
Rancho Bella Vista

SPECIFIC PLAN NO. 184

Amendment No. 2

SEIR No. 401

Substantial Conformance No. 4

July 2012

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S. SUMMARY

SUBSTANTIAL CONFORMANCE NO. 4 TO SPECIFIC PLAN NO. 184, AMENDMENT NO. 2

Subsequent to adoption of Specific Plan No. 184 (Rancho Bella Vista), Amendment No. 2 and Substantial Conformance No. 2, more detailed analysis has resulted in the realignment of Butterfield Stage Road, and changes to the lot sizes in Phase III, Planning Areas 1, 2 and 5.

Substantial Conformance No. 4 provides several changes to the Phase III area of the Rancho Bella Vista Specific Plan. Butterfield Stage Road is now proposed for full width right-of-way on the Rancho Bella Vista property through Phase III. This road alignment shift has reduced the Planning Area 4 park site acreage and subsequently the Specific Plan park acreage. Acreages of residential Planning Areas 2 and 5 have also been reduced due to the Butterfield Stage Road alignment shift. Total proposed residential units in Phase III have been reduced due to the loss of residential acreage as well as the inclusion of 4 water quality basins to address new State Water Quality Requirements.

In order to partially mitigate the lost residential, some proposed lot sizes in Phase III have been reduced. Planning Area 1 continues to propose a mixture of 4,500 S.F. and 5,000 S.F. lots, however the previous 6,000 S.F. minimum lots have been replaced with 5,500 S.F. lots. Planning Area 2 proposed lot sizes have been revised from 7,200 SF to 6,000 S.F. minimum. The lots in planning Area 5 are now proposed as 4,500 S.F. minimum versus the previous 7,200 S.F. minimum. Total residential lot count has been reduced to 1,829 lots. The Planning Area 4 acreage is reduced to a net 6.1 acres.

SECTION I.

INTRODUCTION

I. INTRODUCTION

A. DOCUMENT PURPOSE

This document is a Specific Plan Substantial Conformance and addendum to the certified Subsequent Environmental Impact Report (SEIR) which has been prepared for the purpose of establishing guidelines for a mixed-use land development plan for RANCHO BELLA VISTA and evaluating potential environmental impacts resulting from the implementation of the RANCHO BELLA VISTA Specific Plan project. The project site encompasses a total of 798 acres of land within the French Valley area of unincorporated Riverside County, California. The proposed RANCHO BELLA VISTA project is consistent with the Specific Plan land use designation of the General Plan Open Space and Conservation Map. A change of Zone will be filed concurrently with the filing of this Specific Plan Amendment. Zoning for the project reflects the Land Use Plan proposed in this Specific Plan. The amendment to Ordinance No. 348 relating to zoning is contained within this document and immediately precedes the Specific Plan Tab (see Specific Plan Zone Ordinance Tab).

The proposed project is the second amendment to the RANCHO BELLA VISTA Specific Plan No. 184, previously approved by the County Board of Supervisors on December 31, 1985. An Environmental Impact Report (EIR) was prepared in association with the original RANCHO BELLA VISTA Specific Plan and was certified by the Board of Supervisors in conjunction with project approvals on December 31, 1985. Subsequent to approving RANCHO BELLA VISTA Specific Plan No. 184, the project was revised. RANCHO BELLA VISTA Specific Plan Amendment No. 1 was approved by the Board of Supervisors in 1988. A Negative Declaration was prepared by the Planning Department and approved by the Board of Supervisors in conjunction with their approval of Amendment No. 1.

A Subsequent EIR (SEIR) accompanies this Specific Plan Amendment document which discusses potential environmental impacts resulting from development of the Specific Plan Amendment No. 2, approved by the Riverside County Board of Supervisors on October 7, 2003. As such, it is an informational document intended for use by the County of Riverside, decision makers and members of the general public in evaluating the potential environmental effects of the proposed RANCHO BELLA VISTA project. The SEIR provides a comparison of the approved project, Amendment No. 1, and the current project proposal, Amendment No. 2, and contains new information where it is necessary for the analysis in the previous environmental document to be adequate. An addendum to the SEIR to evaluate the impacts to Tocalota Creek will be prepared to coincide with the Substantial Conformance No. 4.

1. Format

The format of this document is designed to be a combination Specific Plan Amendment (SPA) and Subsequent Environmental Impact Report (SEIR). The Specific Plan Amendment portion of the document is encompassed in Sections III and IV. The SEIR portion of the document is encompassed in Sections I, II and V. Sections I and II cover the summary requirements of CEQA by providing a project description and Subsequent Environmental Impact Report summary. Section V follows the format of the Riverside County Comprehensive General Plan (General Plan) and its various elements. General Plan consistency is assessed utilizing the General Plan Land Use Determination System. Land use appropriateness, General Plan land use consistency and Community Plan consistency are discussed under Sections V.A. and V.C.

Issues identified in the Environmental Assessment (EA) prepared by the County of Riverside for the proposed RANCHO BELLA VISTA Specific Plan Amendment are discussed in Sections V.A, V.B., V.C., V.D., and V.E. of this document, and are formatted under five elements: GENERAL PLAN ANALYSIS, ENVIRONMENTAL HAZARDS AND RESOURCES, PUBLIC FACILITIES AND SERVICES, HOUSING, and REGIONAL ELEMENT. Under each issue, an analysis is performed comparing the proposed amendment to the approved project and the amount and degree of impact associated with the project. For all significant impacts, mitigation measures are delineated to reduce each impact to below a level of significance.

Analysis of impact and mitigations set forth are based upon information contained in the original certified EIR, through technical reports, and/or updated information which are included as appendices to this document. Consistency with the General Plan is determined through the relationship between the amended project design and proposed mitigation and General Plan standards delineated for each issue.

As permitted by §15150 of the CEQA Guidelines, this SEIR also references several other technical studies, analyses and reports. Information from the documents, which has been incorporated by reference, is briefly summarized in the appropriate section(s) and the relationship between the incorporated part of the referenced document and the SEIR has been described. The documents and other sources which have been used in the preparation of the SEIR are identified in Section V.H.

2. Environmental Procedures

The addendum to the certified Subsequent Environmental Impact Report (SEIR) portion of this document has been prepared in accordance with current California Quality Act (CEQA) guidelines and County of Riverside requirements for preparing environmental impact reports. This addendum is Addendum No. 1 to the Final Subsequent EIR (SEIR00401) that was certified by the Riverside County Board of Supervisors on June 17, 1997. A more detailed discussion of these previous environmental documents is provided in Section II.B, PROJECT BACKGROUND, of this document.

The CEQA Guidelines environmental review procedures allow for the updating and use of an existing, previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed. Section 15164 of the CEQA Guidelines state the following with respect to an Addendum to an EIR:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*

- (d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Under CEQA, once an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. The CEQA Guidelines identify criteria for determining whether a subsequent EIR would be required for a project with a previously approved EIR. Further environmental review is required only if proposed changes to the project would require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (CEQA Guidelines Section 15162). Therefore, once an EIR has been approved, no SEIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- *Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
 - a) *The project will have one or more significant effects not discussed in the previous EIR;*
 - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - d) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present, and an Addendum is determined to be the appropriate type of CEQA document required.

The Riverside County Planning Department has conducted an Environmental Assessment (EA No. 42440) for the proposed Tentative Tract Map and Specific Plan Substantial Conformance. . The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, because the changes included as part of the project would involve minor changes to Specific Plan No. 184, Amendment 2. The limits of ground disturbance and construction characteristics would be similar, and the land use after construction would remain the same. The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as a residential development were previously subjected to evaluation under CEQA as part of SEIR No. 401. The changes proposed as part of the Tentative Tract Map and Specific Plan Substantial Conformance would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of SEIR No. 401.

- a. Subsequent to the certification of SEIR No. 401, no new information of substantial importance that was not known at the time that SEIR No. 401 was prepared has become available, which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- b. As proposed, the Tentative Tract Map would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in SEIR No. 401, and would therefore not result in any new significant effects that were not previously identified.
- c. The Tentative Tract Map would result in a comparable level of development as approved by Specific Plan No. 184, Amendment 2, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous SEIR No. 401.
- d. Updated technical studies were prepared for biology (including focused surveys for least Bell's vireo and southwestern willow flycatcher and a jurisdictional delineation), fire hazards, air quality, greenhouse gases, noise, and traffic (copies are contained as appendices to the Addendum). These technical studies did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in SEIR No. 401.

Mitigation measures identified in SEIR No. 401, other than those that have changed as a result of updated conditions (e.g., specific noise abatement requirements) remain appropriate and feasible for the Tentative Tract Map.

3. Discretionary Actions and Approval

The Riverside County Planning Department is the Lead Agency for the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 project, under whose authority this Specific Plan Amendment and accompanying addendum to Certified SEIR has been prepared. This combined document will be used by the following public agencies in connection with the following recommendations and decisions:

a. RIVERSIDE COUNTY PLANNING COMMISSION

- ☐ Recommend consideration of Addendum No. 1 to Certified SEIR No. 401.
- ☐ Recommend tentative approval of Change of Zone No. 7770
- ☐ Recommend approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- ☐ Recommend approval of an exception to the lot depth to width ratio set forth in Ordinance No. 460
- ☐ Recommend approval of Tentative Tract Map No. 36376

b. RIVERSIDE COUNTY BOARD OF SUPERVISORS

- ☐ Consideration of Addendum No. 1 to Certified SEIR No. 401
- ☐ Tentative approval of the Change of Zone No. 7770
- ☐ Approval of Specific Plan No. 184, Amendment No. 2, Substantial Conformance No. 4
- ☐ Approval of an exception to the lot width ratio set forth in Ordinance No. 460
- ☐ Approval of Tentative Map No. 36376

Additionally, State law requires that all EIRs be reviewed by trustee and responsible agencies. A *Trustee Agency* is defined in Section 15386 of the State CEQA Guidelines as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.” Per Section 15381 of the CEQA Guidelines, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” For the RANCHO BELLA VISTA Specific Plan project, the California Department of Fish and Game has been identified as a Responsible Agency. The California Department of Fish and Game is responsible for reviewing the project and accompanying SEIR for consistency with the California Endangered Species Act and State Fish and Game Code. Where a threatened or endangered species occurs on a project site, the State Department of Fish and Game would be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure the conservation, enhancement, protection and restoration of State-listed threatened or endangered species and their habitats.

B. CEQA TOPICS LOCATIONS

CEQA requires than an EIR contain, at a minimum, certain specified contents. The table below provides a quick reference in locating the CEQA required sections within this document.

Table I-1 CEQA Topics Locations

CEQA REQUIRED TOPICS	LOCATION
Environmental Procedures	Section I.A.2
Effects Found Not to Be Significant	Section I.A.2
Subsequent Environmental Impact Report Summary	Section II.B
Interdisciplinary Summary	Section V.B & Section V.C
Cumulative Impact Analysis	Section V.H.1
Unavoidable Adverse Impacts	Section V.H.2
Growth Inducing Impacts	Section V.H.3
Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented	Section V.H.4
Project Alternatives	Section V.H.5
Organizations, Persons, and Documents Consulted	Section V.I
Project Correspondence	Appendix H

SECTION II.

SUMMARY

II. SUMMARY

A. PROJECT SITE LOCATION

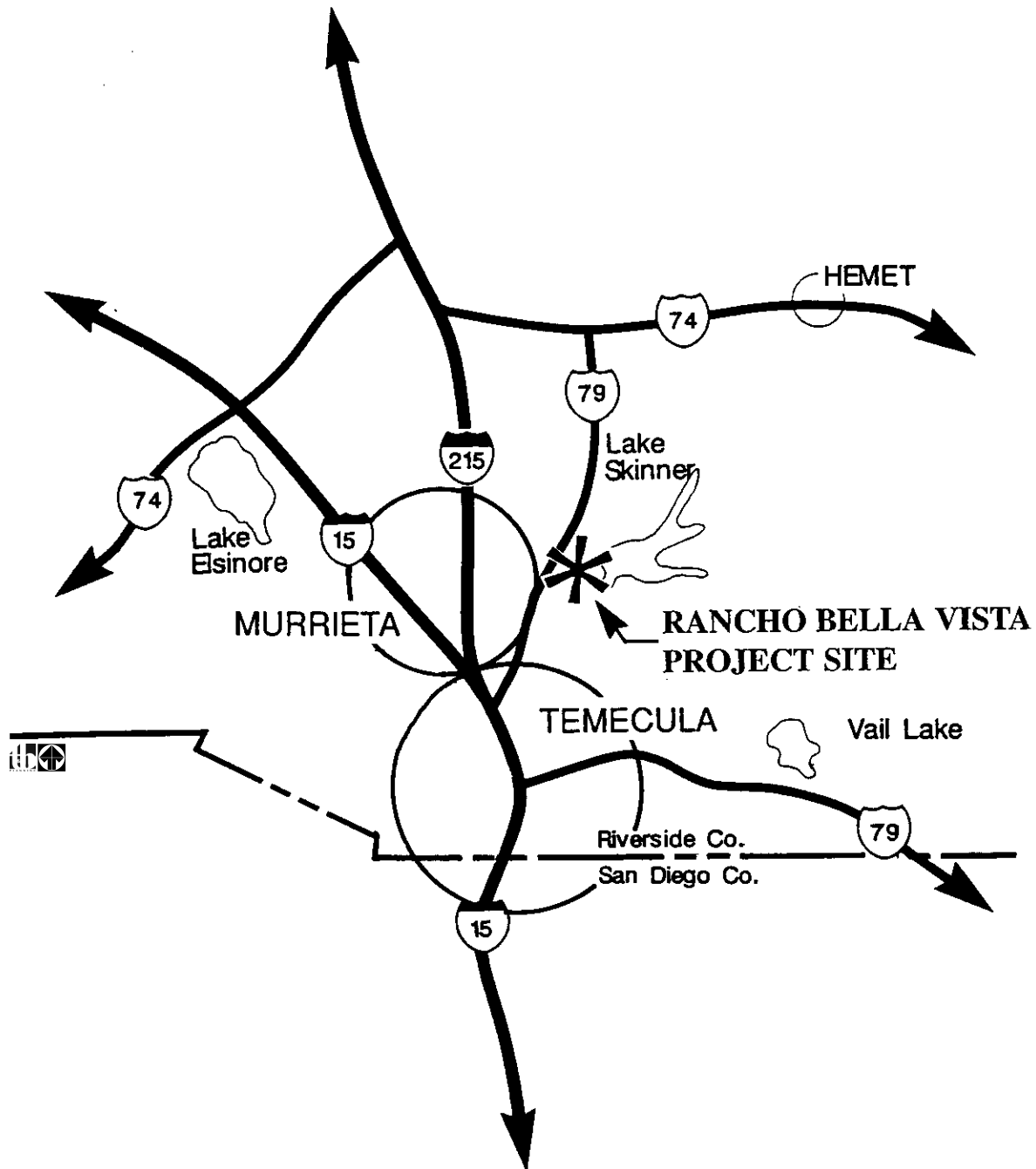
The 798-acre RANCHO BELLA VISTA project is located in the southwestern portion of Riverside County, approximately 35 miles south of the city of Riverside and approximately 30 miles north of the city of Escondido (see Figure II-1, *Regional Map*). The site lies east of Interstate 215, north of and adjacent to the northern boundary of the city of Temecula, in an unincorporated portion of Riverside County. Specifically, the project site is located 1.2 miles east of Winchester Road, north and south of Promontory Parkway, and adjacent to and west of Pourroy Avenue, as depicted in Figure II-2, *Vicinity Map*. The planned extension of Murrieta Hot Springs Road, from its current terminus west of the project site, will form the southern boundary of the project adjacent to the residential development in Planning Areas 16 and 17. At the eastern end of Planning Area 17, Murrieta Hot Springs Road turns southeast and runs off site. The site is accessible via improved public streets. Murrieta Hot Springs Road provides access from the Southern project boundary. Secondary access will be provided at the project's Northeastern boundary on Butterfield Stage Road.

B. PROJECT BACKGROUND

On February 4, 1986, the Riverside County Board of Supervisors adopted the RANCHO BELLA VISTA Specific Plan No. 184 (Resolution 86-36). This Specific Plan proposed 2,580 dwelling units on 583 acres with a mixture of residential units having densities ranging from 0 to 10 dwelling units per acre. The remaining acreage was approved for a 13-acre Neighborhood Commercial center, a small 2-acre lake-oriented commercial area, a 15-acre school/park complex, a 34-acre lake, and 151 acres of natural open space. An Environmental Impact Report (EIR No. 181/State Clearinghouse No. 83102605) was prepared for the RANCHO BELLA VISTA Specific Plan project; it was certified by the Board of Supervisors on February 4, 1986.

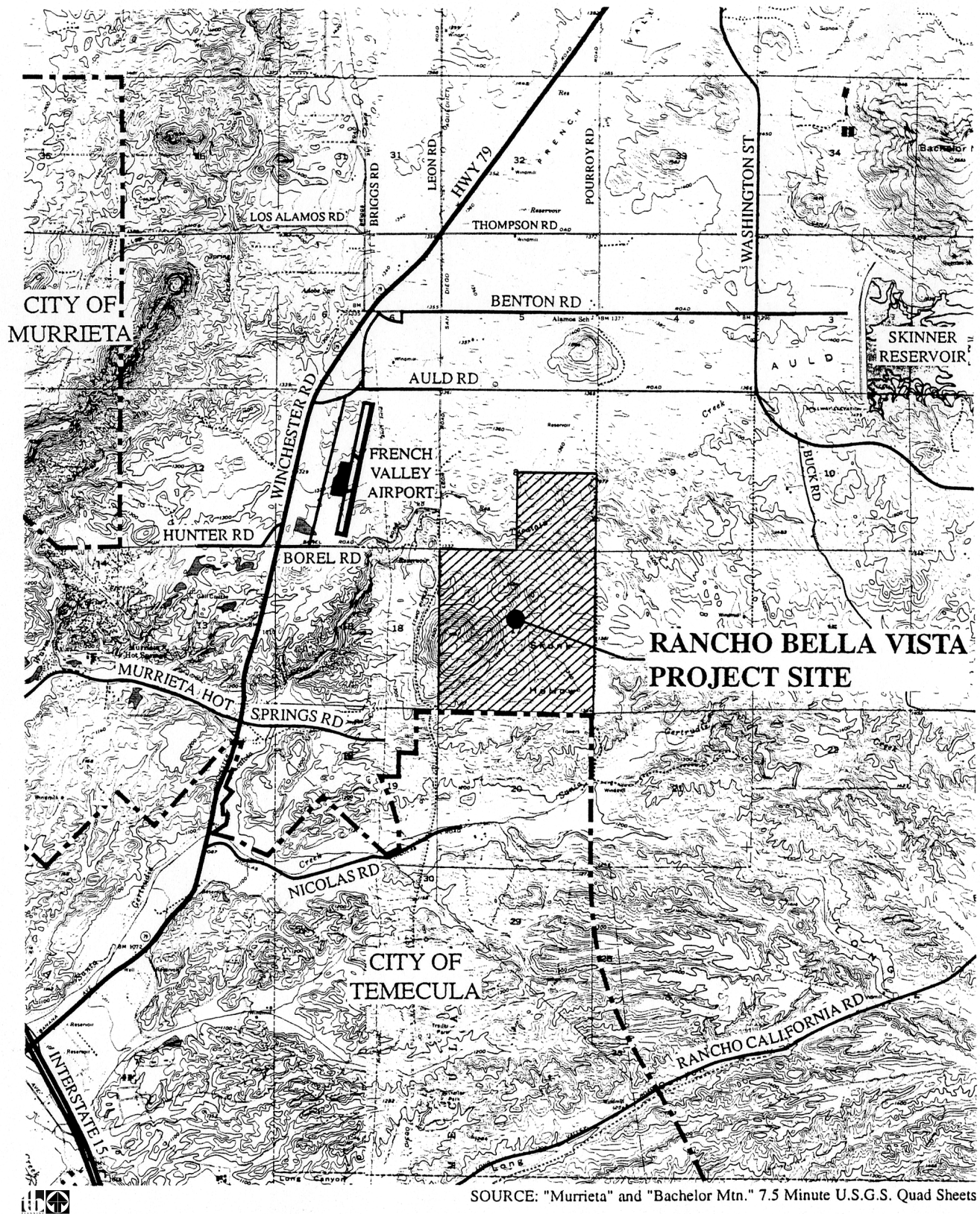
On October 6, 1988, the Board of Supervisors adopted Resolution No. 88-518 that amended the RANCHO BELLA VISTA Specific Plan to reduce the number of approved dwelling units from 2,580 to 2,571 and increased the amount of designated open space from 151 to 210 acres. In addition, Specific Plan Amendment No. 1 realigned certain interior roadways to more closely conform with the site's topography and to create more useable land use planning areas. Because Specific Plan Amendment No. 1 actually reduced project-related impacts associated with implementation of the original Specific Plan, the County prepared and issued a Negative Declaration for Specific Plan Amendment No. 1. A Development Agreement, Development Agreement No. 7, exists between the County of Riverside and the project applicant for the RANCHO BELLA VISTA Specific Plan No. 184.

Specific Plan Amendment No. 2 is substantially different from Specific Plan Amendment No. 1. The number of dwelling units was reduced from 2,571 units to 1,998 units (a reduction of 573 units, and the amount of acreage devoted to residential uses decreased from 535.0 acres to 389.8 acres (a difference of 145.2 acres). The amount of open space has increased from 210.0 acres to 304.7 acres, an increase of 94.7 acres. The acreage associated with schools and parks has increased significantly from 40.0 acres to 72.9 acres (an increase of 32.9 acres). Commercial and high density (multifamily) residential uses have been eliminated. Substantial Conformance No. 4 has an additional reduction to



Rancho Bella Vista

Figure II-1
REGIONAL MAP



Rancho Bella Vista

Figure II-2
VICINITY MAP

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

the residential units since the Specific Plan Amendment No. 2 was approved. The number of residential units has declined from 1,998 in Specific Plan Amendment No. 2 to 1,829 (a reduction of 169 units). The amount of acreage devoted to residential units decreased from 389 acres in Specific Plan No. 2 to 384.2 acres (a decrease of 4.8 acres). The amount of open space in Substantial Conformance No. 4 increased from 304.7 acres in Specific Plan Amendment No. 2 to 328.8 acres (an increase of 24.1 acres). This is primarily due to the reclassification of the Passive Park in Planning Area 8B to a Biological Preserve. The acreage associated with schools and parks decreased from 72.9 acres in Specific Plan Amendment No. 2 to 47.7 acres in Substantial Conformance No. 4 (a decrease of 25.3 acres). This decrease is primarily due to the reclassification of the Passive Park to Biological Preserve.

Finally, the circulation plan has been altered to delete the easterly extension of Promontory Parkway, east of Pourroy Road. Through Substantial Conformance No. 1 an open space linkage between the biological preserves was added and the eastern portion of Murrieta Hot Springs Road was realigned from a westerly/easterly direction to a northwesterly/southwesterly direction at the southeastern boundary of the project. Substantial Conformance No. 2 eliminated the northern portion of Pourroy Road, which was realigned through Planning Area 5 and connects with the new Butterfield Stage Road alignment, on the project's eastern boundary. Substantial Conformance No. 4 shifts the right-of-way for Butterfield Stage Road to the West, almost entirely onto Planning Areas 2, 4 and 5. This reduces the acreage available for residential units in Planning Areas 2 and 5, and the park acreage in Planning Area 4. Tualota Creek impacts with the inclusion of a bridge at its Butterfield Stage Road crossing, is detailed in the EIR Addendum.

C. PROJECT SUMMARY

The principal discretionary actions by Riverside County are the adoption of the RANCHO BELLA VISTA Specific Plan Amendment No. 2 and approval of a Change of Zone request for the subject property. Subsequent discretionary actions include approvals of individual tentative maps. Certain associated permits also will be required by state and federal agencies (e.g., California Department of Fish and Game, U.S. Army Corps of Engineers) for filling portions of Tualota Creek during construction of Pourroy Road.

RANCHO BELLA VISTA residents will enjoy a full range of amenities in the master-planned community. Infrastructure and other public facilities would be sufficiently sized to accommodate the needs of both RANCHO BELLA VISTA and the surrounding off-site developments at build-out. As part of the project proposal, Murrieta Hot Springs Road would be extended from its current terminus in the adjoining Winchester Properties (Silverhawk) Specific Plan to connect with Pourroy Road. Pourroy Road would be constructed from Murrieta Hot Springs Road north to where it will intersect with Butterfield Stage Road on the eastern boundary of the project site. Other regional roadway improvements would include the construction of Promontory Parkway from the western project boundary, east to Pourroy Road, and the realignment of Butterfield Stage Road, which will run along the eastern boundary. In addition, specific plan design elements including land use compatibility, architecture, landscaping and signage would be consistently applied to assure a varied, yet fully integrated project.

The RANCHO BELLA VISTA Specific Plan Amendment No. 2 will provide for a residential project on the 798-acre property. At build-out, the project will contain a mix of single family residential, park and recreation uses in addition to preserving a substantial amount of the project site as natural open

space. An existing 34-acre vernal pool, referred to locally as “Skunk Hollow,” will be preserved in the southeast corner of the property. Table II-1, *Project Summary*, sets forth the land uses for RANCHO BELLA VISTA.

Table II-1 Proposed Project Summary

Land Use	Acreage	Density	Total Dwellings	Percentage of Acreage
RESIDENTIAL				
Single Family Residential	383.6	4.8 du/ac	1,829 du	48.0%
PARKS AND OPEN SPACE				
Active Parks	15.7			2.0%
SUBTOTAL	15.7			2.0%
OPEN SPACE				
Biological Preserve ¹	282.4			35.4%
Open Space	2.4			0.3%
Open Space/Drainage	45.3			5.7%
SUBTOTAL	330.1			41.4%
Schools ²	32.0			4.0%
Primary Roadways	36.6			4.6%
Total	798.0		1,829 du	100%

¹Includes the 34-acre vernal pool referred to as “Skunk Hollow”.

²The project includes a 12.0-acre elementary school site (grades K-6) and a 20.0-acre middle school site (grades 7-8).

The project proposes to permanently preserve 330.1 acres of land as natural open space on-site to protect important on-site topographical features, preserve the large on-site vernal pool, protect important biological resources, and accommodate natural storm water flows. Areas of disturbed vegetation in the open space will be revegetated as necessary. Additionally, Skunk Hollow will be preserved within the permanent open space. The open space includes a system of drainages and open space corridors in the northern portion of the project. These drainages, which include Tualota Creek, will be preserved in their natural state. The preserved natural drainages and open space corridors on-site will accommodate runoff through the site. Storm water from on-site development will be fed into these drainages through a network of pipes and culverts. The project also proposes an open space linkage to connect the biological preserves in Planning Areas 14 and 15, south of the intersection of Promontory Parkway and Pourroy Road.

In order to achieve two primary objectives of the project, namely to ensure permanent protection of biological resources and to create an economically viable future project, the project proponent has submitted a Comprehensive Environmental Management Plan (CEMP) for RANCHO BELLA VISTA. The CEMP provides for an overall preservation and management strategy for the RANCHO BELLA VISTA biological resources. It addresses preservation of on-site resources, linkage to regional habitat systems, long-term management, conservation banking, and funding. A conservation bank, credit sales, and other financial incentives are key components of the CEMP that make Specific Plan Amendment No. 2 a financially viable project for the developer. A draft of the CEMP was prepared on August 10, 1995 and is currently under review by the U.S. Fish and Wildlife Service and the California Department of Fish and Game. It is expected that the CEMP will be approved by those

agencies prior to or concurrent with approval of the RANCHO BELLA VISTA Specific Plan Amendment No. 2 and CEMP by Riverside County.

The project applicant is processing the CEMP in order to:

- ☐ Provide a program for the preservation and management of resources including Skunk Hollow, Riversidean sage scrub habitat, and Tualota Creek;
- ☐ Satisfy the conditions of RANCHO BELLA VISTA Specific Plan Amendment No. 1 and tentative maps;
- ☐ Provide a funding program including financing mechanisms and incentives to ensure acquisition, preservation, and long-term management of sensitive environmental resources;
- ☐ Provide the basis for environmental permits including permitting requirements for the Federal Endangered Species Act (ESA), the State ESA, Section 404 of the Federal Clean Water Act, and Sections 1603 and 2081 of the California Department of Fish and Game (CDFG) code; and
- ☐ Provide for the development and implementation of a Conservation Bank for open space retained on the RANCHO BELLA VISTA site.

Without approval of the CEMP by the appropriate agencies, the RANCHO BELLA VISTA Specific Plan Amendment No. 2 would not be a financially viable project for the developer.

Development of the project will include three parks and two school sites. A 3.5-acre park will be located north of the proposed extension of Promontory Parkway and west of the proposed alignment of Pourroy Road. A second 6.1-acre public active park will be located adjacent to a 20.0-acre middle school site, planned as part of the project and located east of the planned Pourroy Road alignment. The third public park will consist of 6.1 acres, located just south of the Pourroy Road and Butterfield Stage Road intersection. These parks will be available for use both by residents of RANCHO BELLA VISTA and the surrounding off-site areas.

The RANCHO BELLA VISTA project would be phased in a logical sequence and in response to market demands. A total of four development phases are planned over a five- to ten-year time frame. Public facilities, including the school sites and the parks, would be constructed as demand warrants. Timing of the school facilities will be determined by the Temecula Valley Unified School District (TVUSD) which currently serves the project site. Development of the on-site parks will occur concurrently with residential development according to the Public Facilities Phasing Plan section in this Specific Plan Amendment.

D. ENVIRONMENTAL SETTING

1. Regional Setting

The project site is located in the “French Valley” area of Riverside County. The French Valley and surrounding areas are defined by the coastal Santa Ana Mountains on the west and the San Jacinto Mountains on the east. The southern end of French Valley opens into the Murrieta Valley which is enclosed by the Santa Margarita and Agua Tibia Mountains. These mountains and the limited availability of roads traversing the mountains serve to physically separate western Riverside County

from Orange County and the Pacific coast. The San Jacinto Mountains bound the general area to the east.

There are a number of major lakes in this area of Riverside County. These lakes include: Lake Matthews and Lake Perris, approximately 25 miles north of the project site; Lake Elsinore and Canyon Lake, approximately 15 miles northwest of the project site; Lake Skinner, approximately two miles east of the project site; and Vail Lake, approximately 15 miles southeast of the Specific Plan area. These lakes are recreational areas which contribute to regional tourism. State recreation areas are located at Lake Elsinore and Lake Perris, and a County park is located at Lake Skinner.

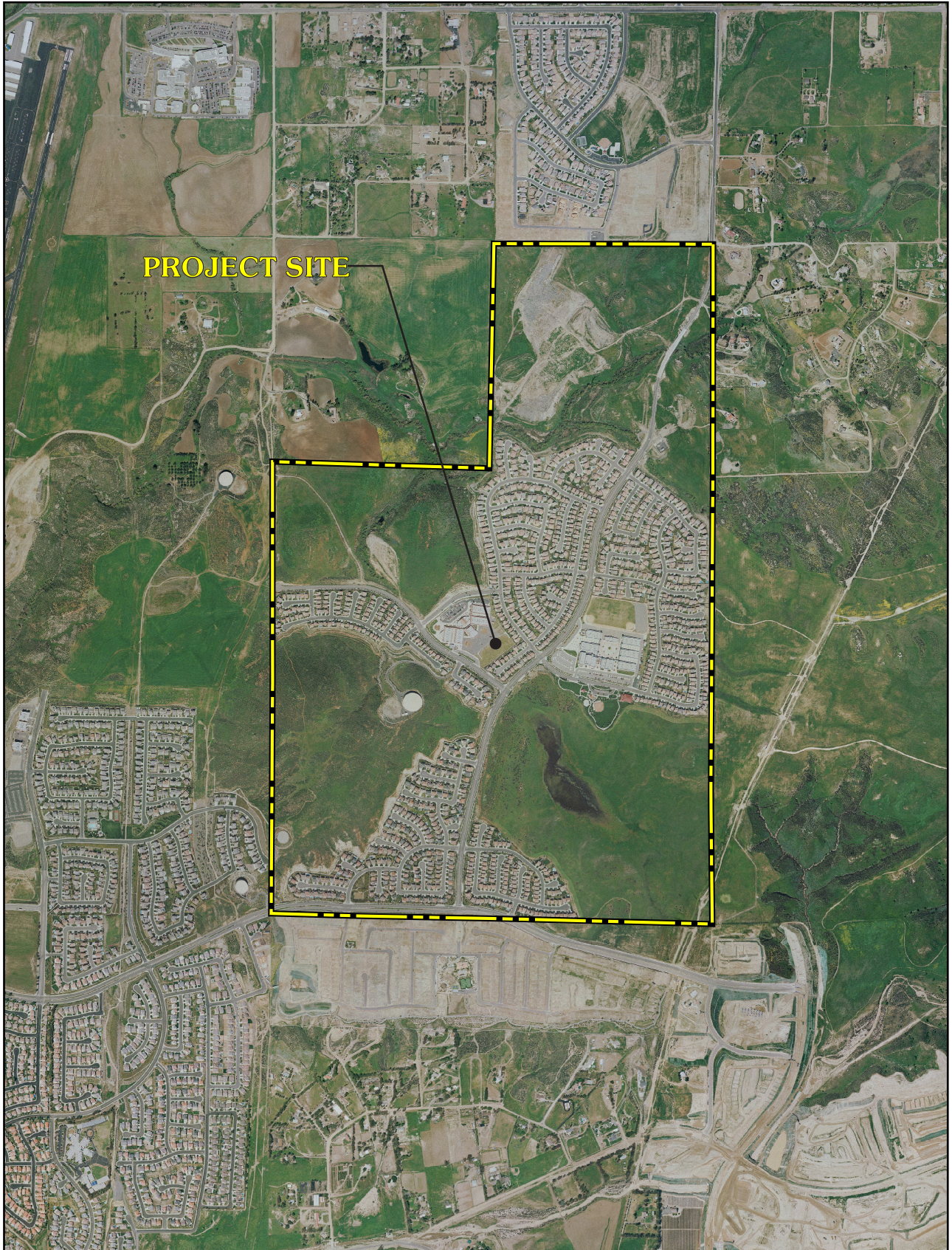
In 1991, the MWD's Board of Directors authorized construction of the largest reservoir in Southern California. Located in the Domenigoni and Diamond valleys southwest of the city of Hemet, the Diamond Valley Lake Reservoir, completed in 2000, is able to store up to 800,000 acre-feet of water or more than 260 billion gallons. The reservoir project includes a new outdoor recreation complex with fishing and boating, large parks outside the eastern and western dams, and an extensive trail system. Environmental reserves associated with the project will protect more than 13,000 acres for the area's rare and endangered plants, birds, and animals.

2. Surrounding Land Uses and Development

The project site lies in an urbanizing area of western Riverside County, just north of the city limits of Temecula. Although much of the land surrounding the property remains vacant, several adopted specific plans about the project on its northern and western edges. Of these adopted specific plans, only the Winchester Properties Specific Plan (SP No. 213) is in the process of being developed. The remaining contiguous off-site lands are either vacant or developed with lower density residential uses. The vacant lands are used primarily for grazing or ranching. Figure II-3, *Aerial Photograph*, depicts the RANCHO BELLA VISTA project site and surrounding properties.

Some of the vacant land surrounding the RANCHO BELLA VISTA property lies within designated agricultural preserves. Four agricultural preserves are contiguous with the northern, western, and southern boundaries of the project site (see Figure V-8, Agricultural Preserve Map). Three of these preserves consist of 160 acres each, while the fourth preserve which lies directly south of RANCHO BELLA VISTA contains approximately 810 acres. Notices of Nonrenewal of their Williamson Act Contracts were filed for two of the preserves in 1986 and 1987. No Notice of Nonrenewal has been filed for the third preserve (Murrieta Hot Springs Preserve No. 3). A fourth agricultural preserve (Murrieta Hot Springs Preserve No. 9) is located southeast of the project site. A Notice of Nonrenewal was filed in 1987 for the 640-acre preserve.

A partially developed residential project (Rolling Hills Ranchos) is located northeast of the site. Directly north of the project site, south of Auld Road and east of Leon Road, there is a small development of single family homes on large lots with a density ranging from two to four dwelling units per acre (du/ac). Access to these homes is via unimproved roads.



Source: Eagle Aerial (2008)



Rancho Bella Vista

Figure II-3
AERIAL PHOTO

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

The land situated directly south and southeast of the RANCHO BELLA VISTA project site is included in an agricultural preserve under the conditions of the Williamson Act; a Notice of Nonrenewal was filed for the preserve, effective January 1, 1988. The Temecula General Plan Land Use Plan designates the property as low density residential (0.5 to 2 du/ac) and RH (Hillside - 0 to 0.1 du/ac). A specific plan has been prepared for this property, known as Roripaugh Ranch, and is being processed in the city of Temecula. This 790-acre project proposes a mix of single family residences, recreational facilities, commercial centers, open space, and a school site. In addition, approximately 151 acres of the site is devoted to open space and drainage uses. The project also proposes two small neighborhood parks and a 60-acre community park. The Specific Plan provides for a variety of residential product types which includes single family detached homes with average lot sizes varying from 4,050 square feet up to 21,780 square feet. A total of 2,370 dwelling units are proposed in Roripaugh Ranch at a gross density of 3.0 units per acre.

Further south, the land is located within the city limits of Temecula and is developed with scattered residential development. The City's General Plan Land Use Plan designates this area as very low density residential with densities of 0.2 to 0.4 du/ac.

The French Valley Airport is located slightly more than one-half mile west of the project site. Specifically, the airport is located east of Winchester Road, between Auld and Borel Roads. French Valley Airport is a general aviation airport owned and operated by Riverside County. The airport limits its services to commuter aircraft, light single engines or twin engines, and charter and air taxi services. A Comprehensive Land Use Plan for the French Valley Airport is in the process of being finalized. The purpose of the plan is to protect the public health, safety and welfare, to ensure the continued orderly use of the airport, and to prevent the creation of new noise and safety problems.

Surrounding the airport is the Borel Airpark Center Specific Plan (SP No. 265). This adopted specific plan proposes a mix of industrial park, restricted light industrial, office park, and commercial uses on 783 acres. A portion of the specific plan area is designated as open space and restricted light industrial; these uses abut the RANCHO BELLA VISTA Specific Plan area. Currently, the Borel Airpark Center property is undeveloped and portions of the property are located within designated agricultural preserves.

To the south of the Borel Airpark Center Specific Plan is the Winchester Properties Specific Plan (SP No. 213). This property abuts the RANCHO BELLA VISTA project site along a portion of its western edge. The adopted Winchester Properties Specific Plan project combines residential, commercial, business park, and industrial uses with a town center, two school/park sites, open space and riparian areas, a flood control channel, and an extensive circulation network. A total of 2,478 dwelling units are planned on 364 acres. An open space area within the Winchester Properties project site would be contiguous with a large open space area in the proposed RANCHO BELLA VISTA project. Currently, portions of this project are being constructed.

Directly north of and adjacent to the project site lies the adopted Crown Valley Village Specific Plan (SP No. 238). This 166.0-acre project will ultimately include a maximum of 591 dwelling units, plus an elementary school site and park and open space. The project site is currently vacant and lies within an agricultural preserve.

The proposed 1,761-acre Johnson Ranch Specific Plan area is located directly east of and adjacent to RANCHO BELLA VISTA. Johnson Ranch is intended as a mixed-use project containing residential, village center, public/institutional, and open space uses. A total of 4,850 single family dwellings are planned on lots ranging in size from 4,000 to 6,000 square feet. Almost 600 acres of open space would be preserved on-site. The applicant for Johnson Ranch has requested to annex the property into the city of Temecula. Recently, the Specific Plan was denied by the city of Temecula which is serving as lead agency for the project. At present, the applicant is considering submittal of applications, for the processing of the Specific Plan, with the County of Riverside. The Johnson Ranch project site is vacant. Access to the Johnson Ranch property is available via Buck Road which runs diagonally across the site in a southeasterly direction, then turns eastward where it ultimately connects off-site with Rancho California Road to the east.

3. Physical Site Conditions

The project site consists primarily of low rolling hills with scattered rock outcroppings. The high point on the property is a large knoll adjacent to the western site boundary. This knoll raises more than 200 feet above any other point on the site to a height of approximately 1,650 feet above mean sea level (msl) and contains slopes of 30 percent or greater. It can be clearly seen from throughout the project site and is visible for several miles in the vicinity of the project. A 6.8 million gallon above ground water tank exists on the a portion of the knoll. The water tank is operated by the Eastern Municipal Water District (EMWD). There is room adjacent to the existing water tank for a planned future water tank that could be constructed when and if there is need for additional water storage in the future.

A second smaller knoll is located north of the large knoll, near the project boundary. This knoll is actually comprised of two connected hills that form a “saddle” appearance. The hills reach elevations of 1,430 feet and 1,420 feet above msl, respectively. The slopes of the knoll range from 9 percent to 15 percent with slopes exceeding 25 percent along the northern face of the knoll.

Tucalota Creek flows from east to west across the northerly portion of the site and serves to drain a major portion of the site through a system of washes and small gullies which originate on or flow through the site. Tucalota Creek is depicted as a blue line stream on United States Geological Survey (USGS) maps. The creek is ephemeral in nature and is subject to heavy flows during the wetter months of the year. Tucalota Creek begins at Skinner Reservoir, drains into Santa Gertrudis Creek, and ultimately drains into Murrieta Creek. An artificial pond lies along one of the washes on-site.

Another significant site feature is a 34-acre vernal pool, locally known as “Skunk Hollow,” that is located in the southeastern corner of the subject property. This pool is considered to be one of the last remaining valley vernal pools in Southern California. Water levels in Skunk Hollow fluctuate from year to year depending on the area’s rainfall. When water within the depression reaches its highest level, the pool drains into Tucalota Creek.

Several dirt roads cross the project site. The only paved road on the property is the access road to the EMWD water tank. This access road is approximately 1,300 feet in length and connects with a dirt road on-site.

A 30-foot wide Southern California Edison (SCE) Company easement runs along the northern portion of the westernmost property boundary, adjacent to the Borel Airpark Center Specific Plan

area, for a distance of approximately 1,300 linear feet. This easement was created by Instrument No. 39730, dated April 30, 1968. The easement contains existing electrical lines and appurtenances. No grading may occur within the easement without the prior written permission of SCE.

The Metropolitan Water District's (MWD) aqueduct crosses the extreme southeast corner of the project site. Lake Skinner, an MWD reservoir and County Recreation area, is located two miles northeast of the project site.

As part of the Rancho California Water District's (RCWD) Water Facilities Master Plan (June 1991), a reservoir will be constructed in the southwest corner of the project site. The reservoir site is approximately 4.9 acres in size to accommodate a 7.0 million-gallon potable water storage reservoir. A 30-foot wide pipeline easement would extend from the reservoir site to accommodate an access road as well as a 30-inch diameter reservoir inlet/outlet pipeline. Actual disturbance for the reservoir and pipeline easement will be approximately 3.0 acres. The Nicolas Reservoir will not directly serve the Rancho Bella Vista project, however, it will provide water service and meet fire flow requirements for future Temecula Valley Unified School District facilities, as well as future development within the County of Riverside and the City of Temecula.

Portions of the subject property have been used for agricultural use since the late 1880's. With the exception of the steeper slopes and rock outcroppings which are covered with native sage brush, the majority of the site has been dry farmed in grain crops. The bottom of the vernal pool has been disturbed in the past, due to farming activities such as grading and discing, but generally remains in its natural state. Dry farming crops are still planted to this day on the site. Typical crops include barley and grains.

As part of the approvals for the tentative maps prepared for RANCHO BELLA VISTA Specific Plan Amendment No. 1, the County required a 50-foot wide landscape buffer on-site, adjacent to the Crown Valley Village Specific Plan project. The buffer was required because of the agricultural preserve designation on the Crown Valley Village Specific Plan property. Subsequent to approval of the original RANCHO BELLA VISTA Specific Plan, Crown Valley Village was processed and approved, and a Notice of Nonrenewal became effective for the property on January 1, 1987. The Land Conservation Contract expired on January 1, 1996.

4. Regional Circulation

Southwestern Riverside County is served by a number of major freeways connecting the area to Los Angeles and Orange Counties and to central Riverside County. Major east-west access is provided by the Riverside Freeway (i.e., Highway 91) which links the city of Riverside to Los Angeles. Major north-south access is provided by the Interstate 15 and 215 freeways. These freeways were recently improved and connect the project area to Escondido and San Diego to the south and Riverside to the north.

The RANCHO BELLA VISTA Specific Plan area is located west of Interstate 215 (I-215). On- and off-ramps to I-215 exist at Murrieta Hot Springs Road. These ramps are approximately two miles west of the site. Other access to the I-215 is available at Los Alamos Road. Murrieta Hot Springs Road and Winchester Road (i.e., Highway 79) will provide access to the site from I-215. Highway 79 is a State Highway and acts as an important north-south regional transportation link. The County is requiring that all projects along Highway 79 dedicate a 25-foot wide transportation easement

adjacent to the street right-of-way. This easement is planned for use in implementing future traffic mitigation programs.

5. Planning Context

a. COUNTY OF RIVERSIDE PLANS

Because the project site is located in an unincorporated portion of Riverside County, the prevailing planning document for the property is the County of Riverside Comprehensive General Plan (i.e., the “General Plan”). Specifically, the site lies within the Southwest Territory Land Use Planning Area as set forth in the General Plan. The Southwest Territory occupies approximately 482 square miles in the southwestern portion of Riverside County. The Southwest Territory Land Use Planning Area encompasses both the Southwest Area Community Plan (SWAP) and the Antelope Valley Community Policy Area.

The RANCHO BELLA VISTA Specific Plan area lies within the Antelope Valley Community Policy Area which, in turn, lies within the SWAP. The SWAP was adopted by the Riverside County Board of Supervisors on November 28, 1989, and was amended several times through May 1995. The SWAP implements the goals and programs of the General Plan by setting forth additional land use goals and policies that address the unique concerns and needs existing in the SWAP area. The SWAP area encompasses approximately 210,700 acres and extends from an area northerly of the San Diego County line, easterly of Cleveland National Forest, southerly of Keller Road and westerly of the Riverside Extended Mountain Area Plan boundaries. As designated in the SWAP and shown on the SWAP Growth Management Concept Plan, the project site lies entirely within an “Urban Area.” As defined in the SWAP, the Urban Area “represents the full urban build-out potential of the SWAP and the ultimate limits of urbanization.”

Additionally, the SWAP land use allocation map designates the project site as an adopted specific plan (i.e., RANCHO BELLA VISTA SP 184). Therefore, the land uses and densities depicted on the Land Use Plan in the adopted RANCHO BELLA VISTA Specific Plan, as amended by Specific Plan Amendment No. 1 (SPA No. 1), apply. The proposed project is a request to amend the RANCHO BELLA VISTA Specific Plan (i.e., Specific Plan Amendment No. 2). Adoption of the proposed project would result in Amendment No. 2 becoming the adopted specific plan which would conform with the “Adopted Specific Plan” designation shown for the property on the SWAP land use allocation map.

Finally, the project is subject to the policies, goals and standards identified for the Antelope Valley Community Policy Area. This Policy Area has undergone increasing changes from a predominately agricultural area to a more rural residential land use pattern. The primary reason for this change has been the subdivision, especially the parcel map, which has created scattered smaller parcels without providing land use improvements. As a result, an increased burden has been placed on infrastructure, schools, lack of potable water, limited fire protection services and an underdeveloped circulation system. Proposed Specific Plan Amendment No. 2 for RANCHO BELLA VISTA identifies a comprehensive program that addresses the need for infrastructure, schools, potable water, fire protection services, and roads to serve the proposed project.

b. CITY OF TEMECULA GENERAL PLAN

The RANCHO BELLA VISTA project site lies within the northern sphere of influence of the City of Temecula. Temecula was incorporated on December 1, 1989 as a General Law City. The City’s

General Plan designates the project site as an adopted specific plan. The land uses shown on the Land Use Plan are the same as those adopted by the County in RANCHO BELLA VISTA Specific Plan Amendment No. 1 (SPA No. 1). Furthermore, the plans, programs, and standards of SPA No. 1, as approved by Riverside County in 1998, are incorporated into the General Plan and Development Code for Temecula.

The City of Temecula General Plan includes a provision that the City's sphere of influence is subject to the policies and regulations of the County's SWAP, unless properties within the sphere of influence are annexed by the City prior to or concurrent with development approvals. The proposed Specific Plan Amendment No. 2 is being processed through the County of Riverside. A request for annexation of the subject property into the City of Temecula is not part of the project proposal.

SECTION III.A.
SPECIFIC PLAN

III. SPECIFIC PLAN AMENDMENT NO. 2

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Objectives

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan Amendment. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, Southwest Area Community Plan goals, development phasing, and local community goals all were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity and positive aesthetic impact of this Specific Plan Amendment, specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, the RANCHO BELLA VISTA Specific Plan Amendment No. 2:

Furnishes a plan for development that is sensitive to the environment as well as aesthetically pleasing, and one that provides for noise suppression, protection of health and safety and the promotion of the people, community, and region.

- ☐ Considers topographic, geologic, hydrologic, and environmental opportunities and constraints to create a design that essentially conforms to the condition of the land by maintaining and using basic landforms where practical.
- ☐ Implements housing type diversity by providing a variety of detached single family residential lots in traditional subdivision layouts that will be marketable within the evolving economic profile of surrounding communities of Temecula and Murrieta, as well as within Riverside County.
- ☐ Establishes a project-wide circulation system that meets regional and local transportation needs and accommodates a variety of transportation modes.
- ☐ Provides a system of public and community facilities, including two school sites, two active parks, and a passive park, to support development in an efficient and timely manner as well as meet the needs of project residents and residents of surrounding communities.
- ☐ Preserves and promotes the long term viability of valuable biological habitats and resources, such as the Skunk Hollow vernal pool, through the establishment of a biological resources management plan.
- ☐ Protects valuable scenic resources located on the project site that serve to enhance the character and identity of the project and region.
- ☐ Reinforces the community identity of the project vicinity through control of project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, and entry treatments.
- ☐ Develops an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.

- ☐ Maintains consistency with the County's Noise Element by properly mitigating noise generating uses that exceed the maximum suggested dBA level.
- ☐ Integrates with the character of surrounding communities and establishes development that results in logical coordinated growth.
- ☐ Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.

