(m) Onsite roads will be designed in accordance with the cross-sections of Figure III.A-5 and Figure III.A-6.

(n) The project shall provide access, as appropriate, for homes offsite to the east, as indicated in Figure III.A-4, *Circulation Master Plan*. The access shall be constructed on site pursuant to the applicable standards of County Ordinance 461 or Ordinance 787.6 or as approved by the

Transportation Department and/or Fire Department. Said access shall be developed as needed to ensure access to offsite homes is maintained before, during and after project implementation.

(o) Maintenance of all access roads within the project boundaries shall be the responsibility of the project, unless arranged otherwise pursuant to Section III.A.12. Bridge structures shall be maintained by the Riverside County Transportation Department.

(p) Decomposed Granite Trails within the Terramor Drive and Temescal Hills Drive right-of-way shall be stabilized in order to comply with the Americans with Disabilities Act.

(q) Appropriate signage and stripping will be provided for an equestrian crossing at the Terramor Drive and Temescal Hills Drive intersection on the east side of Terramor Drive. In addition, raised crosswalk signal buttons will be provided for the equestrian crossing.

4. Conceptual Drainage Plan

a. Conceptual Drainage Plan Description

As the result of hydrological analysis, a drainage system has been developed for the TERRAMOR Specific Plan as illustrated in Figure III.A-7, *Conceptual Drainage Plan*. The hydrology study was used to analyze the project's 961.2 acres to determine an approximation of flows generated by the current undeveloped conditions and the proposed buildout conditions of the project, utilizing a conceptual grading scheme for the proposed project. All development proposed within the Specific Plan shall be required to incorporate the design criteria discussed in this section, as necessary and appropriate.

The Master Drainage Plan is included here to show conceptually how the drainage system will be incorporated into the site and serve the development as a whole. Therefore, the specifications provided in this subsection may be subject to change based on the outcome of final design and engineering performed at the subdivision/implementation stage.

The TERRAMOR Specific Plan site is located within the Temescal Valley area of the Santa Ana River Basin in the westerly portion of Riverside County. As shown in Figure III.A-7, *Conceptual Drainage Plan*, storm flows tributary to the site originate in the Estelle Mountain area and pass through the project area, flowing generally westerly to Temescal Wash, which is located northeast of I-15 freeway. Temescal Wash is the region's principal stream course and extends northwesterly from Lake Elsinore to the Prado Basin on the Santa Ana River northwest of the City of Corona. The drainage area tributary to Temescal Wash covers approximately 150 square miles. The site is not within any Riverside County Flood Control and Water Conservation District Area Drainage Plans or Master Drainage Plans.

Historically, the site and surrounding area drains into Temescal Wash through the natural canyons and arroyos traversing the site. As shown in Figure III.A-7, *Conceptual Drainage Plan*, the site can be divided into four drainage zones, all of which are ultimately tributary to Temescal Wash. The flows from the southern two-thirds of the site, approximately 640 acres, generally flow westerly into Temescal Wash. The northern third of the site flows northwesterly thru the existing Spanish Hills community into Dawson Canyon Wash, which drains into Temescal Wash downstream from the site. Within the on-site drainage zones and courses may potentially be affected by project development. In addition, Temescal Wash will be crossed by Terramor Drive and Temescal Hills Drive via two bridges.

Internally, the Master Drainage Plan, as depicted in Figure III.A-7, *Conceptual Drainage Plan*, will utilize project streets, below-grade conduits, open channels and natural drainage courses, as well as Temescal Wash, to accommodate runoff resulting from 100-year storm events. The drainage system is designed to utilize the natural drainage courses to the extent feasible, while providing adequate erosion control and 100-year flood protection. With the exception of the grading and bridge crossing for Temescal Hills Drive and Terramor Drive, most of the floodway of Temescal Wash and its associated riparian areas will be avoided or enhanced as part of project implementation. Along with 100-year flood protection, hydro-modification standards will be implemented in accordance with the

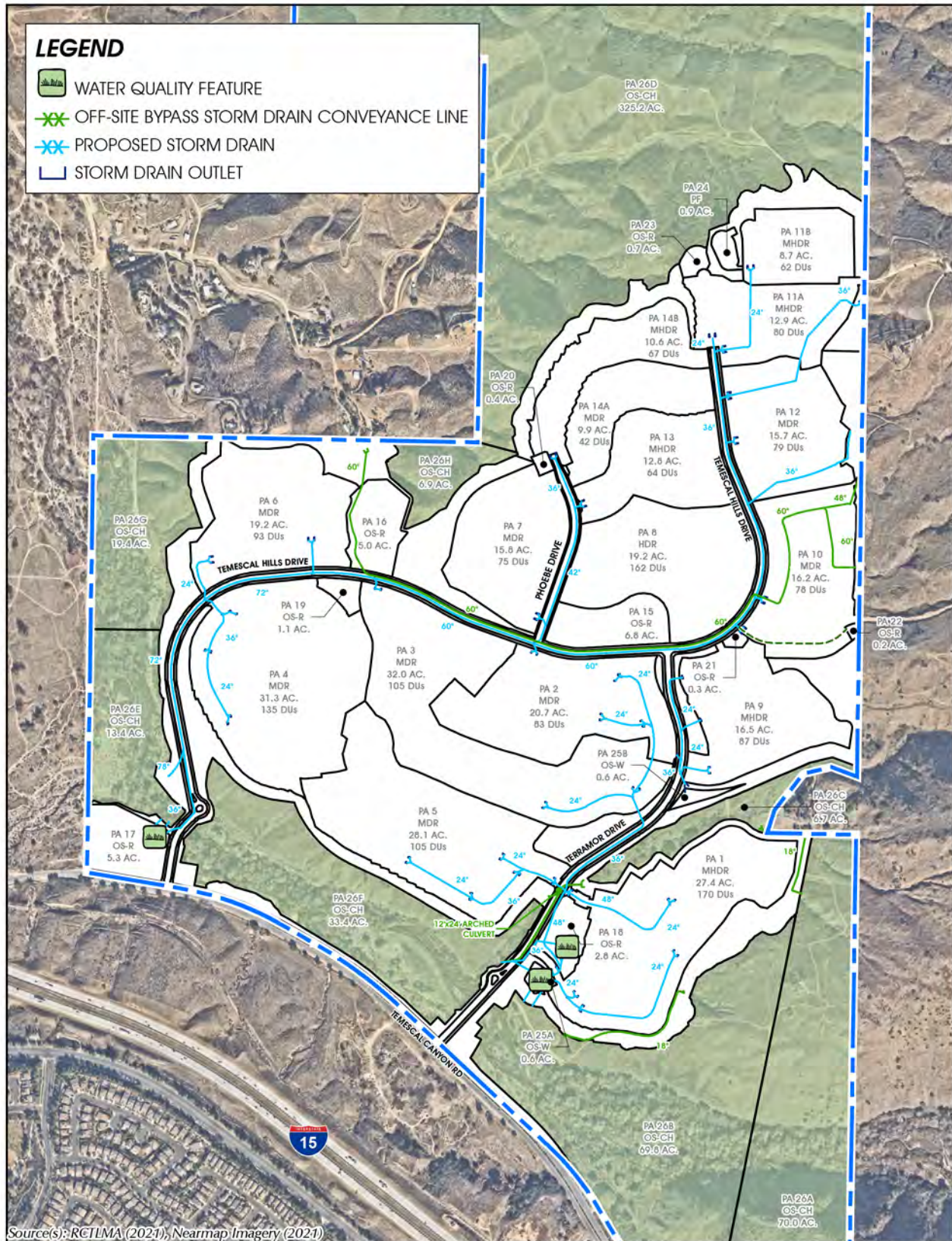


Figure III.A-7



CONCEPTUAL DRAINAGE PLAN

the Santa Ana Regional Water Quality Control Board requirements. Further, TERRAMOR reduces the flow rate of the runoff tributary to Spanish Hills by fifty percent in order to reduce the flood risk to existing homes built within the floodplain. A Water Quality Management Plan (WQMP) shall be provided in accordance with the requirements of the County of Riverside and the Regional Water Quality Control Board. TERRAMOR will comply with the current water quality requirements and regulations from these agencies. Best Management Practices (BMP's) shall be implemented for TERRAMOR to provide water quality protection during grading operations, construction activities and post construction activities. Permanent BMP's for post construction mitigation shall include infiltration and extended detention basins. Other BMP's may be required and these improvements, if any, will be identified in the development of the SWPPP and WQMP for this project. All water quality facilities shall be maintained by the HOA, except the facility in Planning Area 17, Public Park. The proposed BMP's for TERRAMOR are illustrated on Figure III.A-7, *Conceptual Drainage Plan*.

b. Floodplain / Drainage Conditions

The majority of the project drains into Temescal Wash, which traverses the southern and part of the western boundaries of the site. Storm water enters the wash from Corona (Lee) Lake in the south and drains ultimately (provided sufficient volume) into the Santa Ana River at Prado Basin to the north. Theoretically, water from Lake Elsinore to the south also flows through this drainage, however modern-day drainage improvements upstream make this occurrence increasingly rare. Much of the onsite portion of Temescal Wash remains in its natural state; no impermeable or man-made surfaces line any of the wash. However, in several locations onsite and immediately offsite, past aggregate mining activities have altered the topography of the wash.

Temescal Wash carries approximately 16,500 cubic feet per second (cfs) in the reach within the project at peak 100-year flow rates. For the purpose of addressing the County's hydro-modification and Water Quality requirements, four on-site mitigation basins are proposed within TERRAMOR which are depicted in Figure III.A-7. These basins will provide mitigation through infiltration. No detention basins are proposed offsite or within the open space planning areas onsite.

While the water quality and hydro-modification run-off will be captured and conveyed to the aforementioned basins, the on-site 100-year post developed peak flows will outlet directly into Temescal Wash by the drainage systems. The Riverside County Flood Control and Water Conservation District's increased run-off criteria does not apply.

No offsite drainage improvements are proposed for Temescal Wash other than those associated with improvements to Temescal Canyon Road to provide protection from flooding (i.e., raising the road bed elevation).

Upstream from the project, Temescal Wash connects to Corona (Lee) Lake Reservoir and Lake Elsinore. An earthen dam occurs at Corona (Lee) Lake and the southernmost portion of the site is located within its dam inundation area, however, no dwelling units are proposed within this area. The open space of Planning Area 17 is potentially within the inundation area, but this area will not have habitable structures. Pursuant to County, State and federal requirements, a "Letter of Map Revision" (LOMR) shall be submitted and processed for any encroachment into the FEMA-mapped floodplain onsite.

c. Drainage Plan Development Standards

(1) Riverside County Flood Control and Water Conservation District will maintain major backbone drainage/flood control facilities (all facilities of 42-inches and larger). Drainage/flood control facilities less than 42-inches (i.e., much of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways and drainage easements) will be maintained by the project Master Homeowners Association (HOA) or as arranged by that entity. The bridge structures crossing Temescal Wash shall be maintained by the County Transportation Department.

(2) All drainage facilities shall provide protection from expected peak 100-year flood levels. Project streets shall be designed to provide in-street (curb-to-curb) protection from expected 10-year flood levels and 100-year flood levels will be contained within the road rights-of-way. If either of these criteria cannot be met in a given location, additional drainage facilities shall be provided, as warranted. The flow rate tributary to the Spanish Hills community will be reduced by fifty percent in order to reduce the flood risk to existing homes built within the floodplain.

(3) All onsite construction activities, including clearing, grading or excavation that results in the disturbance of at least five acres of total land area, or activities which are part of a larger development plan of five acres or greater, shall obtain the appropriate National Pollution Discharge Elimination System (NPDES) construction permit prior to grading. The project shall also comply with applicable NPDES "Supplement A" requirements for urban runoff water quality. In addition, all mitigation measures adopted as part of the Specific Plan and project EIR shall be incorporated and implemented for full compliance.

(4) No ground-disturbing activities shall occur in any drainage or riparian area deemed a "Water of the United States" or associated wetlands under the federal Clean Water Act (CWA) unless the appropriate permits as required under Sections 401 and 404 of the CWA have first been obtained.

(5) No habitat-disturbing activities shall occur in any riparian area deemed to be under the jurisdiction of the California Department of Fish and Game unless a Streambed/ Bank Alteration Agreement in accordance with Section 1600 et seq. of the California Fish and Game Code has first been obtained.

(6) As directed by General Plan policy OS 2.2, where feasible and appropriate, measures to decrease stormwater runoff, such as use of berms, porous surfaces (e.g., turf instead of pavement), minimization of pavement, etc., shall be utilized.

5. Conceptual Water and Sewer Plans

The on-site and off-site water and sewer plans are included here to show conceptually how these systems will be incorporated into the site and serve the development as a whole. Therefore, the specifications provided in this subsection may be subject to change based on the outcome of final design and engineering performed at the subdivision/implementation stage.

a. Conceptual Water Plan Description

The site and surrounding residences are currently served by well water. The extension of the water system will require the construction of transmission pipelines, booster pump station improvements and related engineering systems in order to provide an adequate level of service. The water system will be designed to provide a sufficient supply during peak periods plus fire suppression flows. Reclaimed non-potable irrigation water will be used on this project to serve parks and planted slopes.

As shown in Figure III.A-8, *Conceptual On-Site Domestic Water Plan*, the development will require water service for three pressure zones (PZ): 1320 PZ, 1509 PZ and 1630 PZ. Temescal Valley Water District (TVWD) has extended a 20-inch 1320 PZ water transmission line from the existing 20-inch water main on Temescal Canyon Road, southerly to Campbell Ranch Road. This new water main services the Sycamore Creek Specific Plan development located south of Campbell Ranch Road and west of Interstate 15. The existing water main at the intersection of Campbell Ranch Road and Temescal Canyon Road is approximately one-half mile west of the site.

TERRAMOR will be supplied with water through new transmission mains, pump stations, a pressure reducing station, and reservoirs as shown on Figure III.A-9, *Conceptual Off-Site Domestic Water Plan*.

For water storage capacity, the Sycamore Creek project constructed a pump station and 3.8 million gallon storage reservoir to serve the 1509 PZ. TERRAMOR will be required to expand the 1509 PZ system including additional pumping capacity and construction of an onsite 1509 PZ reservoir with a capacity of approximately 2.1 million gallons. This reservoir will provide storage capacity for the entire TERRAMOR site, but the lower elevations of TERRAMOR will be served by extending the TVWD 1320 PZ system. The 1630 PZ will be serviced by a hydro-pneumatic pumping system. Figure III.A-8, *Conceptual On-Site Domestic Water Plan*, and Figure III.A-9, *Conceptual Off-Site Domestic Water Plan*, show the various pipeline sizes and the approximate locations of project water infrastructure.

b. Conceptual Sewer Plan Description

Any existing septic system(s) located within the boundaries of the implementing project site (i.e. tract map, parcel map, use permit, etc.) shall be properly removed or abandoned under permit with the County of Riverside Department of Environmental Health and shall require connection to sanitary sewer.

The TERRAMOR Specific Plan development is calculated to have a wastewater discharge flow rate of approximately 373,000 gallons per day at full buildout. Wastewater (sewage) generated by the project will be treated at the Temescal Valley Water Reclamation Facility on Temescal Canyon Road

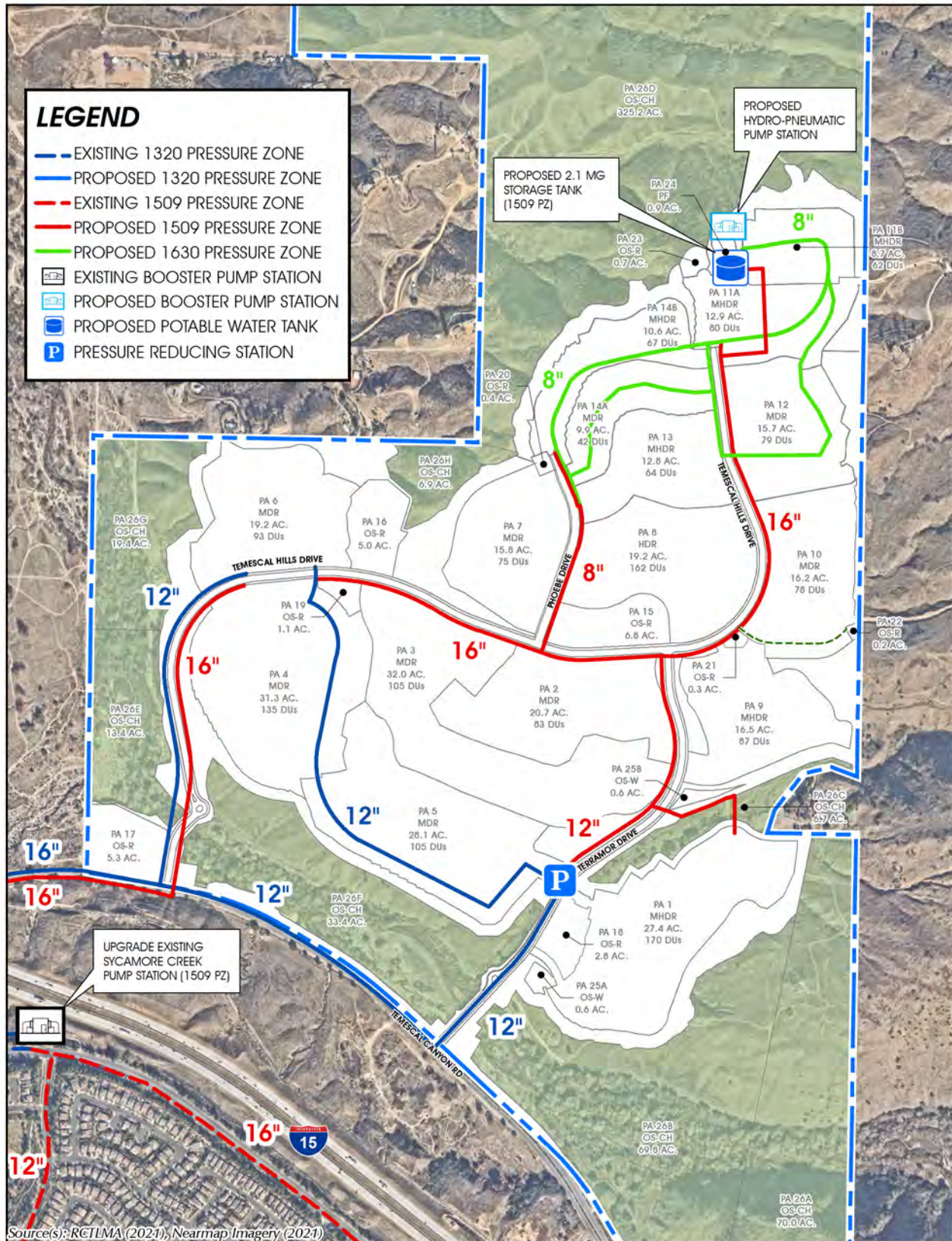


Figure III.A-8



CONCEPTUAL ON-SITE DOMESTIC WATER PLAN

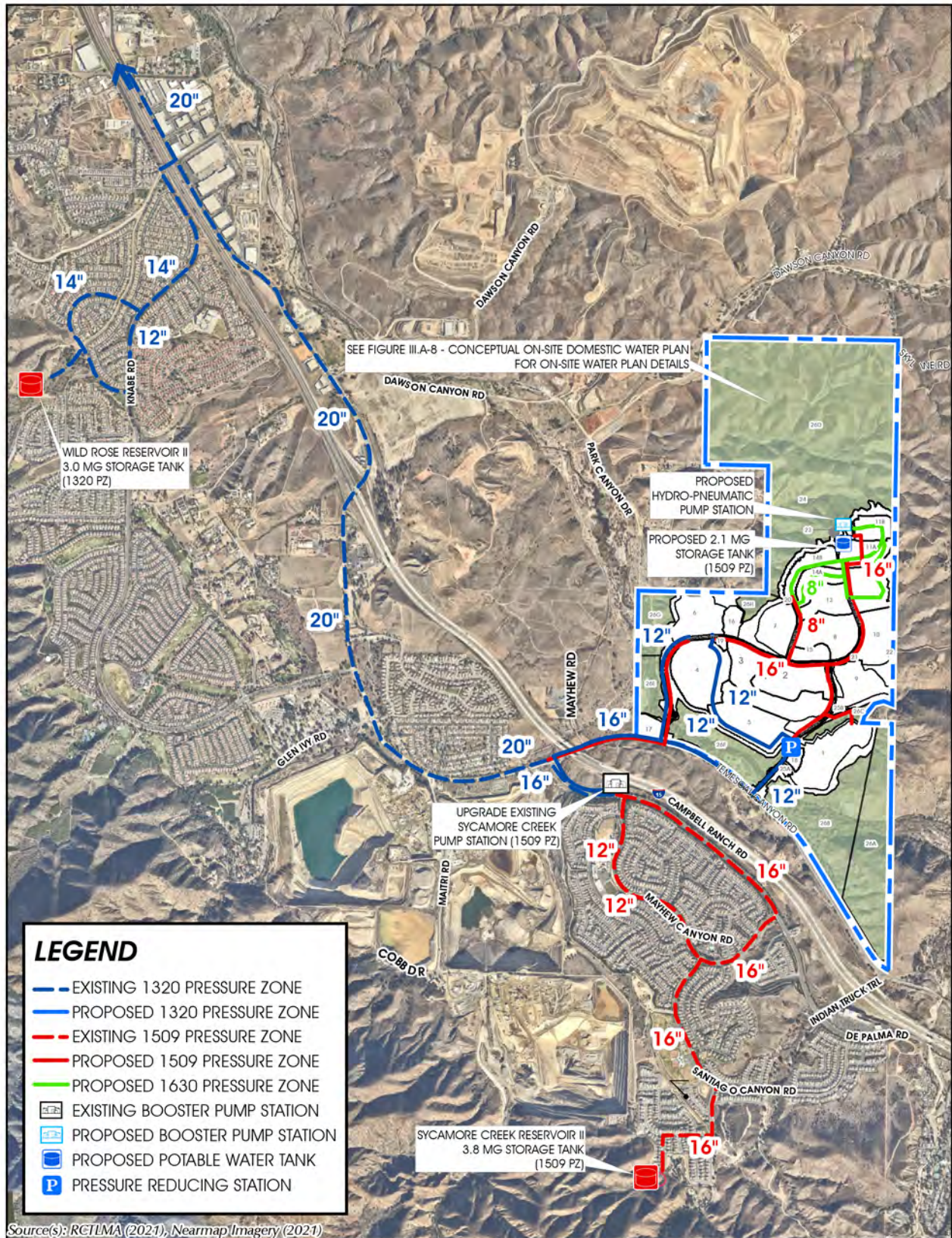


Figure III.A-9



CONCEPTUAL OFF-SITE DOMESTIC WATER PLAN

in Corona. Figure III.A-10, *Conceptual On-Site Sewer Plan*, and Figure III.A-11, *Conceptual Off-Site Sewer Plan*, show the conceptual sewer plan for the sanitary sewer collection system designed to handle the wastewater discharge generated by the project.

The proposed sewage collection system was planned according to the “Sewer System Facility Requirements” issued by TVWD. In order to serve the project, upgrades of TVWD’s existing sewer system will be required, extending new service into the site. The sewer system will consist of a series of gravity pipelines running through the development. Sewage will be collected at a sewer lift station along Temescal Canyon Road and then lifted to the Temescal Valley Water District sewer treatment plant through a force main pipe and gravity sewer system. The sewer lift station will be designed to handle the peak sewer flows generated by TERRAMOR.

Wastewater generated by the development will be treated at the Temescal Valley Water Reclamation Facility located north of the site. An upgrade to a portion of the gravity sewer in Temescal Canyon Road will be required to send sewage to the treatment facility. Also, a capacity expansion of approximately 373,000 gallons of wastewater per day will be required for the Temescal Valley Reclamation Facility. The Specific Plan developer(s) will pay their fair share of the costs of these expansions.

c. Conceptual Recycled Water Plan Description

TERRAMOR will provide recycled water for irrigation of parks and common area landscaping. Recycled water will be provided by Temescal Valley Water District from an existing reclamation facility to the north and a 1.5 million gallon storage tank within Sycamore Creek. In addition, TERRAMOR will provide an additional approximately 1.0 million gallon storage tank within the 1485 PZ within Planning Area 24, and a location for a well and recycled water pump station adjacent to Temescal Canyon Road, which will ultimately be constructed by others. Figure III.A-12, *Conceptual Recycled Water Plan*, shows the conceptual Recycled Water Plan for the TERRAMOR community.

d. Water and Sewer Plan Development Standards

The following conditions shall apply to the development of the water and sewer systems associated with the TERRAMOR Specific Plan:

- (1) The water distribution system within the project area will receive water through the existing and proposed water system adjacent to and within the immediate area. The water distribution system shall be capable of providing the projected water demands and fire flows for each pressure zone, ensuring adequate domestic service to future residents.
- (2) All water and sewer lines onsite shall be placed underground.
- (3) All water and sewer lines and facilities will be designed and installed pursuant to the requirements of the Temescal Valley Water District.
- (4) Any water tanks or other utility-related structures constructed on the site shall be designed, as appropriate to minimize the visual impacts of such facilities.

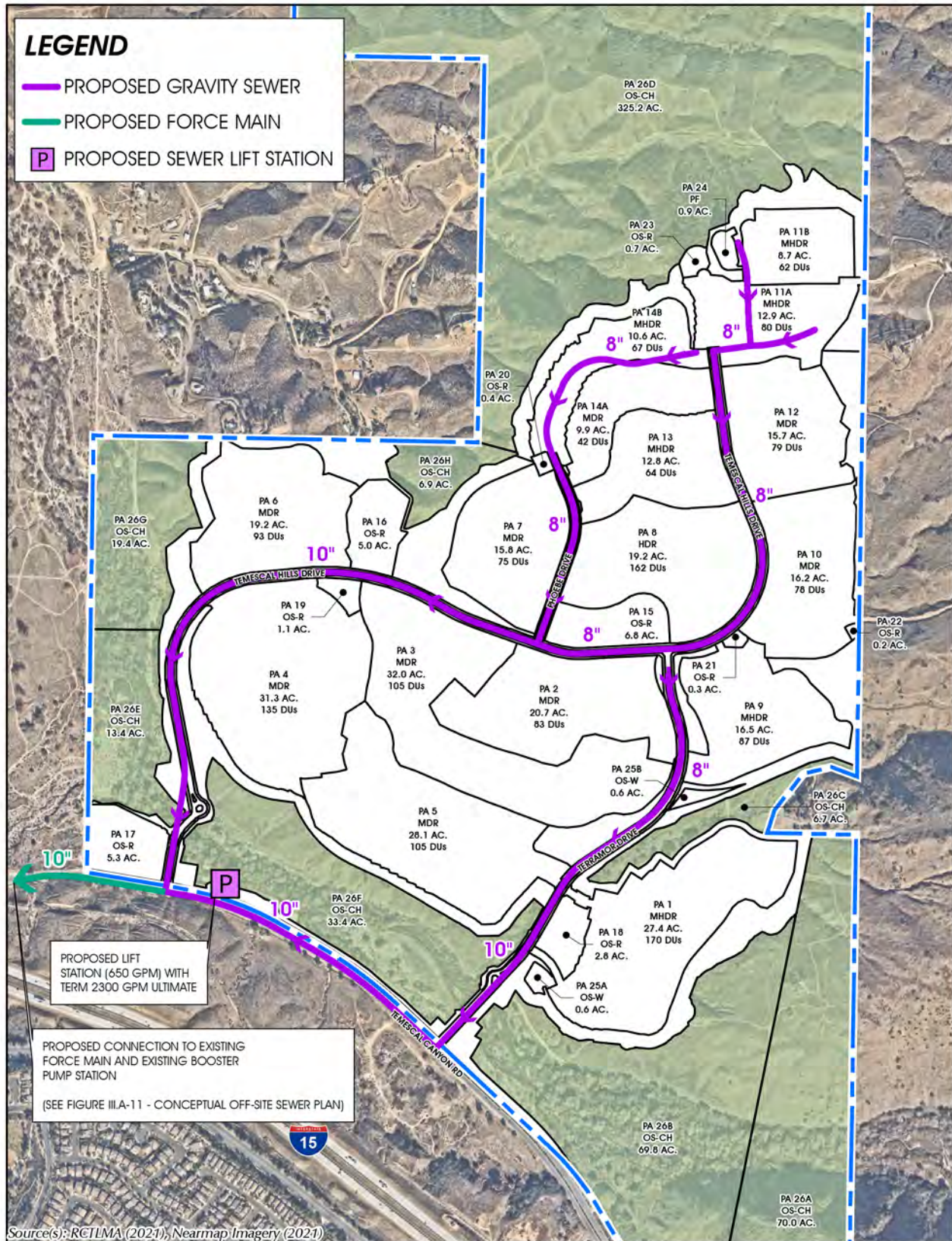


Figure III.A-10

CONCEPTUAL ON-SITE SEWER PLAN



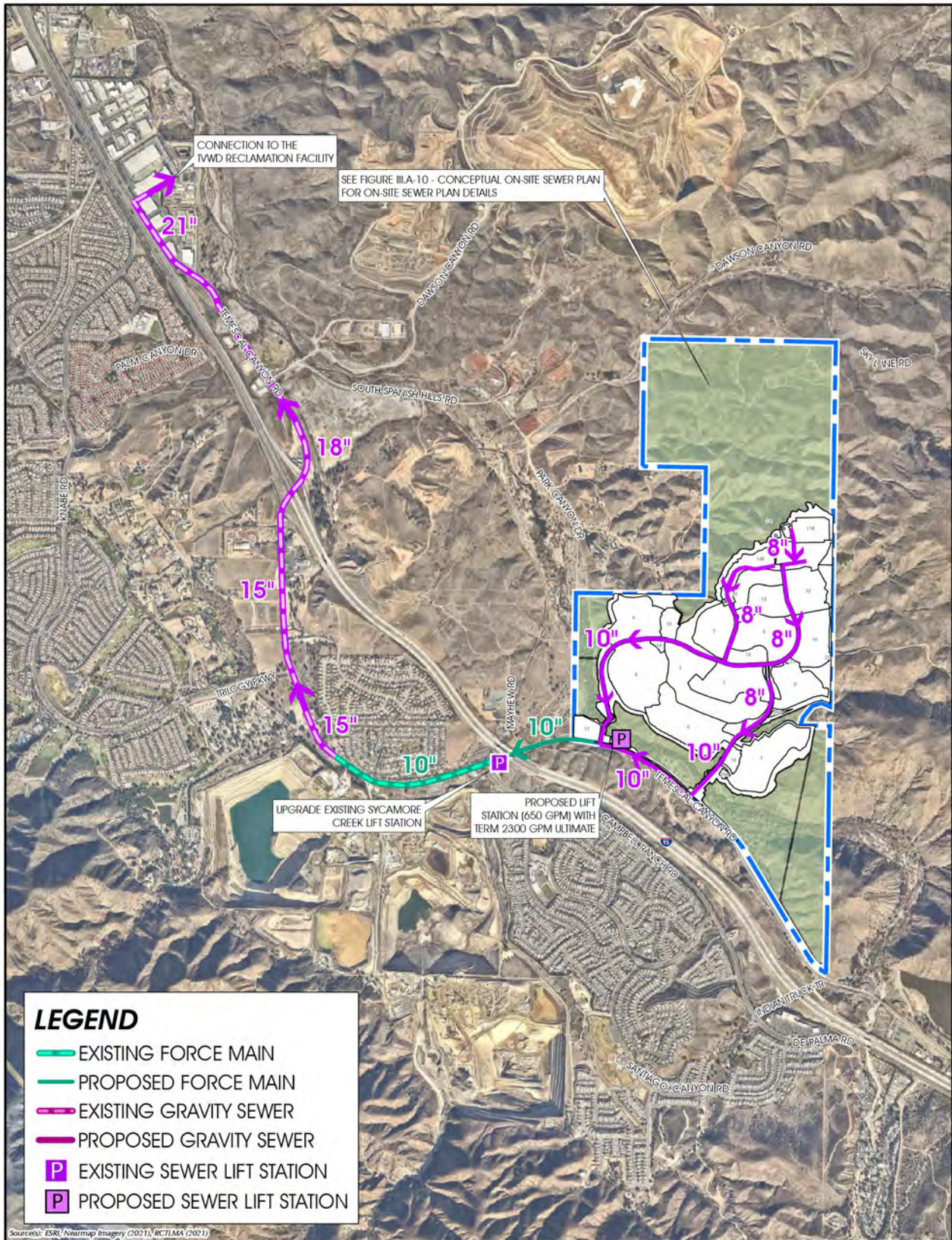


Figure III.A-11



CONCEPTUAL OFF-SITE SEWER PLAN

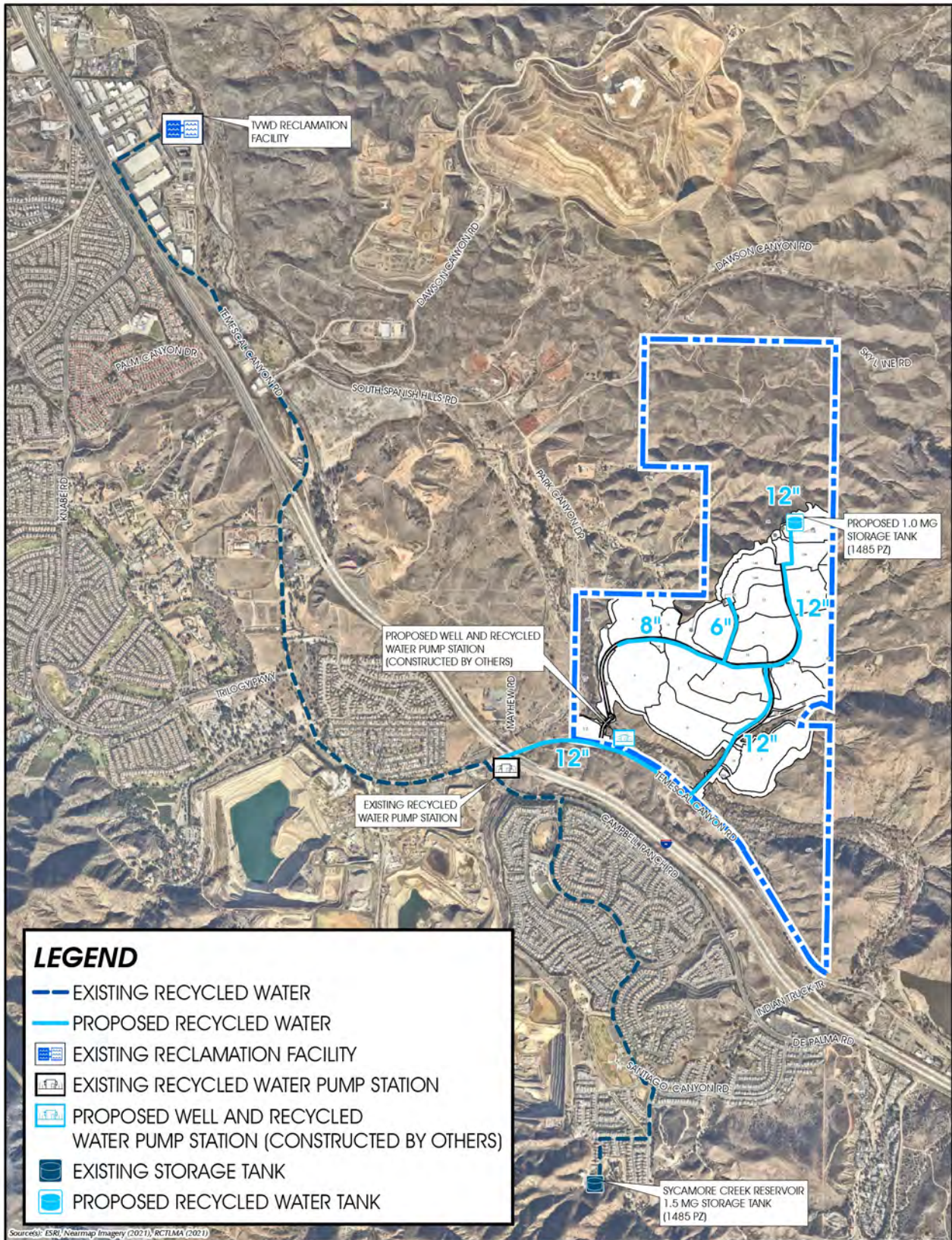


Figure III.A-12



CONCEPTUAL RECYCLED WATER PLAN

(5) As directed by General Plan policy OS 2.1, to facilitate water conservation onsite, TERRAMOR will also use recycled water for the irrigation of parks and slopes to reduce potable water demands.

(6) Development of specific Planning Areas or implementing maps shall include construction of all water and sewer improvements necessary to serve the given site, as well as any additional onsite facilities deemed necessary by the Temescal Valley Water District to ensure adequate service to the area (such as the 1509 PZ storage reservoir).

(7) Developer shall coordinate with TVWD to ensure adequate wastewater treatment capacity is available for all dwelling units constructed within the Specific Plan.

6. Open Space and Recreation Plan

a. Open Space and Recreation Plan Description

The Open Space and Recreation Plan is an important element of the TERRAMOR Specific Plan. The overall concept of the plan is illustrated in Figure III.A-13, *Open Space and Recreation Plan*. The elements and acreages of the plan are summarized in Table III.A-3, *Open Space and Recreation Area Summary*. Design, landscaping, and other specifics are addressed more fully in the project design guidelines in Section IV.

It should be noted that the Open Space and Recreation Plan is included here to show conceptually how recreational elements will be incorporated into the site and serve the development as a whole. Therefore, the specifications provided in this subsection may be subject to change based on the outcome of final design and engineering performed at the subdivision/implementation stage based on constraints such as topography, geology, etc. Final recreational plans are also subject to County review to assure compliance with County requirements under the Quimby Act.

In addition to the recreational uses, TERRAMOR includes nine Open Space-Manufactured Slope/Fuel Modification Zones (OS-MS/FMZ) within Planning Areas 27A through 27I as illustrated on Figure III.A-13A, *Manufactured Slope – Fuel Modification Plan*. These Planning Areas are to be used for fire fuel modification, in accordance with Section III.A.8, *Master Fire Protection Plan*, and manufactured slopes around the periphery of planning areas that are not a part of the fuel modification zones.

The TERRAMOR Specific Plan provides a variety of recreational opportunities which all residents of the community may enjoy. The Recreation Center in Planning Area 15 offers residents recreational opportunities in a central location. The Neighborhood Parks within Planning Areas 16 and 18 are designed to offer residents active recreational opportunities throughout the community. The Public Park within Planning Area 17 is designed to offer both the public and TERRAMOR residents additional active recreational opportunities. The Paseo will provide pedestrian connectivity between residential areas and the centralized recreational uses. The onsite Paseo will provide ample passive recreational opportunities and connectivity within the residential areas. The five pocket parks will provide localized recreational areas adjacent to the various residential areas.

The residential uses in Planning Area 8 shall also include recreational areas (approximately 0.5 acres). This additional acreage will ensure that the higher density neighborhood will have readily accessible recreational opportunities. In all, the project shall provide approximately 22.6 acres of developed recreational uses, plus the Regional Trail located within Planning Areas 26A and 26B, and approximately 544.8 acres of open space.

In general, the County requires 5.0 acres of parkland per 1,000 residents to satisfy State Quimby Act (Government Code Section 66477) requirements. This requirement may be met through provision of parkland and park improvements within a project, payment of “in lieu” fees or a combination of the two. Required parkland for the project is calculated at 19.3 acres of parks (1,487 du x 2.59 persons per du x 5.0 acres per 1,000 persons). The Specific Plan shall provide a total of approximately 22.6 acres of developed recreational uses. The project also includes approximately 3544.8 acres of open space, including the Regional Trail located within Planning Areas 26A and 26B.

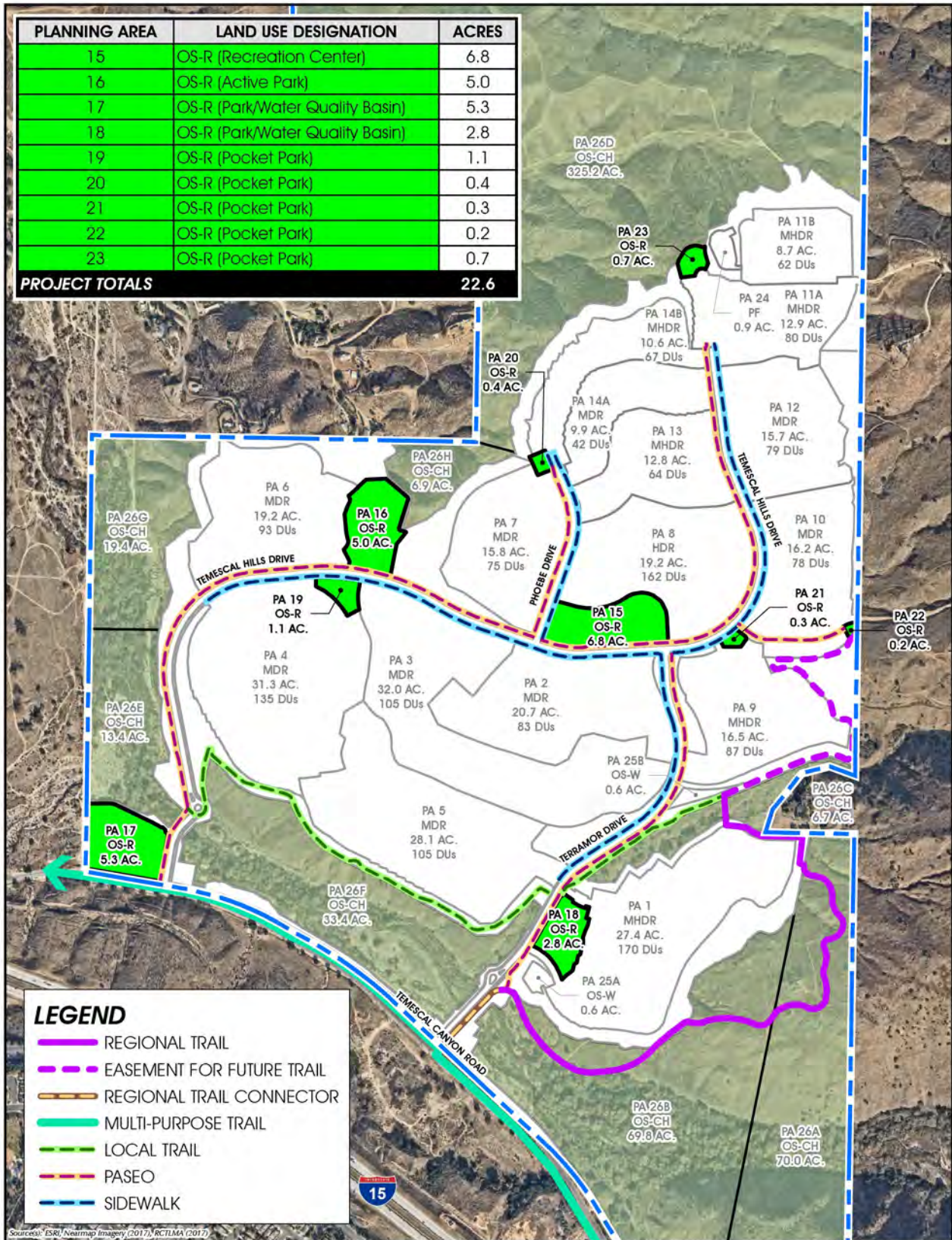


Figure III.A-13

OPEN SPACE AND RECREATION PLAN

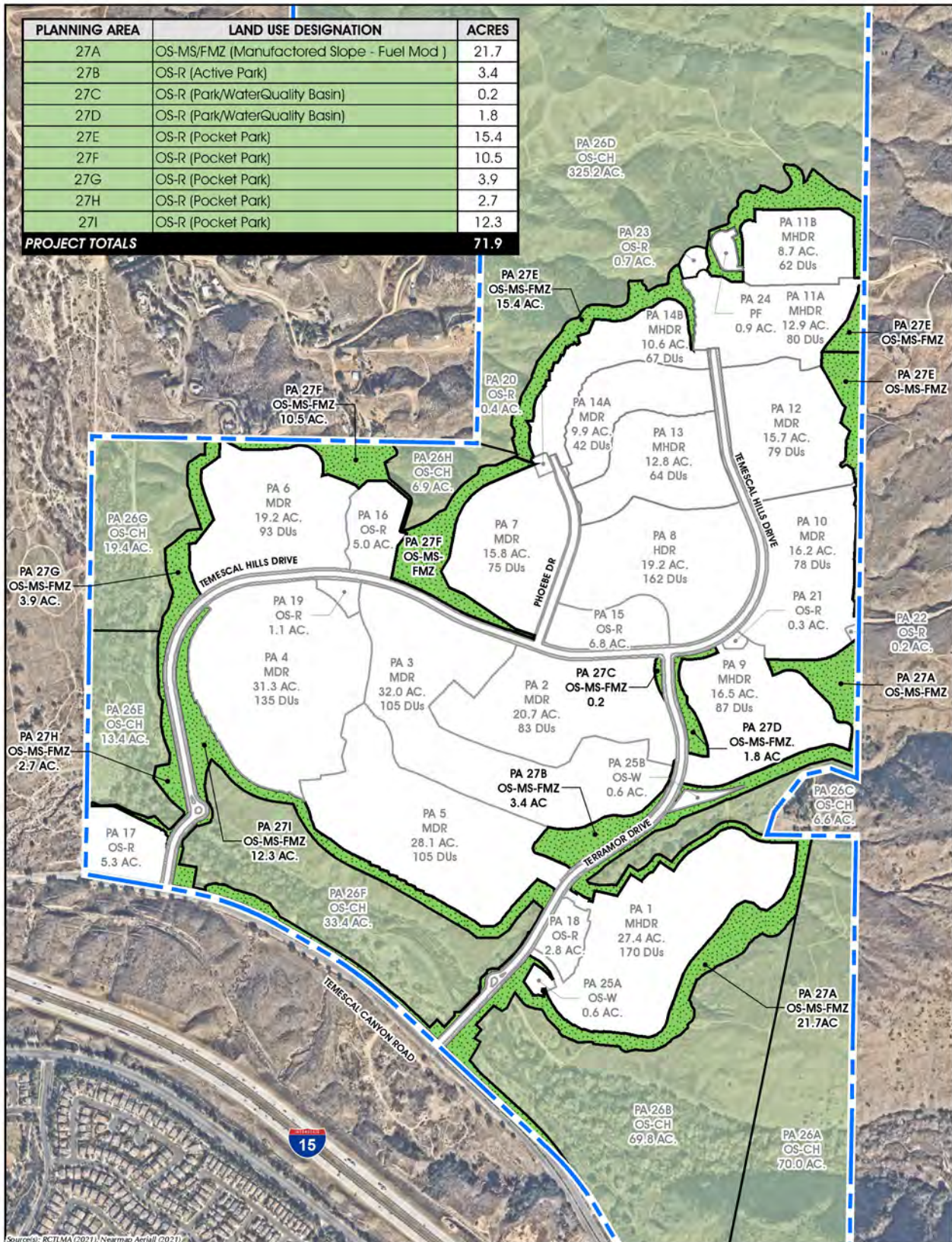


Figure III.A-14



MANUFACTURED SLOPE - FUEL MODIFICATION PLAN

Initially, open space and recreational uses onsite shall be owned and maintained by the project Master Homeowners Association (HOA). Once the final boundaries of the fire fuel modification zones within the development footprint have been legally defined, the boundaries of the natural open space areas (Planning Area 26) shall be defined and be available for conveyance to the appropriate habitat conservation agency. Maintenance of project fuel modification zones (including grooming, thinning, discing or other maintenance activities) shall remain the responsibility of the HOA, or other similar appropriate entity, as acceptable to the County.

Table III.A-3 Open Space and Recreation Area Summary

LAND USE	PLANNING AREA	ACREAGE
Recreation Center	15	6.8
Neighborhood Parks	16	5.0
	18	2.8
Public Park	17	5.3
Pocket Parks	19	1.1
	20	0.4
	21	0.3
	22	0.2
	23	0.7
High Density Recreational Areas*	8	0.5
TOTAL DEVELOPED AREA		23.1 acres
Natural Open Space (MSHCP Conservation Areas)	26A-H	544.8 (Including 1.7 acre Regional Trail)
TOTAL OPEN SPACE AND RECREATION		567.9 acres

The detailed program elements and acreages proposed for the open space and recreation program for the TERRAMOR Specific Plan are as follows:

(1) Recreation Center: Planning Area 15, the 6.8-acre Recreation Center, is intended for the exclusive use of residents of the Age Qualified neighborhoods and their guests. Amenities to be associated with the recreation center include: clubhouse/community meeting room and kitchen, picnic area, swimming pool and event lawn. This facility shall remain HOA owned and maintained. A design concept for the Recreation Center is shown in Figure III.A-15, *Recreation Center (PA 15) Concept*.

(2) Neighborhood Parks: There are two Neighborhood Parks, within Planning Areas 16 and 18 of 5.0 and 2.8 acres, respectively, which shall include active recreational opportunities to the residents of the project. The Neighborhood Park shall provide amenities including: ball fields, soccer fields, playgrounds, picnic areas, bathroom facilities and parking facilities. The Neighborhood Parks shall remain HOA owned and maintained. Design concepts for the Neighborhood Parks are shown in Figure III.A-16, *Neighborhood Park (PA 16) Concept*, and Figure III.A-17, *Neighborhood Park (PA 18) Concept*.

(3) Public Park: Planning Area 17 includes a 5.3-acre Public Park which shall include recreational amenities for community residents and the public. Amenities will include a ball field, pedestrian path, a seating area, and restrooms. The Public Park will be dedicated to an appropriate public entity (such as a County Service Area (CSA) or Parks and Recreation District). A design concept for the Public Park is shown in Figure III.A-18, *Public Park (PA 17) Concept*.

(4) Pocket Parks: Project development shall include five pocket parks located throughout the residential areas to provide local recreational opportunities to the nearby residents. The five Pocket Parks, located within Planning Areas 19, 20, 21, 22 and 23, shall consist of a total of approximately 2.7 acres (1.1 acres, 0.4 acres, 0.3 acres, 0.2 acres and 0.7 acres, respectively). The Paseo will provide pedestrian access to these parks. Amenities within each Pocket Park may include turfed recreational areas, sitting areas (such as benches) and fixed recreational equipment (such as a tot lot, or other appropriate fixtures). A design concept for the Pocket Park in PA 19 is shown in Figure III.A-19, *Pocket Park (PA 19) Concept*.

(5) High Density Recreational Area: Recreational uses within Planning Area 8 totaling approximately 0.5 acres. These recreational uses shall be located within Planning Area 8 to provide local recreational opportunities to residents of this neighborhood. The precise locations and types of recreational amenities to be provided within Planning Area 8 shall be determined in conjunction with the submittal of the first implementing subdivision within the Planning Area. Where feasible, these recreation areas should connect to pedestrian walkways, or the Paseo.

The Planning Area 8 recreation area shall be designed and constructed in conjunction with buildout of the associated Planning Area. Therefore, the phasing of such recreational areas shall be the same as that of the residential Planning Area to which they are attached. These recreational uses shall be private and, therefore, owned and maintained by the management entity for the development. Suggested amenities for these internal uses include, but are not limited to, turfed areas, playgrounds (play equipment), rest areas and picnic facilities, as deemed appropriate for the area.

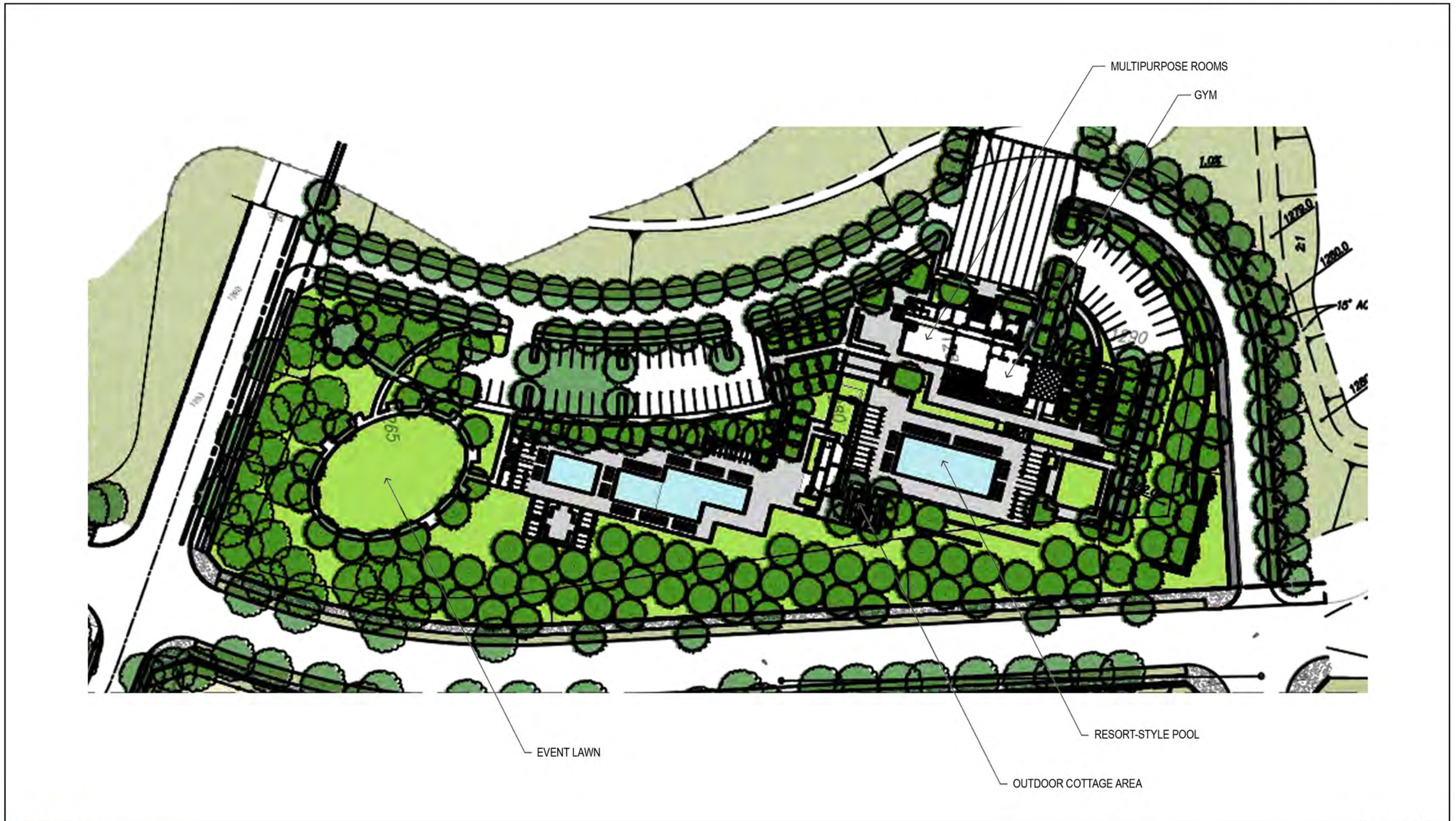


Figure III.A-15





Figure III.A-16





* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.

* NOTE:
 1. SEE TABLE IV-1 COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2 PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 AND IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.



Figure III.A-17



Figure III.A-18

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.



Figure III.A-19

POCKET PARK (PA 19) CONCEPT

(6) Paseos: A Paseo shall consist of 8-foot wide pathways adjacent to an 8-foot wide landscape parkway along selected roadways within the right of way, as shown on Figure III.A-13, *Open Space and Recreation Plan* and Figure III.A-6, *Roadway Cross-Sections B*. The Paseo provides integral pedestrian access between the neighborhoods and the Recreation Center and Neighborhood Parks located within the community, and to the park in PA 17. Additionally, the Paseo connects to walkways that link to the County Regional Trail system alignment, the Local Trails as shown in Figure III.A-13, *Open Space and Recreation Plan*.

(7) Regional Trail Alignment: TCAP indicates a “Combination Trail” (i.e., Class I bike path/regional trail) alignment occurring offsite along an abandoned railroad right-of-way running roughly parallel to the north side of Interstate 15. It also shows a “Regional Trail” alignment onsite that corresponds roughly to existing El Hermano Road and leads into the Gavilan Hills offsite to the east. To provide for this connection between Temescal Canyon Road and the Gavilan Hills, the project includes a public regional trail alignment that begins along Terramor Drive and runs through the open space of Planning Areas 26A, 26B and 26C, east of Planning Areas 1 and 9 and south of Planning Area 10 to connect to the County-proposed Gavilan Hills alignment offsite to the east. However, the northern portion of the Regional Trail will not be constructed in conjunction with the Specific Plan’s implementing projects. Until the County determines the final alignment of the Regional Trail off-site to the east, this northern portion of the Regional Trail will remain as an easement for a future Regional Trail, to be constructed by the Riverside County Regional Park & Open-Space District. The Regional Trail also connects to the Multi-purpose Trail along Temescal Canyon Road via the Paseo along the Terramor Drive bridge. Where practical, the Regional Trail alignment is located along existing dirt roads and trails to minimize disturbance of natural vegetation. The entrance to the Regional Trail shall be situated outside any entrance gates associated with the development so that the public will still be able to access the trail without hindrance. In addition, two gated access points to the Regional Trail shall be provided within Planning Area 1 in order to provide access to this recreational amenity to the residents of TERRAMOR.