2. Specific Plan Land Use Plan

a. **PROJECT DESCRIPTION**

Upon completion, the RANCHO BELLA VISTA Specific Plan Amendment No. 2 will contain a high quality master-planned community, primarily composed of residential, biological preserve, open space, and recreation land uses. Residential planning areas vary in density from 3.5 du/ac to 5.2 du/ac. The various residential product types will be designed to meet the market need in the urbanizing French Valley area of Riverside County, while maintaining a sensitive approach to design relative to sensitive biological resources, existing topography, and additional environmental conditions. When fully developed, a maximum of 1,829 dwelling units will be built in RANCHO BELLA VISTA. These residences will be divided among a range of lot sizes as depicted in Figure III-1, Specific Plan Amendment No. 2 Land Use Plan (a reduced black and white version of the Land Use Plan is shown on Figure III-2.) The RANCHO BELLA VISTA Specific Plan Amendment No. 2 will ensure a well balanced community by incorporating school sites, parks, and a variety of biological preserve and open space uses into a master-planned development.

Specific information on each of the planning areas within RANCHO BELLA VISTA is provided in the Detailed Land Use Summary (Table III-1), within Section III.B, PLANNING AREA DEVELOPMENT STANDARDS, and on Planning Area Figures III-13 through III-28.

The proposed land uses within RANCHO BELLA VISTA are as follows:

- ☐ **Residential.** Residential densities within the project will average 4.8 dwelling units per acre overall. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future RANCHO BELLA VISTA residents. Residential planning areas account for 383.6 acres of the project site, containing 1,829 dwelling units. The housing mix will fall within two density ranges, "Medium" (2-5 du/ac) and "Medium High" (5-8 du/ac).
 - **Medium Density Residential** (2-5 du/ac) - will consist of 1,200 dwelling units on 260.5 acres of land. These units are proposed for Planning Areas 2, 5, 7, 9, 11, 16, and 17.
 - **Medium High Density Residential** (5-8 du/ac) - will consist of 629 dwelling units on 123.1 acres of land. These units are proposed for Planning Areas 1 and 10.
- ☐ **Schools.** Two (2) school sites are planned on a total of 32.0 acres of land, in Planning Areas 3 and 12. The middle school site is strategically located adjacent to a proposed park, enabling the school to take advantage of additional recreational opportunities.

LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium	260.5	4.6	1200
Medium High	123.1	5.1	629
- Residential Subtotals	383.6	4.8	1,829
NON-RESIDENTIAL			
Schools	32.0	--	--
Active Parks	15.7	--	--
Biological Preserve	282.4	--	--
Open Space	2.4	--	--
Open Space/Drainage	45.3		
Primary Roads	36.6	--	--
- Non-Residential Subtotals	414.4	--	--
PROJECT TOTALS	798.0	2.3	1,829

NOTE: A total of 7.9 acres of expanded parkway is scheduled within the acreage totals for all planning areas adjacent to Pourrey Road, Berel Road, or Murrieta Hot Springs Road.

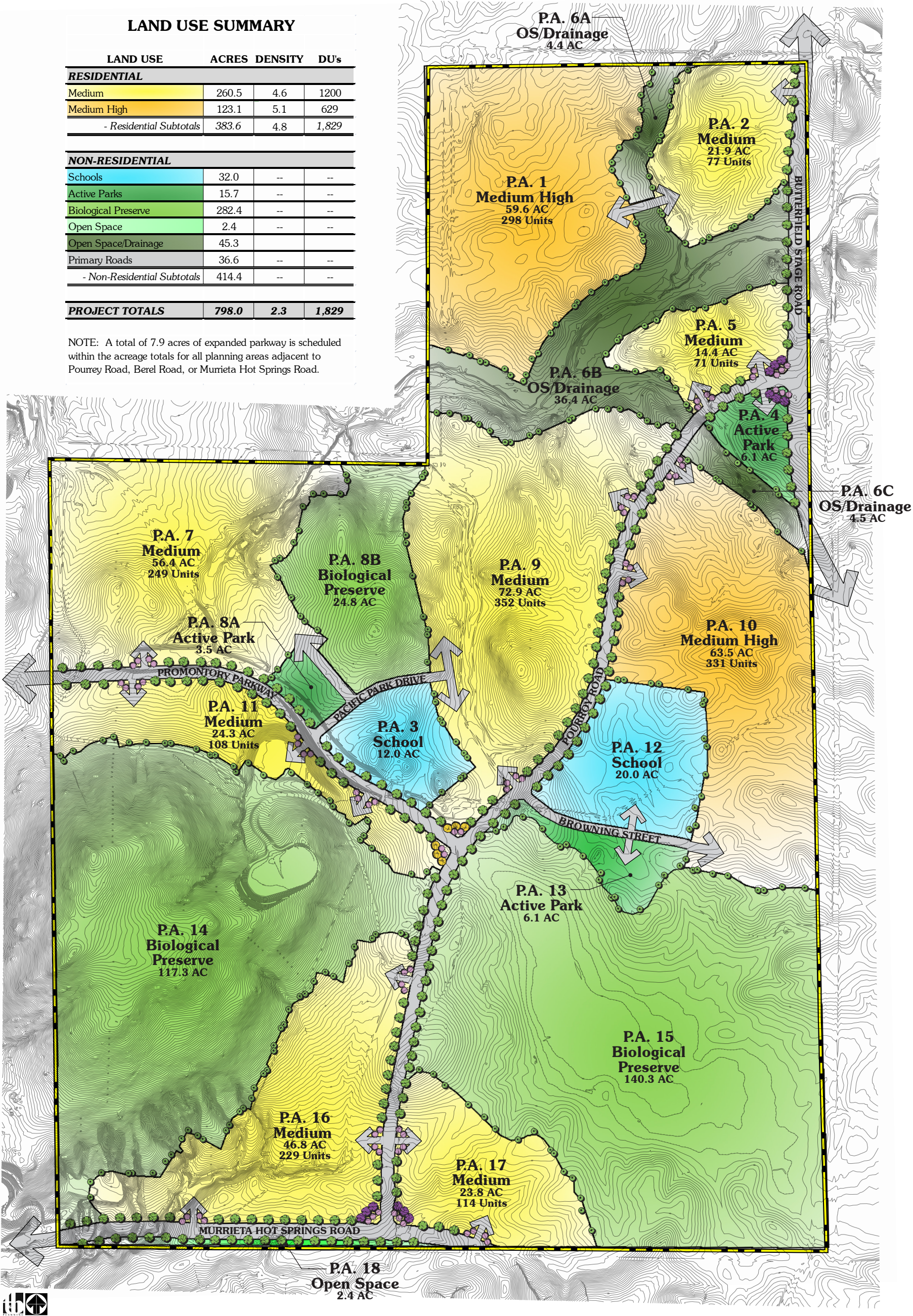


Figure III-1
SPECIFIC PLAN NO. 184
AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 4
LAND USE PLAN

Rancho Bella Vista

LAND USE SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium	260.5	4.6	1200
Medium High	123.1	5.1	629
- Residential Subtotals	383.6	4.8	1,829
NON-RESIDENTIAL			
Schools	32.0	--	--
Active Parks	15.7	--	--
Biological Preserve	282.4	--	--
Open Space	2.4	--	--
Open Space/Drainage	45.3	--	--
Primary Roads	36.6	--	--
- Non-Residential Subtotals	414.4	--	--
PROJECT TOTALS	798.0	2.3	1,829

NOTE: A total of 7.9 acres of expanded parkway is scheduled within the acreage totals for all planning areas adjacent to Pourrey Road, Berel Road, or Murrieta Hot Springs Road.

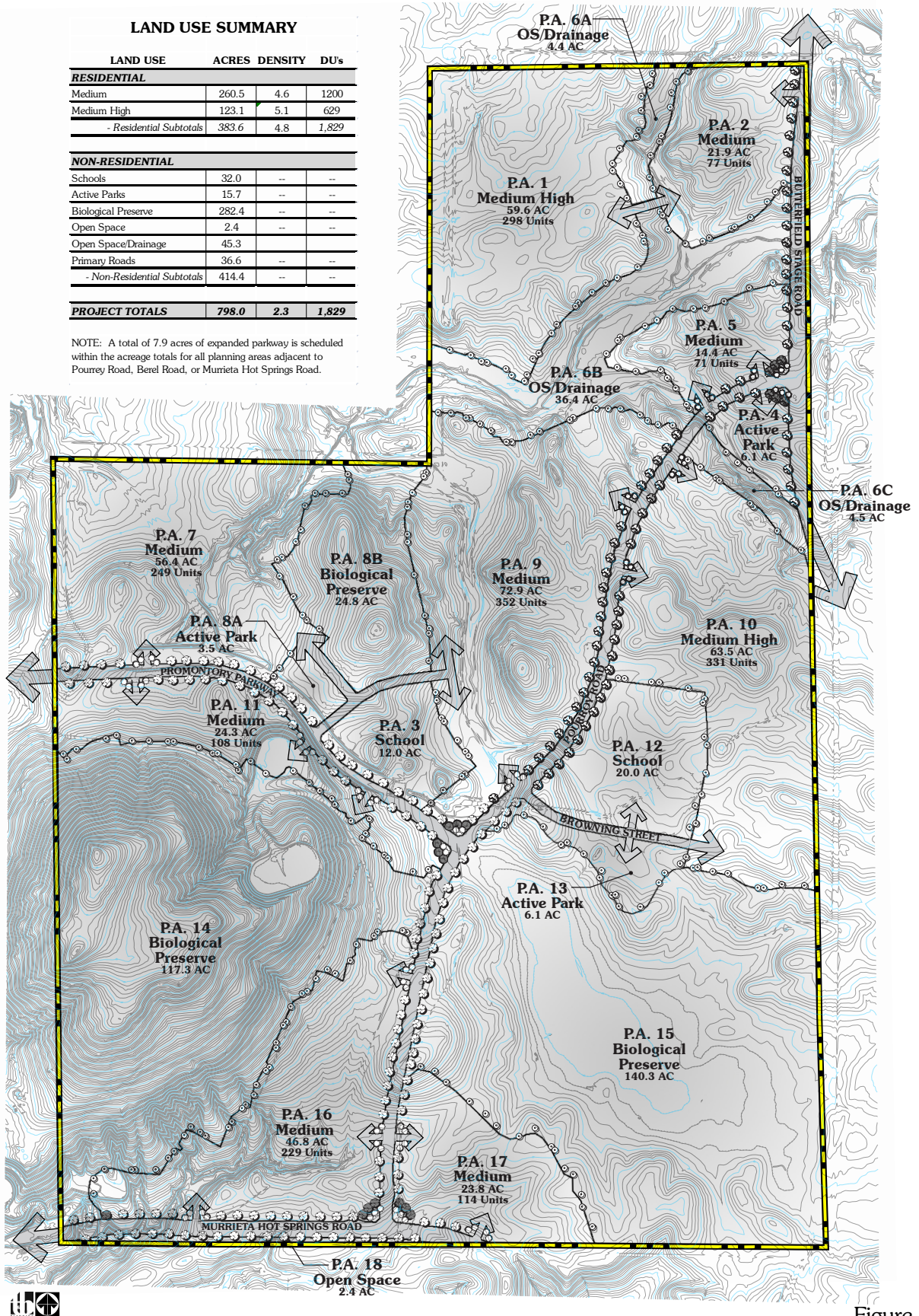


Figure III-2
SPECIFIC PLAN NO. 184
AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 4
LAND USE PLAN

Rancho Bella Vista

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

III.A-4

Table III-1 Detailed Land Use Summary

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DWELLING DENSITY	MAXIMUM DUs
RESIDENTIAL					
Medium	2	21.9	2-5	3.5	77
	5	14.4	2-5	4.9	71
	7	56.4	2-5	4.4	249
	9	72.9	2-5	4.8	352
	11	24.3	2-5	4.4	108
	16	46.8	2-5	4.9	229
	17	23.8	2-5	4.8	114
Medium High	1	59.6	5-8	5.0	298
	10	63.5	5-8	5.2	331
SUBTOTAL		383.6		4.8	1,829
NON-RESIDENTIAL					
Schools	3	12.0	--	--	--
	12	20.0	--	--	--
SUBTOTAL		32.0	--	--	--
Active Parks	4	6.1	--	--	--
	13	6.1	--	--	--
	8A	3.5	--	--	--
SUBTOTAL		15.7	--	--	--
Biological Preserve	8B	24.8	--	--	--
	14 ¹	117.3	--	--	--
	15	140.3	--	--	--
Open Space	18	2.4	--	--	--
Open Space/Drainage	6A	4.4	--	--	--
	6B	36.4	--	--	--
	6C	4.5	--	--	--
SUBTOTAL		330.1	--	--	--
Primary Roads	--	36.6	--	--	--
PROJECT TOTAL		798.0	--	2.3	1,829

¹ Planning Area 14 contains an EMWD 6.8 million gallon water storage reservoir within a 4.8-acre fenced area. Planning Areas 11 and 14 also contain an existing paved access road to the tank site. In the future, RCWD will also construct a Reservoir within another 4.9-acre site within Planning Area 14. Access to this site will be provided from the south through Planning Area 16.

Note: A total of 7.9 acres of expanded parkways is included within the acreage totals for all planning areas adjacent to Pourroy Road, Promontory Parkway, or Murrieta Hot Springs Road.

- ☐ **Parks and Recreation.** Three (3) active public park sites totaling 15.7 acres of land are planned for RANCHO BELLA VISTA, in Planning Areas 4, 8A and 13. The park sites will offer a variety of passive and active recreational opportunities to residents of the RANCHO BELLA VISTA community. Parks are further delineated in Section IV.A., DESIGN GUIDELINES.

- ❑ **Open Space.** A total of 330.1 acres are proposed for biological preserve, open space, and drainage uses in Planning Areas 6A, 6B, 6C, 8B, 14, 15, and 18. Included in the project's open space acreage, is the preservation of 257.6 acres as biological preserve areas in Planning Areas 14 and 15. Planning Area 15 contains one of the largest remaining vernal pools in California, locally known as Skunk Hollow. In addition to the biological wealth found within the preserve areas, Planning Area 14 contains scenic topographical features, providing further visual identity for the RANCHO BELLA VISTA community.
- ❑ **Roads.** The project includes the implementation of approximately 36.6 acres of primary roadways. The Riverside County Master Plan of Streets and Highways, including recommendations suggested by the Airport Community Transportation Study (ACTS), will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 56 feet to 130 feet.
- ❑ **Expanded Parkways.** Approximately 7.9 acres of the project site is dedicated to expanded landscaped parkways. The parkways are planned along both sides of Pourroy Road, Promontory Parkway, and Murrieta Hot Springs Road. The acreage of the parkways has been included in the acreage of the planning areas that are adjacent to these streets.

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed for the RANCHO BELLA VISTA Specific Plan Amendment No. 2, special mitigation measures have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section III.B., PLANNING AREA DEVELOPMENT STANDARDS, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

1. The total Specific Plan area shall be developed with a maximum of 1,829 dwelling units on 798 acres, as illustrated on Figure III-1, *Specific Land Use Plan*. General uses permitted will include residential, schools, active park, passive park, biological preserve, open space, and open space/drainage uses, as prescribed on the Specific Land Use Plan and on the individual planning area figures (Figures III-13 through III-28). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within another planning area. In no case shall the total number of dwelling units exceed 1,829. Nothing contained herein shall limit the authority of the Planning Commission or Board of Supervisors to reduce the number of dwelling units requested in an application.

If a transfer of dwelling units is proposed, the Master Developer or his Assignee shall be responsible for providing the County with a "Development Transfer Status Report" at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

- a. Specific Plan Planning Area allocation of dwelling units.

- b. Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
- c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.
- d. Environmental impacts associated with the transfer, if any, that were not fully addressed in EIR No. 401.

The “Development Transfer Status Report” must demonstrate that the total number of dwelling units for the project will not exceed 1,829 and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan allocation by more than 10%.

Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The “Development Transfer Status Report” shall assume that all Planning Areas for which an implementing subdivision has not been filed or approved will develop with the number of dwelling units allocated by the Specific Plan.

The County shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits the “Development Transfer Status Report” with the application for an implementing subdivision.

- 2. Uses and development standards will be in accordance with the Land Use Ordinance of the County of Riverside (i.e., Ordinance No. 348) and will be defined by Specific Plan objectives, future detailed plot plans, the Specific Plan Zoning Ordinance, and potential conditional use permits as appropriate.
- 3. Standards relating to signage, landscape, parking and other related design elements will conform to the Land Use Ordinance of the County of Riverside (i.e., Ordinance No. 348). When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Specific Plan Zoning Ordinance for RANCHO BELLA VISTA will be processed concurrently with this Specific Plan Amendment.
- 4. All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 184, Amendment No. 2 as filed in the office of the Riverside County Planning Department, unless otherwise amended. This Specific Plan Amendment conforms with State laws.
- 6. Except for the Specific Plan Zone Ordinance adopted concurrently with Specific Plan Amendment No. 2, no portion of this Specific Plan Amendment which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan Amendment No. 2.
- 7. A land division filed for the purpose of phasing or financing shall not be considered an implementing development application and, as such, shall not be subject provided that if the maintenance organization is a property owners' association, the legal documentation

- necessary to establish the association shall be recorded concurrently with the recordation of the final map.
8. Common areas identified in the Specific Plan Amendment No. 2 shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
 9. The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan Amendment No. 2. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.
 10. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan Amendment approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan Amendment approval have been satisfied for the phase of development in question.
 11. An environmental assessment shall be conducted to determine environmental impacts resulting from each Tract, Plot Plan, Specific Plan Amendment, or any other discretionary permit required to implement the Specific Plan Amendment No. 2. The environmental assessment shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in Subsequent Environmental Impact Report (SEIR) No. 401 prepared for this Specific Plan Amendment.
 12. Lots created pursuant to this Specific Plan Amendment and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Amendment No. 2 zone herein applied to the property.

13. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
14. Passive solar heating techniques shall be employed whenever practical within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.
15. If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
16. Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan Amendment; and h) density bonuses for affordable housing.
17. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
18. 18) Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by the RANCHO BELLA VISTA Specific Plan Amendment No. 2 (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. In no event shall such acreage be less than that set forth on Figure III-1 and Figure III-2, *Specific Land Use Plan*, and Table III-1, *Detailed Land Use Summary*. The passive park in Planning Area 8 shall receive full park land credit for every acre of active uses in the park.
19. Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
20. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets and walkways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- a) Addresses which light automatically at night.
 - b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
21. Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
22. It is anticipated that maintenance associations, if formed, will be established as follows:
The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
23. Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, and roadways, among others) may be financed through a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
24. No second story balconies shall face the roadway for units located inside the 60 CNEL impact zone due to potential noise impacts. If such balconies are planned, additional noise mitigation will be required.
25. A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.
26. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for 3 hours duration.
27. Fire fuel modification transitions shall be required where residential lots within the project abut steep slopes with existing native vegetation. Fire fuel modification transitions are not required where residential lots abut land uses off-site that are approved or proposed for development.
28. Flag lots shall not be permitted within the RANCHO BELLA VISTA Specific Plan area.

3. Circulation Plan

a. CIRCULATION PLAN DESCRIPTION

As the result of a thorough traffic analysis by Robert Kahn, John Kain and Associates, Inc. (see Appendix D), a project roadway concept has been developed for RANCHO BELLA VISTA as illustrated on Figure III-3, *Circulation Plan*.

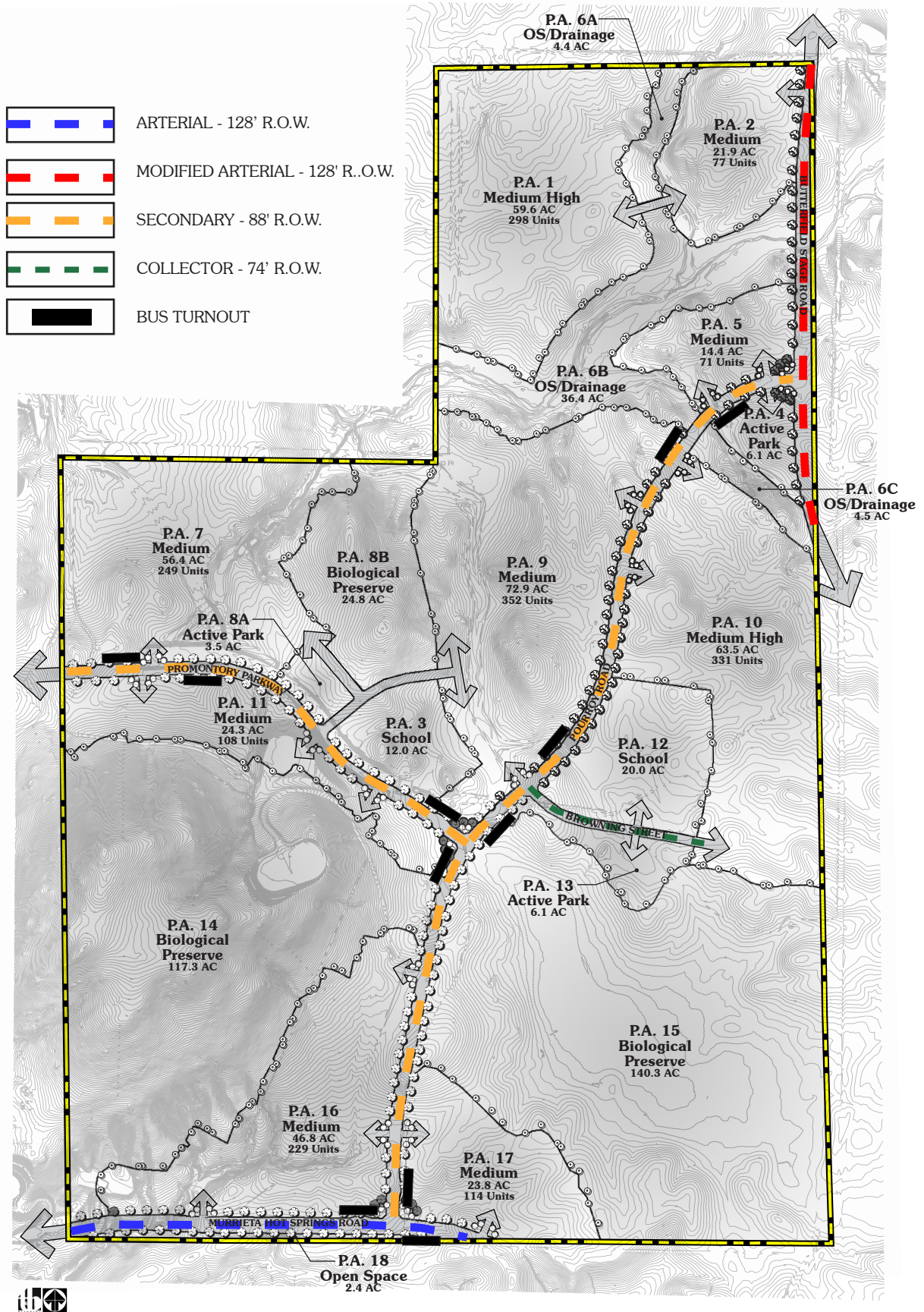
Primary access to the project site will be achieved via Murrieta Hot Springs Road which also acts as the southern boundary of the site. North-south access through RANCHO BELLA VISTA is provided along Butterfield Stage Road near Pourroy Road. With the inclusion of a bridge at its Butterfield Stage Road crossing Tualota Creek impacts are detailed in the EIR Addendum. The bridge provides separate travel lanes for vehicular and pedestrian traffic. Pourroy Road will terminate at Butterfield Stage Road between Planning Areas 4 and 5. Primary west-east traffic through the site will be routed along Promontory Parkway and Murrieta Hot Springs Road. An efficient on-site roadway network has been designed to accommodate circulation within the project area. Roadway classifications within the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Circulation Plan have been designed in accordance with the existing Riverside County General Plan Circulation Element.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential clusters, school sites and recreational land uses through a safe and efficient network of arterial, secondary, collector, and local roadways. Roadway Cross Sections are depicted on Figure III-4, *Roadway Cross Sections*, and Figure III-5, *Roadway Cross Sections*. The project traffic analysis estimated that 20,420 trip ends per day would be generated by the project at build-out, with 1,810 vehicles per hour during the morning peak hour and 2,050 vehicles during the evening peak hour.

Transportation infrastructure funding may be provided through a combination of developer financing, community facilities districts bond sales, and Southwest Area Road and Bridge Benefit District (RBBB) fees or Assessment District 161 financing. The type of funding for specific facilities will be determined at a later date in conjunction with all cooperating agencies, including the County of Riverside.

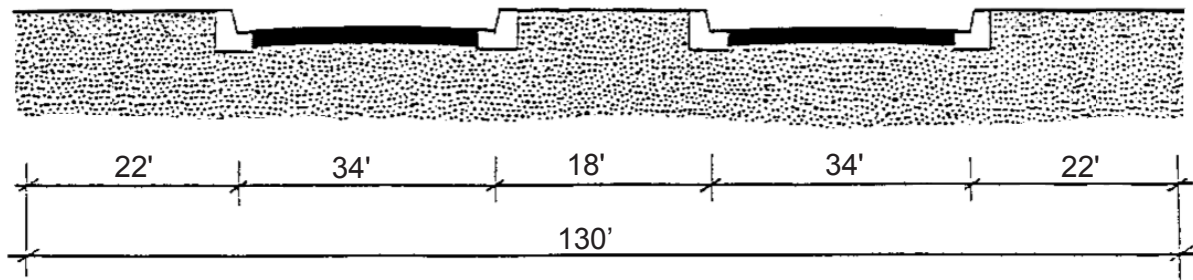
b. CIRCULATION PLAN DEVELOPMENT STANDARDS

1. The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on Figure III-3, *Circulation Plan*, has been derived from the Master Circulation Plan outlined in the Traffic Analysis and will serve as the composite Circulation Plan for the RANCHO BELLA VISTA Specific Plan Amendment No. 2 (see Appendix D of this document). The illustrated, on-site roadway improvements will be phased in accordance with this plan.
2. Heavy through-traffic volumes should be eliminated from residential neighborhoods. Major roadways should be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.



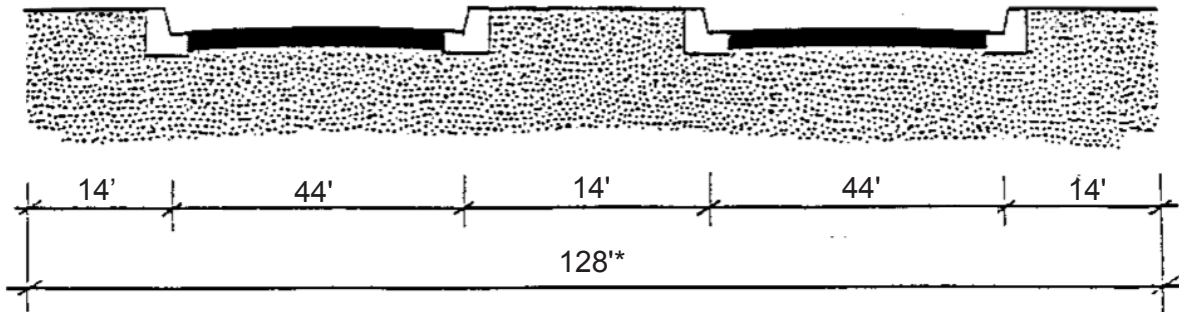
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Figure III-3
CIRCULATION PLAN



ARTERIAL HIGHWAY (128' R.O.W.)

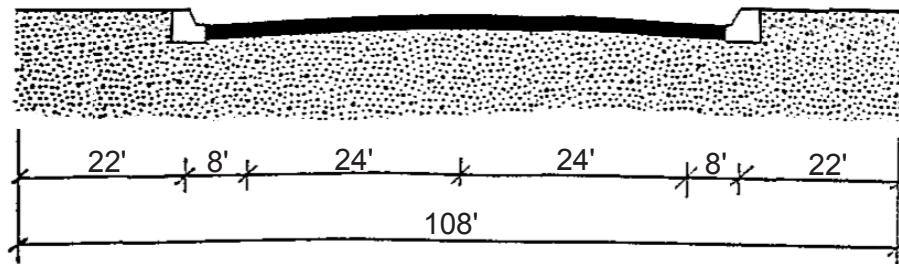
Murrieta Hot Springs Road**



MODIFIED ARTERIAL HIGHWAY (128' R.O.W.)

Butterfield Stage Road**

(various sections - see Tentative Map 36376)



SECONDARY HIGHWAY (88' R.O.W.)

Promontory Parkway & Pourroy Road**

(Pourroy Road to have 8' raised median adjacent to P.A. 4 Park)

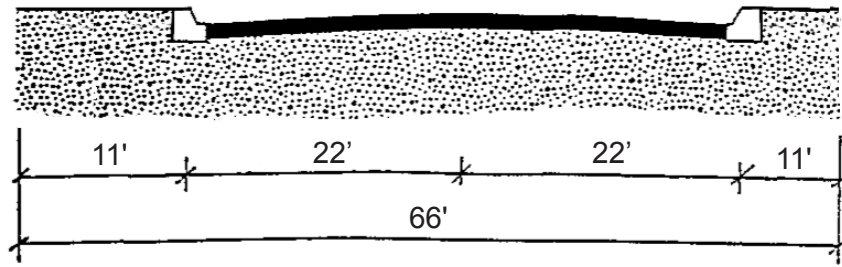


* PROJECT WILL DEVELOP A 76' MINIMUM INTERIM SECTION OF BUTTERFIELD STAGE ROAD.

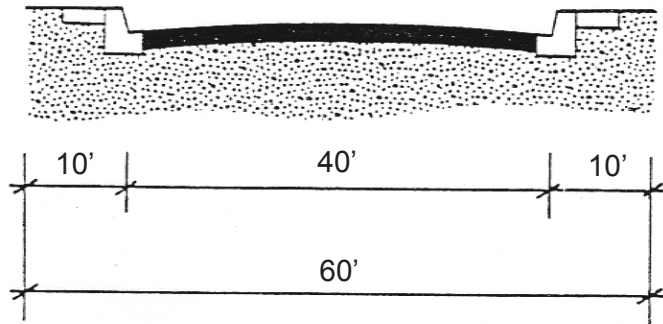
** REFER TO STREETSCENE EXHIBITS FOR SIDEWALK AND EXPANDED PARKWAY LOCATIONS
(See Figures IV-6, IV-6A and IV-6B)

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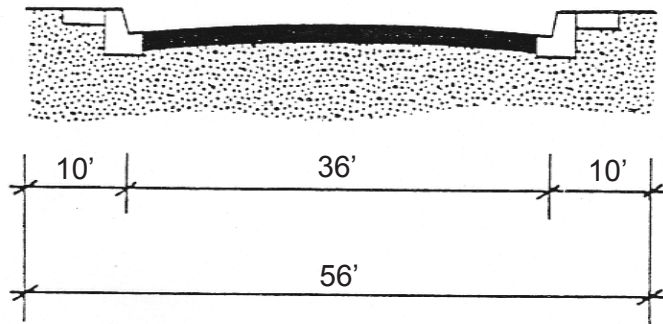
Figure III-4
ROADWAY
CROSS-SECTIONS



COLLECTOR STREET (66' R.O.W.)
Browning Street



ENHANCED LOCAL ROAD (66' R.O.W.)
Internal Roads



LOCAL ROAD (56' R.O.W.)
Internal Roads



NOTE:
REFER TO STREET SCENE EXHIBITS FOR SIDEWALK AND
EXPANDED PARKWAY LOCATIONS
(See Figures IV-10, IV-25 and IV-26)

Rancho Bella Vista

Figure III-5
ROADWAY
CROSS-SECTIONS

3. Construction of future roads shall adhere to the road improvement standards per Ordinance No. 461. Future roads shall transition from roads which have already been constructed. The references for various roadway standards are listed below. Detailed illustrated cross-sections are included in the Specific Plan No. 184/SEIR No. 401, approved October 7, 2003, Section IV.D, DESIGN GUIDELINES, COMMUNITY STREETSCENE DEVELOPMENTS. Current typical standards are below:
 - Arterial Highway (128-foot right-of-way), Standard 92
 - Modified Arterial Highway (128-foot right-of-way), Standard 92 & Modified
 - Secondary Highway (88-foot right-of-way), Standard 94 & Modified
 - Collector Street (74-foot right-of-way), Standard 103
 - Enhanced Local Streets (66-foot right-of-way), Standard 104
 - Local Streets (56-foot right-of-way), Standard 105
4. Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, DESIGN GUIDELINES.
5. Major roadway improvements may be financed through an Assessment District, community facilities district, Southwest Road and Bridge Benefit District or similar financing mechanism.
6. All roads within the Specific Plan Amendment No. 2 project boundary shall be constructed to appropriate County full or half-widths standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan Amendment No. 2, subject to approval by the Director of Transportation.
7. The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
8. The project shall comply with the conditions and requirements set forth by the County Transportation Department.
9. Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section. Specific Plan Schedule I Parcel Maps shall design the street system shown thereon.
10. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the subsequent traffic studies for each individual project.
11. Roads shall be constructed in Accordance with Ordinance No. 461, *Road Improvement Standards & Specifications*.
12. All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
13. All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.

14. No textured pavement accents will be allowed within County right-of-way
15. All projects, including subdivisions within the Specific Plan boundary, shall be subject to the Development Monitoring Program as described in Section II of this document.
16. Mid-block crosswalks are not allowed.
17. Driveways - access points - No driveways or access points as shown in this Specific Plan Amendment are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
18. Drainage - This Specific Plan Amendment proposes no facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be private or Flood Control District facilities or the responsibility of a maintenance entity acceptable to the Flood Control District.
19. Commercial - Per the Riverside County General Plan, "Neighborhood commercial uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways."
20. School/Parks - The Transportation Department's policy regarding streets adjacent to school and park sites requires a minimum of 74-foot right-of-way (Standard 103).
21. Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism, as approved by the Transportation Department.
22. All bike trails developed as part of this Specific Plan shall be approved by the Transportation Department.

4. Drainage Plan

a. DRAINAGE PLAN

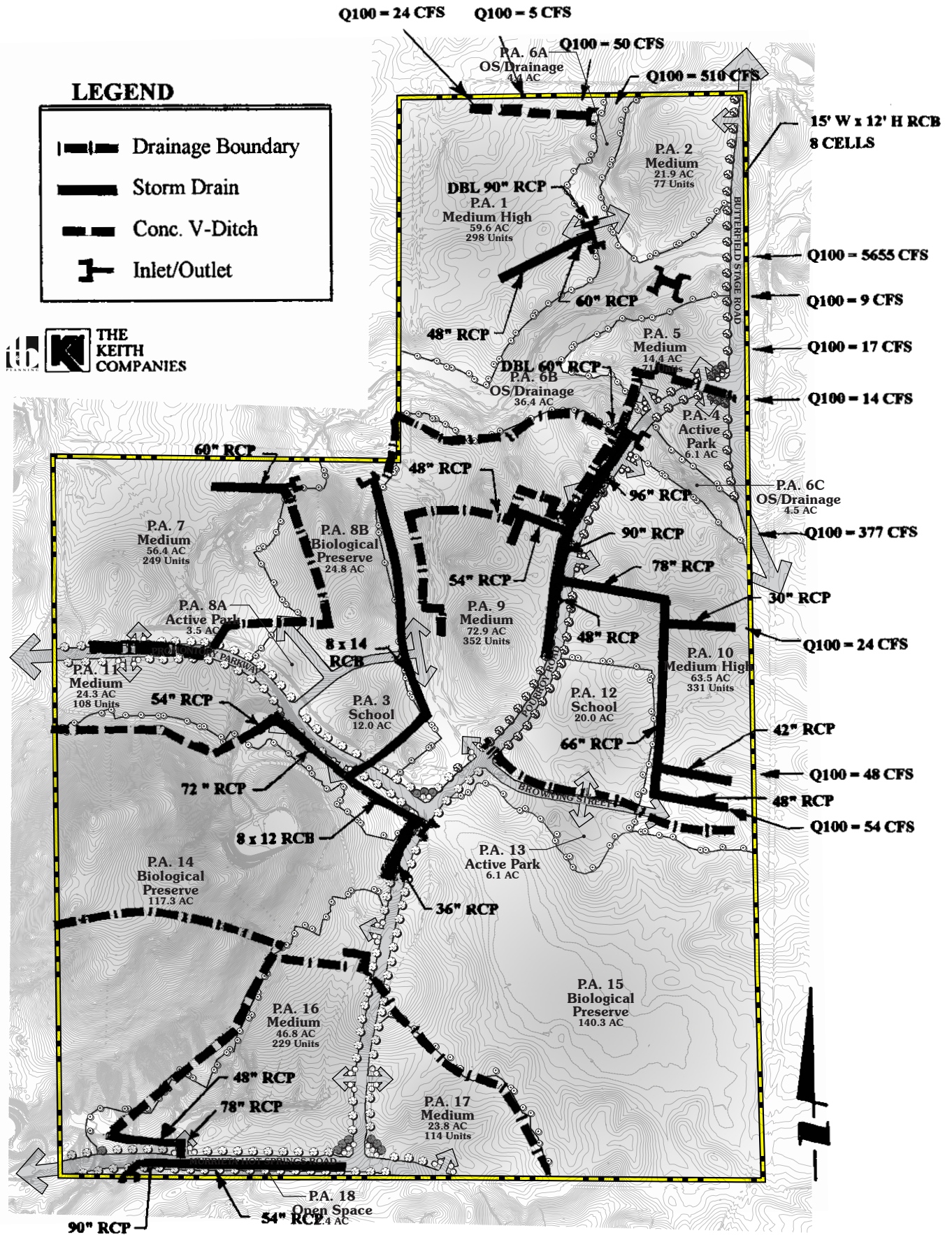
The RANCHO BELLA VISTA project site is located within the boundaries of the Riverside County Flood Control and Water Conservation District's Murrieta Creek Area Master Drainage Plan. The entire project is located within the Santa Gertrudis Valley Sub-Watershed and is subject to a drainage fee.

The proposed Drainage Plan, as shown in Figure III-6, utilizes the project's streets, box culverts, underground storm drains, drainage easements on residential lots, and existing natural drainage courses to carry storm water through the project. Storm water runoff on-site will flow either into Tualota Creek or a tributary of Santa Gertrudis Creek, depending on the topography of the site. The majority of the developed areas in RANCHO BELLA VISTA will flow north into Tualota Creek, while the remaining area in the southern portion of the site will flow south into a tributary of Santa Gertrudis Creek. The drainage system is designed to utilize the natural drainage patterns and courses to the maximum extent possible, while providing required erosion control and 100-year flood protection.

A floodplain exists along the Tualota Creek within the RANCHO BELLA VISTA project site. This floodplain has not been mapped by the Federal Emergency Management Agency (FEMA), although the Riverside County Flood Control and Water Conservation District has done some preliminary work to determine the Tualota Creek floodplain and floodway through the project (see Figure III-7, *Tualota Creek Floodplain and Floodway*). Encroachment by fill or buildings shall not be allowed in the floodplain where velocities exceed five feet per second. A minimum freeboard of three feet shall be integrated into the design of the slopes bordering the floodplain to account for bank erosion, siltation, and vegetation growth.

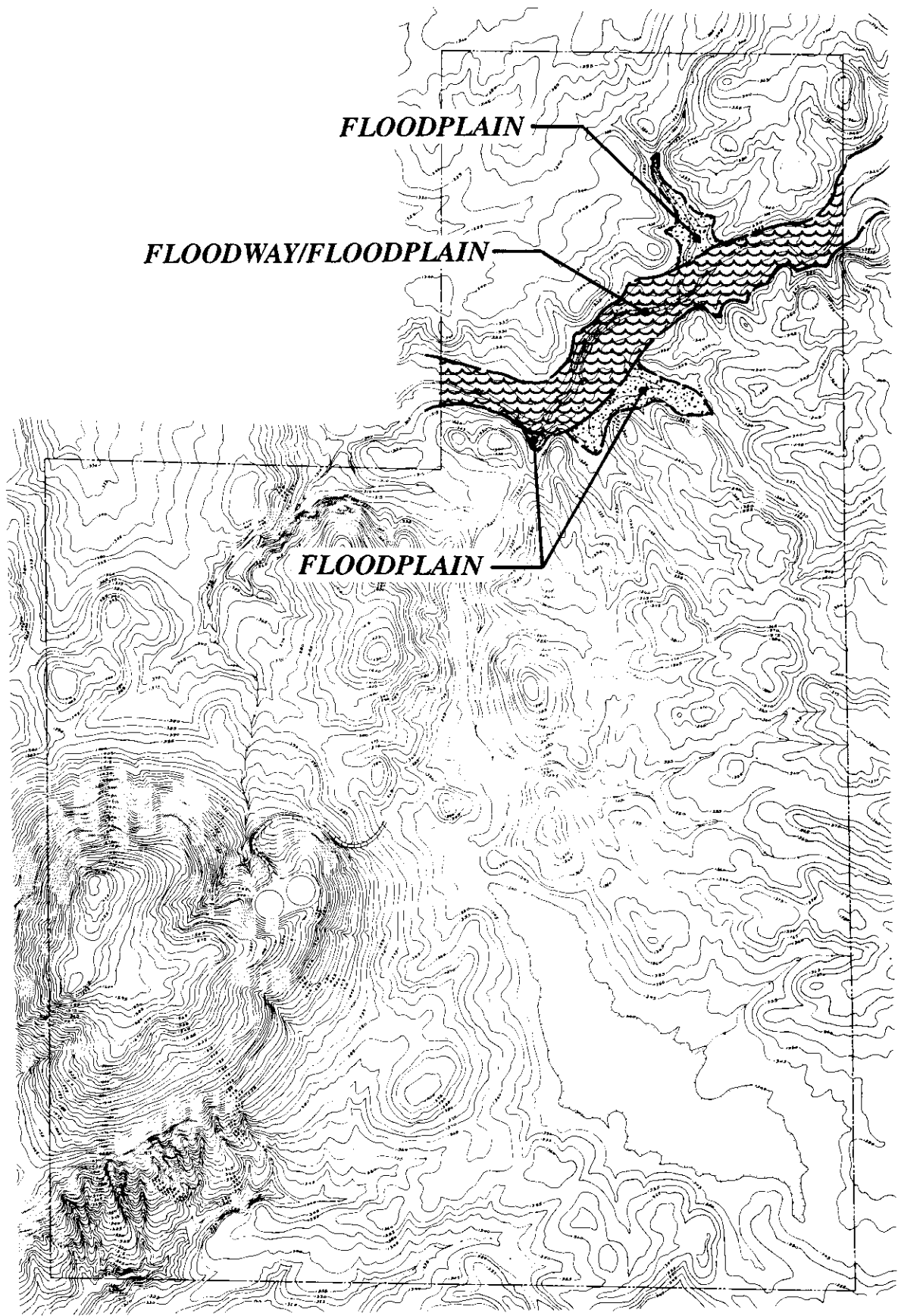
The majority of the project drains into Tualota Creek, which traverses through the northerly portion of the project. Tualota Creek remains in its natural state on-site; there are no plans for major improvements to the on-site portion of the drainage corridor at this time. Tualota Creek carries approximately 5,930 cubic feet per second (cfs) in the reach within the project. Downstream of the project, Tualota Creek appears to be well defined with the ability to convey the developed runoff from the project; therefore, on-site detention basins are not required and will not be provided. As the creek leaves the project, the existing flood width varies from approximately 100 feet to 700 feet at just upstream of Leon Road. Existing structures along the north side of the creek, however, are situated well above the stream bed (approximately 20 feet). Downstream of Leon Road, the creek is characterized by deep natural valleys with steep side slopes. Off-site channel improvements to Tualota Creek are completed starting at some 1,500 feet upstream of Murrieta Hot Springs Road to its confluence with Santa Gertrudis Creek. Santa Gertrudis Creek is improved from that confluence point to Murrieta Creek.

The RANCHO BELLA VISTA site is located downstream of the Skinner Reservoir; it is protected from flooding by means of a dam at the reservoir. The seismic stability evaluation of the Skinner Reservoir dam, dikes, and headworks embankment performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake. An inundation map has been prepared by the State Department of Water Resources in



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Figure III-6 MASTER DRAINAGE PLAN



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Figure III-7
TUCALOTA CREEK
FLOODPLAIN AND FLOODWAY

the event of a worse-case failure of the dam. A portion of the site is located within the dam inundation area from the reservoir. Figure V-18, *Dam Inundation Areas*, indicates approximate boundaries of dam inundation areas with respect to the project site. It is not required that a development protect itself from this type of catastrophic event; however, it should be identified as a constraint that this encumbrance exists upon the site and should be identified to potential owners within the project.

b. DRAINAGE PLAN DEVELOPMENT STANDARDS

1. Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.
2. It is anticipated that portions of Tualota Creek and its tributaries will remain natural and will be maintained either by a nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats, a Community Service Area (CSA) or County Park Agency, a landscape and lighting district, or a Master Homeowners' Association. It is also anticipated that Skunk Hollow will remain natural and a drainage system will be provided to convey potential overflow from the vernal pool to Tualota Creek. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity.
3. All projects proposing construction activities including: clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: covered storage of all outside storage facilities; vegetated swales; monitoring programs; etc.

5. Water and Sewer Plan

a. WATER PLAN DESCRIPTION

The proposed RANCHO BELLA VISTA development lies within Eastern Municipal Water District's (EMWD) service boundary. A 6.8 MG reservoir exists within the project site to serve the 1508 pressure zone. An existing 30-inch transmission main connects from the existing reservoir northerly to Auld Road. In order to obtain service from the 1508 pressure zone, it is necessary that the pad elevation in the RANCHO BELLA VISTA project be designed between 1300 and 1392 feet. The average annual water demand for the proposed RANCHO BELLA VISTA project is estimated to be 1.24 million gallons per day (mgd). The existing on-site 6.8 MG reservoir will provide the water storage necessary for the RANCHO BELLA VISTA project at ultimate build-out.

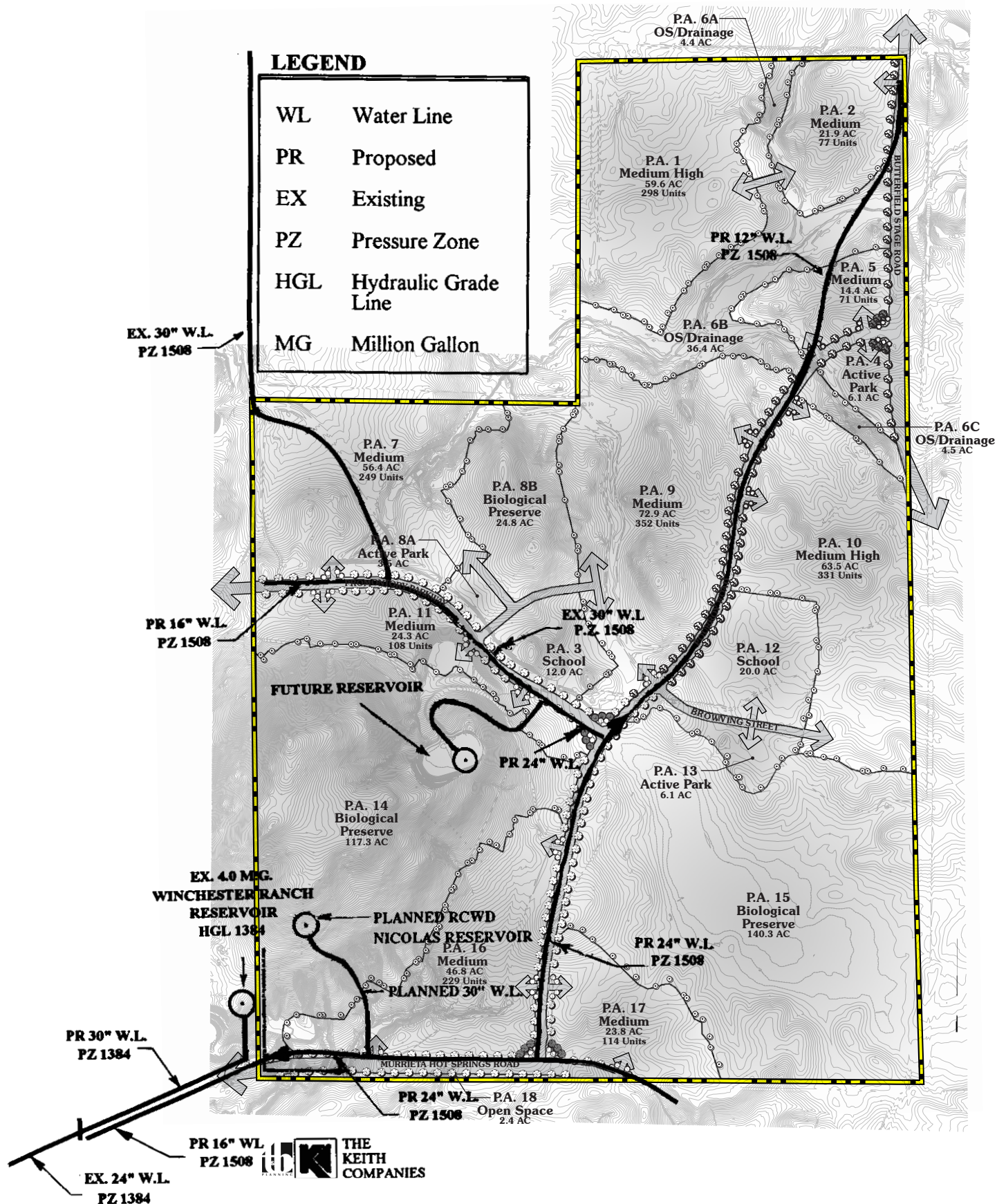
The RANCHO BELLA VISTA *Master Water Plan* (Figure III-8) proposes a major 24-inch water line starting at the existing 30-inch water line east to Pourroy Road, then south to Murrieta Hot Springs Road, and along the southerly project boundary in Murrieta Hot Springs Road. The proposed 24-inch water line is required by EMWD's Water Facilities Master Plan to supply water to off-site developments to the east and southeast. A 12-inch water line will be extended along Pourroy Road from the proposed 24-inch water line to the project's northern boundary. Also located within the project site boundaries is the site of the Rancho California Water District's (RCWD) Nicolas Reservoir. RCWD's approved Water Facilities Master Plan locates the Nicolas Reservoir on approximately 4.9 acres in the southwestern portion of Rancho Bella Vista. A 30-foot wide pipeline easement will provide access to the reservoir and pipeline connection to a water line in Murrieta Hot Springs Road. This facility would not directly serve the Rancho Bella Vista project. Planned as a 7.0 million-gallon potable water storage reservoir, it will provide water service and meet fire flow required for future Temecula Valley Unified School District facilities, as well as future development with both the County of Riverside and the City of Temecula.

b. SEWER PLAN DESCRIPTION

The proposed RANCHO BELLA VISTA development will have a calculated wastewater discharge flow of 0.64 mgd. Figure III-9, *Master Sewer Plan*, illustrates the proposed sewer collection system for handling the discharge from the project.

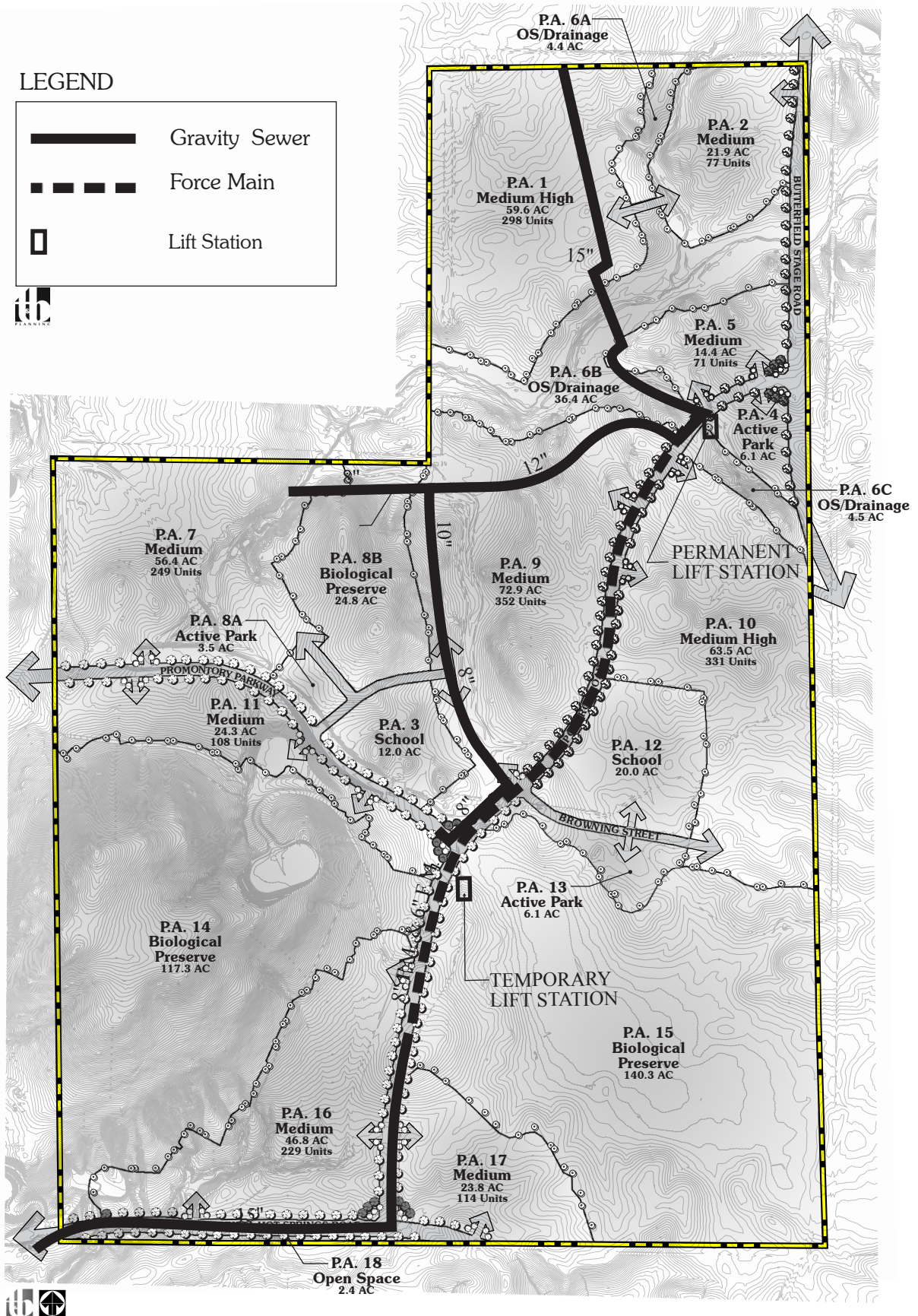
The proposed sewer collection will deliver the sewage flows to the existing EMWD 21-inch trunk sewer facility in Murrieta Hot Springs Road just east of Calistoga Drive. If the RANCHO BELLA VISTA project precedes developments in the area, a temporary on-site lift station will convey sewage from the northern part of the project through a force main along Pourroy Road to the gravity line in Murrieta Hot Springs Road. The permanent lift station is planned by EMWD at Leon Road near Tualota Creek.

The RANCHO BELLA VISTA sewage flows will be conveyed to the Temecula Valley Regional Water Reclamation Facility (RWRF) for treatment. Eastern Municipal Water District's policy for available treatment plant capacity is based on a first-come, first-serve basis. Eastern Municipal Water District has developed a district-wide reclaimed water facilities master plan. Currently, a 12-inch diameter tertiary effluent force main exists in Murrieta Hot Springs Road, just east of Sky Canyon Drive. This facility has an approximate hydraulic grade line (HGL) ranging from 1,280 to 1,390 feet in height. It is apparent that a booster station would be required in order to serve the project. The project



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Figure III-8
MASTER WATER PLAN



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Figure III-9
MASTER SEWER PLAN

developer shall submit information to the EMWD which describes estimates of the project's reclaimed water demand, and landscape/irrigation conceptual plans to EMWD for review. At the time of EMWD's review, a determination shall be made regarding the feasibility and requirements for reclaimed water use and system improvements by RANCHO BELLA VISTA.

c. WATER AND SEWER PLAN DEVELOPMENT STANDARDS

1. All water and sewer lines shall be placed underground.
2. All lines will be designed per the Eastern Municipal Water District's (EMWD) requirements.
3. The infrastructural system will be installed to the requirements of the Riverside County Building and Safety Department.
4. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
5. In anticipation of current or future reclaimed water service to the individual irrigated areas within the project, all irrigation systems shall be designed in accordance with reclaimed water system requirements.

6. Open Space and Recreation Plan

a. OPEN SPACE AND RECREATION PLAN DESCRIPTION

An important element of the RANCHO BELLA VISTA community is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities which all residents of the RANCHO BELLA VISTA community may enjoy. The various proposed park sites offer residents both passive and active recreational opportunities and further serve to distinguish RANCHO BELLA VISTA from the surrounding communities. Another distinguishing feature of the project is the dedication of 257.6 acres of land as biological preserve area. In all, 345.8 acres (43.3 percent) of the project site have been set aside for open space and recreational uses.

The overall Open Space and Recreation Plan concept is illustrated on Figure III-10. The elements and acreage of the program are further identified in Table III-2, *Open Space and Recreation Plan Summary*.

Table III-2 Open Space and Recreation Plan Summary

LAND USE	PLANNING AREAS	ACREAGE
Active Park and Biological Preserve	8A and 8B ¹	28.3
Active Parks	4	6.1
	13	6.1
Open Space	18	2.4
Biological Preserve	14 ²	117.3
	15	140.3
Open Space/Drainage	6A	4.4
	6B	36.4
	6C	4.5
TOTAL		345.8

¹The active park in Planning Area 8A is 3.5 acres and the Biological Preserve in Planning Area 8B is 24.8 acres.

²Planning Area 14 contains an Eastern Municipal Water District (EMWD) 6.8 million gallon water storage reservoir within a 4.8-acre fenced area. The Planning Area also contains an existing paved access road to the tank site. Additionally, the Rancho California Water District (RCWD) approved master plan calls for another 7.0 million gallon reservoir (the Nicolas Reservoir) to be constructed in the southwest corner of Planning Area 14. This water tank will be served by a 30" pipeline and an access road within a 30' easement through the southern portion of Planning Area 14.

Typically, the County requires 3.0 acres of parkland for each 1,000 residents to satisfy Quimby Act requirements, as expressed in Ordinance No. 460, Section 10.35. According to the population calculation (which is derived from the County's Ordinance No. 460, Section 10.35), RANCHO BELLA VISTA would at Specific Plan Amendment No. 2 standards be required to provide 14.3 acres of parks to satisfy Quimby Act standards for the anticipated 4,740 residents of the project. RANCHO BELLA VISTA meets this requirement by providing active park facilities totaling 15.7 acres of parks. The 15.7 recognized acres of recreational facilities provided by the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Substantial Conformance No. 4 are approximately 1 acre above the County standard. School recreation facilities may also be available for community use during non-school hours, at the discretion of the School District.

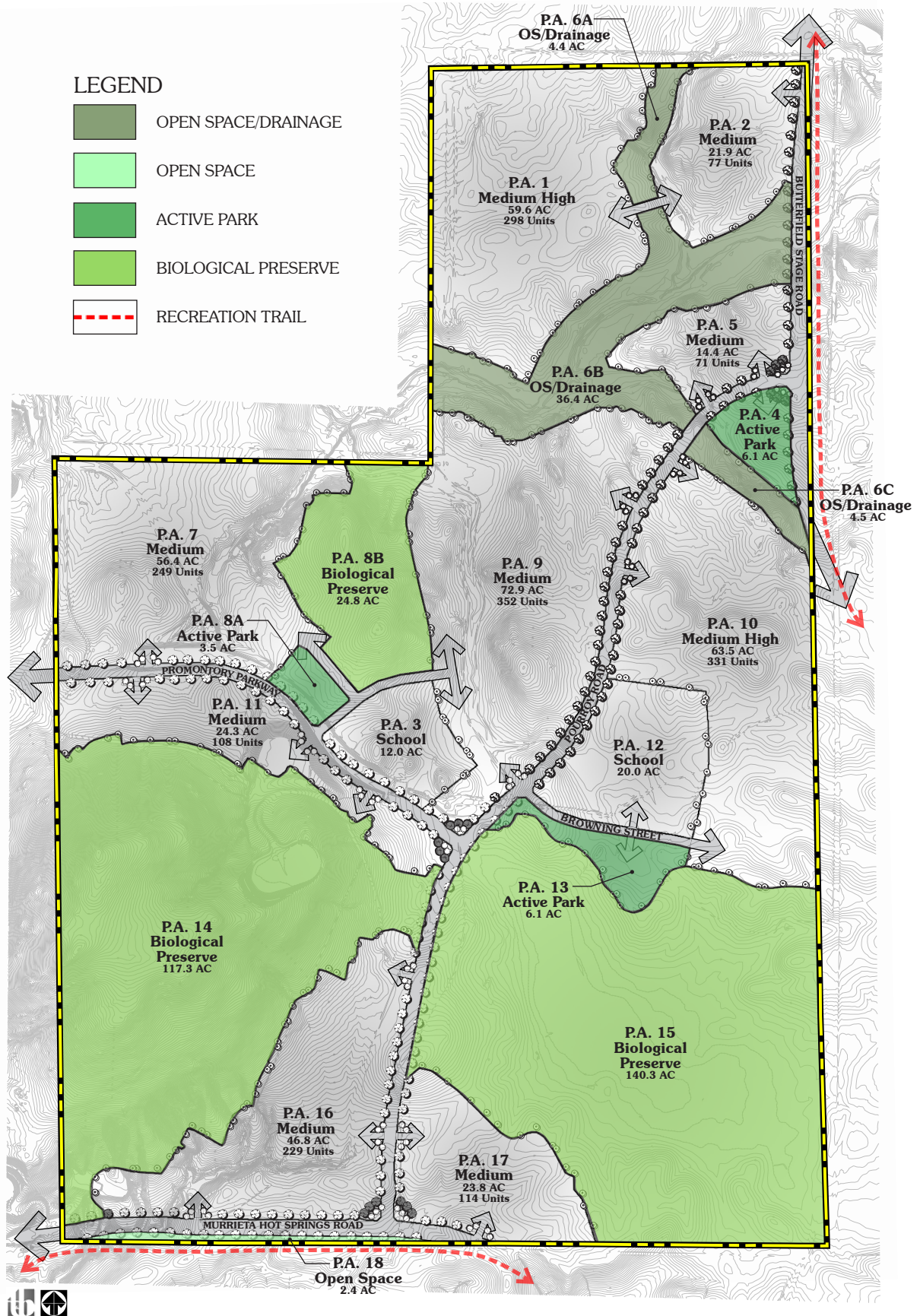


Figure III-10

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OPEN SPACE AND RECREATION PLAN

Detailed program elements and acreages of the open space and recreation program for RANCHO BELLA VISTA are described below:

- ❑ **Active Parks.** Three active park sites are planned for RANCHO BELLA VISTA in Planning Areas 4, 8A, and 13. These parks will offer both active and passive recreational opportunities to the residents of RANCHO BELLA VISTA and surrounding communities. Planning Area 4 will contain a 6.1-acre park, Planning Area 8A will contain a 3.5 acre active park, and a 6.1-acre neighborhood park will be located in Planning Area 13. Proposed amenities for the parks may include facilities such as: tot lots, sand volleyball courts, tennis courts, basketball courts, play fields, sports fields, bleachers, picnic areas and shade structures, as well as parking and restroom facilities. A complete description of the facilities proposed for the two active park sites is included within Section IV, DESIGN GUIDELINES.
- ❑ **Trails.** The County's Southwest Area Community Plan depicts a primary Recreational Trail along the Metropolitan Water District (MWD) Aqueduct that cuts across the southeast corner of the RANCHO BELLA VISTA site. This alignment would cause the trail to cross the vernal pool watershed for Skunk Hollow. Therefore, the project proposes to route the trail along the south side of Murrieta Hot Springs Road between the MWD Aqueduct and Butterfield Stage Road. The trail could then run north adjacent to Butterfield Stage Road, on the east side, until it again reaches the aqueduct easement without impacting the vernal pool watershed (See Figure III-10, *Open Space and Recreation Plan*). As a result of Substantial Conformance No. 1, the trail lies entirely off-site. The trail would be constructed by others to County General Plan Primary Trail standards.
- ❑ **Open Space and Drainage.** Open Space, Biological Preserve, and drainage areas comprise 330.1 acres of the project site. The open space located on site has been categorized in three separate classes to differentiate the distinct types of open space occurring within RANCHO BELLA VISTA. There are 282.4 acres of biological preserve, 2.4 acres of open space, and 45.3 acres of open space/drainage corridors as described below.
 - **Biological Preserve.** Included in the project's total open space/drainage acreage is the preservation of 282.4 acres of biological preserve located in Planning Areas 8B, 14 and 15. A large vernal pool, locally known as Skunk Hollow, is located within Planning Area 15. This ephemeral body of water is one of California's largest remaining vernal pools and is home to rare species of fairy shrimp and Orcutt grass. Planning Area 14 contains a large knoll along the western boundary of the project site. The knoll can be clearly seen from throughout the project site and several miles surrounding the project area. The biological preserve in Planning Area 14 connects to a regional core preserve area located off-site to the west and the preserve in Planning Area 15 connects to a proposed regional core preserve area connection to the east. The preservation of Skunk Hollow and the knoll will also provide further visual identity to the RANCHO BELLA VISTA community. Long term management, preservation, and funding of the biological preserve areas is detailed in a Comprehensive Environmental Management Plan (CEMP) which is being reviewed by the wildlife agencies and Riverside County concurrent with the review of Specific Plan Amendment No. 2.

- *Open Space.* Planning Area 18 is comprised of 2.4 acres of open space located along the southern boundary of the project site.
- *Open Space/Drainage Corridors.* Open space/drainage corridors are located in Planning Areas 6A, 6B and 6C. These corridors follow the natural flow of Tualota Creek. Manufactured slopes adjacent to the drainage corridors shall be landscaped with a pleasing native plant palette designed to reflect the existing vegetative characteristics of Tualota Creek. Further discussion is provided in Section IV.A., DESIGN GUIDELINES.

b. OPEN SPACE AND RECREATION PLAN DEVELOPMENT STANDARDS

1. All property within Specific Plan No. 184 shall be annexed into either Valley-Wide Recreation and Park District or County Service Area (CSA) 143 or a combination of the two entities.
2. All public parks within RANCHO BELLA VISTA shall be developed by the Master Developer.
3. Any parks within RANCHO BELLA VISTA shall be publicly owned and maintained for the benefit of all residents within the RANCHO BELLA VISTA community and the surrounding areas. Ownership and maintenance of all recreational facilities will be the responsibility of a Master Homeowners' Association, Valley-Wide Recreation and Park District, CSA 143, or a similar mechanism. The maintenance mechanism shall be selected at the time that the implementing development application is submitted.
4. All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
5. All recreational facilities will provide parking in accordance with Riverside County and Valley-Wide Recreation and Park District standards.
6. Landscaping within recreation and open space areas will be further governed by the *Development Plans and Standards* in the Landscaping Plan section of this Specific Plan Amendment (Section III.A.9) and the DESIGN GUIDELINES section (Section IV) of this Specific Plan Amendment.
7. The project is subject to fees for neighborhood and community park facilities, in accordance with the County's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by the County for all public park land and improvements provided by the developer.

7. Grading Plan

a. GRADING PLAN DESCRIPTION

The RANCHO BELLA VISTA Specific Plan Amendment No. 2 grading is tailored to the existing topography of the project site. The existing terrain is comparatively level over most of the site with a low elevation of approximately 1,300 feet above mean sea level (msl) and a high elevation of 1,650 feet msl. It is intended that proposed site grading be sensitive to natural landforms. (See Figure III-11, *Grading Plan*.)

According to an earthwork quantity take-off study conducted by the project engineer, it appears that the project site will balance on-site. Based on the conceptual Grading Plan, approximately 3.5 million cubic yards of material will be moved to necessitate this balance on-site. This number may vary as final grading plans are developed. The Grading Plan has been designed to accommodate drainage and a street system that meets County of Riverside standards for acceptable infrastructure gradients.

b. GRADING PLAN DEVELOPMENT STANDARDS

1. All grading activities shall conform to Riverside County standards, shall be in substantial conformance with the overall conceptual Grading Plan (Figure III-11), and shall implement any grading-related mitigation measures outlined in: LANDFORM AND TOPOGRAPHY/SOILS AND EROSION (Section V.B.1) and GEOLOGY AND SEISMICITY (Section V.B.5).
2. Grading shall conform to Riverside County regulations first, then to the Conceptual Grading Plan.
3. Prior to any development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process; approximate time frames for grading; identification of areas which may be graded during high probability rain months (January through March); and preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible.
4. All streets shall have a gradient not to exceed 15 percent.
5. Prior to initial grading activities, a detailed soils report and geotechnical study shall be prepared to analyze on-site soil conditions and slope stability and will include appropriate measures to control erosion and dust. (See Appendix B, *Geotechnical Report*.)
6. Slopes steeper than 2:1 or exceeding ten feet (10') in vertical height are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. County Ordinance No. 457 will be observed regarding setback and landscaping requirements with regard to slopes.

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Figure III-11
GRADING PLAN

7. Where cut and fill slopes are created higher than three feet (3'), detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
8. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
9. Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete.
10. Graded land that is undeveloped shall be maintained and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.
11. A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance, prior to grading.
12. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance.
13. Pursuant to requirements of the State Water Resources Control Board, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to construction activities associated with the proposed project. Construction activities include cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, the developer or builder for RANCHO BELLA VISTA shall be required to obtain the appropriate State NPDES permits prior to commencing grading activities.

8. Public Facility Sites and Project Phasing

a. PROJECT PHASING PLAN DESCRIPTION

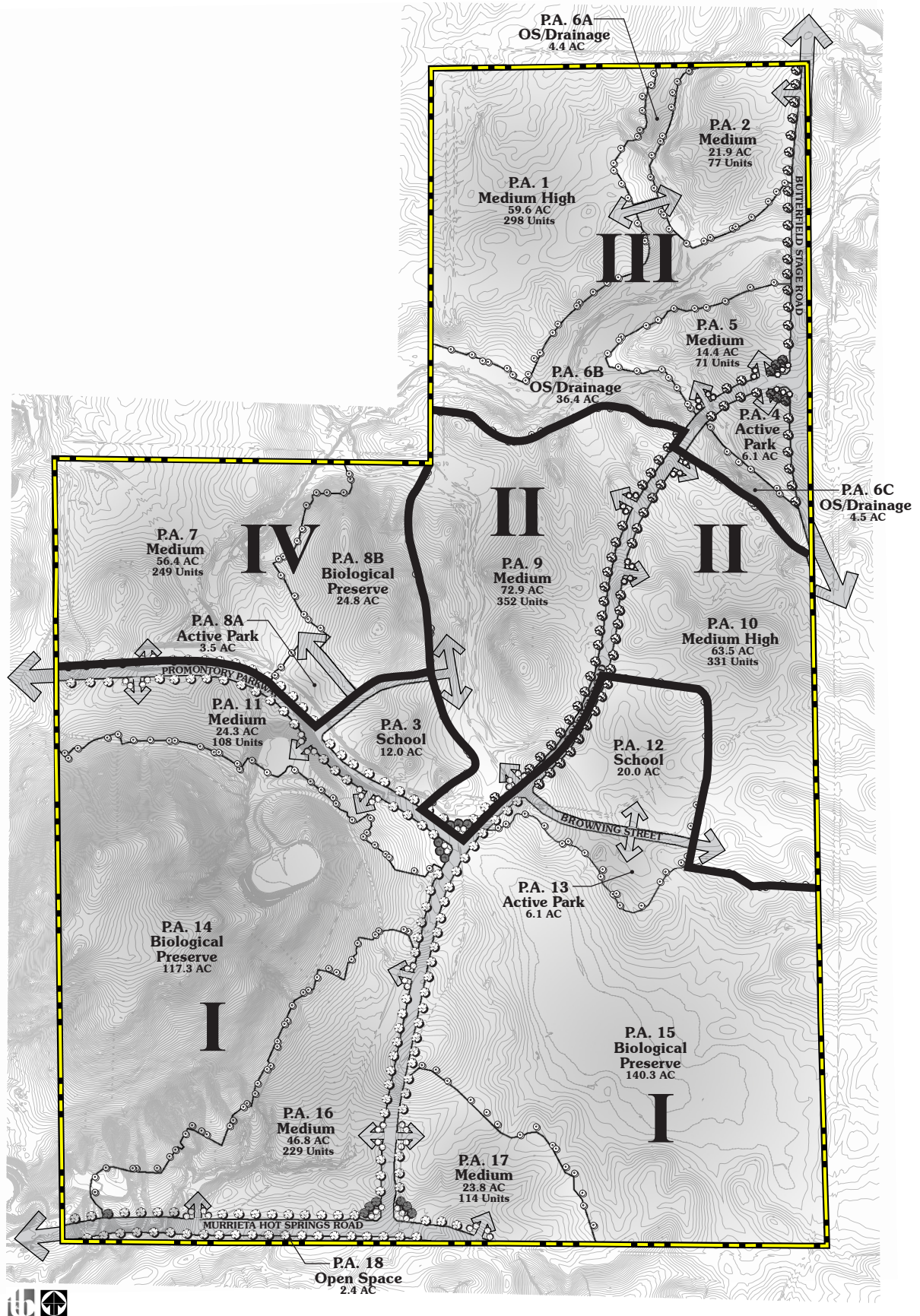
RANCHO BELLA VISTA has four phases to be developed over an approximate ten year period in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure. (See Figure III-12, *Phasing Plan* and Table III-3, *Project Phasing Plan*.)

Table III-3 Project Phasing Plan

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium	11	24.3	108
	16	46.8	229
	17	23.8	114
School	3	12.0	N/A
	12	20.0	N/A
Park	13	6.1	N/A
Biological Preserve	14	117.3	N/A
	15	140.3	N/A
Open Space	18	2.4	N/A
PHASE I SUBTOTAL		393.0	451
PHASE II			
Medium	9	72.9	352
Medium High	10	63.5	331
PHASE II SUBTOTAL		136.4	683
PHASE III			
Medium	2	21.9	77
	5	14.4	71
Medium High	1	59.6	298
Park	4	6.1	N/A
Open Space/Drainage	6A	4.4	N/A
	6B	36.4	N/A
	6C	4.5	N/A
PHASE III SUBTOTAL		147.3	446
PHASE IV			
Medium	7	56.4	249
Park and Biological Preserve	8A and 8B	28.3	N/A
PHASE IV SUBTOTAL		84.7	249
Roads	N/A	36.6	N/A
PROJECT TOTAL		798.0	1,829

Note: A total of 7.9 acres of expanded parkways is included within the acreage totals for all planning areas adjacent to Pourroy Road, Promontory Parkway, or Murrieta Hot Springs Road.

*Phase II Subtotal does not include portions of Planning Areas 6B and 6C within the Phase II boundaries. These are included in Phase III Open Space/Drainage. Planning Area 6B includes the area under the Butterfield Stage Road Bridge



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Figure III-12
PHASING PLAN

b. SCHOOLS AND PARKS PHASING

To ensure timely development of public facilities, a Phasing Plan has been prepared for the proposed park and school sites. Public facility construction shall be phased as provided by Table III-4, *Public Facilities Phasing*.

Table III-4 Public Facilities Phasing

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES AND REQUIREMENTS
3	Elementary School	12.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
4	Park	6.1 ac	To be constructed during Phase III. The park shall be constructed and fully operable prior to the issuance of the 350 th occupancy permit within Phase III.
6A, 6B, and 6C	Open Space & Drainage	45.3 ac	Improvements to Tualata Creek (if required) shall be implemented concurrently with development of adjacent planning areas in Phase III.
8A	Active Park	3.5 ac	To be constructed during Phase IV. The park shall be designed prior to issuance of the first building permit in Planning Area 7. It shall be constructed and fully operable prior to the issuance of the 200th occupancy permit anywhere within Planning Area 7.
12	Middle School	20.0 ac	The school shall be designed and constructed at a time to be determined by applicable school district.
13	Park	6.1 ac	To be constructed during Phase I. The park shall be designed prior to issuance of the first building permit in Planning Areas 9 or 16. It shall be constructed and fully operable prior to the issuance of the 250th occupancy permit anywhere within Planning Areas 9 and 16.

c. SEWER AND WATER PHASING

An agreement with the Eastern Municipal Water District (EMWD), shall be made in writing which states that the provision of services to any implementing project shall be available prior to the recordation of any tract maps.

d. TRANSPORTATION PHASING

The project phasing shall ensure that the following provisions are met:

1. The ultimate general plan network will achieve Level of Service "D" based upon City and County model projections with project trip ceiling and general plan upgrades.

2. The phasing of on-site and off-site roadway improvements will be determined at each development phase based upon actual conditions with area-wide growth. Traffic studies will be required for all subsequent development within the boundaries of the RANCHO BELLA VISTA Specific Plan. Off-site roadway improvements in the vicinity of the project site shall be funded, and/or have been constructed through the Southwest Area Road and Bridge Benefit District and Assessment District 161.
3. Planning areas which are dependent on adjacent planning areas for access shall be phased in a manner that demonstrates an ability to provide the necessary infrastructure and access prior to tentative map approval.

e. PROJECT PHASING STANDARDS

1. Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas and/or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include:
 - Final Grading Plan
 - Irrigation Plans (certified by a landscape architect)
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
 - Landscape Plans (with seed mixes for mulching, staking methods, and locations, type, size, and quantity of plant materials)
2. Each planning area shall include development of adjacent common open space areas, landscape development zones, and applicable infrastructure.
3. Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, in Phase I, II, III, or IV, provided vehicular access, public facilities, and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Amendment No. 2 Phasing Program.
4. The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development.

9. Landscaping Plan

a. LANDSCAPING PLAN DESCRIPTION

As illustrated on Figure IV-1, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining the overall project theme, while emphasizing community continuity. This section of the Specific Plan Amendment provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in the DESIGN GUIDELINES section (Section IV) of this Specific Plan Amendment.

Entry monumentation will provide initial definition for the site at key access points. Once within the RANCHO BELLA VISTA community, entry monumentation will continue to be used at all key intersections. The entry monuments will be developed in a hierarchical format that ranges from major community entry monuments to minor community entry monuments to neighborhood community entry monuments. Neighborhood entry monuments will provide initial identification for each residential planning area.

Individual neighborhoods and residential development enclaves will be distinguished by varied planting themes that will serve to complement and reinforce the overall project theme. Special treatments, including land use transition areas, will be provided between certain planning areas, as identified in the PLANNING AREA DEVELOPMENT STANDARDS (Section III.B).

b. LANDSCAPING PLAN DEVELOPMENT STANDARDS

1. All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified and licensed landscape architect for review by County staff and applicable decision-making agencies.
2. Project entries shall be designed with landscaping and architectural treatments that project a high quality image for the community development.
3. The landscaping design for the project site shall include trees, shrubs, and ground cover compatible with existing natural vegetation where feasible.
4. Special treatment areas shall be designed to provide definition to certain planning areas, as identified in Section III.B, PLANNING AREA DEVELOPMENT STANDARDS.
5. Major entrance roads into RANCHO BELLA VISTA shall have entry monumentation and landscaped shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.
6. Planted raised medians (according to Ordinance No. 461, Standard No. 113) may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the County Road Commissioner.
7. Prior to approval of any final subdivision map, improvement plans for the respective landscaped areas shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to the following:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect

- A Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plantings.
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
8. Prior to approval of any final subdivision map, plans to mitigate an environmental impact for the stage of development shall be submitted to the County Planning Department for approval.
 9. The applicant and/or master developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
 10. At the time of recordation of any final subdivision which contains a common open space area, the applicant and/or developer shall convey such areas to the appropriate maintenance agency.
 11. The landscaping plan shall reflect the following water conservation methods, whenever feasible: landscape with plants that require minimal amounts of water, group plants of similar water use to reduce over-irrigation of low water using plants; use mulch extensively, since mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction; and install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
 12. The project applicant and/or developer shall comply with the planting, irrigation, implementation, and model home requirements set forth by Ordinance No. 348.3446, Article XIXf, *Water-Efficient Landscape Requirements*.
 13. For additional landscape development standards, please refer to Section IV.A, LANDSCAPE GUIDELINES.

10. Comprehensive Maintenance Plan

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for certain public facilities will be maintained by the County through the Transportation Department and the Flood Control District. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, County Service Area (CSA) 143, Valley-Wide Recreation and Park District, Community Service District (CSD), and/or similar maintenance mechanisms. Final decisions regarding maintenance entities shall be made at a future stage of project design review and in concert with County agencies. (See Table III-5, *Maintenance Plan*, for a summary of maintenance responsibilities.)

a. MASTER HOMEOWNERS' ASSOCIATION

A Master Homeowner's Association is neither anticipated nor required, but would be allowed as a common area maintenance mechanism if desired by the builder or developer. Common areas identified in the Specific Plan Amendment No. 2 may be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, private circulation systems and landscape areas. Areas of responsibility may include open space, neighborhood parks, private recreation facilities, and landscape areas located along the project roadways.

b. RESIDENTIAL NEIGHBORHOOD ASSOCIATIONS

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. Potential private recreation centers, common open space areas and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

c. OPEN SPACE AND PARKS

Any biological preserve, open space, or park areas not directly associated with a particular neighborhood will be the responsibility of County Service Area (CSA) 143, Valley-Wide Recreation and Park District, or a similar public/quasi-public agency for maintenance. The Riverside County Habitat Conservation Agency (RCHCA), the Nature Conservancy, the Riverside Land Conservancy, the Center for Natural Lands Management, or other similar entities could potentially assume ownership and maintenance responsibility for the biological preserve areas.

d. PROJECT ROADWAYS

All public project roadways and private streets will be designed and constructed to standards acceptable to the County. All public roadways will be entered into the Riverside County system of roads for operation and maintenance as approved by the Board of Supervisors.

e. SCHOOLS

It is anticipated that maintenance responsibilities for the two school sites will be overseen by the Temecula Valley Unified School District.

Table III-5 Maintenance Plan

	HOMEOWNERS' ASSOCIATION	VALLEY-WIDE RECREATION AND PARK DISTRICT, CSA 143, OR OTHER PUBLIC OR QUASI-PUBLIC AGENCY	RIVERSIDE COUNTY	EMWD	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
Landscape Parkway		✓			
Street Lighting		✓	✓		
Public Streets			✓		
Sidewalks and Hardscapes		✓	✓		
Storm Drains (in roads)			✓		
Public Sewer/Water				✓	
Project Signage	✓	✓	✓		
Parks		✓			
Common Open Space	✓	✓			
Biological Preserves		✓			
School Sites					✓
Private Recreation Facilities	✓				

SECTION III.B.
PLANNING AREA DEVELOPMENT STANDARDS

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for RANCHO BELLA VISTA have been established at three levels: DEVELOPMENT PLANS AND STANDARDS which were addressed in Section III.A; DESIGN GUIDELINES, which are provided in Section IV; and PLANNING AREA DEVELOPMENT STANDARDS, to which this section is devoted.

Planning areas were formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product, and relationship to surrounding topography.

The planning area graphics for this section (Figure III-13 through Figure III-28) were derived from Figure III-1, *Specific Plan Amendment No. 2 Land Use Plan*. The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV, DESIGN GUIDELINES, it is anticipated that actual lotting will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan document. The zoning provisions within that ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.

1. Planning Area 1: Medium High Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 1, as depicted in Figure III-13, *Planning Area 1*, provides for development of 59.6 acres devoted to Medium High density residential uses. A maximum of 298 dwelling units is planned at a target density of 5.0 du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 1 on 4,500 (not more than 33 percent), 5,000 (not more than 41 percent), and 6,000 (not less than 26 percent) square foot minimum lots.

b. LAND USE AND DEVELOPMENT STANDARDS

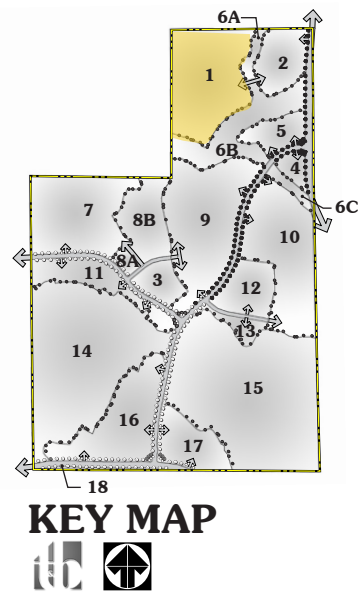
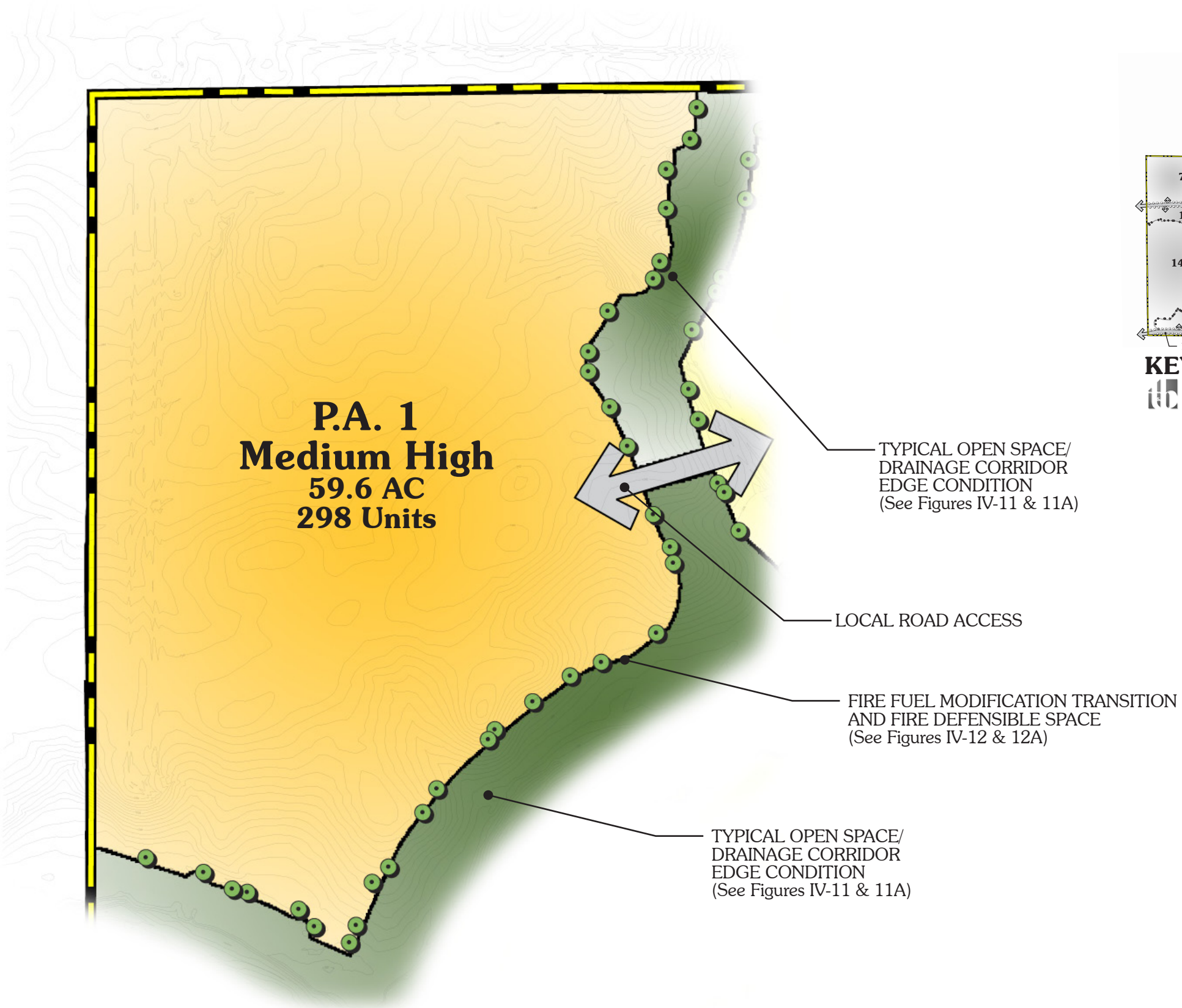
Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Primary access to Planning Area 1 shall be provided by local streets via Planning Area 2.
2. A drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor*, shall serve as a buffer zone between proposed residential uses in Planning Area 1 and proposed residential uses to the east in Planning Area 2, to the southeast in Planning Area 5, and to the south in Planning Area 9.
3. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
4. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	

Figure III-13
PLANNING AREA 1



Rancho Bella Vista

2. Planning Area 2: Medium Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 2, as depicted in Figure III-14, *Planning Area 2*, provides for development of 21.9 acres devoted to Medium density residential uses. A maximum of 77 dwelling units is planned at a target density of 3.5 du/ac. Lot sizes shall be a minimum of 6,000 square feet (density range 2-5 du/ac).

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 2 shall be provided from Butterfield Stage Road at the northeast corner of RANCHO BELLA VISTA.
2. A neighborhood entry, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, is planned at the intersection of Butterfield Stage Road and the entrance to Planning Area 2.
3. A roadway landscape treatment, as shown on Figure IV-6, *Butterfield Stage Road Streetscene at Single Family Residential or Open Space/Drainage*, is planned along Butterfield Stage Road.
4. A drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, shall serve as a buffer zone between proposed residential uses in Planning Area 2 and proposed residential uses to the west in Planning Area 1 and to the south in Planning Area 5.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

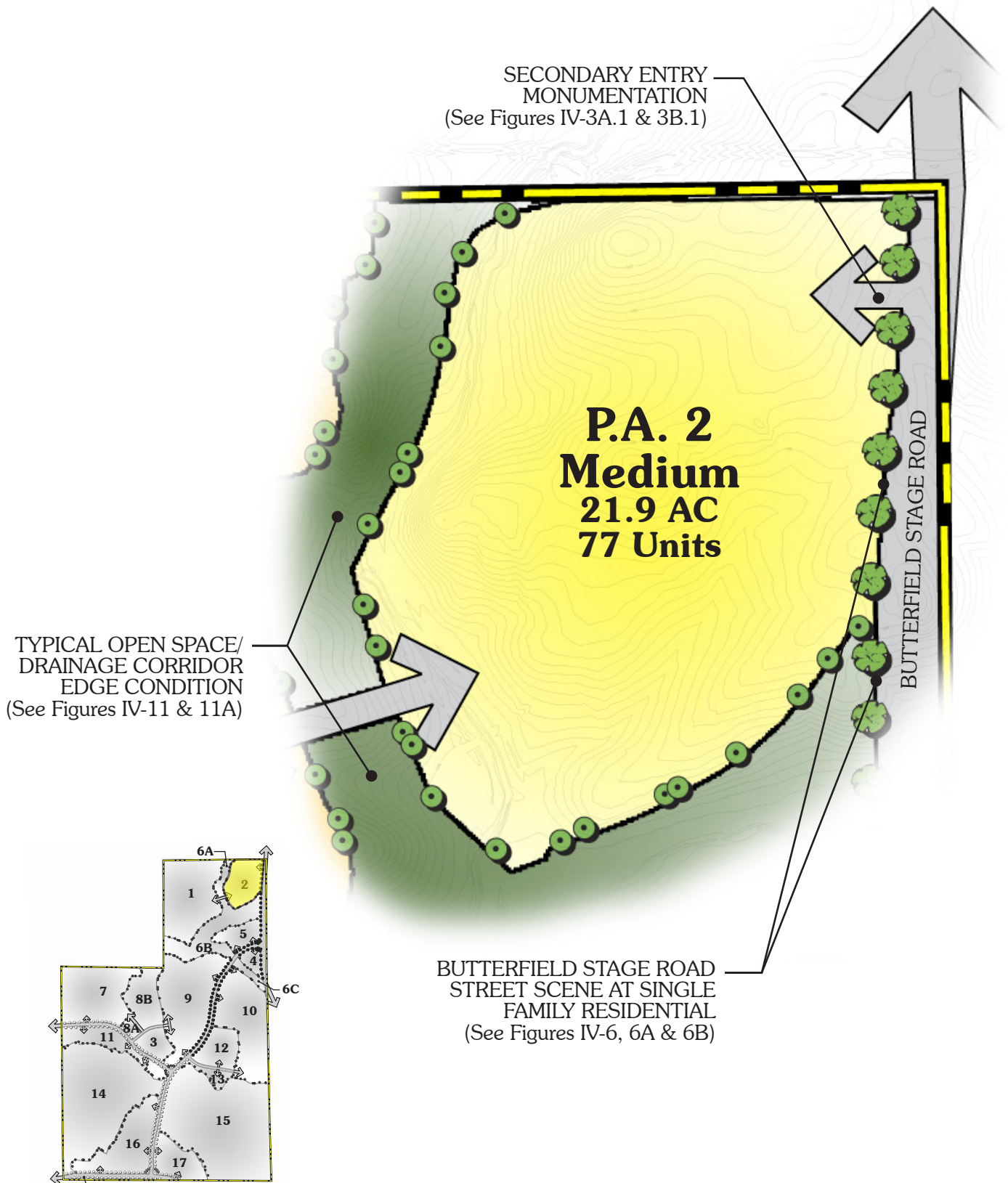
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



KEY MAP



Rancho Bella Vista

Figure III-14
PLANNING AREA 2

3. Planning Area 3: School Site

a. DESCRIPTIVE SUMMARY

Planning Area 3, as depicted in Figure III-20, *Planning Areas 3 and 9*, provides for development of 12.0 acres devoted to an Elementary School site. If at some future point in time the Temecula Valley Unified School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 9. Access would be taken from Promontory Parkway. A maximum total of 63 dwelling units, with a minimum lot size of 4,000 square feet, would be allowed at a target density of 5.3 du/ac. This would be allowable by transferring an equal number of excess units available from previously developed planning areas which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the Specific Plan shall not be exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Primary access to Planning Area 3 shall be provided from Promontory Parkway Road.
2. A roadway landscape treatment, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, is planned along Promontory Parkway.
3. The school site shall be delivered to the Temecula Valley Unified School District clear of any taxes or special assessments.
4. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
5. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	

4. Planning Area 4: Active Park

a. **DESCRIPTIVE SUMMARY**

Planning Area 4, as depicted in Figure III-15, *Planning Area 4*, provides for development of 6.1 acres as an Active Park. Planning Area 4 shall be landscaped and may include such amenities as a tot lot/adventure play area, basketball court, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms, and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, LANDSCAPE DESIGN GUIDELINES. After construction, the park will be dedicated to and maintained by Valley-Wide Recreation and Park District or CSA 143.

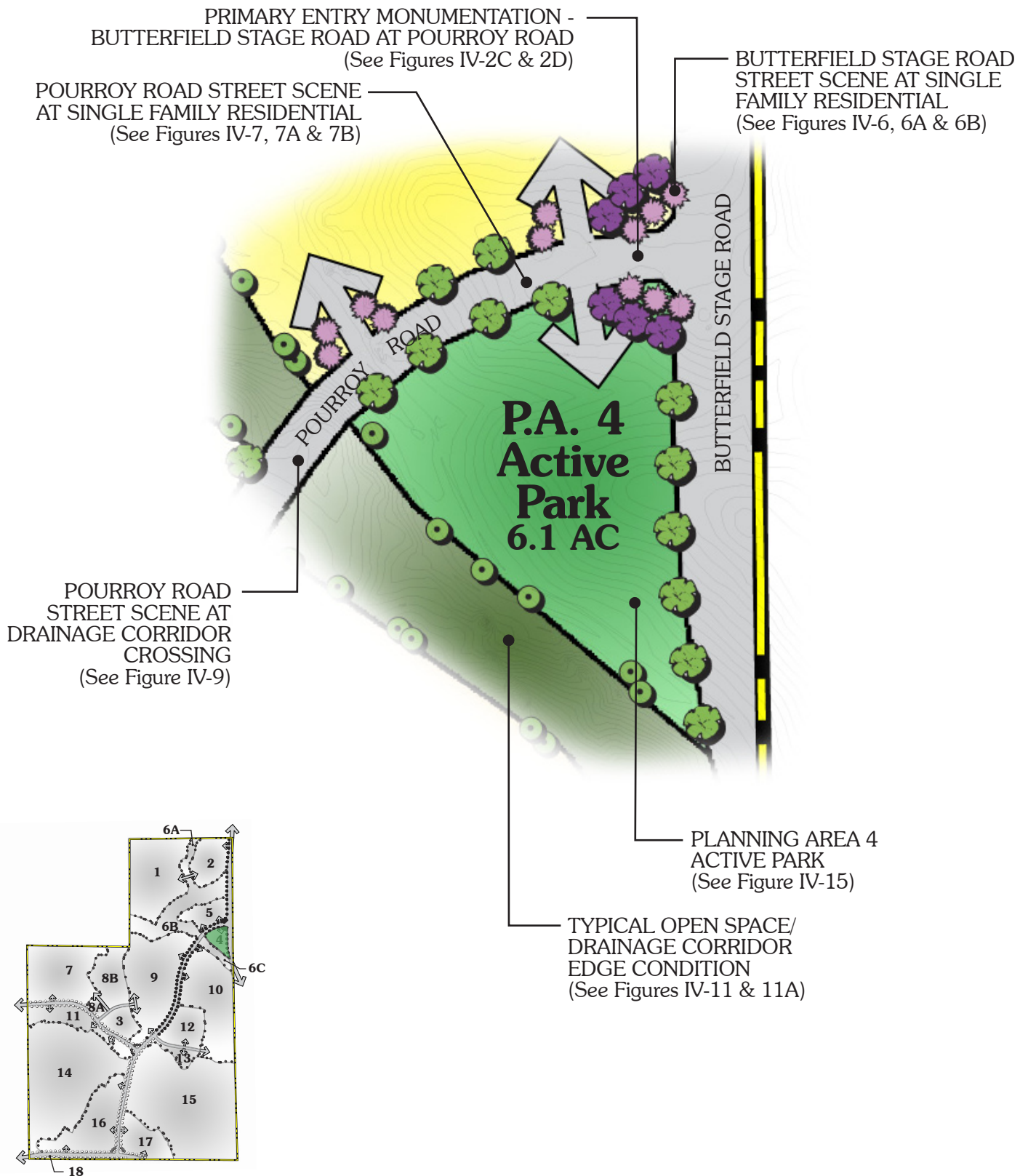
b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 4 shall be provided from Pourroy Road.
2. The park plan shall be further delineated as shown on Figure IV-15, *Planning Area 4 – 6.1-Acre Public Active Park*. Park improvement plans for the 6.1-acre park within Planning Area 4 shall be submitted by the developer prior to issuance of the first building permit for Planning Areas 1, 2 or 5. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-15, *Planning Area 4 – 6.1-Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 350th occupancy permit within Phase III.
3. An open space/drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, shall serve as a buffer zone between proposed active park uses in Planning Area 4 and adjacent proposed residential uses to the southwest in Planning Area 10.
4. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
5. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	



Rancho Bella Vista

Figure III-15
PLANNING AREA 4

5. Planning Area 5: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 5, as depicted in Figure III-16, *Planning Area 5*, provides for development of 14.4 acres devoted to Medium density residential uses. A maximum of 71 dwelling units is planned at a target density 4.9 du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 2-5 du/ac).