In compliance with MSHCP policy (MSHCP Section 7.4.2, “Covered Public Access Activities,” paragraph 2), no other new trails are proposed for the open space within the project site. However, an existing trail located within Planning Areas 26A, 26B and 26C will be utilized for a portion of the Regional Trail. In addition, a Local Trail will be provided within the development envelope along the southern edge of Planning Areas 4 and 5, crossing under Terramor Drive (as shown in Figure III.A-20, *Local Trail Undercrossing*), and along the southern edge of PA 25B and PA 9 (outside the habitat area) in order to create a loop trail system available to the public made up of this Local Trail, the Regional Trail and the Multi-purpose Trail along Temescal Canyon Road. The Regional Trail is located within open space to be conveyed to the County of Riverside for MSHCP conservation. Therefore, the precise alignment of the trail within the open space, its design, construction, and operation will all be at the discretion of the County. The master developer shall construct the Regional Trail, however construction of the future segment of the Regional Trail within the Regional Trail easement shall be the responsibility of the County.

(8) Local Trail: TERRAMOR will feature a Local Trail which will connect the Public Park in PA 17 with the Regional Trail south of PA 25B. The Local Trail will form a loop trail when combined with the Multi-purpose Trail along Temescal Canyon Road and the

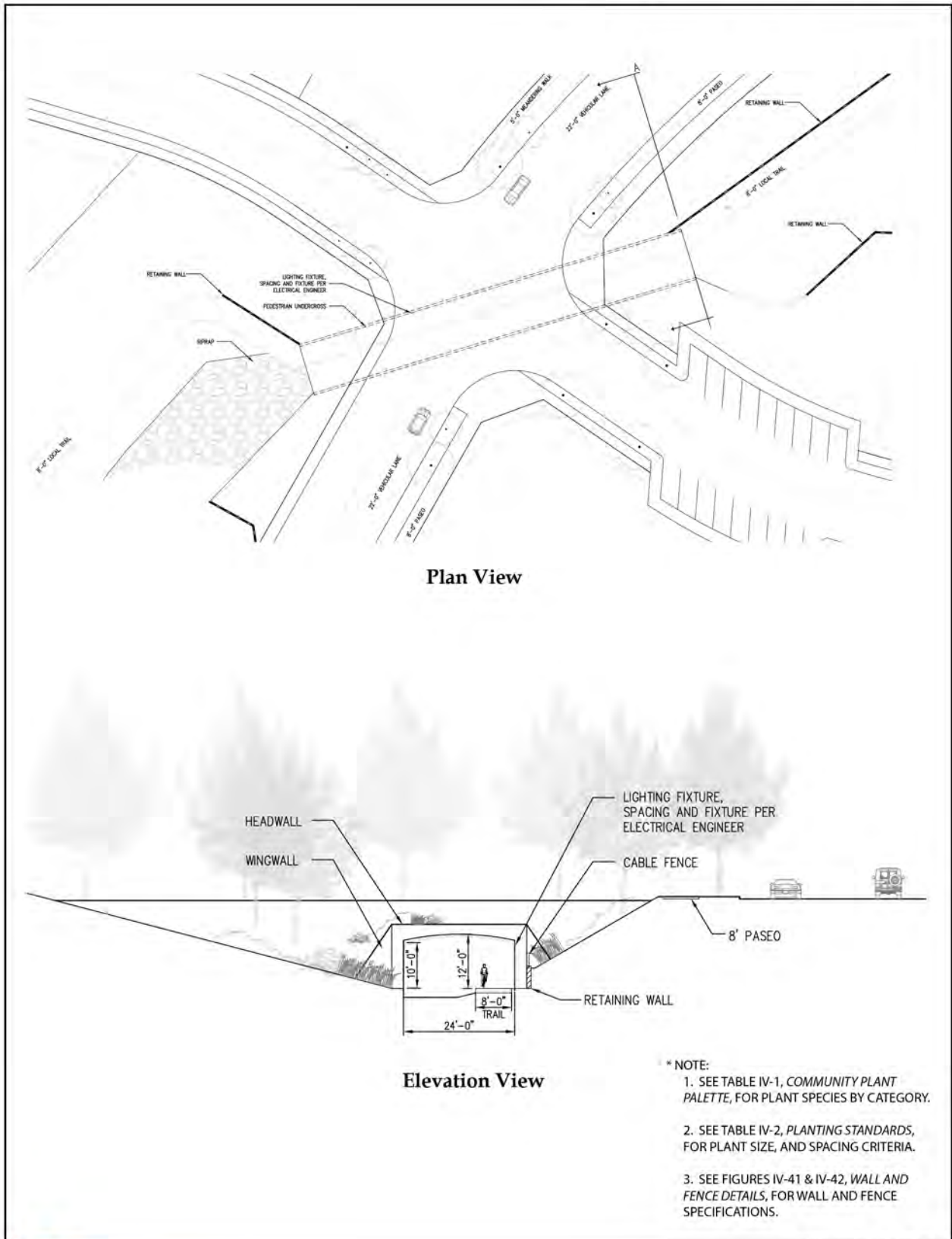
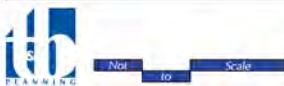


Figure III.A-20



LOCAL TRAIL UNDERCROSSING

Regional Trail. Included as part of the Local Trail will be an under crossing at Terramor Drive, as shown in Figure III.A-20, *Local Trail Undercrossing*. The Local Trail will be outside of the community gates and be accessible by the public.

(9) Natural Open Space: Planning Areas 26 A-H are designated as Open Space—Conservation Habitat and comprises approximately 544.8 acres of the site. This open space consists of two general types: roughly three-fourths of the open space is natural upland habitats (predominantly scrub and grassland); the other quarter is riparian and woodland habitats associated with the Temescal Wash drainage corridor onsite.

All residential lots adjacent to open space areas shall be protected by fire fuel modification zones and have walls or fencing (as described in Sections III.A.8, *Master Fire Protection Plan*, and IV.C.4, *Walls and Fencing*, respectively) to discourage human and pet entry into the open space, as well as provide defensible wildfire barriers.

Planning Areas 26A and 26B consists of approximately 139.8 acres at the southern tip of the site. This region of Temescal Canyon has been singled out for its essential open space connectivity value. This piece of land forms a link between the undeveloped lands of the Lake Mathews/Estelle Mountain Reserve northeast of the TERRAMOR Specific Plan site and Temescal Wash, an important corridor along the valley. It also provides a link between the Harford Springs Reserve in the Gavilan Hills to the east, and to the Cleveland National Forest on the west side of the valley. Preservation of this open space shall occur in conjunction with project MSHCP compliance. PA 26A was dedicated to the Regional Conservation Authority in 2011.

To be consistent with the MSHCP, the Specific Plan also includes controls to be placed on the residential areas bordering the open space Planning Areas (see Section III.A.2). These controls include prohibitions on lighting spill-over into natural open space, requirements that noise levels within the open space not exceed those considered acceptable for residential areas, and barrier (walls or fencing) requirements for minimizing unauthorized public access, domestic animal predation and illegal dumping. Specifically, all residential lots adjacent to open space areas shall have walls or fencing (as described in Section III.A.8) where necessary to discourage human and pet entry into the open space.

b. Master Open Space and Recreation Plan Development Standards

(1) Notwithstanding any other provision of this Specific Plan, the natural open space areas within the project, to be conveyed for conservation shall total approximately 544.8 acres inclusive of PA 26A, which has already been conveyed.

(2) In accordance with the conditions of approval for parcel or tract maps, conceptual landscape plans for the respective landscape areas shall be submitted to the County Planning Department for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate, as well as any applicable mitigation measures involving the open space areas.

(3) The Neighborhood Park, Paseo, Pocket Parks, Recreation Center and Public Park within the Specific Plan shall be developed by the master developer according to the milestones

established in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*, and as required by the County.

(4) The locations of the high density recreational areas within Planning Area 8 shall be determined in conjunction with implementing development of the Planning Area. Likewise, the recreational area shall be designed and constructed in conjunction with build-out of the planning area. The siting and amenities provided for the recreational area shall be determined based on the needs of the Planning Area.

(5) Initially, all developed recreational areas onsite (the Neighborhood Parks, Public Park, Paseo, Pocket Parks, onsite trails, and Recreation Center) shall be owned and operated by the project's Master Homeowners Association. The option shall also remain for certain recreational facilities onsite, namely, the Public Park, to be dedicated to a CSA or other appropriate public entity.

(6) Once legally defined, the areas of natural open space not within the development footprint shall be conveyed in phases to the appropriate habitat conservation agency.

(7) All recreational facilities shall be landscaped as appropriate and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.

(8) Any landscaping within recreation or common areas shall conform to the development plans and standards of the Master Landscaping Plan in Section III.A.1.

(9) No Class I bikeways are proposed for this project due to the topography of the site. In locations where bike paths are feasible, they shall be Class II (within road right-of-way).

(10) Tot-lot play equipment, excluding swings, shall be shaded, using canvas awnings, canopies or other built shade structures.

7. Conceptual Grading Plan

a. Conceptual Grading Plan Description

As shown in Figure III.A-21, *Conceptual Grading Plan*, TERRAMOR is tailored to the existing topography of the site and is designed to be sensitive to natural land forms. In particular, the local landform of the TERRAMOR site lends itself to an overall grading design that is reminiscent of the gentle terracing and stepped rooflines associated with the small hamlets and villages commonly found in the Tuscan countryside of Italy. Existing terrain consists of gently rolling to hilly terrain intermixed with plateaus and canyons. Slope gradients on site vary from flat to 1½:1 to 3:1 (horizontal to vertical). The slope analysis for the site, with development footprint highlighted, is shown in Figure III.A-22, *Slope Analysis*. In localized areas steeper slopes may exist with gradients exceeding 1:1, such as along stream bank channels or at boulder outcrops.

The Conceptual Grading Plan presented herein is conceptual in nature and is included here to show how grading will generally be accomplished in the development of the site. Therefore, any specifications provided herein may be subject to change based on the outcome of final design and engineering performed for the tract-specific grading plans developed at the subdivision/implementation stage. Section IV.C of the project Design Guidelines also includes recommendations addressing site planning and grading issues. Consistent with the recommendations of site-specific geotechnical studies, alternate grading techniques, shall be encouraged where slope stability and soil conditions permit.

The lowest elevation on site occurs along Temescal Wash, which is at approximately 1,000 feet AMSL. In the southernmost corner of the site, the slope of a large hill reaches approximately 1,450 feet AMSL on site (the summit of this hill, at 1,577 feet AMSL, occurs offsite to the east). The southern-central portion of the site is mildly rolling hills of approximately 1,200 to 1,400 feet AMSL. The highest point onsite, 1,523 feet AMSL, occurs in the northern-central portion of the site. See Figure II-5, *USGS Topographic Site Map*.

The property contains a large quantity of rock and bedrock. To remove this rock in portions of the development footprint, it is anticipated that substantial blasting and onsite crushing will be required. Rock utilized in fill areas shall conform to the geotechnical report recommendations and applicable grading standards. The earthwork on site is expected to be balanced; no import or export of fill is expected to be necessary. It is estimated that the project's mass grading operation will require approximately 4.2 million cubic yards of cut and 5.2 million cubic yards of fill. Taking into consideration the bulking and shrinking characteristics of the property's soil, about 1.0 million cubic yards of net bulking is anticipated to occur; therefore, the grading operation will balance on-site with no requirement to import or export a measurable amount of earth materials. These earthwork quantities are calculated based upon the conceptual grading plans, as shown in Figure III.A-21.

b. Grading Plan Development Standards

(1) Contour grading and slope rounding shall be used, as appropriate, to gradually transition graded road slopes into a natural configuration consistent with the topography of the surrounding site.

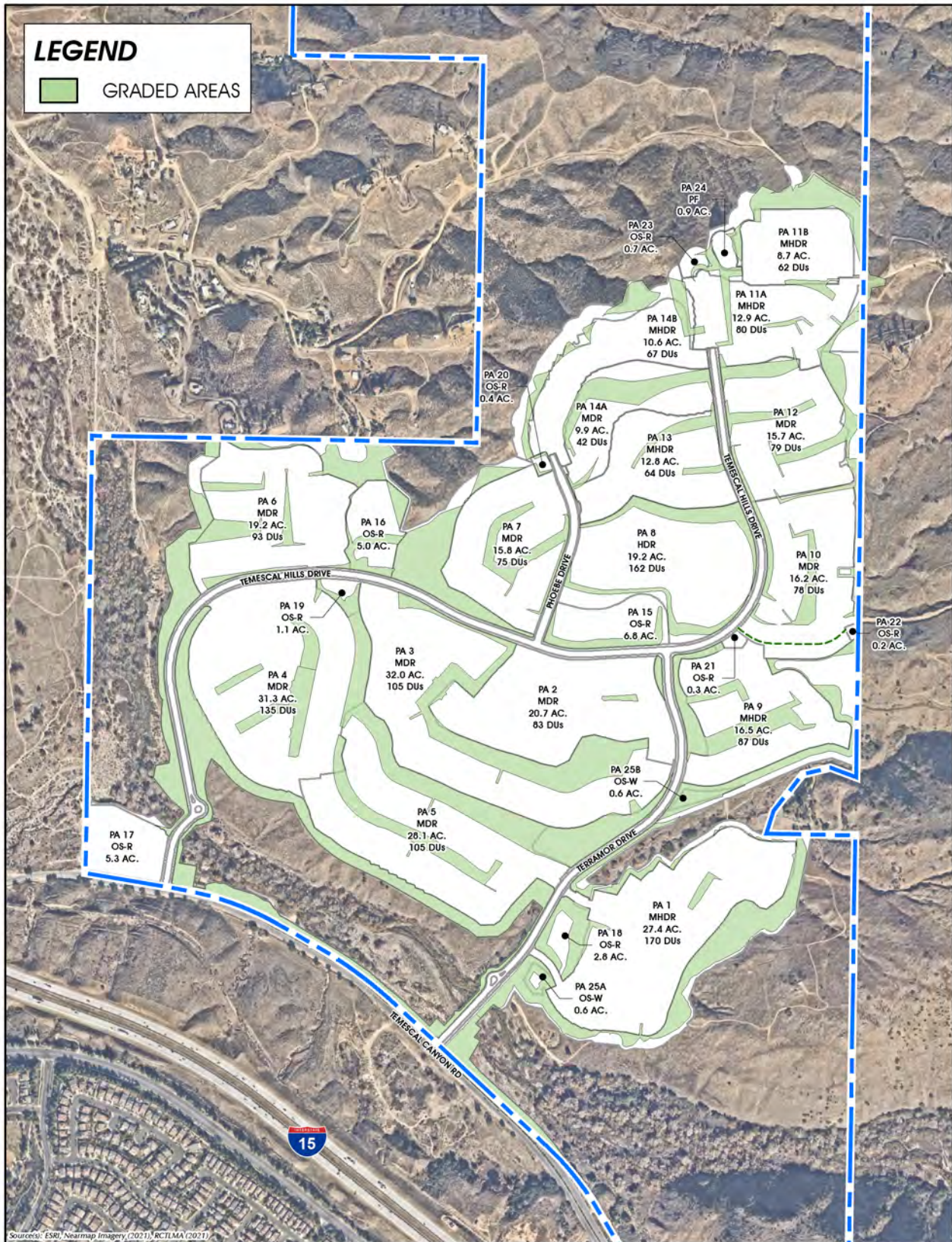


Figure III.A-21



CONCEPTUAL GRADING PLAN

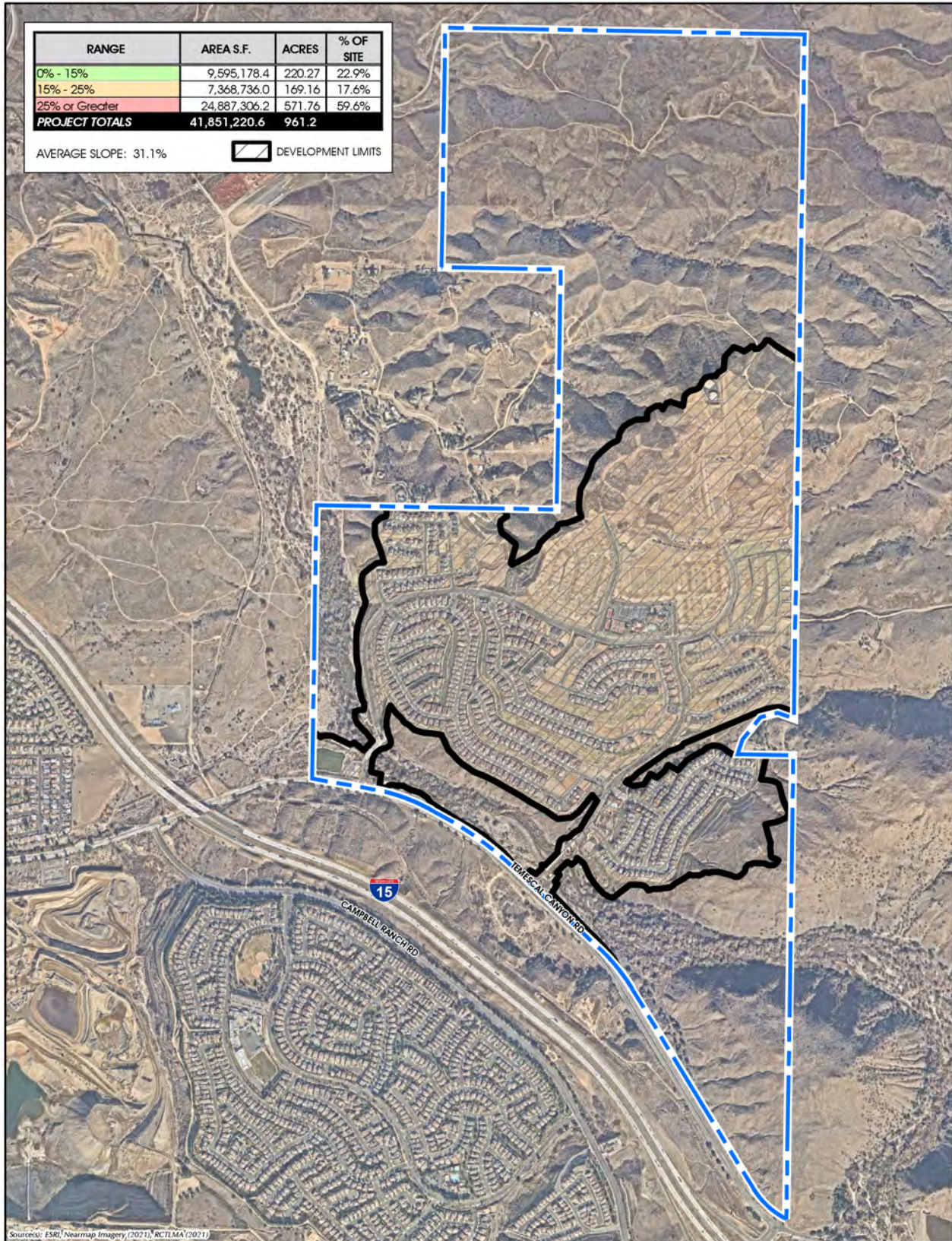


Figure III.A-22



SLOPE ANALYSIS

(2) The Master Grading Plan shall be used as a guideline for the preparation and evaluation of subsequent detailed grading plans for the individual development stages, which shall include the following:

(a) Techniques employed to prevent and minimize erosion and sedimentation during and after the grading process.

(b) Approximate time frames for grading activity.

(c) Preliminary pad and road elevations.

(d) Mitigation for geological and geotechnical remediation areas, as required by the County.

(3) To the extent feasible, graded slopes shall be oriented to minimize visual impacts to surrounding areas; see Section IV.C of the project Design Guidelines.

(4) The overall slope, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours to the extent feasible.

(5) The toes and tops of all slopes higher than 10 feet shall be rounded where practical, and where drainage and stability permit such rounding.

(6) Cut or fill slopes exceeding 100 feet in horizontal length shall be graded to meander the toe and top of slopes where practical.

(7) The landscaping provided for a graded area shall conform to the standards of the Fire Protection Plan (see Section III.A.8) where located within a developed area (Planning Areas 1 through 16) used to provide defensible space for fire protection.

(8) Pursuant to the requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all project construction activities involving clearing, grading or excavation that disturbs at least 5 acres or activity which is part of a larger common plan of development of 5 acres or greater.

(9) If historic or prehistoric remains are discovered during grading operations, a qualified archaeologist shall be consulted to determine its significance and uniqueness. Grading shall be diverted until the find can be properly evaluated for significance and uniqueness, and appropriate mitigation implemented.

(10) Soil stabilizers shall be used to control dust as required by South Coast Air Quality Management District (SCAQMD) Rule 403.

(11) Grading within any development phase may encroach into an area of a future development phase in order to achieve earthwork balance. If such occurs, grading plans shall be prepared and grading shall be performed consistent with the overall Master Grading Plan for the project as well as the grading plan for the future development phase.

(12) No project grading within natural drainages onsite shall occur until the applicable permits (Clean Water Act Section 404 permit and/or California Fish and Game Code Section 1600 et

seq. Streambed/Bank Alteration Agreement) have been obtained from the ACOE and CDFG, respectively, and are in effect.

(13) Significant slopes over twenty feet tall shall be maintained by TERRAMOR's master HOA or a neighborhood HOA.

(14) 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.

(15) Grading Shall Conform to Riverside County regulations. If Riverside County requirements conflict with the conceptual Grading Plan, the Riverside County regulations shall take precedence.

8. Master Fire Protection Plan

a. Introduction

The TERRAMOR Specific Plan is located in an area mapped by the County as a Hazardous Fire Area (FHA). Therefore, a Fire Protection Plan (FPP) is needed to ensure the protection of the community's homes from fire hazards. The FPP is intended to create a plan that provides this protection while at the same time creating a smooth visual transition from the undisturbed natural vegetation to the homeowner's front, side and rear landscapes.

The overview of the FPP in this section sets forth the general concepts and standards for the project. A detailed final Fire Protection Plan shall subsequently be reviewed and approved by the County of Riverside Fire Department. The final FPP will reflect the concepts outlined here in greater detail that is only possible once lotting and building envelopes are known.

b. Fire Protection Plan Needs

According to the General Plan, much of Riverside County is rated as a potential wildland fire area by the State of California Department of Forestry and Fire Prevention, as a significant portion of the County is undeveloped and consists of rugged topography with highly flammable indigenous vegetation. In particular, hillside areas pose substantial fire risks. Fire potential for the County is typically greatest in the months of August, September and October, when dry vegetation is combined with hot, dry Santa Ana winds. Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for Riverside County.

According to the General Plan's "TCAP Wildfire Susceptibility Map," much of the TERRAMOR Specific Plan is located within a zone of "high" wildfire risk, with the Temescal Wash portions of the site mapped "low" risk. None of the site is designated as a "very high" hazard zone. With the "high" designation, a number of General Plan policies for special fire mitigation, including fuel modification techniques and emergency vehicle access, apply to the project. The project is also subject to applicable provisions of County Ordinances 460 and 787.

Fire policies and regulations applicable to the project site include Riverside County Ordinance No. 787 (Uniform Fire Code) and the County Master Fire Protection Plan. The final Fire Protection Plan to be created for this project shall conform to the applicable standards of these regulations and provide a project-specific plan for the application and implementation of these standards to the TERRAMOR development.

c. Urban-Wildland Interface

A number of standard fire safety measures generally apply to all developments for example: provision of adequate emergency access and safe evacuation capabilities (including multiple ingress/egress points) and requirements for fire-safe building construction in accordance with Uniform Fire Code and Building Code regulations. For projects located within areas of high wildfire risk, however, additional measures designed to manage areas of "urban-wildland interface" are critical. The fire protection measures used in these interfaces often make the difference between the relatively mild destruction of a grassland wildfire in uninhabited open areas and the devastating loss of homes, property and even lives that can occur when wildfires spread into developed areas.

In order to adequately protect structures adjacent to open space areas, there must be sufficient “defensible space” between the dwelling and the fuel associated with the open land. Thus, to conform to County and State Fire Codes, all residential and habitable structures within the project site shall have cleared areas between the building envelope (building exterior) and the natural, unmodified vegetation associated with the undeveloped open space onsite or adjacent to the site. The applicable distances for these cleared areas are outlined in Ordinance 787 for various hazardous area designations. One-hundred feet of fuel modification shall be required on all lots abutting native vegetation. In those areas where 100 feet of fuel modification zones cannot be achieved due to open space protection issues or property boundary limitations, mitigation measures will be proposed to help protect the homes from wildfire. These mitigation measures will be based on worst case scenarios (slope, wind, native vegetation, fuel moisture, humidity, etc.) and fire fuel modeling. The affected lots may include mitigation consisting of but not limited to non-combustible fire deflection walls, increased width of required irrigated landscaping, or additional ignition resistant construction requirements greater than the required building codes.

d. Fire Protection Plan Standards

The finalized Fire Protection Plan prepared and approved for the Specific Plan development shall address or include the following standards:

(1) The Riverside County Fire Department shall review and approve the Fire Protection Plan for all implementing projects.

(2) Once the Fire Protection Plan is implemented, the FMZs shall be maintained in a manner consistent with the Plan.

(3) No grading or FMZ shall extend outside Specific Plan property boundaries. No off-site grading or fuel modification shall occur on private property without written consent of the offsite property owner.

(4) Where necessary, interim (temporary) FMZs will be established onsite between early or intermediate-phase homes and the adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(5) Maintenance of all FMZs onsite shall be the responsibility of the HOA and homeowners.

(6) Unless directed otherwise by the Riverside County Fire Chief, spring maintenance of the FMZs shall begin no later than May 1st and be completed by June 1st; autumn maintenance shall begin no later than November 1st and be completed by December 1st.

(7) Within the FMZs, non-resistive vegetation or growth shall be kept clear of buildings in accordance with Ordinance 787 requirements. Maintenance of defensible space shall include modifying or removing non-fire resistive vegetation and keeping leaves, needles and other dead or dying vegetative materials regularly removed from roofs and structures. Timing of FMZ maintenance activities for areas adjacent to Temescal Wash should be sensitive to MSHCP species issues, such as riparian birds.

(8) Single-loaded streets are not required within the Specific Plan for fire protection, as the other fire protective measures incorporated into the project, as outlined herein, are sufficient to ensure protection from wildland fire hazards.

(9) Any landscaping introduced into slopes adjacent to native habitat within open space areas shall conform to the landscaping prohibitions outlined in Table IV-1, *Community Plant Palette*.

9. Project Phasing Plan

a. Project Phasing Plan

The TERRAMOR Specific Plan is conceptualized as occurring in three phases to be developed over approximately six years in response to market demands and a logical and orderly extension of roads, utilities and infrastructure. The proposed phasing plan is shown in Figure III.A-23, *Conceptual Phasing Plan*. A full range of municipal services and utilities will be required for the development. Onsite facilities, such as water and sewer, parks, roads and utilities, shall be developed in conjunction with project buildout. Improvements to other services, such as fire, water treatment, law enforcement and schools, will be planned and developed by the applicable governing agencies according to their own time frames and master plans.

It should be noted that this Project Phasing Plan is included here to show conceptually how the Specific Plan is envisioned as developing. The exact timing of implementation for any given phase may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements.

(1) Phase I: Phase I will generally cover the southern half of the site and include: residential Planning Areas 1, 2, 3, 4, and 5, as well as the Public Park in Planning Area 17, the Neighborhood Park in Planning Area 18 and the Pocket Park in Planning Area 19. Additionally, design of the Activity Center in Planning Area 15 will commence during Phase 1. All of the recreational amenities associated with this phase shall be designed and constructed according to the milestones shown in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*. The associated roads, bridges, entry gates will also be constructed as part of this phase.

To ensure adequate site access, the two bridges spanning Temescal Wash onsite (at Temescal Hills Drive and Terramor Drive, as shown in Figure IV-39, *Bridge Elevation and Detail*) shall be constructed by the Master Developer prior to occupancy of the first dwelling unit onsite, regardless of the location of said dwelling unit. All required community and roadway landscaping, as well as applicable entry monumentation, (as indicated in Figure IV-1, *Landscaping Concept Plan*) shall be installed by the developer of the tract or area served by the associated road. Where necessary, interim (temporary) fuel modification zones will be established onsite between Phase I homes and the adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(2) Phase II: Phase II will cover development of the central quarter of the site (residential Planning Areas 6, 7, 8, 9, and 10), the Neighborhood Park within Planning Area 16, the Pocket Parks within Planning Areas 20, 21, and 22, and construction of the Activity Center in Planning Area 15. The recreational amenities associated with this phase shall be designed and constructed according to the milestones shown in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*. Private recreational areas associated with the High-Density Residential land uses within Planning Area 8 shall be constructed in conjunction with buildout of that planning area. The associated roads and all necessary utilities will also be constructed. In addition, the water tanks within Planning Area 24 will be constructed as part of this phase.

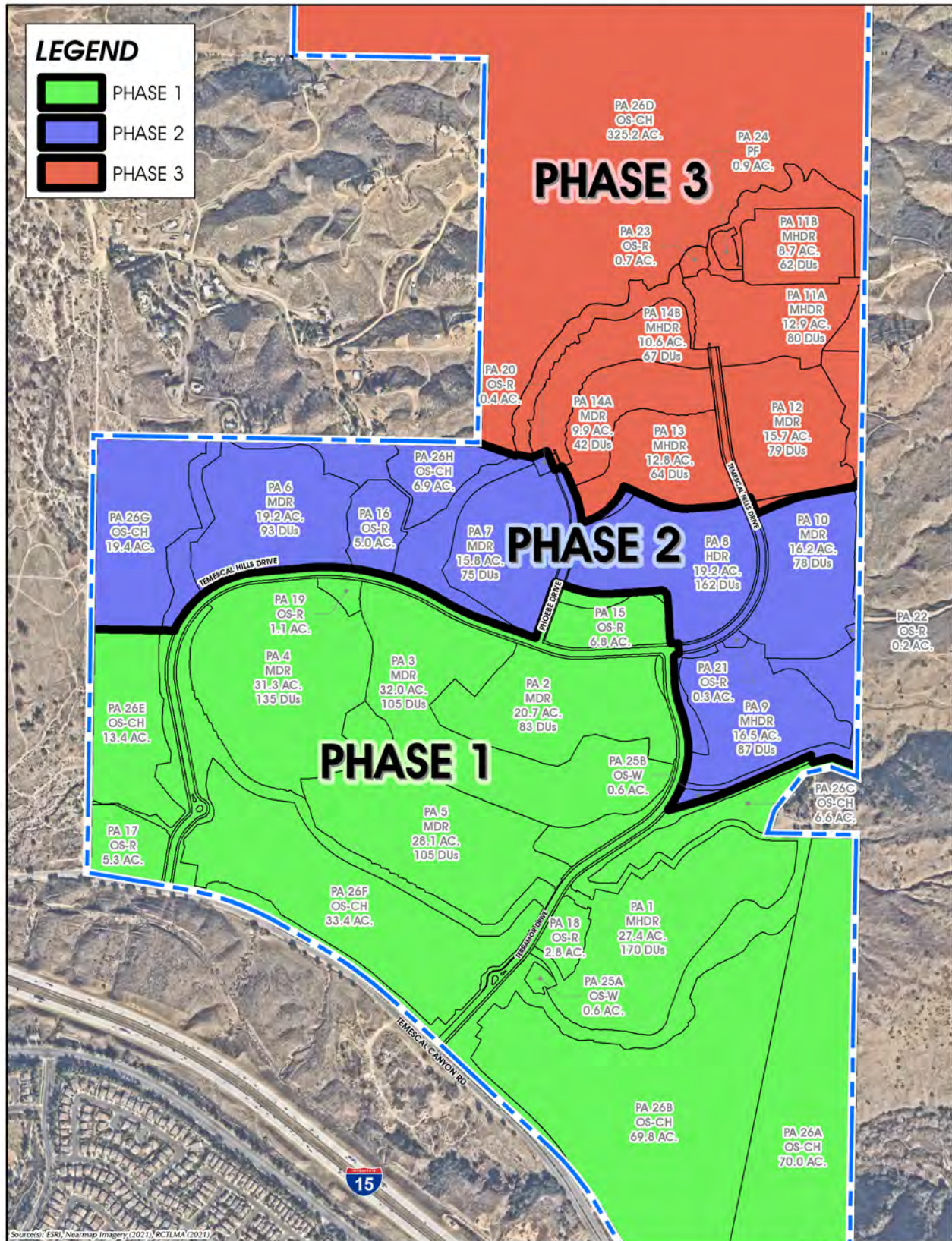


Figure III.A-23

CONCEPTUAL PHASING PLAN

Table III.A-4 Park and Recreational Facilities Phasing Milestones

Planning Area	Facility	Site Size	Milestones & Requirements
PHASE I			
PA 15	Recreation Center	6.8 acres	a. The Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP.
PA 17	Public Park	5.3 acres	a. Park construction shall commence prior to the issuance of the first residential building permit within the SP. b. Park construction shall be completed within 12 months.
PA 18	Neighborhood Park	2.8 acres	a. Park designs (plot plan) submitted for County approval prior to issuance of 300th residential building permit within the SP. b. Park construction completed prior to issuance of the 601st residential building permit within the SP.
PA 19	Pocket Park	1.1 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 50th residential building permit within the PA 4. b. Park construction completed prior to issuance of the 100th residential building permit within the PA 4.
PHASE II			
PA 15	Recreation Center	6.8 acres	a. Construction of PA 15 shall be completed prior to issuance of the 650th residential building permit within the SP.
PA 16	Neighborhood Park	5.0 acres	a. To be constructed during Phase II. The Park designs (plot plan) submitted for County approval prior to issuance of 850th residential building permit within the SP. b. Construction of PA 16 shall be completed prior to issuance of the 1,122nd residential building permit within the SP.

Table III.A-4 Park and Recreational Facilities Phasing Milestones

Planning Area	Facility	Site Size	Milestones & Requirements
PA 20	Pocket Park	0.4 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 30th residential building permit within the PA 7. b. Park construction completed prior to issuance of the 60th residential building permit within the PA 7.
PA 21	Pocket Park	0.3 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 40th residential building permit within the PA 9. b. Park construction completed prior to issuance of the 80th residential building permit within the PA 9.
PA 22	Pocket Park	0.2 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 35th residential building permit within the PA 10. b. Park construction completed prior to issuance of the 70th residential building permit within the PA 10.
PHASE III			
PA 23	Pocket Park	0.7 acres	a. Park designs (minor landscaping plot plan) submitted for County approval prior to issuance of 35th residential building permit within the PA's 14A and/or 14B. b. Park construction completed prior to issuance of the 70th residential building permit within the PA's 14A and/or 14B.

(3) Phase III: Phase III will consist of development of the northern quarter of the site (residential Planning Areas 11A, 11B, 12, 13, 14A, and 14B), and the Pocket Park within Planning Area 23. All of the recreational amenities associated with this phase shall be designed and constructed according to the milestones shown in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*. The associated roads, bridges, entry gates and all necessary utilities will also be constructed as part of this phase.

All required community and roadway landscaping, as well as applicable entry monumentation, (as indicated in Figure IV-1, *Landscaping Concept Plan*) shall be installed by the developer of the tract or area served by the associated road. Where necessary, interim (temporary) fuel modification zones will be established onsite between Phase I homes and the adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

b. Facility Phasing Plans

Planning Areas which are dependent on adjacent Planning Areas for access shall be phased in a manner that demonstrates the availability of the necessary infrastructure and access prior to development. The following is a description of the proposed phasing for onsite services and utilities:

(1) Sewer and Water Phasing: Sewer and water systems will be extended as project development progresses. The lines serving individual tracts will be constructed with the buildout of those tracts. All water and sewer improvements for the project will be conveyed to, and become the responsibility of, the Temescal Valley Water District (TVWD). The developer shall provide the County with proof of adequate services from TVWD prior to building final inspections. The existing water wells onsite may be used for dust suppression, irrigation, and/or other non-potable water uses. These wells are not to be used for potable water without the approval of the County of Riverside, Department of Environmental Health. If not used, the onsite wells shall be properly removed or abandoned under permit with the Department of Environmental Health. Any transferring of these wells to an appropriate third-party water purveyor shall require clearance from the Department of Environmental Health. Water / sewer infrastructure necessary for regional service (such as the 2.1 MG potable water tank and 1.0 MG recycled water tank proposed within Planning Area 24) shall be developed in accordance with project and regional needs, as identified and directed by TVWD. In addition, wastewater treatment capacity shall be developed in coordination with TVWD to ensure capacity is sufficient for project demand at all times.

(2) Utilities: Currently, Southern California Edison (SCE) provides electrical service to this area of the County. Facilities are locally available and will be extended into the project at the initial stages of development. Telephone service to the site is provided by Verizon (formerly GTE). It is available in the immediate vicinity of the project and will be extended to the site as needed. The Southern California Gas Company provides natural gas service to the area. These facilities will be extended to the site. The Gas Company foresees no difficulty in providing service to the site. Subsequent to main line extensions, utilities, including gas, electricity, telephone and cable television connections will be constructed to coincide with tract development and will be coordinated with individual utilities as appropriate.

(3) Recreational Areas: Development of parks, trails and recreational uses onsite shall occur in conjunction with, and proportionally to, the development of the dwelling units on site in accordance with the milestones shown in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*. Private recreational areas associated within the High-Density Residential uses in Planning Area 8 shall be constructed in conjunction with buildout of the applicable complex.

(4) Transportation Phasing: Necessary traffic improvements shall be provided concurrent with subdivision development in accordance with County standards, as defined herein. The primary roadways onsite will be constructed in phases as needed to ensure adequate project access at all times.

Specifically, it is planned that Phase I will include the construction of a primary internal circulation route consisting of all of Terramor Drive plus the portion of Temescal Hills Drive between Temescal Canyon Road and Terramor Drive. For the second phase of homes, backbone roadways consisting of, at minimum, the portion of Temescal Hills Drive to the northern edge of Planning Areas 8 and 10, and Phoebe Drive shall be constructed. For the third phase, the remaining portion of Temescal Hills Drive shall be constructed. All onsite roads shall be constructed full-width and with signalization as deemed necessary by tract-specific traffic studies and/or County Transportation Department requirements. The phasing and construction of all roads shall be as required and conditioned by the County Transportation and Fire Departments.

c. Regional Services

The phasing and timing of improvements and expansion of regional services, such as fire protection, schools, law enforcement and health services will occur as directed by the responsible public agency according to their own plans and objectives.

d. Project Phasing Standards

(1) Prior to the recordation of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to County Planning for approval.

(2) Construction of each Planning Area shall include development of any associated common open areas, landscape areas and applicable infrastructure.

(3) Construction within the Specific Plan may occur in progressive phases provided: vehicular access, public facilities and infrastructure are constructed to adequately service the built dwelling units and as needed for public health and safety in each stage of development.

(4) To ensure adequate site access, the two bridges spanning Temescal Wash onsite (at Terramor Drive and Temescal Hills Drive) shall be constructed by the Master Developer prior to occupancy of the first dwelling unit onsite, regardless of the location of said dwelling unit. As the primary internal circulation routes for the TERRAMOR site, it is anticipated that the entire onsite length of Terramor Drive and a portion of Temescal Hills Drive (as shown in Figure III.A-23, *Conceptual Phasing Plan*) will be developed as part of Phase I.

(5) The phasing sequence described herein is conceptual, based on current market demand. Planning Areas may be developed out of the expected sequence, provided the required infrastructure and services are available at time of development. Water / sewer infrastructure, including the 2.1 MG potable water tank and 1.0 MG recycled water tank proposed within Planning Area 24, shall be developed as needed and identified and/or directed by TVWD. In addition, wastewater treatment capacity shall be developed in coordination with TVWD to ensure capacity is sufficient for project demand at all times.

(6) To the extent required by the County under Ordinance 517 (Undergrounding of Utilities), all utilities constructed within the Specific Plan shall be placed underground.

(7) Where necessary, interim (temporary) FMZs will be established onsite between Phase I homes and the adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(8) Recreational amenities shall be phased in accordance with the milestones in Table III.A-4, *Park and Recreational Facilities Phasing Milestones*, unless arranged otherwise in consultation with the County. Private recreational areas associated with individual multi-family complexes shall be constructed in conjunction with buildout of the applicable complex.

10. Comprehensive Maintenance Plan**a. Maintenance Plan Description**

Successful operation of maintenance districts and associations are important in maintaining the quality of a development. It is anticipated that maintenance responsibilities for certain flood control facilities will be assumed by the County Flood Control District. Responsibility for other common project facilities may be divided among the community's Master Homeowners Association (HOA), Residential Neighborhood Association, County Service Area (CSA), Temescal Valley Water District, or similar maintenance mechanisms. Figure III.A-24, *Maintenance Responsibility Master Plan*, illustrates and Table III.A-5, *Summary of Project Maintenance Options*, summarizes the project maintenance responsibilities for TERRAMOR.

b. Master Homeowners Association

A Master Homeowners Association (HOA) shall be formed as the common area maintenance mechanism for the site. All common areas identified in the Specific Plan shall be owned and maintained by a permanent master maintenance organization, such as the HOA. Unless otherwise arranged, the HOA shall assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems, parks, paseos, private recreational facilities and landscape areas, including roadsides, as well as fuel modification zones and associated maintenance roads.

c. Residential Neighborhood Associations (RNA) and Private Complexes

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Private recreational areas, common open areas and private roads are types of facilities that may come under the jurisdiction of a neighborhood association or the management entity associated with a multi-family development.

d. Open Space, Paseos and Parks

Any open space, paseos or park areas not directly associated with a CSA, a Parks and Recreation District, or a similar public agency for maintenance will be the responsibility of the Master HOA or an RNA, if applicable. The natural open space areas (Planning Areas 26A-H) are intended to be conveyed to a public or private conservation organization. Following conveyance, the open space areas will be maintained by the conservation organization. If the areas are not conveyed to a conservation organization, the project HOA will own and maintain them.

e. Project Roads

Streets will be designed and constructed to the standards herein and as acceptable to the County. All public roads will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors. Private roads (and associated drainage features under 36-inches in size) will be maintained by the Master HOA or other private entity, unless otherwise arranged. The two bridges that span Temescal Wash at Terramor Drive and Temescal Hills Drive will be maintained by the Riverside County Transportation Department. However, the Master HOA will retain responsibility for maintaining the landscape parkways and graffiti removal along Terramor Drive and Temescal Hills Drive outside of the community gates to include the two bridges that span Temescal Wash and the entry monumentation at the intersections of Terramor Drive and Temescal Canyon Road, and Temescal Hills Drive and Temescal Canyon Road. The slope located on the north side of Temescal Canyon Road shall be maintained by a CSA.

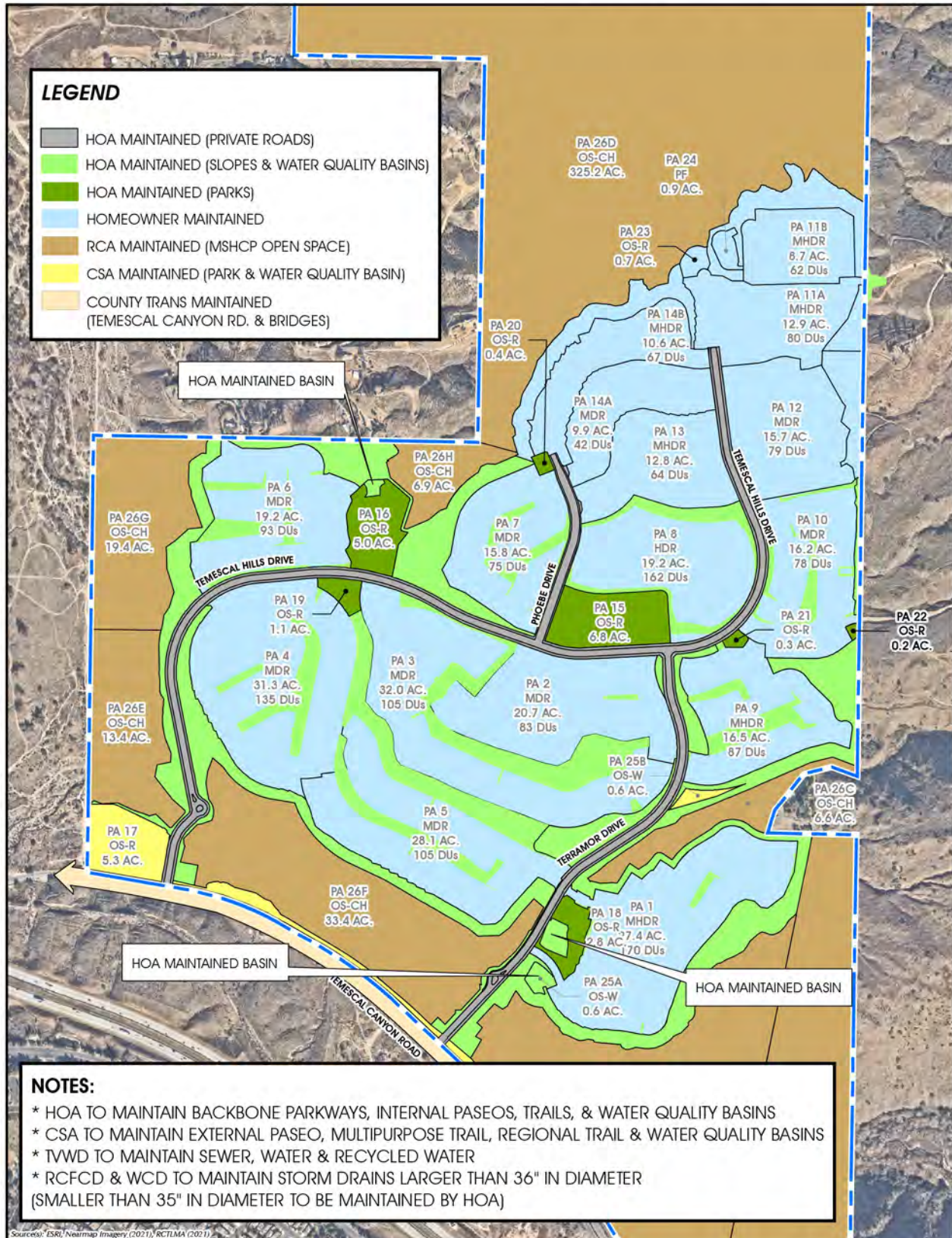


Figure III.A-24



f. Drainage Infrastructure

All drainage improvements to be constructed per the standards of the Riverside County Flood Control District and Water Conservation District and/or Riverside County Transportation Department. Riverside County Flood Control and Water Conservation District will maintain major backbone drainage/flood control facilities (all facilities of 42 inches and larger). Drainage/flood control facilities less than 42 inches (i.e., water quality basins (within Planning Area's 16 and 18), much of the local drainage devices, inlets, catch basins, storm drains, etc., constructed in roadways and drainage easements) will be maintained by the project Master Homeowners Association (HOA) or as arranged by that entity. The bridge structures crossing Temescal Wash shall be maintained by the County Transportation Department.

g. Domestic Water, Recycled Water, and Sewer

All domestic water, recycled water, and sewer facilities shall be constructed per the standards of the Temescal Valley Water District. Along with all domestic water, recycled water, and sewer facilities, the domestic water tank in Planning Area 24, pressure reducing station in Terramor Drive, the hydropneumatic pump station, proposed well and recycled water pump station (to be constructed by others), recycled water tank in Planning Area 24, shall be owned and maintained by the Temescal Valley Water District.

Table III.A-5 Summary of Project Maintenance Options

MAINTENANCE ITEM	Homeowners Association	County Transportation Department¹	CSA or Other Public Agency¹	Conservation Agency²	Temescal Valley Water District
Landscape Parkways	X	X			
Street Lighting			X		
Bridges		X			
Bridge Landscaping	X				
Public Streets		X			
Private Streets	X				
Sidewalks & Hardscape	X				
Storm Drains (>42")			X		
Storm Drains (<42")	X				
Storm Drain Culverts		X			
Water Quality Features	X		X		
Public Sewer, Domestic Water, & Potable Water Facilities (including Water Tanks, Booster Stations, Pressure Reducing Stations)					X
Project Signage	X				
Recreation Center (PA 15)	X				

Table III.A-5 Summary of Project Maintenance Options

MAINTENANCE ITEM	Homeowners Association	County Transportation Department¹	CSA or Other Public Agency¹	Conservation Agency²	Temescal Valley Water District
Neighborhood Park (PA 16)	X				
Public Park (PA 17)			X		
Neighborhood Park (PA 18)	X				
Pocket Parks (PAs 19, 20, 21, 22, and 23)	X				
High Density Recreational Areas within PA 8	X				
Regional Trail			X		
Local Trail	X				
Paseo	X				
Common Open Areas (i.e., landscaped areas within developed PAs)	X				
MSHCP Conservation Open Space (PAs 26A-G)				X	
	1) If none of these agencies is able to accept the item, it shall be maintained as private property by the Master Homeowners Association. 2) To be conveyed to a conservation agency or entity acceptable to Riverside County.				

B. PLANNING AREA STANDARDS

Development standards and zoning regulations mandatory to the TERRAMOR Specific Plan are established at two levels: Development Plans and Standards (addressed in Section III.A) and Planning Area Development Standards, addressed in this section. These standards are supplemented by additional thematic, aesthetic and design related features described in the Design Guidelines (Section IV).

Planning Area standards in this section are provided to assure development of a high-quality community. The subsections that follow establish land use and development requirements for each Planning Area to enhance and maintain the quality of life for all residents within the community.

Planning Areas were formed on the basis of grouping logical separate units of development. Criteria considered in this process included: uniformity of use in terms of zoning; relationship to adjoining uses; and relationship to surrounding topography.

A Specific Plan Zoning Ordinance has been prepared submitted and is referenced here as the Specific Plan No. 327A-2 Zoning Ordinance. The Zoning Ordinance further defines the use restrictions and development standards for each Planning Area and should be used in conjunction with the planning standards herein.

1. PLANNING AREA 1: Medium High Density Residential**a. Descriptive Summary**

Planning Area 1 (Figure III.B-1, *Planning Areas 1, 18 and 25A*) is designed for Medium High Density Residential land uses and is planned for development of 170 homes on 27.4 gross residential acres at a gross density of 6.2 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 du/ac to 8.0 du/ac and could include from 137 to 219 single family lots. Planning Area 1 provides for traditional, detached homes on minimum 3,600 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 1 is provided from Terramor Drive in two locations via local roads. Pedestrian access is provided via sidewalks and the Paseo Trail along the east side of Terramor Drive. Recreational amenities include the Neighborhood Park within PA 18, the Terramor Drive Paseo, and the Regional Trail located in PA 26B which can be accessed directly from local neighborhood streets within PA 1.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*.

(2) Residential structures abutting the Neighborhood Park in Planning Area 18 shall have either the front or side elevation oriented toward the park.

(3) Access to Planning Area 1 shall be provided from Terramor Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) Access roads or private driveways, where necessary to reach offsite residences, shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads/ driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A.3, *Circulation Master Plan*, for additional details.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing for this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) A landscaped transition shall be provided between the residential land uses in Planning Area 1 and the adjacent Water Quality Feature in Planning Area 25A, as shown in Figure IV-31, *Edge Condition - Terramor Drive/Water Quality Feature (PA 25A)/Residential (PA 1)*.

(8) Planning Area 1 is adjacent to the wildlife corridor in Planning Areas 26A and B and abuts the open space of Planning Area 26C. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(9) As shown in Figure III.A-13, *Open Space and Recreation Plan*, two neighborhood trail connections shall be constructed within Planning Area 1 to provide connection between the Regional Trail in PA 26B and the Planning Area 1 neighborhood streets.

(10) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 1 that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Areas 26A, 26B, and 26C as depicted in Figure III.B-1, *Planning Areas 1, 18 and 25A*.