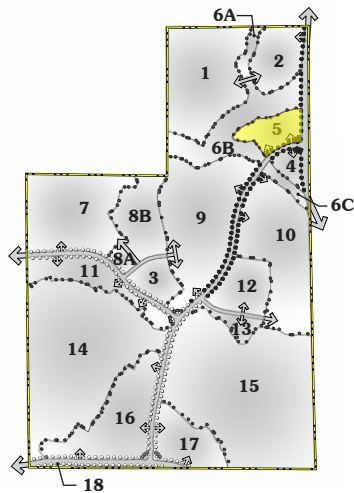
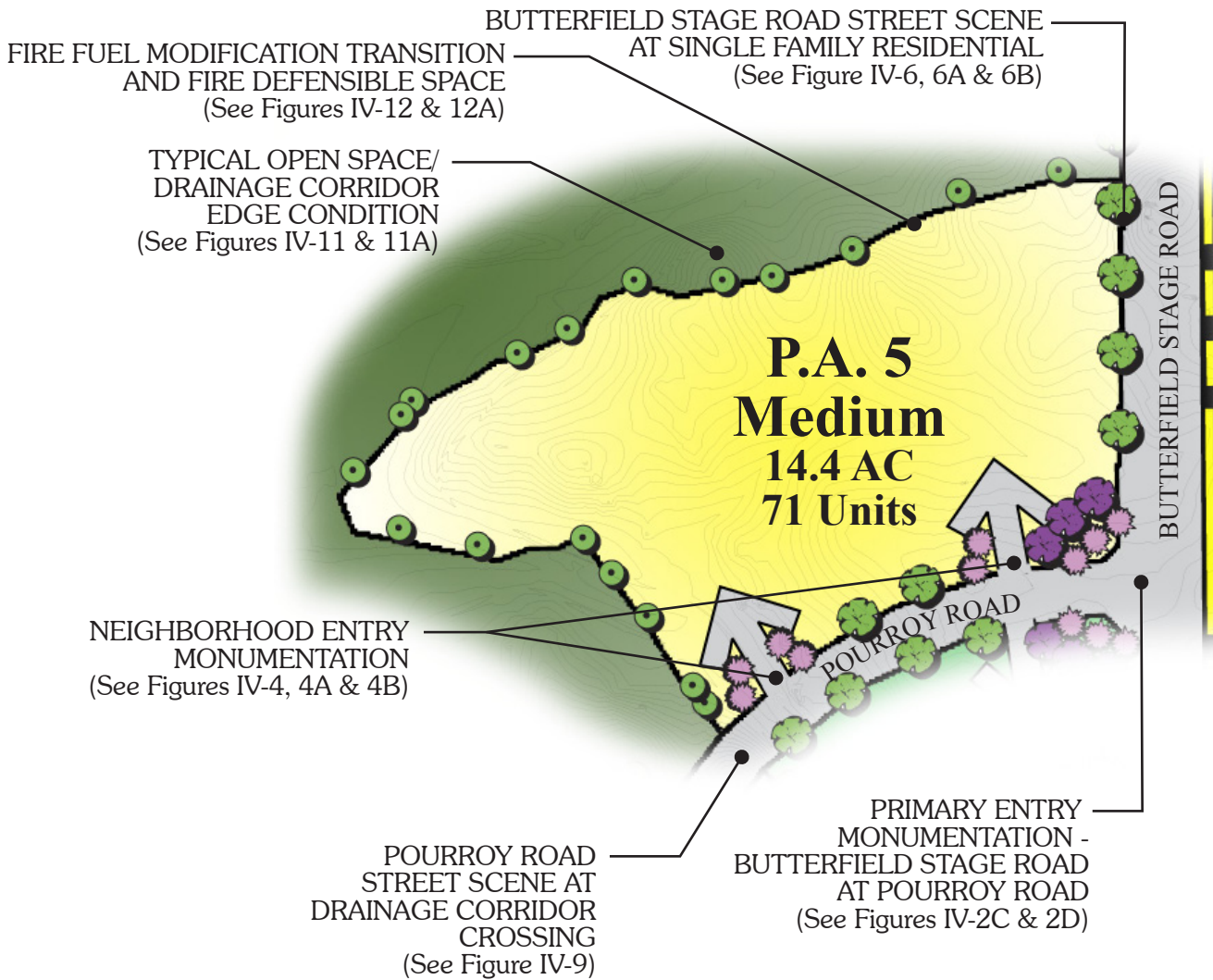
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Primary access to Planning Area 5 shall be provided from Pourroy Road.
2. A primary entry monumentation, as shown on Figure IV-2A, *Primary Entry Monumentation Plan*, and Figure IV-2B, *Primary Monumentation Elevation*, will be located at the intersection of Butterfield Stage Road and Pourroy Road.
3. Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned at the intersections of Pourroy Road and the southern entrances into Planning Area 5.
4. Roadway landscape treatments, as shown on Figure IV-6, *Butterfield Stage Road Streetscene at Single Family Residential or Open Space/Drainage*, and Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, are planned along Butterfield Stage Road and Pourroy Road.
5. An open space/drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, provides a buffer zone between proposed residential uses in Planning Area 5 and proposed residential uses to the north, west and southwest in Planning Areas 2, 1 and 9, respectively.
6. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
7. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	



KEY MAP



Rancho Bella Vista

Figure III-16
PLANNING AREA 5

6. Planning Area 6A: Open Space/Drainage

a. DESCRIPTIVE SUMMARY

Planning Area 6A, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of 4.4 acres devoted to Open Space/Drainage uses.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Maintenance access to Planning Area 6A shall be provided via Planning Areas 1 and 2.
2. The open space/drainage corridor areas are further illustrated on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*.
3. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
4. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

7. Planning Area 6B: Open Space/Drainage

a. DESCRIPTIVE SUMMARY

Planning Area 6B, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of 36.4 acres devoted to Open Space/Drainage uses.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Maintenance access to Planning Area 6B shall be provided via Planning Area 5.
2. The open space/drainage corridor areas are further illustrated on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*.
3. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
4. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	

8. Planning Area 6C: Open Space/Drainage

a. DESCRIPTIVE SUMMARY

Planning Area 6C, as depicted in Figure III-17, *Planning Areas 6A, 6B and 6C*, provides for development of 4.5 acres devoted to Open Space/Drainage uses.

b. LAND USE AND DEVELOPMENT STANDARDS

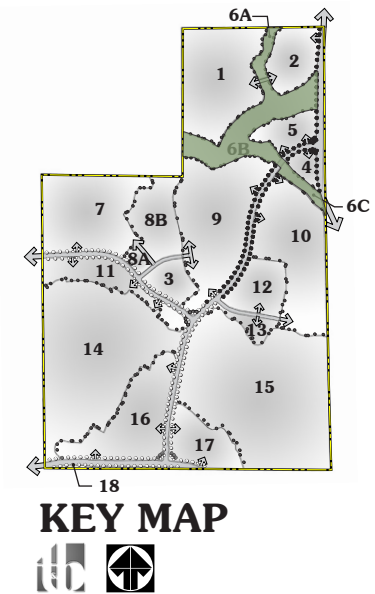
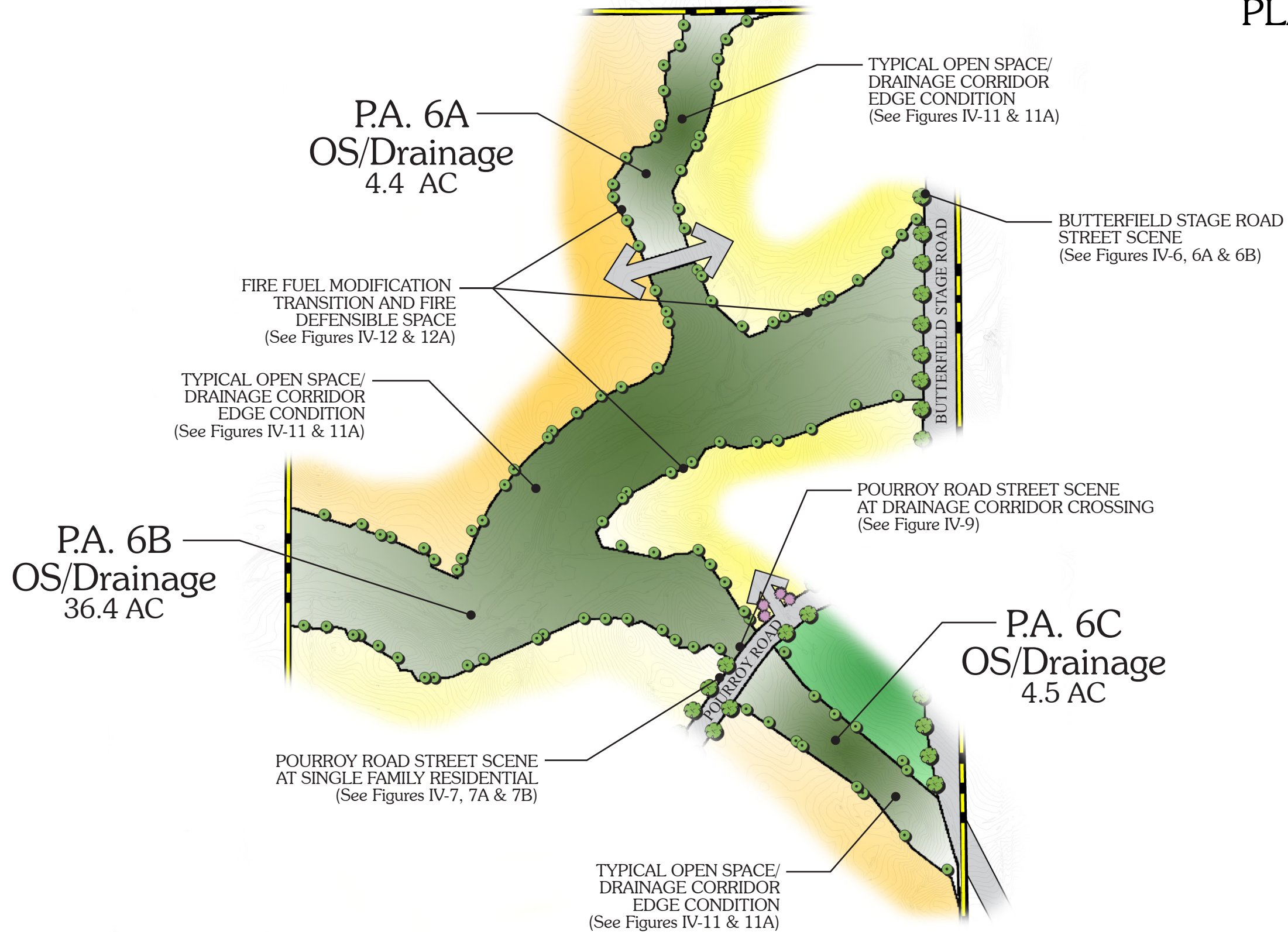
Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Maintenance access to Planning Area 6C shall be provided via Pourroy Road.
2. The open space/drainage corridor areas are further illustrated on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*.
3. An enhanced street crossing shall be used to interface Pourroy Road with the drainage corridor edge, as shown on Figure IV-9, *Pourroy Road Streetscene at Drainage Corridor Crossing*.
4. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
5. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	

PLANNING AREA 6A, 6B & 6C



Rancho Bella Vista

9. Planning Area 7: Medium Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 7, as depicted in Figure III-18, *Planning Area 7*, provides for development of 56.4 acres devoted to Medium density residential uses. A maximum of 249 dwelling units is planned at a target density of 4.4 du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 2-5 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 7 on 4,500 (not more than 35 percent), 5,000 (not more than 40 percent), and 6,000 (not less than 25 percent) square foot minimum lots.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 7 shall be provided from Promontory Parkway.
2. Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned at the intersections of Promontory Parkway and the entrances into Planning Area 7.
3. A roadway landscape treatment, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, is planned along Promontory Parkway.
4. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as landscape buffer between the adjacent proposed residential uses in Planning Area 7 and adjacent proposed park uses to the east in Planning Area 8.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

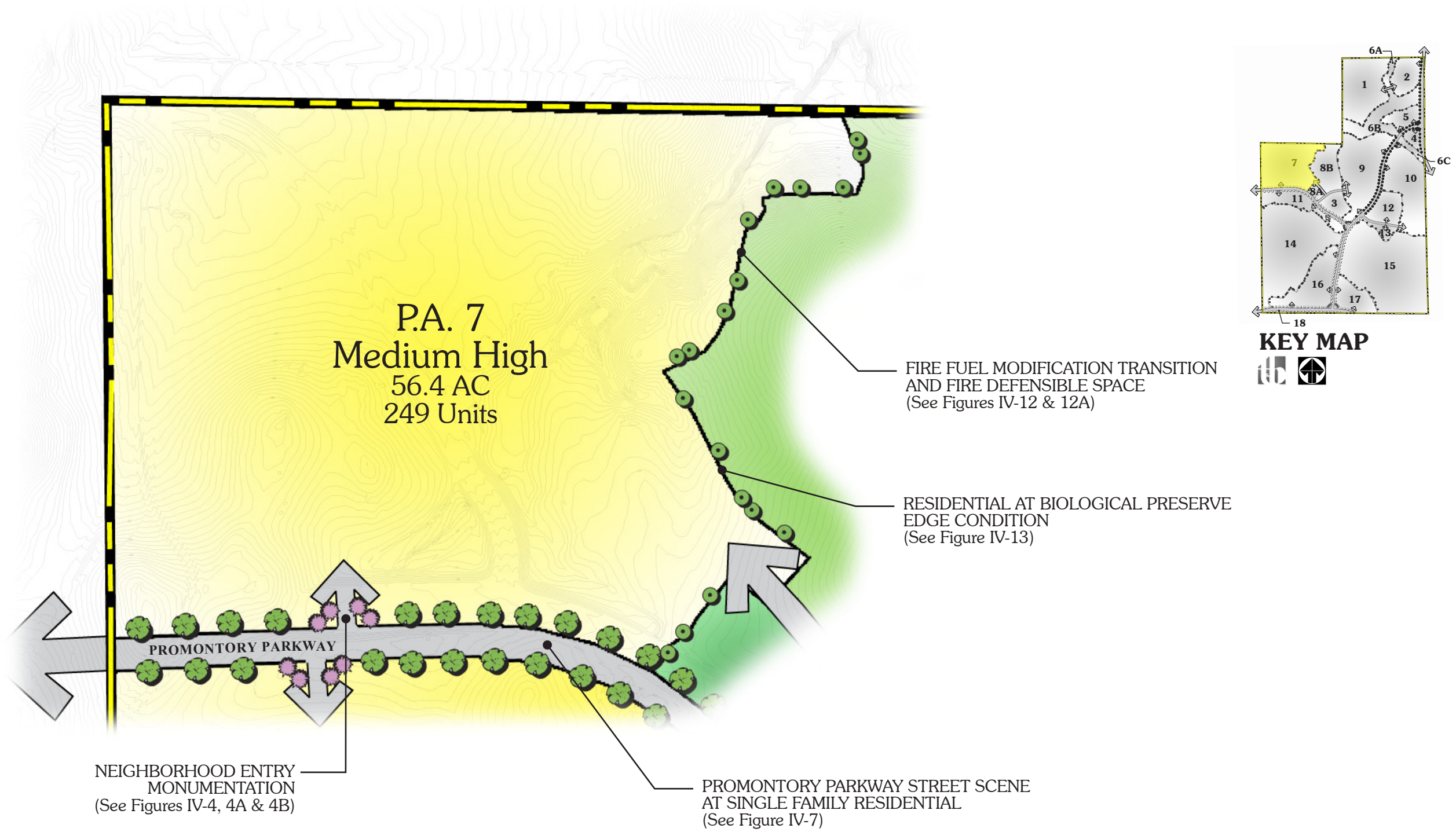
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREA 7



Rancho Bella Vista

10. Planning Areas 8A and 8B: Active Park and Biological Preserve

a. **DESCRIPTIVE SUMMARY**

Planning Areas 8A and 8B, as depicted in Figure III-19, *Planning Areas 8A and 8B*, provides for development of 3.5 acres of active park and a 24.8 acre biological preserve. Planning Area 8A may include such amenities as picnic areas, tot lot/adventure play areas, and a scenic view structure. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, LANDSCAPE DESIGN GUIDELINES. After construction, the park shall be dedicated to and maintained by Valley-Wide Recreation and Park District or CSA 143.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Areas 8A and 8B shall be provided from Promontory Parkway and local streets via Planning Areas 7 and 9.
2. The park plan shall be further delineated as shown on Figure IV-16, *Planning Areas 8A and 8B – 24.8 Acre Biological Preserve and 3.5 Acre Active Park*. Park improvement plans for the 3.5-acre active park within Planning Area 8A shall be submitted by the developer prior to issuance of the first building permit for Planning Area 7. At a minimum the active park plans shall include benches, a tot lot, and picnic facilities. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-16, *Planning Areas 8A and 8B – 24.8 Acre Biological Preserve and 3.5 Acre Active Park*, are only conceptual in nature and do not necessarily reflect the actual layout or the amenities to be provided.) The active park shall contain 3.5 acres and shall be constructed and fully operable prior to the issuance of the 200th occupancy permit within Planning Area 7.
3. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as landscape buffer between the proposed park uses in Planning Area 8 and adjacent proposed residential uses to the west and east in Planning Areas 7 and 9, respectively.
4. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
5. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan
 III.A.3: Circulation Plan
 III.A.4: Drainage Plan
 III.A.5: Water and Sewer Plans
 III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan
 III.A.8: Public Facility Sites & Project Phasing Plan
 III.A.9: Landscaping Plan
 III.A.10: Comprehensive Maintenance Plan

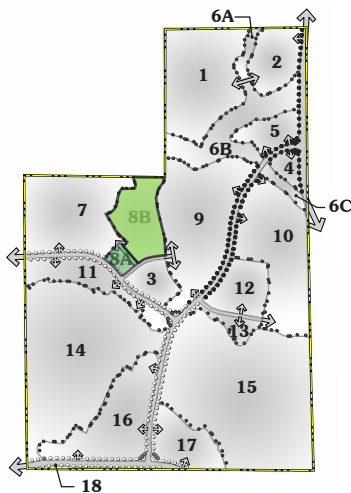
FIRE FUEL MODIFICATION TRANSITION
AND FIRE DEFENSIBLE SPACE
(See Figures IV-12 & 12A)

RESIDENTIAL AT
BIOLOGICAL PRESERVE
EDGE CONDITION
(See Figure IV-13)

P.A. 8A
Active Park
3.5 AC

P.A. 8B
Biological
Preserve
24.8 AC

PLANNING AREAS 8A & 8B -
24.8-ACRE BIOLOGICAL
PRESERVE AND ACTIVE PARK
(See Figure IV-16)



KEY MAP



Rancho Bella Vista

Figure III-19
PLANNING AREAS 8A & 8B

11. Planning Area 9: Medium Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure III-20, *Planning Areas 3 and 9*, provides for development of 72.9 acres devoted to Medium density residential uses. A maximum of 352 dwelling units is planned at a target density of 4.8 du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 2-5 du/ac). In order to provide housing diversity and a range of affordability, five housing products are required in approximately the percentages listed for Planning Area 9 on 4,000 (not more than 20 percent), 4,500 (not more than 20 percent), 5,000 (not more than 21 percent), 6,000 (not more than 20 percent), and 7,200 (not less than 19 percent) square foot minimum lots.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 9 shall be provided from Pourroy Road.
2. A secondary community entry, as shown on Figure IV-3A, *Secondary Entry Monumentation Plan*, and Figure IV-3B, *Secondary Entry Monumentation Plan*, is planned at the intersection of Promontory Parkway and Pourroy Road.
3. Two Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned along the intersections of Promontory Parkway and the entrances into Planning Area 9.
4. Roadway landscape treatments, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, are planned along Promontory Parkway and Pourroy Road.
5. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 9 and adjacent proposed park uses in Planning Area 8 to the west.
6. An open space/drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, provides a buffer zone between proposed residential uses in Planning Area 9 and proposed residential uses to the north in Planning Area 1.
7. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
8. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

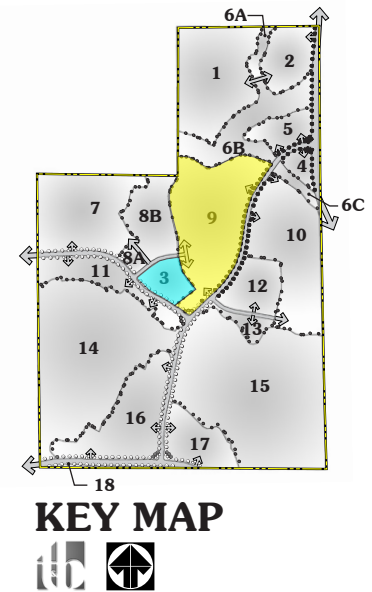
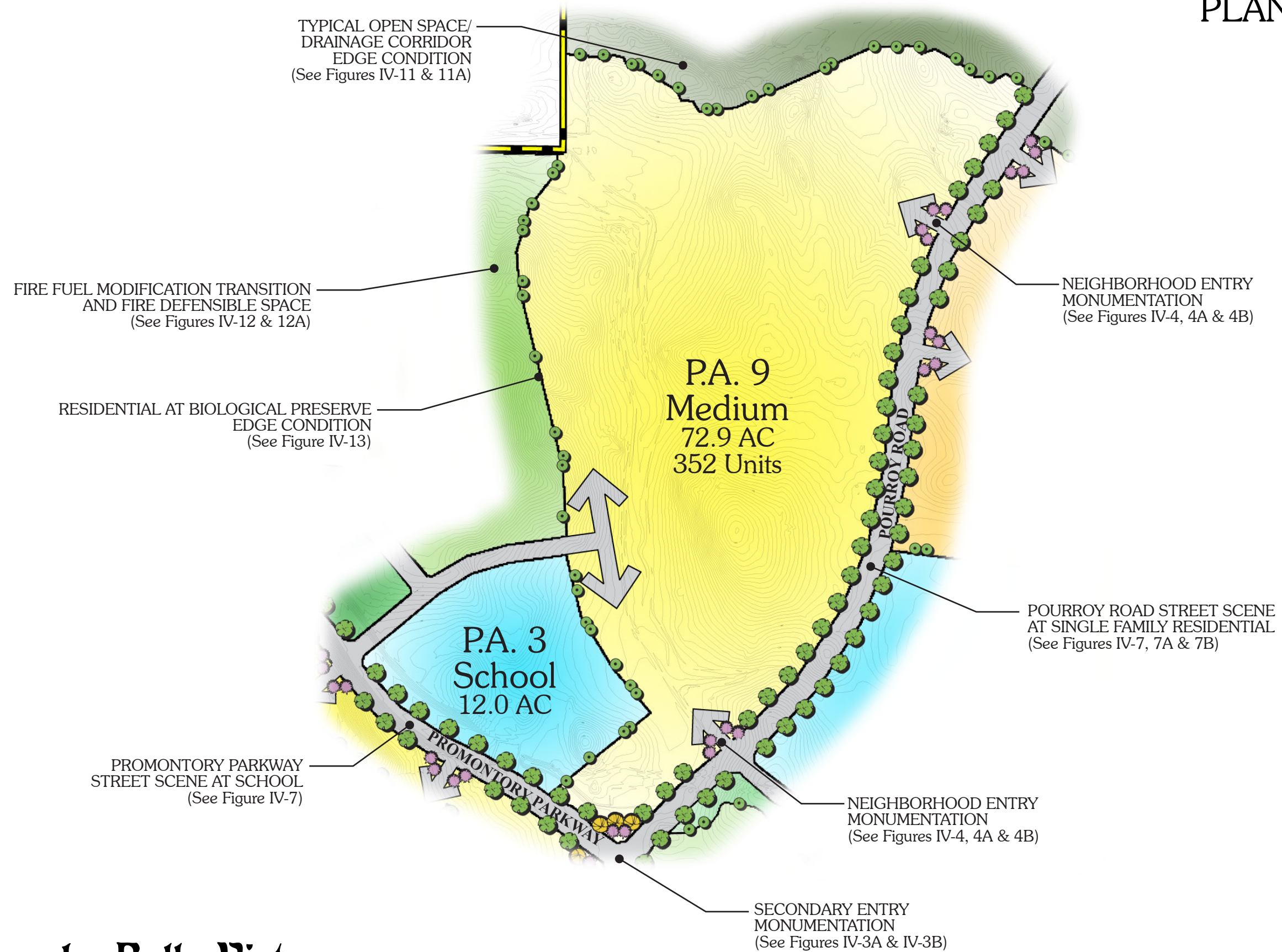
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 3 & 9



Rancho Bella Vista

12. Planning Area 10: Medium High Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 10, as depicted in Figure III-21, *Planning Area 10*, provides for development of 63.5 acres devoted to Medium High density residential uses. A maximum of 331 dwelling units is planned at a target density of 5.2 du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, four housing products are required in approximately the percentages listed for Planning Area 10 on 4,000 (not more than 24 percent), 4,500 (not more than 28 percent), 5,000 (not more than 34 percent), and 6,000 (not less than 14 percent) square foot minimum lots.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 10 shall be provided from Pourroy Road and Browning Street.
2. Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned at the intersections of Pourroy Road and the northern entrances into Planning Area 10.
3. A roadway landscape treatment, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, is planned along Pourroy Road.
4. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 10 and adjacent proposed biological preserve uses in Planning Area 15 to the south.
5. An open space/drainage corridor treatment, as shown on Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, provides a buffer zone between proposed residential uses in Planning Area 10 and proposed public active park uses to the north in Planning Area 4.
6. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
7. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

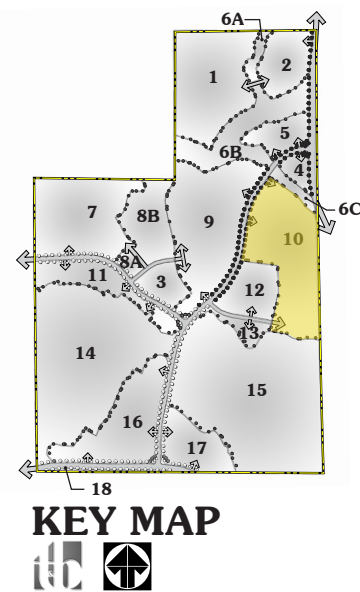
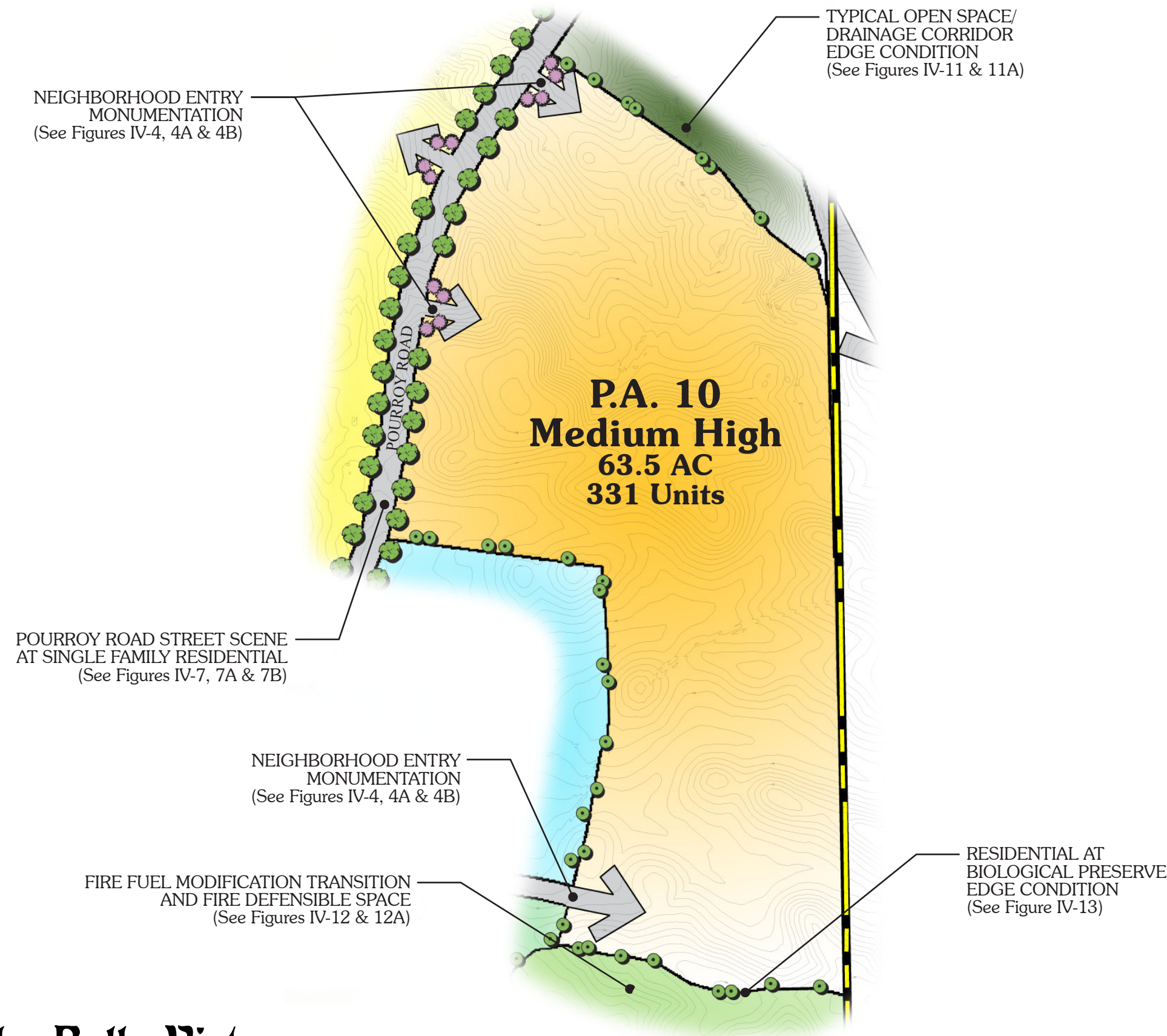
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREA 10



Rancho Bella Vista

13. Planning Area 11: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 11, as depicted in Figure III-22, *Planning Area 11*, provides for development of 24.3 acres devoted to Medium density residential uses. A maximum of 108 dwelling units is planned at a target density of 4.4 du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 2-5 du/ac).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Primary access to Planning Area 11 shall be provided from Promontory Parkway.
2. A secondary community entry, as shown on Figure IV-3A, *Secondary Entry Monumentation Plan*, and Figure IV-3B, *Secondary Entry Monumentation Plan*, is planned at the intersection of Promontory Parkway and Pourroy Road.
3. Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned at the intersections of Promontory Parkway Road and the entrances into Planning Area 11.
4. Roadway landscape treatments, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, are planned along Promontory Parkway and Pourroy Road.
5. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 11 and the adjacent proposed biological preserve in Planning Area 14 to the south.
6. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
7. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

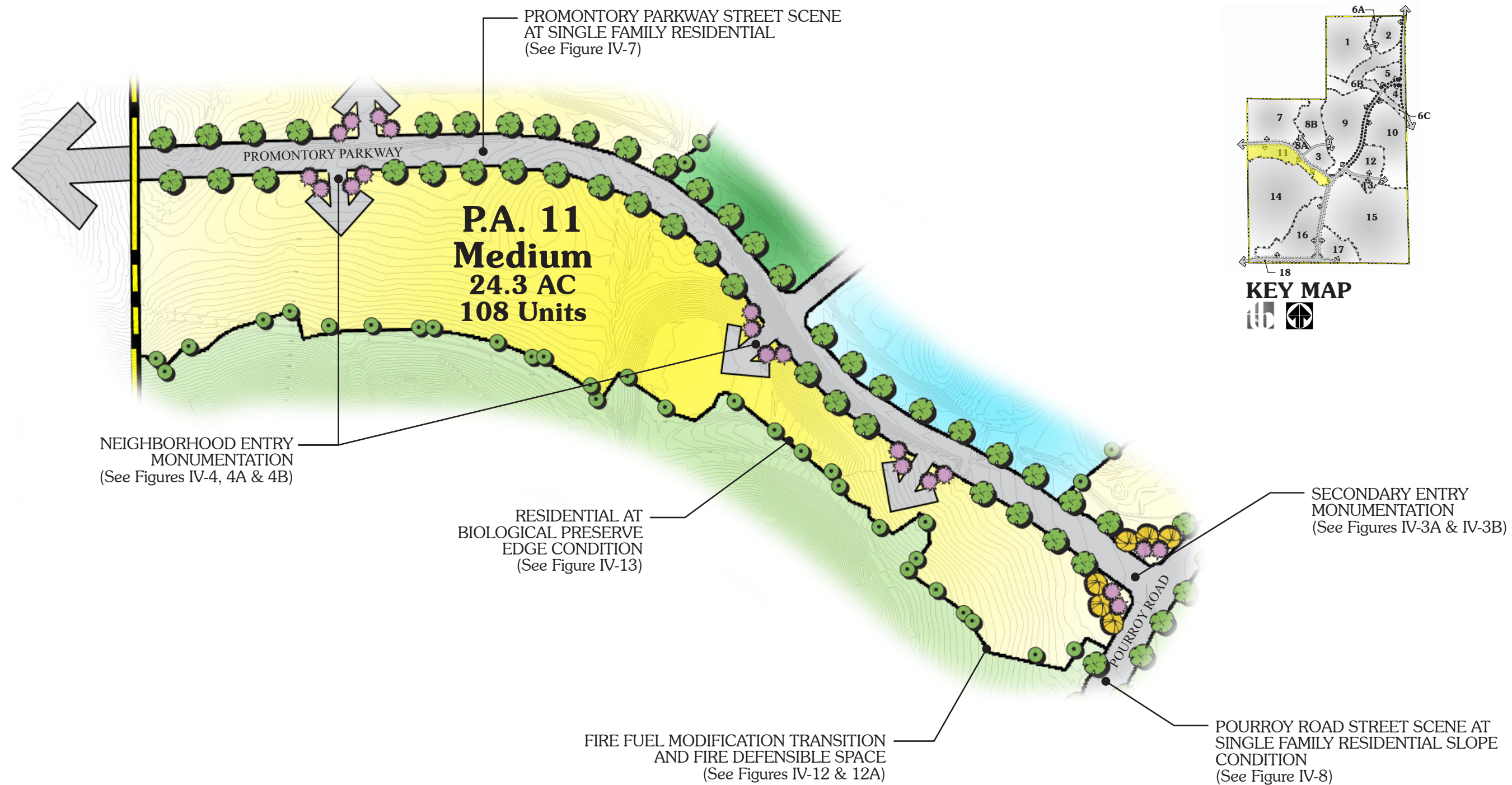
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

Figure III-22
PLANNING AREA 11



Rancho Bella Vista

14. Planning Area 12: School Site

a. **DESCRIPTIVE SUMMARY**

Planning Area 12, as depicted in Figure III-23, *Planning Areas 12 and 13*, provides for development of 20.0 acres devoted to a Middle School site. If at some future point in time the Temecula Valley Unified School District should decline to acquire this site for development with a middle school, then the project proponent reserves the right to develop this site with medium high density residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 10. Access would be taken from Pourroy Road and Browning Street. A maximum total of 114 dwelling units, with a minimum lot size of 4,000 square feet, would be allowed at a target density of 5.7 du/ac. Housing products shall reflect the percentages set forth for Planning Area 10. This would be allowable by transferring an equal number of excess units available from previously developed planning areas which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the Specific Plan shall not be exceeded.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 12 shall be provided from Pourroy Road and Browning Street.
2. A neighborhood entry monumentation, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, is planned at the intersection of Pourroy Road and Browning Street.
3. Roadway landscape treatments, as shown in Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, and IV-10, *Browning Street Streetscene at School and Park*, are planned along Pourroy Road and Browning Street, respectively.
4. The school site shall be delivered to the Temecula Valley Unified School District clear of any taxes or special assessments.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	

15. Planning Area 13: Active Park

a. **DESCRIPTIVE SUMMARY**

Planning Area 13, as depicted in Figure III-23, *Planning Areas 12 and 13*, provides for development of 6.1 acres as an Active Park. Planning Area 13 shall be landscaped and may include such amenities as a tot lot/adventure play area, combination soccer/softball field, group barbeque and shade structure, picnic areas, restrooms, and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A, LANDSCAPE DESIGN GUIDELINES. After construction, the park shall be dedicated to and maintained by Valley-Wide Recreation and Park District or CSA 143.

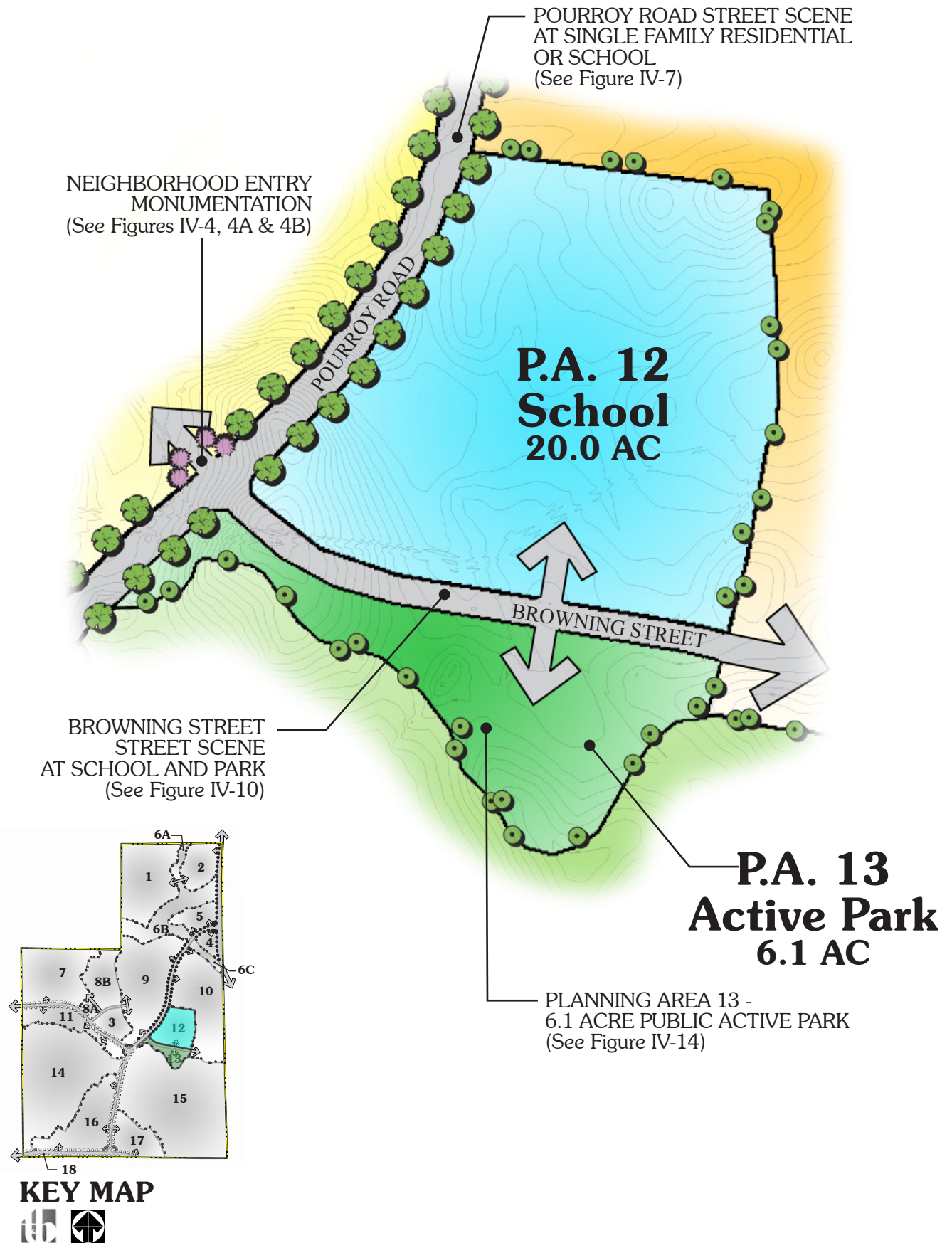
b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 13 shall be provided from Browning Street.
2. The park plan shall be further delineated as shown on Figure IV-14, *Planning Area 13 - 6.1 Acre Public Active Park*. Park improvement plans for the 6.1-acre park within Planning Area 13 shall be submitted by the developer prior to issuance of the first building permit for Planning Areas 9 or 16. At a minimum, the plans shall include walkways, benches, a tot lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-14, *Planning Area 13 - 6.1 Acre Public Active Park*, are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 250th occupancy permit within Planning Areas 9 and 16.
3. A neighborhood entry monumentation, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, is planned at the intersection of Pourroy Road and Browning Street.
4. A roadway landscape treatment, as shown on Figure IV-10, *Browning Street Streetscene at School and Park*, is planned along Browning Street.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	



Rancho Bella Vista

Figure III-23
PLANNING AREAS 12 & 13

16. Planning Area 14: Biological Preserve

a. DESCRIPTIVE SUMMARY

Planning Area 14, as depicted in Figure III-24, *Planning Area 14*, provides for 117.3 acres to remain as a Biological Preserve. This area contains sensitive biological habitats and is planned to be connected to a region-wide core preserve located off-site to the west. This area also contains scenic topographical features, which further enhance and identify the RANCHO BELLA VISTA community. Approximately 4.8 acres of this Planning Area are developed with a 6.8 million gallon (MG) storage reservoir site and a paved access road. The reservoir and access road are maintained by the Eastern Municipal Water District (EMWD). The 4.8-acre reservoir site is also designed to support another storage tank to be constructed at some future date. Any future water tank must be constructed within the confines of the 4.8-acre reservoir parcel and may not extend beyond the parcel's limits into the designated Biological Preserve area. Additionally, the Rancho California Water District (RCWD) plans to construct a 7.0 million gallon potable water reservoir (referred to in their master plan as the Nicolas Reservoir) within the southwest corner of Planning Area 14. This facility will be located on a 4.8-acre site and will be accessed by a 30-foot wide pipeline and access easement. Total site disturbance for the reservoir and pipeline would be 3.0 acres.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Access to Planning Area 14 shall be provided from Murrieta Hot Springs Road and local streets via Planning Areas 11 and 16.
2. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification*, shall serve as a buffer zone between the proposed biological preserve in Planning Area 14 and adjacent proposed residential uses to the north, east, and southeast in Planning Areas 11 and 16.
3. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
4. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

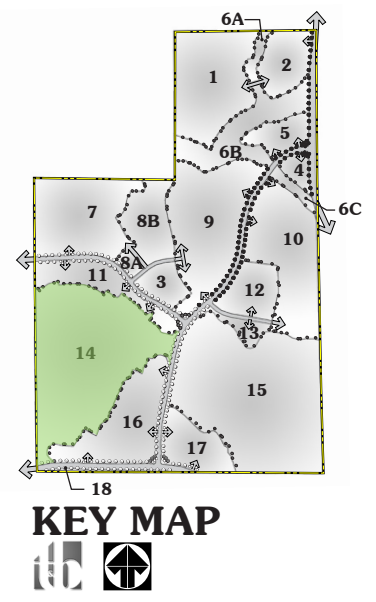
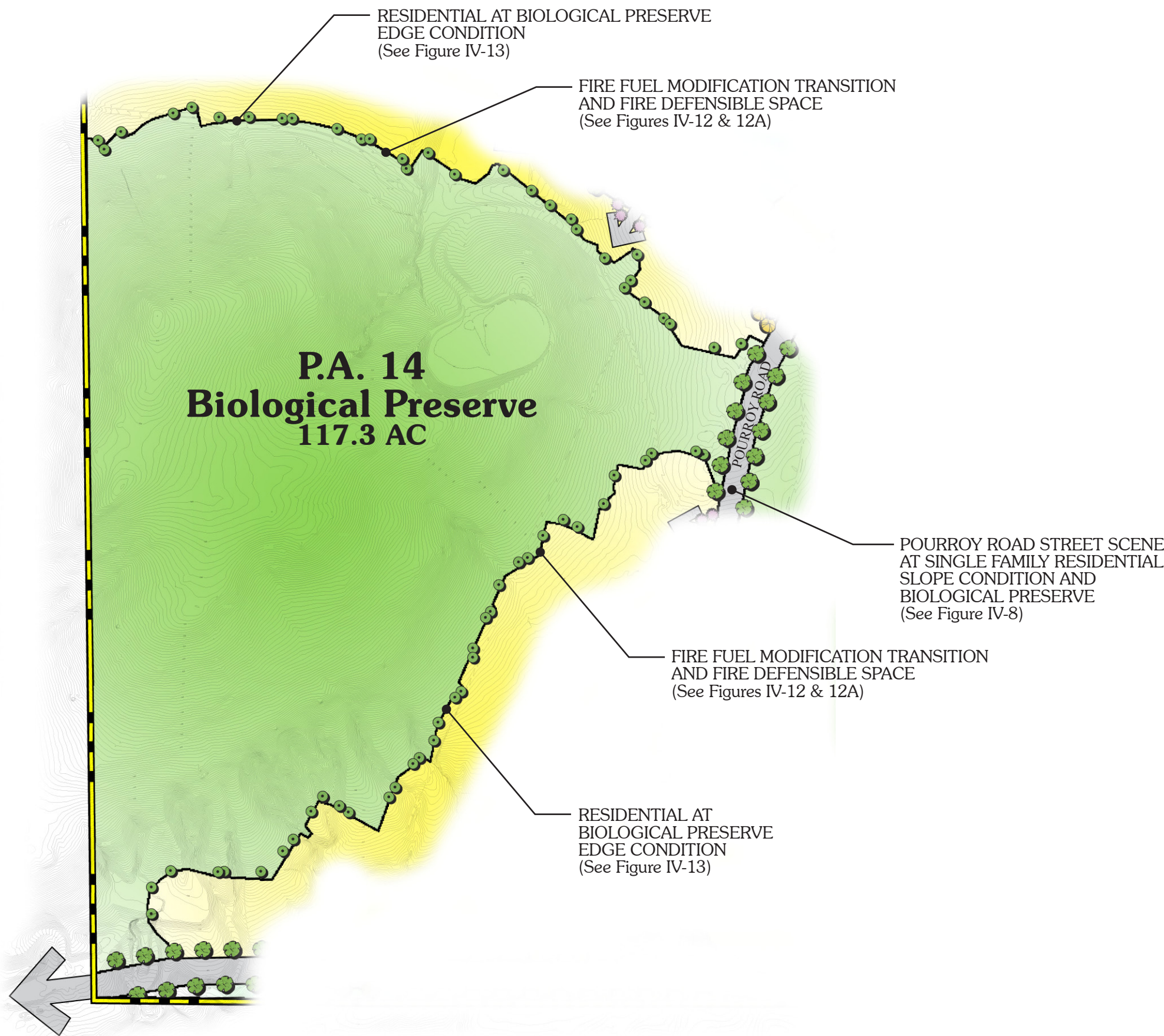
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREA 14



Rancho Bella Vista

17. Planning Area 15: Biological Preserve

a. **DESCRIPTIVE SUMMARY**

Planning Area 15, as depicted in Figure III-25, *Planning Area 15*, provides for 140.3 acres to remain as a Biological Preserve. This area contains sensitive biological habitats and is planned to be connected to a region-wide core preserve located off-site to the east. A Metropolitan Water District (MWD) aqueduct passes underground through the extreme southeast corner of Planning Area 15.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Access to Planning Area 15 shall be provided from Murrieta Hot Springs Road, Pourroy Road, and Browning Street.
2. A land use edge transition, as shown on Figure IV-13, *Residential at Biological Preserve*, shall serve as a buffer zone between the proposed biological preserve in Planning Area 15 and adjacent proposed residential uses to the south in Planning Area 17, and shall be developed in conjunction with development of Planning Area 17.
3. A roadway landscape treatment, as shown on Figure IV-8, *Pourroy Road Streetscene at Single Family Residential Slope Condition and Biological Preserve*, is planned along Pourroy Road.
4. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as a landscape buffer between the proposed biological preserve uses in Planning Area 15 and adjacent proposed residential uses in Planning Area 10 to the north.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

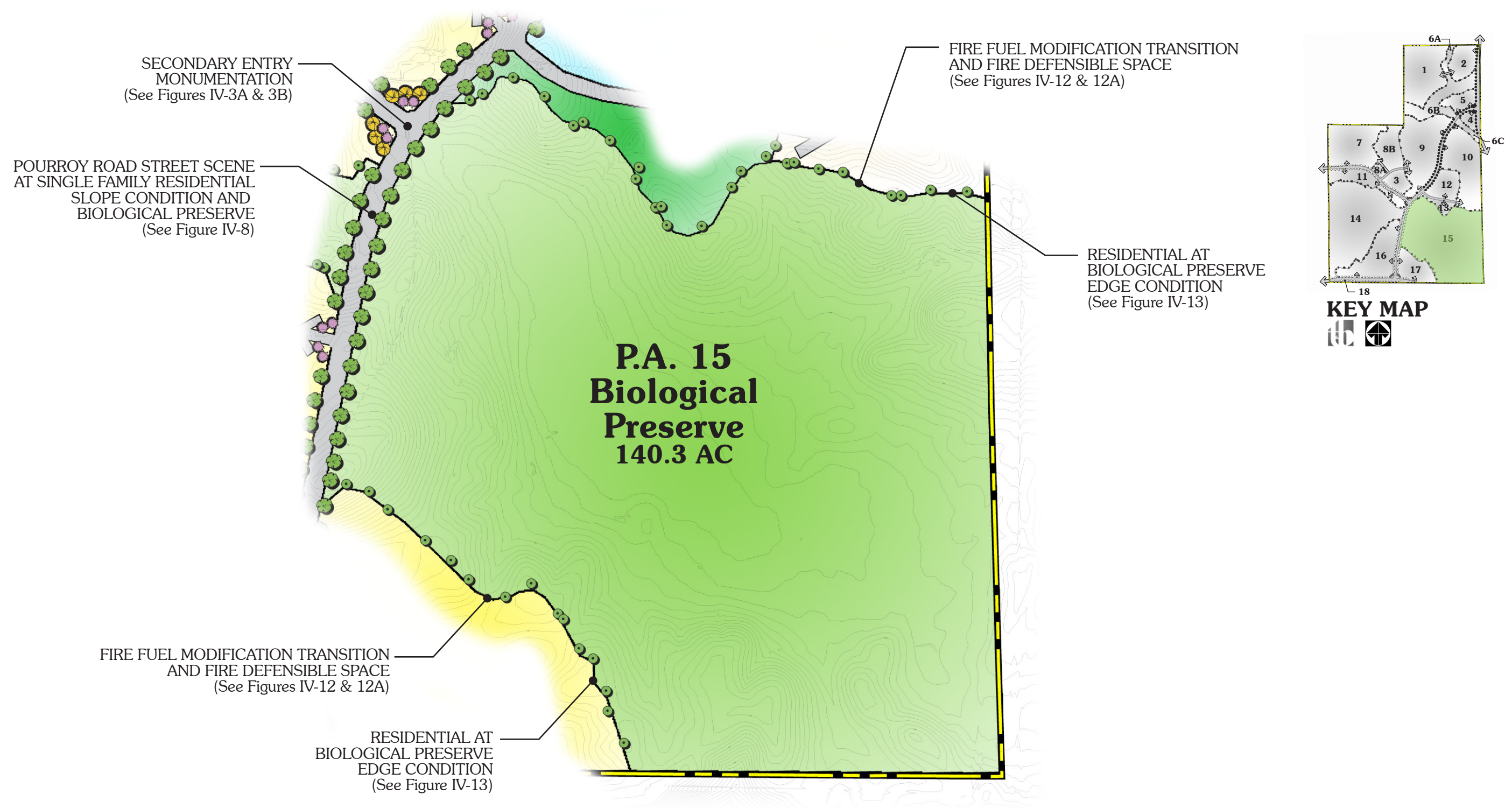
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

Figure III-25
PLANNING AREA 15



Rancho Bella Vista

18. Planning Area 16: Medium Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 16, as depicted in Figure III-26, *Planning Area 16*, provides for development of 46.8 acres devoted to Medium density residential uses. A maximum of 229 dwelling units is planned at a target density of 4.9 du/ac. Lot sizes will be a minimum 4,000 square feet (target density 2-5 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 1 on 4,000 (not more than 31 percent), 4,500 (not more than 30 percent), and 5,000 (not less than 39 percent) square foot minimum lots. A paved access road, leading from Promontory Parkway to the Eastern Municipal Water District (EMWD) water storage tank in Planning Area 14, crosses the northern portion of Planning Area 16. The access road is maintained by the EMWD.