(11) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(12) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(13) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

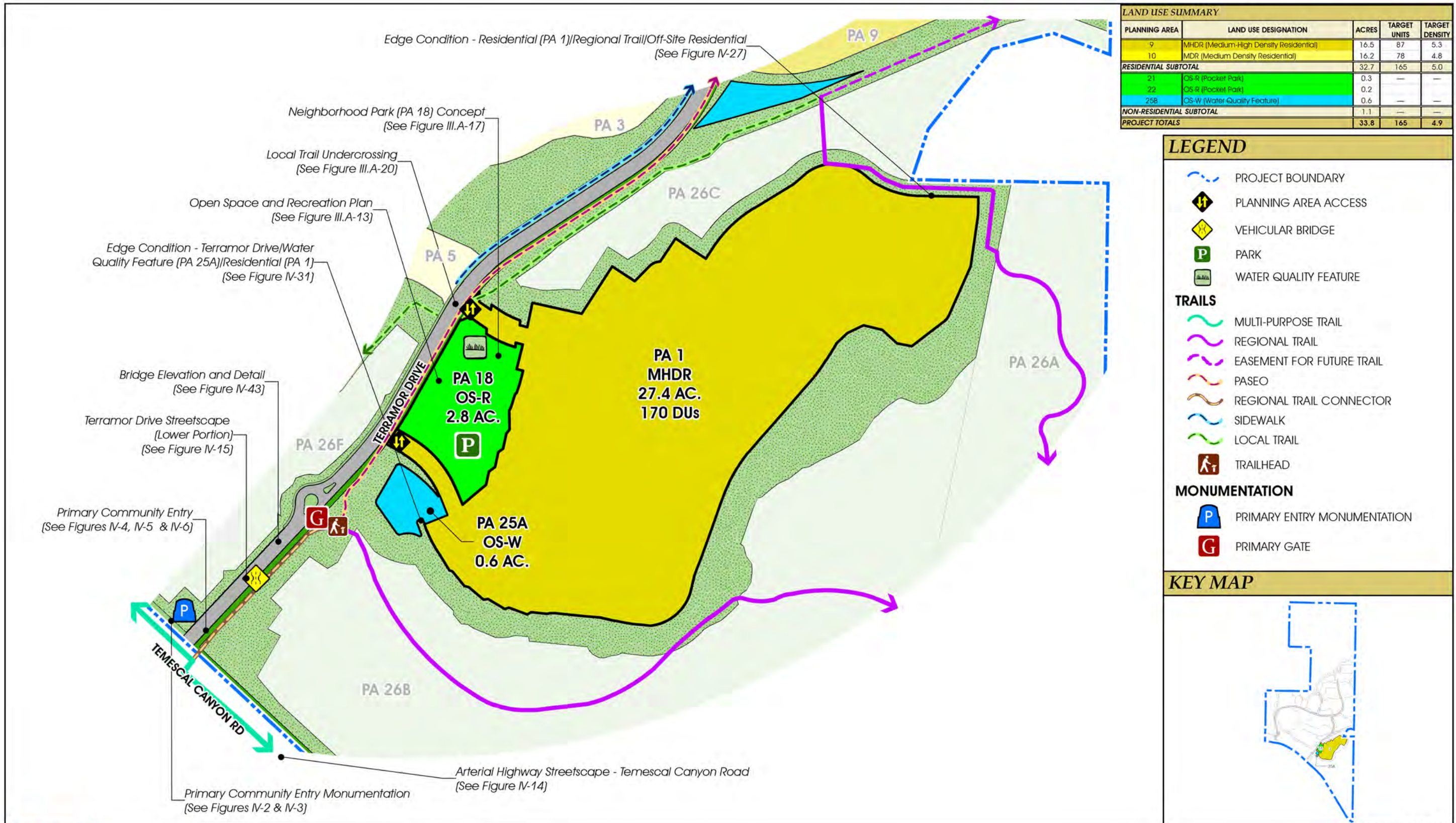


Figure III.B-1



2. PLANNING AREA 2: Medium-Density Residential**a. Descriptive Summary**

Planning Area 2 (Figure III.B-2, *Planning Areas 2 and 3*) is designed for Medium Density Residential land uses and is planned for development of 83 homes on 20.7 gross residential acres at a gross density of 4.0 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 41 to 103 single family lots. Planning Area 2 provides for traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood (55+). Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 2 is provided from Terramor Drive to the east and Temescal Hills Drive to the north via local roads. Pedestrian access is provided via sidewalks adjacent to Terramor Drive and Temescal Hills Drive. Recreational amenities in close proximity to Planning Area 2 include the Recreation Center within PA 15, the Pocket Park within PA 21, the Terramor Drive Paseo and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 2 shall be provided from Terramor Drive and Temescal Hills Drive Figure III.A-4, *Circulation Master Plan*. Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(4) A portion of the Paseo, as described in Section III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the opposite sides of both Terramor Drive and Temescal Hills Drive.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(7) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET UNITS	TARGET DENSITY
2	MDR (Medium Density Residential)	20.7	83	4.0
3	MDR (Medium Density Residential)	32.0	105	3.3
RESIDENTIAL SUBTOTAL		52.7	188	3.6
PROJECT TOTALS		52.7	188	3.6

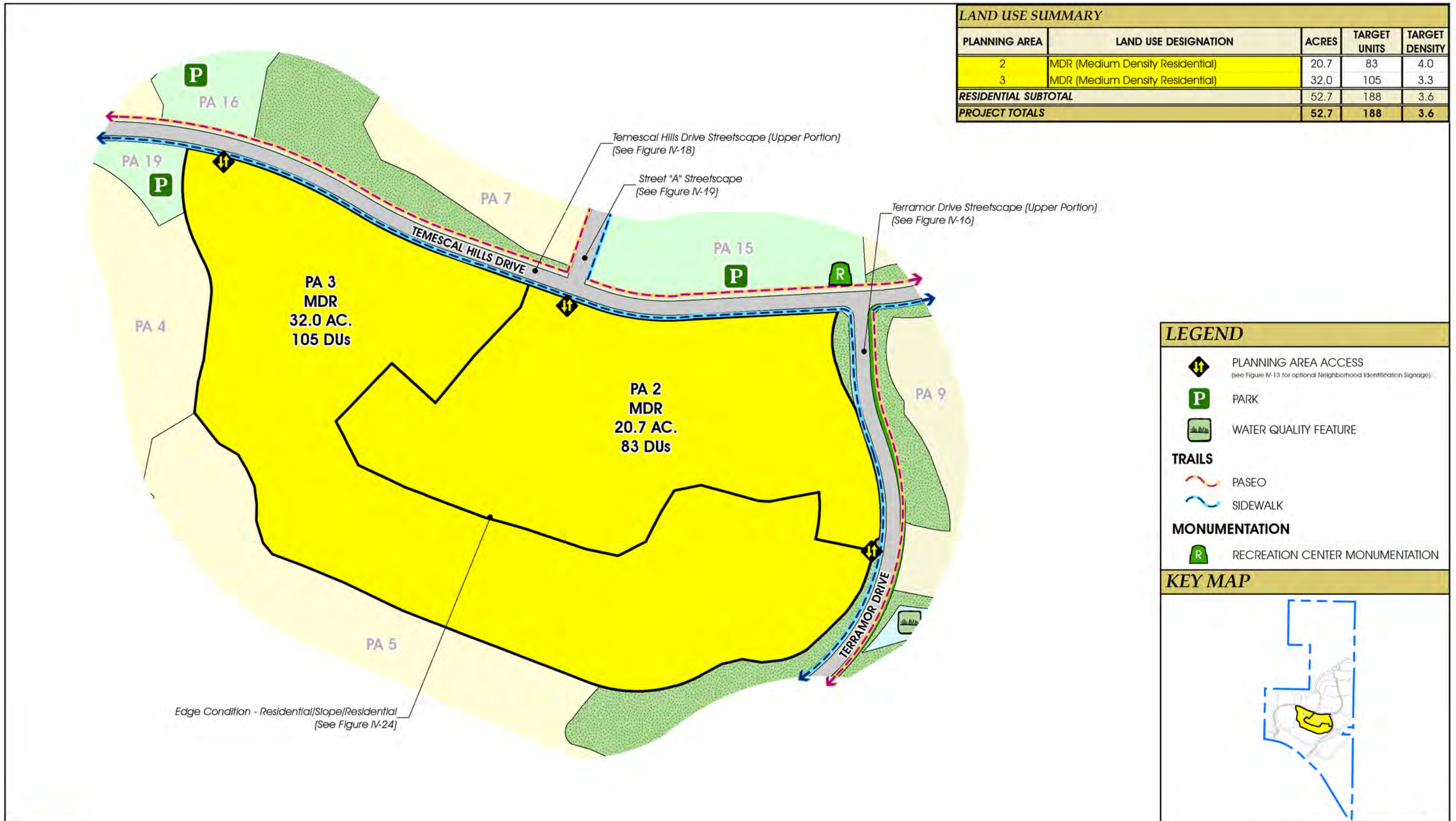


Figure III.B-2

PLANNING AREAS 2 AND 3



3. PLANNING AREA 3: Medium Density Residential**a. Descriptive Summary**

Planning Area 3 (Figure III.B-2, *Planning Areas 2 and 3*) is designed for Medium Density Residential land uses and is planned for development of 105 homes on 32.0 gross residential acres at a gross density of 3.3 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 64 to 160 single family lots. Planning Area 3 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 3 is provided from Terramor Drive to the east and Temescal Hills Drive to the north via local roads. Pedestrian access is provided via sidewalks along the east side of Terramor Drive and south side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 19, the Terramor Drive Paseo, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 19 shall have either the front or side elevation oriented toward the park.

(3) Access to Planning Area 3 shall be provided from Terramor Drive and Temescal Hills Drive. Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north side of Temescal Hills Drive (opposite Planning Area 3) and along the east side of Terramor Drive.

(5) Walls shall be provided for this Planning Area as shown in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of fencing types and aesthetics are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(7) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(8) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

4. PLANNING AREA 4: Medium Density Residential**a. Descriptive Summary**

Planning Area 4 (Figure III.B-3, *Planning Areas 4, 5 and 19*) is designed for Medium Density Residential land uses and is planned for the development of 135 homes on 31.3 gross residential acres at a gross density of 4.3 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 62 to 156 single family lots. Planning Area 4 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 4 is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 19 and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in PA 19 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 4 shall be provided from Temescal Hills Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north side of Temescal Hills Drive (opposite Planning Area 4).

(5) Landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of fencing types and aesthetics are provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 4 is adjacent to the open space of Planning Area 26F. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(8) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(9) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(10) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

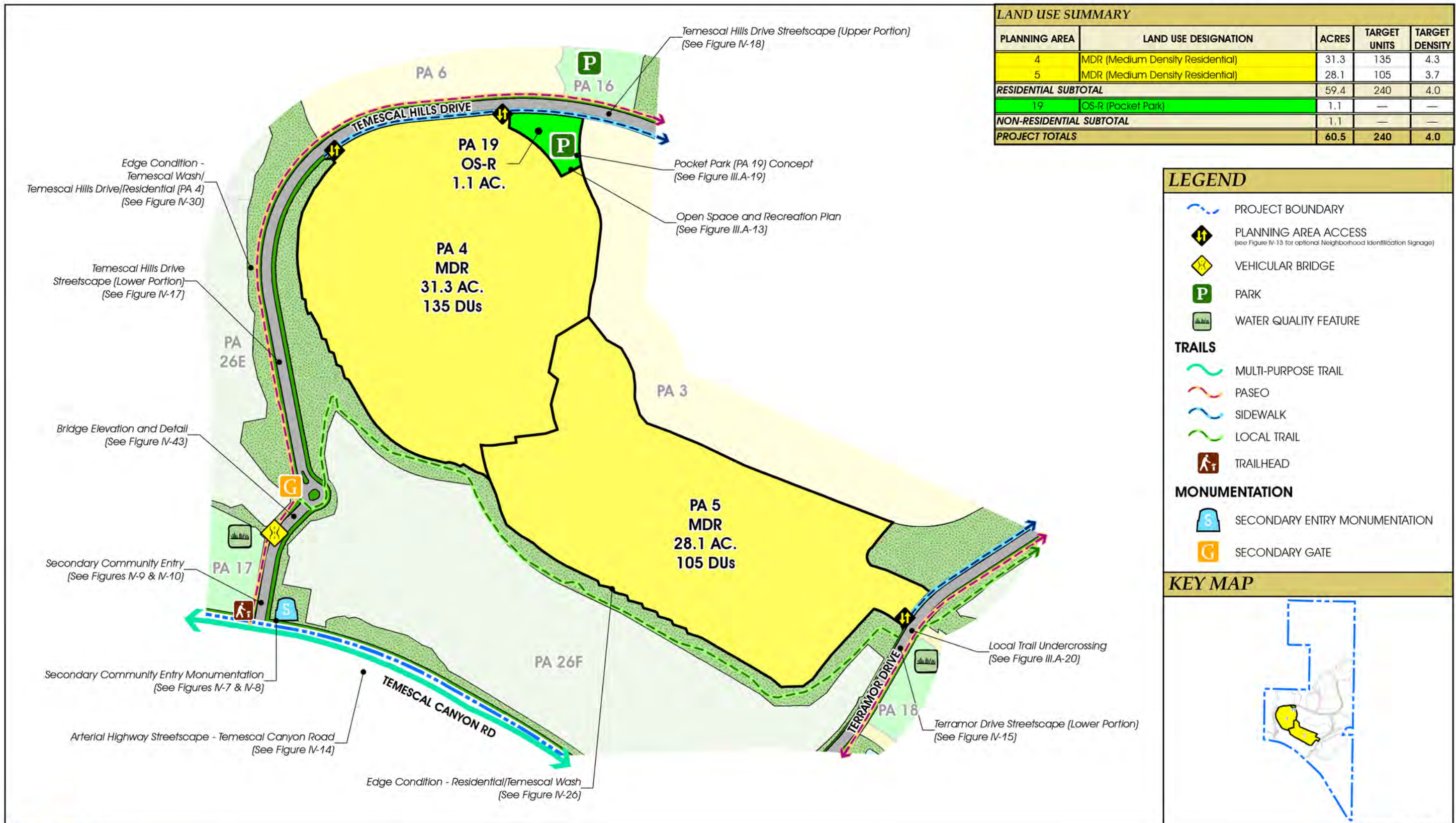


Figure III.B-3

5. PLANNING AREA 5: Medium Density Residential**a. Descriptive Summary**

Planning Area 5 (Figure III.B-3, *Planning Areas 4, 5 and 19*) is designed for Medium Density Residential land uses and is planned for development of 105 homes on 28.1 gross residential acres at a gross density of 3.7 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 56 to 140 single family lots. Planning Area 5 includes traditional, detached homes on minimum 5,000 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 5 is provided from Terramor Drive to the east and Temescal Hills Drive to the west, via local roads. Pedestrian access is provided via sidewalks along the west side of Terramor Drive. Recreational amenities include the Neighborhood Park within PA 18 and the Terramor Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 5 shall be provided from Terramor Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) Landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the east side of Terramor Drive (opposite Planning Area 5).

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-41 and IV-42, *Wall and Fence Details*.

(6) Planning Area 5 is adjacent to the open space of Planning Area 26F. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(7) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created in the portion of Planning Area 5 that incorporates both manufactured and natural slopes adjacent to the natural open space in Planning Area 26F as depicted in Figure III.B-4, Planning Areas 6 and 16.

(8) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(9) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(10) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

6. PLANNING AREA 6: Medium Density Residential**a. Descriptive Summary**

Planning Area 6 (Figure III.B-4, *Planning Areas 6 and 16*) is designed for Medium Density Residential land uses and is planned for development of 93 homes on 19.2 gross residential acres at a gross density of 4.8 dwelling units per acre. The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 38 to 96 single family lots. Planning Area 6 provides for traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 6 is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via the Temescal Hills Drive Paseo and sidewalks along the south side of Temescal Hills Drive. Recreational amenities include the Neighborhood Park within PA 16, the Pocket Park within PA 19, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Neighborhood Park in Planning Area 16 at or near grade, shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 6 shall be provided from Temescal Hills Drive. Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north side of Temescal Hills Drive.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 6 is adjacent to the open space of Planning Area 26E. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created in the portion of Planning Area 6 that incorporates both manufactured and natural slopes adjacent to the natural open space in Planning Area 26E and 26H as depicted in Figure III.B-4, Planning Areas 6 and 16.

(9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(10) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

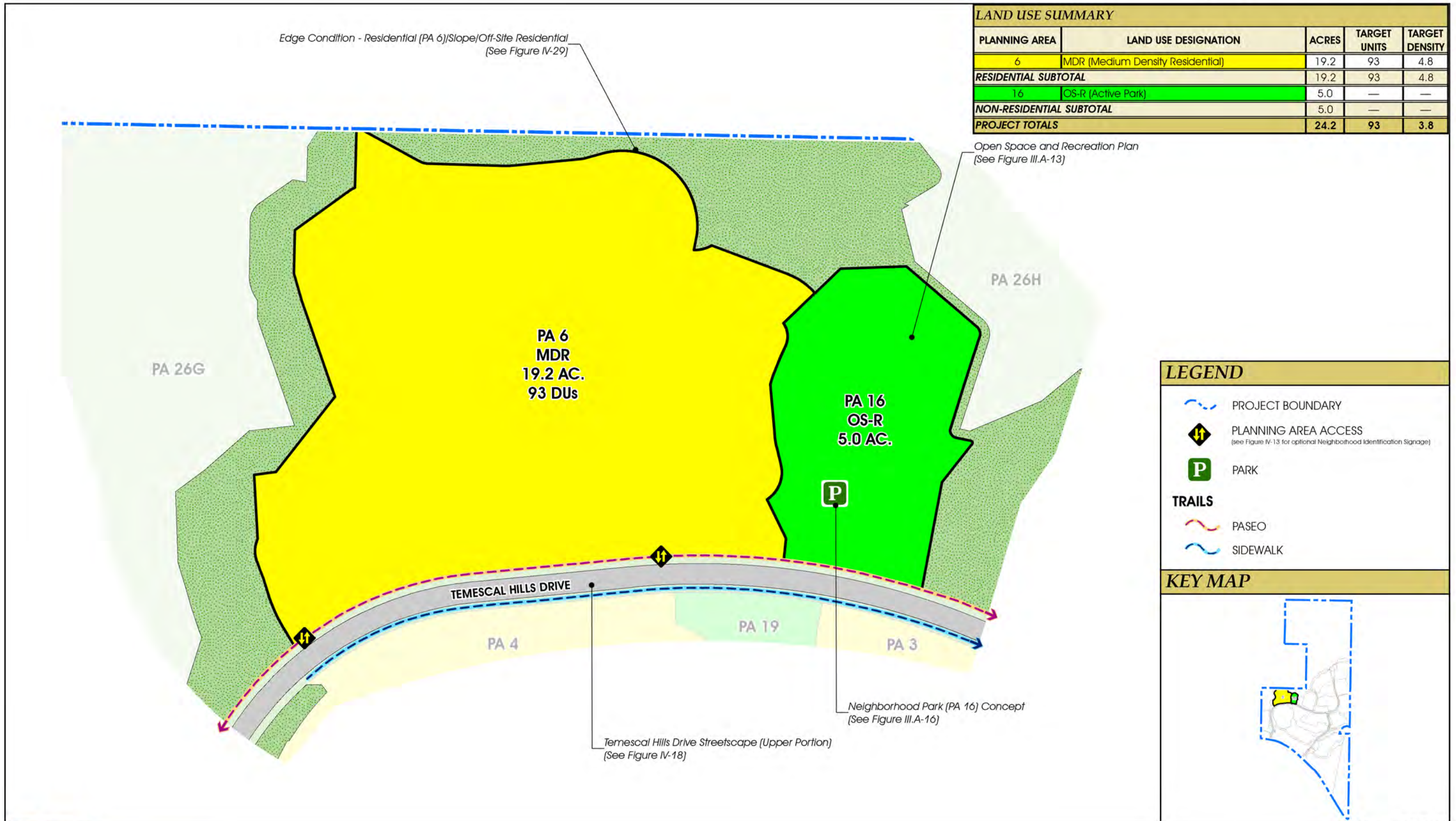


Figure III.B-4



7. PLANNING AREA 7: Medium Density Residential**a. Descriptive Summary**

Planning Area 7 (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for Medium Density Residential land uses and is planned for the development of 75 homes on 15.8 gross residential acres at a gross density of 4.7 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 32 to 79 single family lots. Planning Area 7 includes traditional, detached homes on minimum 5,400 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 7 is provided from Phoebe Drive via local roads. Pedestrian access is provided via sidewalks along Phoebe Drive. Recreational amenities include the Pocket Park within PA 20, the Recreation Center within PA 15, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 20 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 7 shall be provided from Temescal Hills Drive and Phoebe Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Phoebe Drive.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 7 is adjacent to the open space of Planning Area 26H. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 7 that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Area 26H as depicted in Figure III.B-5, *Planning Areas 7, 8, 15 and 20*.

(9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(10) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

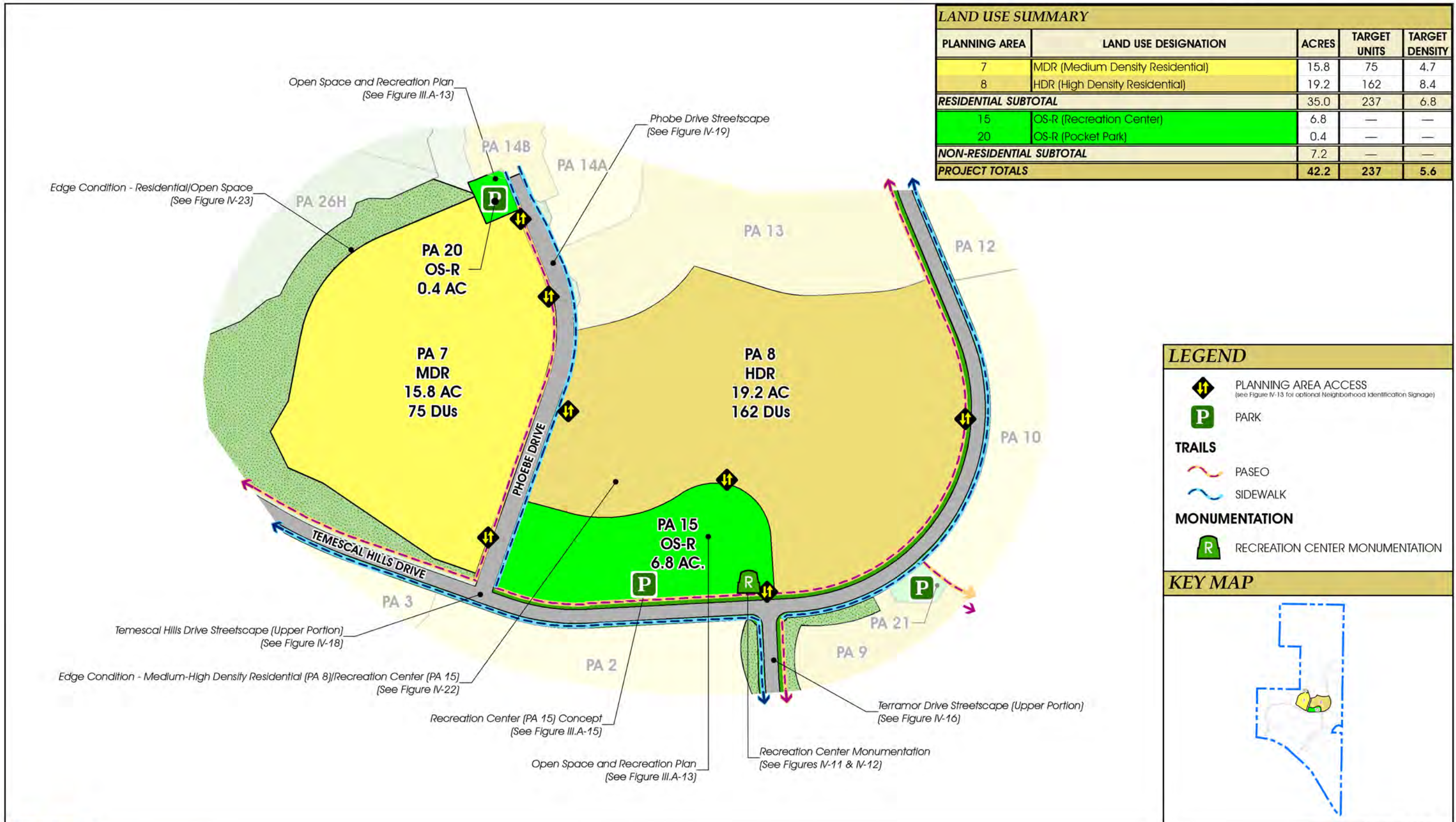


Figure III.B-5



8. PLANNING AREA 8: High Density Residential**a. Descriptive Summary**

Planning Area 8¹ (Figure III.B-5, *Planning Areas 7, 8, 15 and 20*) is designed for High Density Residential land uses and is planned for development of 162 homes on 19.2 gross residential acres at a gross density of 8.4 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 8.0 to 14.0 du/ac and could include from 154 to 269 homes. Planning Area 8 provides for the development of innovative, cost-effective residences, including duplex clusters, townhomes, motor court clusters, and green court clusters.

Vehicular access to Planning Area 8 is provided from Temescal Hills Drive and Phoebe Drive via local roads. Pedestrian access is provided via sidewalks along the south side of Temescal Hills Drive and the east side of Phoebe Drive. Recreational amenities include the Recreation Center within PA 15, which is directly south of and adjacent to PA 8; the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-47, *Plotting Diagram with Development Standards - Duplex Clusters*, Figure IV-48, *Plotting Diagram with Development Standards - Townhomes*, Figure IV-49, *Plotting Diagram with Development Standards - Motorcourts*, and Figure IV-50, *Plotting Diagram with Development Standards - Greencourts*.

(2) Parking standards shall comply with Riverside County Ordinance 348 Section 18.12 as they apply to planned residential developments. Total project development shall accommodate no fewer than 2.5 on-site parking spaces per unit, with 2.0 spaces provided with an enclosed garage. At least one of the required parking spaces per unit shall be located in a garage which is architecturally harmonious with the main structure. On-street parallel parking shall be provided, with each space no less than measuring 8' by 22'. All parking spaces shall be located within 300 feet of the building they serve unless otherwise specified. Location of guest parking shall be identified by any implementing project within Planning Area 8.

(3) Access to Planning Area 8 shall be provided from Temescal Hills Drive and Phoebe Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

¹ Within Planning Area 8, the term "Lot" means the defined area within the Plot Plan which contains one duplex unit consisting of two homes.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north/west side of Temescal Hills Drive and the west side of Phoebe Drive (opposite Planning Area 8).

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40 *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) A landscaped transition shall be provided between the residential land uses in Planning Area 8 and the adjacent Recreation Center within Planning Area 15, as shown in Figure IV-22, *Edge Condition – High Density Residential (PA 8)/Recreation Center*.

(8) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(9) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(10) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

9. PLANNING AREA 9: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 9 (Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*) is designed for Medium-High Density Residential land uses and is planned for development of 87 homes on 16.5 gross residential acres at a gross density of 5.3 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac and could include from 83 to 132 single family lots. Planning Area 9 includes traditional, detached homes on minimum 3,600 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 9 is provided from Terramor Drive via local roads. Pedestrian access is provided via sidewalks along the west side of Terramor Drive. Recreational amenities include the Pocket Park within PA 21, the Pocket Park within PA 22, and the Temescal Hills Drive Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 21 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 9 shall be provided from Phoebe Drive and Temescal Hills Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border Planning Area 9 along the east side of Terramor Drive. A portion of the Paseo will also border the roadway along the Planning Area's northern border along a Local Road.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) A landscaped transition shall be provided between the residential land uses in Planning Area 9 and the adjacent Water Quality Feature in Planning Area 25B.

(7) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated in Figures IV-40 and IV-41, *Wall and Fence Details*.

(8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be crated within a portion of Planning Area 9 that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Area 26C and off-site locations as depicted in Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*.

(9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(10) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

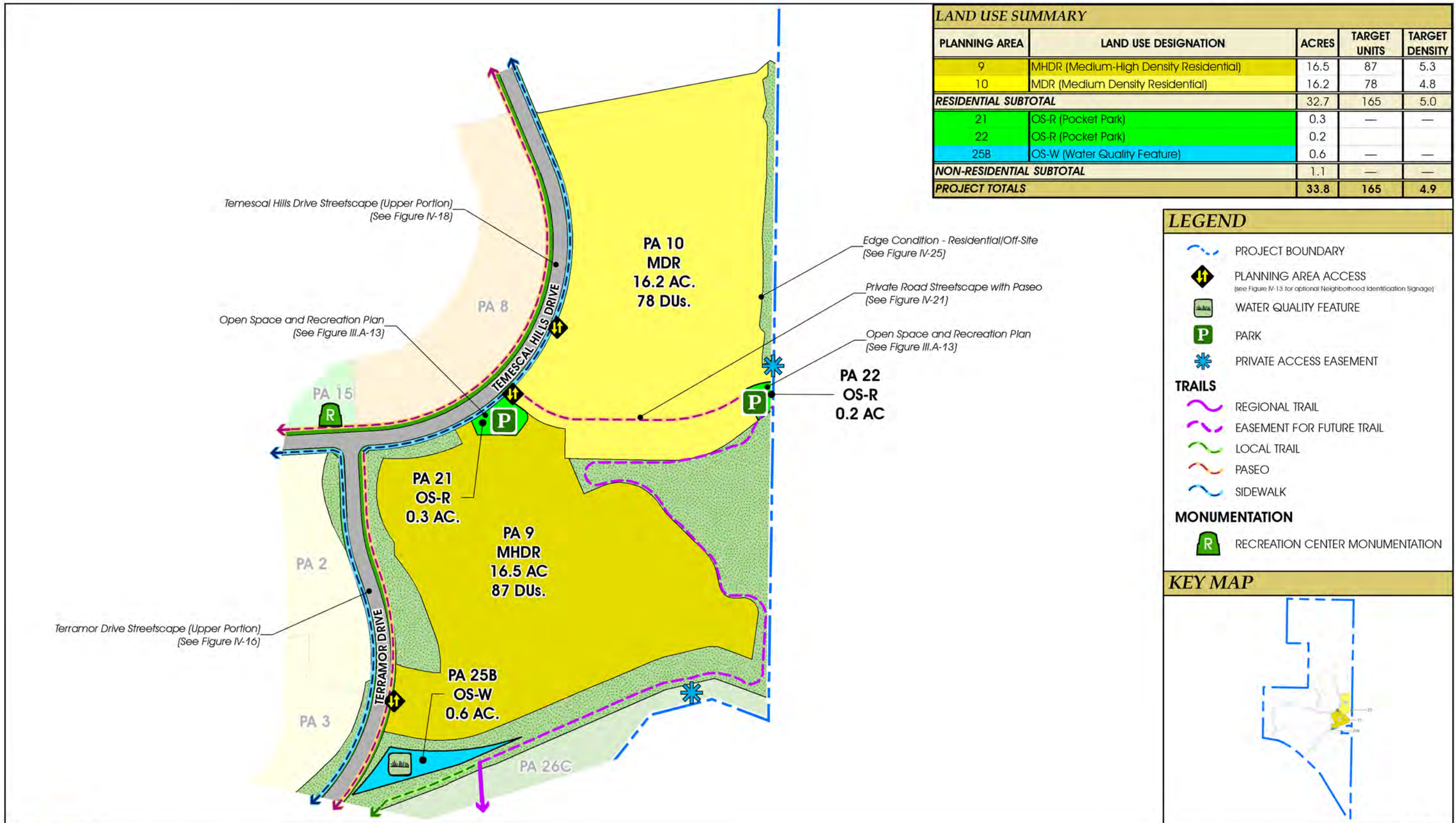


Figure III.B-6

PLANNING AREAS 9, 10, 21, 22 AND 25B

10. PLANNING AREA 10: Medium Density Residential**a. Descriptive Summary**

Planning Area 10 (Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*) is designed for Medium Density Residential land uses and is planned for development of 78 homes on 16.2 gross residential acres at a gross density of 4.8 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 32 to 81 single family lots. Planning Area 10 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 10 is provided from Temescal Hills Drive to the west via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 21, the Pocket Park within PA 22, the Paseo, and the easement for the future Regional Trail.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Parks in Planning Areas 21 and 22 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 10 shall be provided from local interior streets intersecting with Phoebe Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will be within the Planning Area along a Local Road which will connect the Temescal Hills Drive Paseo to the Pocket Park in PA 22.

(5) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

- (6) Landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.
- (7) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated in Figures IV-40 and IV-41, *Wall and Fence Details*.
- (8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 10 that incorporates both manufactured and natural slopes adjacent to the natural open spaces off-site to the east as depicted in Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*.
- (9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.
- (10) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).
- (11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

11. PLANNING AREA 11A: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 11A (Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*) is designed for Medium-High Density Residential land uses and is planned for development of 80 homes on 12.9 gross residential acres at a gross density of 6.2 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac and could include from 65 to 103 single family lots. Planning Area 11A includes traditional, detached homes on minimum 3,600 square foot (s.f.) lots with minimum two-car garages in an Age Qualified or Market Rate neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 11A is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Area 23 shall have either the front or side elevations oriented towards the park.

(3) Access to Planning Area 11A shall be provided from Temescal Hills Drive and the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of a Local Street within Planning Area 11A that will connect the Temescal Hills Drive Paseo with the Pocket Park in Planning Area 23.

(5) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

(6) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(7) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 11A that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Area 26D as depicted in Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*.

(9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(10) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

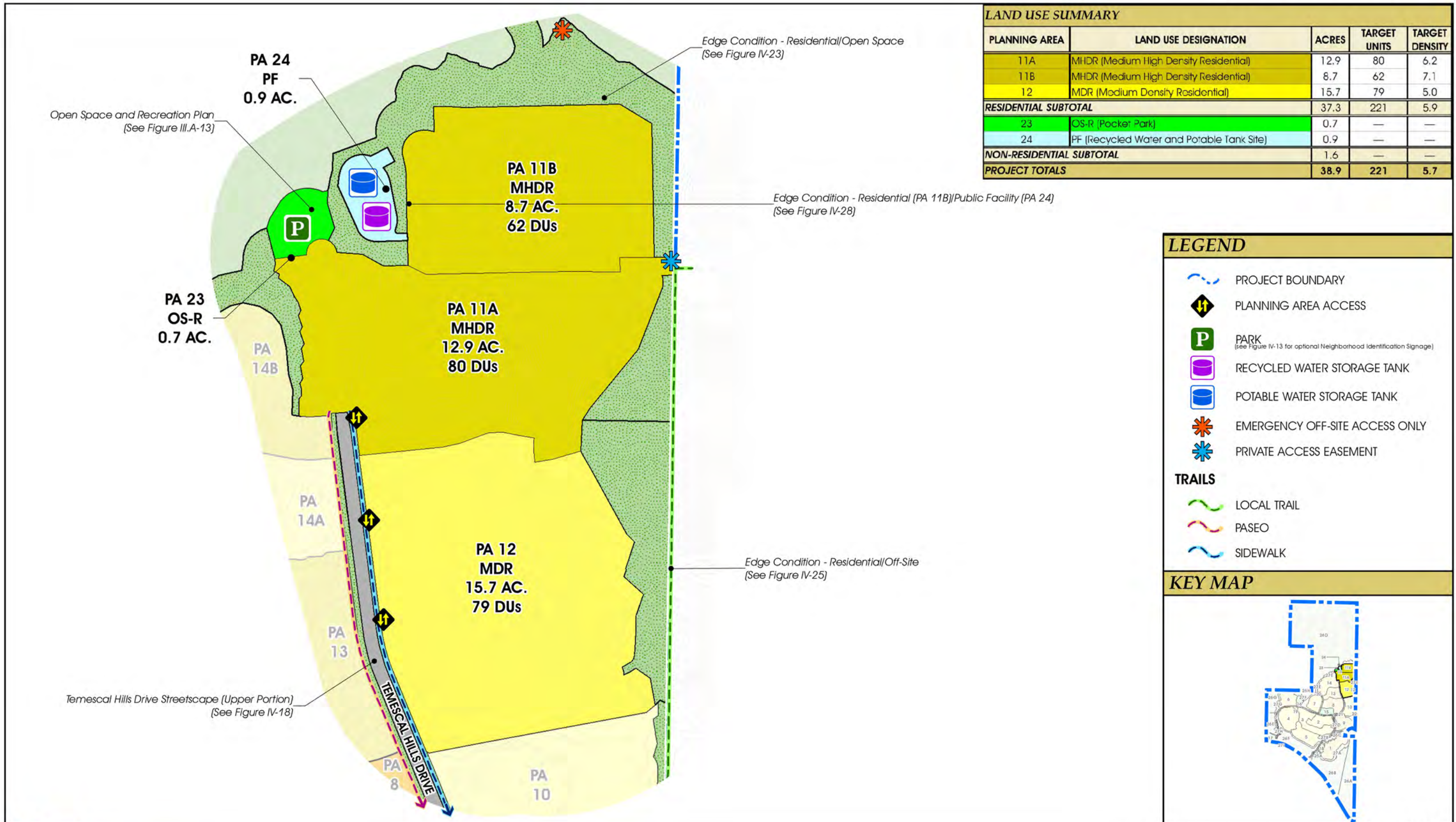


Figure III.B-7



12. PLANNING AREA 11B: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 11B (Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*) is designed for Medium-High Density Residential land uses and is planned for development of 62 homes on 8.7 gross residential acres at a gross density of 7.1 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac and could include from 44 to 70 single family lots. Planning Area 11B includes traditional, detached homes on minimum 3,600 square foot (s.f.) lots with minimum two-car garages in an Age Qualified or Market Rate neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 11B is provided from Temescal Hills Drive via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 11B shall be provided from Temescal Hills Drive and the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*) via local roads through PA 11A. Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) Access roads/driveways for offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads / driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A-3, *Circulation Master Plan*, for additional details.

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) Planning Area 11B is adjacent to the open space of Planning Area 26D. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(7) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 11B that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Area 26D as depicted in Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*.

(8) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(9) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(10) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

13. PLANNING AREA 12: Medium Density Residential**a. Descriptive Summary**

Planning Area 12 (Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*) is designed for Medium Density Residential land uses and is planned for development of 79 homes on 15.7 gross residential acres at a gross density of 5.0 dwelling units per acre (du/ac). The density for this Planning Area ranges from 2.0 to 5.0 du/ac and could include from 31 to 79 single family lots. Planning Area 12 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages in an Age Qualified neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 12 is provided from Temescal Hills Drive to the west via local roads. Pedestrian access is provided via sidewalks along the east side of Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 21, Pocket Park within PA 22, Pocket Park within PA 23, and Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 12 shall be provided from the Northern Loop Road (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive (opposite Planning Area 12).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created in the portion of Planning Area 12 that incorporates both manufactured and natural slopes adjacent to the offsite uses east of Planning Area 12, as depicted in Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*.

(7) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(8) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(9) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

14. PLANNING AREA 13: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 13 (Figure III.B-8, *Planning Areas 13, 14A, and 14B*) is designed for Medium-High Density Residential land uses and is planned for development of 64 homes on 12.8 gross residential acres at a gross density of 5.0 dwelling units per acre (du/ac). The General Plan density for this Planning Area ranges from 5.0 to 8.0 du/ac and could include from 64 to 102 single family lots. Planning Area 13 includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Access to Planning Area 13 provided from Temescal Hills Drive and Phoebe Drive via local roads. Pedestrian access is provided via sidewalks along Temescal Hills Drive and Phoebe Drive, and the Paseo along Temescal Hills Drive. Recreational amenities include the Pocket Park within PA 20, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Primary access to Planning Area 13 shall be provided from Temescal Hills Drive and Phoebe Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing plot plan(s) associated with the development of this Planning Area.

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of Temescal Hills Drive and the west side of Phoebe Drive (opposite Planning Area 13).

(4) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.

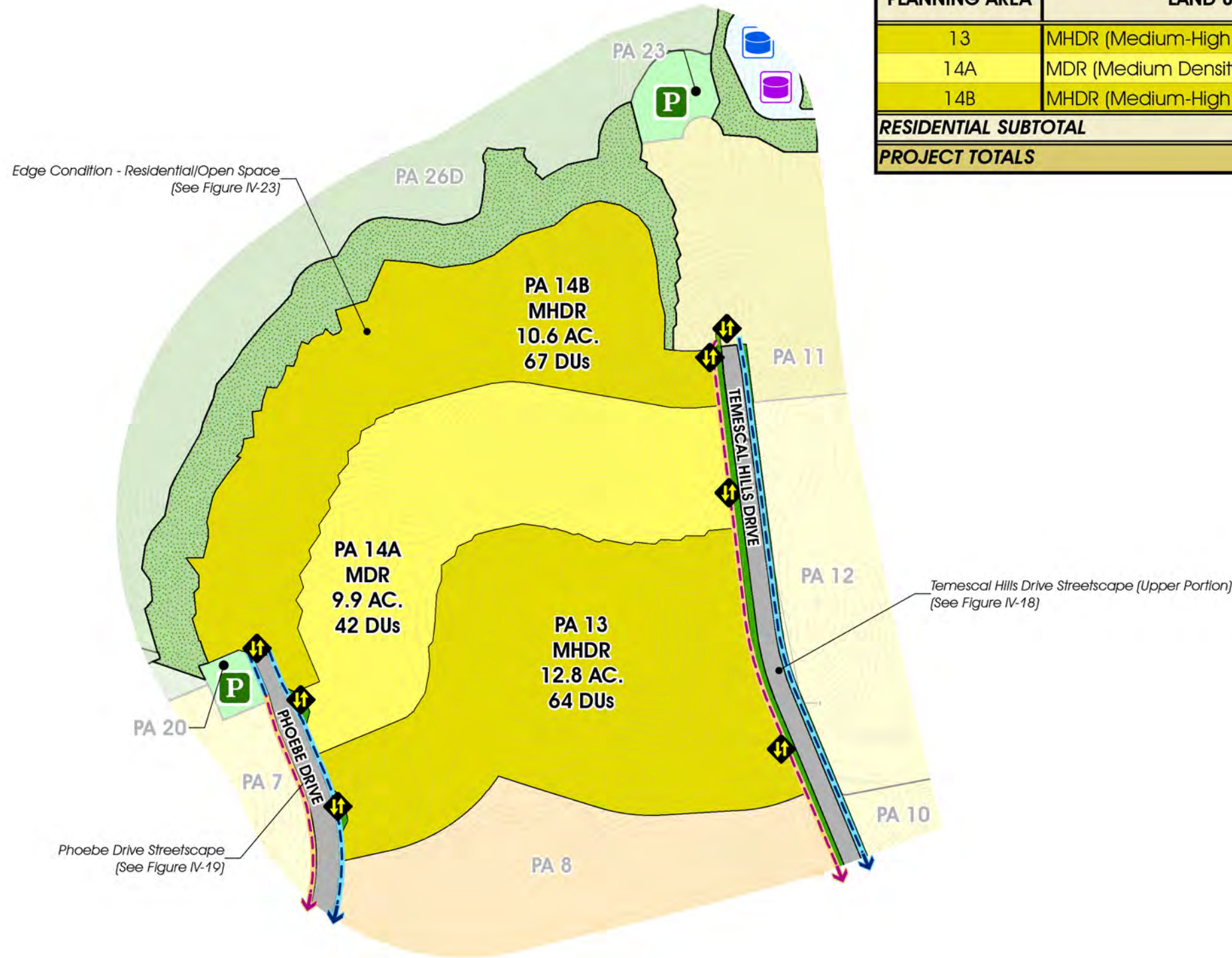
(6) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(7) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(8) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET UNITS	TARGET DENSITY
13	MHDR (Medium-High Density Residential)	12.8	64	5.0
14A	MDR (Medium Density Residential)	9.9	42	4.3
14B	MHDR (Medium-High Density Residential)	10.6	67	6.3
RESIDENTIAL SUBTOTAL		33.3	173	5.2
PROJECT TOTALS		33.3	173	5.2



LEGEND

- PLANNING AREA ACCESS (see Figure IV-13 for optional Neighborhood Identification Signage)
- PARK
- RECYCLED WATER STORAGE TANK
- POTABLE WATER STORAGE TANK

TRAILS

- PASEO
- SIDEWALK

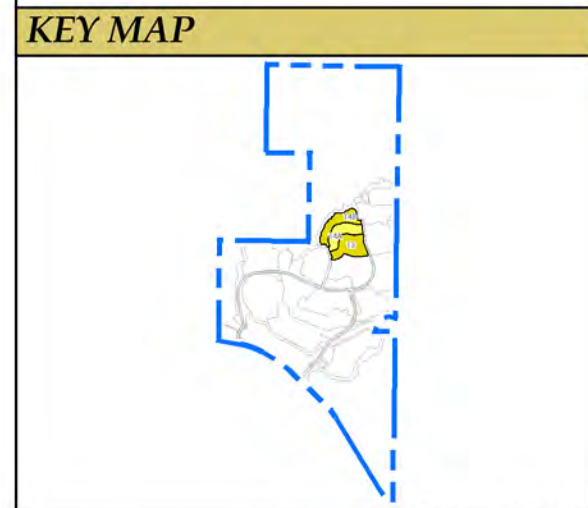


Figure III.B-8

15. PLANNING AREA 14A: Medium Density Residential**a. Descriptive Summary**

Planning Area 14A (Figure III.B-8, *Planning Areas 13, 14A, and 14B*) is designed for Medium Density Residential land uses and is planned for development of 42 homes on 9.9 gross residential acres at a gross density of 4.3 dwelling units per acre (du/ac). The General Plan for this Planning Area ranges from 2.0 du/ac to 5.0 du/ac and could include from 20 to 50 single family lots. Planning Area 14A includes traditional, detached homes on minimum 4,500 square foot (s.f.) lots with minimum two-car garages in an Age Qualified or Market Rate neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 14A is provided from Temescal Hills Drive and Phoebe Drive via local roads. Pedestrian access is provided via sidewalks and the Paseo along the west side of Temescal Hills Drive and sidewalks along the east side of Phoebe Drive. Recreational amenities include the Pocket Park within PA 20, the Pocket Park within PA 23, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lots larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Access to Planning Area 14A shall be provided from Temescal Hills Drive and Phoebe Drive (Figure III.A-4, Circulation Master Plan). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(3) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(4) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(5) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(7) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

16. PLANNING AREA 14B: Medium-High Density Residential**a. Descriptive Summary**

Planning Area 14B (Figure III.B-8, *Planning Areas 13, 14A, and 14B*) is designed for Medium-High Density Residential land uses and is planned for development of 67 homes on 10.6 gross residential acres at a gross density of 6.3 dwelling units per acre (du/ac). The General Plan for this Planning Area ranges from 5.0 du/ac to 8.0 du/ac and could include from 53 to 85 single family lots. Planning Area 14B includes traditional, detached homes on minimum 3,600 square foot (s.f.) lots with minimum two-car garages in an Age Qualified or Market Rate neighborhood. Homes in this neighborhood are designed to provide for an enhanced pedestrian experience and street scene, utilizing single story elements, porches, and courtyards.

Vehicular access to Planning Area 14B is provided from Temescal Hills Drive and Phoebe Drive via local roads. Pedestrian access is provided via sidewalks and the Paseo along the west side of Temescal Hills Drive, and via sidewalks along the east side of Phoebe Drive. Recreational amenities include the Pocket Park within PA 20, the Pocket Park within PA 23, and the Paseo.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Site plan concepts for allowed housing types within this neighborhood are depicted in Figure IV-45, *Plotting Diagram with Development Standards – Small Lots*. However, lot larger than 5,000 s.f. may utilize the site plan concepts as depicted in Figure IV-44, *Plotting Diagram with Development Standards – Large Lots*.

(2) Residential structures abutting the Pocket Park in Planning Areas 20 shall have either the front or side elevation oriented toward the park.

(3) Access to Planning Area 14B shall be provided from Temescal Hills Drive and Phoebe Drive (Figure III.A-4, *Circulation Master Plan*). Local Roads within the Planning Area shall be designed and provided, as needed, in conjunction with the implementing map(s) associated with development of this Planning Area.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the west side of a Local Street within Planning Area 14B that will connect the Temescal Hills Drive Paseo with the Pocket Park in Planning Area 23.

(5) Common area landscaping shall occur as depicted in Figure IV-1, *Landscape Concept Plan*.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Planning Area 14B is adjacent to the open space of Planning Area 26D. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(8) To the extent necessary to ensure adequate defensible space between occupied structures onsite and naturally vegetated open space, a fire fuel modification zone (FMZ) shall be created within a portion of Planning Area 14B that incorporates both manufactured and natural slopes adjacent to the natural open spaces in Planning Area 26D as depicted in Figure III.B-8, *Planning Areas 13, 14A, and 14B*.

(9) Where necessary, interim (temporary) FMZs will be established onsite between the homes within this Planning Area and any adjacent undeveloped (either undisturbed or mass-graded) areas within the development footprint onsite.

(10) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(11) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

17. PLANNING AREA 15: Open Space – Recreation (Recreation Center)
a. Descriptive Summary

Planning Area 15, as depicted in Figure III.B-5, *Planning Areas 7, 8, 15 and 20*, provides for development of a total of 6.8 acres gross as a recreation center for residents’ use.

The recreation center shall be landscaped and shall include amenities such as a community meeting room with kitchen, restrooms, parking, tot lot, junior Olympic swimming pool, kids pool, event lawn, group barbecue, shade structures and picnic area. After construction, the recreation center will be maintained by the project’s Master Homeowners Association.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Access to Planning Area 15 shall be provided from Temescal Hills Drive and Phoebe Drive via local roads or driveway.

(2) The Recreation Center designs shall require plot plan review and approval by the County.

(3) Recreation Center monumentation, as shown in Figure IV-11, *Recreation Center Monumentation - Plan View*, and Figure IV-12, *Recreation Center Monumentation - Elevation View*, shall be provided at the entrance to Planning Area 15 from Temescal Hills Drive.

(4) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the northern side of Temescal Hills Drive and the west side of Phoebe Drive (opposite Planning Area 15).

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-41 and IV-42, *Wall and Fence Details*.

(6) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(7) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

18. PLANNING AREA 16: Open Space – Recreation (Neighborhood Park)
a. Descriptive Summary

As show on Figure III.B-4, *Planning Areas 6 and 16*, a 5.0-acre neighborhood park is provided in Planning Area 16, located adjacent to residential neighborhoods in Planning Area 6, and is easily accessible from other neighborhoods via the community’s Paseo and sidewalk system. Planning Area 16 features a combination of active and passive recreational amenities, including a ball field, walking path, basketball court, covered tot lot, barbeques and restrooms.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Planning Area 16 shall be designed as conceptually depicted on Figure III.A-16, *Neighborhood Park (PA 16) Concept*.

(2) Primary access to Planning Area 16 shall be provided from Temescal Hills Drive (Figure III.A-4, *Circulation Master Plan*).

(3) A portion of the Paseo, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north side of Temescal Hills Drive.

(4) Common area landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(5) Planning Area 16 is adjacent to the open space of Planning Area 26H. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(6) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40 Conceptual Wall and Fence Plan. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(7) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(8) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

19. PLANNING AREA 17: Open Space – Recreation (Public Park)**a. Descriptive Summary**

As show on Figure III.B-9, *Planning Area 17*, a 5.3-acre public park is provided in Planning Area 17, located adjacent to Temescal Canyon Road and Temescal Hills Road. The park in Planning Area 17 will be located outside of any gates of the TERRAMOR community and will be accessible to both TERRAMOR residents and County residents. Planning Area 17 features a combination of active and passive recreational amenities, including a ball field, pedestrian path, and restrooms.

In addition, Planning Area 17 includes water quality features including a water quality forebay adjacent to the parking lot and an infiltration trench surrounding the ball field. In addition, the park's ball fields are designed as a water quality basin for large storm events, with overflow via a spillway into Temescal Wash to the north. The water quality features within PA 17 are designed to work in conjunction with the recreational amenities, which are the primary use of the Planning Area.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Planning Area 17 shall be designed as conceptually depicted on Figure III.A-17, *Public Park (PA 17) Concept*.

(2) Primary access to Planning Area 17 shall be provided from Temescal Hills Drive (Figure III.A-4, *Circulation Master Plan*).

(3) A portion of the Multi-purpose Trail, as shown on Figure III.A-13, *Open Space and Recreation Plan*, will border the Planning Area along the north side of Temescal Canyon Road.

(4) Common area landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(5) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(6) Planning Area 17 is adjacent to the open space of Planning Area 26G. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(7) Development within the Planning Area shall be guided by the principles of the Specific Plan's Design Guidelines (Section IV).

(8) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

LAND USE SUMMARY				
PLANNING AREA	LAND USE DESIGNATION	ACRES	TARGET UNITS	TARGET DENSITY
17	OS-R (Park/Water Quality Basin)	5.3	—	—
NON-RESIDENTIAL SUBTOTAL		5.3	—	—
PROJECT TOTALS		5.3	—	—



LEGEND

- PROJECT BOUNDARY
- PLANNING AREA ACCESS
(see Figure IV-13 for optional Neighborhood Identification Signage)
- VEHICULAR BRIDGE
- PARK
- WATER QUALITY FEATURE

TRAILS

- MULTI-PURPOSE TRAIL
- LOCAL TRAIL
- PASEO
- TRAILHEAD

MONUMENTATION

- SECONDARY ENTRY MONUMENTATION
- SECONDARY GATE



Figure III.B-9

20. PLANNING AREA 18: Open Space – Recreation (Neighborhood Park)
a. Descriptive Summary

As show on Figure III.B-1, *Planning Areas 1, 18 and 25A*, a 2.8 acre neighborhood park is provided in Planning Area 18, located adjacent to residential neighborhoods in Planning Area 1, and is easily accessible from other neighborhoods via the community’s Paseo and sidewalk system. Planning Area 18 features a combination of active and passive recreational amenities, including a pool, open lawn, walking path, covered tot lot, barbeques and restrooms.

Additional standards relating to architecture and landscaping are provided below.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(2) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

21. PLANNING AREA 19: Open Space – Recreation (Pocket Park)
a. Descriptive Summary

Planning Area 19, as depicted in Figure III.B-3, *Planning Areas 4, 5 and 19*, provides for development of a 1.1-acre pocket park adjacent to residential uses.

The pocket park within Planning Area 19 will be connected to the adjacent and surrounding residences by the Paseo, located on the north side of Temescal Hills Drive and sidewalks on the south side of Temescal Hills Drive and throughout the community by local roads. The pocket park within Planning Area 19 will include features such as turf, seating area with shade structure and other appropriate recreational amenities.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Planning Area 19 shall be designed as conceptually depicted on Figure III.A-18, *Pocket Park (PA 19) Concept*.

(2) Primary access to Planning Area 19 shall be provided from TERRAMOR Drive as depicted in Figure III.A-4, *Circulation Master Plan*.

(3) Landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(4) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.

(5) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(6) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

22. PLANNING AREA 20: Open Space – Recreation (Pocket Park)
a. Descriptive Summary

Planning Area 20, as depicted in Figure III.B-5, *Planning Areas 7, 8, 15 and 20*, provides for development of a 0.4-acre pocket park adjacent to residential uses.

The pocket park within Planning Area 20 will be connected to the adjacent and surrounding residences by the Paseo, located on the west side of Phoebe Drive. The pocket park within Planning Area 20 will include features such as turf, benches and other appropriate recreational amenities, such as playground equipment, ball courts or picnic facilities. The location of this park was selected due the view shed available at this location in the community.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 20 shall be provided from Phoebe Drive as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Common area landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(3) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(4) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(5) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

23. PLANNING AREA 21: Open Space – Recreation (Pocket Park)
a. Descriptive Summary

Planning Area 21, as depicted in Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*, provides for development of a 0.3-acre pocket park adjacent to residential uses.

The pocket park within Planning Area 21 will be connected to the adjacent and surrounding residences by the Paseo, located on the south side of a local street directly adjacent to Planning Area 21. The pocket park within Planning Area 21 will include features such as turf, benches and other appropriate recreational amenities, such as playground equipment, ball courts or picnic facilities.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 21 shall be provided from TERRAMOR Drive and local roads as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(3) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(4) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

24. PLANNING AREA 22: Open Space – Recreation (Pocket Park)
a. Descriptive Summary

Planning Area 22, as depicted in Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*, provides for development of a 0.2-acre pocket park adjacent to residential uses.

The pocket park within Planning Area 22 will be connected to the adjacent and surrounding residences by the Paseo, located on the south side of a local street adjacent to the Planning Area, and provides access to the Regional Trail thru a key card. The pocket park within Planning Area 22 may feature will include features such as turf, benches and other appropriate recreational amenities, such as playground equipment, ball courts or picnic facilities.

b. Land Use and Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 22 shall be provided from local roads as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(3) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(4) Development within the Planning Area shall be guided by the principles of the Specific Plan’s Design Guidelines (Section IV).

(5) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

25. PLANNING AREA 23: Open Space – Recreation (Pocket Park)
a. Descriptive Summary

Planning Area 23, as depicted in Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*, provides for development of a 0.7-acre pocket park adjacent to residential uses.

The pocket park within Planning Area 23 will be connected to the adjacent and surrounding residences by the Paseo, located on the west side of a local road. The pocket park within Planning Area 23 will include features such as an overlook to the open space located to the north in Planning Area 26D, turf, benches and other appropriate recreational amenities, such as playground equipment, ball courts or picnic facilities. The location of this park was selected due the view shed available at this location in the community.

b. Land Use Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 23 shall be provided from TERRAMOR Drive as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(3) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figure IV-41 and IV-42, *Wall and Fence Details*.

(4) Planning Area 23 is adjacent to the open space of Planning Area 26D. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.4.

(5) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

26. PLANNING AREA 24: Public Facilities
a. Descriptive Summary

Planning Area 24, as depicted in Figure III.B-7, *Planning Areas 11A, 11B, 12, 23, and 24*, provides for 1.2 acres for potable and recycled water tanks and access roads.

b. Land Use Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 24 is provided from local roads within Planning Area 11B as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Access roads or private driveways, where necessary to reach offsite residences shall be constructed as necessary to ensure project implementation does not affect access to such residences. These access roads/ driveways will be constructed pursuant to applicable County Ordinance 461 or as otherwise approved by the County Transportation Department. See Specific Plan Section III.A.3, *Circulation Master Plan*, for additional details.

(3) Common area landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(4) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(5) Planning Area 24 is adjacent to the open space of Planning Area 26D. In these areas, special fencing and lighting requirements may apply, as outlined in Section IV.C.3.

(6) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

27. PLANNING AREA 25A-B: Open Space
a. Descriptive Summary

Planning Areas 25A and 25B, as depicted in Figure III.B-1, *Planning Areas 1, 18 and 25A*, and Figure III.B-6, *Planning Areas 9, 10, 21, 22 and 25B*, are designated for two 0.6-acre water quality features.

b. Land Use Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Primary access to Planning Area 25A is provided from Terramor Drive and local roads within Planning Area 1 and Primary access to Planning Area 25B is provided from Terramor Drive and local roads within Planning Area 9, as depicted in Figure III.A-4, *Circulation Master Plan*.

(2) Common area landscaping shall occur as depicted on Figure IV-1, *Landscape Concept Plan*.

(3) Walls shall be provided for this Planning Area as shown conceptually in Figure IV-40, *Conceptual Wall and Fence Plan*. Examples of the types of walls and fencing provided in this Planning Area are illustrated on Figures IV-40 and IV-41, *Wall and Fence Details*.

(4) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

28. PLANNING AREA 26A-H: Open Space – Conservation Habitat
a. Descriptive Summary

Planning Area 26 A-H, as depicted in Figure III.B-10, *Planning Areas 26A-26H*, provides for the conservation of 544.8 acres of natural habitat, including rolling hills and the riparian habitat of the Temescal Wash.

The open space of these Planning Areas provides connectivity between Temescal Wash to the southwest and the Lake Mathews/Estelle Mountain Core Area to the east and north of the Specific Plan site. This open space will also buffer the project development from the activities of the El Sobrante Landfill to the northwest.

b. Land Use Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) These Planning Areas shall be conveyed to a suitable conservation agency for maintenance and management of the habitat functions and values of the open space. Until a suitable conservation agency assumes responsibility, the open space will be maintained by the Homeowners Association (HOA) or a CSA.

(2) An easement for the Regional Trail shall be created within Planning Areas 26A and 26B.

(3) No off-highway vehicles (OHV) shall be permitted within the Planning Area.

(4) Where required, solid perimeter walls as described in Section IV.C.4, *Walls and Fencing* shall be placed between residential uses and the open space within Planning Areas 26A-H to prevent human and pet encroachments into the open space. View fencing may also be used where permissible.

(5) Residential and street lighting shall be designed so as not to shine into the natural open space of Planning Area 26A-H.

(6) Disturbances to Temescal Wash shall be minimized to the extent feasible. Under no circumstances shall disturbances in the wash occur unless a Clean Water Act section 404 permit and/or California Fish and Game Code section 1603 agreement has first been obtained.