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 16 shall be provided from Pourroy Road and Promontory Parkway.
2. A primary entry monumentation, as shown on Figure IV-2A, *Primary Entry Monumentation Plan*, and Figure IV-2B, *Primary Monumentation Elevation*, will be located at the intersection of Murrieta Hot Springs Road and Pourroy Road.
3. Neighborhood community entries, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, are planned at the intersections of Pourroy Road and the eastern entrances into Planning Area 16.
4. Roadway landscape treatments are planned along Promontory Parkway, Pourroy Road and Murrieta Hot Springs Road (Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School Land*, Figure IV-8, *Pourroy Road Streetscene at Single Family Residential Slope Condition and Biological Preserve*, and Figure IV-5, *Murrieta Hot Springs Road Streetscape at Single Family Residential*).
5. A fire fuel modification treatment, as shown on Figure IV-12, *Fire Fuel Modification Transition*, shall serve as a buffer zone between proposed residential uses in Planning Area 16 and the adjacent proposed biological preserve area to the west in Planning Area 14.
6. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
7. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

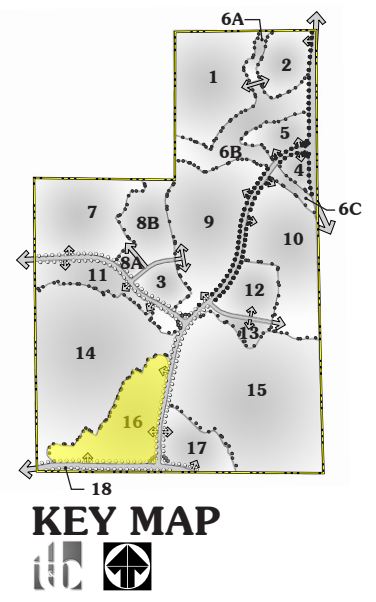
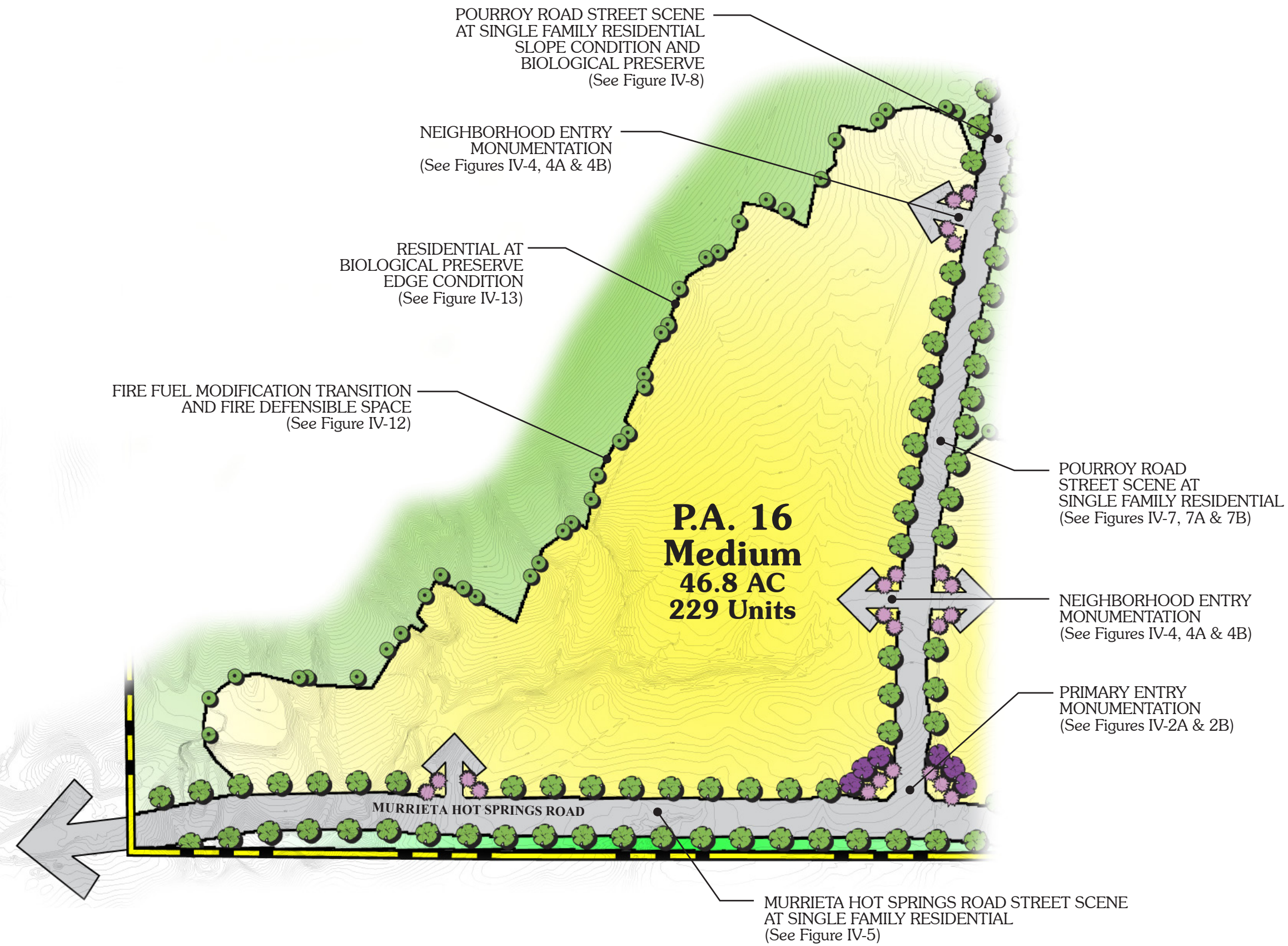
III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

Figure III-26
PLANNING AREA 16



Rancho Bella Vista

19. Planning Area 17: Medium Density Residential

a. **DESCRIPTIVE SUMMARY**

Planning Area 17, as depicted in Figure III-27, *Planning Area 17*, provides for development of 23.8 acres devoted to Medium High density residential uses. A maximum of 114 dwelling units is planned at a target density of 4.8 du/ac (density range 2-5).

b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. **PLANNING STANDARDS**

1. Primary access to Planning Area 17 shall be provided from Pourroy Road and Murrieta Hot Springs Road.
2. A primary entry monumentation, as shown on Figure IV-2A, *Primary Entry Monumentation Plan*, and Figure IV-2B, *Primary Monumentation Elevation*, will be located at the intersection of Murrieta Hot Springs Road and Pourroy Road.
3. A Neighborhood community entry, as shown on Figure IV-4, *Neighborhood Entry Monumentation Plan*, is planned at the intersection of Pourroy Road and the western entrance into Planning Area 17.
4. Roadway landscape treatments, as shown on Figure IV-7, *Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School*, and Figure IV-5, *Murrieta Hot Springs Road Streetscape at Single Family Residential* are planned along Pourroy Road and Murrieta Hot Springs Road, respectively.
5. A land use edge transition, as shown on Figure IV-13, *Residential at Biological Preserve Edge Condition*, shall serve as a buffer zone between proposed residential uses in Planning Area 17 and the adjacent proposed biological preserve to the north and east in Planning Area 15, and shall be developed in conjunction with development of Planning Area 17.
6. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
7. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

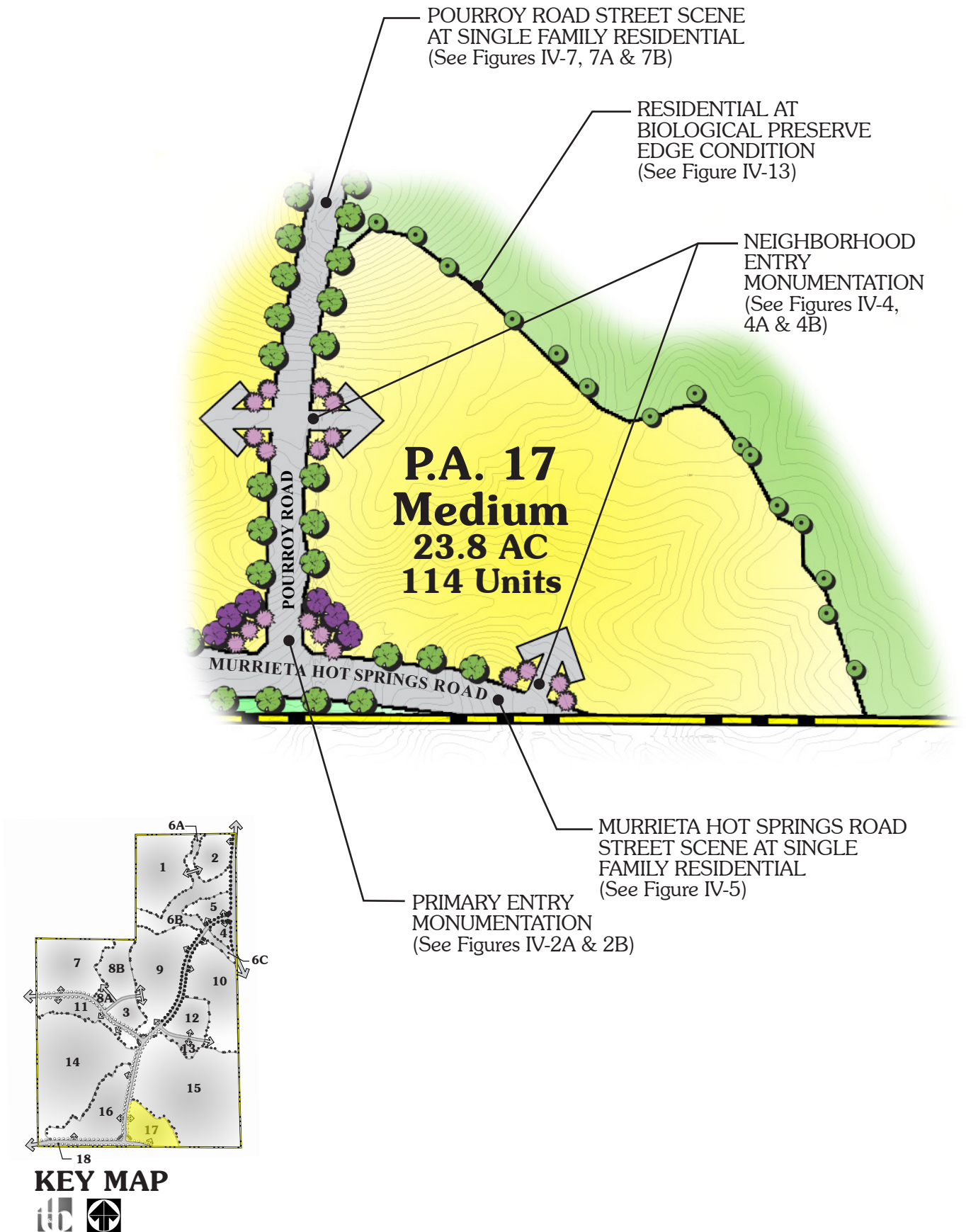
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites & Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



Rancho Bella Vista

Figure III-27
PLANNING AREA 17

20. Planning Area 18: Open Space

a. DESCRIPTIVE SUMMARY

Planning Area 18, as depicted in Figure III-28, *Planning Area 18*, provides for development of 2.4 acres to remain as Open Space. The open space shall be maintained by Valley-Wide Recreation and Park District or CSA 143.

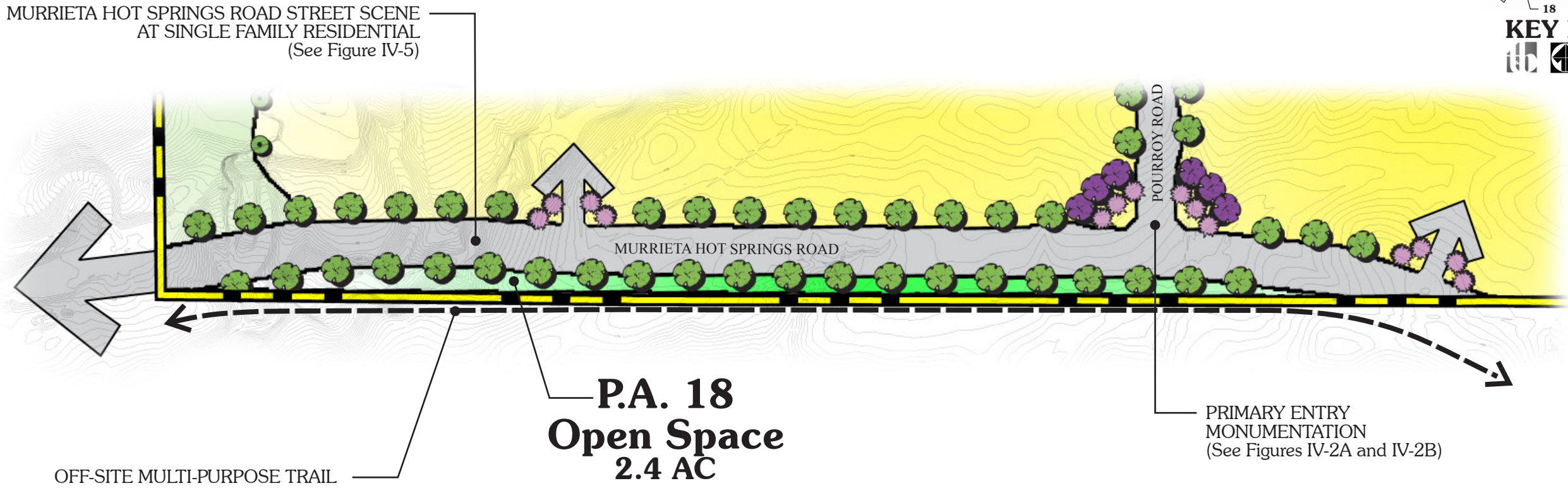
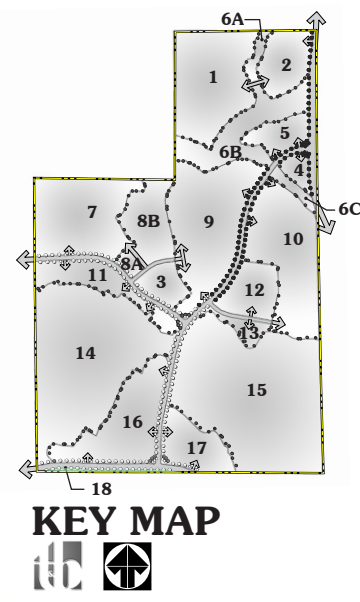
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to RANCHO BELLA VISTA Specific Plan Zoning Ordinance. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

1. Primary access to Planning Area 18 shall be provided from Murrieta Hot Springs Road.
2. A primary entry monumentation, as shown on Figure IV-2A, *Primary Entry Monumentation Plan*, and Figure IV-2B, *Primary Monumentation Elevation*, will be located at the intersection of Murrieta Hot Springs Road and Pourroy Road.
3. A Roadway landscape treatment, as shown on Figure IV-5, *Murrieta Hot Springs Road Streetscape at Single Family Residential*, is planned along Murrieta Hot Springs Road.
4. A primary multipurpose recreation trail shall be constructed, by others, south of Planning Area 18 and outside the project limits, as shown on Figure III-28, *Planning Area 18*. This trail shall be constructed according to the Riverside County General Plan Regional Recreational Trail standards and will be installed when Murrieta Hot Springs Road is constructed.
5. Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
6. Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites & Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	



Rancho Bella Vista

SECTION IV.

DESIGN GUIDELINES

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

These Design Guidelines are intended to establish standards for the quality of development and to provide an aesthetically cohesive environment for the RANCHO BELLA VISTA community.

More specifically, the objectives of the Design Guidelines are:

- ☐ To provide guidance to developers, builders, engineers, architects, landscape architects, and other professionals.
- ☐ To provide a framework for the preparation of Covenants, Conditions and Restrictions.
- ☐ To provide guidance in formulating precise development plans.
- ☐ Most importantly, to provide the County of Riverside with the necessary assurances that the RANCHO BELLA VISTA development will be developed in accordance with the quality and character proposed in this document.

The Community Elements portion consists of written summaries and graphic exhibits which address the design of specific and typical project areas which comprise the RANCHO BELLA VISTA community. Specifically addressed in the Community Elements section of the guidelines are landscape requirements for single family and parks land uses. Recreational elements and amenities are also described. In addition, primary and secondary community entries, as well as neighborhood entries are delineated to further explain the character of the community.

The Planting Guidelines present the following: plant palette; general information relative to seasonal planting and climate constraints and horticultural soils test requirements; and general requirements relative to planting and irrigation installation and landscape maintenance.

The Landscape Guidelines, Community Elements, and Planting Guidelines complement the architectural and site planning guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of identity.

In addition, these guidelines are intended to establish standards for the quality of development for the community landscape character. Some sections are generic. When a more in-depth marketing study has been completed, the final landscape design for the generic sections will respond to the market conditions existing at the time of construction. Landscape development refinement may include such features as: street and entry tree selection, entry monument design, community theme wall design, and the programming of alternative park activities.

B. INTRODUCTION

RANCHO BELLA VISTA is a 798-acre planned residential community which captures and enhances the unique character of the naturalistic rural setting in which RANCHO BELLA VISTA is located. RANCHO BELLA VISTA offers its residents a living environment in which a large portion of the site is devoted to natural open space, including a natural wetland preserve, biological preserves, hillsides dominated

by large rock outcroppings and public active and passive parks. RANCHO BELLA VISTA has been planned to focus internally, providing generous landscape streetscene setbacks (landscape development zones) linking the major and minor community streetscenes as serve a community and neighborhood edges. In addition, the expanded Landscape Development Zones (LDZ) help create a variety of visual experience and provide the primary pedestrian circulation. (See Figure IV-1, *Conceptual Landscape Plan*)

Goals of the landscape concept are to maximize the benefits of the distinguishing qualities of the site and preserve natural open space areas such as the Tualata Creek and its adjacent floodplain area, the large knoll open space towards the westerly side of the community, the wetland preserve, the biological preserve and developed open space (parks).

C. COMMUNITY ENTRY MONUMENTATION

Careful consideration has been given to the design of the RANCHO BELLA VISTA community entries. The design intent is two-fold: the creation of visual gateways into the project denoting that you have arrived; and to provide an aesthetically pleasing entry statement which highlights the rural character and distinctiveness of RANCHO BELLA VISTA. The hierarchy of entry monumentation has been planned composing of primary entry monuments, secondary entry monuments and neighborhood entries.

Each entry monument setting is site specific and is comprised of a blending of construction features, signage and landscaping which enhances the rural theme of RANCHO BELLA VISTA. Please refer to the *Conceptual Landscape Plan*, Figure IV-1, for specific entry monument locations.

1. Primary Entry Monumentation

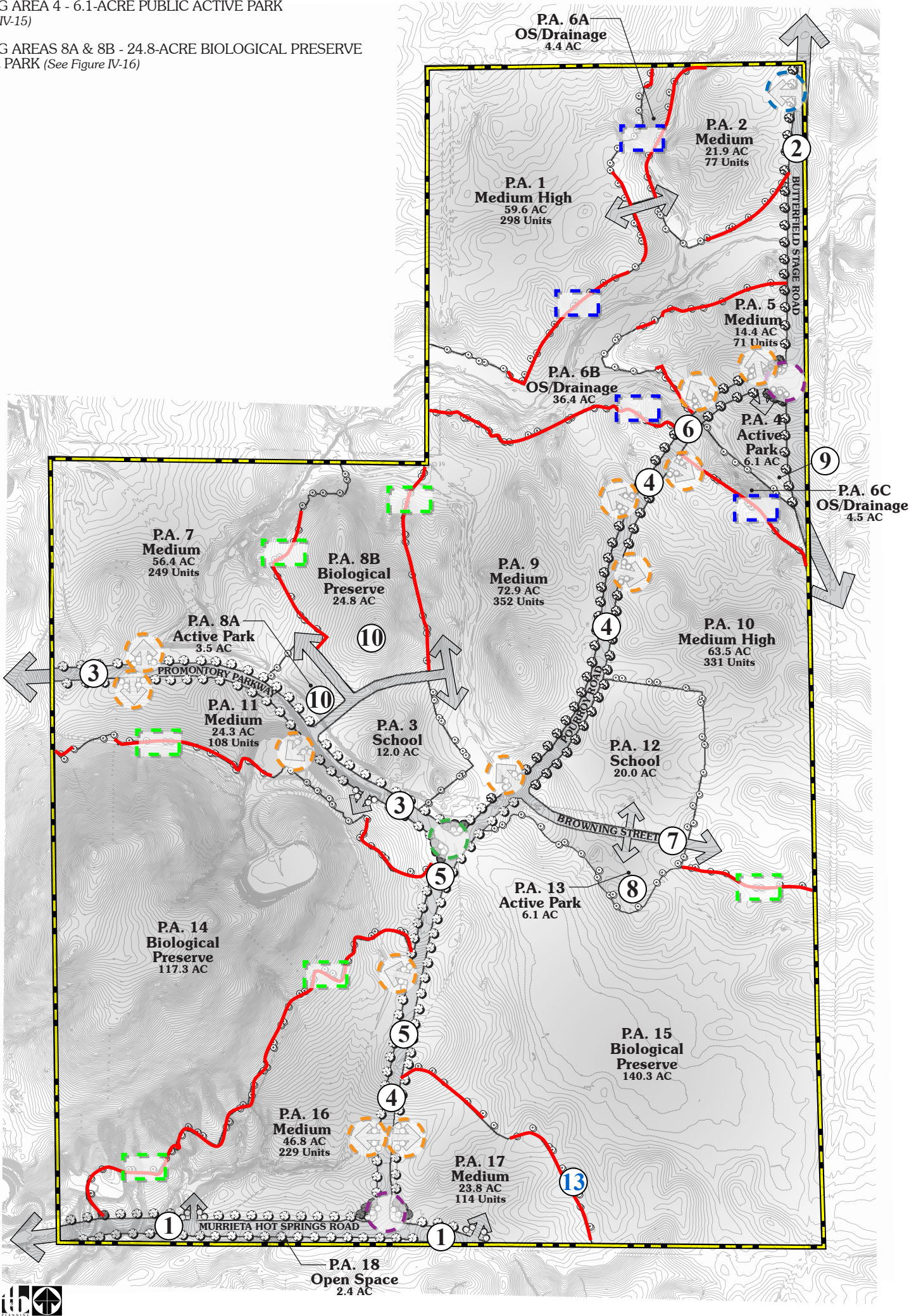
As you approach RANCHO BELLA VISTA via Murrieta Hot Springs Road, the rural landscape theme is established. The primary entry monumentations occur at two (2) locations. One (1) location at the intersection of Butterfield Stage Road and Pourroy Road and one (1) location at the intersection of Murrieta Hot Springs Road and Pourroy Road establishes the character for all the community monumentation treatment, and emulates RANCHO BELLA VISTA's unique rural landscape theme and provides a strong landmark which reinforces the distinctiveness of the community. (See Figure IV-2A, *Primary Entry Monumentation Plan*, Figure IV-2B, *Primary Entry Monumentation Elevation*, Figure IV-2C, *Primary Entry Monumentation Plan – Butterfield Stage Road at Pourroy Road*, and Figure IV-2D, *Primary Entry Monumentation Elevation – Butterfield Stage Road at Pourroy Road*.) The Primary Entry Monumentation consists of the following:

- ☐ Stucco finish community entry monumentation wall with project identification graphics.
- ☐ Formal planting of large dome evergreen accent trees.
- ☐ Backdrop of vertical evergreen grove trees.
- ☐ Turf entry threshold introducing the community streetscene.
- ☐ Accent shrubs intermixed with the foreground threshold to create varying shrub masses of interesting textures and colors.
- ☐ Annual color as a foreground to the shrub massing.

LEGEND

- ① MURRIETA HOT SPRINGS ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL (See Figure IV-5)
- ② BUTTERFIELD STAGE ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL (See Figures IV-6, 6A & 6B)
- ③ PROMONTORY PARKWAY AND POURROY ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL (See Figure IV-7)
- ④ POURROY ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL (See Figures IV-7, 7A & 7B)
- ⑤ POURROY ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL SLOPE CONDITION (See Figure IV-8)
- ⑥ POURROY ROAD STREET SCENE AT DRAINAGE CORRIDOR CROSSING (See Figure IV-9)
- ⑦ BROWNING STREET STREET SCENE AT SCHOOL AND PARK (See Figure IV-10)
- ⑧ PLANNING AREA 13 - 6.1-ACRE PUBLIC ACTIVE PARK (See Figure IV-14)
- ⑨ PLANNING AREA 4 - 6.1-ACRE PUBLIC ACTIVE PARK (See Figure IV-15)
- ⑩ PLANNING AREAS 8A & 8B - 24.8-ACRE BIOLOGICAL PRESERVE & ACTIVE PARK (See Figure IV-16)

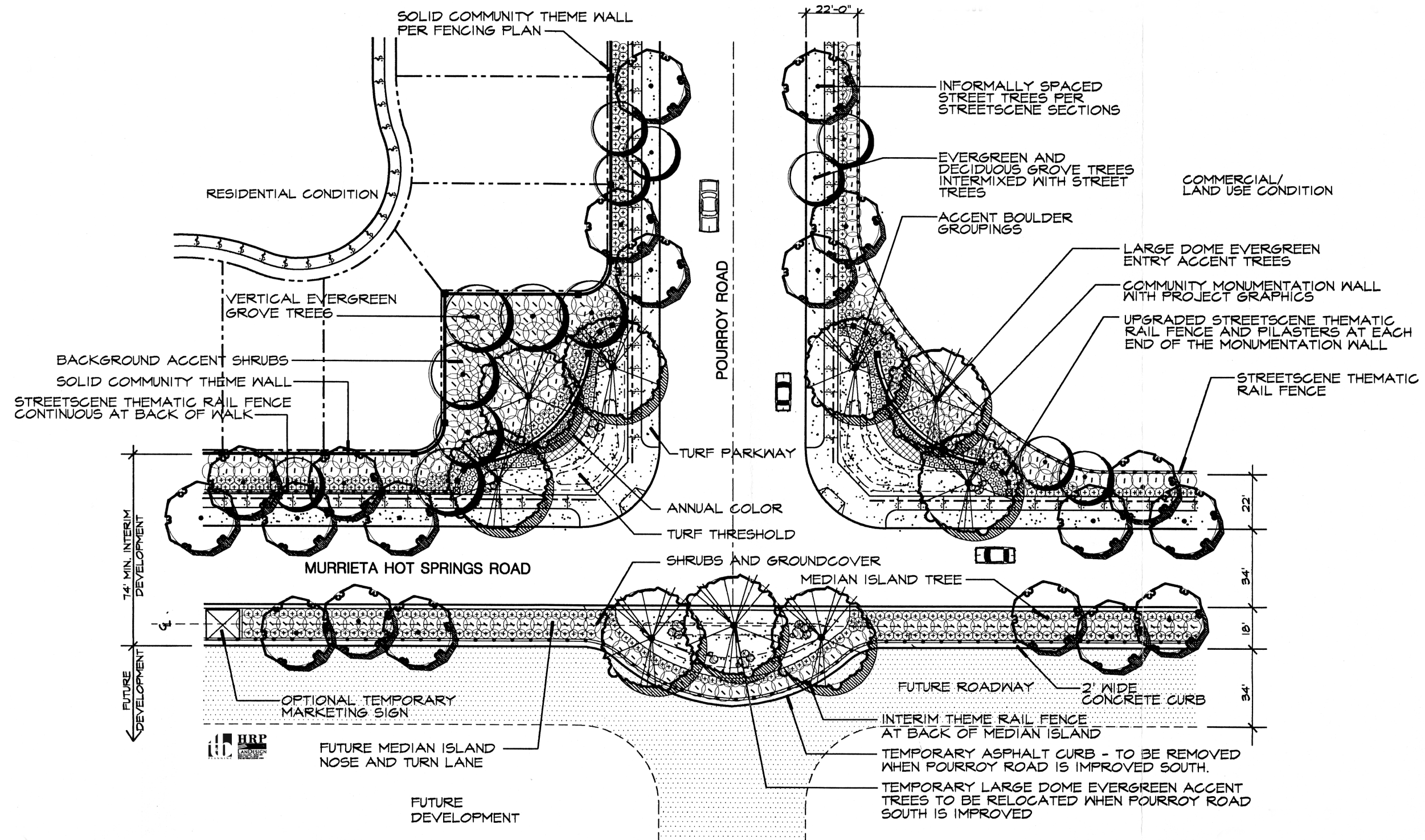
- PRIMARY ENTRY MONUMENTATION (See Figures IV-2A - 2D)
- SECONDARY ENTRY MONUMENTATION (See Figures IV-3A & 3B)
- SECONDARY ENTRY MONUMENTATION (See Figures IV-3A.1 & 3B.1)
- NEIGHBORHOOD ENTRY MONUMENTATION (See Figures IV-4, 4A & 4B)
- FIRE FUEL MODIFICATION TRANSITION AND FIRE DEFENSIBLE SPACE (See Figures IV-12 & 12A)
- TYPICAL OPEN SPACE/DRAINAGE CORRIDOR EDGE CONDITION (See Figures IV-11 & 11A)
- RESIDENTIAL AT BIOLOGICAL PRESERVE EDGE CONDITION (See Figure IV-13)



Rancho Bella Vista

Figure IV-1
CONCEPTUAL LANDSCAPE PLAN

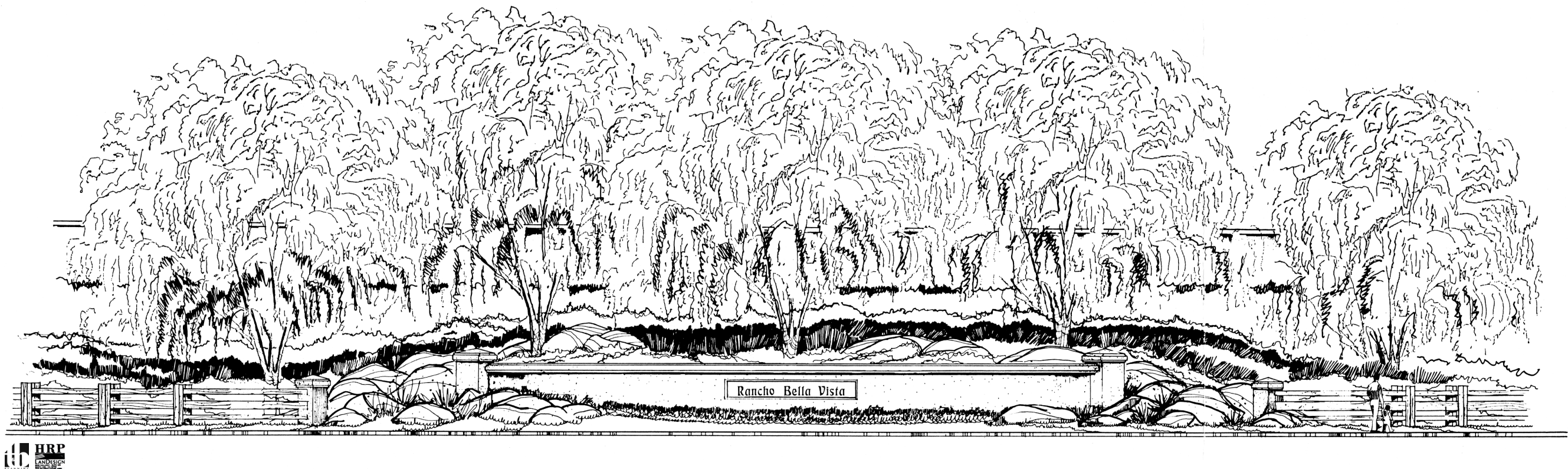
PRIMARY ENTRY MONUMENTATION - PLAN VIEW



Rancho Bella Vista

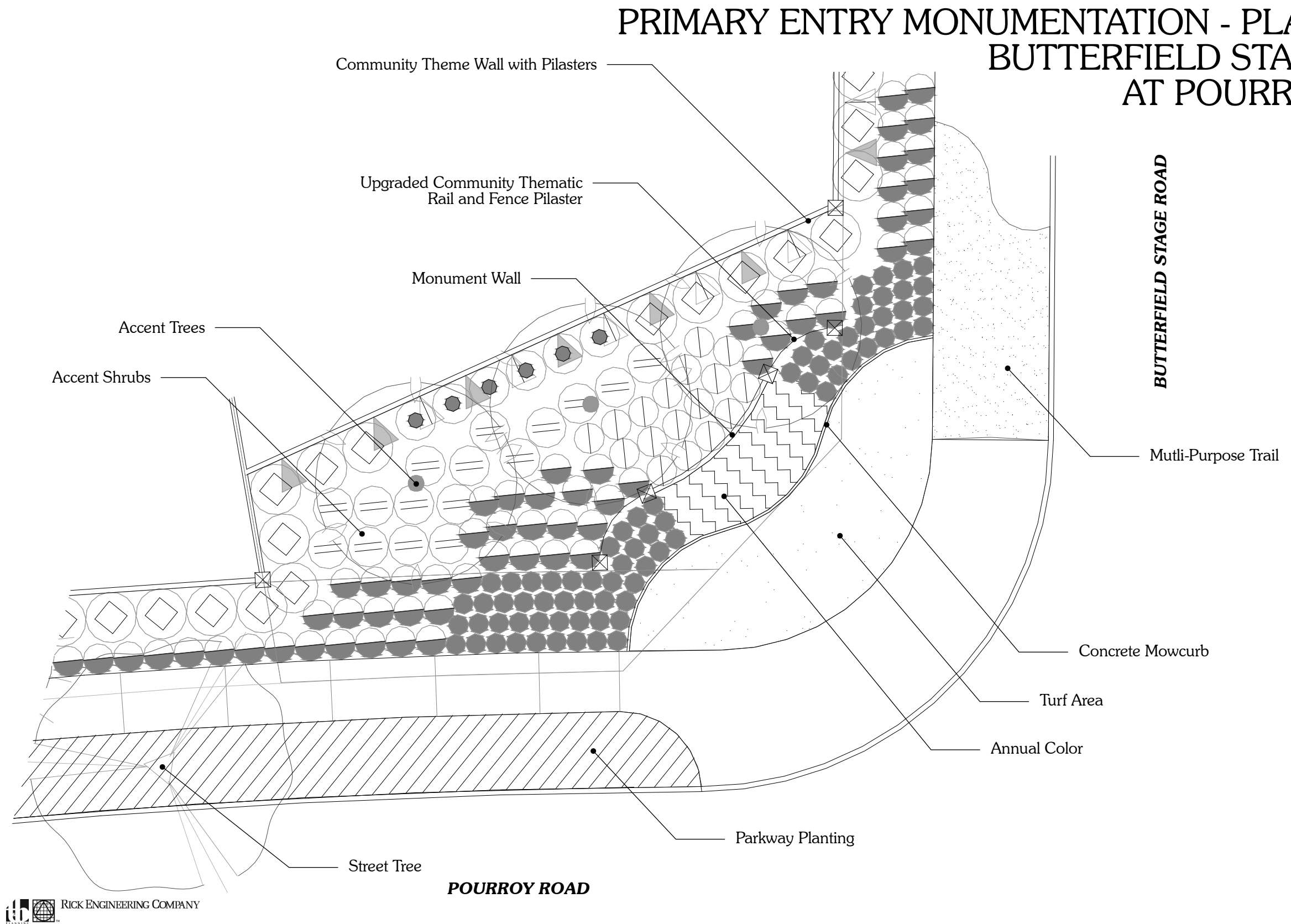
Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

PRIMARY ENTRY
MONUMENTATION - ELEVATION VIEW



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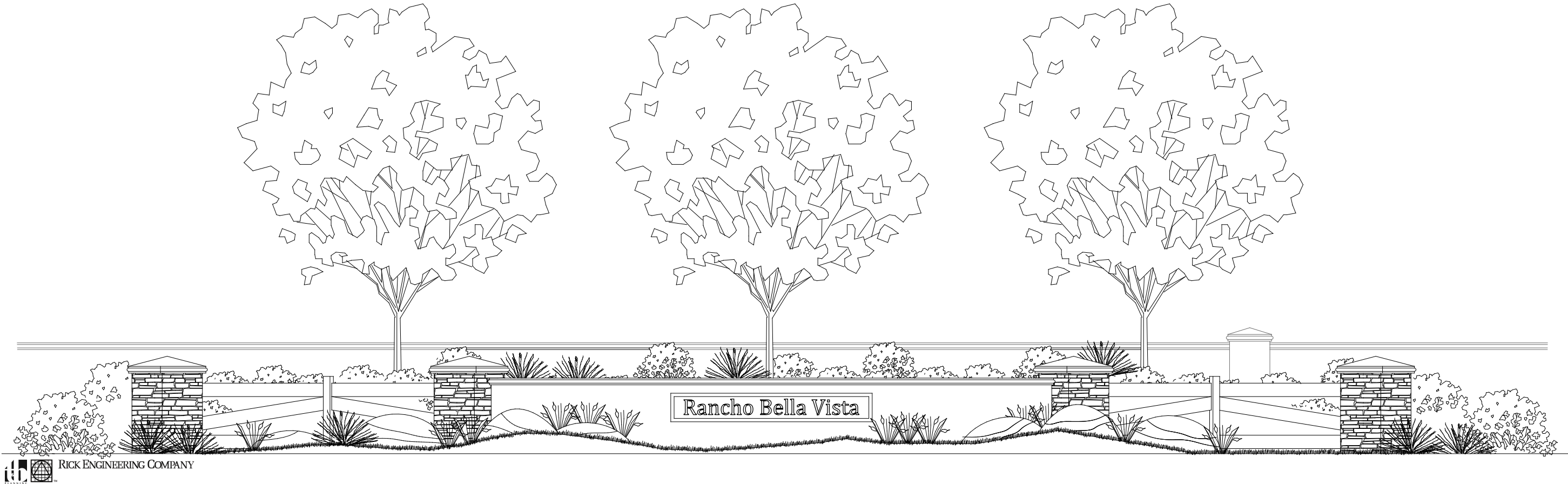
Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880



Rancho Bella Vista

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

PRIMARY ENTRY MONUMENTATION - ELEVATION VIEW -
BUTTERFIELD STAGE ROAD
AT POURROY ROAD



Rancho Bella Vista

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

- ☐ Landscape boulder groupings.
- ☐ Stucco pilasters with up-graded community theme rail fence introducing the monumentation wall.
- ☐ Interim median island development with large dome evergreen accent trees emulating those used at the primary entry monument.
- ☐ Median island development with interim theme rail fencing at back edge of median.
- ☐ Optional temporary marketing sign.
- ☐ Optional temporary median island landscaping (to be removed when Pourroy Road extends south).

2. Secondary Entry Monumentation

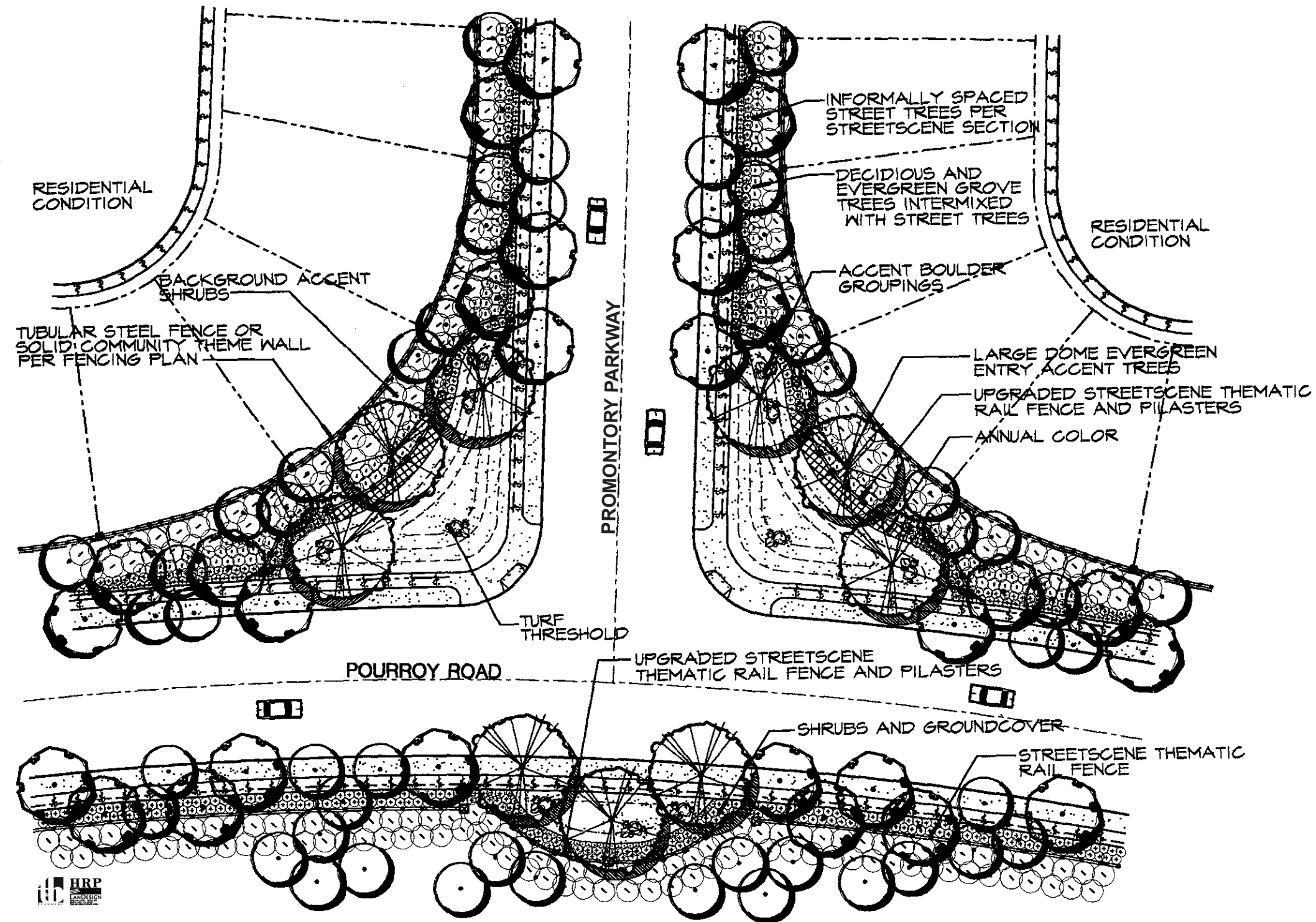
A Secondary Entry Monumentation opportunity occurs at the intersection of Promontory Parkway and Pourroy Road. The intersection shares the entry monumentation rural theme and provide a strong landmark which reinforces the distinctiveness of the community. (See Figure IV-3A, *Secondary Entry Monumentation Plan*, Figure IV-3A.1, *Secondary Entry Monumentation Plan*, Figure IV-3B, *Secondary Entry Monumentation Elevation*, and Figure IV-3B.1, *Secondary Entry Monumentation Elevation*.) The secondary entry monumentation repeat the plant palette and thematic materials of those used at the Primary Entry Monumentation and feature the following:

- ☐ Stucco pilasters with up-graded community theme rail fence matching the up-graded rail fence used at the Primary Entry Monumentation.
- ☐ Large dome evergreen accent trees matching those used at the Primary Entry Monumentation.
- ☐ Accent shrubs matching those used at the Primary Entry Monumentation.
- ☐ Turf entry threshold.
- ☐ Annual color as a foreground to the shrub massing.
- ☐ Landscape boulder groupings.