(7) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

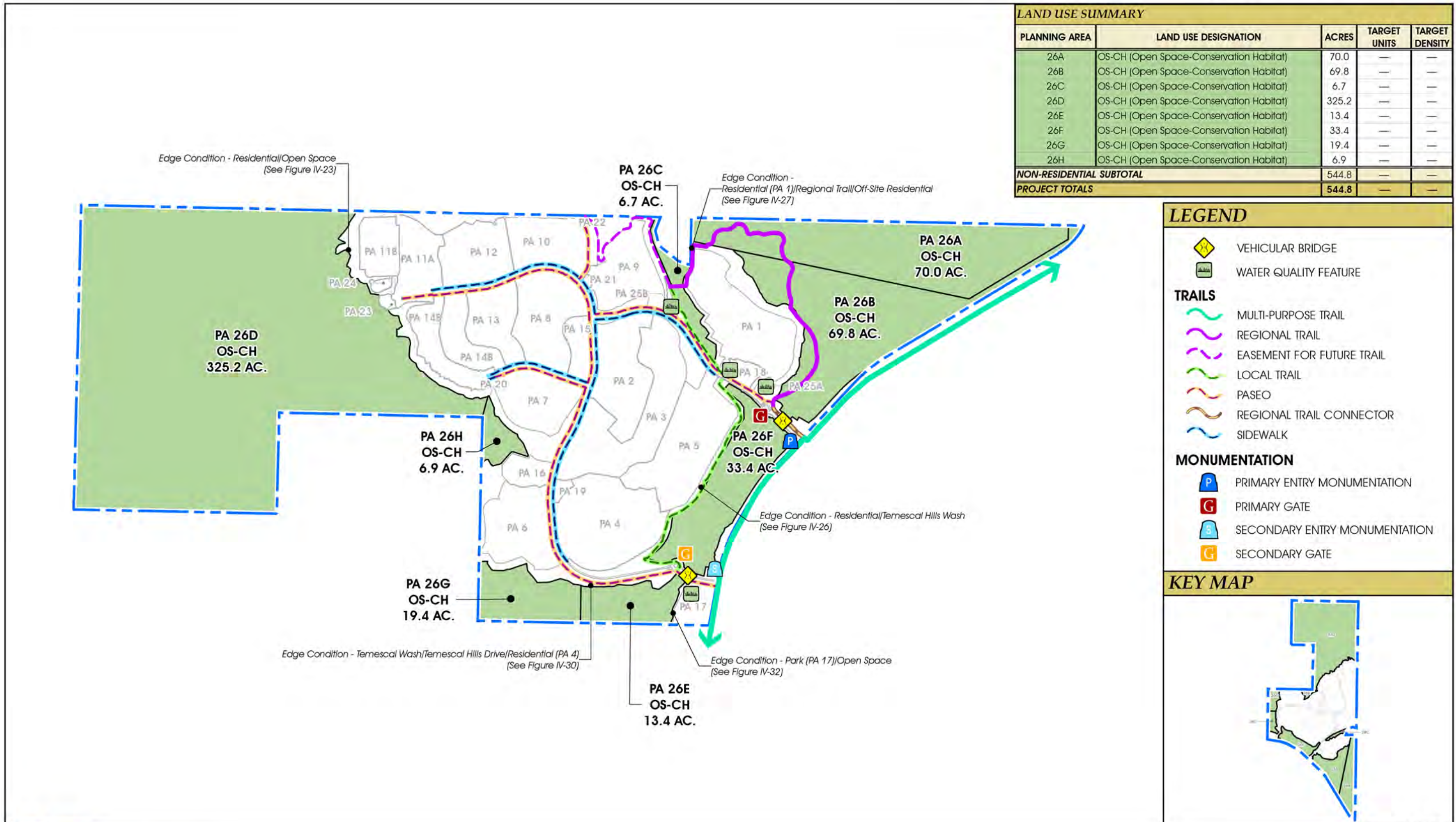


Figure III.B-10

PLANNING AREAS 26A-26H



29. PLANNING AREA 27A-I: Open Space – Manufactured Slope / Fuel Modification Zone
a. Descriptive Summary

Planning Area 27 A-I, as depicted in Figure III.B-11, *Planning Areas 27A-27I*, provides for 71.9 acres of graded slope and fire fuel modified hillside.

These Planning Areas provide for a buffer between the residential and other uses within TERRAMOR, and the Open Space – Conservation Habitat within Planning Area 26A-H. This buffer is intended to protect the Open Space – Conservation Habitat from noise and light pollution, as well as resident and pet intrusion, that would disturb the natural habitat. In addition, these buffers will provide a fire break between the undisturbed hillsides and the residences of TERRAMOR.

b. Land Use Development Standards

Please refer to the Specific Plan No. 327A-2 Zoning Ordinance. (See *Specific Plan Zoning Ordinance* in Section V.)

c. Planning Standards

(1) Where required, vegetation shall be removed or thinned in order to provide for a fire break between the Open Space – Conservation Habitat and the TERRAMOR residences in accordance with the Fire Master Plan.

(2) Where required, solid perimeter walls as described in Section IV.C.4, *Walls and Fencing* shall be placed between Planning Areas 27A-I and the open space within Planning Areas 26A-H to prevent human and pet encroachments into the open space. View fencing may also be used where permissible.

(3) Please refer to Section III.A, *Development Plans and Standards*, for the following standards that apply community-wide:

III.A-1 Specific Land Use Plan	III.A-6 Open Space and Recreation Plan
III.A-2 Project-wide Planning Standards	III.A-7 Conceptual Grading Plan
III.A-3 Circulation Master Plan	III.A-8 Master Fire Protection Plan
III.A-4 Conceptual Drainage Plan	III.A-9 Project Phasing Plan
III.A-5 Conceptual Water and Sewer Plans	III.A-10 Comprehensive Maintenance Plan

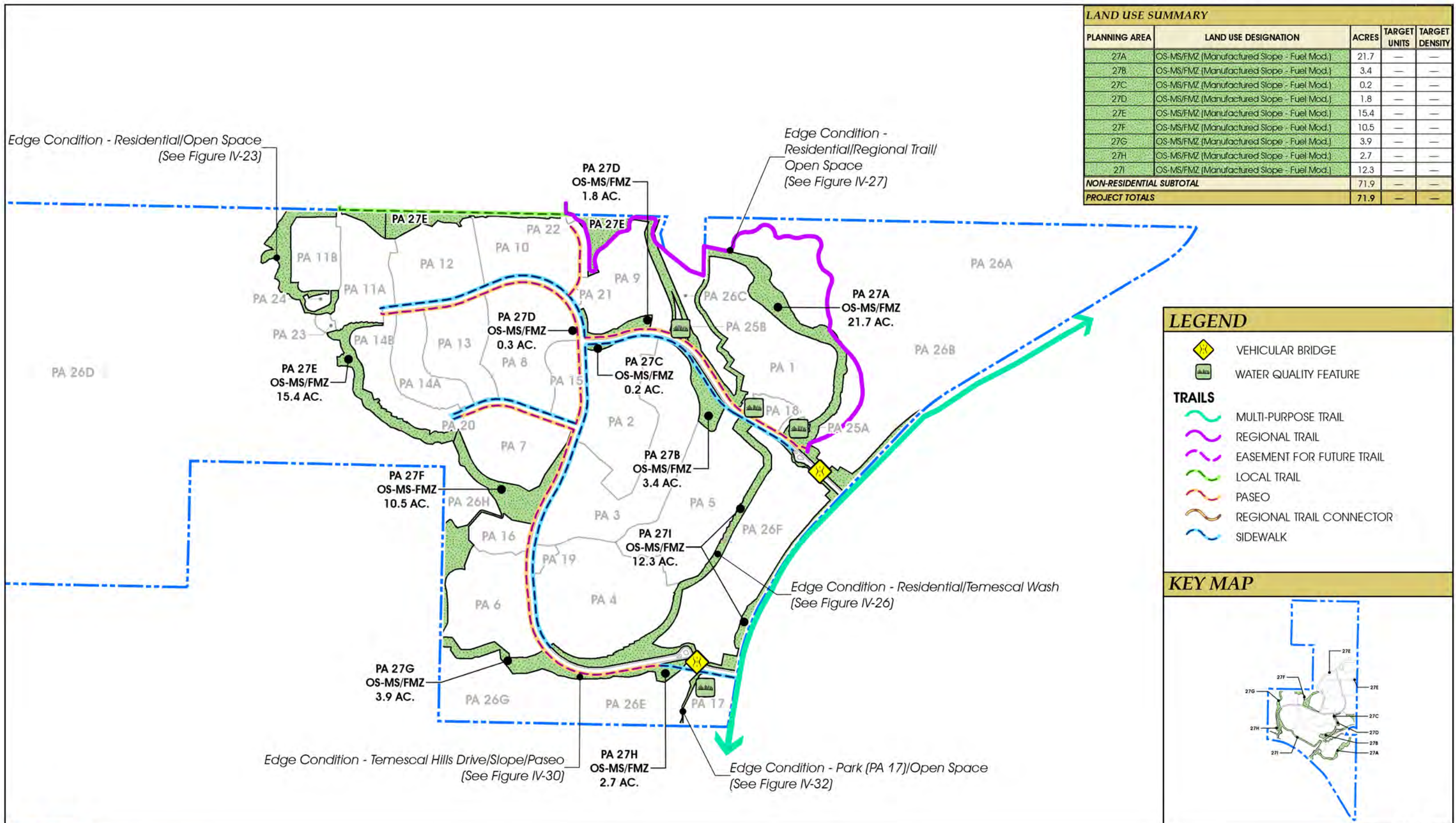


Figure III.B-11

IV. DESIGN GUIDELINES

A. INTRODUCTION

1. Community Theme and Concept

The TERRAMOR community is set on the south facing slopes and hillsides above the Temescal Valley, with stunning views of the Temescal Valley and the Cleveland National Forest. In recognition of this unique location, the community-wide thematic elements of TERRAMOR evoke the form and feel of the towns and villages unique to the rural hills in the countries surrounding the Mediterranean Sea. These towns, villages and villas were built on hillsides and hilltops for primarily defensive reasons, and whether purposefully or not, their designs endure as some of the most highly recognizable and admired community forms anywhere in the world. The signature features of these communities include tightly knit neighborhoods of homes built of locally available materials, terracing up the hillside among winding roads, sparse, drought tolerant vegetation, and native stone walls. At the top of the hill, a public structure and public space provides residents and visitors alike with magnificent views and vistas of the surrounding countryside.

The character of these rural hillside towns, villages and villas, modified for the community's Temescal Valley location and the southern California marketplace, has been captured by the careful combination of the site's physical design, landscape architecture elements and selected architectural styles.

Hillside towns often utilize walls to create buildable pads for buildings, courtyards, and roads. TERRAMOR is no different; walls are an integral component of establishing the Mediterranean hilltown character. Retaining walls will be buff-colored and slightly battered, blending with the soils and stone of the adjacent hillside. In addition, a slump block Theme Wall with a buff-colored slurry finish, will tie the theming of each neighborhood within the Specific Plan together. Other walls and fences are used throughout TERRAMOR, as described in Section IV.C.3.

The site's physical setting provides the landscape framework for TERRAMOR; the natural beauty of Temescal Creek is extended along the main circulation as an armature for a Mediterranean hilltown. The California riparian vegetation that occurs in Temescal Wash is imitated by the landscaping along Terramor Drive and Temescal Hills Drive using informal clusters of Cottonwood and Sycamore trees with meadow grasses, and native Opuntia, Toyon and Lemonade berry shrubs occur in large drifts along the street edges. Flowering ornamentals accent developed residential areas, parks, and shared facilities, with drought-tolerant shrubs, such as Indian Hawthorne, Rockrose or Rose are used in these more intensive use areas. Low stone rubble accent walls made with native stone from the site, wind their way along the edges of Terramor Drive and Temescal Hills Drive, reminiscent of a rural agricultural hilltown. Both the Mediterranean and California Landscape comes together at TERRAMOR to form a unique experience reflective of its local environment.

The TERRAMOR Specific Plan Landscape Architecture Design Guidelines identify the permitted landscape architecture materials; both hardscape and plant palette, which establish the community theme. The consistent and coherent use of these landscape materials throughout the community, including drought tolerant and other vegetation native to southern California and the Temescal Valley, as well as slurry stone perimeter wall and low rubble accent walls using native stone from the site, ensures that each neighborhood is clearly part of the larger, overall TERRAMOR community, regardless

of the type of residence or the selected architectural style. In addition to establishing the community theme, the Landscape Design Guidelines include criteria for an effective fuel management strategy at the interface between the built community and the surrounding wild lands. Finally, the Landscape Design Guidelines recognize the importance of preserving the native vegetation which occupies the adjacent Open Space – Conservation Habitat within the surrounding hillsides and Temescal Wash, by prohibiting the use of invasive plants in accordance with Table 6-2 of the Western Riverside County MSHCP.

The TERRAMOR Specific Plan Architecture Design Guidelines uses modern interpretations of traditional European and Mediterranean hill town architectural styles, materials, colors and other architectural features and components needed to reinforce the rural, Mediterranean hillside community theme established by the landscape architecture. Use of these styles reinforces the projects overall thematic concept.

2. Hillside Development Guidelines

Hillside development presents both challenges and opportunities. Homebuilder constraints typically require relatively large, flat pads to accommodate appropriately-scaled residential development. As a result, many hillside communities require large quantities of earth to be moved at the expense of hillside character and the developer. At TERRAMOR, a more enlightened approach to grading and hillside development is realized; local streets climb with the graded pads to minimize hillside disturbance. Development is ‘stair-stepped’ into existing grade, reflecting the existing topography and hillside character, and overall pad sizes are minimized to maximize views for individual homes.

3. Applicability

These design guidelines implement the requirement of the General Plan's Temescal Canyon Area Plan (TCAP) East Temescal Hillside Policy Area that states the specific plan for the Policy Area "shall include design guidelines and development standards for hillside development and grading which shall apply in place of more general County design guidelines and standards." (TCAP policy 3.2) Accordingly, no other County design standards or guidelines shall apply to the Specific Plan and the design guidelines herein shall be applied to all development within the Specific Plan.

4. Purpose and Intent

These design guidelines establish general standards for the quality of development and to provide an aesthetically cohesive environment for the TERRAMOR Specific Plan community. More specifically, the design guidelines provide:

- a.** Guidance to developers, builders, engineers, architects and landscape architects for the formulation of precise development plans.
- b.** A framework for the preparation of Covenants, Conditions and Restrictions (CC&Rs)
- c.** Assurance to the County that the TERRAMOR Specific Plan will be developed in accordance with the quality and character proposed in this document.
- d.** A set of high standards for design to ensure the quality of the clustered residential areas.

The planning objectives to be achieved through these guidelines include:

- a.** Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- b.** Utilize building materials and landscaping to promote quality, both at the time of initial occupancy, as well as in future years.
- c.** Encourage efficient use of land while creating a high-quality community that will maintain its economic value and long-term desirability as a place to live.
- d.** Incorporate conveniently located and accessible neighborhood parks, pocket parks, trails and open space.
- e.** Provide functional public access to recreational opportunities onsite associated with the County's regional open space system.

B. COMMUNITY LANDSCAPE DESIGN GUIDELINES

These Community Landscape Design Guidelines establish the landscape elements, materials and plant palette at community entries, recreation areas, graded slopes, along community roadways, and trails necessary for thematically coherent community design.

1. Conceptual Landscape Plan

Figure IV-1, *Landscape Concept Plan*, depicts the relationships between the Paseo, parks, trails, major roadways and community entries, and provides guidance on where to locate detailed information about each within this document. The Conceptual Landscape Plan also identifies the location of exhibits which illustrate typical edge conditions between land uses. Each of these will be discussed separately in this section, as well as Section III.A-6.

The TERRAMOR community has two main points of access from Temescal Canyon Road: Temescal Hills Drive and Terramor Drive. (A third access point off in the extreme northwest portion of the community provides emergency access to the Spanish Hills community.) These entry roads into TERRAMOR are gated and have private streets from the bridges crossing Temescal Wash into the community. The bridges and sections of Terramor Drive and Temescal Hills Drive between the bridges and Temescal Canyon Road will remain public. The landscaping along the road at the two main entry points is designed to create a strong sense of community and "arrival."

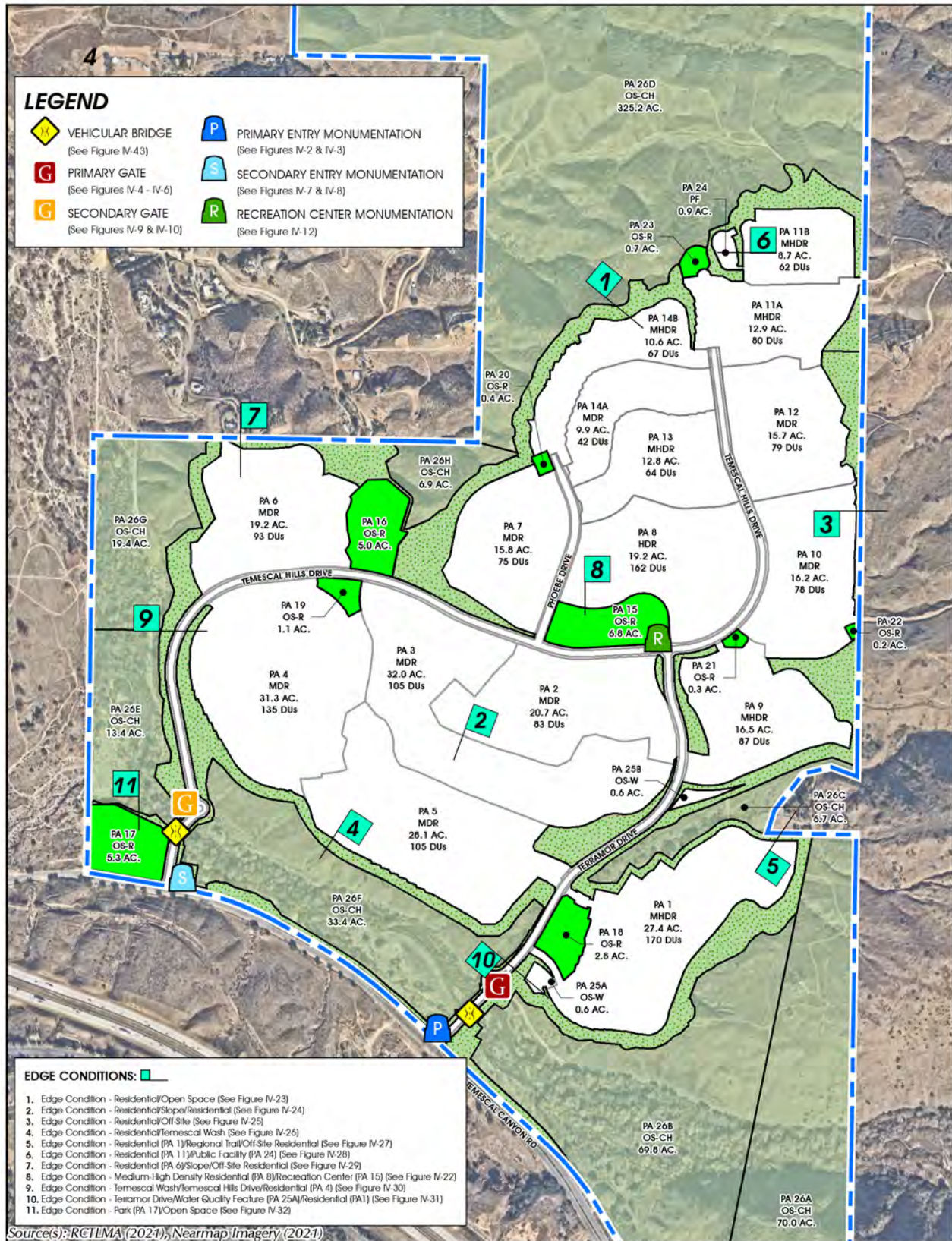
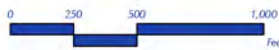


Figure IV-1



LANDSCAPE CONCEPT PLAN

2. Community Entries & Monuments

a. Primary Entry

Terramor Drive is the primary vehicular entrance for both residents and visitors, and access to the TERRAMOR Community from Temescal Canyon Road is via an arched concrete bridge, which along with the entry monumentation at the intersection of Terramor Drive and Temescal Canyon Road sets the thematic elements for the entire community, as depicted in Figure IV-2, *Primary Community Entry Monumentation - Plan View*, and Figure IV-3, *Primary Community Entry Monumentation - Elevation View*. Entry monumentation font shall be determined by the master developer prior to submitting monument building plans. The gates to the community are located at the north end of the bridge, as depicted in Figure IV-4, *Primary Community Entry - Plan View*, and Figure IV-5, *Primary Community Entry - Elevation View*. A guard stationed at the guard house, as depicted in Figure IV-6, *Primary Community Entry at Gate - Elevation View*, is located at the entry and will provide security and ease access for visitors into TERRAMOR. The following items define the character of the primary entry:

(1) The primary entrance to TERRAMOR is more than just an entry monument; it is an entrance space defined by a meadow, Entry Monument and bridge. The area leading up to the wall will be a natural grass meadow, framed by native California plants adapted from adjacent Temescal Creek. Temescal Creek is a tremendous asset and opportunity for TERRAMOR; representing a natural and scenic riparian resource and regional trail connection. The creek is also a major entry threshold, its landscape character defining and influencing the natural landscape of TERRAMOR. Comprised of tall Cottonwood, native Sycamore, Willow, and Alluvial Fan Scrub, Temescal Creek provides a shaded respite amongst the hills of Riverside County.

(2) The bridge associated with Terramor Drive is an integral part of the entrance sequence. The concrete bridge is envisioned as reflecting traditional highway bridges of early California; incorporating well-proportioned detailing as part of the railing, bridge support system, and end buttresses.

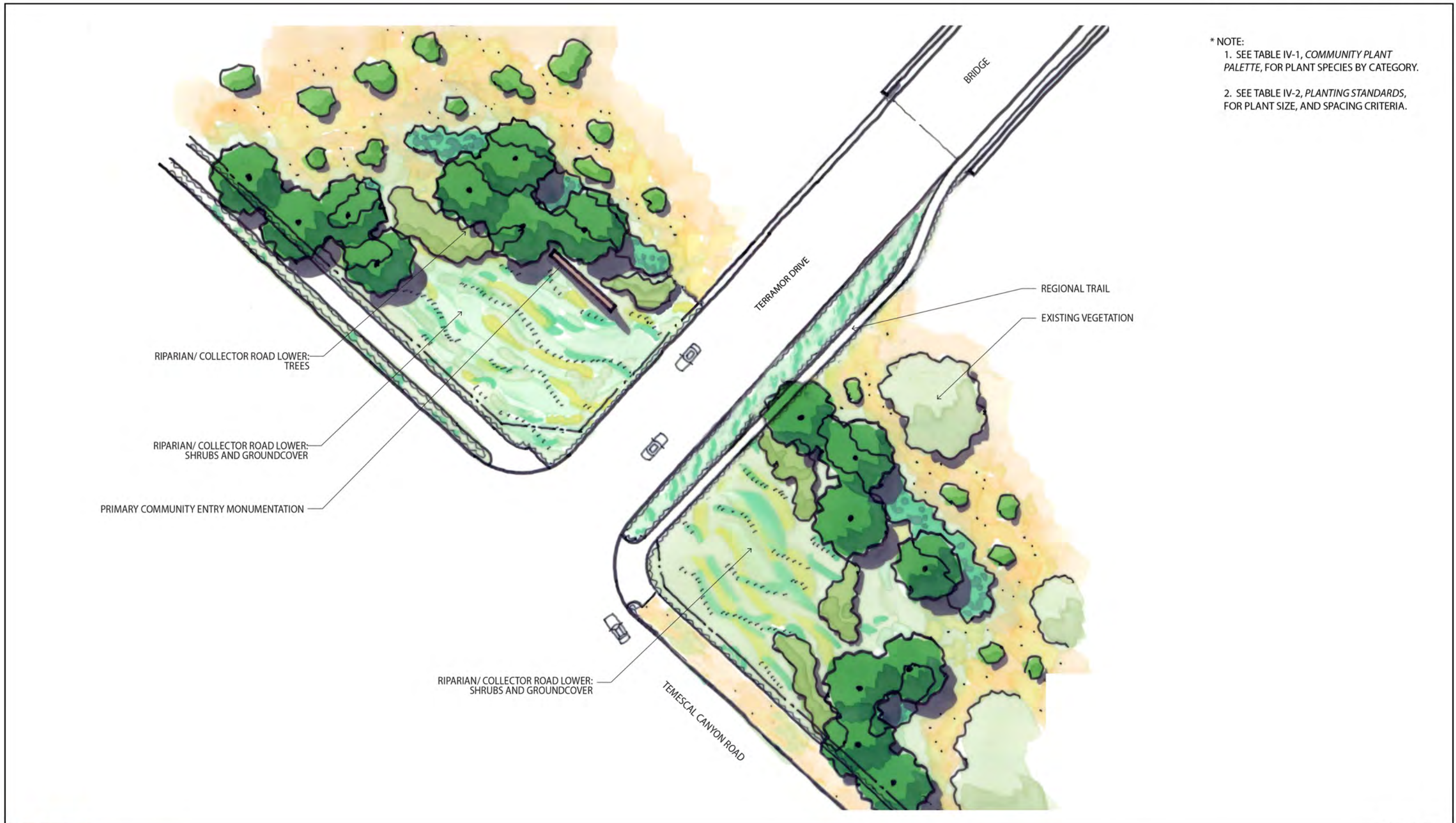
(3) California native Poplar and Sycamore will be featured at the entry, celebrating the natural beauty of California, with native Toyon, Lemonade Berry, and Opuntia are layered behind meadow grasses.

(4) The entry wall and openings are fitted with mechanical gates, guard house, and a private gated entry for pedestrians as shown in Figure IV-4, *Primary Community Entry - Plan View*, and Figure IV-5 and Figure IV-6, *Primary Community Entry - Elevation View*.

(5) TERRAMOR utilizes the native California landscape adapted from adjacent Temescal Creek as a framework from which the hilltown emerges. The native riparian landscape of Temescal Creek follows Terramor Drive and Temescal Hills Drive up into the heart of the community, transitioning to a more ornamental Mediterranean landscape in the residential neighborhoods, parks, and shared facilities.

b. Secondary Entry

The secondary point of entry is at Temescal Hills Drive, east of the Public Park within PA 17 and immediately in front of the second bridge spanning Temescal Wash, as depicted in Figure IV-7,



* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

Figure IV-2

PRIMARY COMMUNITY ENTRY MONUMENTATION - PLAN VIEW

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.

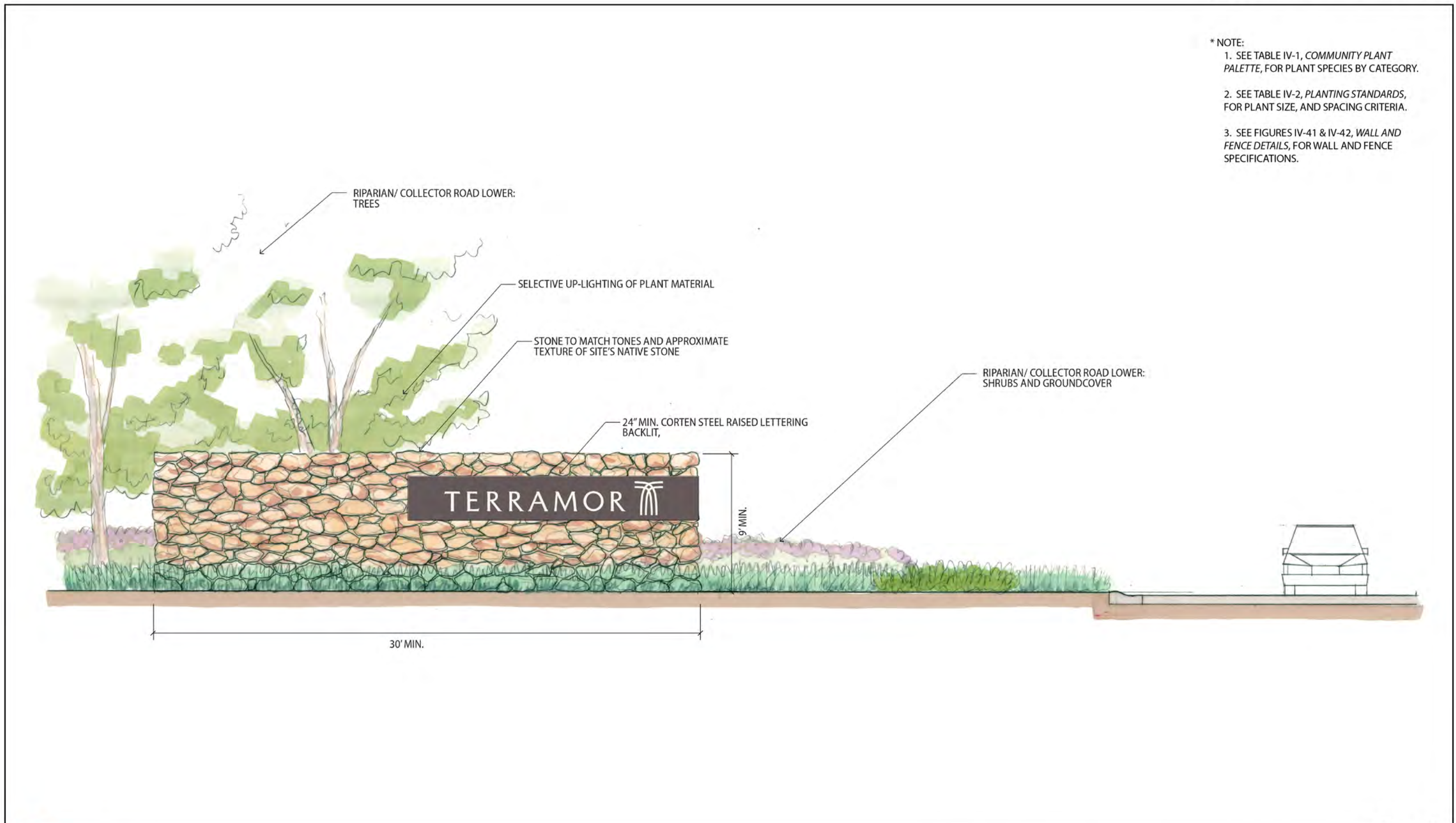
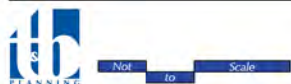


Figure IV-3





- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.

Figure IV-4

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

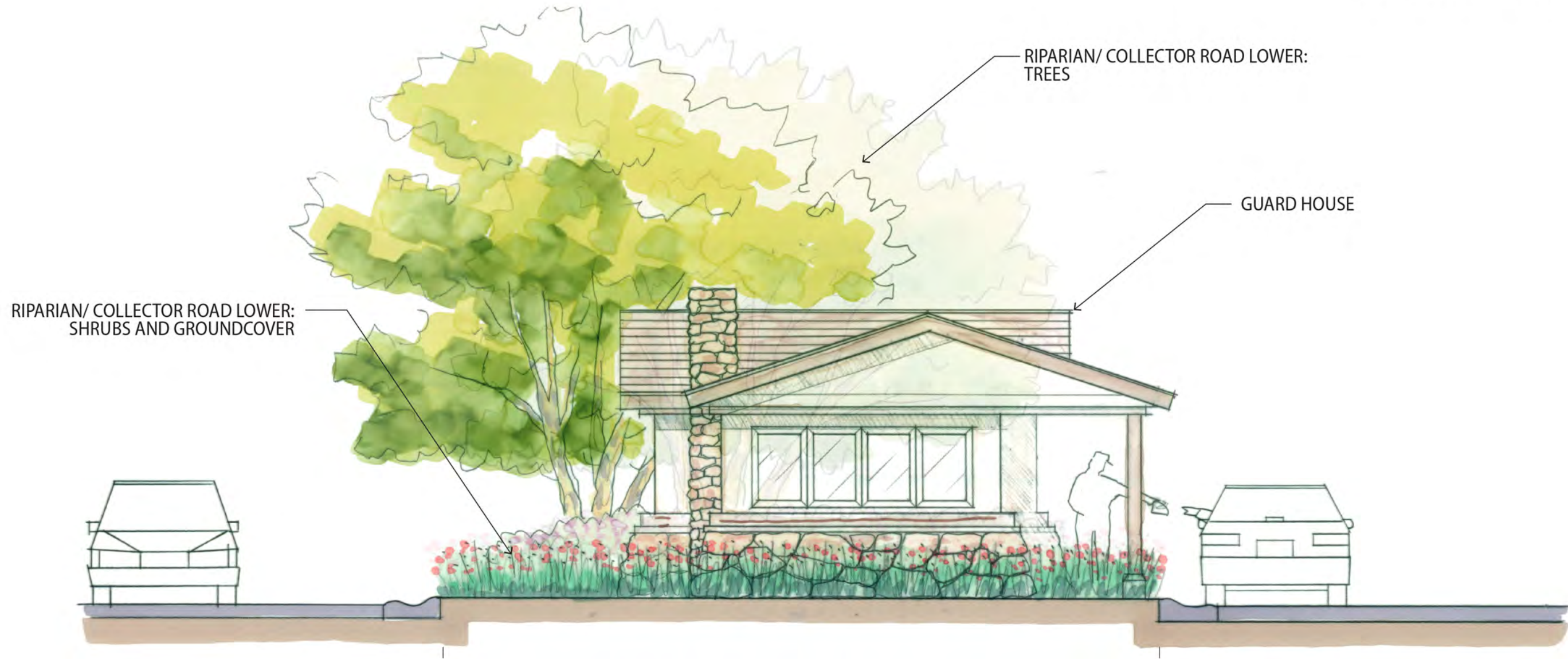


Figure IV-5



- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

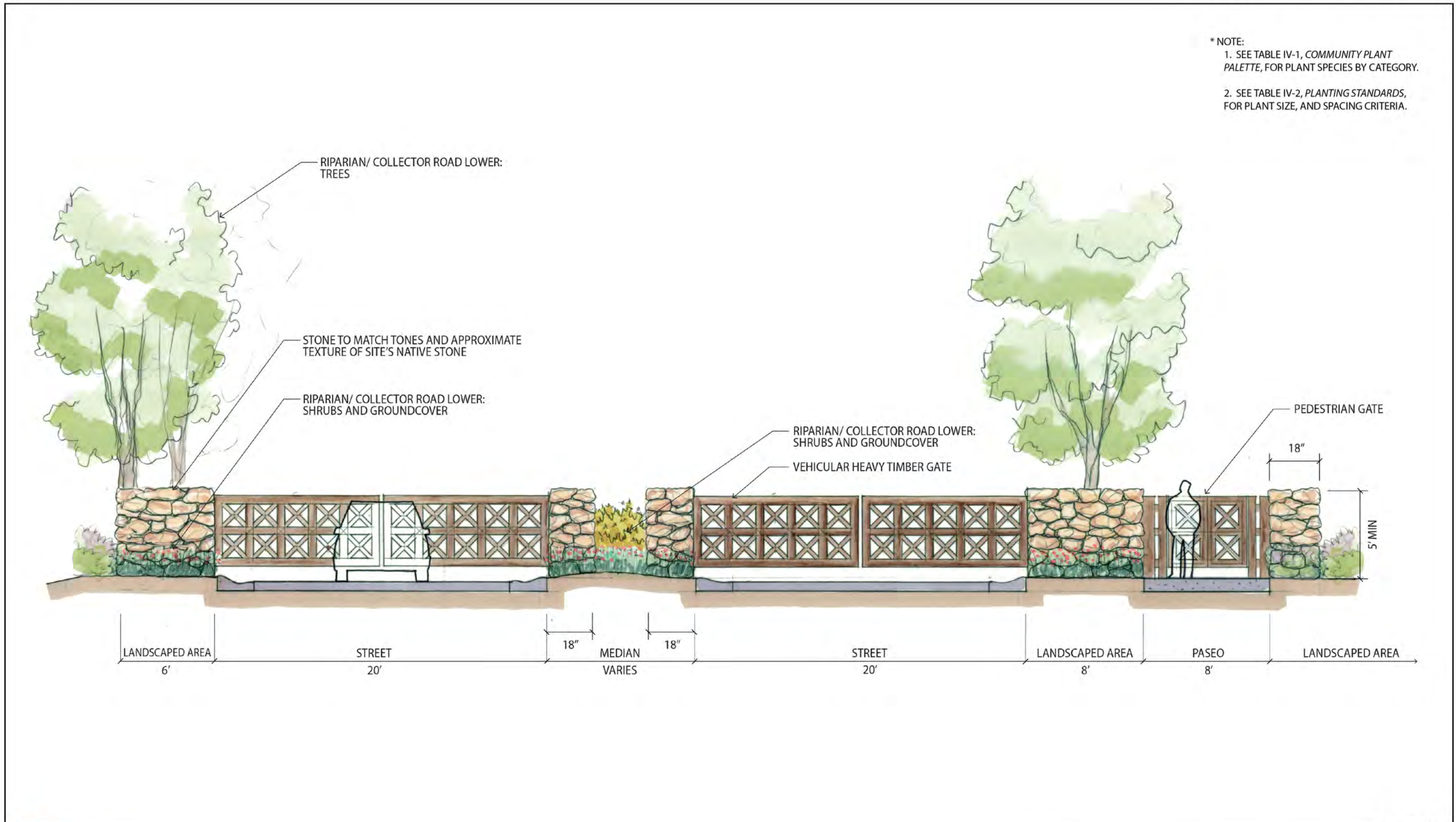


Figure IV-6

PRIMARY COMMUNITY ENTRY AT GATE - ELEVATION VIEW

Secondary Community Entry Monumentation - Plan View, and Figure IV-8, *Secondary Community Entry Monumentation - Elevation View*. The secondary entry consists of a mechanical gate and wall as depicted in Figure IV-9, *Secondary Community Entry - Plan View*, and Figure IV-10, *Secondary Community Entry - Elevation View*. This access is primarily for community residents and has no guard house. Residents will operate the gate by remote control, pass card, keypad or other similar means and a sign will be posted to direct visitors to the primary gate at Terramor Drive. A convenient turn-around area for these visitors will occur immediately in front of the entrance gate. The secondary gate has been located north of the bridge spanning Temescal Wash to avoid interfering with the flow of traffic into the Public Park in Planning Area 17.

c. Recreation Center Entry

The Recreation Center Entry occurs on the north side of the intersection of Terramor Drive and Temescal Hills Drive. As depicted in Figure IV-11, *Recreation Center Monumentation - Plan View* and Figure IV-12, *Recreation Center Monumentation - Elevation View*, the Recreation Center Monumentation is designed to reinforce the overall project thematic concept through the use of layered flowering native plants and a stone rubble wall made with native stone material or material which emulates native stone.

Climbing up along a narrow two-lane entry drive, the stone rubble accent wall, flowering native Sage and California Fuchsia, and an orchard planting of Olive trees announce the Recreation Center. The entry drive terminates in a Mediterranean style hilltown courtyard, framed by residential uses within PA 8 to the north and the Recreation Center to the south. Canopy trees such as Podocarpus, Cercidium, or Texas Mesquite frame the courtyard and provide shade. Low Boxwood hedges frame rose gardens at the base of the Recreation Center. The courtyard is intimately-scaled, large enough to accommodate the required turning radius of vehicles and a few outdoor tables and chairs. Flowering Geranium grace window boxes and long shadows from the adjacent buildings shade the outdoor seating. Passing through the lobby of the Recreation Center, you are drawn to a dramatic view of Trabuco Peak and the Cleveland National Forest in the distance. Like an old church on the hill, the Recreation Center stands prominently overlooking Temescal Valley below.

d. Neighborhood Identification Signage

Each Planning Area within TERRAMOR may be identified using signage affixed to the side or rear yard Theme Wall adjacent to the planning area's access point, as shown on Figure IV-13, *Neighborhood Identification Signage*. If provided, signage shall include a corten steel plate with minimum 18" tall lettering. If side or rear yard Theme Walls are not located adjacent to the Planning Area's access points, the alternative Neighborhood Identification Signage, as shown on Figure IV-13, *Neighborhood Identification Signage*, may be used.

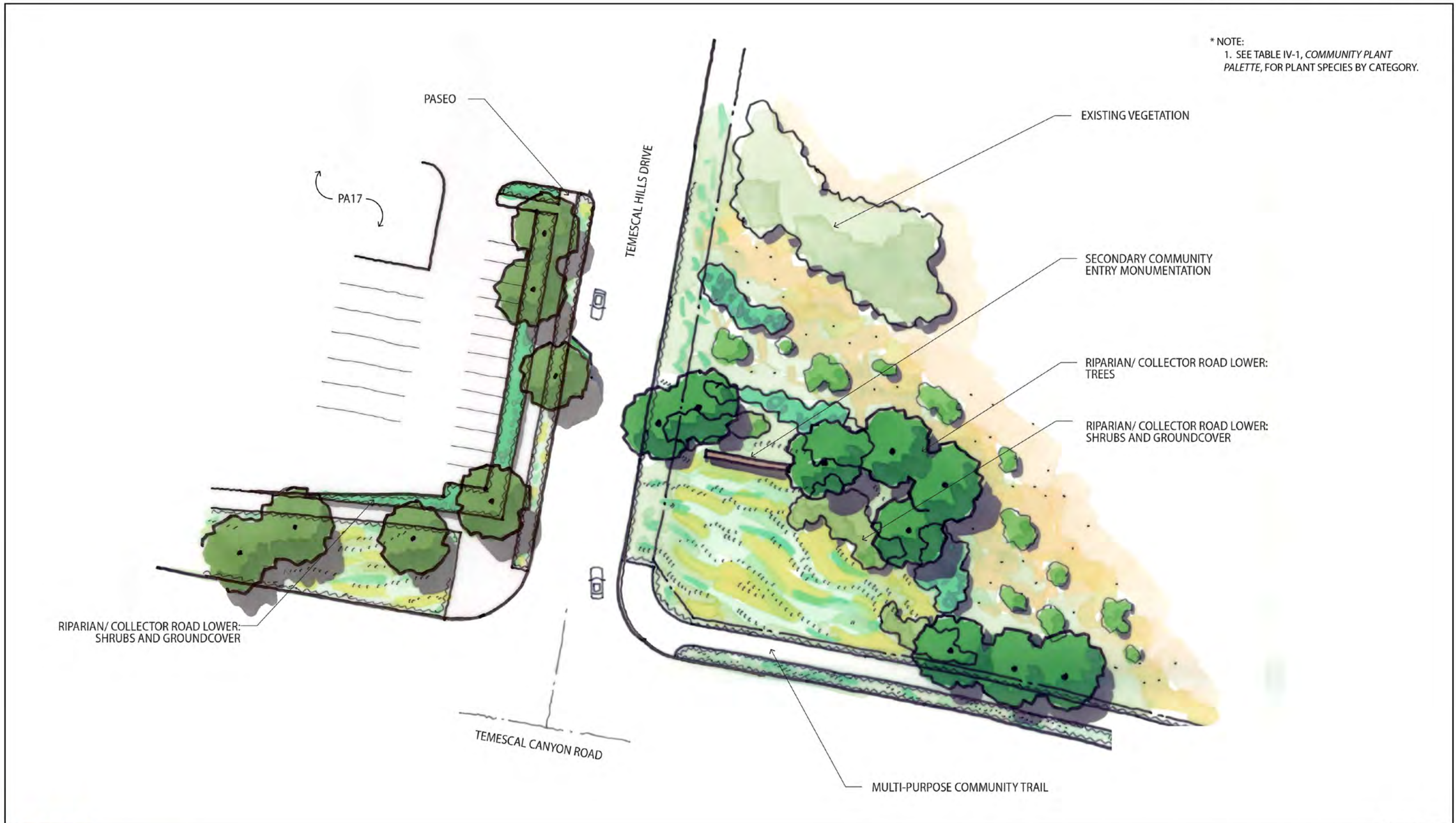


Figure IV-7



SECONDARY COMMUNITY ENTRY MONUMENTATION - PLAN VIEW

- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

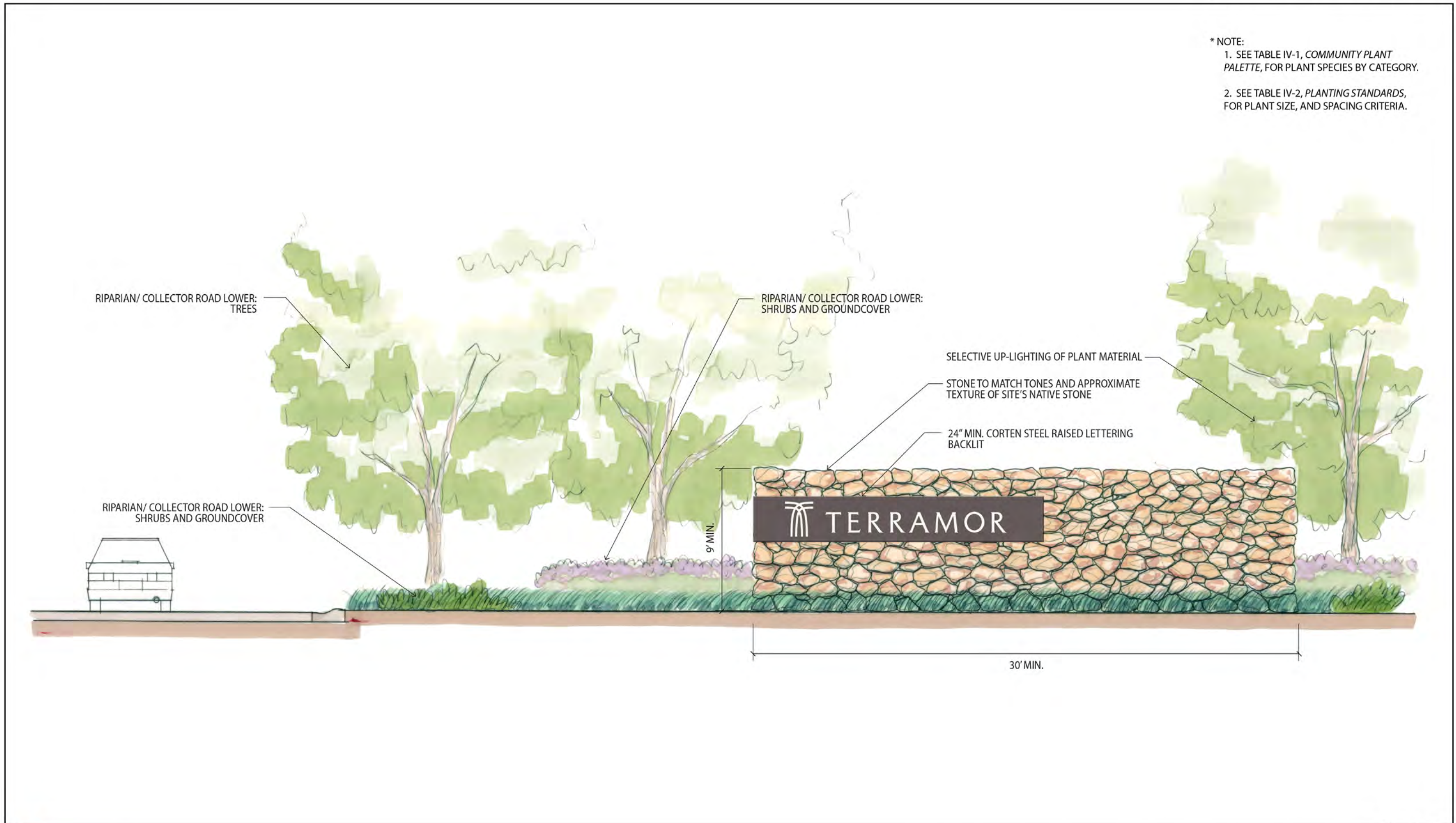
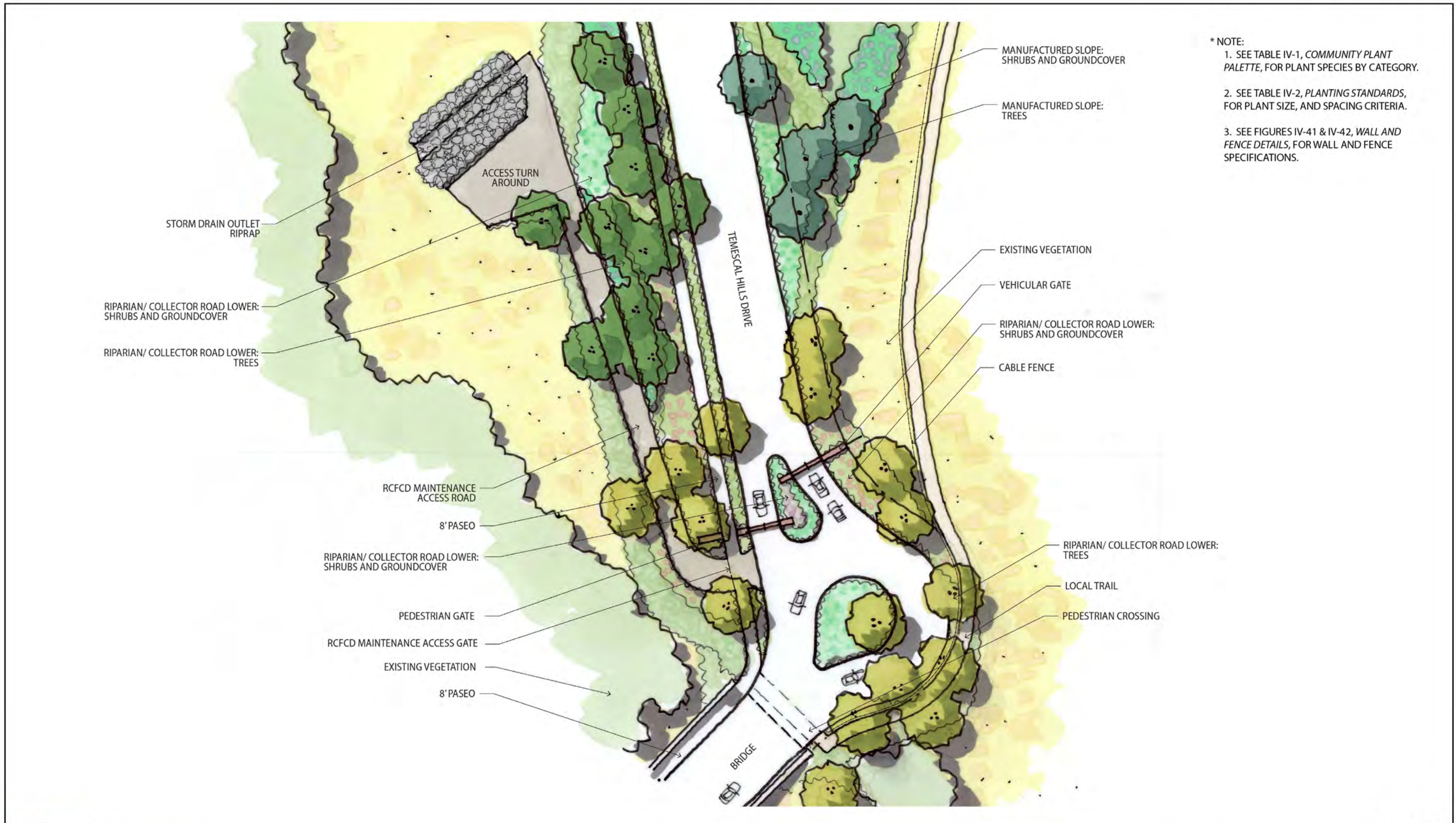


Figure IV-8





- * NOTE:
1. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, *WALL AND FENCE DETAILS*, FOR WALL AND FENCE SPECIFICATIONS.

Figure IV-9

* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

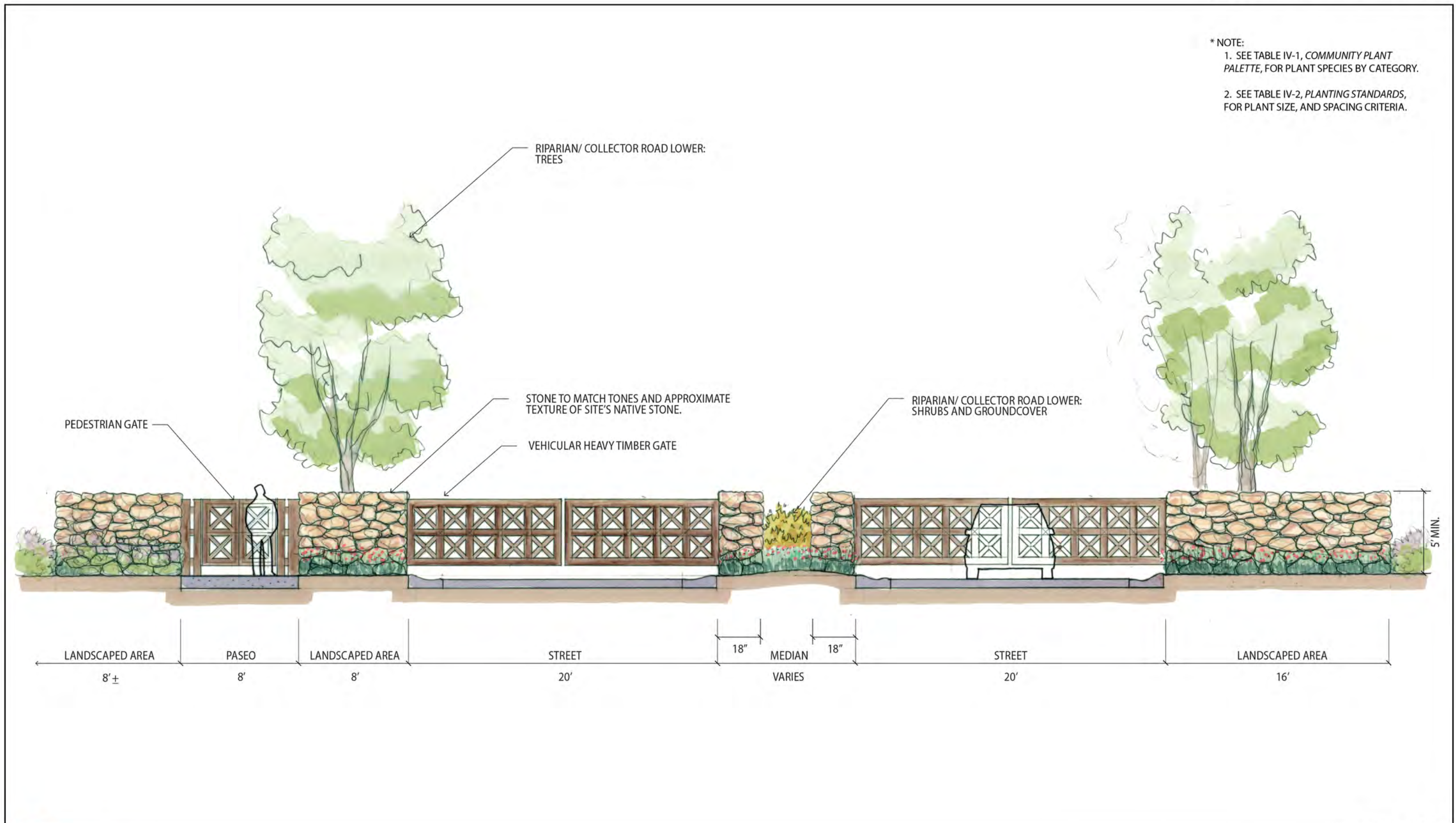


Figure IV-10

SECONDARY COMMUNITY ENTRY - ELEVATION VIEW



* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

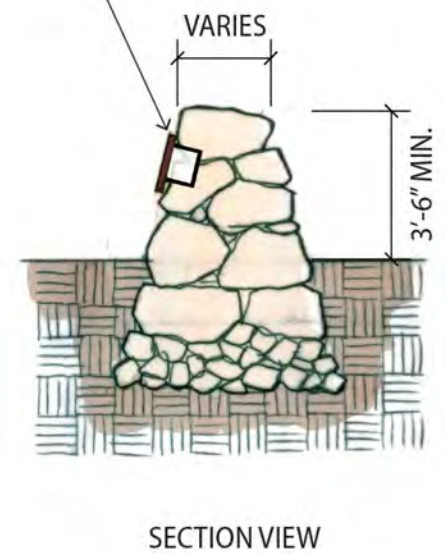
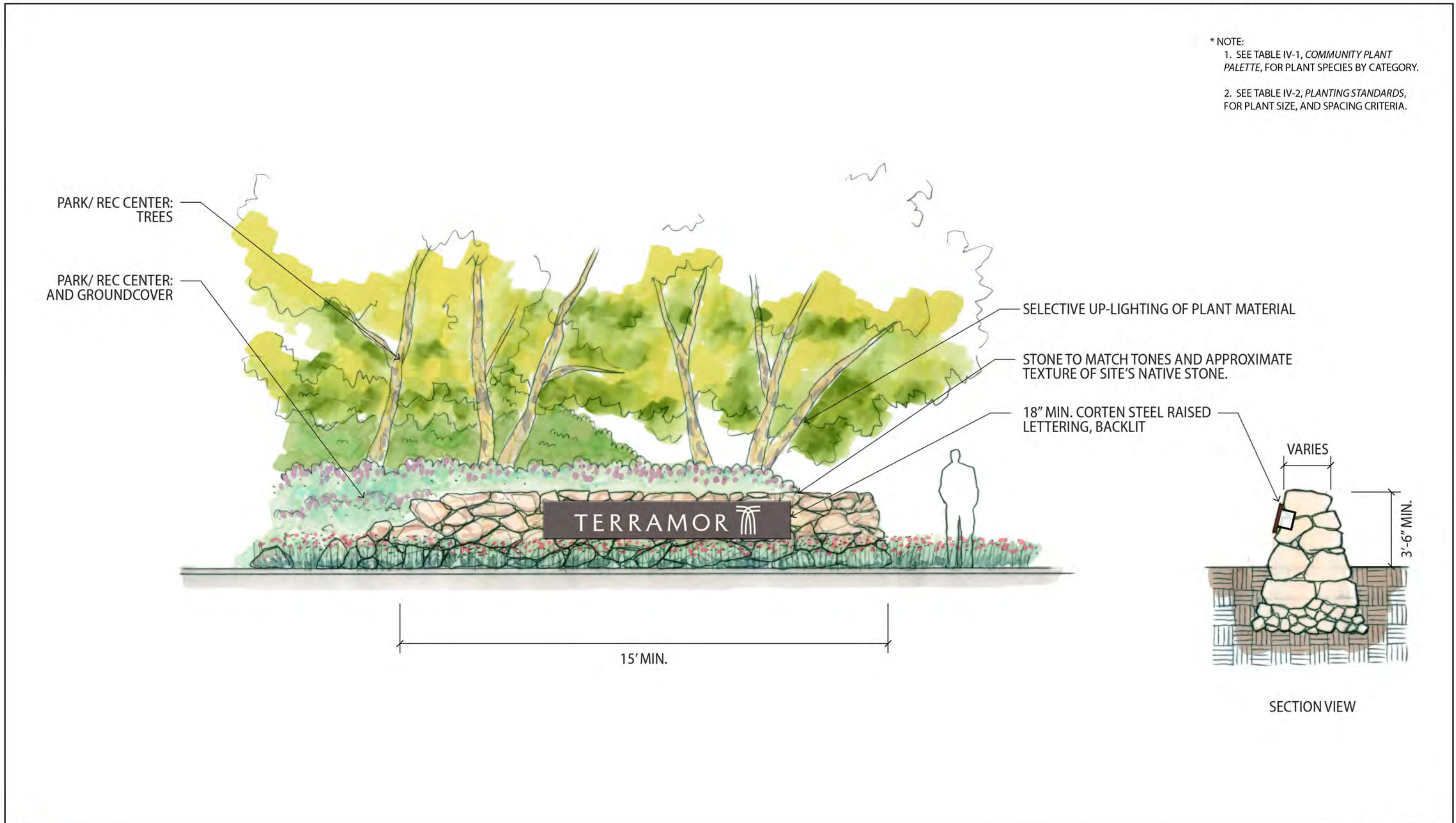
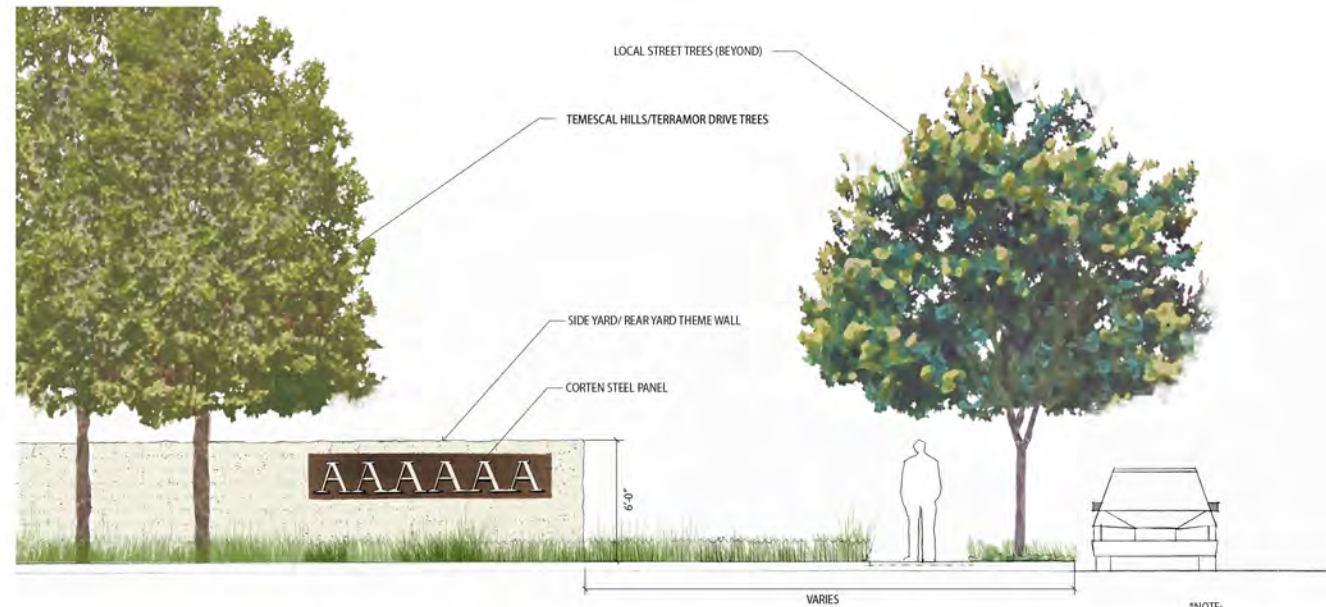


Figure IV-12

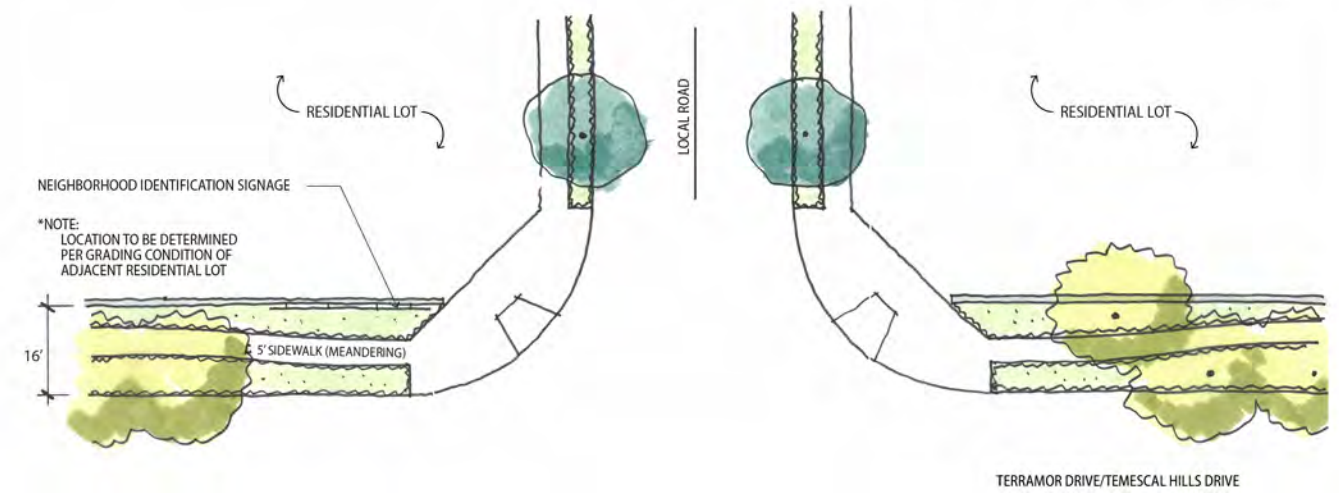
RECREATION CENTER MONUMENTATION - ELEVATION VIEW

- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

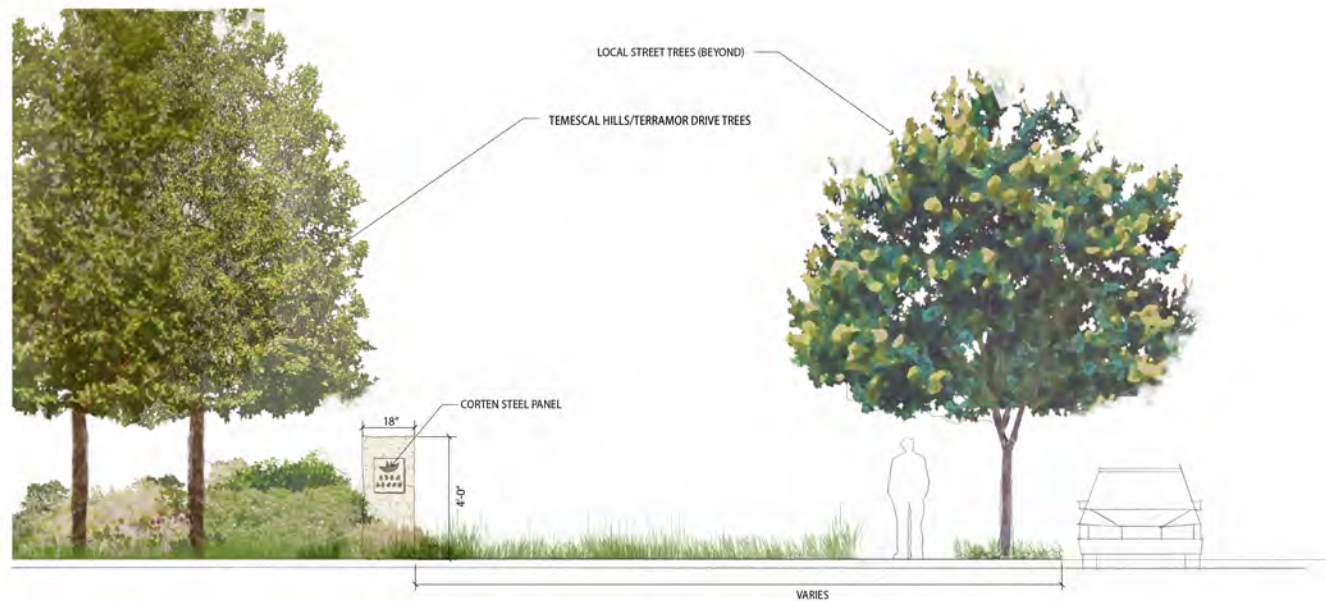


PRIMARY - ELEVATION VIEW

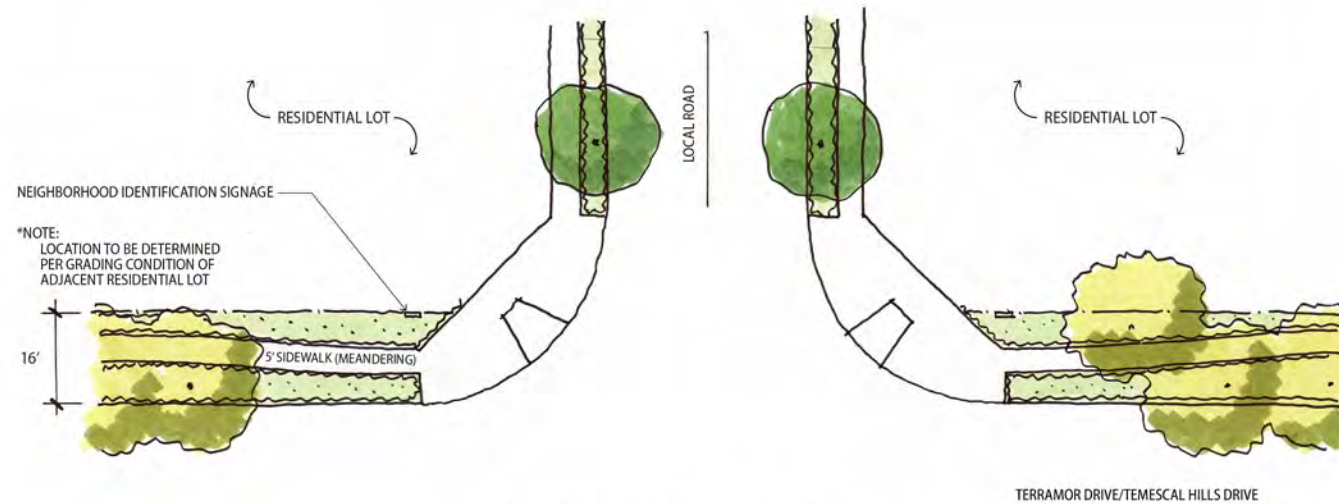
*NOTE:
 1. SEE FIGURE IV-40, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.



PRIMARY - PLAN VIEW



ALTERNATIVE - ELEVATION VIEW



ALTERNATIVE - PLAN VIEW

3. Community Roadway Landscaping

The intent of the roadway landscaping for TERRAMOR is to celebrate the natural beauty of California. Informal clusters of California Sycamore, White Alder, and Cottonwood frame lower areas of Terramor Drive and Temescal Hills Drive, while Oak, Pine, and Sycamore frame upper areas. The landscape is predominately California native, featuring selected cultivars that maintain a green and regular appearance year-round. Flowering Cleveland Sage and California Fuchsia are interspersed amongst native Beavertail. Larger native shrubs such as Toyon and Lemonade Berry provide backdrop screening at tops of slopes. All planting are arranged in a natural and informal character, as large flowing masses.

a. Temescal Canyon Road Landscaping

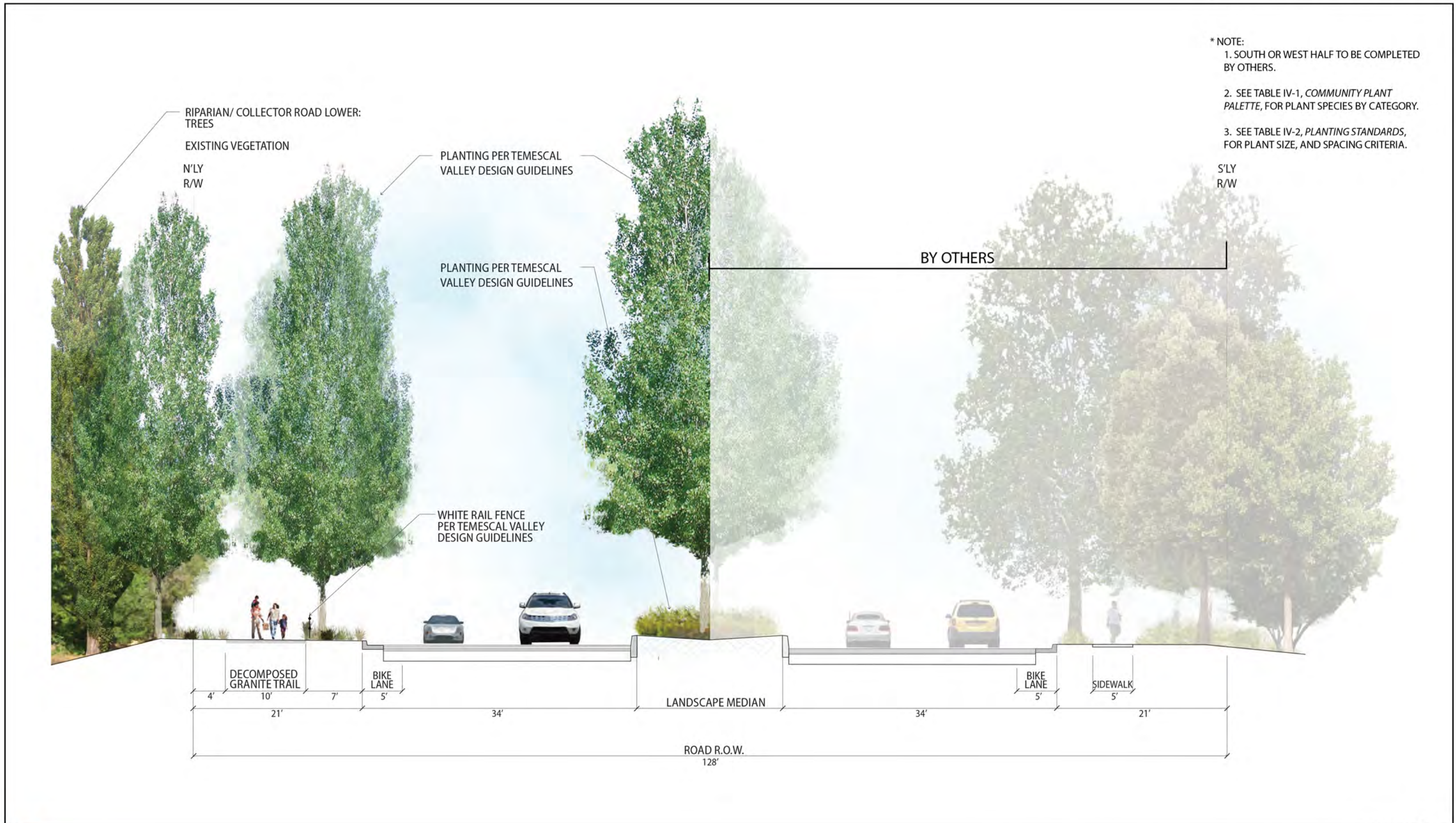
The streetscape for Temescal Canyon Road as depicted in Figure IV-14, *Arterial Highway Streetscape - Temescal Canyon Road*, provides for a 128-foot wide right of way which contains 68 feet of pavement divided by an eighteen-foot landscaped median. Pedestrians, bicycles and equestrians are accommodated by a five-foot sidewalk on the southern side of the roadway and a ten-foot-wide decomposed granite Multi-purpose Trail with a white split rail fence on the north side of the road, as required by the Temescal Valley Design Guidelines. The landscaping along Temescal Canyon Road is consistent with the Temescal Valley Design Guidelines and builds upon and is an extension of adjacent Temescal Canyon Creek. It includes riparian road trees, shrubs and groundcover, which are specifically identified in Table IV-1, *Community Plant Palette*. The TERRAMOR master developer shall construct the northerly half of the Temescal Canyon Road right of way.

b. Terramor Drive Landscaping

The streetscape for Terramor Drive provides for a 76-foot wide right of way which contains 44 feet of pavement. Pedestrians are accommodated by a sixteen-foot parkway on either side of the street. On the westerly side of the street, Terramor Drive will include a five-foot, curb separated sidewalk. On the easterly side of the street, Terramor Drive will include a curb-adjacent eight-foot parkway and eight foot decomposed granite Paseo.

The landscaping along Terramor Drive is separated into two portions, as discussed in Section IV.B.6, *Community Plant Palette*. The Power Portion of Terramor Drive is shown in Figure IV-15, *Terramor Drive Streetscape - Lower Portion*. This Lower Portion extends from the community's primary entry to the southern border of Planning Area 9 and is characterized by riparian and collector road trees, shrubs and ground cover as found in Table IV-1, *Community Plant Palette*. The Upper Portion of Terramor Drive is shown in Figure IV-16, *Terramor Drive Streetscape - Upper Portion*. The Upper Portion extends from the southern border of Planning Area 9 to its northern termination at Temescal Hills Drive and is characterized by upland and collector trees, shrubs and a groundcover as found in Table IV-1, *Community Plant Palette*.

Both Terramor Drive and Temescal Hills Drive transition from a 'riparian' to an 'upland' landscape. The Lower Portion of TERRAMOR is dominated by the character of Temescal



* NOTE:
 1. SOUTH OR WEST HALF TO BE COMPLETED BY OTHERS.
 2. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 3. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.

S'LY
R/W

BY OTHERS

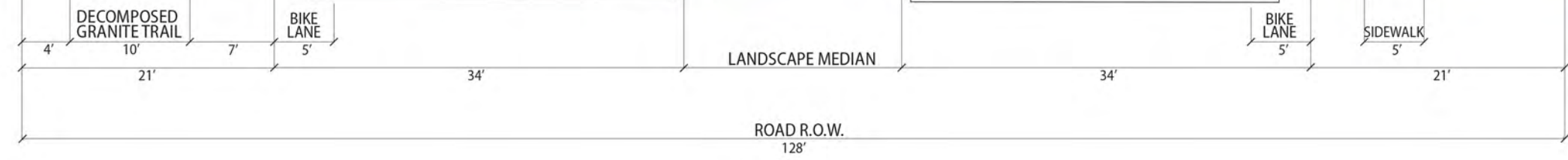


Figure IV-14

- * NOTE:
 1. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.



- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

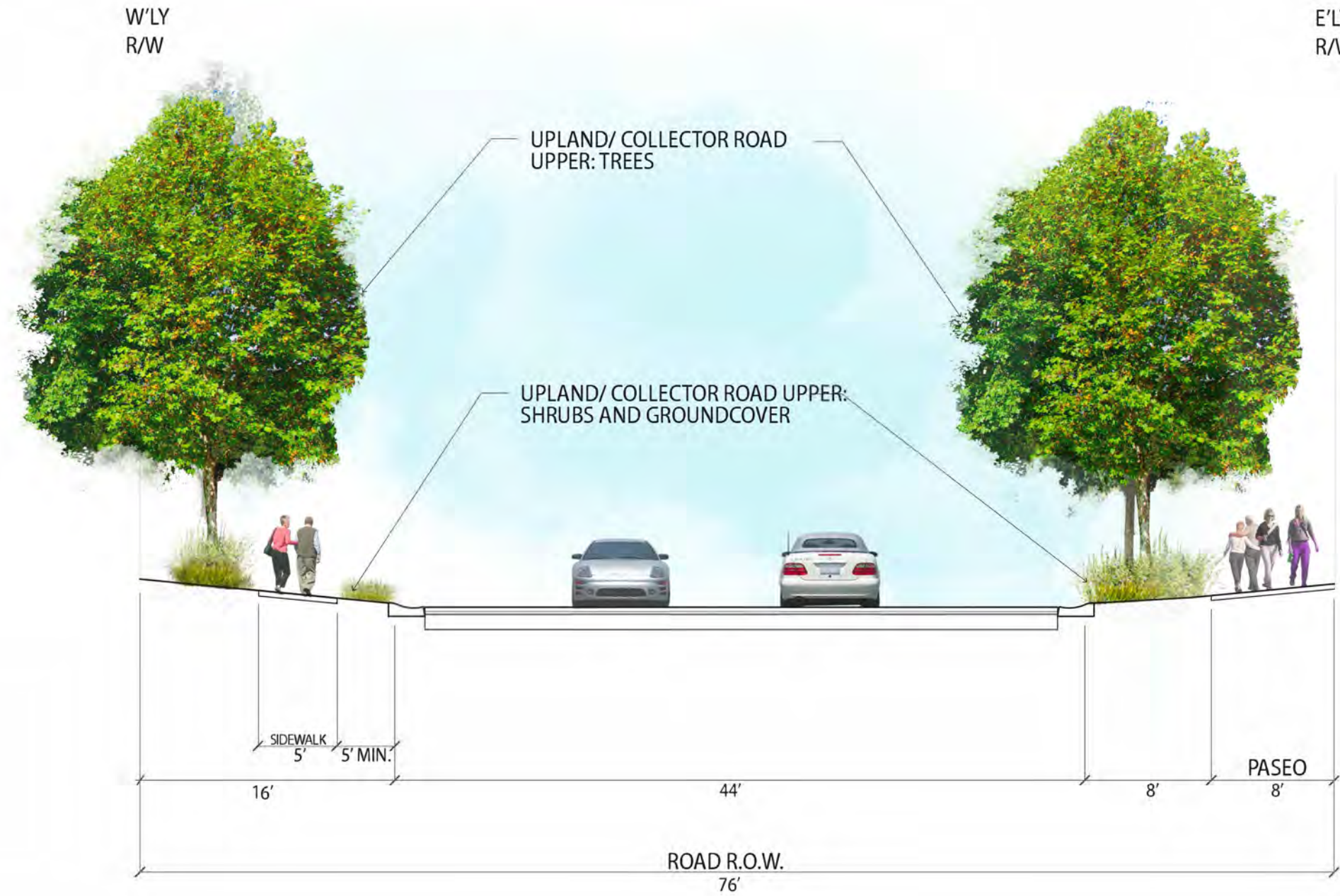


Figure IV-16

Wash, riparian habitat comprised of more moisture-loving species such as Cottonwood, Alder, and Arroyo Willow. It is natural and appropriate to extend these trees, and their companion shrubs and groundcovers, up along the swales adjacent to Terramor Drive and Temescal Hills Drive, so that as they enter the community residents and guests are immersed within this natural California creek woodland.

As the roadway climbs higher in elevation, the soils naturally become dryer and rockier, more conducive to drought-tolerant trees like Pine and Oak and the roadway landscaping transitions to the Upper Portion Plant Palette, residential neighborhoods also draw closer and in response, a flowering and ornamental accent landscape layer is added beneath the Pine and Oak clusters. Lantana and Tecomaria grace the edges of parkway trails, adding interest to the pedestrian environment of TERRAMOR.

c. Temescal Hills Drive Landscaping

The streetscape for Temescal Hills Drive provides for a 76-foot wide right of way which contains 44 feet of pavement. The landscaping along Temescal Hills Drive is separated into two portions, as discussed in Section IV.B.6, *Community Plant Palette*. The Lower Portion of Temescal Hills Drive extends from the secondary community entry to the southern border of Planning Area 4. Landscaping associated with the lower portion of Temescal Hills Drive includes a Paseo on the westerly side of the road and a 16-foot landscaped parkway on the easterly side of the road as depicted in Figure IV-17, *Temescal Hills Drive Streetscape - Lower Portion*. Both parkways of the lower portion of Temescal Hills Road are landscaped with Sycamore and Oak trees, meadow grasses, and native Toyon, Lemonade Berry, Opuntia and drought-tolerant flowering accent shrubs such as Rockrose and Sage. Landscaping associated with the upper portion of Temescal Hills Drive includes an 8-foot Paseo separated from the westerly side of the road by an 8-foot parkway and a 5-foot sidewalk located within a 16-foot parkway as depicted in Figure IV-18, *Temescal Hills Drive Streetscape - Upper Portion*. Landscaping within the parkways of the upper portion of Temescal Hills Drive shall include upland Sycamore and Oak trees, meadow grasses, native Bacharris, Toyon, and Lemonade Berry shrubs. Along this road, the Oak and Sycamore will be planted in minimum groups of 3-5, within the entire landscape right-of-way and adjacent slopes.

d. Phoebe Drive Landscaping

The streetscape for Phoebe Drive, as depicted in Figure IV-19, , provides for a 76-foot wide right of way which contains 44 feet of pavement. Pedestrians are accommodated by a minimum five-foot, curb adjacent parkway and five-foot, meandering sidewalk on the easterly side of the street and an eight-foot curb adjacent parkway and eight-foot Paseo on the westerly side of the street. Landscaping within the parkways shall include upland/collector road upper trees, shrubs and groundcover, in accordance with Table IV-1, *Community Plant Palette*.

e. Private Local Road Landscaping

Where the road type is not otherwise specified above or a reverse frontage, the standard roadway landscaping herein should be applied to internal circulation streets that are intended to feature sidewalks and parkways on both sides of the road as depicted in Figure IV-20, *Private Local Road Streetscape*. The landscape elements used in this type of street should include the following:

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.



Figure IV-17

TEMESCAL HILLS DRIVE STREETScape (LOWER PORTION)

- * NOTE:
 1. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.

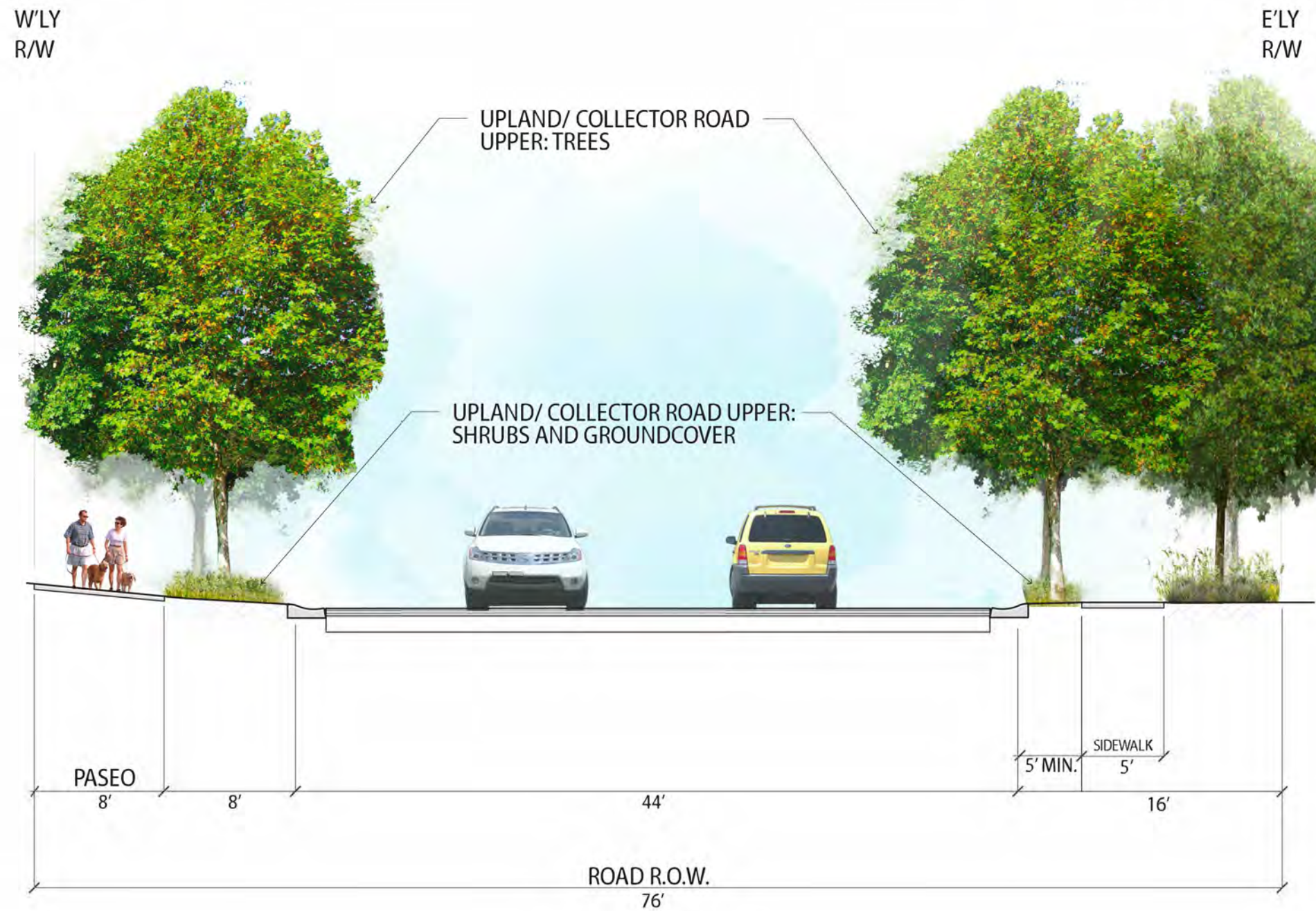


Figure IV-18

TEMESCAL HILLS DRIVE STREETSCAPE (UPPER PORTION)

* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

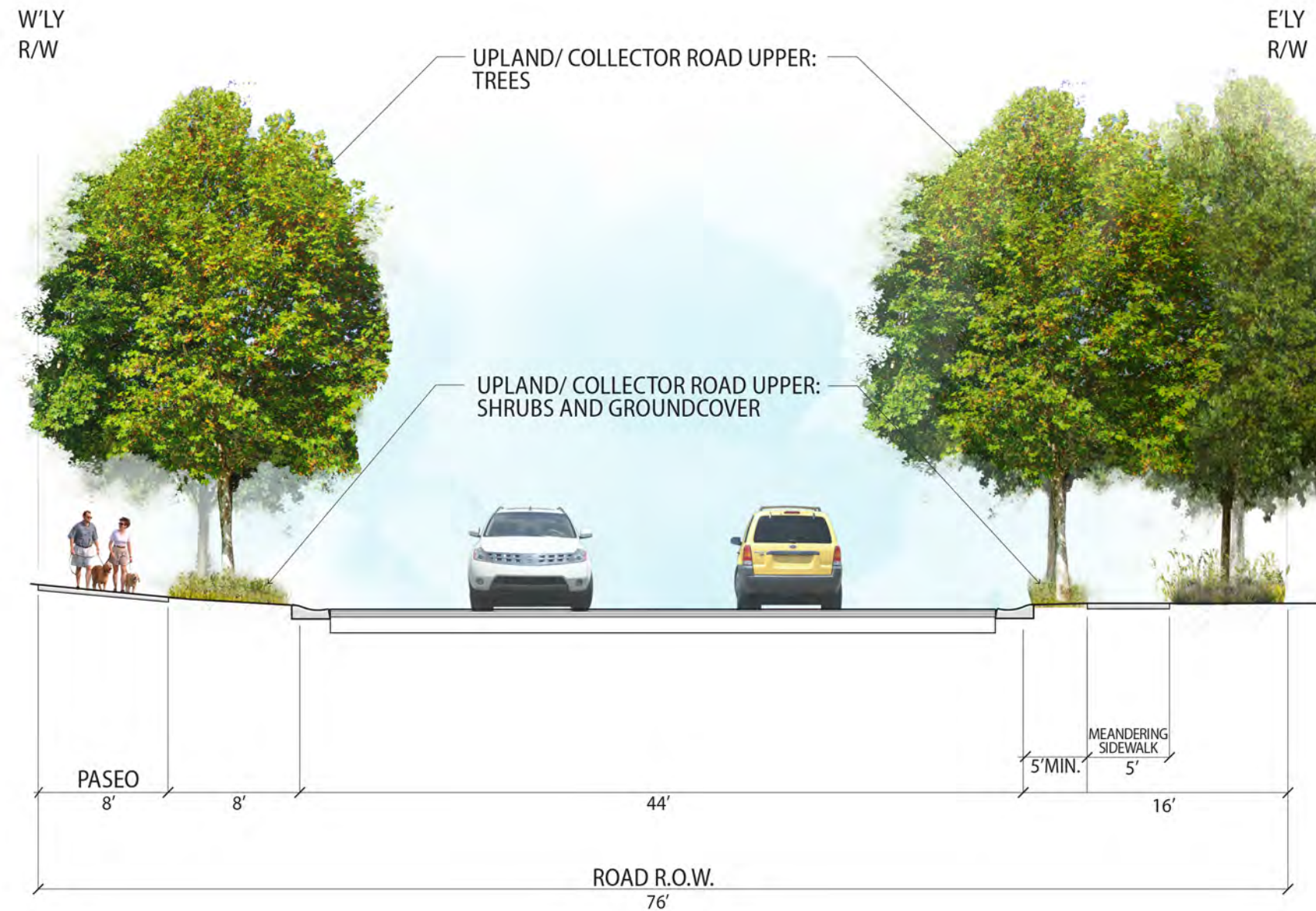


Figure IV-19

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

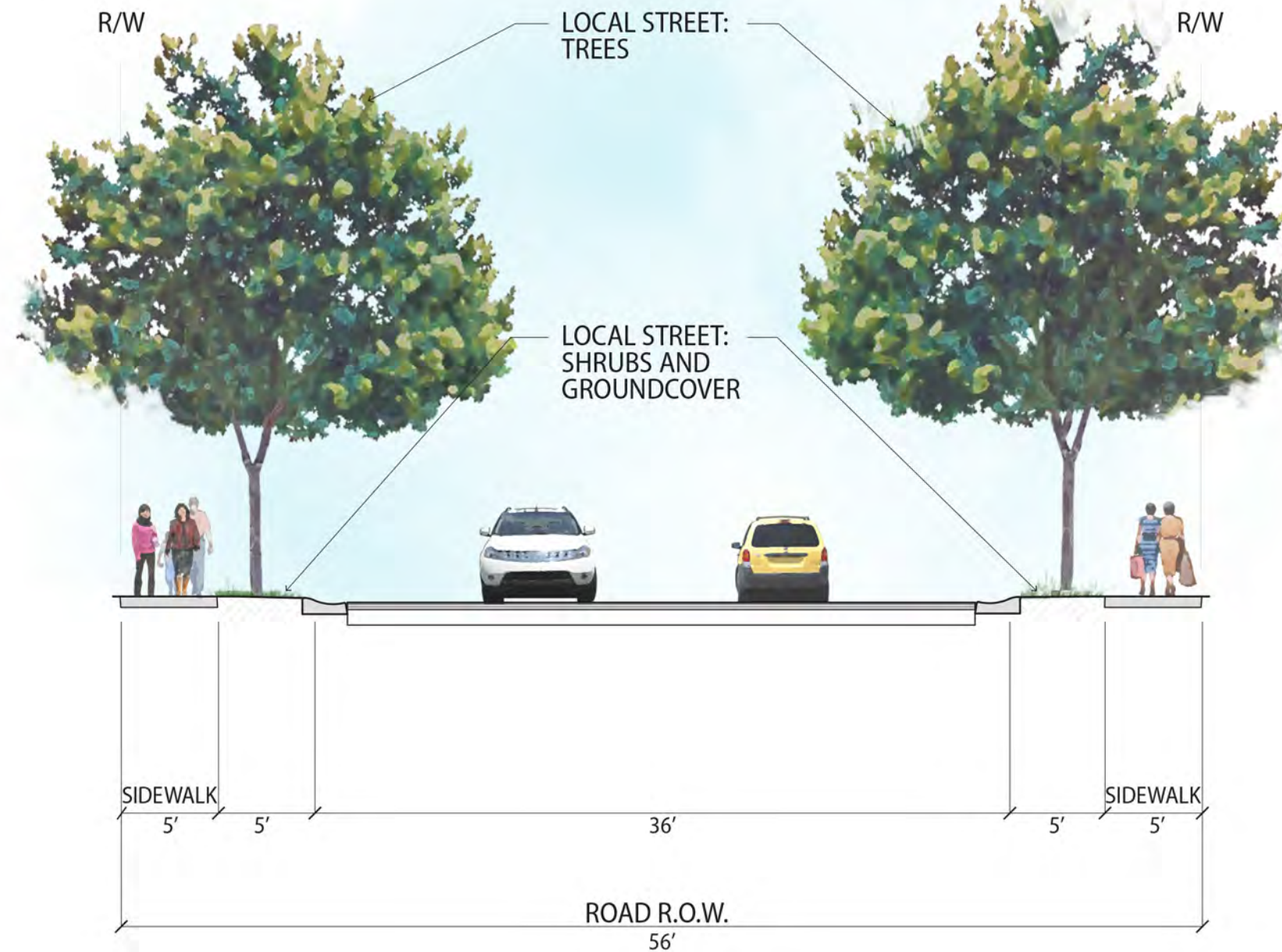


Figure IV-20

- (1) Right of way shall be 56-feet with 36-feet of paving.
- (2) Sidewalks on each side of the road shall be 5 feet wide, with the exception of the Private Local Road located within Planning Area 10, which shall include a six-foot parkway and 8-foot Paseo within a 60-foot right of way, as shown in Figure IV-21, *Private Local Road Streetscape with Paseo*.
- (3) Parkway widths shall be five feet and be planted with no fewer than one tree per lot.
- (4) Parkways shall be planted with Upland/Collector Road Upper shrubs and groundcover, in accordance with Table IV-1, *Community Plant Palette*.

- * NOTE:
1. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.

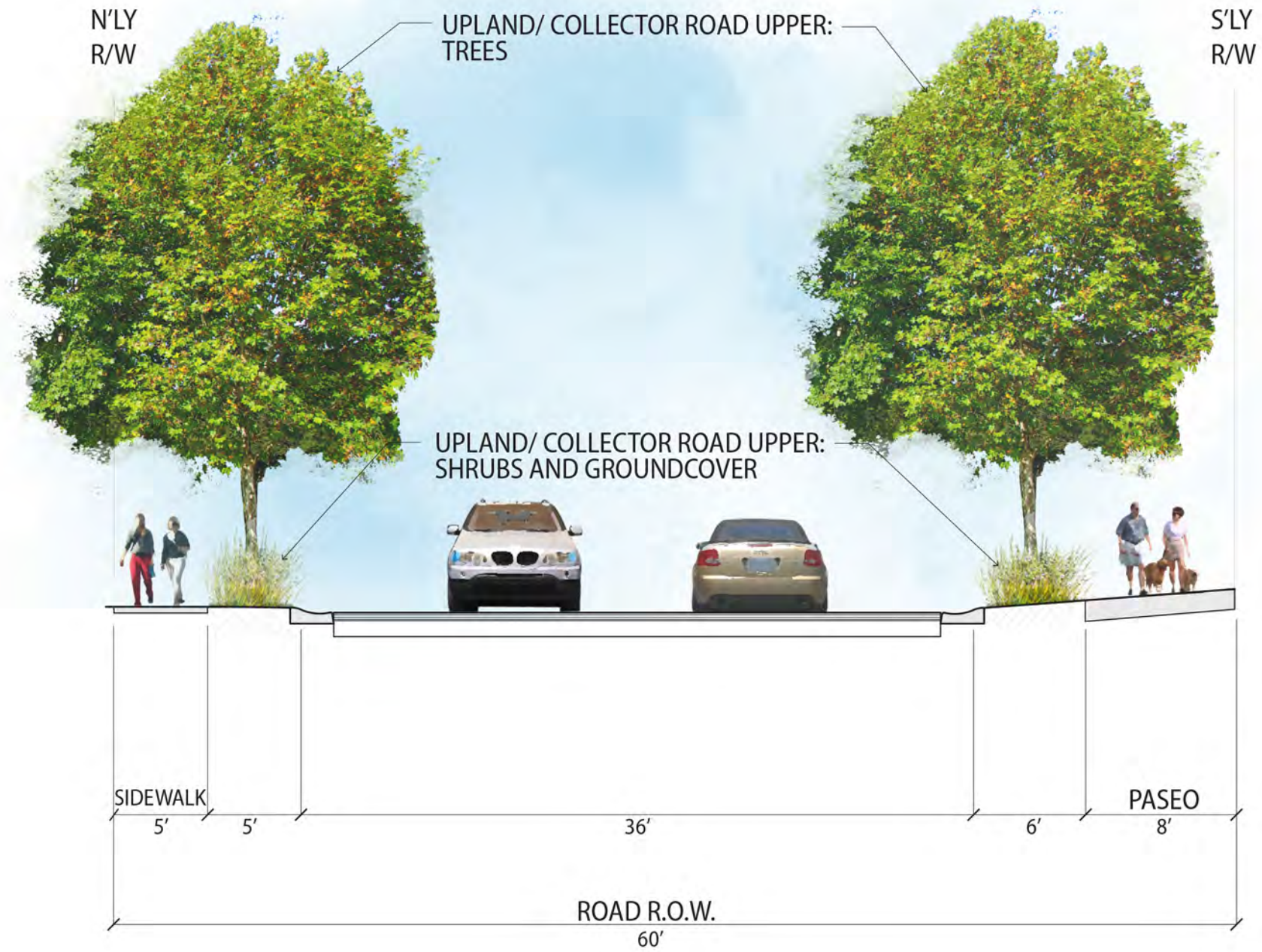


Figure IV-21



4. Land Use Transitions and Edge Conditions

The relationships between land uses within the community, where one land use transitions into another, are of critical importance to ensure that the uses do not create incompatibility concerns. This section of the Design Guidelines identifies specific land use areas within the community where key transitions occur and establishes the typical design components needed to achieve the overall goal of avoiding incompatibility. The most critical locations are those where residential neighborhoods abut other types of land uses, such as parks or internal slopes, and at the boundary of the Specific Plan. The following information is the basis for the design of these edge conditions and is provided to ensure land use compatibility.

a. High Density Residential/Recreation Center Interface

Along the boundary between Planning Areas 8 and 15, residential uses will adjoin recreational areas onsite. As noted on Figure IV-22, *Edge Condition - High Density Residential (PA 8)/Recreation Center*, the residential interface with the Recreation Center can vary depending on the product type in Planning Area 8. Where the homes within PA 8 back up to the Recreation Center, a landscape buffer is provided for the privacy and security of residences. A public square, as is typical of Mediterranean hill-top villages, is located where the homes within PA 8 front on to the Recreation Center and access drive.

b. Residential/Open Space Interface

The community is surrounded by natural open space. It is important that these natural areas be preserved and disturbances be minimized along the edges where open space and developed uses meet. The edge condition between off-site and on-site open space and homes is depicted in Figure IV-23, *Edge Condition - Residential/Open Space*. To protect the quality of the natural environment, buffer zones between the developed uses and open space are critical. Buffers are also important to ensure that natural open space is protected from noise and light effects and from intrusion by humans, pets or refuse. In addition, residences must be protected from wildfire hazards associated with open brush and grasses. Compatibility of plant species between the two environments along the boundaries of the developed areas help soften the hard edges of residential development and minimize impacts to natural areas.

All residential lots adjacent to open space areas are to be protected by fire fuel modification zones and have a combination of Theme Walls, 6-foot Combination Glass Walls or 8-foot Combination Glass Walls to discourage human and pet entry into the open space. Solid Walls provide defensible wildfire barriers as required by the Fire Protection Plans prepared in conjunction with implanting projects. Where threat of human/pet disturbance is minimal and fire/fuel modification zones are not needed, native vegetation should be preserved and graded slopes landscaped to blend with existing vegetation. Native plant materials shall be featured to the extent feasible in these areas. To protect native habitats onsite from invasive, non- native plants, no plants considered invasive by the County (i.e., plants listed in Table 6-2 of the Western Riverside County MSHCP) shall be used in these interface areas (see Table IV-1, *Community Plant Palette*, for further details). In addition, maintenance access to the Fuel Modification Zones between Residential uses and open space is required in accordance with the Fire Protection Plans.

* NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.



Figure IV-22
 EDGE CONDITION - MEDIUM-HIGH DENSITY RESIDENTIAL (PA 8)/
 RECREATION CENTER (PA 15)

- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

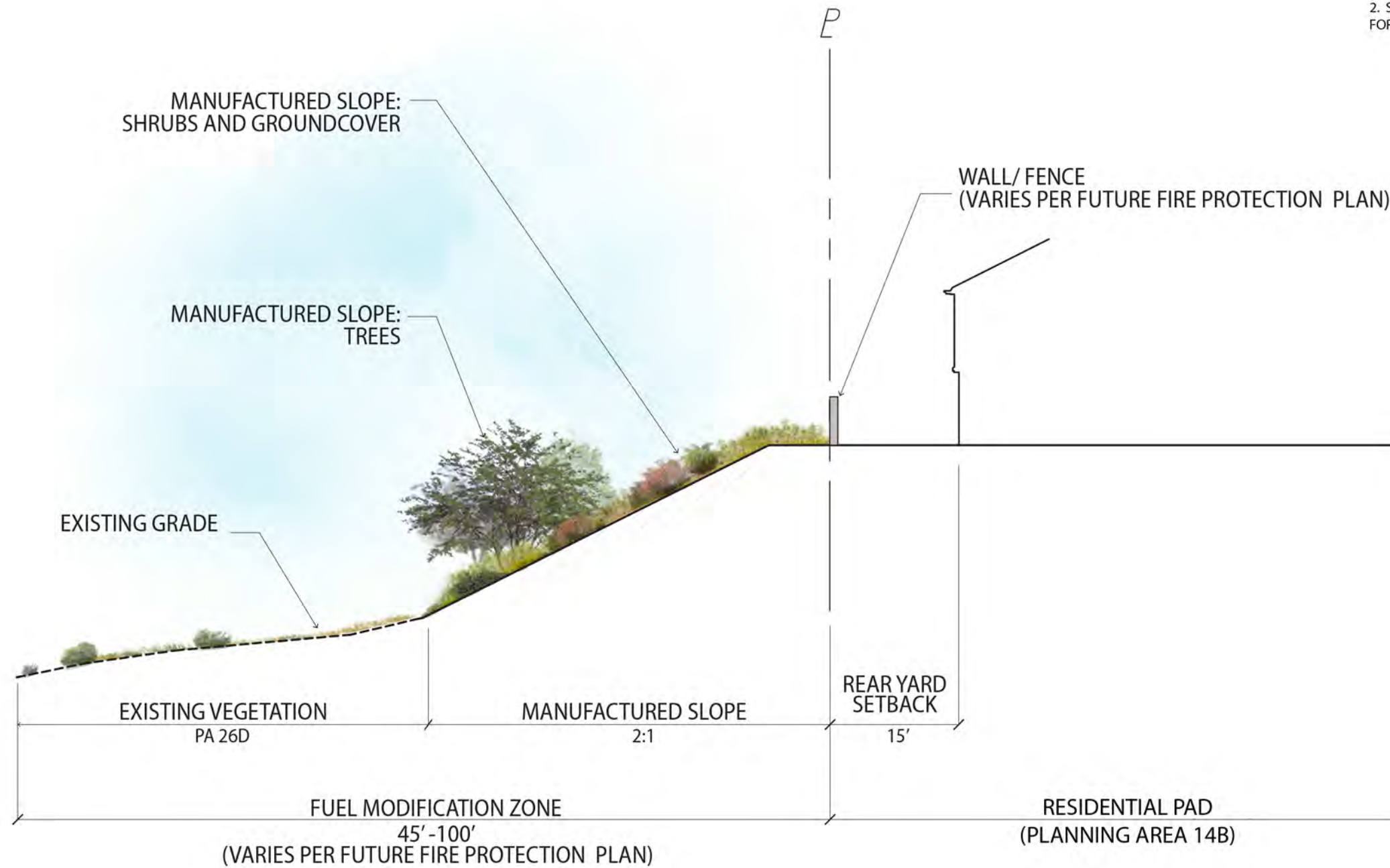


Figure IV-23



c. Residential/Slope/Residential Interface

Figure IV-24, *Edge Condition - Residential/Slope/Residential*, illustrates the interface slopes between residential land uses of Planning Areas 2 and 3. The top portion of the slope include Manufactured Slope shrubs and groundcover, while the bottom portion of the slope include Manufactured Slope trees as described in Table IV-1, *Community Plant Palette*. Oak trees, Toyon, Lemonade Berry, Opuntia, Bacharris and meadow grasses compromise the slope landscape. A ten-foot-wide maintenance path is provided at the toe of slope.

d. Residential/Off-Site

Figure IV-25, *Edge Condition - Residential/Off-Site*, illustrates the typical interface between residential uses and off-site conditions. Non-combustible walls may be required on the edge of the residential uses in accordance with the Fire Protection Plan, prepared concurrently with implementing projects.

e. Residential/Temescal Wash

Figure IV-26, *Edge Condition - Residential/Temescal Wash*, illustrates the interface between residential uses and Temescal Wash. A retaining wall which varies in height is located at the back of some residential lots at this location, as discussed in Section IV.C.3, *Walls and Fencing*. The fuel modification zone utilizes a 50-foot manufactured slope which will be irrigated and planted with manufactured slope trees, shrubs and ground cover, in accordance with Table IV-1, *Community Plant Palette*. In addition to the 50-foot manufactured slope, the fuel modification zone will also utilize existing grade where the existing vegetation will be thinned for 30 feet. An 8-foot wide Local Trail is located between the manufactured slope and existing grade in accordance with Figure III.A-13, *Open Space and Recreation Plan*.

f. Residential/Regional Trail/Off-Site Residential

Figure IV-27, *Edge Condition - Residential/Regional Trail/*, illustrates the interface between Planning Area 1, the Regional Trail, and the neighboring property owner’s house. Separating Planning Area 1 from a minimum 45-foot of fuel modification zone is an 8-foot Combination Glass Wall. Within the fuel modification zone is a 10’ Regional Trail, in accordance with Figure III.A-13, *Open Space and Recreation Plan*. Off-site there is an existing house that is approximately 255 feet beyond TERRAMOR’s property line.

g. Residential (PA11A & 11B)/Public Facility/Off-Site

Figure IV-28, *Edge Condition - Residential (PAs 11A and 11B)/Public Facility*, illustrates the interface between the residential uses within Planning Areas 11A and 11B, and the domestic and recycled water tanks within Planning Area 24. Between the residential uses in Planning Areas 11A and 11B and the water tanks within Planning Area 24 is a manufactured slope designed to shield the view of the water tanks from the surrounding residences. This slope is planted with manufactured slope shrubs and groundcover in accordance with Table IV-1, *Community Plant Palette*.

The water tanks are surrounded by a minimum twenty-foot access road. A retaining wall is located on the west side of Planning Area 24.

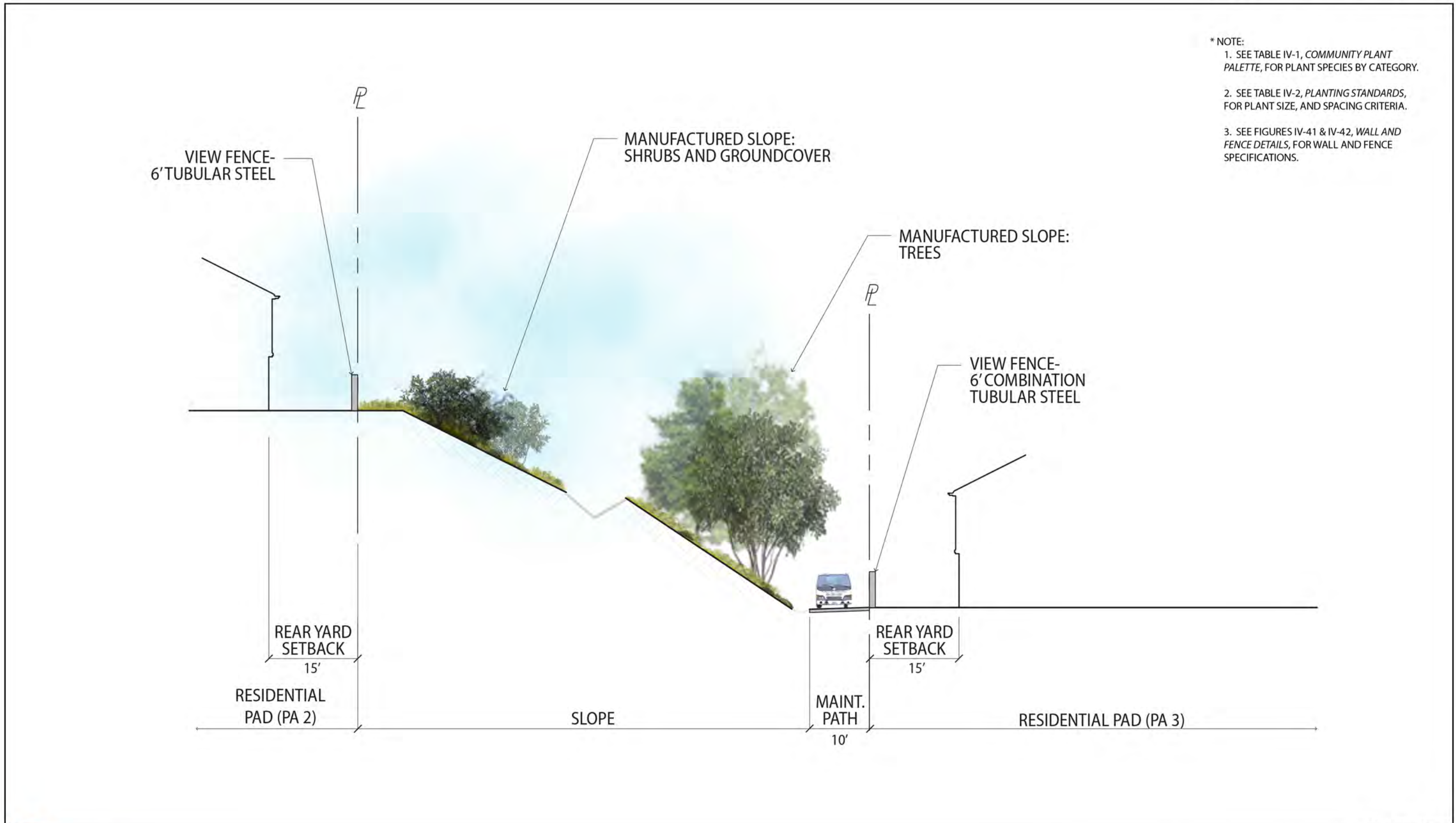


Figure IV-24



- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.