3. Neighborhood Entry Monumentation

Neighborhood Entries occur where neighborhood streets bisect Pourroy Road and Promontory Parkway (See Figure IV-4, *Neighborhood Entry Monumentation Plan*, Figure IV-4A, *Neighborhood Entry Monumentation Plan*, and Figure IV-4B, *Neighborhood Entry Monumentation Elevation*). The neighborhood entries convey the overall project identity by repetition of primary and secondary monumentation plant material. Neighborhood entries occur at two (2) conditions: sideyard and rearyards, and are described as follows:

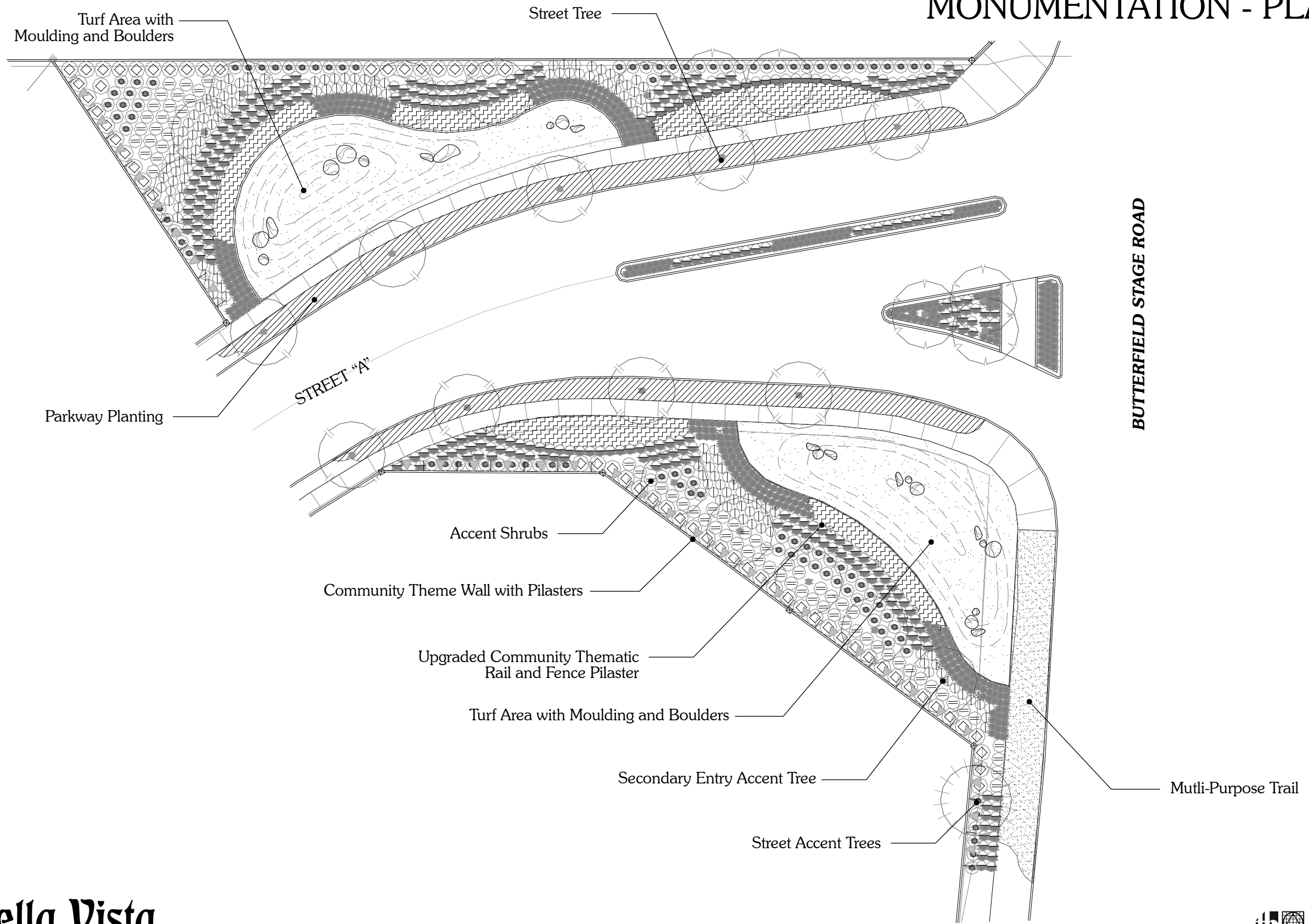
SECONDARY ENTRY
MONUMENTATION - PLAN VIEW



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SECONDARY ENTRY MONUMENTATION - PLAN VIEW



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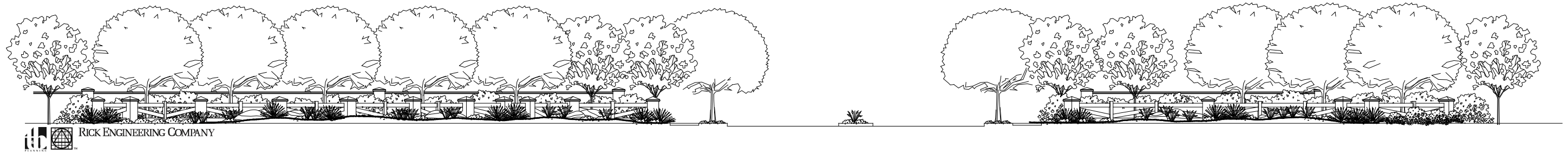
SECONDARY ENTRY
MONUMENTATION - ELEVATION VIEW



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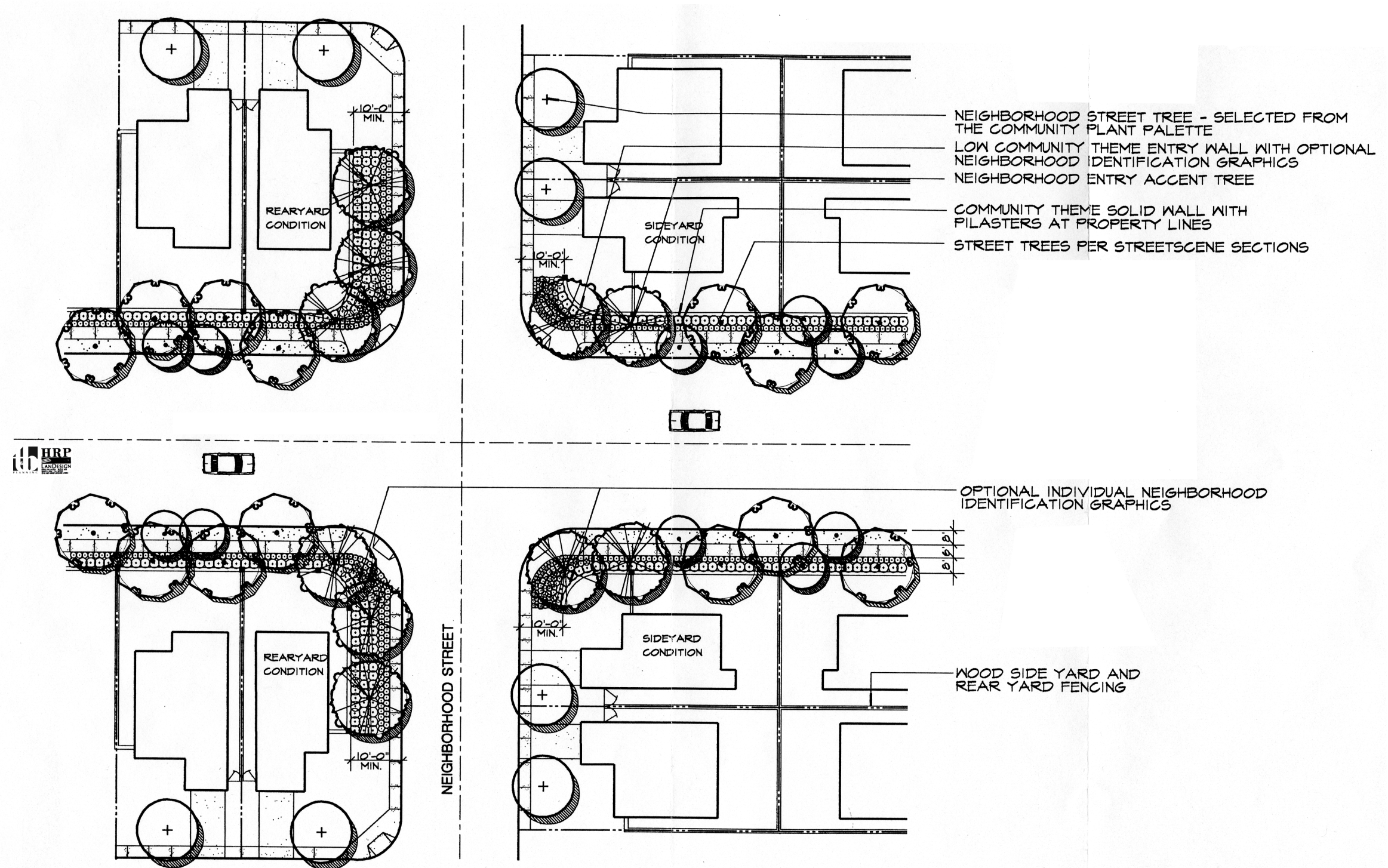
SECONDARY ENTRY MONUMENTATION - ELEVATION VIEW



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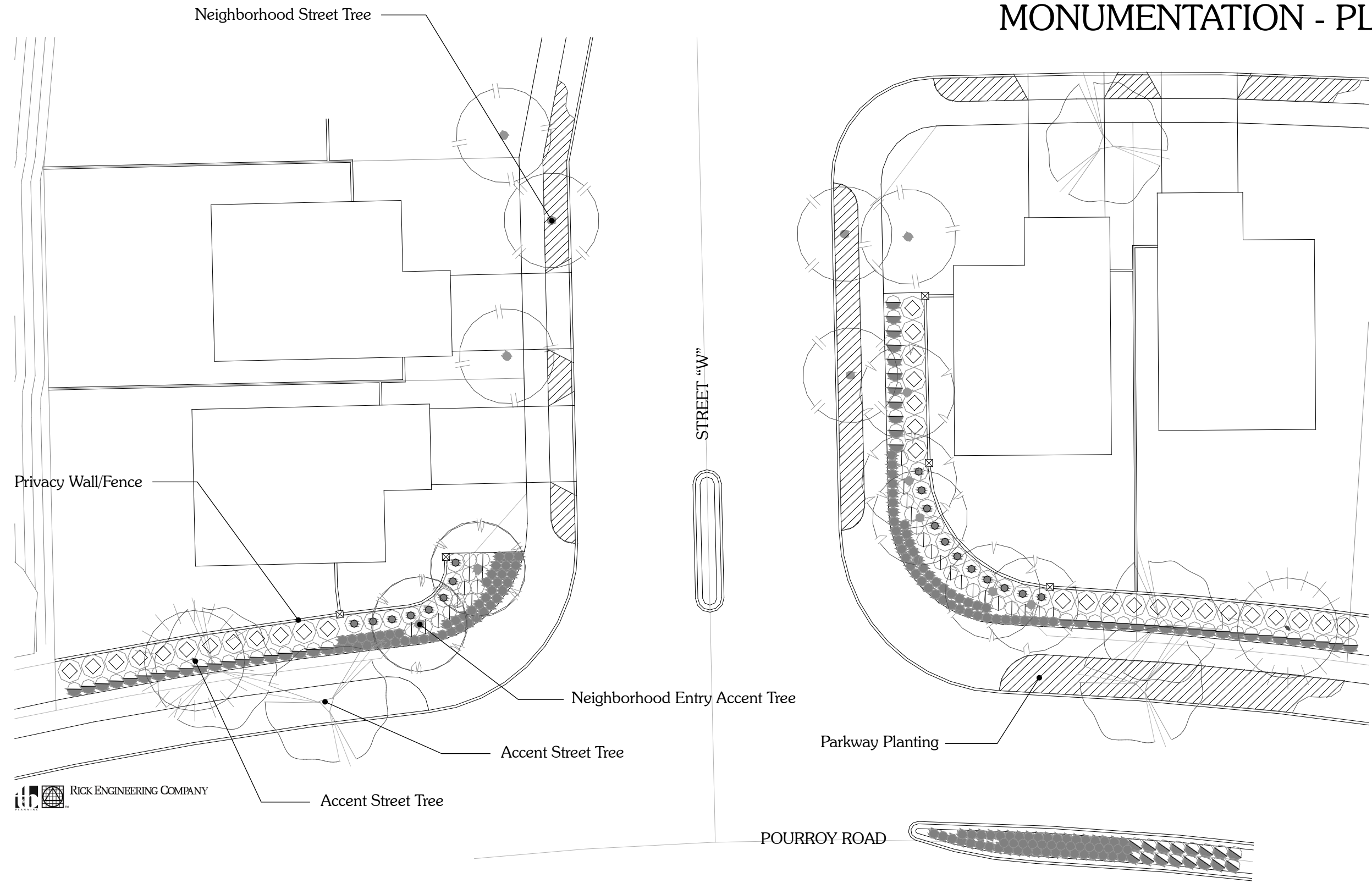
NEIGHBORHOOD ENTRY MONUMENTATION - PLAN VIEW



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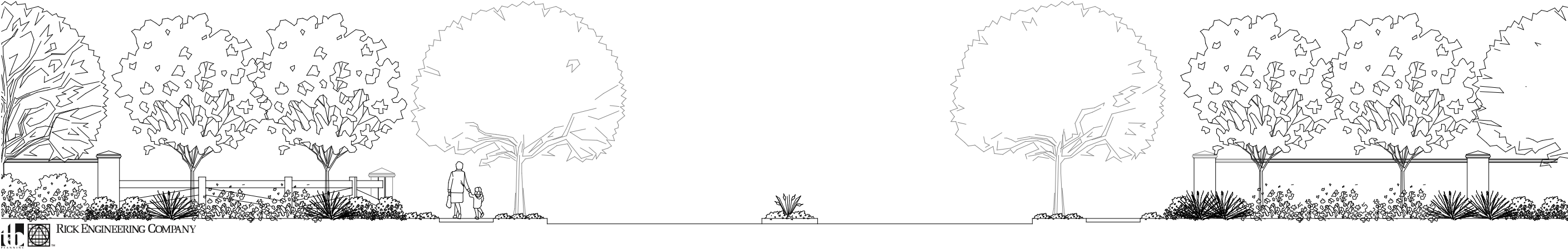
NEIGHBORHOOD ENTRY
MONUMENTATION - PLAN VIEW



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NEIGHBORHOOD ENTRY
MONUMENTATION - ELEVATION VIEW



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b. NEIGHBORHOOD ENTRY - SIDEYARD CONDITION

- ☐ Special neighborhood accent trees.
- ☐ Accent planting of flowering shrubs and groundcover matching those used at the primary and secondary entry monumentations.
- ☐ Ten foot (10') minimum Landscape Development Zone (LDZ) from streetscene curb to neighborhood theme wall.
- ☐ Optional individual neighborhood identification graphics consistent with the overall community thematic identity.
- ☐ Low curvilinear community theme sign wall with flowering groundcover and accent shrubs.

c. NEIGHBORHOOD ENTRY – REAR YARD CONDITION

- ☐ Uniform curvilinear community theme wall.
- ☐ Optional individual neighborhood identification graphics consistent with the overall thematic identity.
- ☐ Special neighborhood accent trees.
- ☐ Ten foot (10') minimum Landscape Development Zone (LDZ) from streetscene curb to neighborhood theme wall.
- ☐ Accent planting of flowering shrubs and groundcover, matching those used at the primary and secondary entry monumentations.

D. COMMUNITY STREETSCENE DEVELOPMENTS

The community streetscene guidelines establish a hierarchy of community streetscene landscape development as well as establishing a framework for consistency of design. The major community streetscenes consist of an Arterial Highway (Murrieta Hot Springs Road and Butterfield Stage Road), a Secondary Highway (Pourroy Road and Promontory Parkway), Collector Streets (Browning Street), and local streets.

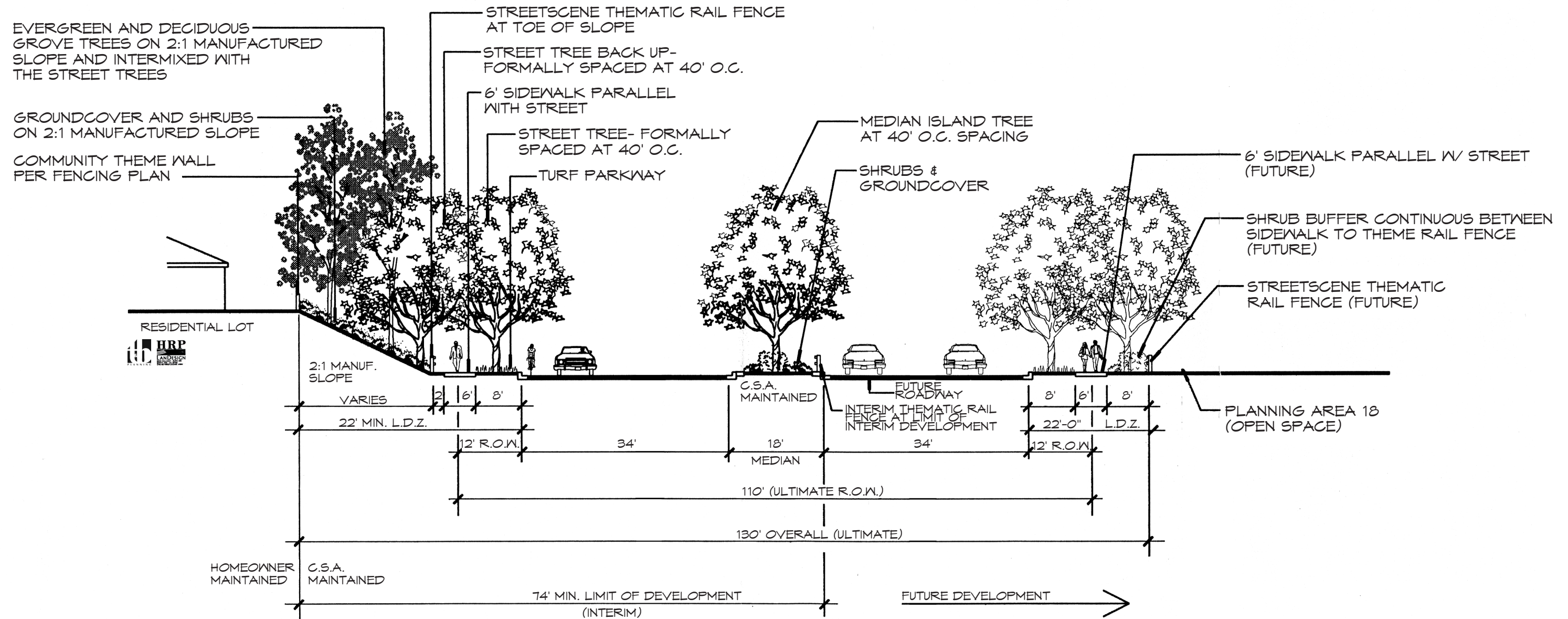
1. Murrieta Hot Springs Road Streetscene at Single Family Residential

Murrieta Hot Springs Road provides one of the primary community project entries and is developed with a strong sense of community identity and serves as the first introduction to RANCHO BELLA VISTA. The Murrieta Hot Springs Road streetscene has been designed to accommodate both the interim and the future ultimate (arterial) condition.

Murrieta Hot Springs Road Streetscene at Single Family Residential (Figure IV-5, *Murrieta Hot Springs Road Streetscene at Single Family Residential*):

- ☐ The interim street tree planting concept for Murrieta Hot Springs Road features two (2) rows of uniformly spaced street trees at forty foot (40') on center spacing with informally

MURRIETA HOT SPRINGS ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL



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spaced evergreen and deciduous grove trees intermixed with the street trees. In the interim condition, permanent street trees will be planted only on the north side of the street and within the median island, which is the current edge of the interim streetscene development. When Murrieta Hot Springs Road is widened to its ultimate width, the street trees and streetscene landscape development on the south side of the street will be installed, completing the ultimate streetscene development.

- ❑ The interim and ultimate ground plane landscape development zone treatment on the north side of the street consists of an eight foot (8') wide turf parkway containing the front row of uniformly spaced street trees centered in the parkway. Beyond the streetscene parkway is a six foot (6') wide sidewalk which runs parallel with the street.
- ❑ A continuous 2:1 variable width manufactured slope and streetscene thematic rail fence at the toe of slope are planned between the residential lots and the streetscene Landscape Development Zone. As shown in Figure IV-5, the toe of the 2:1 manufactured slope is two feet (2') behind back of sidewalk. Including the 2:1 manufactured slope, the streetscene Landscape Development Zone, the area between the streetscene curb and the solid community theme wall at top of slope, shall be no less than twenty-two feet (22') wide. In addition to the second row of street trees, the 2:1 manufactured slope shall be planted with informally spaced evergreen and deciduous grove trees intermixed with the street trees, with ground plane being planted with accent shrubs and groundcovers.
- ❑ In the interim condition, the Murrieta Hot Springs Road median island will be developed to its ultimate width. The permanent shrub and groundcover planting as well as the median island trees will be planted, completing the median island Landscape Development Zone. A temporary streetscene thematic rail fence which runs continuous along the back edge of the median island and an optional temporary marketing signage is also programmed to further introduce the Community Primary Entry Monumentation and to complete the Murrieta Hot Springs Road interim streetscene development. Optional temporary median island landscape improvements (see Figure IV-2A, *Primary Entry Monumentation Plan*, and IV-2B, *Primary Entry Monumentation Elevation*,) are planned at the intersection of Murrieta Hot Springs Road and Pourroy Road. When Pourroy Road continuation to the south is planned, the temporary median island improvements will be removed and the ultimate median island improvement constructed. In summary, the Murrieta Hot Springs Road streetscene Landscape Development Zone consists of the following:
 - Two (2) rows of uniformly spaced street trees at forty foot (40') on center spacing.
 - Evergreen grove trees planted on the 2:1 manufactured slope and intermixed with the street trees.
 - Continuous 2:1 manufactured slope (vertical lot separation) planted with accent shrubs and groundcover at residential land uses.
 - Streetscene thematic rail fence at toe of slope at residential land uses.
 - Solid community theme wall at top of 2:1 manufactured slope at residential land uses.
 - Six foot (6') wide sidewalk parallel with the street.
 - Eight foot (8') wide turf parkway.

- Community entry monumentation.
- Median island development.

The Murrieta Hot Springs Road Landscape Development Zone and median island development shall be maintained by the CSA or the Homeowners Association.

2. Butterfield Stage Road Streetscene at Single Family Residential or Open Space/Drainage

Butterfield Stage Road provides a second primary community project entry and is designed to enhance the strong sense of community identity provided by Murrieta Hot Springs Road. The Butterfield Stage Road streetscene has been designed to accommodate both the interim and the future ultimate (modified arterial) condition.

Butterfield Stage Road Streetscene at Single Family Residential (Figure IV-6, *Butterfield Stage Road Streetscene at Single Family Residential or Open Space/Drainage*, Figure IV-6A, *Butterfield Stage Road Street Scene at Residential Land Use Level Condition*, and Figure IV-6B, *Butterfield Stage Road Streetscape Adjacent to Planning Area 2*):

The Butterfield Stage Road streetscene Landscape Development Zone consists of the following:

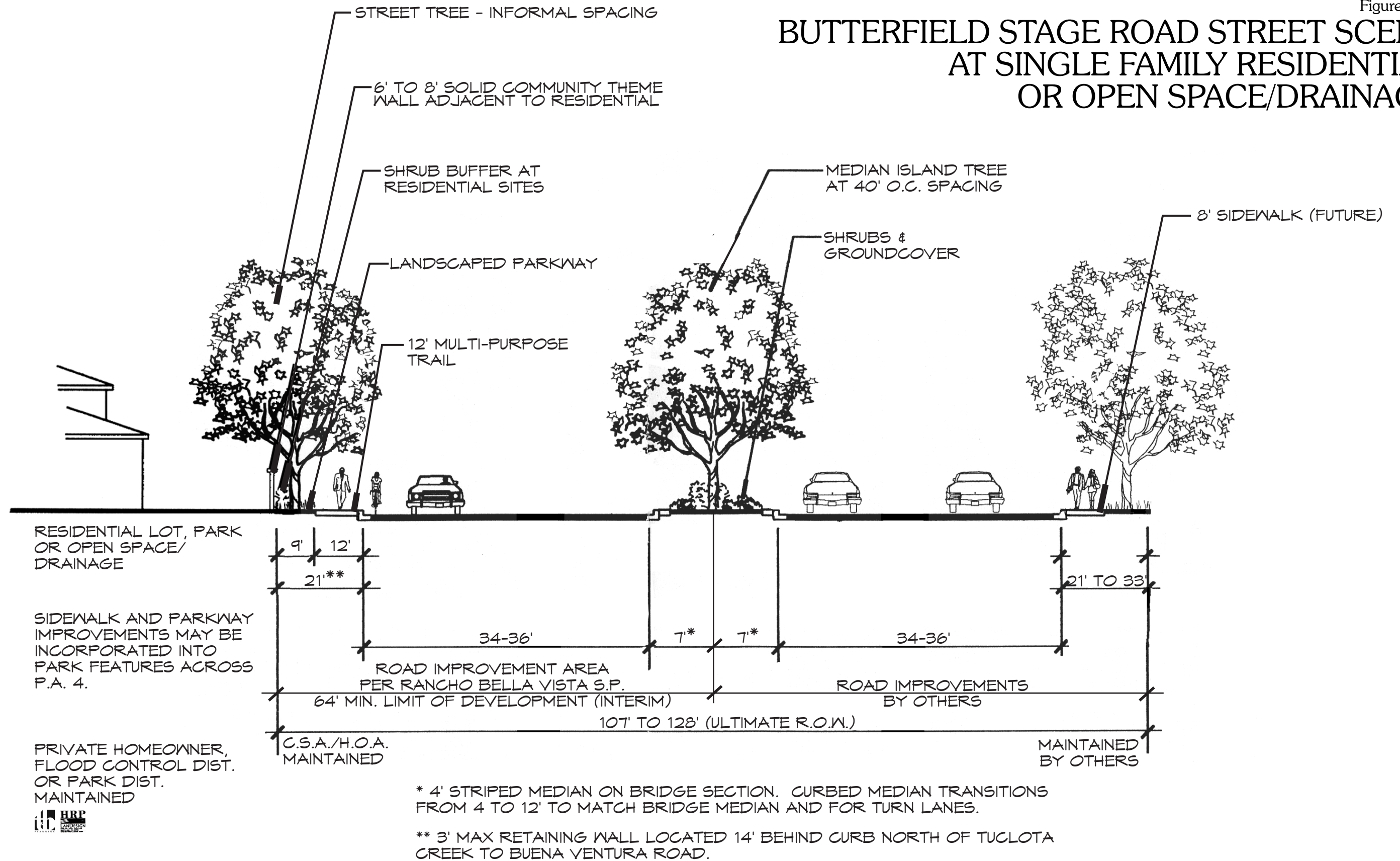
- Single row of uniformly spaced street trees at forty foot (40') on center spacing.
- Streetscene thematic rail fence at toe of slope at residential land uses.
- Five foot (5') wide meandering sidewalk.
- Meandering turf, alternating sidewalk, within 21' parkway.
- Community entry monumentation.
- Median island development.
- Butterfield Stage Road parkway across the PA 4 active park frontage shall be incorporated into the PA 4 active park design.

The Butterfield Stage Road Landscape Development Zone and median island development shall be maintained by the CSA or the Homeowners Association.

3. Promontory Parkway and Pourroy Road Streetscape at Single Family Residential or School

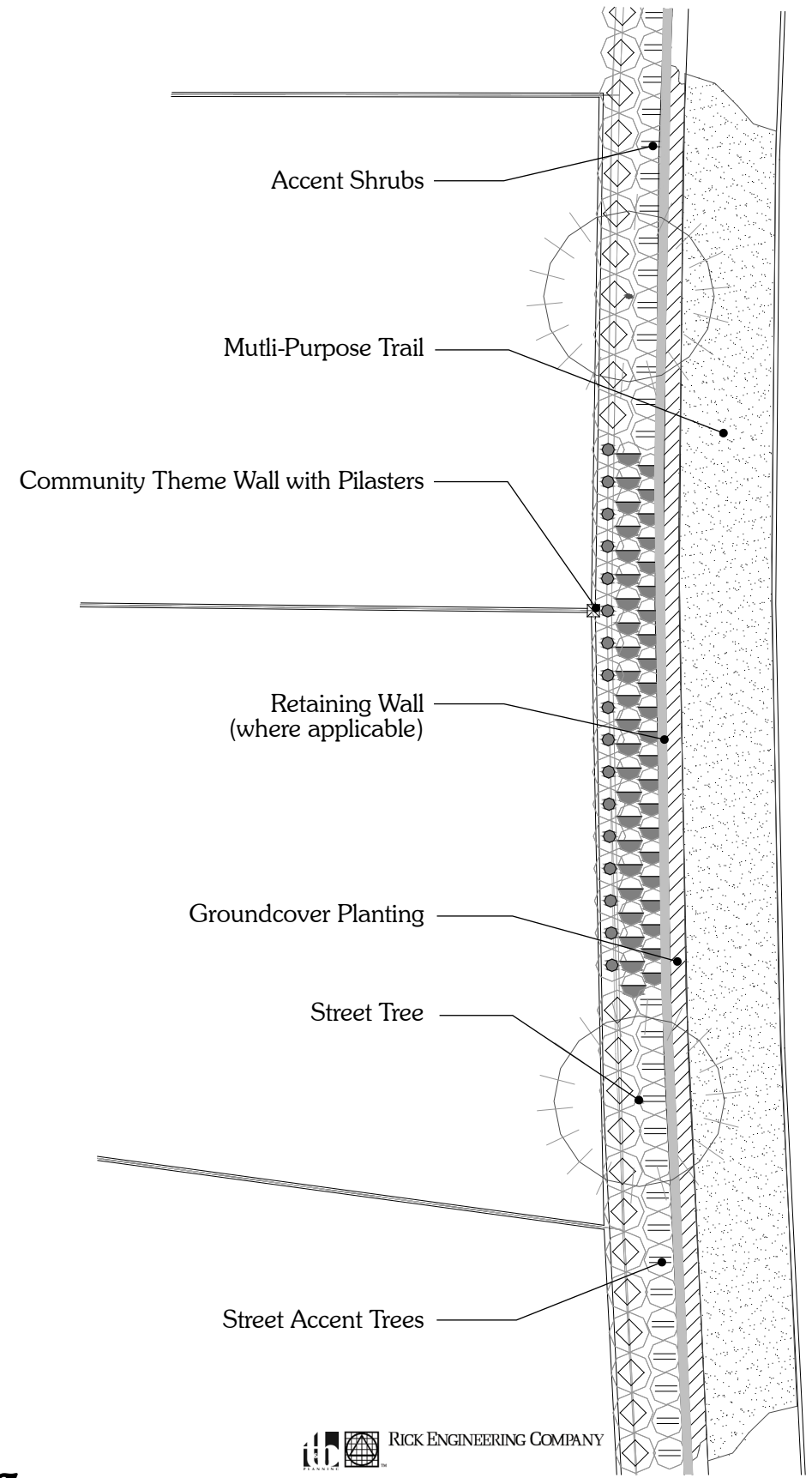
The street tree planting concept for Promontory Parkway and Pourroy Road when single family residential rear yards are adjacent to the streetscene at level conditions, consist of two (2) rows for informally spaced street trees at an average of forty foot (40') on center spacing. In addition to the two (2) rows of street trees, vertical evergreen and deciduous grove trees are randomly spaced between the street trees. (See Figure IV-7, *Promontory Parkway and Pourroy Road Streetscene at Single Family Residential or School*, Figure IV-7A, *Pourroy Road Streetscene at Residential Land Use Level Condition*, and Figure IV-7B, *Pourroy Road Streetscape at Residential Land Use Level*

BUTTERFIELD STAGE ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL OR OPEN SPACE/DRAINAGE



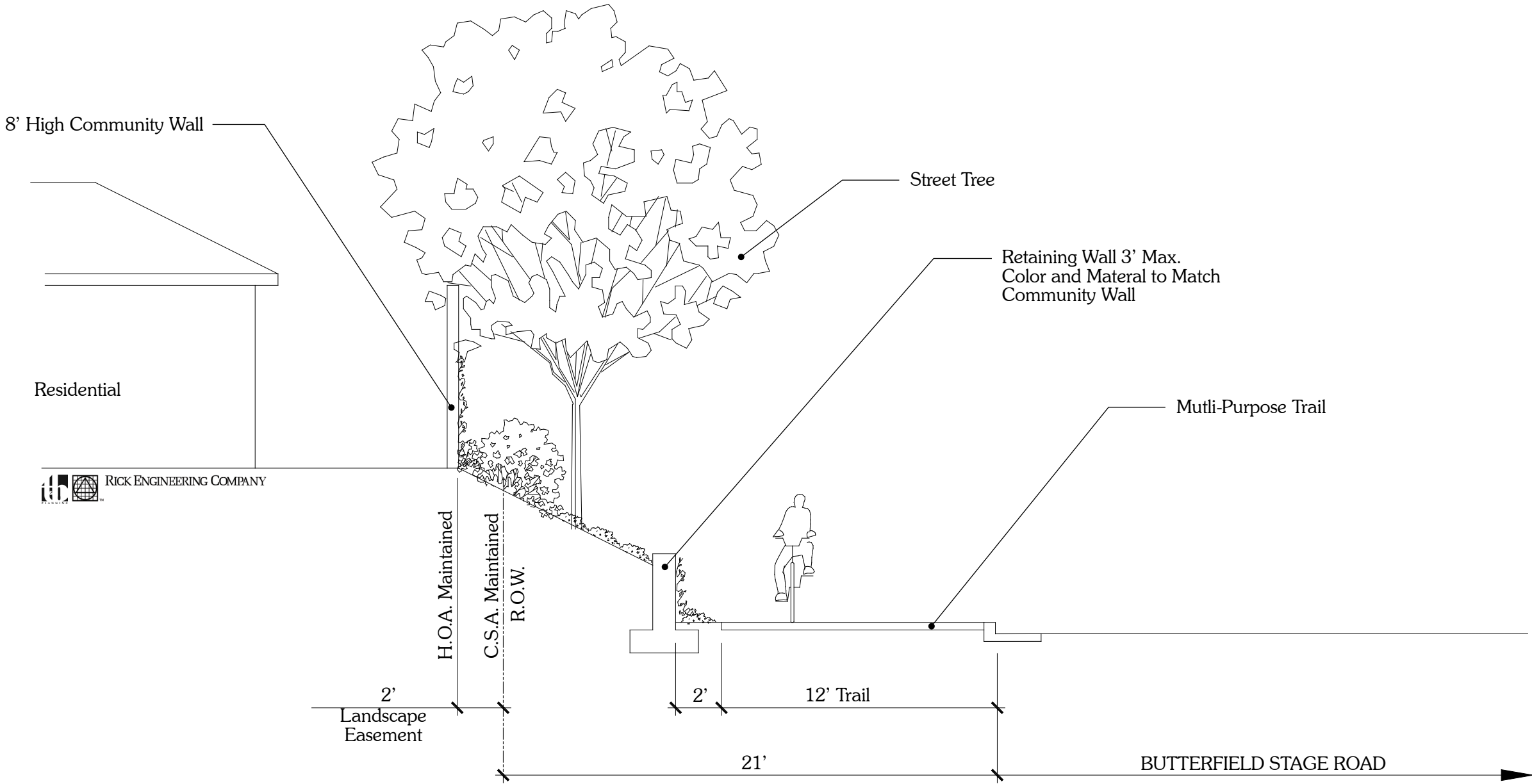
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BUTTERFIELD STAGE ROAD STREET SCENE AT RESIDENTIAL LAND USE LEVEL CONDITION



BUTTERFIELD STAGE ROAD

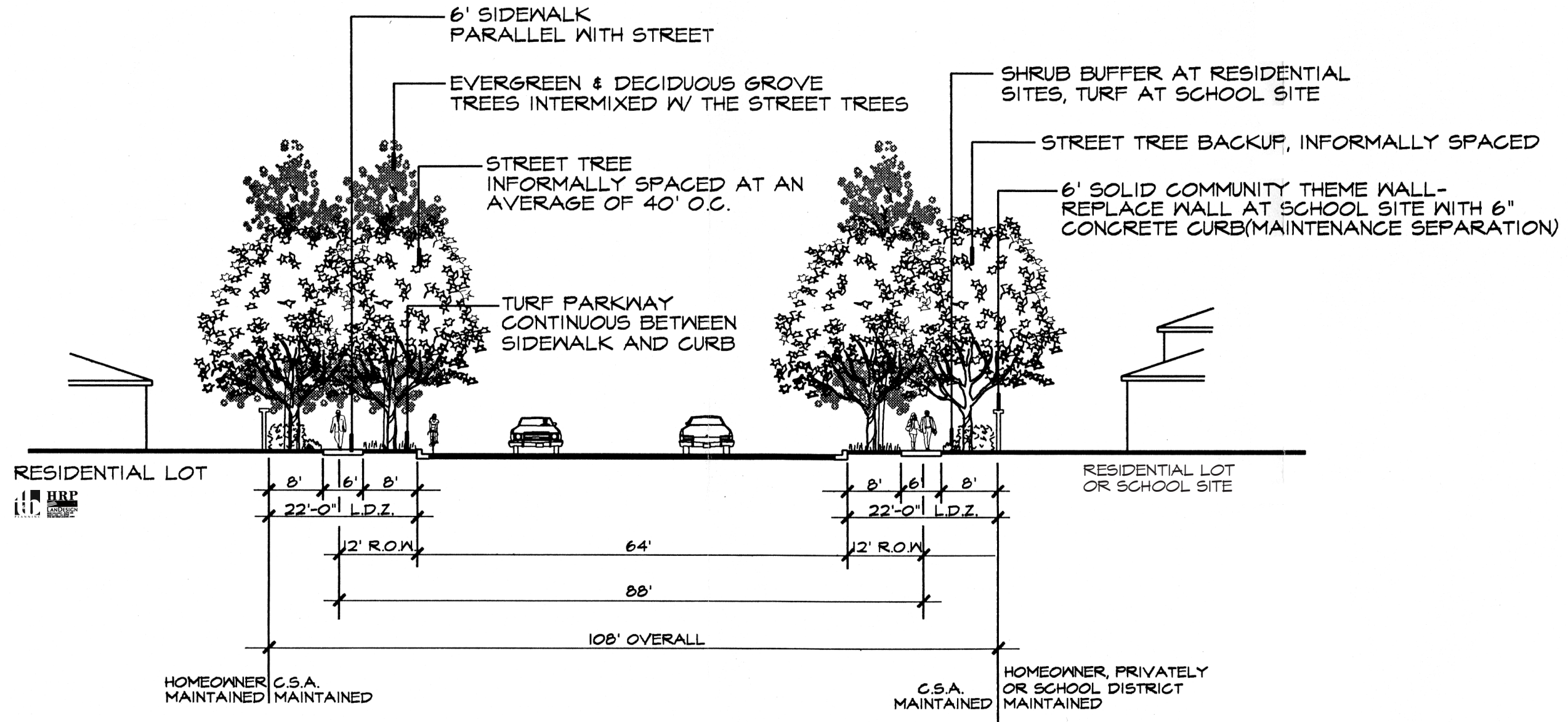
BUTTERFIELD STAGE ROAD STREETSCAPE ADJACENT TO PLANNING AREA 2



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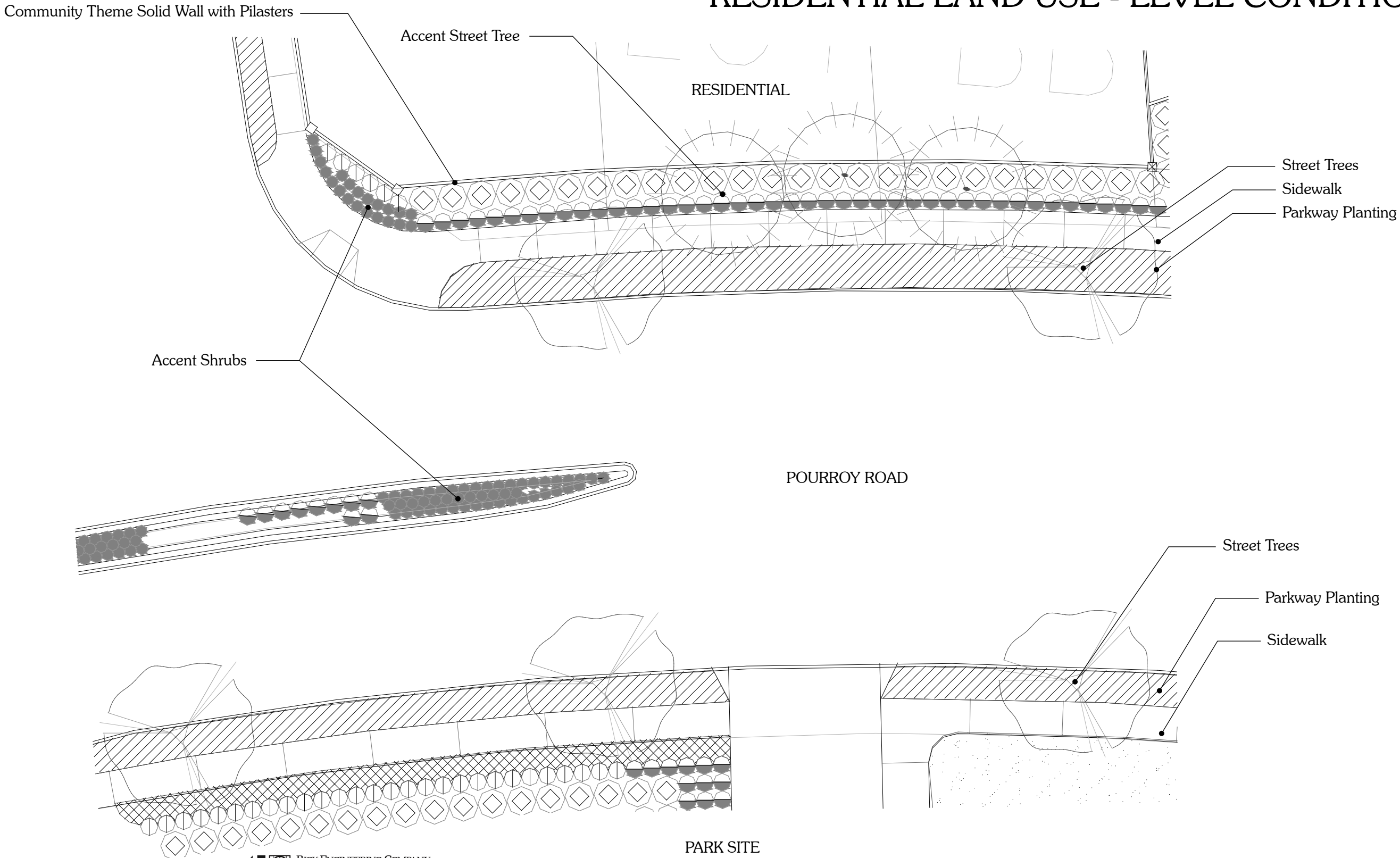
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PROMONTORY PARKWAY AND POURROY ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL OR SCHOOL



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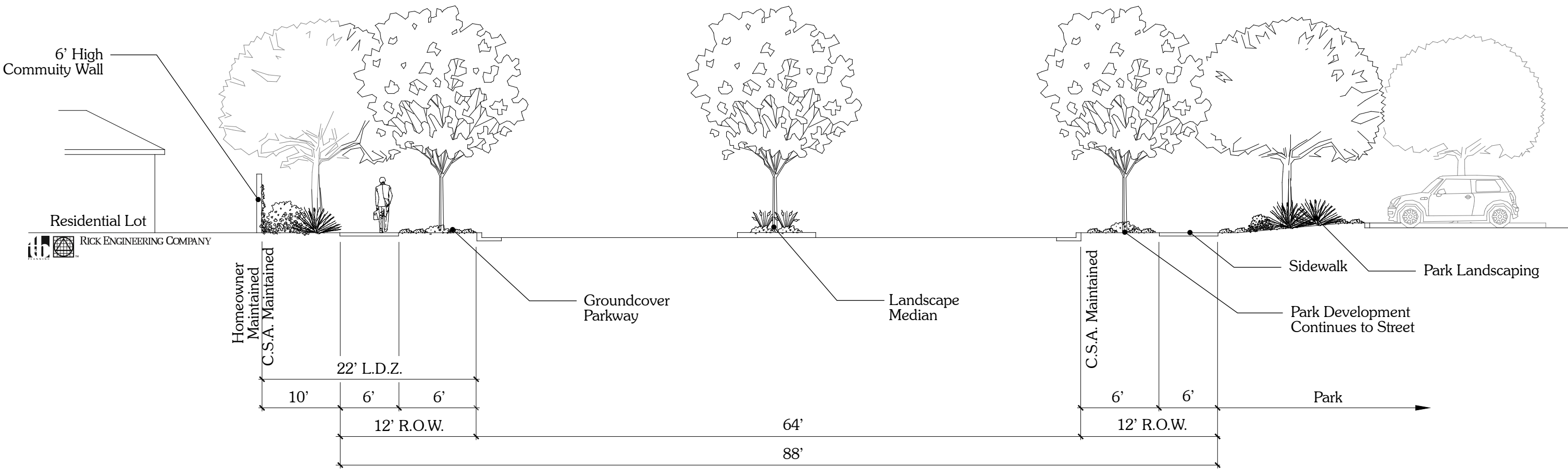
POURROY ROAD STREET SCENE AT RESIDENTIAL LAND USE - LEVEL CONDITION



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POURROY ROAD STREETSCAPE AT RESIDENTIAL LAND USE - LEVEL CONDITION



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Condition.) The vertical grove trees serve as an additional landscape buffer between the residential rear and side yards and the streetscene.

Where a school is adjacent to the Pourroy Road streetscene development the two (2) rows of informally spaced street trees shall remain in the Landscape Development Zone to continue the Pourroy Road street tree planting theme. However, the quantity of vertical grove trees may be reduced or eliminated. The ground plane treatment consists of a twenty-two foot (22') wide Landscape Development Zone measured from the curb face to the streetscene thematic theme wall. A six foot (6') wide concrete sidewalk is separated from the curb by an eight foot (8') wide turf parkway. On the opposite side of the sidewalk is eight feet (8') of additional landscaping. This remaining eight feet (8') landscape buffer is planted with a combination of groundcover and shrubs or turf at the school. The Landscape Development Zone will be maintained by either the CSA or the Homeowner Association.

4. Pourroy Road Streetscene at Single Family Residential Slope Condition and Biological Preserve

The streetscene planting concept where a streetscene slope or biological preserve are adjacent to the streetscene Landscape Development Zone is consistent with the streetscene development at single family residential as described above, with the following addition: additional evergreen and deciduous grove trees are randomly spaced on the 2:1 manufactured slope and a thematic streetscene rail fence added continuously along the edge of the biological preserve. (See Figure IV-8, *Pourroy Road Streetscene at Single Family Residential Slope Condition and Biological Preserve.*)

The ground plane treatment adjacent to the biological preserve consists of a twenty-two foot (22') wide level Landscape Development Zone, matching that at the single family residential land uses.

The biological preserve shall remain as natural as possible, with necessary grading kept to a minimum. Areas that have been graded shall be revegetated with native grasses and shrubs to match and blend in with the existing undisturbed natural vegetation.

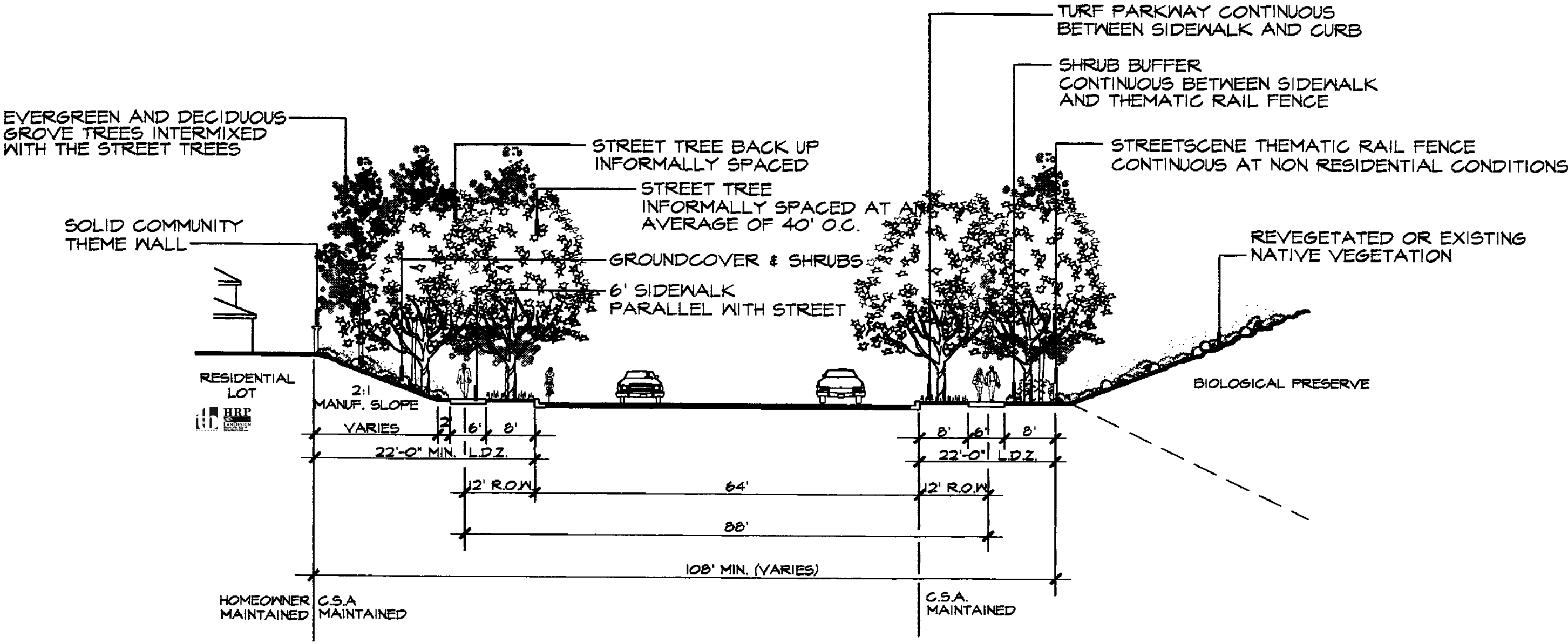
Where a variable height 2:1 manufactured exists between the streetscene Landscape Development Zone at the single family residential lots, the 2:1 manufactured slope may encroach into the twenty-two foot (22') wide LDZ to within two feet (2') of the streetscene sidewalk. In any case, the Landscape Development Zone shall be not less than twenty-two feet (22') wide from the streetscene curb to the community theme wall or fence at top of slope. The eight foot (8') side turf parkway and six foot (6') sidewalk shall be consistent with other streetscene sections occurring along Pourroy Road.

5. Pourroy Road Streetscene at Drainage Corridor Crossing

The streetscene planting concept when Pourroy Road crosses the drainage corridor features the same twenty-two foot (22') wide Landscape Development Zone, streetscene thematic rail fence and ground plane planting as described in other Pourroy Road streetscene sections. (See Figure IV-9, *Pourroy Road Streetscene at Drainage Corridor Crossing.*)

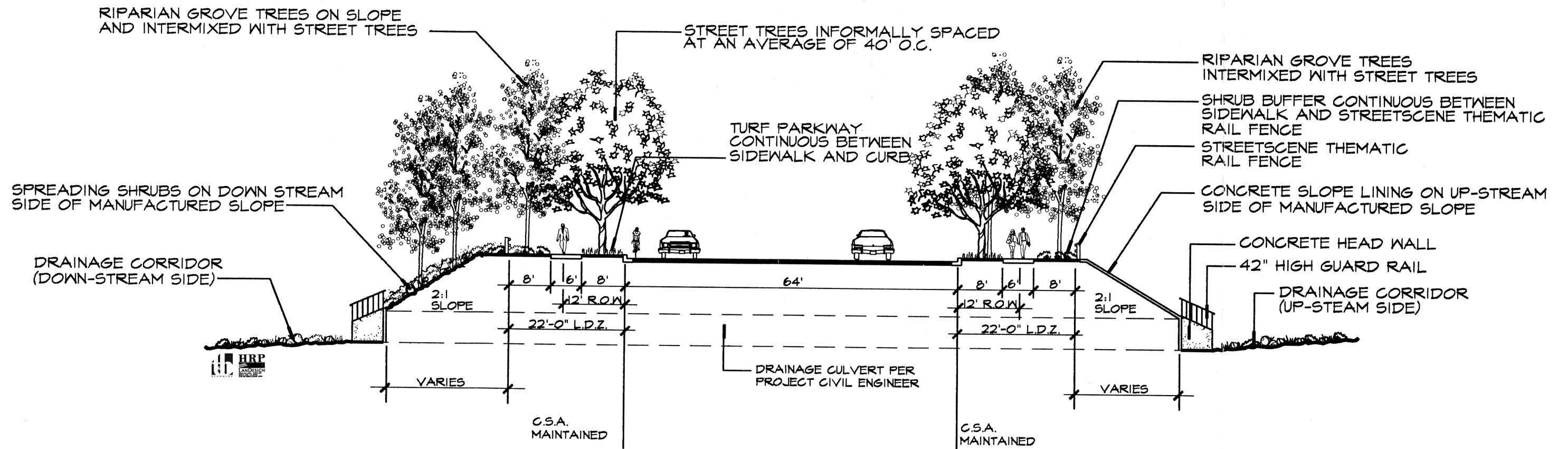
The streetscene evergreen and deciduous grove trees are replaced with riparian grove trees at this location to continue and reinforce the riparian grove trees along the channel edge.

POURROY ROAD STREET SCENE AT SINGLE FAMILY RESIDENTIAL SLOPE CONDITION AND BIOLOGICAL PRESERVE



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POURROY ROAD STREET SCENE AT DRAINAGE CORRIDOR CROSSING



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At the back edge of the Landscape Development Zone, on the up-stream side of the drainage corridor a concrete slope lining, concrete head wall and guardrail are planned. On the down stream side the 2:1 manufactured slope is planted with spreading shrubs and randomly spaced riparian grove trees. The Pourroy Road streetscene Landscape Development Zone features the following:

- ☐ Informally spaced street trees at an average spacing of forty foot (40') on center.
- ☐ Informally spaced street tree backup.
- ☐ Riparian, evergreen and deciduous trees intermixed with the street trees.
- ☐ Eight foot (8') wide turf parkway.
- ☐ Six foot (6') wide sidewalk parallel with the street.
- ☐ Eight foot (8') wide minimum landscape buffer between sidewalk and community theme wall or top of slope.
- ☐ Community theme wall at back edge of the LDZ at residential land uses, per the fencing plan.
- ☐ Streetscene thematic rail fence at back edge of the LDZ at open space or the biological preserve land uses.
- ☐ A hierarchy of entry monumentation.
- ☐ Twenty-two foot (22') minimum width Landscape Development Zone.

The Pourroy Road and Promontory Parkway Landscape Development Zone will be maintained by the CSA or the Homeowners Association.

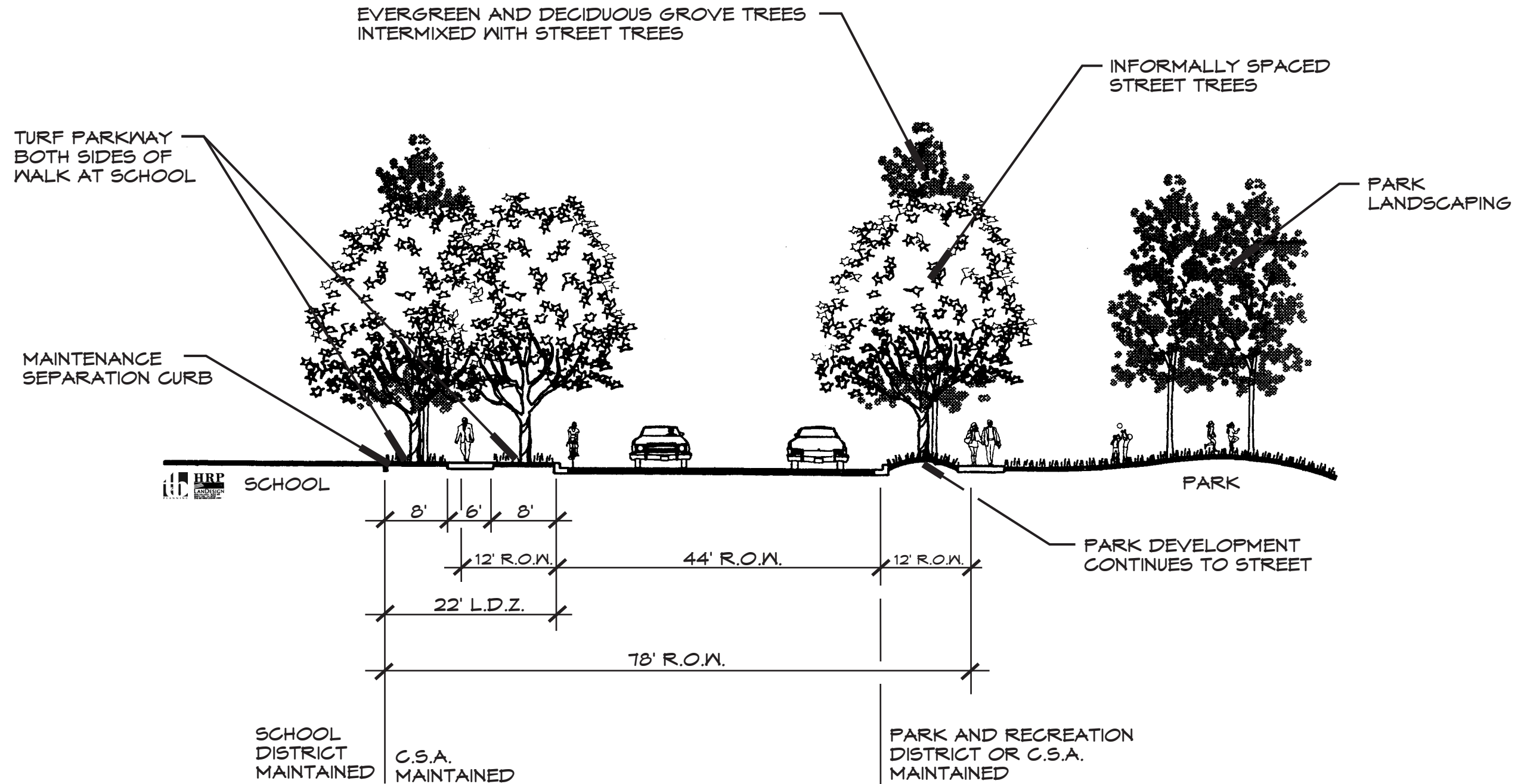
6. Browning Street Streetscene at School and Park

The streetscene along Browning Street when adjacent to the school consists of two (2) rows of informally spaced street trees at an average of forty feet (40') on center spacing (See Figure IV-10, *Browning Street Streetscene at School and Park*). In addition to the street trees, evergreen and deciduous grove trees may be intermixed with the street trees, integrating with the final school configuration.