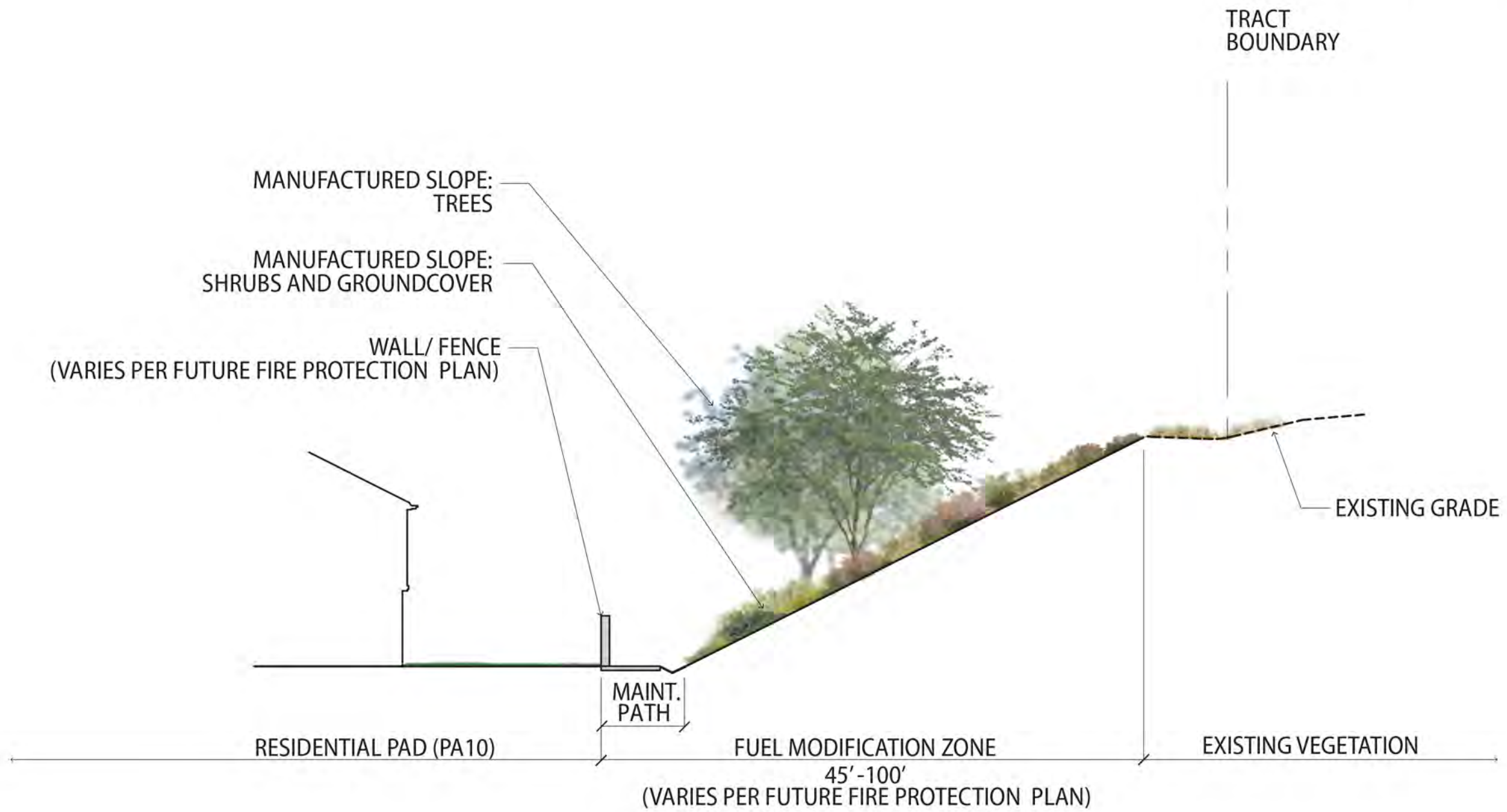


Figure IV-25



- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.

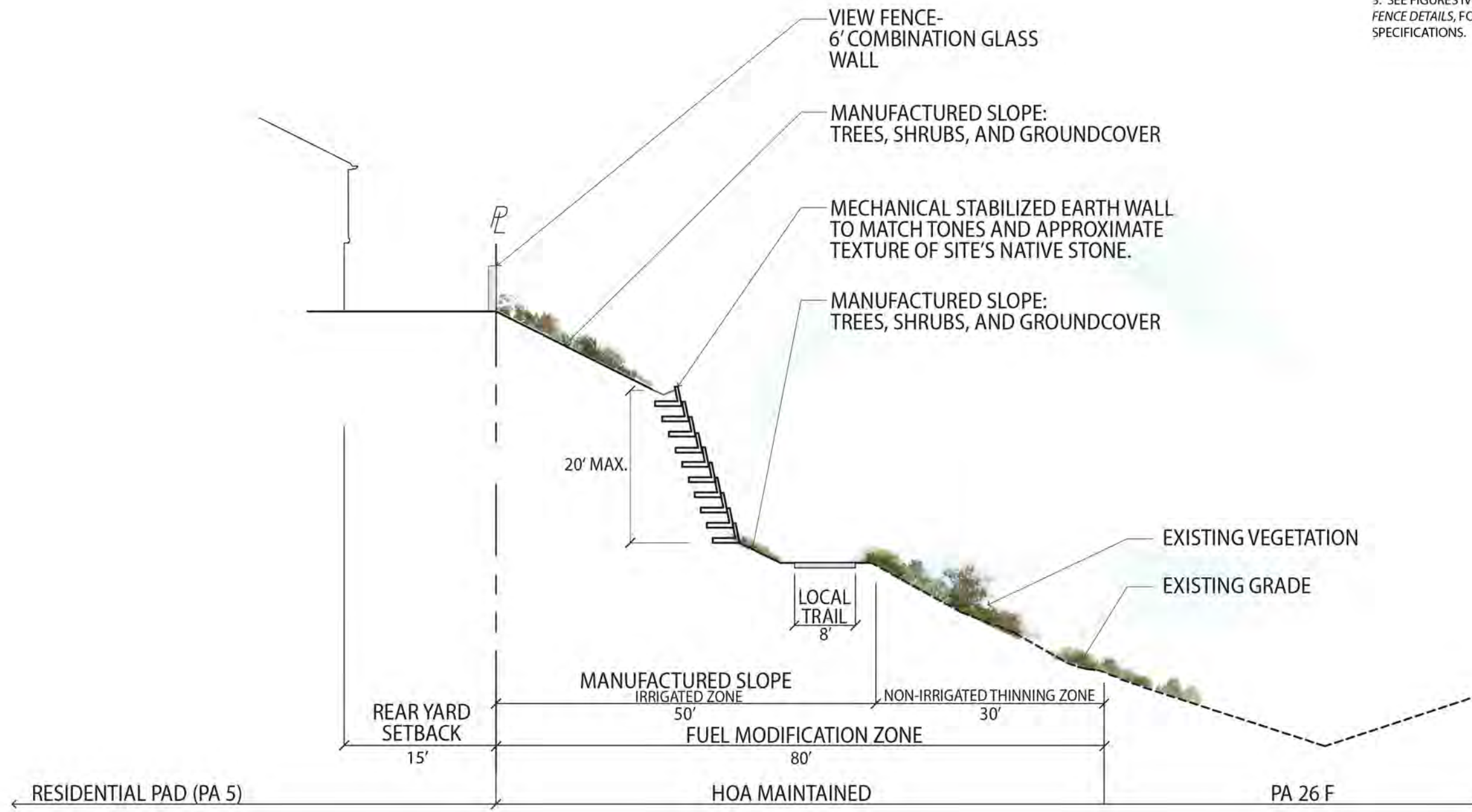


Figure IV-26



- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.



Figure IV-27



- * NOTE:
1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, WALL AND FENCE DETAILS, FOR WALL AND FENCE SPECIFICATIONS.

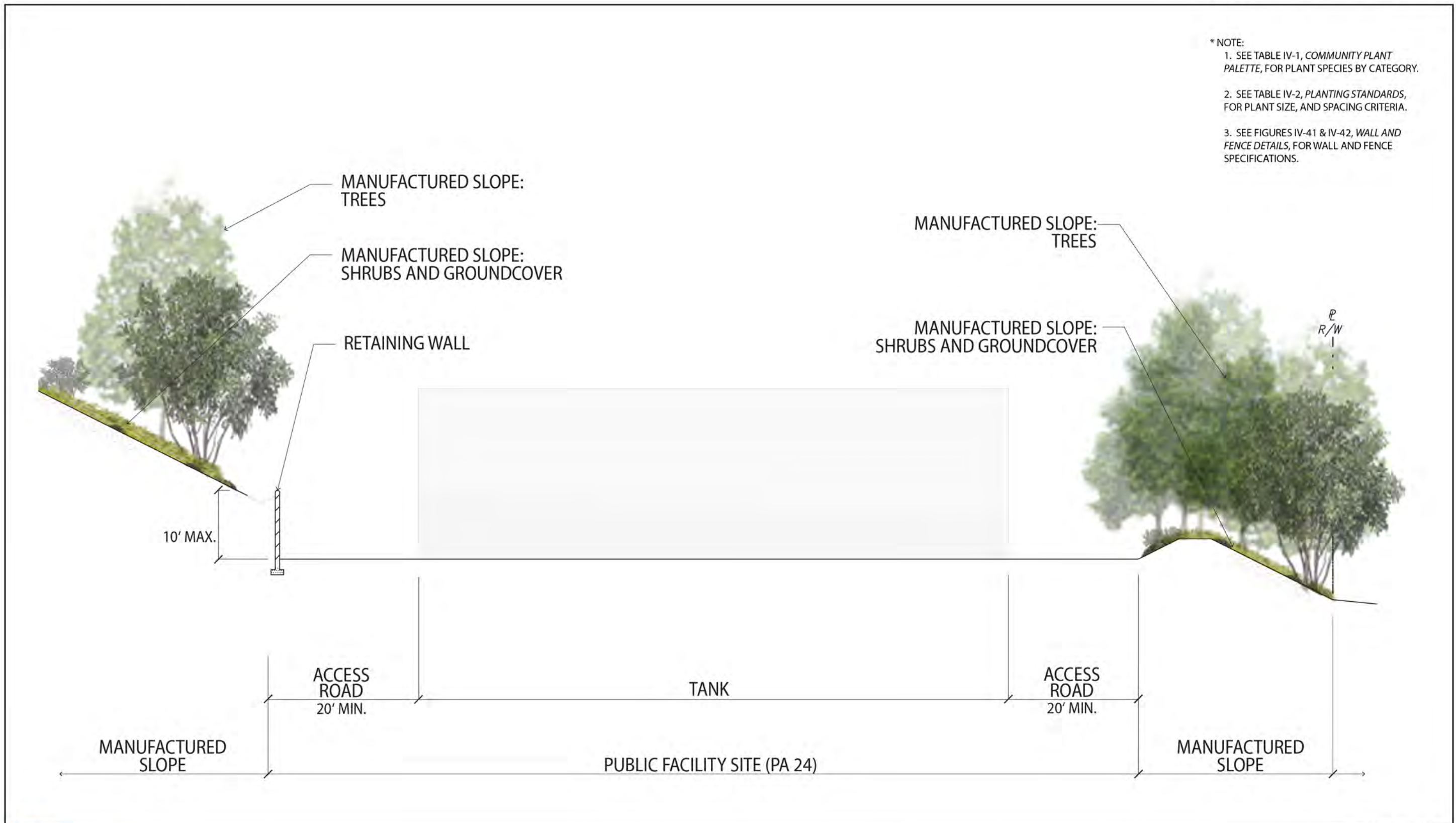
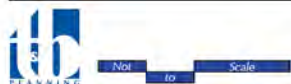


Figure IV-28



h. Residential (PA 6)/Slope/Off-Site Residential

Figure IV-29, *Edge Condition - Residential (PA 6)/Slope/Off-Site Residential* illustrates the interface between residential uses in Planning Area 6 with off-site residential uses in the Spanish Hills community. A ten-foot access road abuts the rear yard walls of the residential uses. Between the access road and the project boundary is a variable width fuel modification zone located at existing grade. The fuel modification zone is planted with Manufactured Slope trees, shrubs and groundcover in accordance with Table IV-1, *Community Plant Palette*.

i. Temescal Hills Drive/Slope/Local Trail

Figure IV-30, *Edge Condition - Temescal Hills Drive/Slope/Local Trail* illustrates the interface between the residential uses within Planning Area 4, Temescal Hills Drive and Temescal Wash. Adjacent to Temescal Wash will be a manufactured slope planted with Riparian/Collector Road Lower trees, shrubs and groundcover in accordance with Table IV-1, *Community Plant Palette*. At the top of slope, and separated from Temescal Wash by a Cable Fence, shall be an eight-foot-wide Paseo adjacent to Temescal Hills Drive. The parkways of Temescal Hills Drive shall be planted with Riparian/Collector Road Lower trees, shrubs and groundcover. Between Temescal Hills Drive and the residential land uses of Planning Area 4 shall be another manufactured slope planted with manufactured slope trees, shrubs and groundcover.

j. Terramor Drive/Water Quality Feature (PA 25A)

Figure IV-31, *Edge Condition - Terramor Drive/Water Quality Feature (PA 25A)* illustrates the interface between Terramor Drive and the water quality feature in Planning Area 25A. Between the Open Space of Planning Area 26F and Terramor Drive will be an HOA maintained slope planted with Riparian/Collector Road Lower trees in accordance with Table IV-1, *Community Plant Palette*. Between Terramor Drive and the water quality feature within Planning Area 25A will be a manufactured 2:1 slope planted with Riparian/Collector Road Lower trees, shrubs and ground cover. At the top of slope shall be a six-foot tubular steel view fence to keep pedestrians out of the water quality feature. Within the water quality feature is a 10-foot maintenance path.

k. Park (PA17)/Open Space

Figure IV-32, *Edge Condition - Park (PA17)/Open Space* illustrates the interface between the Public Park within Planning Area 17 and Temescal Wash. A manufactured berm shall separate Temescal Wash from an infiltration trench surrounding the ball fields of the park. Along the top of the berm will be a six-foot tubular steel View Fence to keep people out of Temescal Wash. A six-foot pedestrian path meanders between the top of the berm and the infiltration trench. The berm will be planted with Riparian/Collector Road Lower trees in accordance with Table IV-1, *Community Plant Palette*.

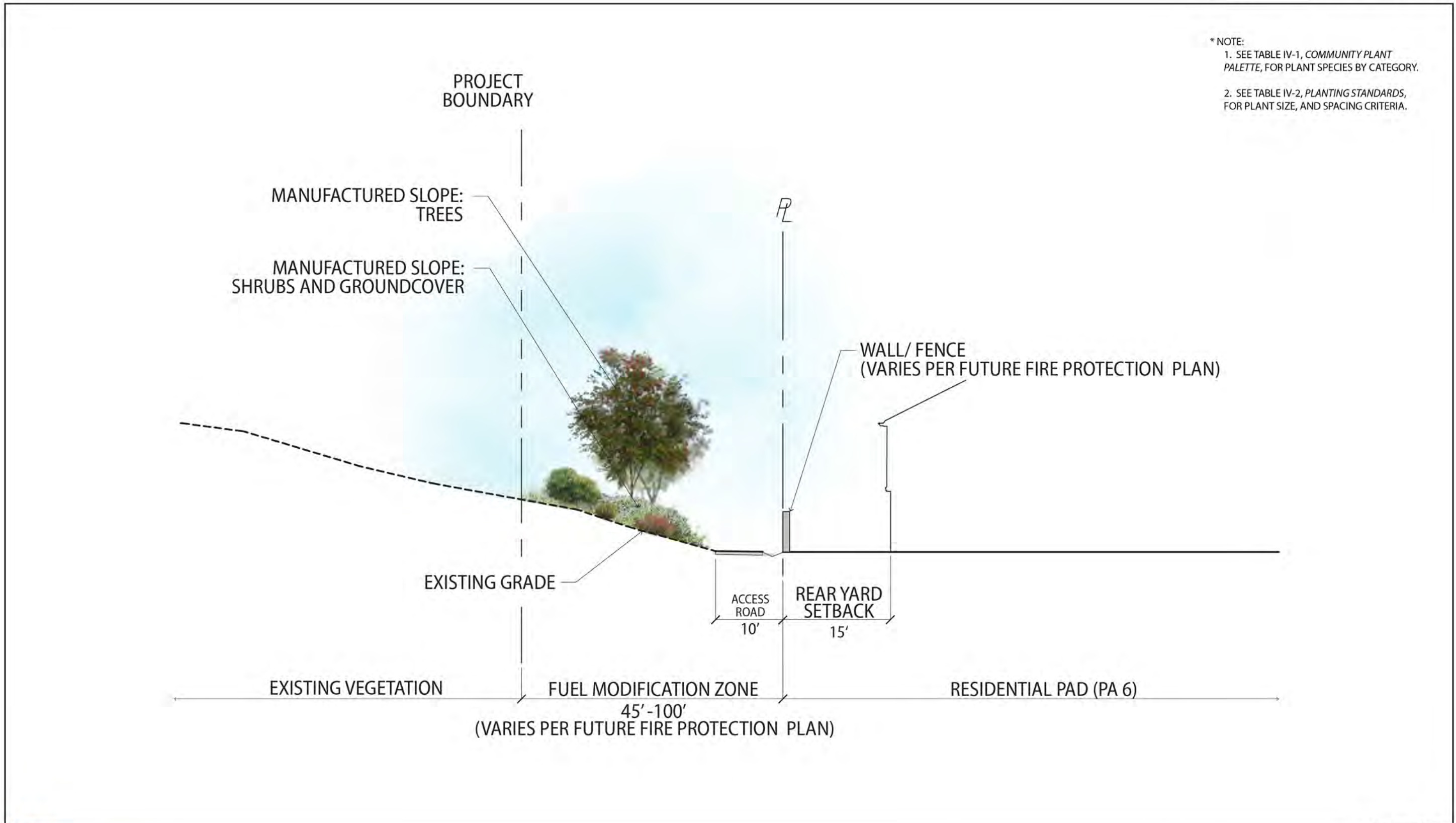
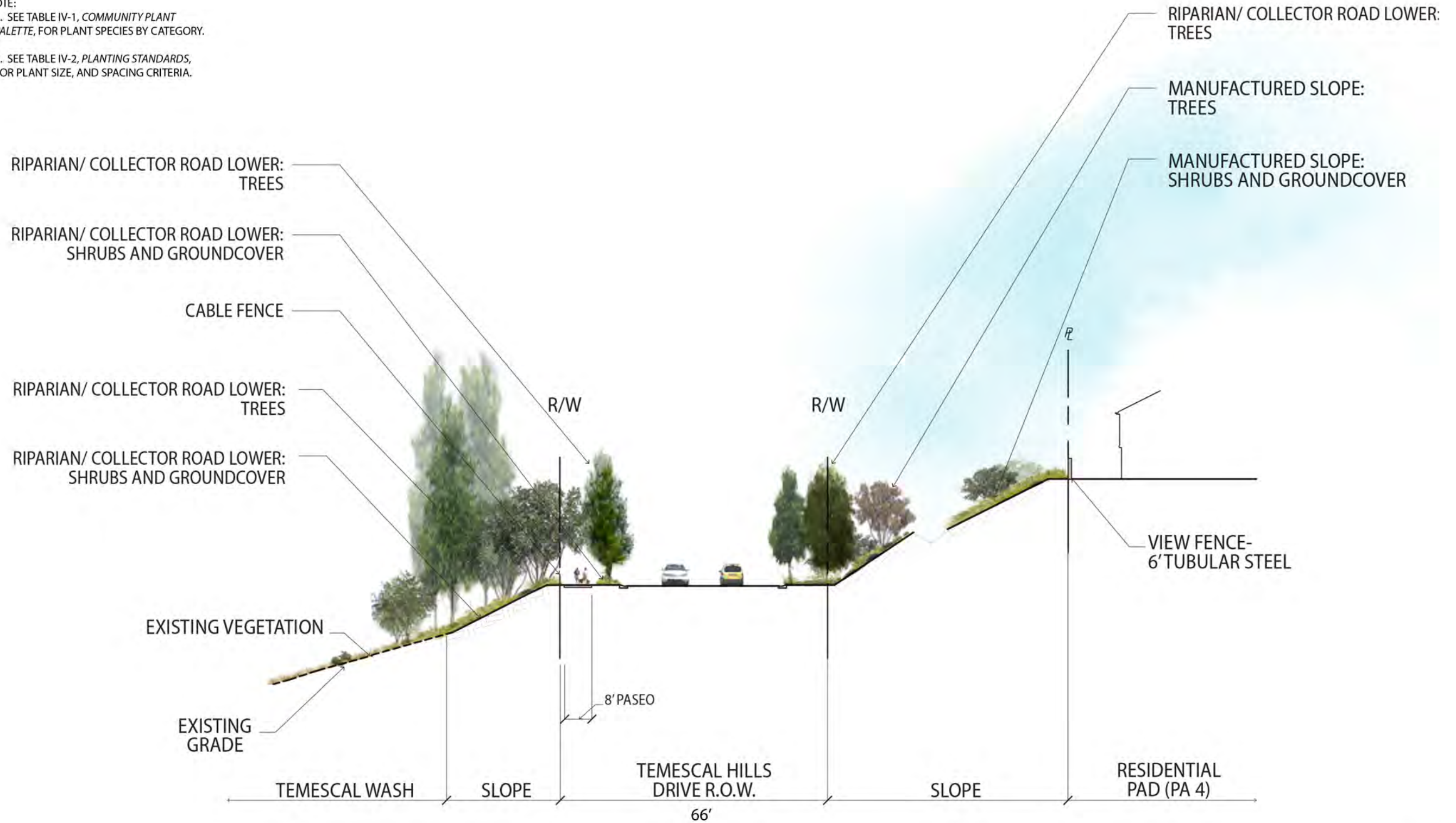


Figure IV-29

- * NOTE:
 1. SEE TABLE IV-1, COMMUNITY PLANT PALETTE, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, PLANTING STANDARDS, FOR PLANT SIZE, AND SPACING CRITERIA.



- * NOTE:
1. SEE TABLE IV-1, *COMMUNITY PLANT PALETTE*, FOR PLANT SPECIES BY CATEGORY.
 2. SEE TABLE IV-2, *PLANTING STANDARDS*, FOR PLANT SIZE, AND SPACING CRITERIA.
 3. SEE FIGURES IV-41 & IV-42, *WALL AND FENCE DETAILS*, FOR WALL AND FENCE SPECIFICATIONS.

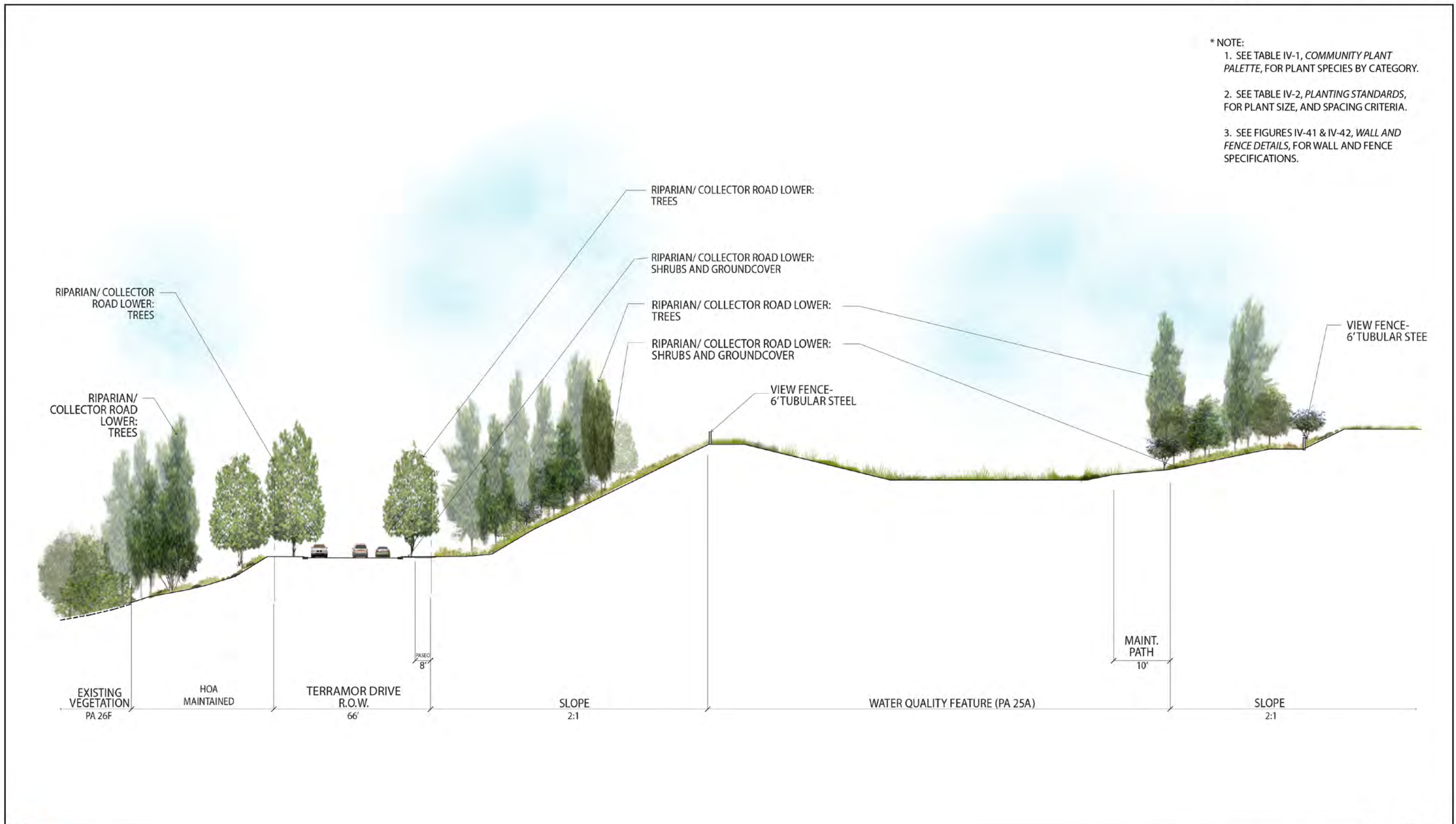


Figure IV-31
EDGE CONDITION - TERRAMOR DRIVE/
WATER QUALITY FEATURE (PA 25A)/RESIDENTIAL (PA 1)

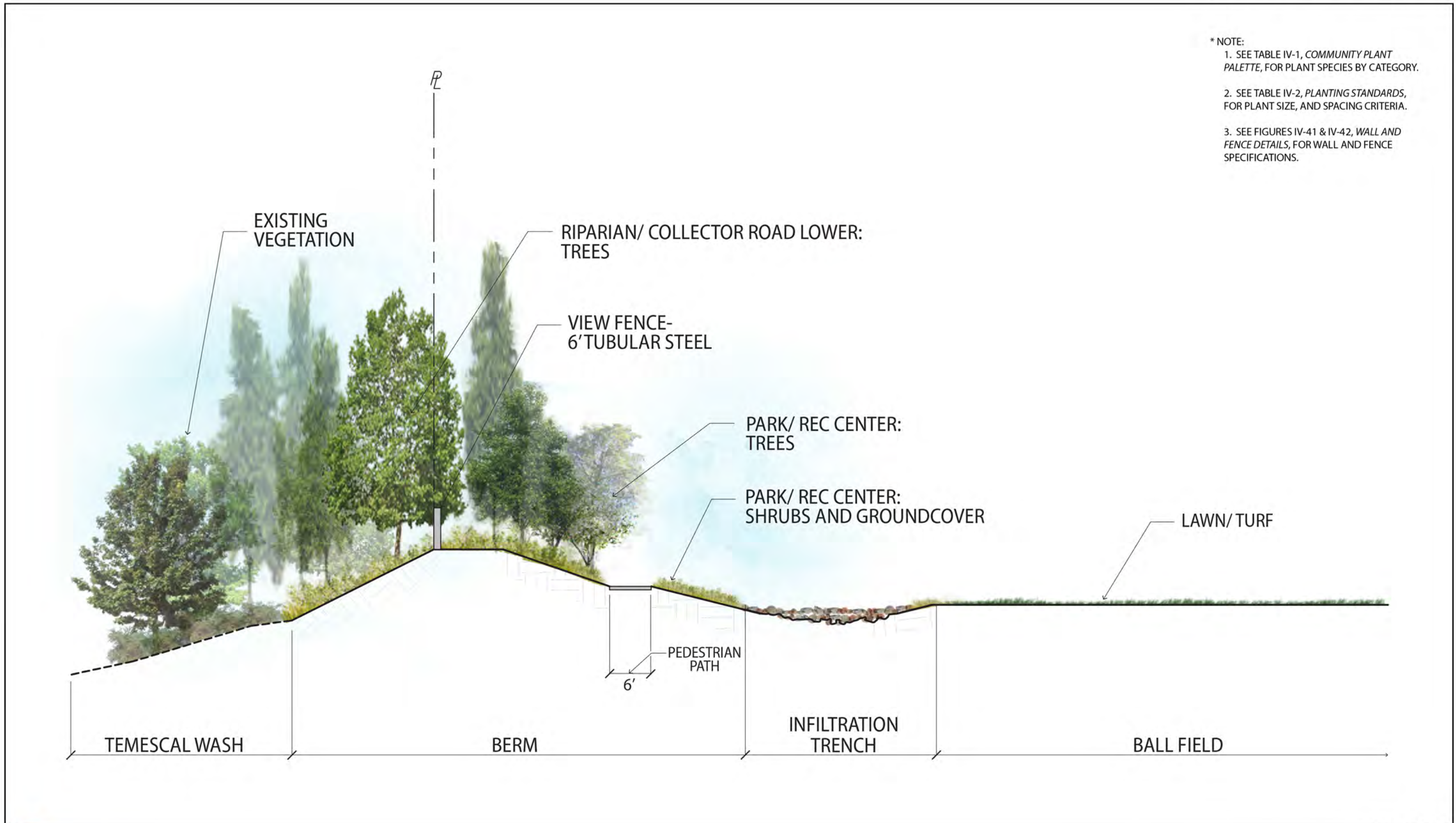


Figure IV-32

5. Landscape Design Guidelines

a. Public Landscapes

Landscape plantings in public areas (that is, all areas not part of an individual residential lot, unless specified otherwise), should reflect a commitment to maintaining harmony with the natural environment and consistency with the overall community theme. Water-wise native and drought-tolerant adapted plants should be used to provide a visual transition from the surrounding hillsides to the TERRAMOR community.

Public area landscaping shall be designed to have a "California Mediterranean" appearance. In general, this consists of mostly native low ground cover nearest the curb progressing to low or medium height plants or shrubs, and randomly clustered native and/or drought-tolerant trees.

Landscaping should also consider the seasonal high wind conditions common to the County by providing hedges or windbreaks where appropriate, such as in common areas. Also, the strong securing of recently planted trees will protect them from wind damage. Street parkways and common lots, such as retention basins, should be provided with landscaping consisting of decorative gravels, mostly native ground covers, shrub masses and a variety of tree species planted in minimum groups of 2-3 trees.

Plant arrangements should incorporate mass planting. Plants should be placed to allow them to grow to their natural sizes and forms. Sheared hedges and other artificial shapes should be limited to formal areas within the parks, recreation centers, urban densities and focal points. Table IV-1, *Community Plant Palette*, identifies the planting materials permitted for use within HOA maintained landscape public areas and in builder planted private front yards, rear yards and side slopes within the TERRAMOR community by the common name and botanical name, and specifies within which planting zone each species is to be used. Table IV-2, *Planting Standards*, details the container size at original planting and the spacing requirements. Table IV-3, *Prohibited Plant List*, identifies plants that are prohibited from use in public landscaped areas and in builder planted front and rear yards and side slopes. These plants should be identified to homeowners as plants which should be avoided.

b. Residential (Yard) Landscapes

Front yard setbacks are intended to be minimal to create an intimate, narrow streetscape. The small front yards should be landscaped heavily with detailed plantings including flowering shrubs and container plants. Front yards should emphasize use of drought-tolerant plants, ground covers and other non-turf alternates to lawns to the extent desirable to the homeowners. Minimizing the amount of grass lawns in front yards can greatly reduce irrigation demands and lower maintenance needs.

c. Slope Landscaping

(1) Exterior Slopes:

Exterior slopes include main entry slopes, along streetscapes and slopes along residential/native open space interface zones. Any exterior slopes which abut natural areas should use informal plant masses to blend the introduced landscaping with the natural environment and control erosion. Plant species should be selected from the TERRAMOR plant palette and should conform to the Fire Protection Plan described in Section III.A-8.

All-natural slopes should retain their existing plant cover wherever feasible, provided such cover conforms to the Fire Protection Plan. All manufactured and cut/fill slopes which exceed 3-feet in height should be planted with a mixture of groundcover, shrubs and trees effective at preventing erosion. Such slopes should be irrigated to ensure germination and establishment in conformance with the project's Fire Protection Plan (See Table IV-1, *Community Plant Palette*, for additional landscaping restrictions).

(2) **Interior Slopes:**

Interior slopes that abut residential areas may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes but should still be chosen primarily from the TERRAMOR plant palette.

All manufactured and cut/fill slopes which exceed 3-feet in height should be planted with an effective mixture of groundcover, shrubs, and trees.

6. Community Plant Palette

The Plant Palette selected for the TERRAMOR community combines the use of plants native to the Temescal Valley, with the Rural Mediterranean hillside village thematic concept. The majority of the site should feature random massing as seen in the photographs throughout this Specific Plan featuring California natives and plant material appropriate for rocky, south-facing slopes.

Table IV-1, *Community Plant Palette*, identifies the planting materials permitted for use within HOA maintained landscape public areas and in builder planted private front yards, rear yards and side slopes within the TERRAMOR community by the common name and botanical name, and specifies within which planting zone each species is to be used. The Community Plant Palette is divided into five sub-palettes to be used in distinct portions of the community, as illustrated in Figure IV-33, *Plant Palette Plan*. The Riparian/Collector Road Lower sub-palette shall be used within TERRAMOR's entry monuments along Temescal Canyon Road and within the parkways of Terramor Drive and Temescal Hills Drive in Phase 1. The Upland/Collector Road Upper sub-palette shall be used within the parkways of Terramor Drive, Temescal Hills Drive and Phoebe Drive in Phase 2. The Local Street sub-palette shall be used in the parkways of Private Local Streets within TERRAMOR. The Manufactured Slope sub-palette shall be used within all HOA maintained manufactured slopes, both within the residential planning areas and around the exterior of the community. The Park/Rec Center sub-palette shall be used within all Open Space – Recreation land uses, including Planning Areas 15 through 23.

Table IV-2, *Planting Standards*, provides standards for plant size and spacing at construction. Tree size will vary between each sub-palette, with sizes ranging from 48" box to 15 gallons. As discussed throughout the Design Guidelines, TERRAMOR shall be planted utilizing unevenly distributed informal clusters of plants, instead of in an orderly grid.

Table IV-3, *Prohibited Plant List*, identifies plants strictly prohibited from use within TERRAMOR. These plants are prohibited in order to protect the native habitats surrounding the TERRAMOR community from these invasive non-native species and for fire protection. Plant restrictions are enforced on private residences through the use CC&Rs.

Photos of selected plants from the plant palette can be found in Figure IV-34 through Figure IV-38, *Plant Palette*.

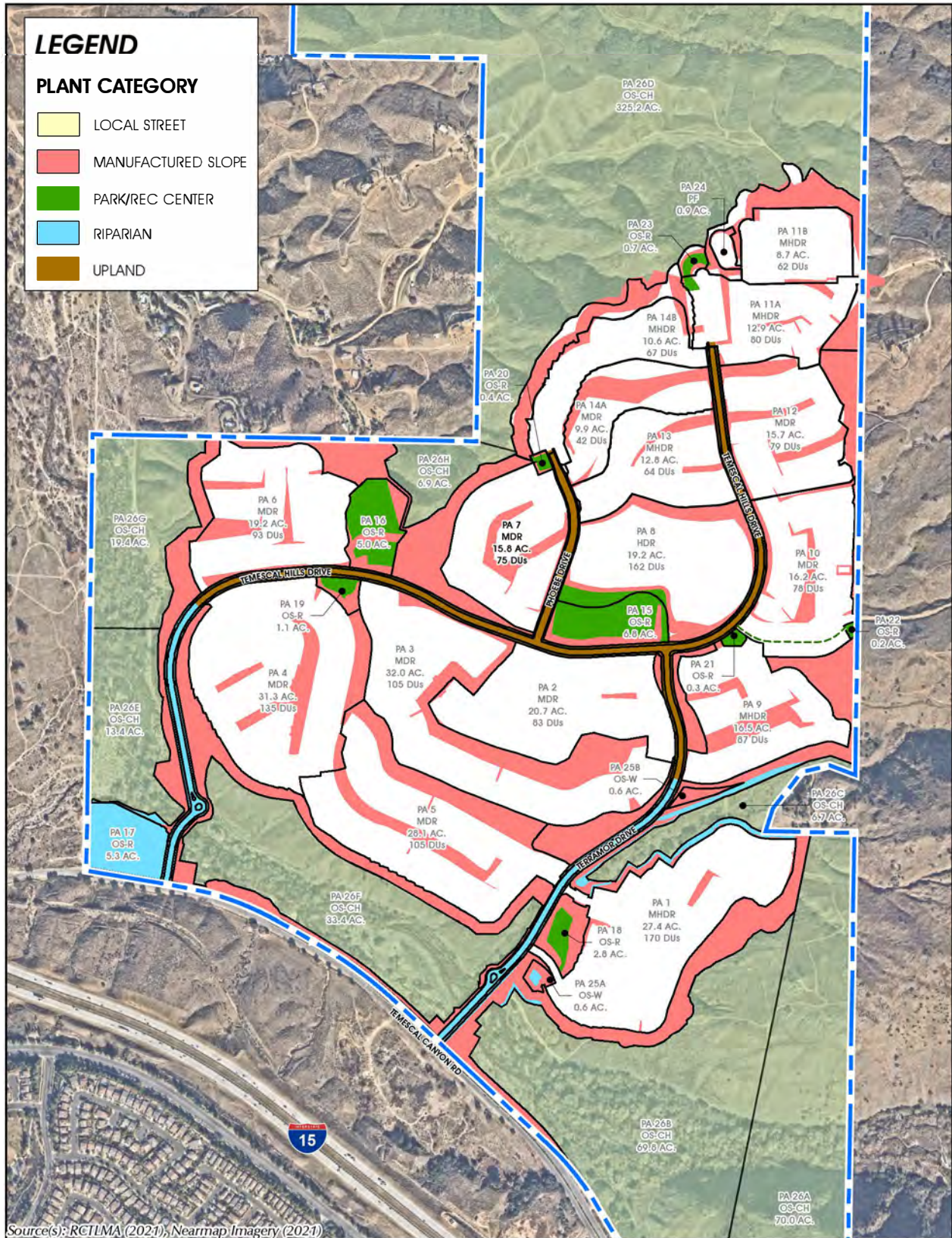


Figure IV-33

PLANT PALETTE PLAN

Table IV-1 Community Plant Palette							
<i>Plant Material</i>			<i>Sub-palette</i>				
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>	<i>Riparian/ Collector/Dead</i>	<i>Upland/ Collector Dead/Live</i>	<i>Local Street</i>	<i>Manufactured Site</i>	<i>Park/ Public</i>
TREES							
Aesculus californica	*	California Buckeye	◆			◆	◆
Agonis flexuosa		Peppermint Tree			◆		◆
Alnus rhombifolia	*	Alder	◆			◆	◆
Albizia julibrissin		Silk Tree			◆		
Arbutus unedo		Strawberry Tree	◆	◆		◆	◆
Arbutus unedo 'Marina'		Marina Strawberry Tree	◆	◆		◆	◆
Callistemon citrinus		Lemon Bottlebrush		◆			
Cassia surattensis		Yellow Cassia	◆	◆			◆
Cercis occidentalis	*	Western Redbud	◆	◆		◆	◆
Chamaerops humilis		Mediterranean Fan Palm					◆
Chilopsis linearis	*	Desert Willow	◆	◆		◆	◆
Chitalpa tashkentensis		Chitalpa	◆	◆		◆	◆
Ficus macrophylla		Moreton Bay Fig			◆	◆	◆
Ficus rubiginosa		Port Jackson Fig		◆	◆	◆	◆
Fraxinus greggii		Little Leaf Ash			◆		◆
Fraxinus o. 'Raywood'		Raywood Ash		◆	◆		
Fraxinus velutina	*	Arizona Ash			◆		
Geijera parviflora		Australian Willow			◆		◆
Gleditsia triacanthos		Honey Locust			◆	◆	
Jacaranda mimosifolia		Jacaranda			◆		◆
Juglans californica	*	S. California Black Walnut				◆	
Koelreuteria bipinata		Chinese Flame Tree			◆		
Koelreuteria paniculata		Golden Rain Tree			◆		
Lagerstroemia indica		Crape Myrtle		◆	◆	◆	◆
Liquidambar styraciflua (seedless var.)		Sweet Gum		◆	◆	◆	◆
Lyonothamnus floribundus		Catalina Ironwood				◆	◆
Olea europaea 'Swan Hill'		Fruitless Olive	◆	◆			◆
Olea europaea 'Wilsonii'		Wilson Fruitless Olive		◆	◆	◆	◆
Parkinsonia floridum 'Desert Museum'		Desert Museum Blue Palo Verde		◆	◆	◆	◆
Parkinsonia microphyllum (C. microphyllum)		Little Leaf Palo Verde		◆	◆	◆	◆
Parkinsonia praecox (Cercidum praecox)		Sonoran Palo Verde		◆	◆	◆	◆
Phoenix dactylifera		Date Palm					◆
Phoenix roebelenii		Pigmy Date Palm					◆
Pistacia chinensis		Chinese Pistache			◆	◆	
Pittosporum phyloraeoides		Willow Pittosporum		◆		◆	◆
Platanus acerifolia 'columbia'		London Plane Tree	◆	◆	◆	◆	
Platanus racemosa	*	California Sycamore	◆			◆	◆
Platanus wrightii		Arizona Sycamore	◆			◆	◆
Podocarpus gracilior (Afrocarpus gracilior)		Fern Pine		◆	◆		◆
Podocarpus macrophyllus		Yew Pine					◆
Populus fremontii	*	Fremont Cottonwood	◆			◆	◆
Prosopis alba		Argentine Mesquite					◆
Prosopis chilensis		Chilean Mesquite					◆
Prunus caroliniana		Carolina Laurel Cherry		◆		◆	◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆		◆	◆
Prunus ilicifolia lyonii	*	Catalina Cherry		◆		◆	◆
Punica granatum		Pomegranate		◆			◆
Quercus agrifolia	*	Coast Live Oak	◆	◆	◆	◆	◆

Table IV-1 Community Plant Palette							
<i>Plant Material</i>			<i>Sub-palette</i>				
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>	<i>Riparian/ Collector/Dead</i>	<i>Upland/ Collector Dead/Livestock</i>	<i>Local Street</i>	<i>Manufactured Shrub</i>	<i>Park/ Public</i>
Quercus chrysolepis	*	Canyon Live Oak				◆	◆
Quercus engelmannii	*	Pasadena Oak		◆	◆	◆	◆
Quercus ilex		Holly Oak		◆		◆	◆
TREES (cont.)							
Quercus kelloggii	*	California Black Oak	◆	◆		◆	◆
Quercus suber		Cork Oak				◆	◆
Quercus virginiana		Southern Live Oak	◆	◆	◆	◆	◆
Quercus wislizeni	*	Interior Live Oak				◆	◆
Rhaphiolepis indica 'Majestic Beauty'		Majestic Beauty Hawthorn		◆			◆
Salix gooddingii	*	Black Willow, Goodding's Willow	◆				◆
Salix laevigata	*	Red Willow	◆				◆
Salix lasiolepis	*	Arroyo Willow	◆				◆
Sambucus mexicana	*	Mexican Elderberry	◆			◆	◆
Ulmus parvifolia		Chinese Elm			◆		
Umbellularia californica	*	California Laurel	◆	◆			
SHRUBS							
Alyogyne huegelii		Blue Hibiscus		◆			◆
Arctostaphylos densiflora	*	Sonoma Manzanita	◆			◆	◆
Arctostaphylos edmundsii	*	Little Sur Manzanita				◆	◆
Atriplex lentiformis breweri	*	Brewer Saltbush				◆	
Baccharis emoryi	*	Emory's Baccharis	◆	◆		◆	◆
Baccharis hybrid 'starn'		Thompson Baccharis	◆	◆		◆	◆
Baccharis pilularis	*	Coyote Brush	◆	◆		◆	◆
Baccharis salicifolia		Mulefat	◆	◆		◆	◆
Baccharis sarathroides	*	Desert Broom	◆	◆		◆	◆
Bougainvillea spp.		Bougainvillea				◆	◆
Brickellia californica	*	California Brickellbush	◆				
Buxus microphylla japonica		Japanese Boxwood					◆
Caesalpinia gilliesii		Desert Bird of Paradise		◆			◆
Caesalpinia mexicana		Mexican Poinciana					◆
Calliandra californica		Baja Fairy Duster	◆	◆		◆	◆
Calliandra eriophylla	*	Fairy Duster	◆	◆		◆	◆
Calliandra inaequilatera		Red/Pink Powder Puff	◆	◆			◆
Callistemon viminalis 'Little John'		Weeping Bottlebrush		◆			◆
Carissa macrocarpa		Natal Plum					◆
Ceanothus griseus 'horizontalis'	*	Carmel Creeper		◆		◆	◆
Ceanothus spp.	*	California Wild Lilac		◆			◆
Cistus x pulverulentus 'Sunset'		Magenta Rockrose	◆	◆		◆	◆
Convolvulus cneorum		Bush Morning Glory	◆	◆			◆
Convolvulus mauritanicus (C. sasbatus)		Ground Morning Glory		◆		◆	◆
Correa spp.		Australian Fuchsia					◆
Cotoneaster adpressus praecox		Creeping Cotoneaster		◆		◆	◆
Crassula spp.		Crassula					◆
Croton californicus	*	California Croton	◆				
Dendromecon harfordii	*	Island Bush Poppy	◆	◆			◆
Dendromecon rigida	*	Bush Poppy	◆	◆			◆
Diosma pulchrum		Breath of Heaven		◆			◆
Echium fastuosum		Pride of Madeira	◆	◆		◆	◆

Table IV-1 Community Plant Palette							
<i>Plant Material</i>			<i>Sub-palette</i>				
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>	<i>Riparian/ Collector/Dead</i>	<i>Upland/ Collector/Dead/Invasive</i>	<i>Local Street</i>	<i>Manufactured</i>	<i>Park/ Specialty</i>
Elaeagnus pungens		Silverberry		◆			◆
Encelia californica	*	Brown Eyed Susan		◆		◆	◆
SHRUBS (cont.)							
Encelia farinosa	*	Brittlebush	◆			◆	◆
Eriodictyon crassifolium	*	thickleaf yerba santa	◆				
Escallonia species		Escallonia		◆			◆
Eschscholzia minutiflora		Pigmy Poppy	◆				
Euonymus japonicus spp.		Euonymous					◆
Euryops pectinatus		Shrub Daisy					◆
Feijoa sellowiana (Acca sellowiana)		Pineapple Guava					◆
Fremontodendron spp.	*	Flannel Bush	◆	◆		◆	◆
Garrya elliptica	*	Coast Silk Tassel				◆	◆
Grevellia 'Noellii'		Noel's Grevellia		◆			◆
Grewia occidentalis		Lavender Star Flower					◆
Hakea laurina		Sea Urchin Tree		◆		◆	◆
Hakea suaveolens		Sweet Scented Hakea		◆		◆	◆
Hebe 'Veronica Lake'		Veronica Lake Hebe					◆
Hesperoyucca whipplei		Chaparral Yucca	◆			◆	
Heteromeles arbutifolia	*	Toyon	◆	◆		◆	◆
Heuchera sanguinea		Coral Bells		◆			◆
Ilex cornuta 'Burfordii'		Burford Holly					◆
Ilex vomitoria		Yaupon					◆
Justicia californica		Chuparosa	◆	◆		◆	◆
Justicia spicigera		Mexican Honeysuckle	◆	◆			◆
Lantana camara		Bush Lantana		◆		◆	◆
Lantana 'New Gold'		New Gold Lantana		◆		◆	◆
Laurus nobilis		Bay Laurel		◆	◆	◆	◆
Lavandula species		Lavender					◆
Lavatera assurgentiflora		Tree Mallow		◆			◆
Lavatera bicolor (L. maritima)		California Tree Mallow					◆
Leonotis leonurus		Lion's tail		◆		◆	◆
Leptospermum laevigatum		Australian Tea Tree					◆
Leptospermum scoparium spp.		New Zealand Tea Tree		◆			◆
Leucophyllum species candidum		Texas Sage, Silverleaf		◆			◆
Ligustrum japonicum 'Texanum'		Texas Privet					◆
Lobelia laxiflora		Mexican Bush Lobelia					◆
Lonicera nitida		Box Honeysuckle					◆
Mahonia species	*	Oregon Grape				◆	◆
Malosma laurina	*	Laurel Sumac	◆	◆			◆
Melaleuca nesophila		Pink Melaleuca		◆		◆	◆
Mimulus aurantiacus	*	Sticky Monkey Flower	◆	◆		◆	◆
Myrica californica	*	Pacific Wax Myrtle	◆				◆
Myrsine africana		African Boxwood					◆
Myrtus communis		Common Myrtle					◆
Nandina domestica species		Heavenly Bamboo					◆
Olea europaea 'Little Ollie'		Dwarf Fruitless Olive		◆	◆	◆	◆
Phlomis fruticosa		Jerusalem Sage					◆
Photinia serratifolia (P. serrulata)		Chinese Photinia		◆		◆	◆
Photinia x fraseri		Fraser's Photinia		◆		◆	◆

Table IV-1 Community Plant Palette					
Plant Material			Sub-palette		
Botanical Name	Native	Common Name	Riparian/ Collector/Desert	Upland/ Collector/Desert	Local Street Manufactured Park/
Pittosporum tobira and hybrids		Tobira / Japanese Mock Orange	◆		◆ ◆
Plumbago auriculata (campense)		Cape Plumbago			◆ ◆
Potentilla gracilis (P. fruticosa)		Cinquefoil	◆		◆
SHRUBS (cont.)					
Prunus caroliniana	*	Laurel Cherry		◆	◆ ◆
Prunus ilicifolia	*	Hollyleaf Cherry		◆	◆ ◆
Punica granatum 'Nana'		Dwarf Pomegranate		◆	◆ ◆
Pyracantha species		Firethorn		◆	◆ ◆
Rhamnus californica	*	Coffeeberry	◆	◆	◆ ◆
Rhamnus crocea	*	Redberry Buckthorn	◆		
Rhaphiolepis indica		Indian Hawthorn		◆	◆ ◆
Rhus integrifolia	*	Lemonade Berry	◆	◆	◆ ◆
Ribes spp.	*		◆		◆ ◆
Romneya coulteri	*	Matilija Poppy	◆		◆ ◆
Rosa banksiae		Lady Bank's Rose		◆	◆
Rosa floribunda 'Iceberg'		Iceberg Shrub Rose			◆
Ruellia californica		Sonoran Desert Ruellia	◆		◆
Russelia equisetiformis		Coral Fountain		◆	◆
Sambucus mexicana	*	Mexican Elderberry	◆		◆
Santolina chamaecyparissus (S. incana)		Lavender Cotton		◆	◆
Santolina rosmarinifolia (S. virens)		NCN		◆	◆
Senna spp.		Cassia/Senna		◆	◆
Solanum rantonnetii (Lycianthus rant.)		Blue Potato Bush			◆
Sollya heterophylla		Australian Bluebell Creeper			◆
Sophora arizonica		Arizona Sophora			◆
Sophora secundiflora		Texas Mountain Laurel			◆
Sphaeralcea ambigua		Desert Mallow			◆ ◆
Tagetes lemmonii		Mountain Marigold		◆	◆
Tecoma stans cultivars		Yellow Bells (Shrub Forms)			◆
Tecomaria capensis		Cape Honeysuckle		◆	◆
Viburnum spp		Viburnum		◆	◆
Westringia fruticosa (rosmariniformis)		Coast Rosemary		◆	◆
Westringia longifolia		Coast Rosemary		◆	◆
Xylosma congestum		Shiny Xylosma			◆ ◆
ACCENT SHRUBS and GRASSES					
Acorus aurea		Sweet Flag			◆ ◆
Agave species		Agave	◆	◆	◆ ◆
Aloe species		Aloe	◆		◆ ◆
Anigozanthos cultivars (A. flavidus)		Kangaroo Paw		◆	◆
Aster chilensis	*	California aster	◆	◆	◆
Bouteloua gracilis	*	Blue Grama			◆ ◆
Buchloe dactyloides		UC Verde' Buffalo grass			◆ ◆
Carex pansa	*	Sand Dune Sedge	◆	◆	◆ ◆
Carex praegracilis	*	Meadow sedge			◆ ◆
Carex tumulicola		Berkeley Sedge	◆	◆	◆
Carex velebit humilis		Velebit Sedge Grass			◆ ◆
Cephalocereus spp.		Old Man Cactus			◆ ◆
Chondropetalum tectorum		Cape Rush			◆

Table IV-1 Community Plant Palette							
<i>Plant Material</i>			<i>Sub-palette</i>				
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>	<i>Riparian/ Collector Road</i>	<i>Upland/ Collector Road/Lane</i>	<i>Local Street</i>	<i>Manufactured Site</i>	<i>Park/ Public</i>
Cistus x pulverulentus 'Sunset'		Magenta Rockrose	◆	◆		◆	◆
Cylindropuntia californica var. parkeri		Cane cholla	◆	◆		◆	◆
ACCENT SHRUBS and GRASSES (cont.)							
Dasyliion species		Desert Spoon	◆			◆	◆
Deschampsia caespitosa	*	Tufted Hair Grass					◆
Dietes bicolor		Fortnight Lily		◆		◆	◆
Dudleya lanceolata	*	LiveForever				◆	◆
Echium fastuosum		Pride of Madeira	◆	◆		◆	◆
Esposita lantana		Peruvian Old Man Cactus				◆	◆
Ferocactus spp.		Barrel Cactus				◆	◆
Festuca (ovina) glauca		Blue Fescue					◆
Festuca californica	*	California Fescue	◆	◆		◆	◆
Festuca idahoensis	*	Fescue	◆	◆		◆	◆
Festuca mairei		Atlas Fescue	◆	◆		◆	◆
Festuca rubra		Red Fescue		◆	◆	◆	◆
Fouquieria splendens		Ocotillo				◆	◆
Helictotrichon sempervirens		Blue Oat Grass					◆
Hemerocallis hybrids		Day Lily		◆			◆
Hesperaloe funifera		Coahuilan Hesperaloe	◆	◆		◆	◆
Hesperaloe parviflora		Red / Yellow Yucca	◆	◆		◆	◆
Iris douglasiana	*	Douglas Iris					◆
Juncus acutus	*	Spiny Rush	◆			◆	◆
Juncus patens	*	California Gray Rush	◆			◆	◆
Justicia californica	*	Chuparosa	◆			◆	◆
Kniphofia uvaria		Red Hot Poker	◆			◆	◆
Leymus arenarius glauca	*	Blue Wildrye	◆	◆		◆	◆
Leymus condensatus	*	Giant Wild Rye				◆	◆
Leymus triticoides	*	Creeping Wild Rye	◆			◆	◆
Liriope spp.		Lilyturf					◆
Miscanthus sinensis		Japanese Silver Grass					◆
Miscanthus transmorrisonensis		Evergreen Miscanthus					◆
Muhlenbergia spp.		Pink Muhly (Hairy awn muhly)	◆	◆		◆	◆
Nassella tenuissima		Mexican feathergrass	◆	◆	◆	◆	◆
Nolina species		Grass Tree, Nolina				◆	◆
Opuntia littoralis	*	Coastal Prickly Pear	◆	◆		◆	◆
Pachycereus marginatus		Organ Pipe Cactus	◆	◆		◆	◆
Penstemon parryi		Parry's Beardtongue				◆	◆
Penstemon superbus		Superb Beardtongue					◆
Romneya coulteri	*	Matilija Poppy	◆		◆	◆	◆
Scirpus cernuus		Fiber Optics Plant					◆
Scirpus maritimus	*	Bulrush	◆				◆
Sedum spp.		Various Sedum				◆	◆
Senecio cineraria		Dusty Miller					◆
Sisyrinchium bellum	*	Blue-Eyed Grass					◆
Sisyrinchium californicum	*	Yellow-eyed Grass					◆
Spartina pectinata		Praire Cord Grass					◆
Trichostema lanatum	*	Woolly Blue Curls					◆
Typha spp.		Cattail	◆			◆	◆
Yucca whipplei		Chaparral Yucca	◆	◆		◆	◆

Table IV-1 Community Plant Palette

Plant Material		Sub-palette					
		Riparian/ Collector/Dead	Upland/ Collector	Downland	Local Street	Manufactured	Park/ Public
Botanical Name	Native Common Name						

GROUNDCOVER							
Arctostaphylos 'Emerald Carpet'	*	Emerald Carpet Manzanita	◆			◆	◆
Arctostaphylos hookeri	*	Monterey Manzanita	◆			◆	◆
Arctostaphylos 'Pacific Mist'	*	Pacific Mist Manzanita	◆			◆	◆
Artemisia pycnocephala	*	Sandhill Sage	◆		◆	◆	◆
Baccharis 'Centennial'		Centennial Baccharis	◆	◆		◆	◆
Baccharis pilularis	*	Dwarf Coyote Bush	◆	◆		◆	◆
Baileya multiradiata	*	Desert Marigold				◆	◆
Calystegia macrocarpa	*	Morning Glory					◆
Ceanothus griseus var. horizontalis	*	Carmel Ceanothus		◆		◆	◆
Cistanthe grandiflora 'Jazz Time'		Rock Purslane/ Calandrinia		◆			◆
Cephalophyllum 'Red Spike'		Red Spike Ice Plant					◆
Convolvulus sabatius		Ground Morning Glory	◆	◆			◆
Coprosma spp.		Coprosma				◆	◆
Dalea capitata 'Sierra Gold'		Sierra Gold Dalea					◆
Dalea greggii		Trailing Indigo Bush	◆	◆			◆
Erigeron karvinskianus		Santa Barbara daisy	◆	◆		◆	◆
Fragaria chiloensis	*	Ornamental Strawberry			◆		◆
Isotoma fluviatilis		Blue Star Creeper			◆		
Iva hayesiana	*	Poverty Weed	◆	◆			◆
Mahonia repens	*	Creeping Mahonia		◆		◆	◆
Mimulus guttatus	*	Seep Monkey Flower	◆	◆			◆
Muehlenbeckia axillaris		Creeping Wire Vine			◆		◆
Oenothera caespitosa	*	White Evening Primrose	◆	◆			◆
Oenothera stubbei		Baja Evening Primrose					◆
Pelargonium species		Ivy Geranium					◆
Potentilla spp.		Cinquefoils			◆		◆
Pyracantha spp. & cvs.		Firethorn		◆		◆	◆
Thymus praecox		Creeping Tyme			◆		
Thymus spp		Thyme					◆
Trachelospermum spp.		Jasmine					◆
Verbena spp		Verbena	◆	◆		◆	◆
Veronica pectinata rubra		Woolly Speedwell			◆		
Zauschneria californica (Epilobium calif.)	*	California Fuchsia	◆	◆		◆	◆

VINES							
Bougainvillea spp.		Bougainvillea		◆			◆
Campsis radicans		Common Trumpet Creeper					◆
Cissus spp.		Grape Ivy					◆
Clematis armandii		Evergreen Clematis					◆
Clematis texensis		Scarlet Clematis					◆
Distictis buccinatoria		Blood Red Trumpet Vine					◆
Gelsemium sempervirens		Carolina Jasmine					◆
Lonicera hildebrandiana		Giant Burmese Honeysuckle		◆		◆	◆
Lonicera sempervirens		Trumpet Honeysuckle		◆		◆	◆
Macfadyena unguis-cati		Cat's Claw Vine					◆
Pandorea jasminoides		Bower Vine					◆
Parthenocissus tricuspidata		Boston Ivy					◆

Table IV-1 Community Plant Palette							
<i>Plant Material</i>			<i>Sub-palette</i>				
<i>Botanical Name</i>	<i>Native</i>	<i>Common Name</i>	<i>Riparian/ Collector/Pool</i>	<i>Upland/Collector Road/Linear</i>	<i>Local Street</i>	<i>Manufactured Site</i>	<i>Park/ Public</i>
VINES (cont.)							
Rosa banksiae		Lady Bank's Rose					◆
Vitis californica	*	California Wild Grape					◆
Wisteria spp.		Wisteria					◆
TURF							
Agrostis pallens	*	Bent Grass			◆		◆
Festuca arundinacea 'Marathon'		Tall Fescue			◆		◆
Paspalum vaginatum		Seashore Paspalum			◆		◆

Table IV-2 Planting Standards

Plant Size	Plant Sub-Palette				
	Riparian/ Collector Road Lower ²	Upland/ Collector Road Upper ²	Local Street ¹	Manufactured Slope ^{2,7}	Park/ Rec Center
TREES					
48" box	NA	NA	NA	NA	10%
36" box	20%	20%	NA	NA	20%
24"box	35%	35%	100%	20%	30%
15 gallon	45%	45%	NA	80%	40%
5 gallon	NA	NA	NA	NA	NA
SHRUBS					
5 gallon ^{*3}	25%	25%	NA	25%	25%
1 gallon ^{*3}	75%	75%	NA	75%	75%
GROUNDCOVER					
4" pots ^{*4}	Y	Y	NA	NA	Y
Flats ^{*5}	Y	Y	Y	Y	Y
Sod	NA	NA	Y	NA	Y
Hydroseed	NA	NA	NA	Y	Y ^{*6}

Notes for Plant Material Spacing:

1. Formal Spacing 1 tree per lot.
2. Unevenly distributed informal clusters of 3 trees min. @15' to 30' O.C., some areas may be without trees.
3. Informal clusters @36' O.C. max.
4. Triangular spacing @ 24" O.C. max.
5. Triangular spacing @ 36" O.C. max.
6. Lawn area only.
7. Trees at bottom of slope only.

Table IV-3 Prohibited Plant List

PLANTS NOT ALLOWED IN WESTERN RIVERSIDE COUNTY MSHCP	
Acacia spp.(all species)	Acacia
Achillea millefolium var. millefolium	common yarrow
Ailanthus altissima	tree of heaven
Apetina cordifolia	red apple
Artotheca calendula	cape weed
Artotis spp. (all species & hybrids)	African daisy
Arundo donax	giant reed or arundo grass
asphodelus fistulosus	asphodel
Atriplex glauca	white saltbush
Atriplex semibaccata	Australian saltbush
Carex spp. (all species*)	sedge
Carpobrotus chilensis	ice plant
Carpobrotus edulis	sea fig
Centranthus ruber	red valerian
<i>Chrysanthemum coronarium</i>	annual chrysanthemum
<i>Cistus ladanifer</i> (incl. hybrids/varieties)	gum rockrose
<i>Cortaderia jubata</i> [syn.C. <i>Atacamensis</i>]	jubata grass, pampas grass
<i>Cortaderia dioica</i> [syn. C. <i>sellowana</i>]	pampas grass
Cotoneaster spp. (all species)	cotoneaster
<i>Cynodon dactylon</i> (incl. hybrids varieties)	Bermuda grass
<i>Cyperus</i> spp. (all species*)	nutsedge, umbrella plant
<i>Cytisus</i> spp. (all species)	broom
<i>Delosperma 'Alba'</i>	white trailing ice plant
<i>Dimorphotheca</i> spp. (all species)	African daisy, Cape marigold
<i>Drosanthemum floribundum</i>	rosea ice plant
<i>Drosanthemum hispidum</i>	purple ice plant
<i>Eichhornia crassipes</i>	water hyacinth
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eucalyptus</i> spp. (all species)	eucalyptus or gum tree
<i>Eupatorium coelestinum</i> [syn. <i>Ageratina</i> sp.]	mist flower
<i>Festuca arundinacea</i>	tall fescue
<i>Festuca rubra</i>	creeping red fescue
<i>Foeniculum vulgare</i>	sweet fennel
<i>Fraxinus uhdei</i> (and cultivars)	evergreen ash, shamel ash
<i>Gaura</i> (spp.) (all species)	gaura
<i>Gazania</i> spp. (all species & hybrids)	gazania
<i>Genista</i> spp. (all species)	broom
<i>Hedera canariensis</i>	Algerian ivy
<i>Hedera helix</i>	English ivy
<i>Hypericum</i> spp. (all species)	St. John's Wort
<i>Ipomoea acuminata</i>	Mexican morning glory
<i>Lampranthus spectabilis</i>	trailing ice plant
<i>Lantana camara</i>	common garden lantana
<i>Lantana montevidensis</i> [syn. <i>L. sellowiana</i>]	lantana
<i>Limonium perezii</i>	sea lavender
<i>Linaria bipartita</i>	toadflax
<i>Lolium multiflorum</i>	Italian ryegrass

Table IV-3 Prohibited Plant List

<i>Lolium perenne</i>	perennial ryegrass
<i>Lonicera japonica</i> (incl. 'Halliana')	Japanese honeysuckle
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Lupinus arboreus</i>	yellow bush lupine
<i>Lupinus texanus</i>	Texas blue bonnets
<i>Malephora crocea</i>	ice plant
<i>Malephora luteola</i>	ice plant
<i>Mesembryanthemum nodiflorum</i>	little ice plant
<i>Myoporum laetum</i>	myoporum
<i>Myoporum pacificum</i>	shiny myoproum
<i>Myoporum parvifolium</i> (incl. 'Prostratum')	ground cover myoporum
<i>Oenothera berlandieri</i>	Mexican evening primrose
<i>Olea europea</i>	European olive tree
<i>Opuntia ficus-indica</i>	Indian fig
<i>Osteospermum</i> spp. (all species)	trailing African daisy, African daisy,
<i>Oxalis pes-caprae</i>	Bermuda buttercup
<i>Parkinsonia aculeata</i>	Mexican palo verde
<i>Pennisetum clandestinum</i>	Kikuyu grass
<i>Pennisetum setaceum</i>	fountain grass
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Phoenix dactylifera</i>	date palm
<i>Plumbago auriculata</i>	cape plumbago
<i>Polygonum</i> spp. (all species)	knotweed
<i>Populus nigra 'italica'</i>	Lombardy poplar
<i>Prosopis</i> spp. (all species*)	mesquite
<i>Ricinus communis</i>	castorbean
<i>Robinia pseudoacacia</i>	black locust
<i>Rubus procerus</i>	Himalayan blackberry
<i>Sapium sebiferum</i>	Chinese tallow tree
<i>Saponaria officinalis</i>	bouncing bet, soapwart
<i>Schinus molle</i>	Peruvian pepper tree, California pepper
<i>Schinus terebinthifolius</i>	Brazilian pepper tree
<i>Spartium junceum</i>	Spanish broom
<i>Tamarix</i> spp. (all species)	tamarisk, salt cedar
<i>Trifolium fragiferum</i>	strawberry clover
<i>Tropaelolum majus</i>	garden nasturtium
<i>Ulex europaeus</i>	prickly broom
<i>Vinca major</i>	periwinkle
<i>Yucca gloriosa</i>	Spanish dagger
<p>An asterisk (*) indicates some native species of the genera exists that may be appropriate.</p> <p>Sources: _California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.</p>	

FIRE PROTECTION PLAN PROHIBITED PLANT LIST

Acacia species	Acacia
<i>Adenostema fasciculatum</i>	Chamise
<i>Adenostema sparsifolium</i>	Red Shank

Table IV-3 Prohibited Plant List

Artemisia californica	California Sagebrush
Anthemis cotula	Mayweed
FIRE PROTECTION PLAN PROHIBITED PLANT LIST (cont.)	
Arundo donax	Giant reed
Brassica nigra	Black Mustard
Brassica rapa	Yellow Mustard
Cedrus species	Cedar
Cirsium vulgare	Wild Artichoke
Conyza canadensis	Horseweed
Cortaderia species	Pampas Grass
Cupressus species	Cypress
Cytisus striatus	Broom
Cytisus scoparius	Broom
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora	Telegraph plant
Genista monosperma	Broom
Juniperus species	Junipers
Lactuca serriola	Prickly lettuce
Nicotiana bigelovii	Indian tobacco
Nicotiana glauca	Tree tobacco
Pennisetum species	Fountain Grass
Pinus species	Pines
Phoenix canariensis	Palm
Rosmarinus species	Rosemary
Salvia species	Sage
Silybum marianum	Milk thistle
Spartium junceum	Broom
Urtica urens	Burning nettle
Washingtonia species	Palms

Plant Images - Upland/Collector Road Upper - Trees (Selected)



Quercus agrifolia
Coast Live Oak



Patanus Acerifolia 'Columbia'
London Plane Tree

Plant Images - Upland/Collector Road Upper - Shrubs (Selected)



Rhus integrifolia
Lemonade Berry



Lavatera assurgentiflora
Tree Mallow



Rose californica
California Wild Rose



Rhus ovata
Sugar Bush



Heteromeles arbutifolia
Toyon

Plant Images - Upland/Collector Road Upper - Accents/Grasses/Ground Cover (Selected)



Baccharis pilularis
Coyote Bush

Plant Images - Riparian/Collector Road Lower - Trees (Selected)



Aesculus californica
California Buckeye



Alnus rhombifolia
Alder



Cercis occidentalis
Western Redbud



Quercus agrifolia
Coast Live Oak



Platanus racemosa
California Sycamore



Populus Fremontii
Fremont Cottonwood

Plant Images - Riparian/Collector Road Lower - Shrubs (Selected)



Ribes viburnifolium
Evergreen Current



Baccharis pilularis
Coyote Brush



Rhus integrifolia
Lemonade Berry



Rhus ovata
Sugar Bush



Rhamnus californica
Coffee Berry



Heteromeles arbutifolia
Toyon

Plant Images - Riparian/Collector Road Lower - Accents/Grasses (Selected)



Muhlenbergia rigens
Deer Grass



Zauschneria californica
California Fuchsia



Opuntia species
Prickly Pear, Cholla

Plant Images - Local Streets - Trees (Selected)



Quercus agrifolia
Coast Live Oak



Jacaranda mimosifolia
Jacaranda



Pistacia chinensis
Chinese Pistache



Albizia julibrissin
Silk Tree



Podocarpus gracilior
Fern Pine



Koelreuteria bipinnata
Chinese Flame Tree

Plant Images - Manufactured Slope - Trees (Selected)



Quercus agrifolia
Coast Live Oak



Aesculus californica
California Buckeye



Alnus rhombifolia
Alder

Plant Images - Manufactured Slope - Trees (Selected)



Sambucus mexicana
Mexican Elderberry



Schinus molle
California Pepper Tree



Lyonothamnus floribundus
Catalina Ironwood

Plant Images - Manufactured Slope - Accents/Grasses (Selected)



Muhlenbergia rigens
Deer Grass

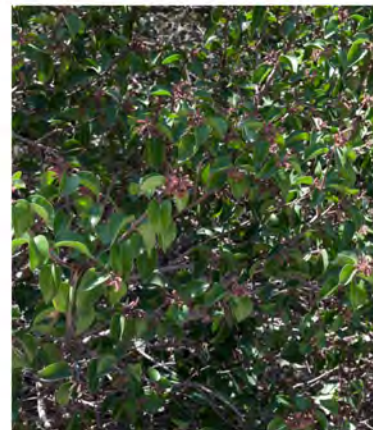


Opuntia species
Prickly Pear, Cholla

Plant Images - Manufactured Slope - Shrubs (Selected)



Heteromeles arbutifolia
Toyon



Rhus ovata
Sugar Bush



Rhamnus californica
Coffee Berry

Plant Images - Park/Recreation Center - Trees (Selected)



Aesculus californica
California Buckeye



Alnus rhombifolia
Alder



Cercis occidentalis
Western Redbud



Rhus integrifolia
Lemonade Berry



Baccharis pilularis
Coyote Brush



Olea europea 'Swan Hill'
Fruitless Olive



Plantanus racemosa
California Sycamore



Quercus agrifolia
Coast Live Oak

Plant Images - Park/Recreation Center - Shrubs (Selected)



Lavatera assurgentiflora
Tree Mallow



Ceanothus spp.
California Lilac



Fremontodendron californica
Flannel Bush

Plant Images - Park/Recreation Center - Shrubs (Selected)



Baccharis pilularis
Coyote Brush



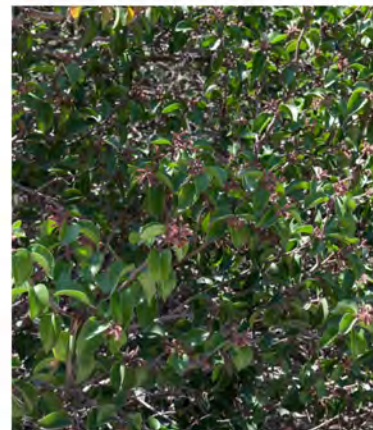
Lobelia laxiflora
Mexican Bush Lobelia



Malosma laurina
Laurel Sumac



Myrica californica
Pacific Wax Myrtle

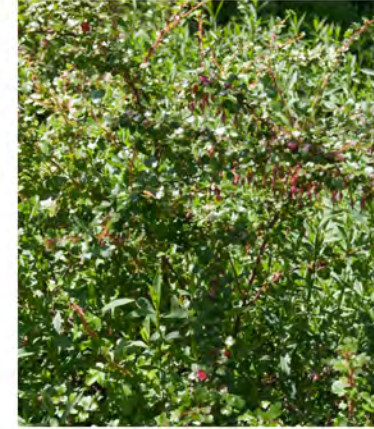


Rhus ovata
Sugar Bush



Rhus integrifolia
Lemonade Berry

Plant Images - Park/Recreation Center - Shrubs (Selected)



Ribes viburnifolium
Evergreen Current

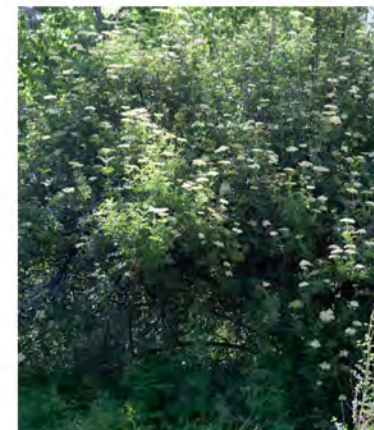


Romneya coulteri
Matilija Poppy



Rosa californica
California Wild Rose

Plant Images - Park/Recreation Center - Shrubs (Selected)



Sambucus mexicana
Mexican Elderberry



Ceanothus spp.
California Wild Lilac

Plant Images - Park/Recreation Center - Accents/Grasses (Selected)



Agrave spp.
Agrave



Bouteloua gracilis
Blue Grama Grass



Carex spp.
Sedge

Plant Images - Park/Recreation Center - Shrubs (Selected)



Lavatera assurgentiflora
Tree Mallow



Ceanothus spp.
California Lilac



Fremontodendron californica
Flannel Bush

Plant Images - Park/Recreation Center - Shrubs (Selected)



Baccharis pilularis
Coyote Brush



Lobellia laxiflora
Mexican Bush Lobelia



Malosma laurina
Laurel Sumac



Myrica californica
Pacific Wax Myrtle



Rhus ovata
Sugar Bush



Rhus integrifolia
Lemonade Berry

Figure IV-38

C. SITE PLANNING

1. Landforms and Grading

Portions of TERRAMOR are located on a steep hillside site and will require extensive earthwork. It is important that the resulting landforms keep some of the original grade differences so that the development better fits into the viewshed. With the exception of the high density planning areas, the site should not be graded into large flat pads. Single-family residential areas should be graded for just the road and the lots that the road feeds. The streets follow grade, curving with the landforms. The result is homes that vary in elevation and appear to be part of the land.

2. Lighting

Lighting standards throughout TERRAMOR should be similar in style, color and materials, embracing a natural and minimal lighting approach. Lighting is subtle, providing a soft wash of light over illuminated objects such as monumentation. A hierarchy can be established by using a variety of lighting fixtures and illumination levels based on lighting design intent.

The lighting concept for TERRAMOR reflects the low-light level objectives compatible with rural and hillside areas. Intersections, bridges, and the interior TERRAMOR Paseo are lighted to encourage pedestrian use and address safety concerns. Regional trailheads are lit. Lighting character, as shown in Figure IV-39, *Outdoor Lighting*, reflects a natural park like approach. Streetlights utilize a dark brown metal ornamental post; park lights include wooden posts for shorter lights; trail lights at the TERRAMOR Trail loop, and regional trailheads use wooden bollards. Recreation Center areas include building-mounted fixtures, tree uplights, bollards, step lighting, pool lights, and parking lot lights.

Main landscape entries utilize tree and wall uplights. The two vehicular bridges have soft pedestrian lights mounted beneath the railing, creating a regular rhythm of pools of light to the sidewalk area.

As stated in Section III.A, all outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, etc. shall be focused, directed or arranged to prevent glare and inappropriate illumination of streets, adjacent residential structures, or native habitat within open space areas. Low-intensity energy-conserving night lighting is preferred.

The following guidelines apply to the project's outdoor lighting.

a. General Guidelines

(1) All lighting shall incorporate, to the extent feasible and permissible under County standards, measures to aid in reducing light pollution. Such measures include: wattage reduction, directing lighting downward, shielding lights (or using "cut-off lights" that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.

(2) Applicable locations, such as at entries, parking areas and other public areas, should be well-lighted during nighttime usage hours to ensure security. During the rest of the night, lighting may be limited to select areas to aid in reducing light pollution.



STREET LIGHTING



PARK LIGHTING



PASEO LIGHTING

(3) Outdoor lighting, other than street lighting, should generally be mounted on buildings, which results in a softer, reflected light with added benefit of illuminating the building.

(4) All electrical meter pedestals and light switches or other control equipment should be located with minimum public visibility or screened with appropriate landscaping.

(5) All lighting shall be directional and/or shielded where necessary to prevent light spill-over into the native open space areas on site and in the project vicinity.

b. Street Lighting

As stated in the Specific Plan Development Standards (Section III.A), all street lighting will be installed in accordance with the requirements of the County of Riverside. The style and colors of the lighting fixtures should be similar to the type of fixtures showing in these photographs, compatible with a California Mediterranean. Lights must be shielded as necessary to prevent and/or minimize lighting of native areas outside of the development footprint.

c. Accent Lighting

(1) Primary and Secondary Entry Monuments

Intensely bright or "hot" lighting of monuments shall be avoided. Rather, signage should be lit with a soft wash of light across the monument. Specimen trees should be uplighted with several fixtures into the canopy to create texture in the landscaping and avoid dark, impenetrable masses.

(2) Primary and Secondary Entries

Uplighting of specimen trees is very important for the entries, as is providing adequate lighting within the vehicular turn-around areas. Primary monumentation shall also be lighted. Street lighting is also of paramount importance at these locations for the safety and visibility of guests and residents entering the development.

d. Residential Lighting

A minimum amount of outdoor residential lighting shall be provided for each residence as required by Riverside County standards (typically at least one front door and one back door light). Installation of lighted house address numbers on the residences is encouraged. In addition, lighting that results in extensive or excessive illumination of the natural open space areas outside the development footprint is to be discouraged.

e. Recreational Area Lighting

The option of lighting the walkways, tot lot and the parking lot within the active park should be considered, depending on the expected uses and hours of operation. This is a neighborhood park and is not expected to host night games on the ball fields. Therefore, fields are not planned to have lighting. All lighting shall conform to the color palette and architectural standards of the project to the extent feasible. Any lighting within the exterior pocket parks (B or C) shall be configured and/or shielded to avoid illuminating any adjacent native open space areas.

3. Walls and Fencing

Walls are a major component in achieving an overall community theme within the TERRAMOR Specific Plan. Figure IV-40, *Conceptual Wall and Fence Plan*, illustrates the location of each type of all and fence within TERRAMOR. A strong cohesive theme is achieved through the use of Community Theme Walls and general project-wide wall and fence guidelines. A variety of wall and fence types are proposed for the site.

The Theme Wall, as illustrated in Figure IV-41, *Wall and Fence Details (1 of 2)*, is a 6-foot tall slump block wall with a slurry finish, in a buff color. This wall establishes the community theme and is used at the rear of yards backing onto public spaces to provide privacy where desired, and may be used adjacent to open space where no views are blocked and a solid wall or fence is specified by the Fire Protection Plan.

In addition to the Theme Wall, a Mechanically Stabilized Earth Wall, both with and without vegetation, is illustrated in Figure IV-41, *Wall and Fence Details (1 of 2)*. The Mechanically Stabilized Earth Wall is buff in color in order to blend in with the surrounding landscape.

A 6-foot wood or PVC fence, as illustrated on Figure IV-41, *Wall and Fence Details (1 of 2)*, is provided between lots that back up on one another and between lot side-yards.

A Cable Fence, as illustrated on Figure IV-41, *Wall and Fence Details (1 of 2)*, is utilized to provide separation between open space and pedestrian uses, such as the Paseo, Local Trail or Regional Trail, when a solid wall is not warranted. The Cable Fence includes 6" x 6" wood posts, a minimum of 42" tall. A minimum of three smooth steel wires are strung between the posts.

Figure IV-42, *Wall and Fence Details (2 of 2)*, illustrates the four different types of View Fence that are utilized within TERRAMOR. The 6-foot Tubular Steel View Fence can be constructed with wrought iron or tubular steel and painted black or dark brown. This fence type is utilized along residential yards at the top of slope when a solid wall or fence is not required by the Fire Protection Plan.

The 6-foot Combination Tubular Steel View Fence can be constructed of wrought iron or tubular steel. This fence type consists of a 2-foot-high base section of slump block slurry finish wall that matches the Theme Wall, with a 4-foot section of tubular steel or wrought iron fence painted black or dark brown. This fence will be utilized along residential yards at the toe of slope when a solid wall is not required by the Fire Protection Plan.

The 6-foot Combination Glass Wall consists of a 2-foot-high base section of slump block slurry finish wall that matches the Theme Wall, with a 4-foot section of tempered glass panel. This wall type is utilized along residential yards where a 6-foot solid wall is required by the Fire Protection Plan or where sound attenuation is required.

The 8-foot Combination Glass Wall consists of a 4-foot-high base section of slump block slurry finish wall that matches the Theme Wall, with a 4-foot section of tempered glass panel. This fence is utilized along residential yards when an 8-foot solid wall is required by the Fire Protection Plan.

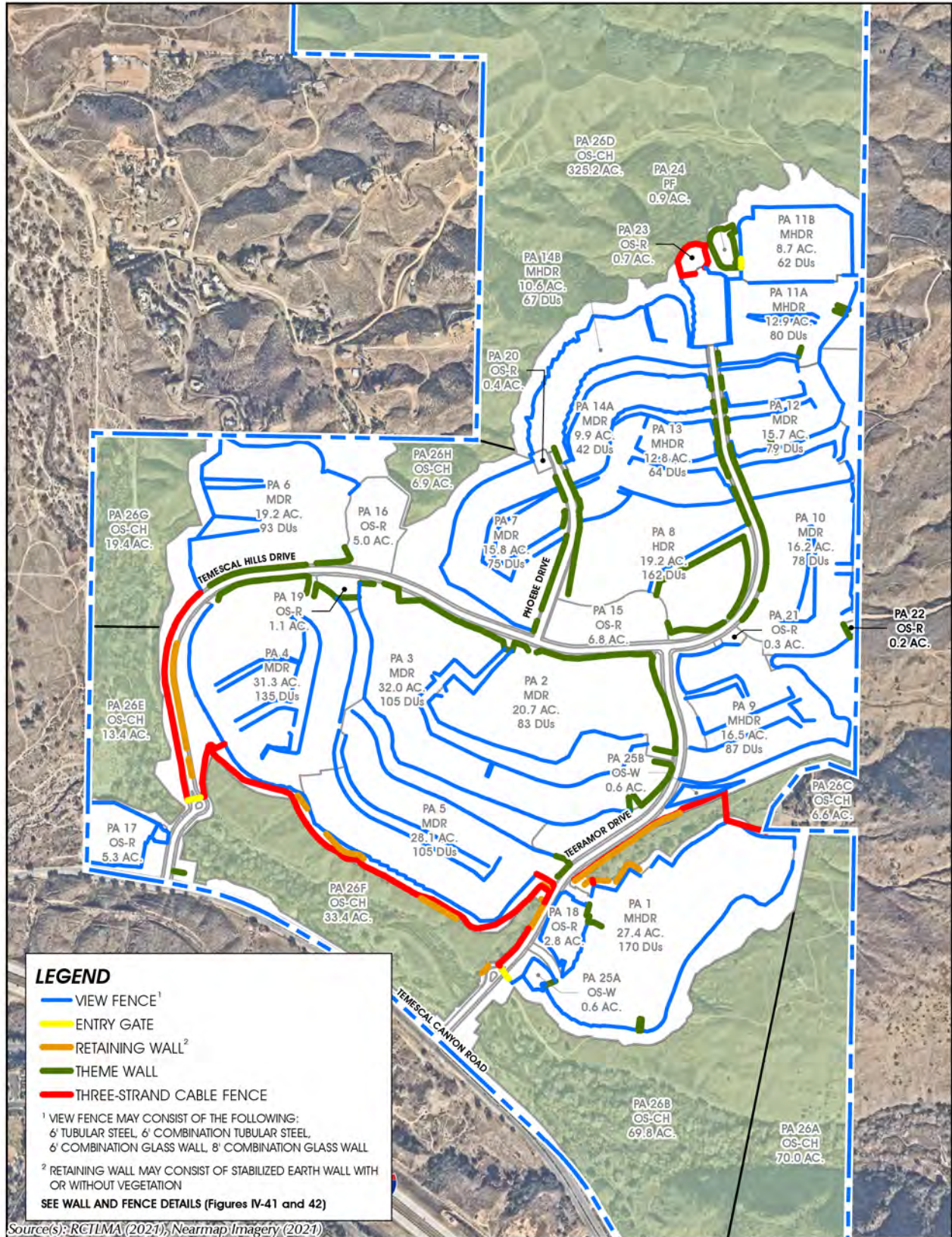
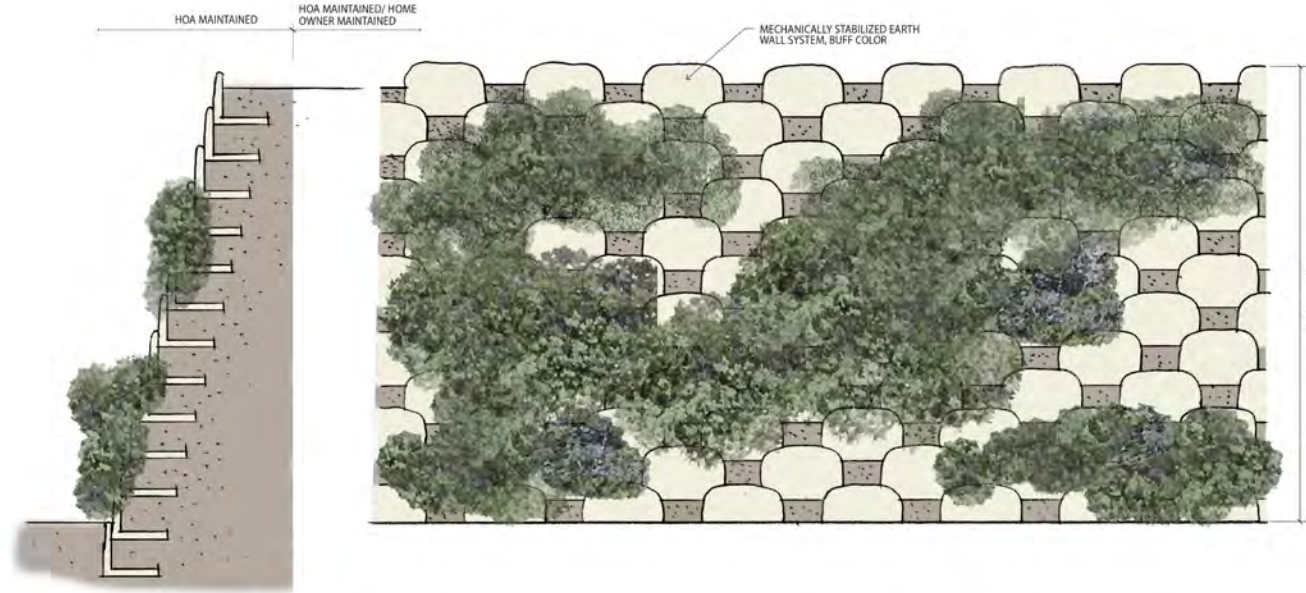
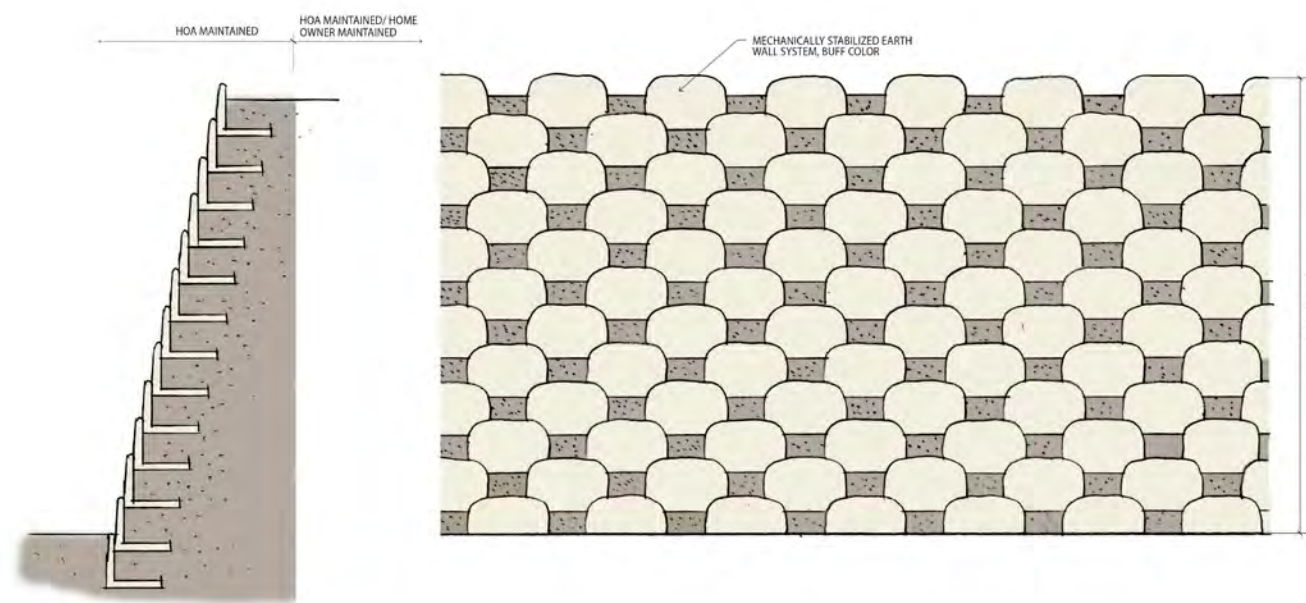


Figure IV-40

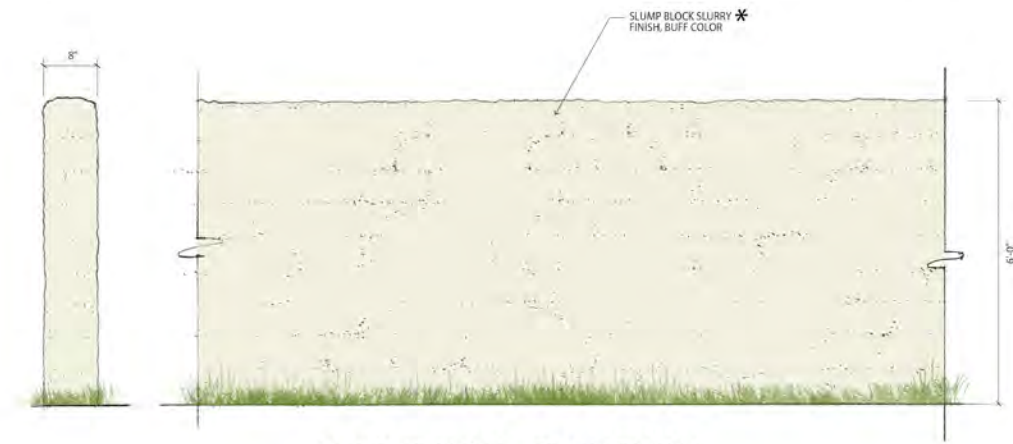
CONCEPTUAL WALL AND FENCE PLAN



MECHANICAL WALL - STABILIZED EARTH WALL WITH VEGETATION



MECHANICAL WALL - STABILIZED EARTH WALL WITHOUT VEGETATION

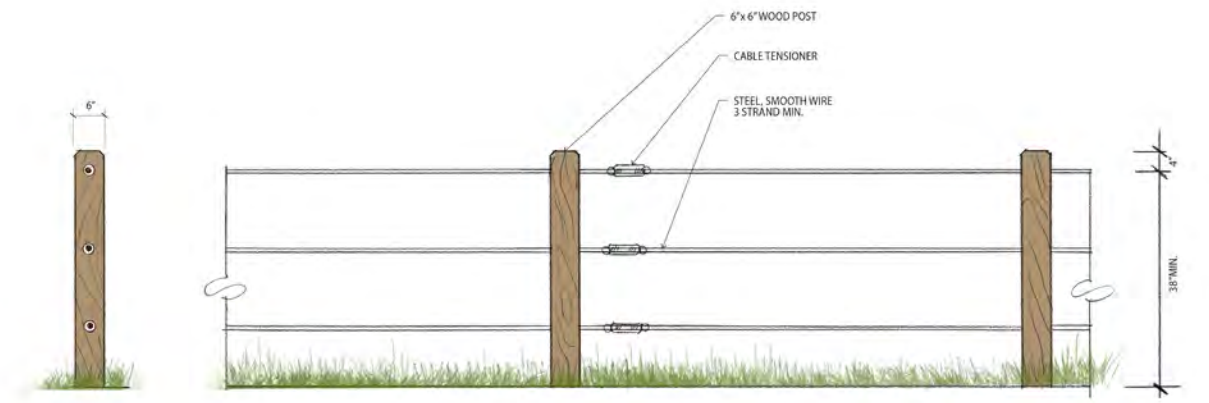


6' SOLID WALL - THEME WALL

*Native stone shall be used for PA 8 entry walls.



6' SOLID WALL - WOOD OR PVC FENCE



CABLE FENCE

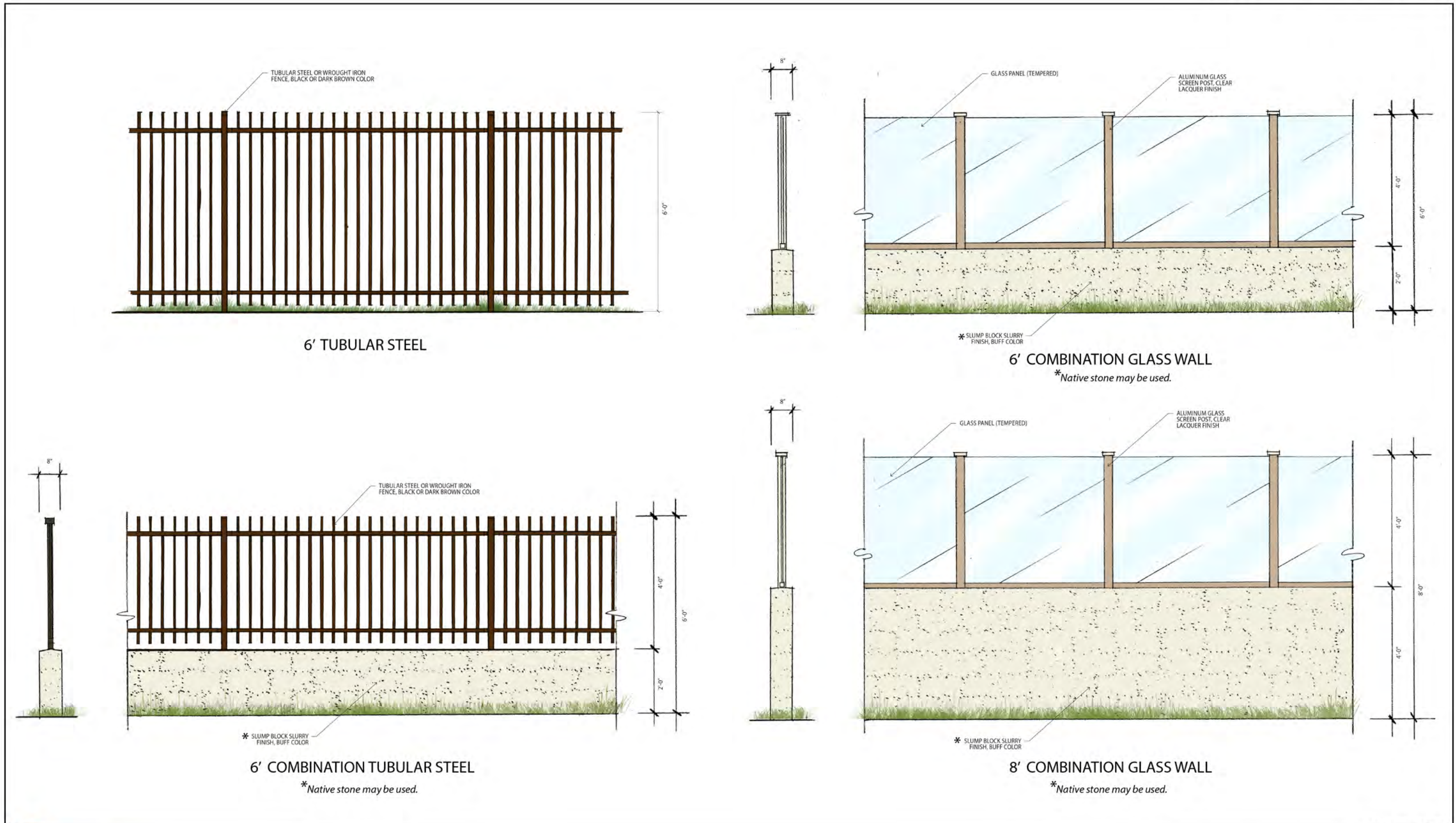
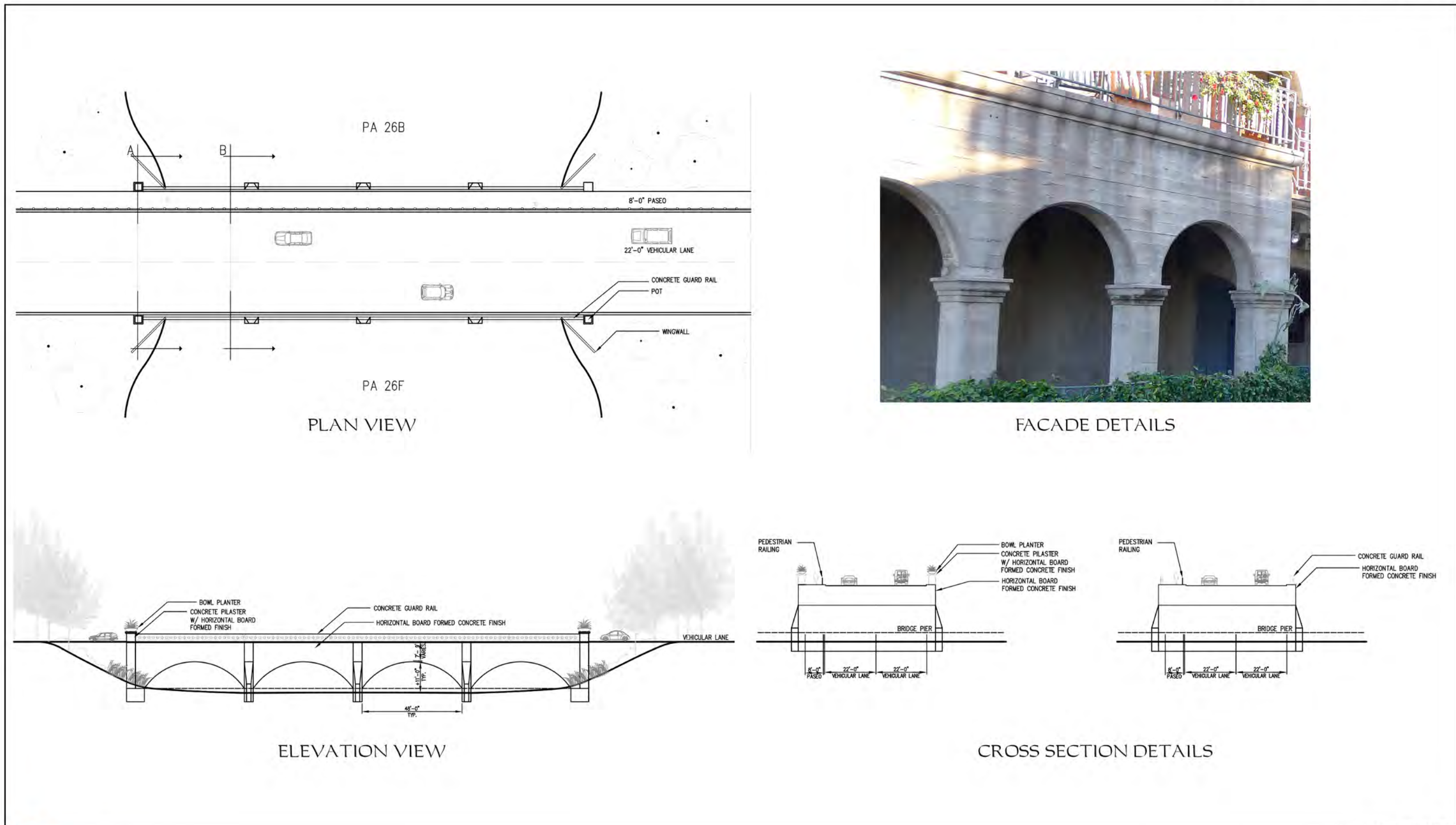


Figure IV-42

4. Bridges

TERRAMOR has two bridges spanning Temescal Wash; one carrying Terramor Drive and the other Temescal Hills Drive. Each bridge consists of a series of arched culverts that are typically 48 feet wide and 11 feet tall, as shown in Figure IV-43, *Bridge Elevation and Detail*. The bridges have a horizontal board formed concrete finish, reminiscent of local early concrete construction. The bridges include a concrete guard rail on both sides of the roadway and a bowl planter at each end of the bridge atop a concrete pilaster.



D. ARCHITECTURAL DESIGN GUIDELINES

The architecture of the rural hillside towns and villages of Spain, France, and Italy located along the northern and western coasts of the Mediterranean Sea has evolved over literally thousands of years. There are excellent architectural examples of every style featured in TERRAMOR, for virtually every period, scattered around this part of the world. Interestingly, these varying styles are the result of various cultures responding in slightly different ways to many of the same factors, such as the climate, the available building materials, a need for common defense and the desire for a close-knit community. While an architectural historian can point out the uniqueness and subtleties of each style as it evolved over time, there are a remarkable number of prominent similarities that have remained fairly constant throughout this history. To some degree, every visitor to the rural hillsides of these Mediterranean countries leaves with the characteristics and feel of the architecture burned into their experiential memory. The building materials have been virtually the same throughout the last two millennia, unique only from town to town based on the availability of local materials. For example, brick is used when native stone appropriate for construction is not available. Roof slopes and shapes, windows, doors and the like are similar because they all respond to similar climates.

The TERRAMOR Specific Plan Architecture Design Guidelines identify the components of these historical architectural styles, such as building materials, roof angle and materials, building colors, massing, outdoor spaces and other architectural features and components needed to reinforce the rural, Mediterranean hillside community theme of the community. In order to provide flexibility in the architectural options for builders and homebuyers, yet maintain a coherent overall community theme, the Architecture Design Guidelines provides for the use of eight architectural styles to be selected for individual neighborhoods. These styles are modern interpretations of traditional European and Mediterranean hill town architectural forms and materials. Creative use of these styles reinforces the projects overall thematic concept.

1. Site Planning Characteristics

Design of residential neighborhoods within TERRAMOR is an essential component of the land use plan. Specific standards and criteria are provided for each product type and lot size to address setback, pad sizes, lot coverage, and encroachments. Figure IV-44 through Figure IV-50 illustrates these concepts and provide information regarding the placement of residences within the community. Each figure contains a detail of the typical residential product type with a corresponding table that lists specific development standards for that product.

a. Detached Traditional Homes

Detached traditional homes (which may be Age Qualified or market rate homes) are permitted within Planning Areas 2, 3, and 7 on minimum 5,400 square foot lots, within Planning Area 5 on minimum 5,000 square foot lots, within Planning Areas 4, 6, 10, 12, 13, and 14A on minimum 4,500 square foot lots, within Planning Areas 1, 9, 11A, 11B, and 14B on minimum 3,600 square foot lots, and within Planning Area 8 on minimum 2,000 square foot lots. . While these planning areas allow for traditional, front-loaded housing product types; it is expected that the creative use of varied setbacks, single-story elements, porches, and other aspects of innovative neighborhood design will create a visually interesting street scene and a unique neighborhood character. Traditional detached homes also feature landscaped semi-private outdoor space (front yards, front porches, courtyards) and private outdoor space (rear patios, rear yards) to encourage outdoor living and community interaction. Figure IV-44,

Plotting Diagram with Development Standards - Large Lots, and Figure IV-45, *Plotting Diagram with Development Standards - Small Lots*, provides development standards and conceptual lotting illustrations for detached traditional homes provided within TERRAMOR.

b. Special Design Standards and Design Guidelines

As shown on Figure IV-46, *Small Lot Special Design Standards and Guidelines*, the following Design Standards and Design Guidelines are provided to enhance the character of neighborhoods comprised of single family homes on lots less than 5,000 square feet to ensure that these neighborhoods are visually appealing, highly livable and promote a pedestrian friendly community.

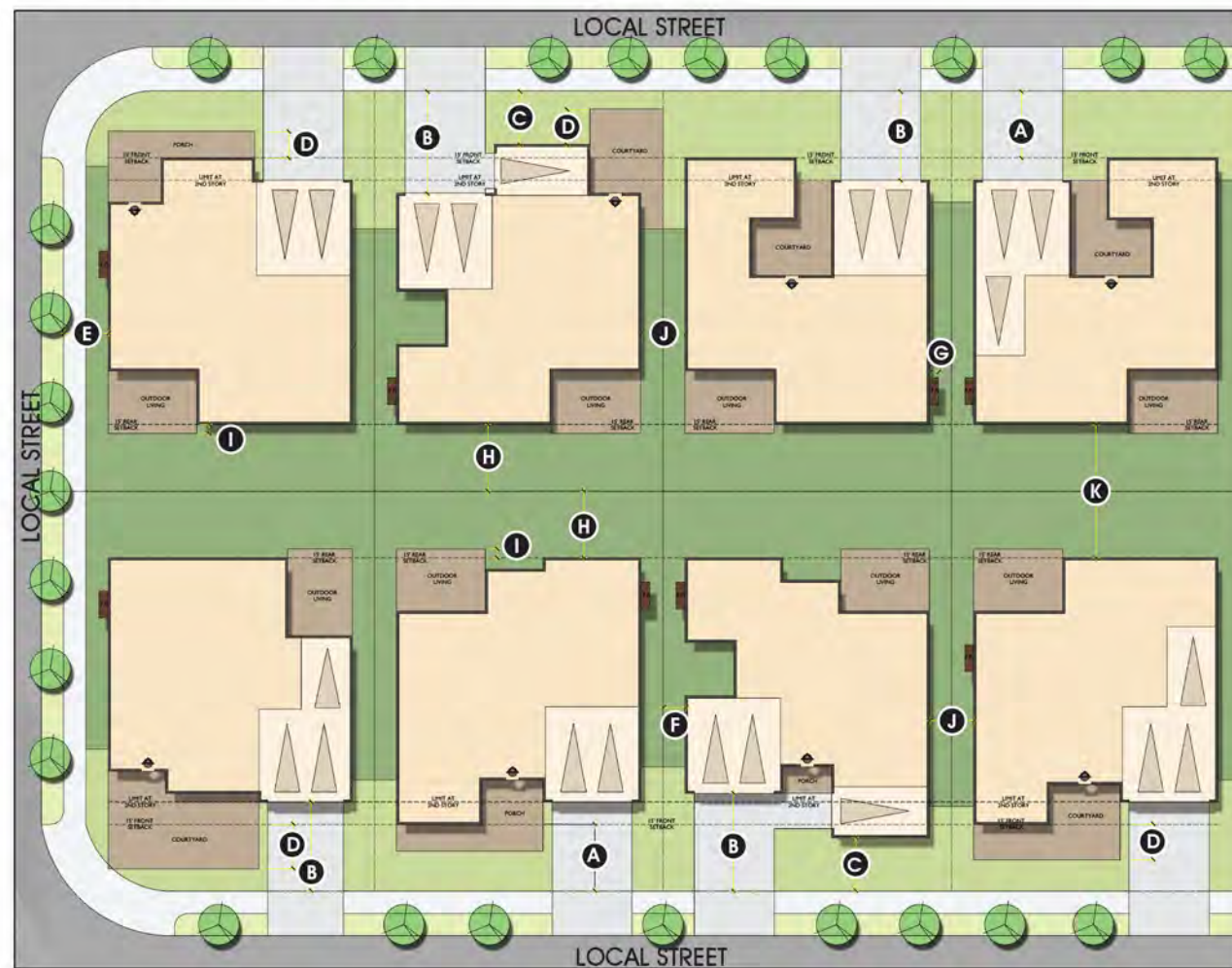
(1) **Streetscene**

Detached single-family residential Planning Areas with homes on lots less than 5,000 square feet shall use a minimum of one the following innovative neighborhood design techniques individually or in any combination, to create a visually interesting streetscene and unique neighborhood character.

(a) Varied Setbacks:

- Front Yard Setbacks and Side Yard Setbacks on corner lots, shall vary between adjacent homes by alternating the locations and/or setbacks, of one or any combination, of the following building features:
 - i. living spaces (architecture forward of garage);
 - ii. porches, balconies, courtyards;
 - iii. garage doors.
 1. To meet the requirement of this sub-section, a minimum setback difference of three (3) feet is required for garages on the same home.
- Building facades, rooflines, vertical and horizontal planes shall be designed to reduce the visual mass and scale of the home to create street-scale architecture through the use of one or any combination of the following techniques:
 - i. A minimum of three (3) architectural elevations and three (3) floor plans are required for each neighborhood comprised of 30 or more homes;
 - ii. Varied front elevations and floor plans
 1. Elevations or floor plans shall vary;
 - a. no two adjacent homes shall have the same floor plan or elevation;
 2. Homes with the same or very similar colors shall not be located on adjoining lots;

PLOTTING DIAGRAM



RESIDENTIAL DEVELOPMENT STANDARDS LARGE LOTS ¹	
Minimum Lot Dimensions	
Lot Width	55' or 32' along cul-de-sac or knuckle
Lot Depth	90'
Minimum Front Yard Setbacks²	
A Front Elevation	12'
B Front-Entry Garage	18' to door
C Side-Entry Garage	10'
D Encroachments (courtyards, porches, balconies)	6' porches & balconies 8' for courtyards
Minimum Side Yard Setbacks²	
E Street Side Elevation	10'
F Interior Side Elevation	5'
G Encroachments (fireplaces, media centers, AC units)	2'
Minimum Rear Yard Setbacks²	
H Rear Elevation	15'
I Encroachments (covered porches, balconies)	2'
Minimum Building Separation	
J Side to Side	10'
K Rear to Rear	30'
Other	
Maximum Structural Height	35'
Maximum Lot Coverage	65%
Required Parking Per Unit	2 garage spaces

Notes:

- 1 Residential development standards are provided for informational purposes only. Refer to the specific Zoning Ordinance for official standards.
- 2 Measured from property line or right-of-way to main structure.

SITE PLANNING GUIDELINES

- Feature landscaped semi-private outdoor space (front yards, front porches, courtyards) and private outdoor space (rear patios, rear yards) to encourage outdoor living and community interaction. See the neighborhood plotting and perspective example.
- Encourage creative uses of varied setbacks.

- | | |
|--------------------------|------------|
| RESIDENTIAL LIVING SPACE | FRONT YARD |
| FRONT DOOR | PARKWAY |
| GARAGE | SIDEWALK |
| PORCH/PATIO/BALCONY | DRIVEWAY |
| PRIVATE OPEN SPACE | STREET |

SAMPLE ARCHITECTURE



Figure IV-44

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - LARGE LOTS

PLOTTING DIAGRAM



**RESIDENTIAL DEVELOPMENT STANDARDS
SMALL LOTS^{1,2}**

Minimum Lot Dimensions	
Lot Width	47' or 30' along cul-de-sac or knucle
Lot Depth	77' min
Minimum Front Yard Setbacks ³	
A Front Elevation	12'
B Front garage	18' to door
C Encroachments (courtyards, porches, balconies)	6' porches & balconies, courtyards (except for corner lots)
Minimum Side Yard Setbacks ³	
D Street Side Elevation	10'
E Interior Side Elevation	5'
F Encroachments (fireplaces, media centers, AC units)	2'
Minimum Rear Yard Setbacks ³	
G Rear Elevation	10'
Encroachments (covered porches, balconies)	2' on lots deeper than 50'
Minimum Building Separation	
H Side to Side	10'
I Rear to Rear	20'
Other	
Maximum Structural Height	35'
Maximum Lot Coverage	65%
Required Parking Per Unit	2 garage spaces

Notes:

- 1 Lots less than 5,000 sq. ft. area.
- 2 Residential development standards are provided for informational purposes only. Refer to the specific Zoning Ordinance for official standards.
- 3 Measured from property line or right-of-way to main structure.

SITE PLANNING GUIDELINES

- Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene. See Figure IV-46, Small Lot Special Design Standards and Guidelines.
- Offer side entries for corner lots to add architectural interest and reduce length of solid fences along streets.