The ground plane treatment consists of a six foot (6') wide sidewalk separated from the streetscene curb by an eight foot (8') wide turf parkway. Behind the sidewalk an eight foot (8') wide turf parkway completes the twenty-two foot (22') wide Landscape Development Zone. A six inch (6") wide concrete maintenance separation curb at the back of the LDZ separates the CSA maintained areas from areas maintained by the local school district.

When Browning Street is adjacent to Planning Area 13 active park, the park development continues to the streetscene curb. Incorporated as part of the park landscaping, the designated street tree for Browning Street shall be the dominate park tree along the Browning Street park frontage.

BROWNING STREET STREET SCENE AT SCHOOL AND PARK



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The park, including the streetscene Landscape Development Zone shall be maintained by the park and recreation district or the CSA.

The Browning Street streetscene Landscape Development Zone consists of the following:

- ☐ Informally spaced street trees at an average spacing of forty foot (40') on center.
- ☐ Optional evergreen and deciduous grove trees at the school site.
- ☐ Eight foot (8') wide turf parkway on each side of the streetscene sidewalk at the school site.
- ☐ Six foot (6') wide meandering sidewalk at the park site.
- ☐ A hierarchy of entry monumentation.

E. COMMUNITY EDGES AND BOUNDARIES

1. Typical Open Space/Drainage Corridor Edge Condition

The open space/drainage corridor is an intermittent flow creek with existing native and riparian vegetation. These existing plant communities occurring with the drainage corridor shall be protected and remain in their natural condition as much as possible. When grading becomes necessary within the drainage corridor to achieve the grade separation between the corridor and developable pads, all disturbed areas including manufactured slopes shall be revegetated with native grasses and shrubs to match the existing native vegetation with groves of native and riparian trees. All residential rear yards, the school boundary and the park boundary shall be fenced with an appropriate fence between the developable pad and the drainage corridor. The open space/drainage corridor shall be maintained by the CSA or the Homeowner Association. (See Figure IV-11, *Typical Open Space/Drainage Corridor Edge Condition*, and Figure IV-11A, *Typical Open Space/Drainage Corridor Edge Condition*.)

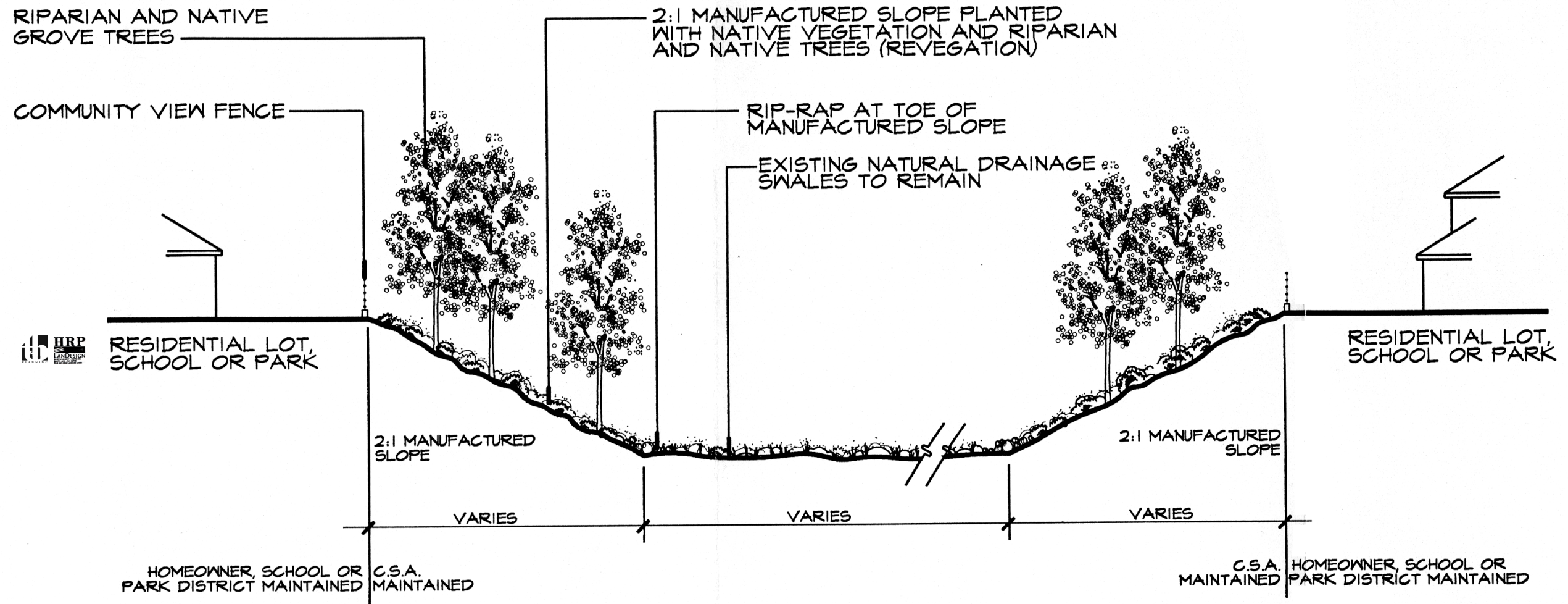
2. Fire Fuel Modification Transition

The Riverside County Fire Code requires a Fire Fuel Modification Zone be maintained along residential edges at natural open space areas. A fire fuel modification zone shall be established that is a minimum of one hundred feet (100') wide as measured from the rear property line to undisturbed open space land. (See Figure IV-12, *Fire Fuel Modification Transition*, and Figure IV-12A, *Fire Defensible Space*.)

The Fire Fuel Modification Zone shall be composed of four landscape zones. Zone 1, closest to the homeowner property line, shall be planted with drought tolerant, low fire fuel generating sub-shrubs and groundcover. In addition, Zone 1 will be irrigated with a permanent irrigation system providing 100 percent coverage. Zones 2, 3 and 4 will consist of the native vegetation which has been selectively removed and thinned. Zone 2 will have 70 percent, Zone 3 will have 60 percent, and Zone 4 will have 50 percent of the native plant material selectively removed per the following guidelines.

- ☐ Selectively remove highly flammable plant species.
- ☐ Selectively thin out large, dense groupings of plant materials.

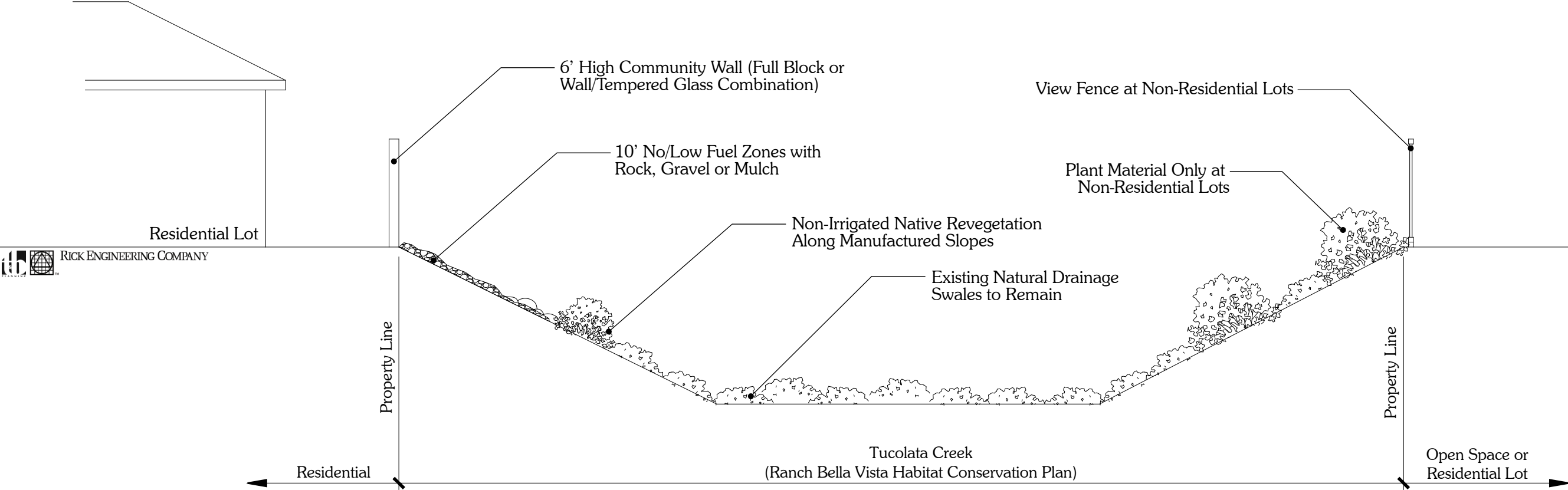
TYPICAL OPEN SPACE/DRAINAGE CORRIDOR EDGE CONDITION



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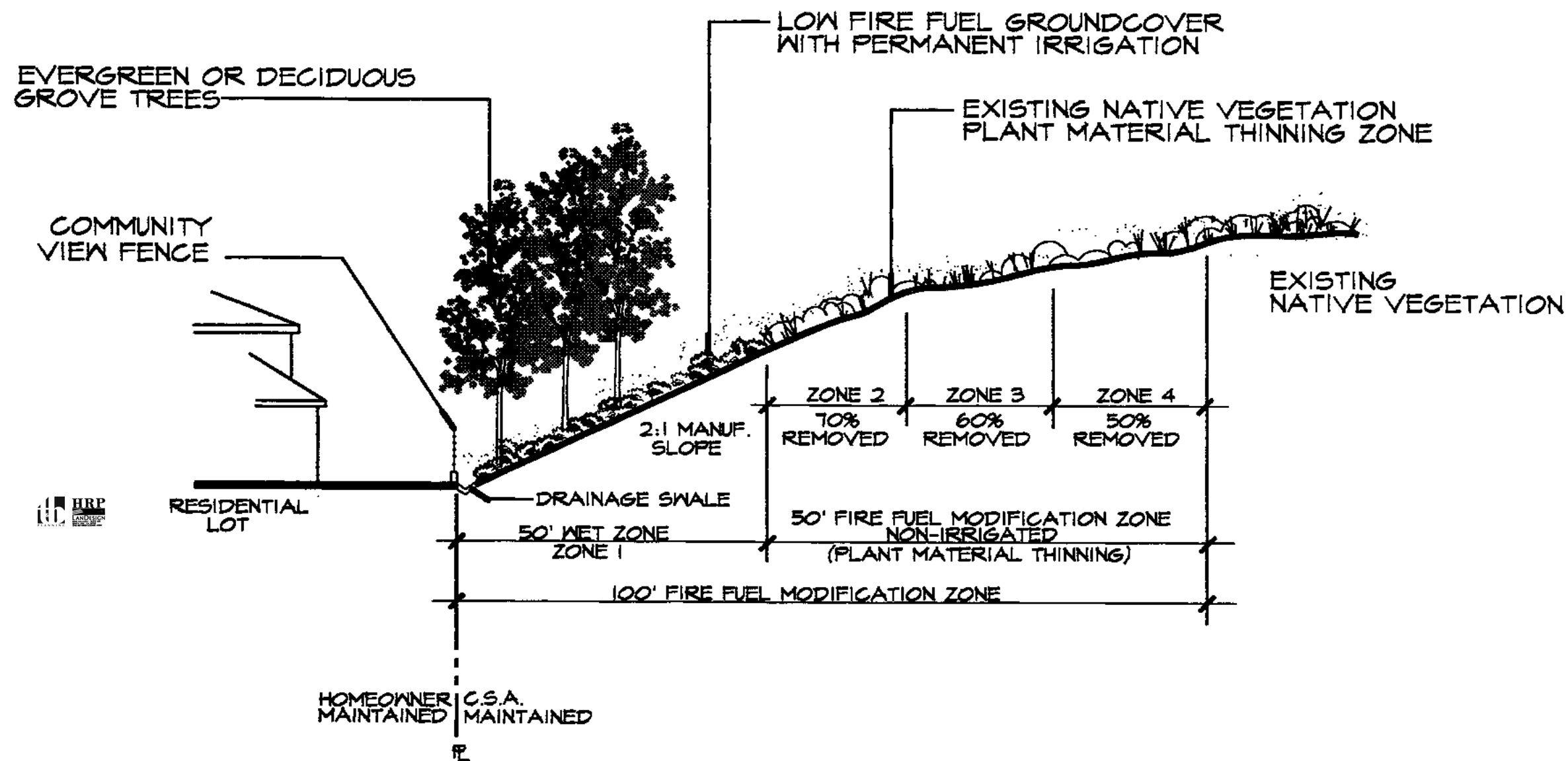
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TYPICAL OPEN SPACE/ DRAINAGE CORRIDOR EDGE CONDITION

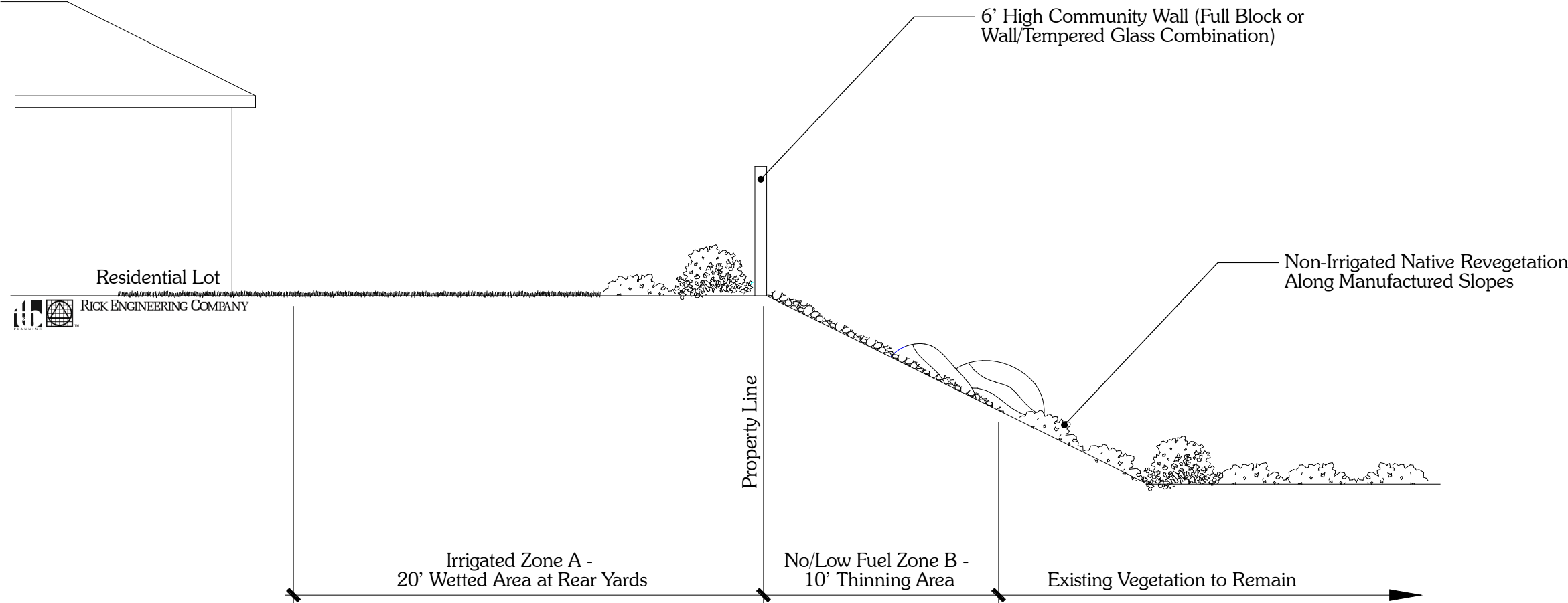


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FIRE FUEL MODIFICATION TRANSITION



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* Species in Zone A must conform to the approved Plant Palette, found in the Fire Protection Plan

- ☐ Remove plant material in a manner that will promote a natural appearance to fuel modification areas.

3. Residential at Biological Preserve Edge Condition

Where the residential site is adjacent to the biological preserve, a continuous variable height 2:1 manufactured slope serves as both a landscape buffer and wet zone between these two (2) land uses. The 2:1 manufactured slope shall be planted with spreading shrubs and evergreen and deciduous grove trees. The landscape buffer shall be landscaped and maintained by the single-family lot owner and the biological preserve maintained by the CSA or Homeowners Association. (See Figure IV-13, *Residential at Biological Preserve Edge Condition*.)

F. PARKS AND RECREATIONAL AMENITIES

1. Introduction

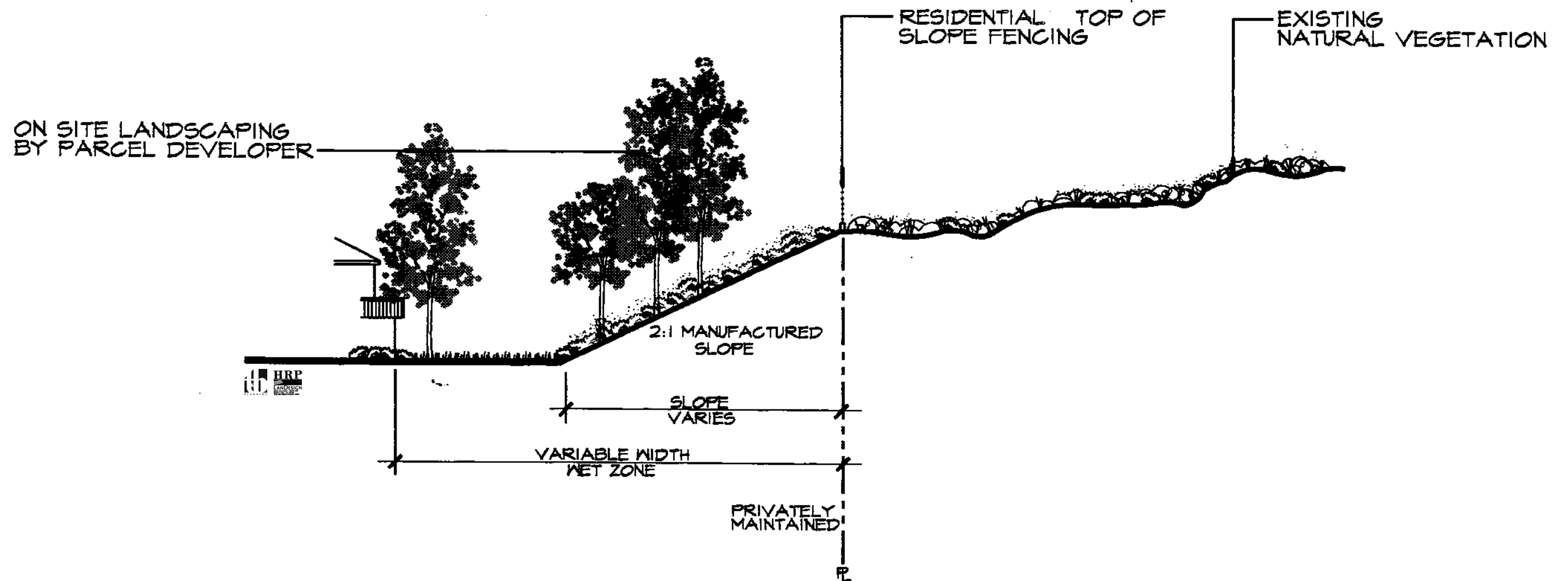
A variety of recreation opportunities and experiences will be provided at RANCHO BELLA VISTA. The project includes three (3) park sites totaling over fifteen (15) acres of both active and passive recreation. The public active park (Planning Area 13 – 6.1 Acres) is located along Browning Street across from the middle school and is adjacent to the biological preserve; the biological preserve (Planning Area 8B – 24.8 Acres) active park (Planning Area 8A – 3.5 Acres) is located within the existing "rocky knoll" north of Promontory Parkway; and the public active park (Planning Area 4 – 6.1 Acres) is located along Pourroy Road. These three parks are dispersed throughout the project and are therefore easily accessible to the entire community.

a. PLANNING AREA 13 – 6.1 ACRE PUBLIC ACTIVE PARK

This public active park is designed to meet the needs of the whole community as well as providing appropriate amenities which can be utilized by the middle school across the street. The park accommodates both active and passive recreation while at the same time buffers the sensitive biological preserve (see Figure IV-14, *Planning Area 13 - 6.1-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

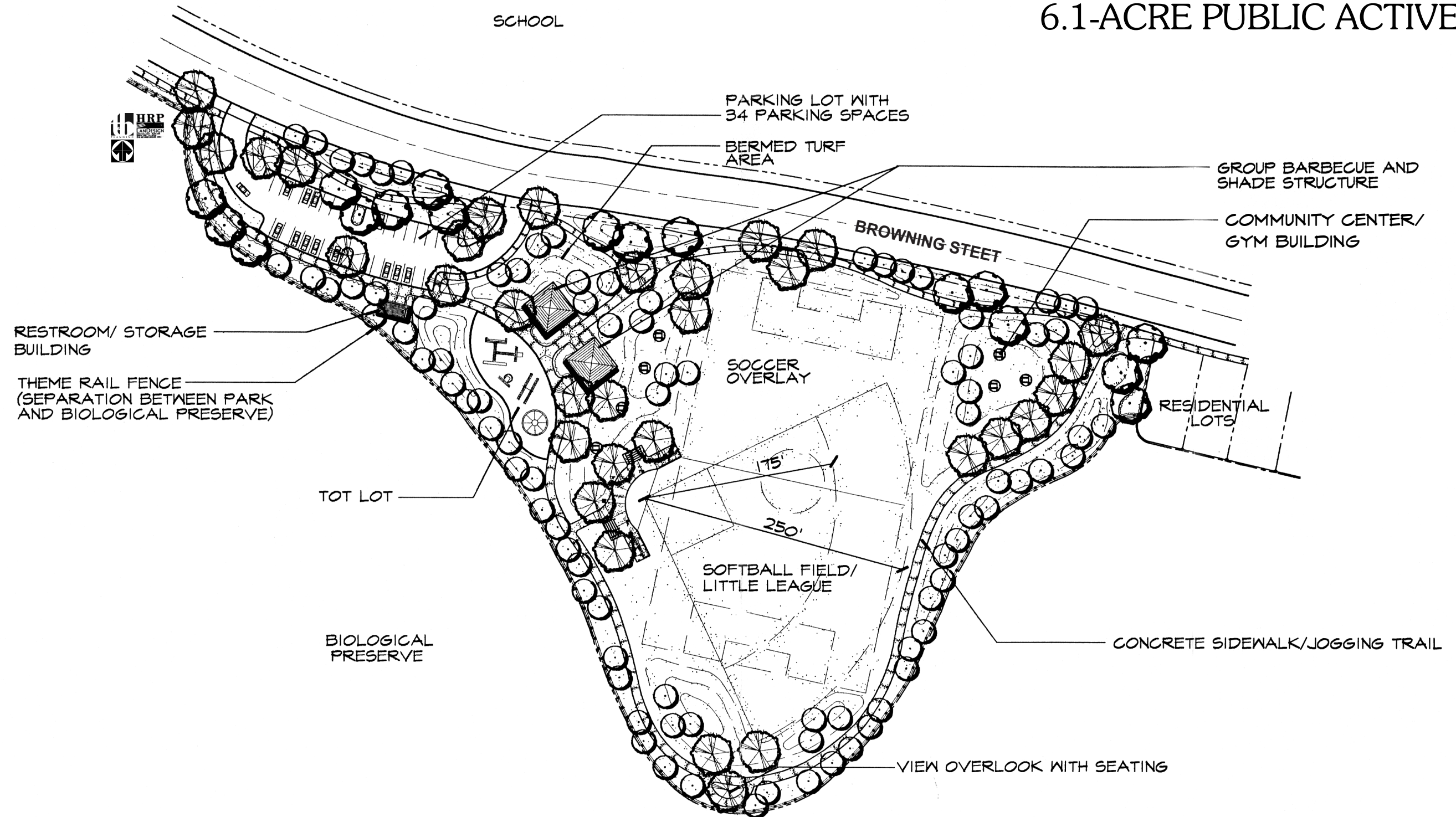
- ☐ Restroom building.
- ☐ Parking lot (+ 34 parking spaces).
- ☐ Group barbecue and shade structures.
- ☐ Tot lot.
- ☐ Soccer/football fields.
- ☐ Softball/little league fields.
- ☐ Pedestrian trails.
- ☐ Family picnic.
- ☐ View overlook to biological preserve.

RESIDENTIAL AT BIOLOGICAL PRESERVE EDGE CONDITION



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PLANNING AREA 13 - 6.1-ACRE PUBLIC ACTIVE PARK



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b. PLANNING AREA 4 – 6.1-ACRE PUBLIC ACTIVE PARK

The public active park is designed to accommodate the active recreational needs of the community. The site is uniquely situated between Pourroy Road, single family residential and a natural drainage corridor. The shared parking lot entry drive aligns with a neighborhood street and eliminates multiple access points to the park from Pourroy Road which enhances safety. The park maximizes the use of softball fields with soccer/football overlays which can accommodate multiple and various activities at the same time (See Figure IV-15, *Planning Area 4 - 6.1-Acre Public Active Park*). The recreation program may include some of the following, as well as other items not listed:

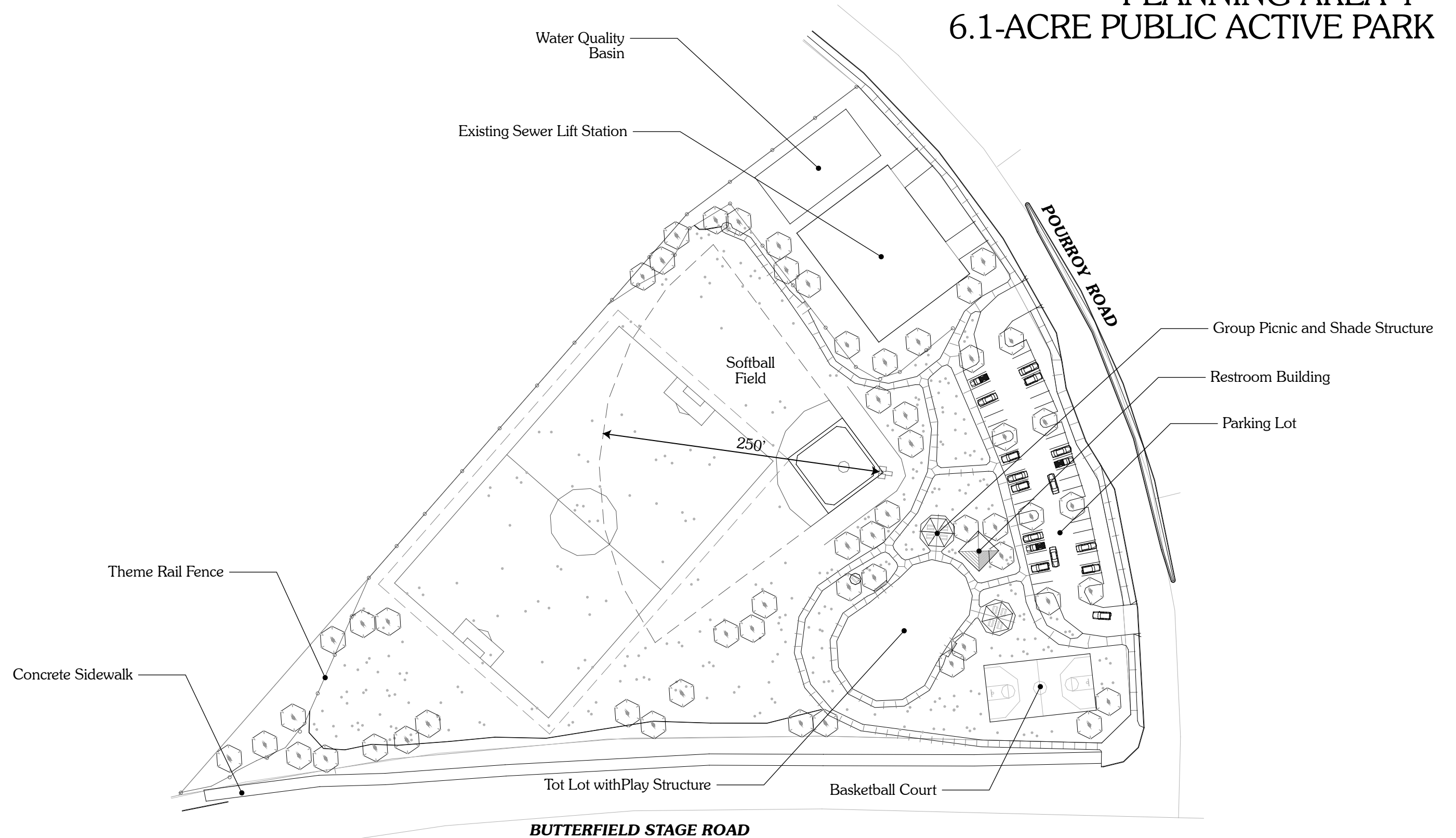
- ☐ Restroom building.
- ☐ Softball/little league fields - Two (2).
- ☐ Soccer/football fields.
- ☐ Group barbecue and shade structures.
- ☐ Tot lot/adventure play.
- ☐ Basketball courts - Two (2).
- ☐ Parking lot (+ 65 parking spaces).
- ☐ View overlook to drainage corridor.
- ☐ Family picnic.

c. PLANNING AREAS 8A AND 8B – 24.8-ACRE BIOLOGICAL PRESERVE AND 3.5-ACRE ACTIVE PARK

The 24.8-acre Biological Preserve is sited on an existing "rocky knoll" which provides a natural buffer between residential units in Planning Areas 7 and 9. The concept for the Biological Preserve involves providing an undisturbed natural landscape. The concept for the 3.5-Acre Active Park involves active recreation amenities. (See Figure IV-16, *Planning Areas 8A and 8B – 24.8-Acre Biological Preserve and Active Park*.) The recreation program for the passive park may include some of the following, as well as other items not listed.

- ☐ Off-street parking lot.
- ☐ Walking Paths (handicap accessible).
- ☐ Group picnic structure.
- ☐ Tot lot/adventure play.
- ☐ Turf Areas.
- ☐ Seating areas.
- ☐ Family picnic.
- ☐ Activity and Restroom Building.

PLANNING AREA 4 - 6.1-ACRE PUBLIC ACTIVE PARK



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PLANNING AREAS 8A AND 8B - 24.8 ACRE BIOLOGICAL PRESERVE AND 3.5 ACRE ACTIVE PARK



Rancho Bella Vista

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

G. WALLS AND FENCES

1. Community Fencing

a. INTRODUCTION

Walls are a major component in achieving an overall community theme at RANCHO BELLA VISTA. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines.

All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by County Service Area or by a Homeowner Association. Such walls shall be termed "Community Walls" and shall be designed and installed in accordance per the Community Wall elevations.

Specifically excluded are: residential rearyard and sideyard situations not adjoining a public street or common use area; and family frontyard enclosure fencing. Wall applications in these areas will be evaluated for appropriateness with the architectural setting. (See Figure IV-17, *Conceptual Community Fencing Plan*.)

b. SOLID WALL REQUIREMENT

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. Pilaster construction of sixteen inch (16") square column block shall occur at all property lines, changes in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two (2) residential properties, the centerline of pilaster should be positioned on the property line with a one inch (1") square permanent marker denoting the property line location for homeowner fence alignment purposes. (See Figure IV-18, *Community Theme Walls and Fencing Elevations*.)

c. COMBINATION WALL OR OPEN VIEW FENCE REQUIREMENT





Where view opportunity exists and where there is eight feet (8') minimum of vertical separation between adjacent parcels a combination wall or open view fence shall be used. The pilasters shall match those described herein for the base requirement solid wall treatment inclusive of size, design configurations and locations. The combination wall is to be used along streetscenes and along high visibility corridors. The open view fence shall be used where visual protection from common maintenance areas is assured. (See Figure IV-18, *Community Theme Walls and Fencing Elevations*, and Figure IV-18A, *Conceptual Community Theme Walls and Fencing Elevations (Sheet 2)*.)

2. Neighborhood Fencing

a. INTRODUCTION

Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with

LEGEND

-  COMMUNITY THEME SOLID WALL (FENCE TYPE A)
-  COMMUNITY THEME SOLID WALL & OPEN TUBULAR STEEL FENCE OR OPEN TUBULAR STEEL FENCE (FENCE TYPE B & C; TYPE F OPTION AVAILABLE ADJACENT TO PA 6A, 6B, & 6C)
-  BUILDER OPTIONAL COMMUNITY THEME SOLID WALL, SOLID WALL & OPEN TUBULAR STEEL FENCE, OR OPEN TUBULAR STEEL FENCE (FENCE TYPE A, B, & C; VINYL OPTION AVAILABLE)
-  COMMUNITY THEMATIC RAIL FENCE (FENCE TYPE E; VINYL OPTION AVAILABLE)

NOTE: REFER TO COMMUNITY THEME WALLS AND FENCING ELEVATIONS (FIGURES 18 & 18A) FOR GRAPHIC DEPICTION OF FENCING TYPES A, B, C, D, E, & F.

WOOD FENCE (FENCE TYPE D) OCCURS ONLY BETWEEN RESIDENTIAL LOTS. WOOD FENCES ARE NOT SHOWN ON THIS EXHIBIT. VINYL OPTION AVAILABLE (SEE FIGURE IV-18A).

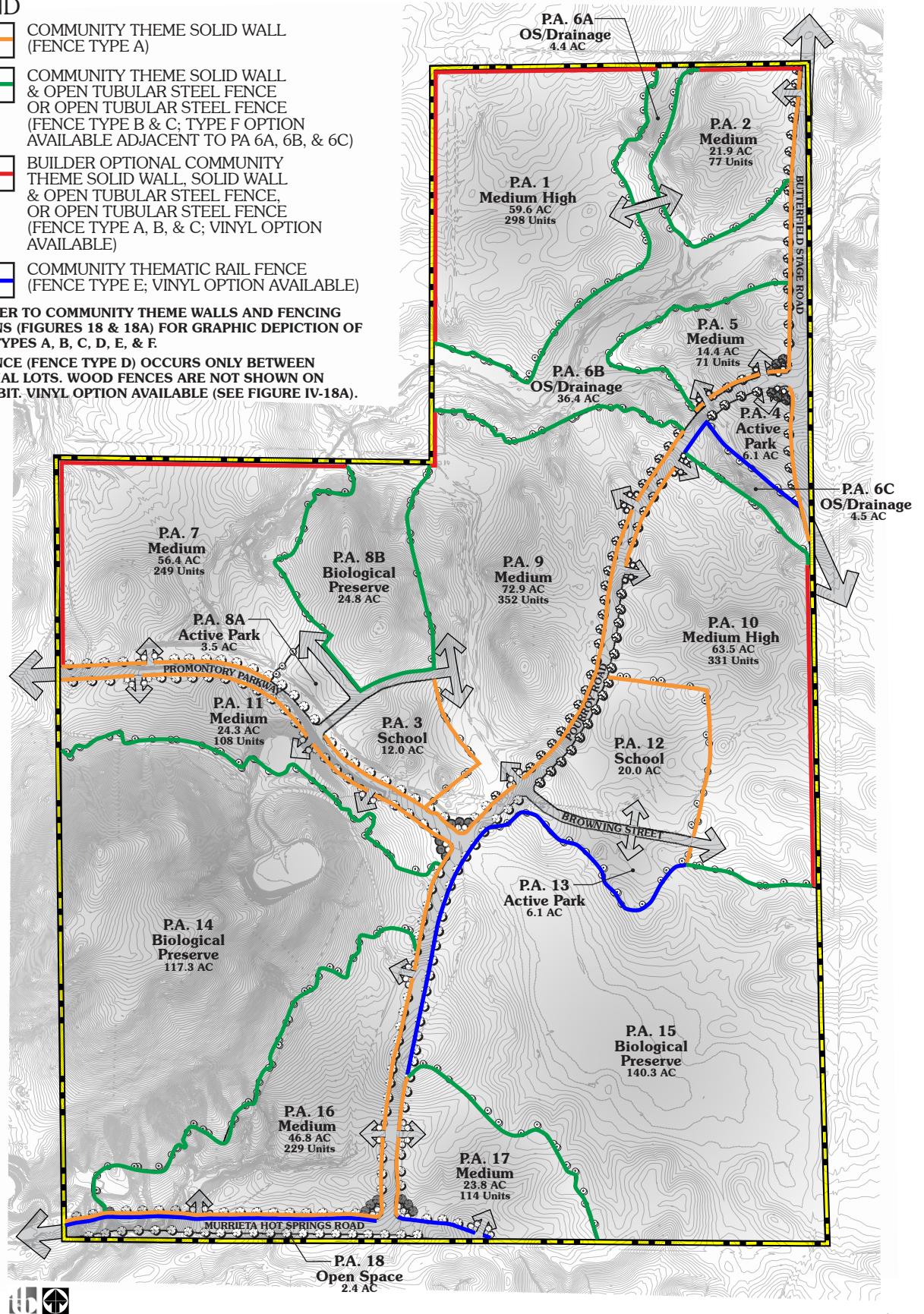
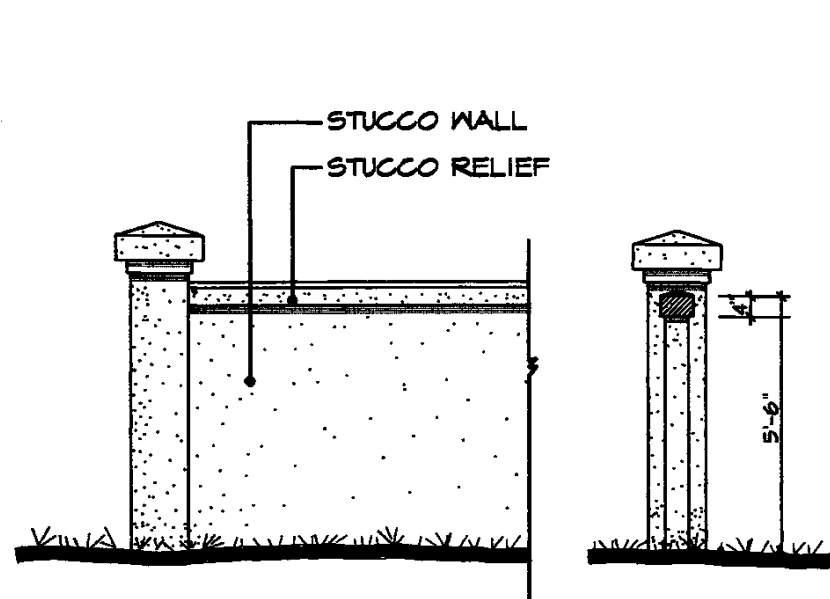


Figure IV-17

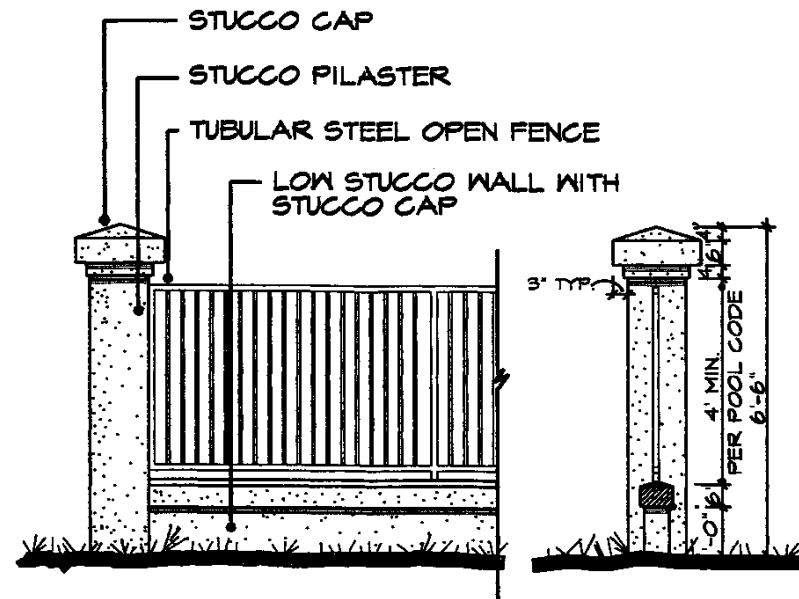
Rancho Bella Vista

CONCEPTUAL COMMUNITY FENCING PLAN

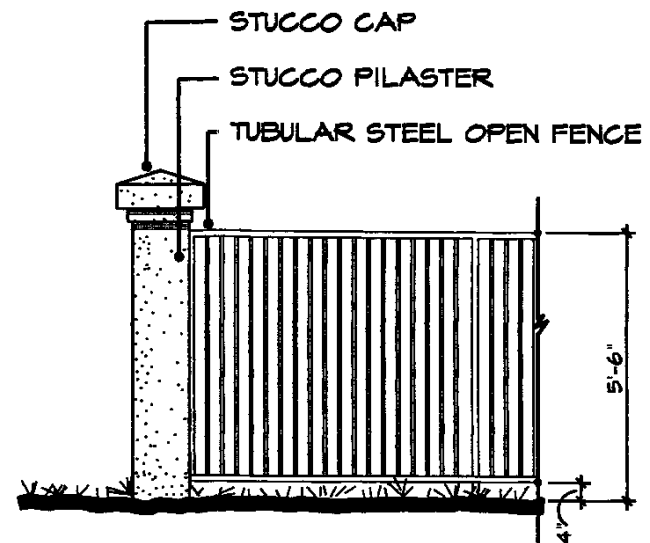
COMMUNITY THEME WALLS AND FENCING ELEVATIONS



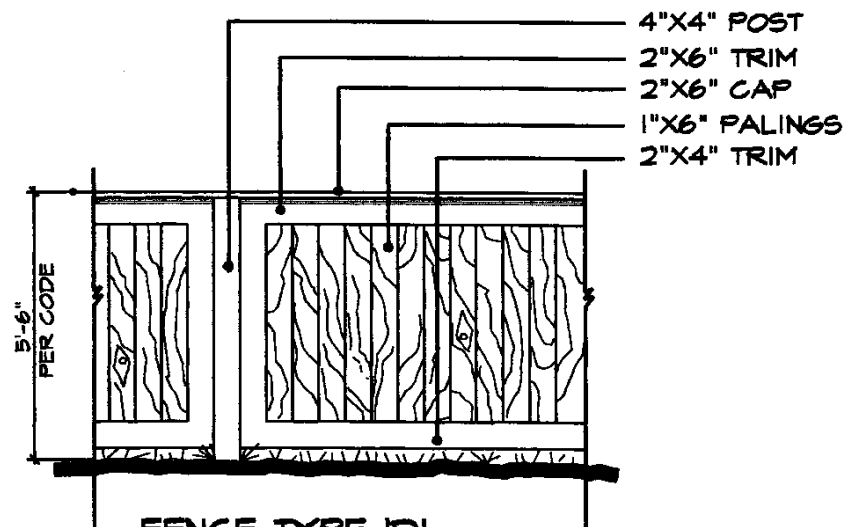
FENCE TYPE 'A'
COMMUNITY THEME SOLID WALL
ELEVATION - TYPICAL



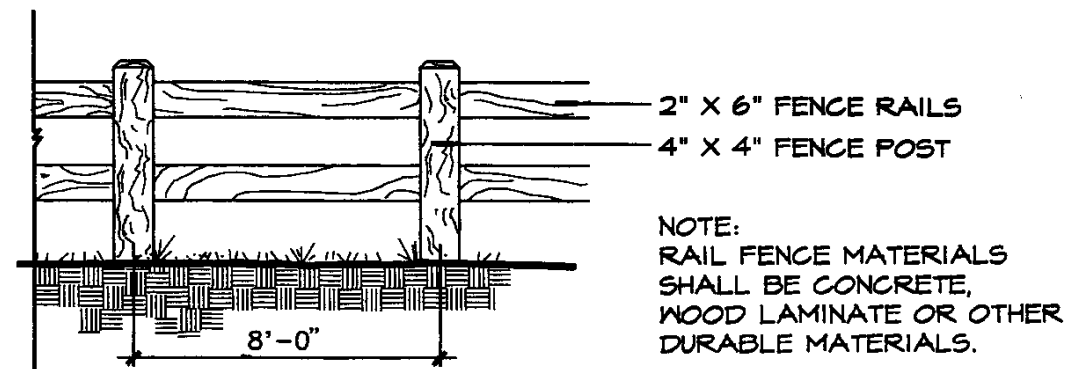
FENCE TYPE 'B'
COMMUNITY THEME SOLID WALL AND
OPEN TUBULAR STEEL FENCE
ELEVATION-TYPICAL



FENCE TYPE 'C'
COMMUNITY THEME TUBULAR STEEL OPEN FENCE
ELEVATION-TYPICAL



FENCE TYPE 'D'
COMMUNITY THEME WOOD FENCE
ELEVATION - TYPICAL



FENCE TYPE 'E'
COMMUNITY THEMATIC
RAIL FENCE ELEVATION- TYPICAL

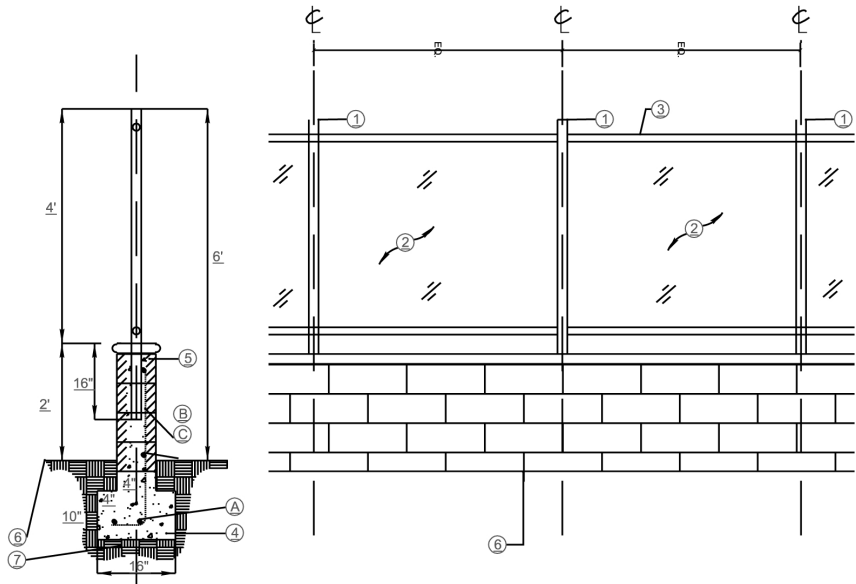
NOTE:
RAIL FENCE MATERIALS
SHALL BE CONCRETE,
WOOD LAMINATE OR OTHER
DURABLE MATERIALS.

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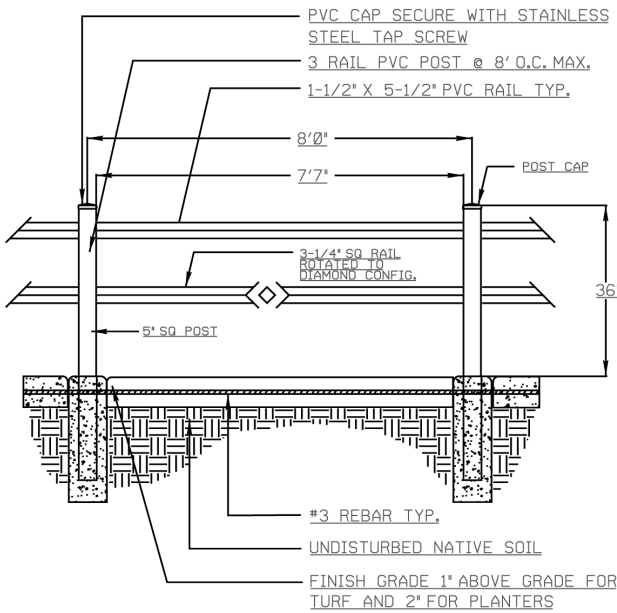
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Figure IV-18A

CONCEPTUAL THEME WALLS
AND FENCING ELEVATIONS
SHEET 2



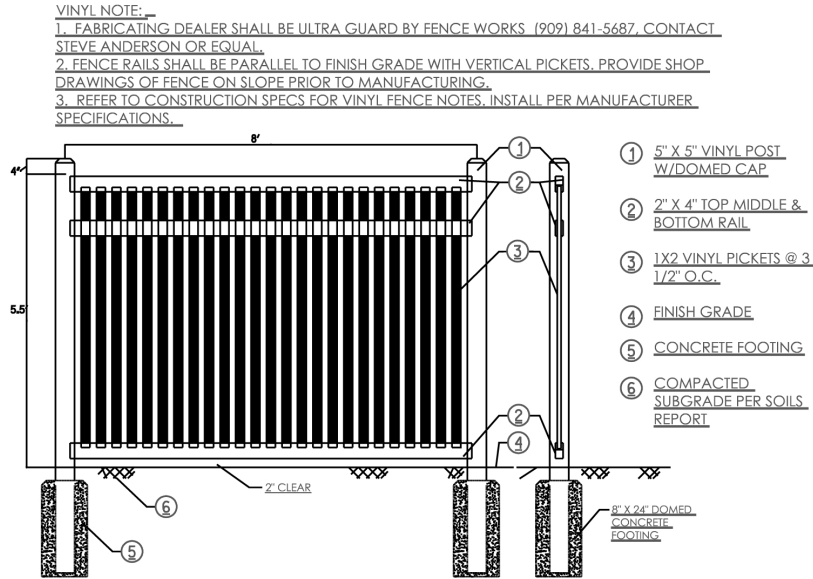
FENCE TYPE 'F' - TEMPERED GLASS/BLOCK WALL



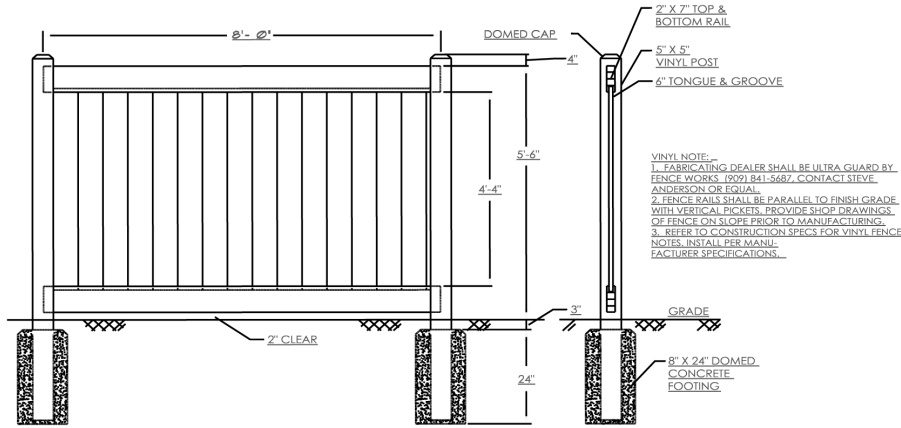
NOTE:
WHERE PVC FENCING IS ADJACENT CONCRETE OR TURF, PROVIDE A
CONCRETE MOWCURB ALONG FENCE LINE.

FENCE TYPE 'E' VINYL OPTION

- 1 2" SQUARE TABULAR STEEL POST
 - 2 1/4" X4'X8' TEMPERED GLASS PANEL
 - 3 1-3/8" SQUARE TUBULAR STEEL RAILS (TOP & BOTTOM)
 - 4 CONC. FOOTING PER FIN. SCHED.
- REBAR:
- A #4 CONT. (2 TOTAL)
 - B #4 (V) @ 24" O.C.
 - C #4 (H) @ 18" O.C.
- 5 8" X 6" X 16" SLUMP BLOCK CMU, PACKED GROUT JOINTS, COLOR PER FIN. SCHED.
 - 6 FINISH GRADE
 - 7 COMPACT SUBGRADE @ 95%



FENCE TYPE 'B' VINYL OPTION



FENCE TYPE 'D' VINYL OPTION

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the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy. The following regulations shall apply to all walls, fences, and permanent screening structures in the RANCHO BELLA VISTA project area.

b. WALLS AND FENCE LOCATIONS

Fences or walls may be constructed in the following areas provided that no wall or fence shall be constructed within the street right-of-way.

1. **Interior Neighborhood Streetscene Walls.** Patio homes, cluster homes, courtyard homes or housing walls adjoining any interior neighborhood streetscene shall have a perimeter streetscene solid wall treatment.
2. **Perimeter Streetscene Solid Wall Base Application.** A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described Community Wall Program should be utilized at all residential corner lot sideyards which parallel or are viewed from public streets. The visual integrity of the overall community and neighborhood streetscene will, therefore, be protected.
3. **Open View Wall Base Application.** Where interior lot view opportunities exist without a privacy conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting.
4. **Wood or Vinyl Fencing Base Application.** Wood or vinyl fencing is permitted within individual neighborhoods where fencing is not readily visible from the community streetscenes and when on-site views are not desirable. Within these constraints, wood or vinyl fencing may occur along rear and side yard property lines. Wood or vinyl fencing shall be a two-sided "good neighbor" type fence, thus providing visual integrity between neighbors.

3. Wall and Fence Heights

a. RESIDENTIAL AND INSTITUTIONAL USES

The following wall heights are permitted provided that no fence or wall shall exceed six foot (6'-0") in height.

Privacy walls should be a minimum of five foot (5'-0") in height.

- ☐ Front: No six foot (6') high wood fences should be located at the front property line.
- ☐ Two-sided fencing shall be used whenever visible from a public or private street.

4. Wall/Fence Materials and Colors

All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

a. PERMITTED MATERIALS

Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and tubular steel combination and wood cap trim are acceptable. Wood fence materials must be of sufficient quality to accept semitransparent stains. Vinyl fence is allowed for view fencing and side yard and rear yard fencing. Conditionally acceptable materials include glass and/or heavy break resistant plastic if used in conjunction with another material such as stucco, masonry, brick, or wood.

b. PROHIBITED WALL AND FENCE MATERIALS

Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, plastic materials, corrugated metal, chain link, and grapestake fencing are prohibited.

c. PERMITTED COLORS AND TREATMENTS

Walls may be left natural or covered with stucco, except plain precision concrete block be covered with stucco. Brick or slump block walls may be painted or covered with stucco, if desired. Stone surfaces shall remain natural and unpainted.

All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable.

Material, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony. High contrast materials should be used only in select areas as accents.

5. Special Wall and Fence Regulations

- ☐ All fences and walls shall be designed as an integral part of the overall architectural design theme.
- ☐ All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture.
- ☐ Long walls should be broken up with landscaping, particularly vines and espaliers. When possible, an eighteen inch (18") minimum space should be left between paved areas and walls and fences to allow for landscaping.

H. OUTDOOR LIGHTING

All streets in RANCHO BELLA VISTA shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures shall comply with the following regulations and provisions.

- ☐ All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar

areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property. Low intensity, energy conserving nightlighting is preferred.

- ☐ Lights shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.
- ☐ Neon and similar types of lighting are prohibited in all areas of RANCHO BELLA VISTA.
- ☐ All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- ☐ All exterior lighting designs shall address the issue security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.
- ☐ All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- ☐ No freestanding lighting fixtures shall exceed twenty-five feet (25') in height. In no case shall overwash occur beyond the property lines.
- ☐ Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.
- ☐ The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.
- ☐ All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- ☐ The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designing any lighting system.

I. PLANT MATERIAL GUIDELINES

1. Introduction

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance.

A limited selection of materials used in simple, significant composition, complimentary to adjacent common landscape areas, and reinforcing the individual architectural and site setting is encouraged.

Wherever possible, overall plant material selection for given project areas shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Limited plant material selection for common landscape areas associated with RANCHO BELLA VISTA, as described in the text, is contained in the following palette.

2. Community Entry Monumentation Tree Palette – Primary and Secondary Entries

a. LARGE DOME EVERGREEN ENTRY ACCENT TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Pinus halepensis</i>	Aleppo Pine
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Schinus molle</i>	California Pepper Tree

b. VERTICAL EVERGREEN GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Pinus eldarica</i>	Afghan Pine

3. Neighborhood Entry Accent Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Platanus acerifolia</i>	London Plane Tree
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Schinus molle</i>	California Pepper
<i>Tipuana tipu</i>	Tipu Tree

4. Streetscene Tree Palette

a. MURRIETA HOT SPRINGS ROAD STREET TREE

<u>Botanical Name</u>	<u>Common Name</u>
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Platanus acerifolia</i>	London Plane Tree
<i>Quercus engelmannii</i>	Engelmann Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus suber</i>	Cork Oak

b. MURRIETA HOT SPRINGS ROAD EVERGREEN AND DECIDUOUS GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Brachychiton populneus</i>	Bottle Tree
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Eucalyptus nicholii</i>	Willow-Leafed Peppermint
<i>Liquidamber styraciflua</i>	Sweet Gum
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust

c. POURROY ROAD AND PROMONTORY PARKWAY STREET TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus caroliniana</i>	Caroliniana Laurel Cherry
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree

d. POURROY ROAD AND PROMONTORY PARKWAY EVERGREEN AND DECIDUOUS GROVE TREES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cassia excelsa</i>	Crown of Gold Tree
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i> 'Rosea'	Red Iron Bark
<i>Liquidambar styraciflua</i>	Sweet gum
<i>Pinus eldarica</i>	Afghan Pine
<i>Rodinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Tipuana tipu</i>	Tipu Tree

e. NEIGHBORHOOD STREETS

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
<i>Brachychiton populneus</i>	Bottle Tree
<i>Podocarpus gracilior</i>	Fern Pine
<i>Quercus engelmannii</i>	Engelmann Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus suber</i>	Cork Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus terebinthifolius</i>	Brazilian Pepper Tree

TREES - DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Alnus cordata</i>	Italian Alder
<i>Betula pendula</i>	European White Birch
<i>Gleditsia triacanthos</i> 'Rubylace'	Red Honey Locust
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Tipuana tipu</i>	Tipu Tree

5. Riparian/Native and Naturalized Tree Plant Palette

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
<i>Arbutus menziesii</i> (S,N)	Madrone
<i>Comarostaphylis diversifolia</i> (S,N)	Summer Holly
<i>Salix babylonica</i>	Weeping Willow
<i>Umbellularia californica</i> (S,N)	California Bay Laurel

TREES - DECIDUOUS

<u>Botanical Name</u>	<u>Common Name</u>
<i>Alnus cordata</i> (S)	Italian Alder
<i>Alnus rhombifolia</i> (S,N)	White Alder
<i>Betula fontinalis</i> (S,N)	Water Birch
<i>Platanus racemosa</i> (S,N)	California Sycamore
<i>Populus nigra</i> 'Italica'	Lombardy Popular
<i>Salix goodingii</i> (S,N)	Black Willow
<i>Salix lasiolepis</i> (S,N)	Arroyo Willow

6. Community Plant Palette

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
<i>Arbutus unedo</i>	Strawberry Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Callistemon citrinus</i>	Lemon Bottle Brush
<i>Callistemon rigidus</i>	Stiff Bottle Brush
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Citrus Species</i>	Citrus
<i>Cupewaaua leylandii</i>	Leyland Cypress
<i>Eucalyptus cladocalyx</i>	Sugar Gum

TREES - EVERGREEN

Botanical Name

Eucalyptus nicholii
Eucalyptus polyanthemos
Eucalyptus rudis
Eucalyptus sideroxylon 'Rosea'
Eucalyptus viminalis
Geijera parviflora
Laurus nobilis
Olea europaea
Pinus halepensis & *eldarica*
Podocarpus gracilior
Quercus agrifolia
Quercus engelmannii
Quercus ilex
Quercus suber
Quercus virginiana
Rhus lancea
Schinus molle
Schinus terebinthifolius
Ulmus parvifolia 'Drake'

Common Name

Nichol's Willow Leafed Peppermint
Red Box Gum
Desert Gum
Red Iron Bark
White Gum
Australian Willow
Sweet Bay
Olive Tree
Aleppo Pine
Fern Pine
Coast Live Oak
Engelmann Oak
Holly Oak
Cork Oak
Southern Live Oak
African Sumac
California Pepper Tree
Brazilian Pepper Tree
Evergreen Elm

TREES - DECIDUOUS

Botanical Name

Albizia julibrissin
Alnus cordata
Alnus rhombifolia
Betula pendula
Cotinus coggyria
Fraxinus oxycarpa
Fraxinus uhdei 'Tomlinson'
Ginkgo biloba Species
Gleditsia tricanthos
Koelreuteria bipinnata
Koelreuteria paniculata
Lagerstroemia indica
Liquidambar styraciflua
Malus floribunda
Nyssa sylvatica
Pistacia chinensis
Platanus acerifolia
Platanus racemosa
Prunus cerasifera 'Krauter Vesuvius'
Pyrus calleryana
Robinia ambigua 'Idahoensis'
Salix babylonica

Common Name

Mimosa Tree
Italian Alder
White Alder
European White Birch
Smoke Tree
Raywood Ash
Tomlinson Ash
Maidenhair Tree
Honey Locust
Chinese Flame Tree
Golden Rain Tree
Crape Myrtle
Sweet Gum
Japanese Flowering Crabapple
Sour Gum
Chinese Pistache
London Plane Tree
California Sycamore
Purple Leaf Plum
Ornamental Pear
Idaho Locust
Weeping Willow

Sapium sebiferum
Sophora japonica
Tipuana tipu
Zelkova serrulata

Chinese Tallow Tree
 Japanese Pagoda Tree
 Tipu Tree
 Sawleaf Zelkova

SHRUBS

Botanical Name

Common Name

<i>Abelia grandiflora</i>	Edward Goucher Abelia
<i>'Edward Goucher' (S)</i>	
<i>Acacia ongerup (S)</i>	N.C.N.
<i>Acacia redolens (S)</i>	N.C.N.
<i>Berberis Species (SH)</i>	Barberry
<i>Chamelaucium uncinatum (S)</i>	Geralton Waxflower
<i>Cocculus laurifolius (S)</i>	Snailseed
<i>Cotoneaster Species (S)</i>	Cotoneaster
<i>Dodonaea viscosa (S)</i>	Purple Hop Seed Bush
<i>Elaeagnus pungens (S)</i>	Silver Berry
<i>Euonymus fortunei (S)</i>	N.C.N.
<i>Euonymus japonica (S)</i>	Evergreen Euonymus
<i>Ilex Species (S,SH)</i>	Holly
<i>Leptospermum scoparium (S)</i>	New Zealand Tea Tree
<i>Ligustrum japonicum (S,SH)</i>	Japanese Privet
<i>Nandina domestica and 'Compacta' (S,SH)</i>	Heavenly Bamboo
<i>Nerium oleander (S)</i>	Oleander
<i>Osmanthus fragrans (S,SH)</i>	Sweet Olive
<i>Photinia frazeri (S)</i>	Photinia
<i>Pittosporum tobira and 'Wheeler's Dwarf' (S,SH)</i>	Mock Orange
<i>Podocarpus macrophyllus (S,SH)</i>	Yew Pine
<i>Prunus caroliniana (S)</i>	Carolina Laurel Cherry
<i>Psidium littorale (S)</i>	Guava
<i>Pyracantha Species (S,SH)</i>	Firethorn
<i>Raphiolepis indica Species (S,SH)</i>	Pink Indian Hawthorn
<i>Viburnum tinus Species (S,SH)</i>	Viburnum
<i>Xylosma congestum (S)</i>	Xylosma

SUB-SHRUBS

Botanical Name

Common Name

<i>Buxus japonica 'Green Beauty' (S,SH)</i>	Japanese Boxwood
<i>Erica darleyensis 'Darley Dale' (SH)</i>	Heath
<i>Hemerocallis Species (S)</i>	Day Lily
<i>Juniperus Species (S)</i>	Juniper
<i>Lonicera japonica 'Halliana' (S)</i>	Hall's Honeysuckle
<i>Moraea bicolor (S)</i>	Fortnight Lily
<i>Trachelospermum jasminoides (S,SH)</i>	Star Jasmine

VINES

<u>Botanical Name</u>	<u>Common Name</u>
<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine
<i>Doxantha unguis-cati (S)</i>	Cat's Claw Vine
<i>Ficus pumila (S,SH)</i>	Creeping Fig
<i>Gelsemium sempervirens (S)</i>	Carolina Jasmine
<i>Grewia caffra (S)</i>	Lavender Star Flower Vine
<i>Jasminum mesnyi (S)</i>	Primrose Jasmine
<i>Pandorea jasminoides (S)</i>	Bower Vine
<i>Tecomaria capensis (S)</i>	Cape Honeysuckle
<i>Wisteria floribunda (S)</i>	Wisteria

GROUND COVER

<u>Botanical Name</u>	<u>Common Name</u>
<i>Duchesnea indica (S,SH)</i>	Indian Mock Strawberry
<i>Hypericum calycinum (S)</i>	Aaron's Beard
<i>Lonicera japonica (S)</i>	Honeysuckle
<i>Myoporum parvifolium (S)</i>	Myoporum
<i>Potentilla verna (S,SH)</i>	Spring Cinquefoil
<i>Rosemarinus officinalis (S)</i>	Rosemary

TURF GRASS - SEED

Year Round Turf Grass Mix:

100% Festuca arundinaceae - Alta Fescue - 10 lbs. per 1,000 s.f.

Suitable Seasonal Turf Grass Mixes:

Common Bermuda - Cynodon dactylon
Hybrid Bermuda

The planting time will vary for these types as Bermuda grass should not be planted during its dormant season. Alta fescue is a drought tolerant deep rooted turf grass.

Legend:

(S) Tolerates Sun in this Planting Zone
(SH) Tolerates Shade in this Planting Zone

J. LANDSCAPE STANDARDS AND GUIDELINES

1. General Standards

All areas required to be landscaped shall be planted with turf, groundcover, shrub, or tree materials selected from the plant palette contained in these guidelines.

Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long-term establishment cover per County standards.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common areas setting.

Cut slopes equal to or greater than three feet (3') in vertical height and fill slopes equal to or greater than three feet (3') in vertical height shall be planted with a groundcover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') on center or trees spaced not to exceed twenty feet (20') on center or a combination of shrubs and trees at equivalent spacings, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the County of Riverside Standards for erosion control methods for slopes and other landscaped areas.

2. Drought Tolerance

Drought tolerant plant materials require proper care, installation watering and maintenance to maximize its drought tolerance capabilities.

a. DEGREES OF DROUGHT TOLERANCE

There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others.

b. PLANT INSTALLATION WATER DEMAND

Drought tolerance plants like other plants, require more water during the initial installation period and for at least a three month maintenance period following to become established. Therefore, if drought tolerant plants are installed in the warmer months more supplemental water will be required until the plant is established.

c. DEEP WATERING PRACTICES

Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.

d. WARMER MONTHS WATER APPLICATION

Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water. Just that the plant may require minimal or has low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent, monthly, deep watering.

e. FULL SEASON PLANT WATER REQUIREMENTS

After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.

f. MAINTENANCE

Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering, and checking for pests and diseases.

3. Planting Time

Due to the climate extremes of the RANCHO BELLA VISTA area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

4. Climate Constraints

Plant material palettes for RANCHO BELLA VISTA contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

5. Topography

The topography of RANCHO BELLA VISTA consists of rolling hills, slopes, plateaus valley floors, and low lying creek beds. This variation in terrain height means that there are a couple of micro climates within the community. The hillsides and mountain tops will be milder in winter than the valley floor or creek beds. The mountain tops will actually be a thermal belt. Cold air will drain off the higher elevations and may cause the low lying areas to be as much as ten (10) degrees colder. Care should be exercised in selecting the plant materials which can withstand the cold air drainage basin temperatures.

6. Horticultural Soils Test Requirements

Soil characteristics with the RANCHO BELLA VISTA project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

7. Irrigation Standards

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation system which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the RANCHO BELLA VISTA area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

K. RESIDENTIAL ARCHITECTURAL DESIGN CRITERIA

1. Introduction

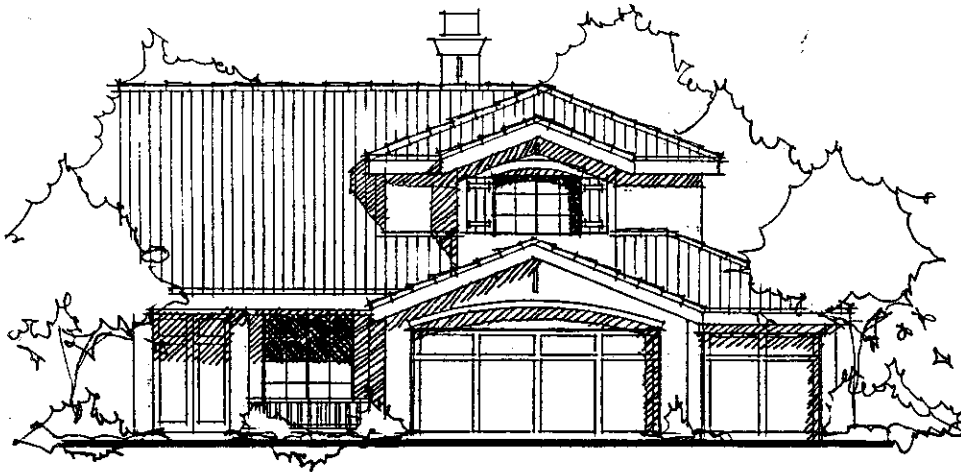
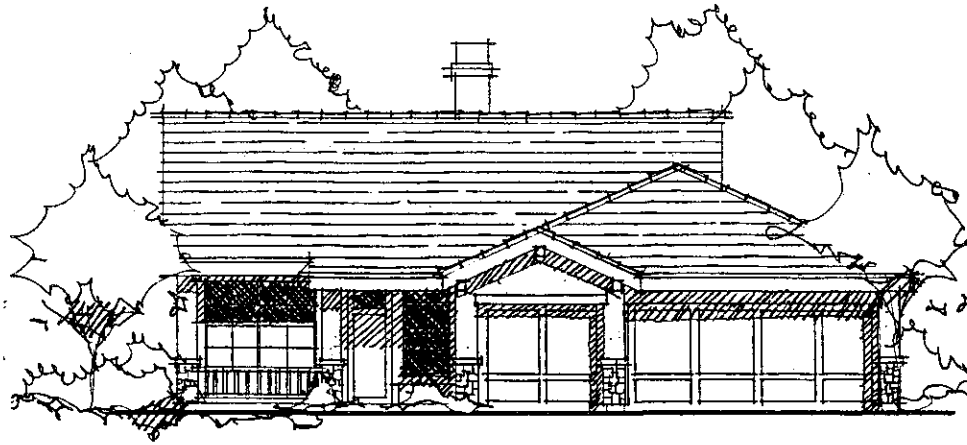
The goal of RANCHO BELLA VISTA is to facilitate residential projects which exhibit excellence in design and provide a variety of housing opportunities. It is envisioned that the architecture for these villages will be created through thoughtful analysis and sensitive consideration of the development's theme and the constraints, opportunities, and characteristics of each village pursuant to the following guidelines. Each village shall provide diversity in design through considerate attention to architectural character and floor plan livability. Architectural diversity should be created by manipulating building materials, colors, and textures, in conjunction with architectural features (e.g. roofs, windows, doors, fascias, trim), rather than by designing buildings that vary greatly in architectural styles. All architecture shall enhance and enrich the community theme.

2. Architectural Concept

Architecture within RANCHO BELLA VISTA shall evoke early California heritage by utilizing materials, forms and color that have evaluated over time in the Southern California region. Each village and/or neighborhood in RANCHO BELLA VISTA should have a distinctive architectural product type and/or style associated with it. This will ensure that each residential development within RANCHO BELLA VISTA will have a strong, coherent identity resulting in an aesthetically pleasing community. Possible architectural product types and/or styles are illustrated in Figure IV-19 through Figure IV-21. The preceding descriptions and referenced graphics provide an overview of the general architectural styles desired for RANCHO BELLA VISTA. Again, it should be emphasized that individual character and interpretation are encouraged, but the following standards and guidelines should be followed to achieve the overall design theme.

3. Building Mass, Form, and Scale

Buildings in RANCHO BELLA VISTA, as a general rule, should be designed low to the ground and blend in with their surroundings (see Figure IV-22, *Architectural Design Elements - Residential*). The apparent mass of buildings should be reduced through the following techniques:



SOURCE: The McKinley Associates, Inc.



NOTE: The above renderings are conceptual in nature and are not intended to represent actual architectural product types.

Rancho Bella Vista

Figure IV-19
CONCEPTUAL ELEVATION -
MEDIUM DENSITY

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880



SOURCE: The McKinley Associates, Inc.



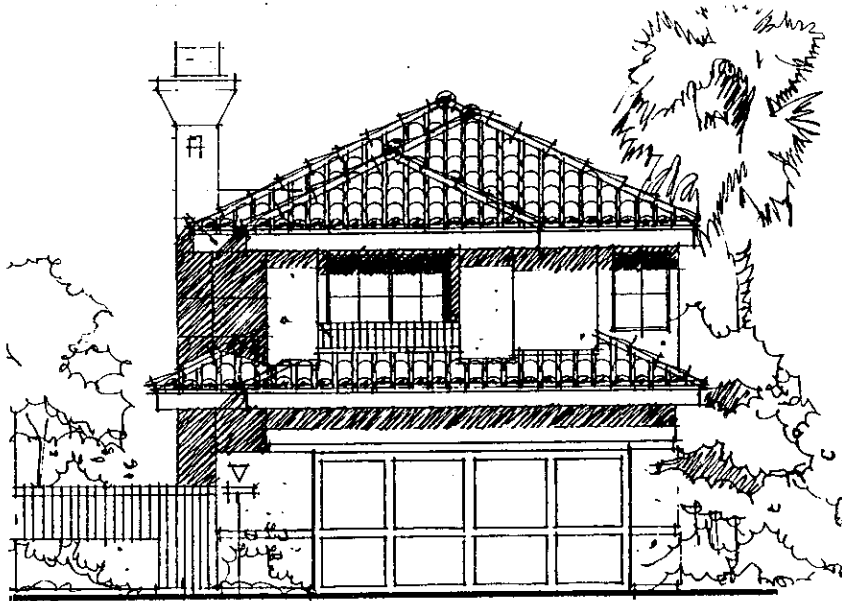
NOTE: The above renderings are conceptual in nature and are not intended to represent actual architectural product types.

Rancho Bella Vista

Figure IV-20
CONCEPTUAL ELEVATION -
MEDIUM DENSITY

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

IV-59



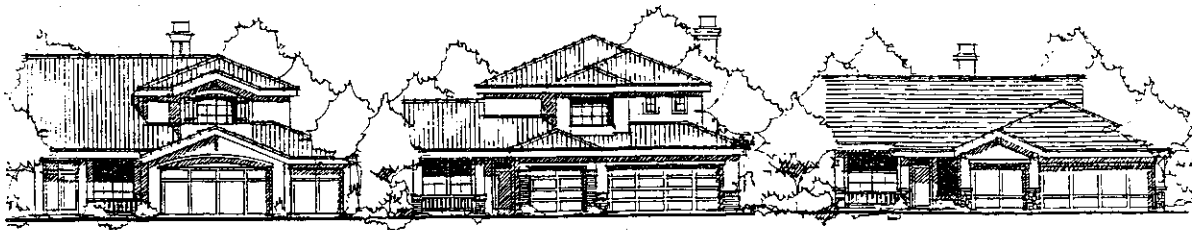
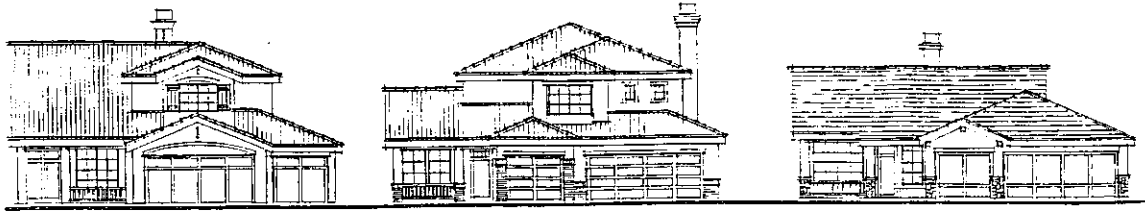
SOURCE: The McKinley Associates, Inc.



NOTE: The above renderings are conceptual in nature and are not intended to represent actual architectural product types.

Rancho Bella Vista

Figure IV-21
CONCEPTUAL ELEVATION -
MEDIUM HIGH DENSITY



SOURCE: The McKinley Associates, Inc.



NOTE: The above renderings are conceptual in nature and are not intended to represent actual architectural product types.

Rancho Bella Vista

Figure IV-22
ARCHITECTURAL DESIGN
ELEMENTS - RESIDENTIAL

Lennar Homes of California
391 North Main Street, Ste 301, Corona, CA 92880

IV-61

- ☐ Reduce large expanses of flat walls.
- ☐ Utilize projections and recesses to provide shadow and relief at exterior walls and roof areas.
- ☐ Patio walls and balconies should be used to break up exterior walls.
- ☐ Combine one and two-story architectural elements.
- ☐ Utilize one-story edging on two story elements.
- ☐ Provide overhead structures at entries.
- ☐ Use simple roof forms, provide interest by jogging the rooflines, varying plate lines and roof heights.
- ☐ Maintain a strong indoor/outdoor relationship.
- ☐ Windows and doors should be recessed to provide depth. Accent trim and color, divided window lights, and raised panels are examples of detailing that provide individuality and interest. Awnings are permitted if they are consistent with the overall architectural style of the building. Metal awnings are prohibited.
- ☐ Garage doors are a major visual element. Because garages are a major element in most structures, garage doors shall be fully integrated into design of the architecture. They should be simple in design and recessed from adjacent walls. Applied decoration should be minimized, but accent colors are encouraged to complement the architecture and to provide visual variety along streetscapes. Staggered setbacks, attached garages, and side-loaded garages are encouraged to further vary the streetscape.
- ☐ Balconies are encouraged to break up wall masses, and to take advantage of views and paseos and the surrounding Box Spring Mountains. Chimneys should be used as an architectural form but should be simple in design. Materials should match those used on the main buildings. Awnings are permitted if they are consistent with the overall architectural style of the building. Metal awnings are prohibited.
- ☐ Project walls and fencing are discussed elsewhere in this Manual; however, private walls and fencing should be consistent with community wall themes and compatible with the architectural style of the buildings. Foreground plantings, vines, and espaliers are strongly encouraged to soften long stretches of walls and fencing.
- ☐ Mechanical equipment such as air conditioning equipment, soft water tanks, gas meters and electric meters should be screened from public view from project streets or the paseos.
- ☐ Gutters and downspouts should be concealed or, if exposed, designed as a continuous architectural feature painted to match the adjacent building surface. All flashing, sheet metal, vent stacks and pipes shall be painted to match the adjacent building surface. Skylights should be designed as an integral part of the roof. Their location and color should relate to the building. Solar panels are encouraged and should be integrated into the roof design, flush with roof slopes. Frames should be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.

- ❑ Patio trellises, pergolas and other exterior structures are encouraged to soften building masses, provide shade and define spaces. As with main buildings, clean forms are encouraged, utilizing materials and colors complementary to building architecture and project design themes.

4. Building Elevations

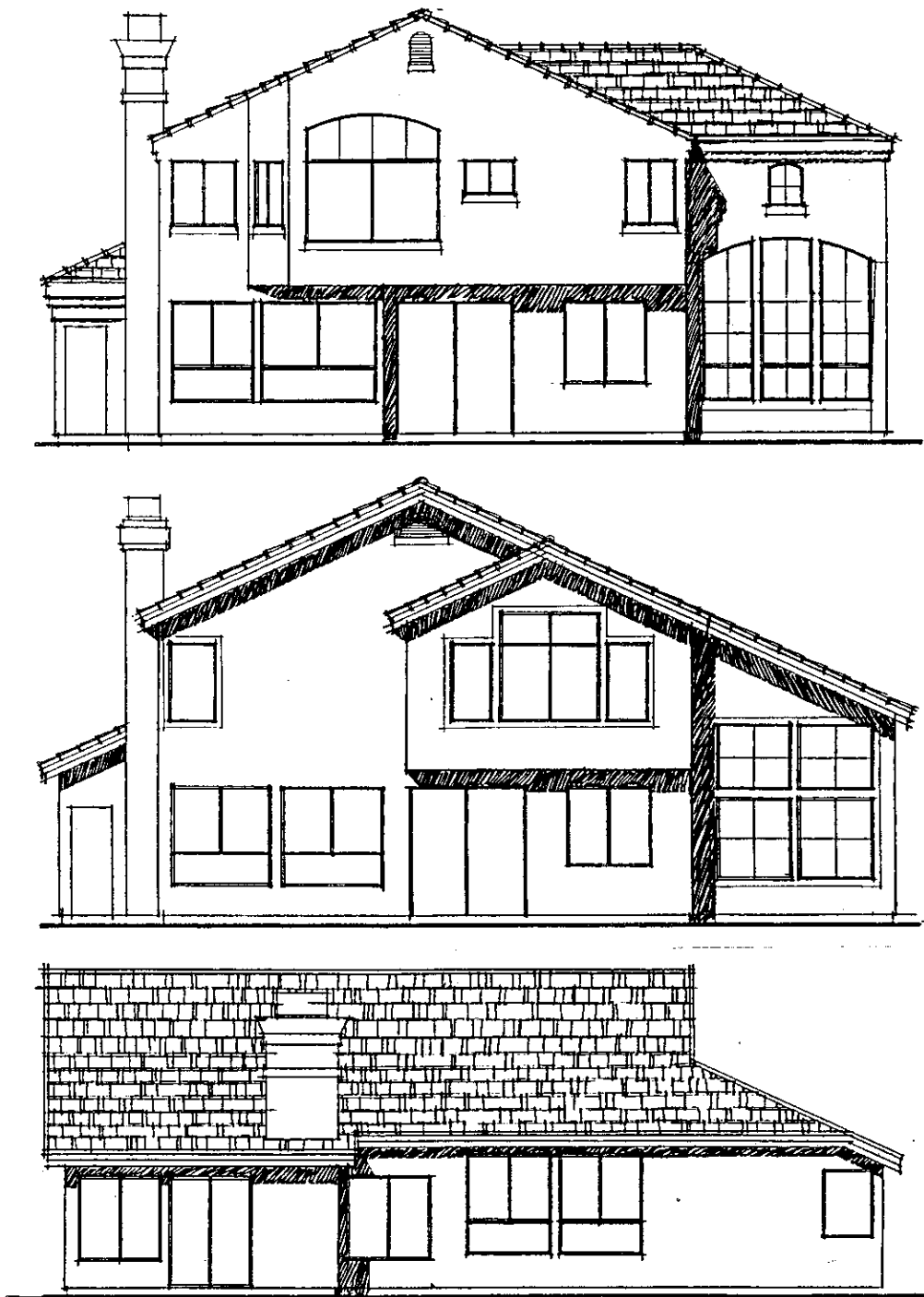
It should be assumed that buildings facing streets, project entries, and major open spaces in RANCHO BELLA VISTA will be seen from all angles and therefore will need to be well-detailed and distinctly articulated. Special priority should be given to front and side elevations of structures located on corner lots, and also to rear facades that can be seen above community walls adjacent to open space areas (see Figure IV-23, *Rear Elevation Articulation*). Likewise, major rear and side building entrances should receive treatment similar to front/main building entrances. In addition, long stretches of unbroken exterior walls are discouraged in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing.

5. Building Materials and Colors

Building materials and colors shall complement the natural, climatic, and built environment of RANCHO BELLA VISTA. If desired, materials may be left in their natural state and allowed to weather and blend into the natural environment. All materials may be durable and require little maintenance. Large expanses of flat, windowless wall planes that are not articulated by materials or color are discouraged in all zones. Use of widely varying and contrasting materials should be limited. Contrasting materials may be employed in areas in which special emphasis is desired such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g., chimneys, architectural banding) on buildings.

Paints and stains shall be subdued and limited primarily to soft pastels, neutral colors, grays, and light to medium earth tones with selected contemporary accent colors and pure hues limited to moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim. Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features. Wood may be treated with transparent stains or paints.

1. **Acceptable Building Materials: All Zones.** Acceptable building materials include, but are not limited to, the following:
 - Wood siding, including rough sawn wood.
 - Board and batten.
 - Concrete, including tinted and stamped concrete.
 - Concrete tile roofing.
 - Stucco or plaster finish.
 - Stucco-covered block, including walls.
 - Rock and stone.



SOURCE: The McKinley Associates, Inc.



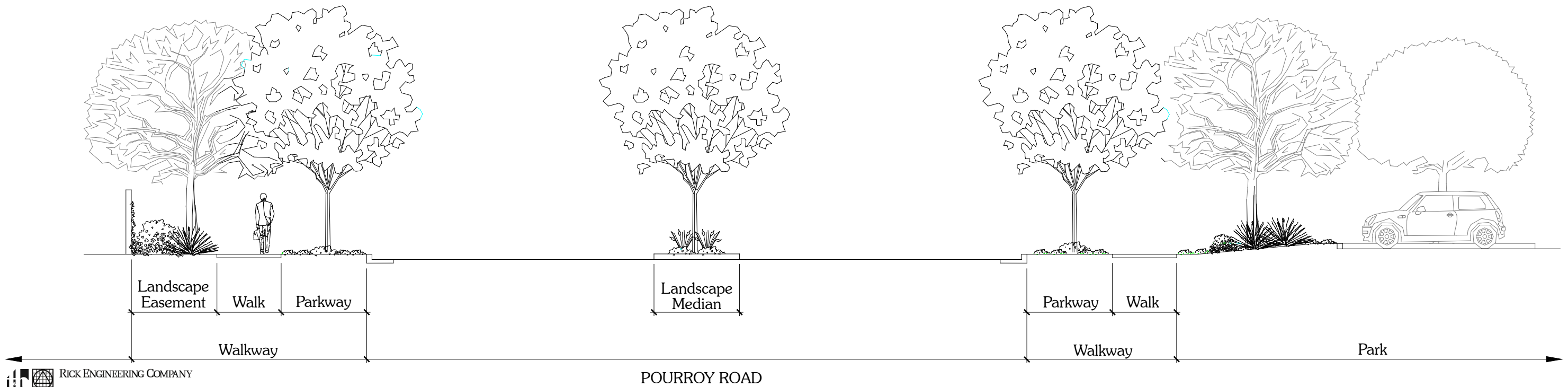
NOTE: The above renderings are conceptual in nature and are not intended to represent actual architectural product types.

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Figure IV-23
REAR ELEVATION
ARTICULATION

TYPICAL RESIDENTIAL/WALK/ STREET/PARK INTERFACE



 RICK ENGINEERING COMPANY

Rancho Bella Vista

Lennar Homes of California
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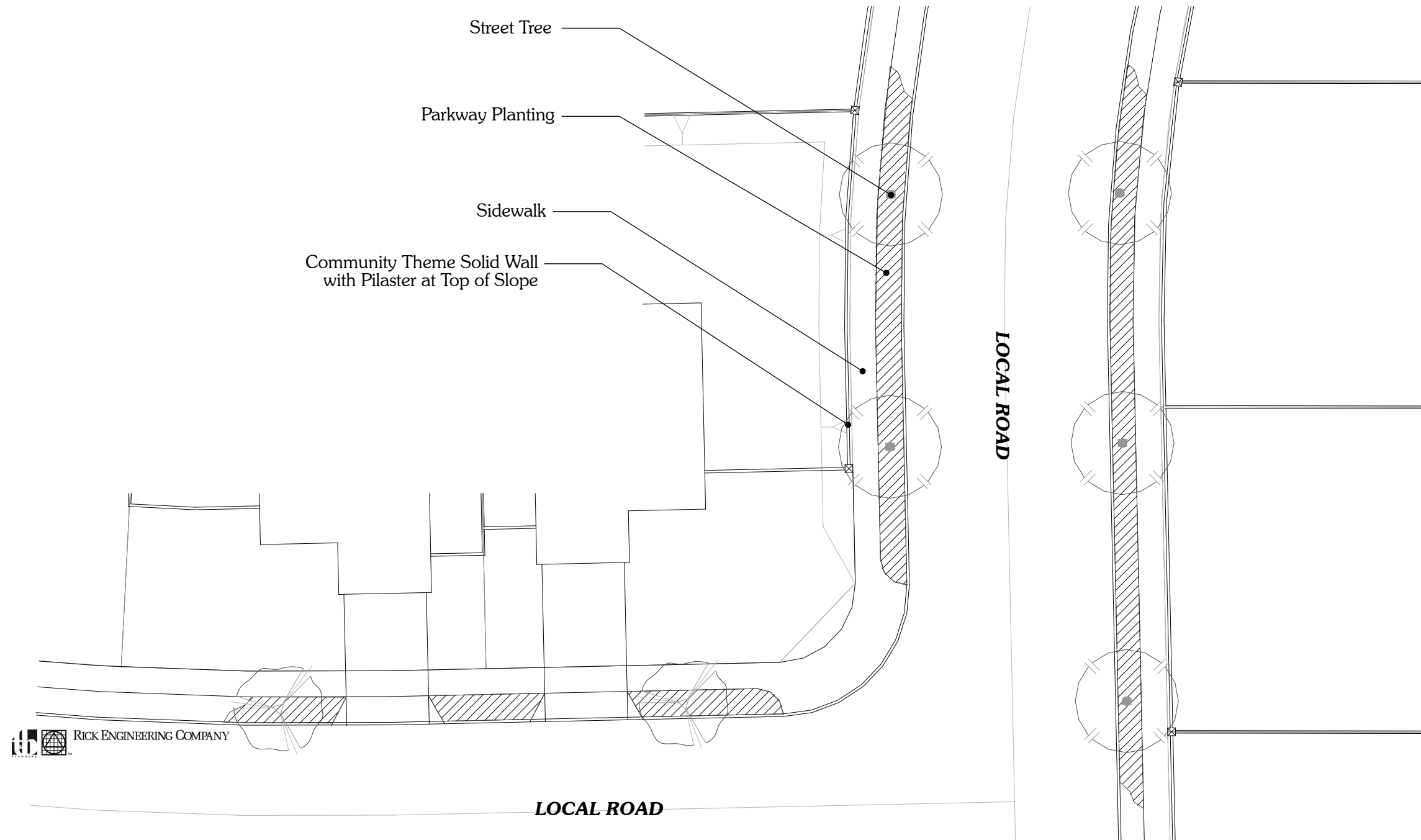
LOCAL STREET SCENE AT RESIDENTIAL LAND USE - LEVEL CONDITION



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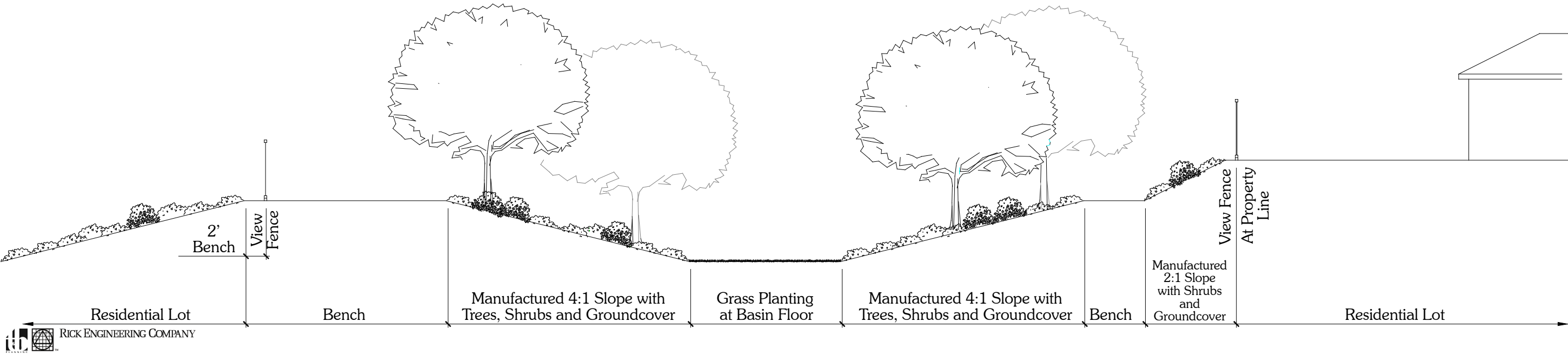
LOCAL ROAD STREET SCENE AT RESIDENTIAL LAND USE - LEVEL CONDITION



Rancho Bella Vista

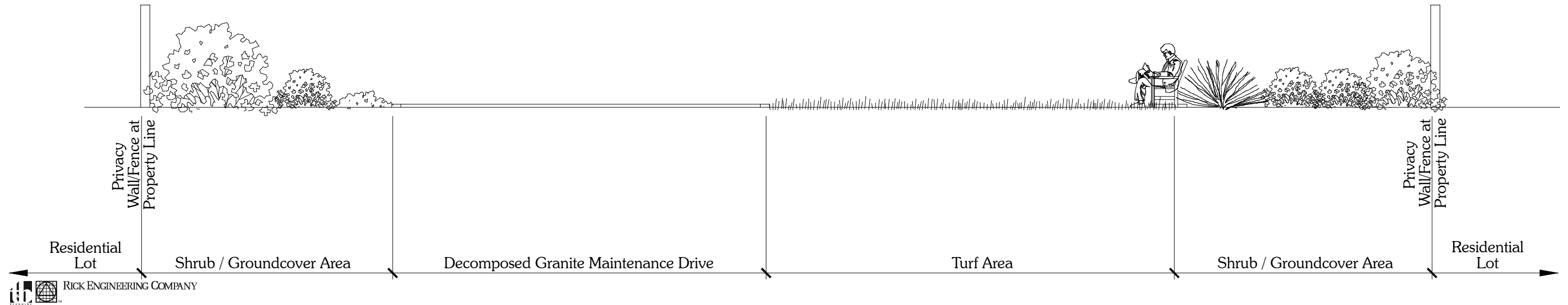
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Figure IV-27
TYPICAL RESIDENTIAL/BASIN
INTERFACE



Rancho Bella Vista

TYPICAL RESIDENTIAL/ SEWER LOT INTERFACE



 RICK ENGINEERING COMPANY

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- Brick and used brick, in natural browns, tans, beiges, and subdued shades of red.
 - Rock and mission tile roofing.
2. **Conditionally Acceptable Materials.** Stucco is acceptable in all zones provided that it is integrally incorporated into the architecture on two or more elevations of the structure and is not finished with a heavy texture.
3. **Discouraged Materials: All Zones.** The following list includes building materials that are discouraged but not strictly prohibited for use in RANCHO BELLA VISTA:
- Blue or green tiled roofs.
 - Brightly painted steel roofs, excepting painted steel accent trim which is permitted.
 - Copper and galvanized.
 - Fiberglass.
 - Painted brick and stone, excepting stucco-covered masonry and painted concrete block or slump block walls which are permitted.
 - Aluminum or vinyl/plastic siding.

6. Roofs

Roofs should serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged with RANCHO BELLA VISTA. Roofs shall reflect the selected village, neighborhood, or product type architectural concept and respond to the style, materials and scale of the building. Roof overhangs are encouraged; they provide essential shade and are also aesthetically pleasing. Solar panels and skylights may be installed in all zones of RANCHO BELLA VISTA, provided that they are designed as an integral part of the roof form.

a. **RESIDENTIAL DWELLINGS; PRIMARY/MAJOR STRUCTURES**

- ☐ A variety of roof types is encouraged including hip roofs, gable roofs, and shed roofs. Roof pitches of 3:12 to 6:12 are permitted.
- ☐ Mansard, Gambrel, and flat roofs are not permitted for use in RANCHO BELLA VISTA.
- ☐ Roof heights and planes should vary to create interplay between the roof and the walls of the structure.
- ☐ Acceptable roofing materials in all residential zones include, but are not limited to, clay tile, concrete tile, and composition shingles.
- ☐ Unacceptable roofing material in all residential zones are wood shakes and shingles.

b. **ACCESSORY STRUCTURES**

Accessory structures shall have roofs or similar and/or compatible materials as primary/major structure. There is no minimum roof pitch required for accessory structures. Flat roofs on accessory structures are permitted in all zones in RANCHO BELLA VISTA.

c. ROOFING MATERIALS AND COLORS

Roofing trim materials should be of similar materials and complementary colors. Acceptable materials in all zones include clay and concrete tile. Composition, plastic, and wood roofing materials are prohibited for aesthetic and/or fire safety reasons. Roof vents and appurtenances shall be painted to match the roof color in all Residential Zones.

7. Chimneys

Chimneys should act as major vertical elements in the architecture. Caps on chimneys shall have low profiles; they should not be visually distracting. Acceptable building materials include stone veneer, brick (including used brick), stucco, and wood.

8. Doors and Windows

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered, building facade. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.

To further enhance the individual identity of each structure, pot shelves, window boxes, and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance. Window frames, mullions, and door frames shall be color coordinated with the rest of the building. Decorative wrought iron grills on windows are discouraged. Doors may be somewhat ornate and include inset panels, carvings, and window panes. Pediments should not be used above windows or doors.

9. Garages

Garage setbacks may be varied in order to enhance the streetscape scene. Garages shall be constructed of materials compatible with the architectural style of the adjacent primary structures.

10. Porches, Arcades and Entryways

Entrances to buildings shall be clear and easily recognizable. Covered entrances, porches, and arcades are desirable because they serve to identify entrances and provide shelter from the sun and inclement weather. A protected entrance is not only functional, but also produces a sense of privacy. Front entrances should be designed as significant architectural features. Porches and entryways may be used to visually break up large, monolithic buildings into smaller units more in keeping with the desired human scale of RANCHO BELLA VISTA. Porches may be used on buildings of two or more stories as a transition from nearby single story structures to other taller structures. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Wrought iron railings are acceptable.

11. Balconies and Overhangs

Balconies and overhangs are desirable elements of a building that provide architectural interest and protection against the sun and inclement weather. Balconies are encouraged for inclusion in medium

and medium high density residential areas since they provide residents with necessary outdoor areas and spaces. Balconies and overhangs add visually to structures by breaking up wall masses, offsetting floors, and creating a sense of human scale. Balconies on residential structures in RANCHO BELLA VISTA shall have railings of wood, masonry, decorative metal, and/or stucco. Balcony railings may be solid, if desired. Accent tile may be used in moderate amounts. Pipe railings shall not be allowed in residential areas. In all cases, balconies, overhangs, and arcades shall be designed such that the detailing, form, color, and materials are similar and/or compatible to the main structure.

No balcony shall protrude more than ten (10) feet from any primary wall of a residential structure.

12. Refuse Collection Areas

Trash enclosures shall be harmonious with the overall design theme or concept of the development. All trash enclosures shall be constructed in an architectural style similar to adjacent structures and of compatible materials. The following provisions shall apply to all refuse collection areas and trash enclosures in RANCHO BELLA VISTA.

- ☐ Refuse collection areas or trash enclosures shall not be located within any required setback areas and shall be screened from off-site views by structures, solid walls or fences, and/or landscaping. Refuse collection areas shall be screened from views from any public street or adjacent residential area.
- ☐ Refuse collection area or trash enclosures shall be conveniently accessible to the units/buildings they are design to serve.
- ☐ Refuse collection areas and trash enclosures shall be located in such a manner as to minimize noise and odor nuisance.
- ☐ Refuse collection areas in parks shall be screened by landscaping, walls, fences, or other architectural features in such a manner as not to be visible from any public street or adjacent residential dwelling.
- ☐ Refuse collection areas in all Residential Zones and Quasi-Public Land Use Zone shall be screened with a six-foot high solid fence or wall and have an opaque gate.
- ☐ The number of refuse collection bins provided shall meet all County of Riverside policies and codes.