- | | |
|--------------------------|------------|
| RESIDENTIAL LIVING SPACE | FRONT YARD |
| FRONT DOOR | PARKWAY |
| GARAGE | SIDEWALK |
| PORCH/PATIO/BALCONY | DRIVEWAY |
| PRIVATE OPEN SPACE | STREET |

SAMPLE ARCHITECTURE



Figure IV-45

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - SMALL LOTS

PLOTTING DIAGRAM



SITE PLANNING GUIDELINES

- A** Alternate Footprints
- B** Architecture Forward
- C** Varied Garage Setbacks Between Homes
- D** Front Porch
- E** Wrap-Around Porch
- F** Side Yard Courtyard
- G** Front Courtyard

- RESIDENTIAL LIVING SPACE
- FRONT YARD
- PARKWAY
- SIDEWALK
- DRIVEWAY
- STREET
- FRONT DOOR
- GARAGE
- PORCH/PATIO/BALCONY
- PRIVATE OPEN SPACE

SAMPLE ARCHITECTURE



Figure IV-46

- a. The palette of color values on all exterior elements shall be distinct from one house to the next, with various color tones and textures used to promote variation.
 - iii. Porches, Courtyards and Balconies (as appropriate to the architectural style), when used, shall meet the following criteria:
 - 1. Front porches and balconies shall be a minimum usable width of six feet (6') and may encroach into the front yard setback a maximum of six (6) feet);
 - 2. Wrap-around porches shall be a minimum usable width of six feet (6') and may encroach into the street side yard setback a maximum of five feet (5');
 - 3. Courtyards shall be comprised of at grade hardscape elements, such as concrete areas, pavers or pervious materials that complement the home's architectural style and landscape treatment;
 - a. Courtyards may include a low wall and with a maximum height of forty-two (42) inches
 - b. Courtyards and courtyard walls may encroach into the front yard setback a maximum of six (6) feet);
 - c. Courtyards and courtyard walls may encroach into the side yard setback a maximum of three (3) feet);
 - 4. Balconies shall only be used where appropriate to the architectural style;
 - a. When used, balconies shall have no minimum depth requirement.
- A minimum of ten percent (10%) of homes shall feature a single-story architectural element including but not limited to:
 - i. architectural projections
 - ii. bay windows
 - iii. porches, balconies
 - iv. one-story living spaces
 - v. one-story garage element

(2) Rear and Side Articulation

The design consideration and treatment of rear and side building facades of residential buildings, particularly those facing areas visible to the public, is an important element in the creation of an attractive streetscene.

- (a) Where rear or side facades of residential buildings are visible from directly adjacent public streets, trails or parks:
 - Buildings shall avoid large expanses of flat wall planes by incorporating one or any combination, of the following design elements:
 - i. Paint color accents;
 - ii. Paint tonal variations;
 - iii. Window trim or shutters;
 - iv. Rear or side balconies;
 - v. Wrap-around porches;
 - vi. And/or other similar design details appropriate to the architectural style.

(3) Building Materials and Colors:

The use of building materials and colors plays a key role in developing community character and ambiance. The character and personality of a residential neighborhood is affected by the composition of the materials and the colors of the homes within it.

- (a) Colors shall be as authentic as possible when compared to the traditional color palette of the selected architectural style;
- Consideration shall be given to selecting a variety of complementary color and material palettes along any given street.

(4) Garages and Driveways

To achieve an attractive streetscene, particular attention must be given to the design and placement of garages in residential neighborhoods.

- (a) The following shall be incorporated to minimize the impact of the garage on the residential streetscene:
 - Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate.
 - a. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
 - Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, shall be incorporated into the garage design to reduce building mass and scale and create a visually interesting streetscene, when appropriate for the selected architectural style;
- (b) The following may be incorporated to minimize the impact of the garage on the residential streetscene:
 - Two-car garage configurations may be divided into one/one configurations with individual doors to provide visual variety along the streetscape. Where one/one configurations are used, the doors shall be setback from one another a minimum of two feet.
 - Driveways may include accent paving and a decorative, maintenance-free decorative strip, such as pavers, artificial grass or other pervious materials, as additional options to provide an enhanced streetscene.).

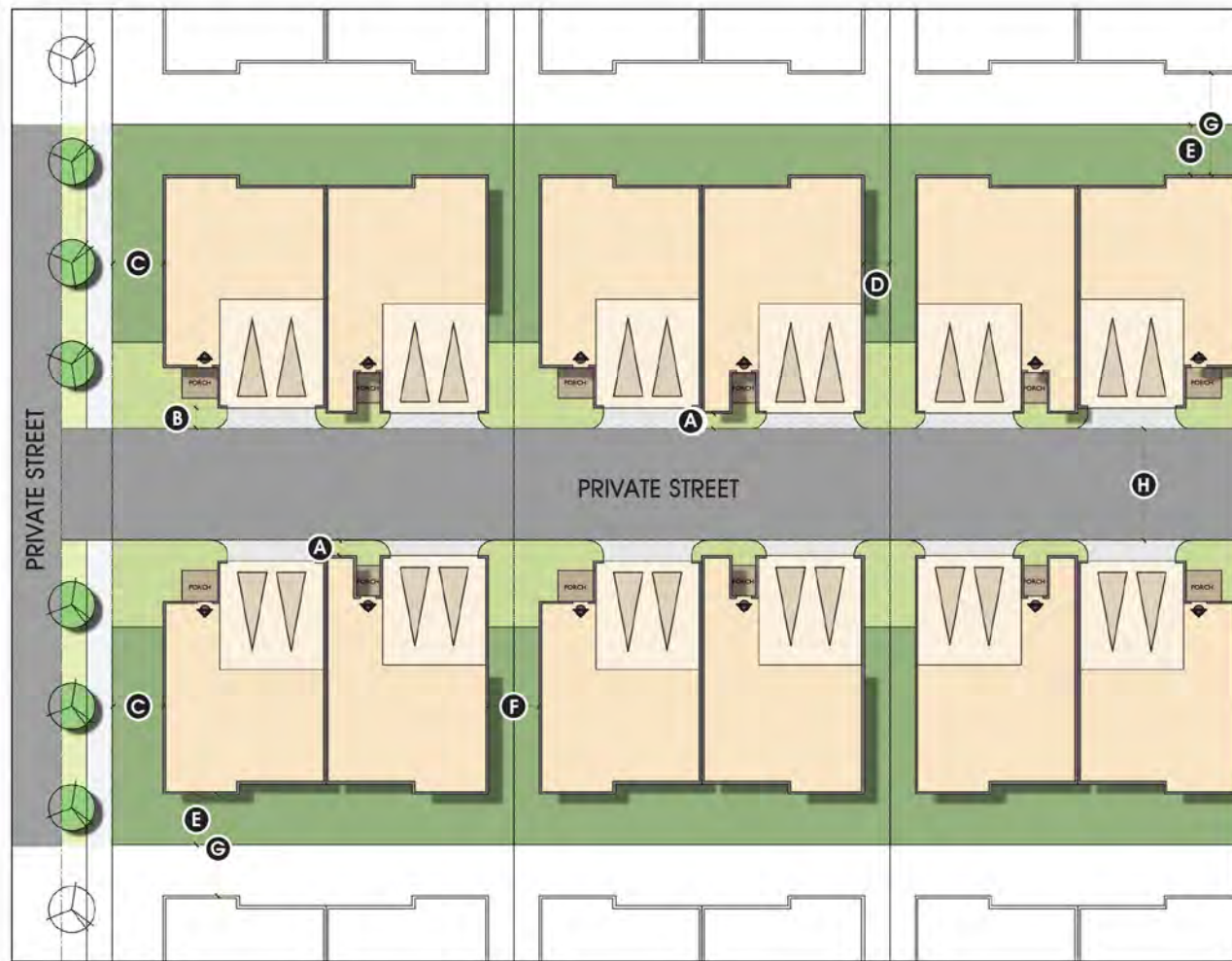
(5) Private Open Space

Each unit shall provide at least 150 square feet of private open space. Private open space shall be a minimum of 8 feet along its shortest dimension.

c. Duplex Clusters

Duplex condominiums are permitted within Planning Area 8 on minimum 2,000 square foot lots. Duplexes within TERRAMOR are attached on one side and plotted in pairs, as depicted in Figure IV-47, *Plotting Diagram with Development Standards - Duplex Clusters*.

PLOTTING DIAGRAM



RESIDENTIAL DEVELOPMENT STANDARDS DUPLEX CLUSTERS	
Minimum Lot¹ Dimensions	
Lot Width	40'
Lot Depth	50'
Minimum Front Yard Setbacks²	
A Front Elevation	5'
B Front-Entry Garage	Varies 3' to 6'
Front Encroachments	1' max.
Minimum Side Yard Setbacks²	
C Street Side Elevation	5'
D Interior Side Elevation	4'
Side Encroachments	1' max.
Minimum Rear Yard Setbacks²	
E Rear Elevation Façade	5' for 75% max., 10' for 25%
Rear-Entry Garage	3' min. or 18'
Minimum Building Separation	
Front to Front	44' min.
F Side to Side	10'
G Rear to Rear	10' 1st story; 20' 2nd story, 28' between garage doors
Other	
Maximum Structural Height	50'
Maximum Lot Coverage	75%
Floor Area Ratio	75%
Required Parking Per Unit	2 garage spaces, 0.5 guest spaces
H Minimum Street Width (or as Approved by Fire) ^{3, 4}	30'
Minimum Private Drive Width - Alley	24'
Minimum Private Exterior Open Space Per Unit ⁵	150 s.f.
On-Street Parallel Parking Stall	8' x 22' min.

- 1 Within Planning Area 8, the term "Lot" means the defined area within the Plot Plan which contains one duplex unit consisting of two homes.
- 2 Measured from property line or right-of way to main structure.
- 3 24' width may be acceptable for 2-story buildings provided that the street is less than 150' in length and connects at one end to a min. 30' wide street; or the street is less than 300' in length and connects at both ends to a min. 30' wide street, or as approved by Fire Department. Otherwise, minimum street width is 30'.
- 4 30' includes on-street parking, one side only.
- 5 Shall include usable, private, exterior open space abutting each home, including porches, patios, and balconies.

SITE PLANNING GUIDELINES

- Homes are attached on one or more sides and plotted in rows.
- Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene.
- Any of the other Specific Plan styles may be used in PA 8.

RESIDENTIAL LIVING SPACE	FRONT YARD
FRONT DOOR	PARKWAY
GARAGE	SIDEWALK
PORCH/PATIO/BALCONY	DRIVEWAY
PRIVATE OPEN SPACE	STREET

SAMPLE ARCHITECTURE



Figure IV-47

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - DUPLEX CLUSTERS



To promote visual interest, variations in garage placement and orientation and the maximization of one and on-half story elements on the front elevations shall be used. Additionally, front setbacks to living spaces, porches, and/or garages shall vary between adjacent homes to break up long stretches of linear massing and provide a visually interesting street scene.

d. Townhomes

Townhomes are permitted within Planning Area 8 on minimum 2,000 square foot lots. Townhomes are plotted in rows, typically in groups of four, five or six units, with the number of units varying to deformatize the assemblage of massing along terraces. Additionally, townhomes shall have a mix of two and three story units along the street to increase visual interest and end units may offer side entries to add architectural interest on the side elevation and reduce long runs of entries along the front. Figure IV-48, *Plotting Diagram with Development Standards - Townhome*, provides development standards and conceptual lotting illustrations for townhomes provided within TERRAMOR.

e. Motorcourt

Motorcourts are permitted within Planning Area 8 on minimum 2,000 square foot lots. Motorcourts within TERRAMOR are a clustered product with garages circling a central alley, as depicted in Figure IV-49, *Plotting Diagram with Development Standards – Motorcourt*.

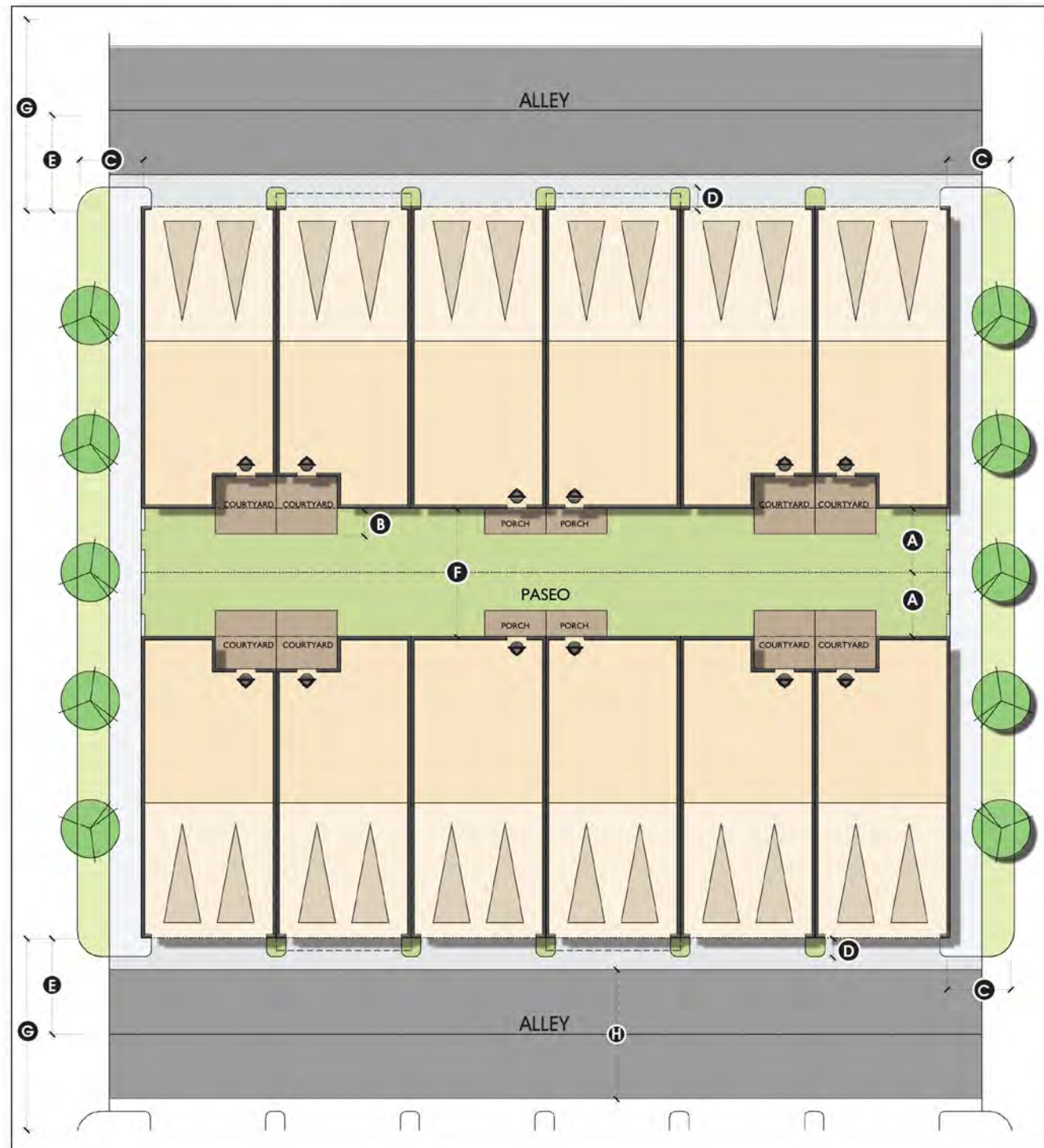
To promote visual interest, variations in garage placement and orientation and the maximization of one and on-half story elements on the front elevations shall be used. Additionally, front setbacks to living spaces, porches, and/or garages shall vary between adjacent homes to break up long stretches of linear massing and provide a visually interesting street scene.

f. Greencourt

Greencourts are permitted within Planning Area 8 on minimum 2,000 square foot lots. Greencourts within TERRAMOR are clustered with their front doors surrounding a common open space, as depicted in Figure IV-50, *Plotting Diagram with Development Standards - Greencourt*.

To promote visual interest, variations in garage placement and orientation and the maximization of one and on-half story elements on the front elevations shall be used. Additionally, front setbacks to living spaces, porches, and/or garages shall vary between adjacent homes to break up long stretches of linear massing and provide a visually interesting street scene.

PLOTTING DIAGRAM



**RESIDENTIAL DEVELOPMENT STANDARDS
TOWNHOMES**

Minimum Lot Dimensions	
Lot Width	21'
Lot Depth	72'
Minimum Front Yard Setbacks¹	
A Front Elevation	10' to single story elements 18' to second story elements
B Encroachments (courtyards, porches, balconies)	4'
Minimum Side Yard Setbacks¹	
C Street Side Elevation	10'
Minimum Rear Yard Setbacks¹	
F Rear Elevation	3' setback from garage face
G Rear-Entry Garage	15' min to center line of alley from door face with max 3' apron
Encroachments (balconies, decks)	
2' beyond face of garage at floor above garage	
Minimum Building Separation	
H Front to Front	20'
I Side to Side	20'
J Rear to Rear	26' between living areas, 30' between garages
Other	
Maximum Structural Height	
35' to 2nd story roof ridge 42' to 3rd story roof ridge (25% of units/bldg max)	
Maximum Lot Coverage	
70%	
Required Parking Per Unit	
See Note 2	
K Minimum Private Drive Width ³	24'
L Minimum Private Exterior Open Space Per Unit ⁴	100 s.f.

Notes:

- 1 Measured from property line or right-of way to main structure.
- 2 Studio or single-bedroom units shall provide 1.25 spaces per unit; two-bedroom units shall provide 2.25 spaces per unit; three or more bedroom units shall provide 2.75 spaces per unit.
- 3 24' width may be acceptable for 2-story buildings provided that the drive is less than 150' in length and connects at one end to a min. 30' wide drive; or the drive is less than 300' in length and connects at both ends to a min. 30' wide drive, or as approved by Fire Department. Otherwise, minimum private drive width is 30'.
- 4 Shall include usable, private, exterior open space abutting each home, including porches, patios, and balconies.

SITE PLANNING GUIDELINES

- Mix two & three story units along the street to increase visual interest.
- Maximize one to one and one half story elements on front elevations to lower the scale of the homes to the street.

RESIDENTIAL LIVING SPACE	PARKWAY
FRONT DOOR	SIDEWALK
GARAGE	DRIVEWAY
PORCH/PATIO/BALCONY	STREET
FRONT YARD	

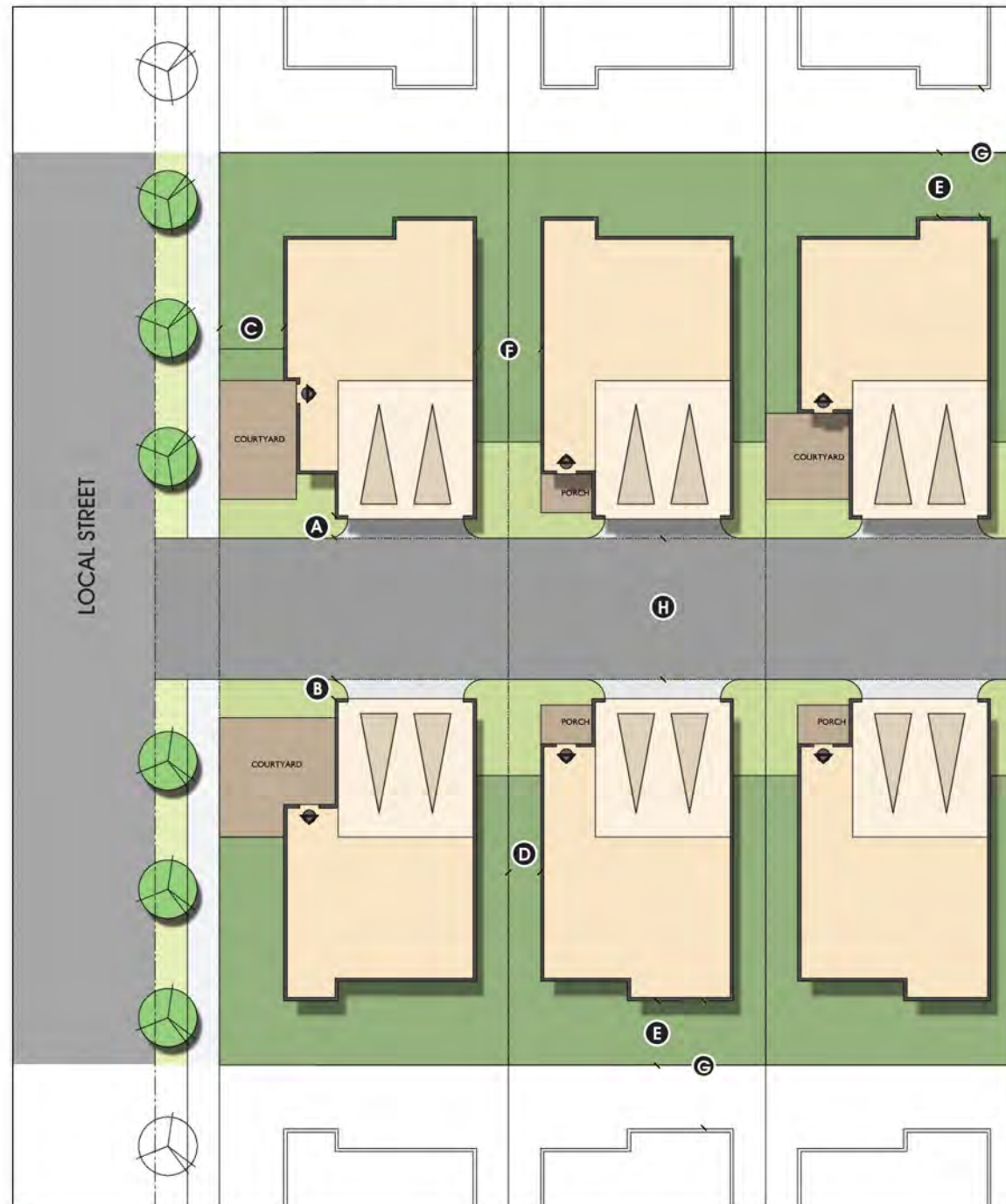
SAMPLE ARCHITECTURE



Figure IV-48

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - TOWNHOMES

PLOTTING DIAGRAM



RESIDENTIAL DEVELOPMENT STANDARDS MOTORCOURTS	
Minimum Lot Dimensions	
Lot Width	40'
Lot Depth	50'
Minimum Front Yard Setbacks ¹	
A Front Elevation	5'
B Front-Entry Garage	2' max. or 18' min. ⁴
Encroachments (courtyards, porches, balconies)	
not allowed	
Minimum Side Yard Setbacks ¹	
C Street Side Elevation	5'
D Interior Side Elevation	4'
Encroachments (fireplaces, media centers, AC units)	
2'	
Minimum Rear Yard Setbacks ¹	
E Rear Elevation	5' for 25% max of facade; 10' 75%
Front/Rear-Entry Garage	2' max. or 18' min.
Minimum Building Separation	
F Front to Front (Greencourt only)	10' first story, 15' second story
G Side to Side	8'
Rear to Rear	10' 1st story; 20' 2nd story, 28' between garage doors
Other	
Maximum Structural Height	35'
Maximum Lot Coverage	70%
Required Parking Per Unit	2 garage spaces, 0.5 guest spaces
H Minimum Private Drive Width ²	24'
Minimum Private Exterior Open Space Per Unit ³	150 s.f.

Notes:

- 1 Measured from property line or right-of-way to main structure.
- 2 24' width may be acceptable for 2-story buildings provided that the drive is less than 150' in length and connects at one end to a min. 30' wide drive; or the drive is less than 300' in length and connects at both ends to a min. 30' wide drive, or as approved by Fire Department. Otherwise, minimum private drive width is 30'.
- 3 Shall include usable, private, exterior open space abutting each home, including porches, patios, and balconies.
- 4 Driveways must be less than 3' or greater than 18' in order to accommodate a car parking in the driveway or ensure a car cannot park there.

SITE PLANNING GUIDELINES

- Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene.
- Offer side entries for corner lots to add architectural interest and reduce length of solid fences along streets.

RESIDENTIAL LIVING SPACE	COMMON OPEN SPACE
FRONT DOOR	PARKWAY
GARAGE	SIDEWALK
PORCH/PATIO/BALCONY	DRIVEWAY
PRIVATE OPEN SPACE	STREET

SAMPLE ARCHITECTURE



Figure IV-49

PLOTTING DIAGRAM WITH DEVELOPMENT STANDARDS - MOTORCOURTS

PLOTTING DIAGRAM



RESIDENTIAL DEVELOPMENT STANDARDS GREENCOURTS	
Minimum Lot Dimensions	
Lot Width	40'
Lot Depth	50'
Minimum Rear Yard Setbacks ¹	
A Front Elevation	5'
Front-Entry Garage	2' max. or 18' min. ⁴
Encroachments (courtyards, porches, balconies)	not allowed
Minimum Side Yard Setbacks ¹	
B Street Side Elevation	5'
C Interior Side Elevation	4'
Encroachments (fireplaces, media centers, AC units)	2'
Minimum Front Yard Setbacks ¹	
D Rear Elevation	5' for 25% max of facade; 10' 75%
Minimum Building Separation	
F Front to Front	40'
G Side to Side	8'
H Rear to Rear	10' 1st story; 20' 2nd story, 28' between garage doors
Other	
Maximum Structural Height	35'
Maximum Lot Coverage	70%
Required Parking Per Unit	2 garage spaces, 0.5 guest spaces
I Minimum Private Drive Width ²	24'
Minimum Private Exterior Open Space Per Unit ³	150 s.f.

Notes:

- 1 Measured from property line or right-of-way to main structure.
- 2 24' width may be acceptable for 2-story buildings provided that the drive is less than 150' in length and connects at one end to a min. 30' wide drive; or the drive is less than 300' in length and connects at both ends to a min. 30' wide drive, or as approved by Fire Department. Otherwise, minimum private drive width is 30'.
- 3 Shall include usable, private, exterior open space abutting each home, including porches, patios, and balconies.
- 4 Driveways must be less than 3' or greater than 18' in order to accommodate a car parking in the driveway or ensure a car cannot park there.

SITE PLANNING GUIDELINES

- Vary front setbacks to living spaces, porches, and/or garages between adjacent homes to break up long stretches of linear massing and provide a visually interesting streetscene.
- Offer side entries for corner lots to add architectural interest and reduce length of solid fences along streets.

RESIDENTIAL LIVING SPACE	FRONT YARD
FRONT DOOR	PARKWAY
GARAGE	SIDEWALK
PORCH/PATIO/BALCONY	DRIVEWAY
PRIVATE OPEN SPACE	STREET

SAMPLE ARCHITECTURE



Figure IV-50

2. Architectural Styles

The architectural styles within TERRAMOR reinforce the community's theme and reflect the architectural themes and styles found within Mediterranean hillside towns and villages. The architectural styles for TERRAMOR are: Tuscan; Provence; Andalusian; Spanish; Villa; Monterey; and European Cottage.

These complementary architectural styles are intended to provide a wide range of architectural variation, appealing to a variety of potential homeowners and creating visually interesting streetscapes. Each architectural style can be applied to each of the different housing types offered within the community. These Design Guidelines are intended to present images of key features and details representative of the selected architectural styles that should be incorporated into the homes within TERRAMOR. However, not all key features need to be included within the design of each home.

a. Tuscan

Tuscan architecture recreates the Italian hilltown experience. Villas, built on ridge lines high above the sea, meander seamlessly between indoors and outside. Fully integrated designs, inspired by authentic historic forms, create compositions that emphasize home as retreat and sanctuary. The careful orchestration of details conveys simply elegance. Earthen tones and texture define Tuscan architecture. Wood, stone and brick combined to create a warm palette that responds to natural light. Tuscan architecture presents an image of simple grandeur. Vast stones and noble square forms; deep, heavy, projecting cornices, varied terracotta tile roofs, narrow arches, bright stucco; all combine to create structures that neither time nor weather could destroy. As depicted in Figure IV-51, *Architectural Style - Tuscan*, elements common to the Tuscan style include:

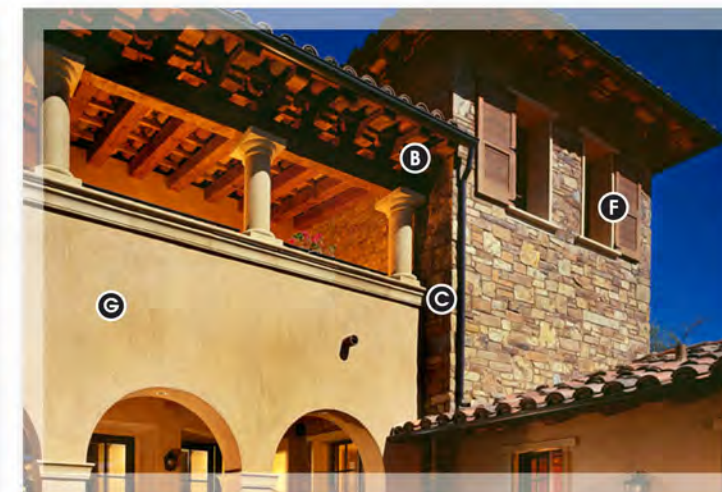
- (1) DESIGN FEATURES
 - (a) Heavy use of stone & plaster
 - (b) Shaped timber tails at eaves
 - (c) Simple balconies with wrought iron railings or solid half walls
 - (d) Asymmetrical fenestration patterns
 - (e) Vertical forms mixed with horizontal
 - (f) Occasional use of arched openings

- (2) ROOFS
 - (a) Shallow pitched roofs
 - (b) Simple gabled and hipped roofs
 - (c) Concrete or Terra Cotta Barrel tile



TUSCAN STYLE

INSPIRED BY ARCHITECTURE FROM THE COASTAL REGIONS OF SPAIN WHERE INTENSE SUNLIGHT BATHES EVERYTHING AND FROM THE LOW SLUNG HACIENDAS OF THE PLANES, THE SPANISH STYLE EMERGED AS A RESPONSE TO A WONDERFUL CLIMATE. LONG RECTANGULAR AND CRUCIFORM MASSINGS INTERSECT AND PINWHEEL QUADRANTALLY OUT FROM A HIGH, OFFSET CENTER. THE STYLE FEATURES LONG VERANDAS, LOW-PITCHED RED TILE ROOFS, LITTLE OR NO OVERHANGING EAVES, SMOOTH STUCCO SIDING AND ARCHES, ESPECIALLY ABOVE DOORS, PORCH ENTRIES AND MAIN WINDOWS. OTHER DEFINING CHARACTERISTICS INCLUDE AN ASYMMETRICAL SHAPE WITH CROSS GABLES AND SIDE WINGS, CARVED DOORS, SPIRAL COLUMNS AND PILASTERS, COURTYARDS, CARVE STONEMWORK OR CAT ORNAMENTS AND PATTERNED TILE ACCENTS.



KEY ELEMENTS

- A** HEAVY USE OF STONE
- B** SHAPED TIMBER TAILS AT EAVES
- C** VERTICAL FORMS MIXED WITH HORIZONTAL
- D** TERRA COTTA TILES (BARREL AND 'S')
- E** SHALLOW PITCHED ROOFS
- F** DEEPLY RECESSED WINDOWS & DOORS
- G** EARTH TONES

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.

Figure IV-51

ARCHITECTURAL STYLE - TUSCAN

- (3) WINDOWS
 - (a) Deep set (8" minimum) windows on front elevations
 - (b) Narrow and tall with muntins (grids)
 - (c) Shutters
 - (d) Awning shutters

- (4) COLOR
 - (a) Earth tones
 - (b) Brown or Beige window frames
 - (c) Vibrant accents
 - (d) Terra Cotta roofs

- (5) ACCENT MATERIALS
 - (a) Stucco
 - (b) Stone

b. Provence

Inspired by its namesake region, full of roman hill towns in central France, this style speaks to simple forms and lifestyle assembled with earthborn materials. The overall impression of these hill town assemblages spilling down sparsely wooded foothills is key to understanding their organic roots. Light stone and stucco walls are capped by barrel tile roofs with signature “genuoa” eaves – a rustic stacking of 3 to 4 barrels tiles used to terminate the roof into the walls. Timber structure and hearty, accent painted shutters, and the occasional use of Board & Batten siding round out the popular renovationist style. As depicted in Figure IV-52, *Architectural Style - Provence*, elements common to the Provence style include:

- (1) DESIGN FEATURES
 - (a) Stucco & stone walls
 - (b) Wrought iron or wood balconies
 - (c) Boxy forms
 - (d) “Genuoa” eaves (3 to 4 barrel tiles stacked to form overhang)

- (2) ROOFS
 - (a) Shallow pitched roofs
 - (b) Simple gabled and hipped roofs



PROVENCE STYLE

INSPIRED BY ITS NAMESAKE REGION, FULL OF ROMAN HILL TOWNS IN CENTRAL FRANCE, THIS STYLE SPEAKS TO SIMPLE FORMS AND LIFESTYLE ASSEMBLED WITH EARTHBOEN MATERIALS. THE OVERALL IMPRESSION OF THESE HILL TOWN ASSEMBLAGES SPILLING DOWN SPARSELY WOODED FOOTHILLS IS KEY TO UNDERSTANDING THEIR ORGANIC ROOTS. LIGHT STONE AND STUCCO WALLS ARE CAPPED BY BARREL TILE ROOFS WITH SIGNATURE "GENOA" EAVES - A RUSTIC STACKING OF 3 TO 4 BARRELS TILES USED TO TERMINATE THE ROOF INTO THE WALLS. TIMBER STRUCTURE AND HEARTY, ACCENT PAINTED SHUTTERS, AND THE OCCASIONAL USE OF BOARD & BATTEN SIDING ROUND OUT THE POPULAR RENOVATIONIST STYLE.



KEY ELEMENTS

- A** STUCCO & STONE WALLS
- B** "GENOA" EAVES (3/4 BARREL TILES STACKED)
- C** WOOD PLANK SHUTTERS
- D** SHALLOW PITCHED ROOFS
- E** DEEP SET WINDOWS ON FRONT ELEVATION
- F** LIGHTER EARTH TONES

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.

Figure IV-52

ARCHITECTURAL STYLE - PROVENCE

c. Andalusian

Andalusian style is the country adaptation of the southern region of Spain. These homes were built by the custodians of large vineyards. Andalusia has long been a getaway for Spanish nobility, but it remains native land to families who have cultivated the area for generations. As a result, rustic homes and graceful villas are interspersed throughout this charming area. Andalusian style is organic in nature, reflecting the region's agrarian roots. Warmth is expressed through widespread use of natural materials such as wood, brick, and stucco. Rich textures in the wall treatments enhance this glow. The Andalusian houses have been added onto over the centuries so most of them have terra cotta tiled roof lines of varying heights and go in diverse directions. Ironwork, shutters, and balconies accenting vine covered walls also express Andalusian style. Look for mottled, uneven colors, and old-world, time-worn finishes in warm golden tones. As depicted in Figure IV-53, *Architectural Style - Andalusian*, elements common to the Andalusian style include:

- (1) DESIGN FEATURES
 - (a) Heavy use of brick & plaster
 - (b) Shaped timber tails at eaves or molded precast
 - (c) Simple balconies with wrought iron railings or solid half walls
 - (d) Asymmetrical fenestration patterns
 - (e) Vertical forms mixed with horizontal
 - (f) Occasional use of arched openings

- (2) ROOFS
 - (a) Shallow pitched roofs
 - (b) Simple gabled and hipped roofs
 - (c) Concrete or Terra Cotta Barrel tile

- (3) WINDOWS
 - (a) Deep set (8" minimum) windows on front elevations
 - (b) Narrow and tall with muntins (grids)
 - (c) Shutters

- (4) COLOR
 - (a) Earth tones with brick colors in the beige range
 - (b) Brown or Beige window frames
 - (c) Vibrant accents
 - (d) Terra Cotta roofs



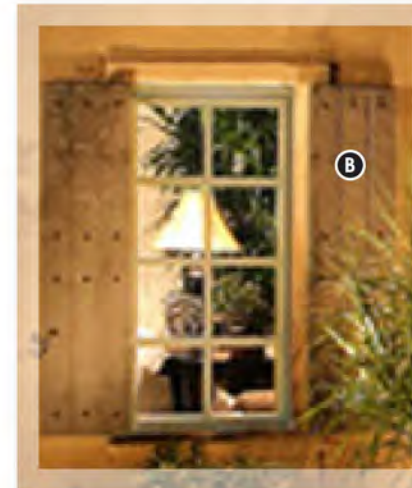
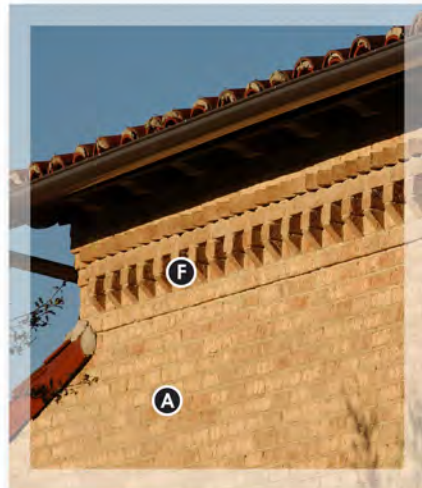
ANDALUSIAN STYLE

...IS THE COUNTRY ADAPTATION OF THE SOUTHERN REGION OF SPAIN. THESE HOMES WERE BUILT BY THE CUSTODIANS OF LARGE VINEYARDS. ANDALUSIA HAS LONG BEEN A GETAWAY FOR SPANISH NOBILITY, BUT IT REMAINS NATIVE LAND TO FAMILIES WHO HAVE CULTIVATED THE AREA FOR GENERATIONS. AS A RESULT, RUSTIC HOMES AND GRACEFUL VILLAS ARE INTERSPERSED THROUGHOUT THIS CHARMING AREA. ANDALUSIAN STYLE IS ORGANIC IN NATURE, REFLECTING THE REGION'S AGRARIAN ROOTS. WARMTH IS EXPRESSED THROUGH WIDESPREAD USE OF NATURAL MATERIALS SUCH AS WOOD, BRICK, AND STUCCO. RICH TEXTURES IN THE WALL TREATMENTS ENHANCE THIS GLOW. THESE ANDALUSIAN HOUSES HAVE BEEN ADDED ONTO OVER THE CENTURIES SO MOST OF THEM HAVE TERRA COTTA TILED ROOF LINES OF VARYING HEIGHTS AND GO IN DIVERSE DIRECTIONS. IRONWORK, SHUTTERS, AND BALCONIES ACCENTING VINE COVERED WALLS ALSO EXPRESS ANDALUSIAN STYLE. LOOK FOR MOTTLED, UNEVEN COLORS, AND OLD-WORLD, TIME-WORN FINISHES IN WARM GOLDEN TONES.

KEY ELEMENTS

- A** STUCCO & BRICK WALLS
- B** WOOD LOUVERED SHUTTERS
- C** DEEP SET WINDOWS ON FRONT ELEVATIONS
- D** ORNATE "STONE" TRIMS, PEDIMENTS, SILLS
- E** LOW-PITCHED, TERRA COTTA TILED ROOFS
- F** BOXY FORMS WITH DETAILED BRICK TRIMS

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.



- (1) ACCENT MATERIALS
 - (a) Stucco
 - (b) Brick

d. Spanish

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low-slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform massings intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, smooth stucco siding and arches, especially above doors, porch entries and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, carved doors, spiral columns and pilasters, courtyards, carved stonework or cast ornaments and patterned tile accents. As depicted in Figure IV-54, *Architectural Style - Spanish*, elements common to the Spanish style include:

- (1) DESIGN FEATURES
 - (a) Heavy exposed beams
 - (b) Wrought iron or wood balconies and rails
 - (c) Arcades and trellis features
 - (d) Terra Cotta clay pipe vents
 - (e) Elaborate entry surrounds
 - (f) Arched openings
- (2) ROOFS
 - (a) Shallow pitched roofs
 - (b) Simple, hip, gable and shed forms
 - (c) Concrete or Terra Cotta Barrel tile
- (3) WINDOWS
 - (a) Deep set (8" minimum) windows on front elevation
 - (b) Arched or half elliptical windows
 - (c) Decorative grills
- (4) COLOR
 - (a) White



SPANISH STYLE

INSPIRED BY ARCHITECTURE FROM THE COASTAL REGIONS OF SPAIN WHERE INTENSE SUNLIGHT BATHES EVERYTHING AND FROM THE LOW SLUNG HACIENDAS OF THE PLANES, THE SPANISH STYLE EMERGED AS A RESPONSE TO A WONDERFUL CLIMATE. LONG RECTANGULAR AND CRUCIFORM MASSINGS INTERSECT AND PINWHEEL QUADRANTALLY OUT FROM A HIGH, OFFSET CENTER. THE STYLE FEATURES LONG VERANDAS, LOW-PITCHED RED TILE ROOFS, LITTLE OR NO OVERHANGING EAVES, SMOOTH STUCCO SIDING AND ARCHES, ESPECIALLY ABOVE DOORS, PORCH ENTRIES AND MAIN WINDOWS. OTHER DEFINING CHARACTERISTICS INCLUDE AN ASYMMETRICAL SHAPE WITH CROSS GABLES AND SIDE WINGS, CARVED DOORS, SPIRAL COLUMNS AND PILASTERS, COURTYARDS, CARVE STONEWORK OR CAT ORNAMENTS AND PATTERNED TILE ACCENTS.



KEY ELEMENTS

- A** WINDOW & GABLE ACCENTS
- B** IRON OR WOOD BALCONIES & RAILS
- C** USE OF TERRA COTTA OR DECORATIVE IRONWORK
- D** SIMPLE HIP, GABLE, & SHED FORMS
- E** DEEPLY RECESSED WINDOWS & DOORS
- F** BROWN WINDOW FRAMES
- G** SMOOTH STUCCO & SAND FINISH

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.

Figure IV-54

ARCHITECTURAL STYLE - SPANISH

- (a) Earth tones
- (b) Brown or Beige window frames
- (c) Dark brown accents
- (d) Vibrant accent colors at shutters

(5) ACCENT MATERIALS

- (a) Smooth stucco or sand finish
- (b) Cut “stone” accents
- (c) Painted ceramic tiles

e. Villa

This style pays homage to larger, more formal styles found throughout Italy that were occupied by the region’s elite. Palladian architectural principles dominate while placing emphasis on symmetry, proportion and orderly arrangements of columns, pilasters and lintels, as well as the use of semicircular arches, which can dominate the building profile. Key visual components of this style include low pitched - frequently hipped roofs, large projecting eaves supported by corbels, imposing cornice structures, tall first floor windows and angled bay windows. Balconies with ornate wrought iron railings and loggias with balustrades capitalized on the temperate Mediterranean climate. As depicted in Figure IV-55, *Architectural Style - Villa*, elements common to the Villa style include:

(1) DESIGN FEATURES

- (a) Precast columns
- (b) Shutters
- (c) Wrought iron balconies or “stone” balconies with balustrades
- (d) Detailed trims & surrounds
- (e) Long covered loggias with arches & round columns
- (f) Corner columns
- (g) Elaborate entry surrounds

(2) ROOFS

- (a) Low-pitched hipped roof
- (b) Terra cotta tiles (Barrel & 'S')
- (c) Soffited eaves with & without flat corbels
- (d) Moulded eaves



VILLA STYLE

THIS STYLE PAYS HOMAGE TO LARGER, MORE FORMAL STYLES FOUND THROUGHOUT ITALY THAT WERE OCCUPIED BY THE REGION'S ELITE. PALLADIAN ARCHITECTURAL PRINCIPLES DOMINATE WHILE PLACING EMPHASIS ON SYMMETRY, PROPORTION AND ORDERLY ARRANGEMENTS OF COLUMNS, PILASTERS AND LINTELS, AS WELL AS THE USE OF SEMICIRCULAR ARCHES, WHICH CAN DOMINATE THE BUILDING PROFILE. KEY VISUAL COMPONENTS OF THIS STYLE INCLUDE LOW PITCHED - FREQUENTLY HIPPED ROOFS, LARGE PROJECTING EAVES SUPPORTED BY CORBELS, IMPOSING CORNICE STRUCTURES, TALL FIRST FLOOR WINDOWS AND ANGLED BAY WINDOWS. BALCONIES WITH ORNATE WROUGHT IRON RAILINGS AND LOGGIAS WITH BALUSTRADES CAPITALIZED ON THE TEMPERATE MEDITERRANEAN CLIMATE.

KEY ELEMENTS

- A** PRECAST COLUMNS & STONE MOULDINGS
- B** COVERED LOGGIAS WITH ARCHES & COLUMNS
- C** DEEP SET WINDOWS ON FRONT ELEVATIONS
- D** ARCHED TOP & RECTANGULAR WINDOWS
- E** LOW-PITCHED, TERRA COTTA TILED ROOFS
- F** DETAILED TRIMS & SURROUND
- G** WROUGHT IRON BALCONIES

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.

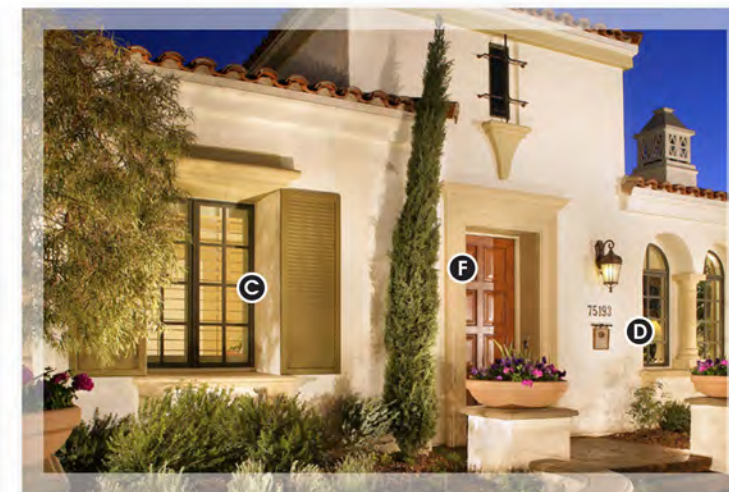


Figure IV-55

ARCHITECTURAL STYLE - VILLA

- (1) WINDOWS
 - (a) Deep set (8" minimum) windows on front elevation
 - (b) Arched top and rectangular windows
 - (c) Narrow & tall with muntins (grids)
 - (d) French doors

- (2) COLOR
 - (a) Lighter to middle earth tones
 - (b) White or Beige window frames
 - (c) Lighter trims & “stone”

- (3) ACCENT MATERIALS
 - (a) Stucco prominently utilized
 - (b) Precast “stone” mouldings

f. Monterey

In the early part of the 18th Century, Californians sought to define an indigenous style of architecture by fusing local Spanish-influences with Colonial designs from the east coast. Their search eventually led to the emergence of the Monterey style. This style was perfected in Monterey, California and can be traced back to as early as the mid-19th century. It's most commonly seen as a simple two-story form with front to back gable roofs and a long, cantilevered wood balcony across part of the upper floor. However, single story examples use similar forms and broad porches in lieu of the balcony expression. Made of simple stucco and timber with wood siding in the gables, these homes can have either shake or barrel tile roofs. As depicted in Figure IV-56, *Architectural Style - Monterey*, elements common to the Monterey style include:

- (1) DESIGN FEATURES
 - (a) Stucco, brick & wood siding elements
 - (b) Shutters
 - (c) Cantilevered wood balconies
 - (d) Simple trims & surrounds
 - (e) Wood siding in gables
 - (f) Flower boxes



MONTEREY STYLE

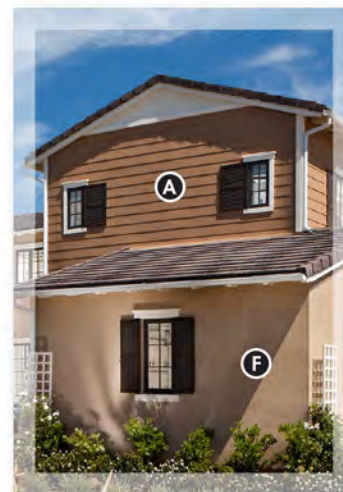
IN THE EARLY PART OF THE 18TH CENTURY, CALIFORNIANS SOUGHT TO DEFINE AN INDIGENOUS STYLE OF ARCHITECTURE BY FUSING LOCAL SPANISH-INFLUENCES WITH COLONIAL DESIGNS FROM THE EAST COAST. THEIR SEARCH EVENTUALLY LED TO THE EMERGENCE OF THE MONTEREY STYLE. THIS STYLE WAS PERFECTED IN MONTEREY, CALIFORNIA AND CAN BE TRACED BACK TO AS EARLY AS THE MID 19TH CENTURY. IT'S MOST COMMONLY SEEN AS A SIMPLE TWO STORY FORM WITH FRONT TO BACK GABLE ROOFS AND A LONG, CANTILEVERED WOOD BALCONY ACROSS PART OF THE UPPER FLOOR. HOWEVER, SINGLE STORY EXAMPLES USE SIMILAR FORMS AND BROAD PORCHES IN LIEU OF THE BALCONY EXPRESSION. MADE OF SIMPLE STUCCO AND TIMBER WITH WOOD SIDING IN THE GABLES, THESE HOMES CAN HAVE EITHER SHAKE OR BARREL TILE ROOFS.



KEY ELEMENTS

- A** STUCCO, BRICK & WOOD SIDING ELEMENTS
- B** CANTILEVERED WOOD BALCONIES
- C** RECTANGULAR WINDOWS WITH SHUTTERS
- D** LOW-PITCHED FRONT TO BACK GABLE ROOFS
- E** WHITE OR BEIGE WINDOWS FRAMES
- F** LIGHTER TO MIDDLE EARTH TONES

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.



- (1) ROOFS
 - (a) Low-pitched front to back gable roof
 - (b) Shake or Terra cotta tiles (Barrel & 'S')
 - (c) Long soffited eaves with & without flat corbels

- (2) WINDOWS
 - (a) Deep set (8" minimum) windows on front elevation on Spanish variants
 - (b) Narrow & tall with muntins (grids)
 - (c) French doors

- (3) COLOR
 - (a) Lighter to middle earth tones
 - (b) Lighter trims & “stone”
 - (c) White or Beige window frames
 - (d) Contrasting colors at shutters
 - (e) Terra cotta or middle to darker tone roof

- (4) ACCENT MATERIALS
 - (a) Brick forms
 - (b) Some precedent for stone

g. European Cottage

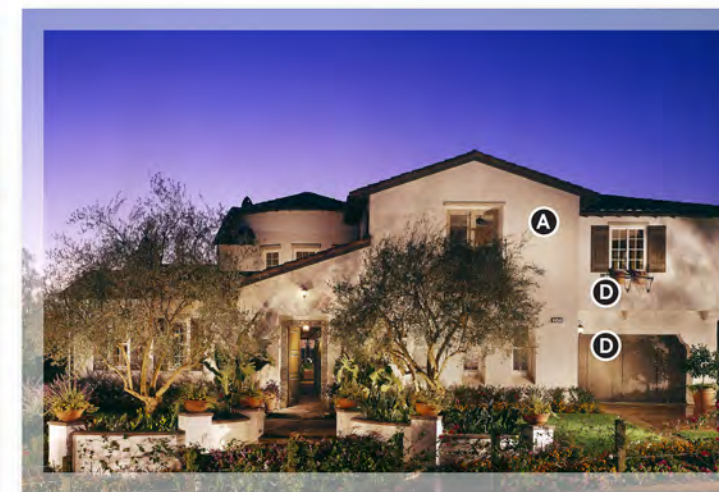
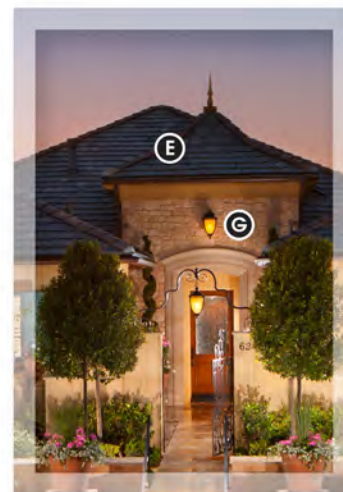
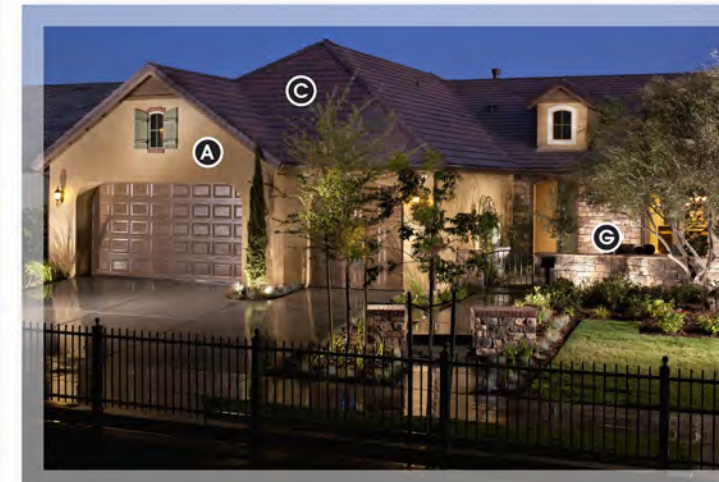
The term “European Cottage” covers a broad range of styles such as French, English, and Italian interpretations. The common thread tends to be the impression of a small, informal residence constructed of humble materials. The use of indigenous resources such as stone and heavy timber, clad in wood or plaster, all finished in weathered sienna tones, ground the style’s unassuming presence. High or low pitched roofs with flat tiles, tall narrow window openings and extensive use of shutters complete the style’s charm. The windows are occasionally rounded at the top with shutters echoing their shape. While the use of porches is common, they are not required to complete the composition. As depicted in Figure IV-57, *Architectural Style – European Cottage*, elements common to the European Cottage style include:

- (1) DESIGN FEATURES
 - (a) Simple to complicated massing
 - (b) Horizontal lap, Shingle, or Stucco siding



EUROPEAN COTTAGE STYLE

THE TERM "COTTAGE" COVERS A BROAD RANGE OF STYLISTIC IDEALS WHICH INCLUDES CAPE COD, BUNGALOW, AND EUROPEAN ROMANTIC STYLES SUCH AS FRENCH, ENGLISH, AND ITALIAN INTERPRETATIONS. THE COMMON THREAD TENDS TO BE THE IMPRESSION OF A SMALL, INFORMAL RESIDENCE CONSTRUCTED OF HUMBLE MATERIALS. THE USE OF INDIGENOUS RESOURCES SUCH AS STONE AND HEAVY TIMBER, CLAD IN WOOD OR PLASTER, ALL FINISHED IN WEATHERED SIENNA TONES, GROUND THE STYLE'S UNASSUMING PRESENCE. HIGH OR LOW PITCHED ROOFS WITH FLAT TILES, TALL NARROW WINDOW OPENINGS AND EXTENSIVE USE OF SHUTTERS COMPLETE THE STYLE'S CHARM. THE WINDOWS ARE OCCASIONALLY ROUNDED AT THE TOP WITH SHUTTERS ECHOING THEIR SHAPE. WHILE THE USE OF PORCHES IS COMMON, THEY ARE NOT REQUIRED TO COMPLETE THE COMPOSITION.



KEY ELEMENTS

- A STUCCO, BRICK OR WOOD SIDING ELEMENTS
- B LARGE WOOD POSTS WITH SHAPED CORBELS
- C SHAKE OR COMPOSITE SHINGLES
- D PORCHES & FLOWER BOXES
- E LOW/HIGH PITCHED GABLE AND/OR HIPPED ROOF
- F WHITE OR BEIGE WINDOW FRAMES
- G SOME PRECEDENT FOR STONE

NOTE: A MINIMUM OF TWO OF THESE KEY ELEMENTS SHALL BE INCORPORATED INTO EACH HOME THAT UTILIZES THIS ARCHITECTURAL STYLE.

Figure IV-57

- (a) Porches of varying sizes and shapes
 - (b) Columns & posts of varying design
 - (c) Flower boxes
 - (d) Wrought iron and wood balconies
- (2) ROOFS
- (a) Low & High pitched gable, hipped, or even gambrel roofs
 - (b) Shake, slate or composition roofing (Terra Cotta Barrel hip & ridge tiles)
 - (c) Soffited or exposed tail eaves
 - (d) Occasional use of dormers or varying size and design
- (3) WINDOWS
- (a) Arched and Rectangular windows
 - (b) Narrow & tall with muntins (grids) of varying pattern
- (4) COLOR
- (a) Lighter to middle earth tones
 - (b) Lighter trims
 - (c) White or Beige window frames
 - (d) Contrasting colors at shutters
 - (e) Middle to darker tone roof
- (5) ACCENT MATERIALS
- (a) Brick elements
 - (b) Stone elements
 - (c) Metal roof elements
 - (d) Wood detail in gables