

(3) Special Treatment and Buffer Areas

The area of the site fronting on Mockingbird Canyon Road shall be considered a special treatment/buffer area under this plan. Any lot that has frontage on Mockingbird Canyon Road and is developed under plan shall be subject to the following restrictions.

- i. Setbacks.** The dwelling unit shall be located not closer than 70 feet to the centerline of Mockingbird Canyon Road.
- ii. Driveways.** Primary parking access shall be derived from internal streets. Driveway approaches shall not front on Mockingbird Canyon Road.
- iii. Future Additions.** Future additions of secondary parking facilities (e.g. Recreational Vehicle or Boat parking) shall not enter directly onto Mockingbird Canyon Road.

b. Design Guidelines

(1) Lotting Concepts

Lotting concepts shall be employed to implement the following planning goals for this site.

Avoid major landform alteration.

Promote retention of natural vegetation and habitat.

Promote retention of existing drainage patterns through the site.

Encourage larger lot sizes at the extreme south tip of the site.

Maintain the rural nature of the area.

The following design guidelines are intended to implement these goals.

i. Lots should be situated where an existing topographic feature invites a building site. Major landform alteration (e.g. filling in a canyon and placing 10 lots on the fill) are expressly discouraged.

ii. Leveling of hilltops and ridges should be minimized. Cuts on hilltops should be limited to the amount required for one lot. Narrow ridges should be cut only enough to support one row of lots. The general flattening of hills in order to create a level tract of homes is strongly discouraged.

iii. Lots should be designed so as to provide a reasonable building pad without diverting the natural watercourses flowing through the site. While some minor disruption of existing flow patterns is allowable, diversion of flow from one large watercourse to another is unacceptable.

iv. Lot sizes should be generally larger at the extreme south tip of the site. This guideline promotes the use of this site as a buffer between the mobile home park to the north of the site and the 2.5 acre lots to the south of the site.

v. Flag lots are discouraged. Any lot requiring an offset for access should be designed with generous width (50 feet or more) across the access portion.

(2) Grading Criteria

i. All grading shall conform to chapter 70 of the Uniform Building Code as amended by Ordinance 457 of the County of Riverside.

ii. Landscape plans should be signed by a registered Landscape Architect in conformance with County Ordinance 457.

iii. Conceptual grading plans should be designed so as to minimize the need for drainage easements wherever reasonably possible.

iv. Slope setbacks shall be designed so as to comply with Section 2907, Figure 29-1, and Section 7011, Figure 70-1 of the Uniform Building Code.

v. Drainage facilities and terracing should be designed so as to comply with Section 7012 of the Uniform Building Code.

(3) Siting Criteria

i. Every dwelling shall face or front upon a street, in accordance with Section 18.10 of Riverside County Ordinance 348.

ii. Siting of dwelling units so that garage entrances are located to the side or rear of the dwelling unit promotes aesthetic diversity in the neighborhood and is encouraged.

iii. Setbacks of dwelling units should vary, to reduce the "straight line" effect. All setbacks shall conform to provision set forth in Ordinance 348.

(4) Fencing / Walls

i. Fencing and decorative walls shall be allowed; provided the height of the fence or wall does not exceed six (6) feet and the fence or wall meets all provisions of the Uniform Building Code and all local codes and ordinances.

ii. Retaining walls shall be designed by a registered Civil Engineer and approved by the Department of Building and Safety; except walls which are designed in accordance with specifications set forth in Building and Safety Department form 284-197, which may not require design by a registered Civil Engineer but must be approved by the Department of Building and Safety.

iii. Notwithstanding the above, all retaining walls must meet the requirements set forth in Section 4 of County Ordinance 457.

(5) Architectural Features.

i. Theme. The overall architectural theme shall be reminiscent of Early California design, reflecting aspects of Latin American and Mediterranean influence.

ii. Form, Mass, Height. The rounded arches and relatively soft form of the Early California style (as opposed to, for example, the strident line and harsher form of Victorian or Colonial design) shall be incorporated so as to allow the architecture of the homes to blend agreeably with the curves and slopes of the site topography. The general design of the dwelling units shall be continued in any attached garage or detached outbuilding, with siting consideration given to the visual impact of structure mass juxtaposed against the natural features of the terrain at each homesite. Dwelling units of two stories shall be encouraged in order to minimize the structure footprint, conserve energy, and leave undisturbed a maximum practical amount of native vegetation and habitat. Height of dwelling units shall not exceed the forty (40) foot limit as set forth in Section 13.2 of Ordinance 348.

iii. Shade and Shadow. Where practical, the visual interest and aesthetic benefits of clever architectural usage of light and shadow is encouraged. The practical application of such design should reflect concern for other aesthetic issues as set forth above, as well as energy conservation and maintenance considerations.

iv. Building Relief. Varying details in building relief and detail should be evident, in order to avoid a "straight line" effect. Although the varying terrain of the site provides some protection in this regard, special attention should be given to visual diversity in order to best preserve the rural nature of the area.

v. Building Materials. Building materials which promote the aesthetic goals set forth above shall be used on all dwelling units and accessory buildings. Such materials shall include but not be limited to stucco exteriors, roofing of

brown, red, or grey color, and natural or painted wood, and stone or brick. Material selection and color choices shall reflect site-specific review for visual harmony.

vi. Roof Form and Material. Moderate roof slopes should be incorporated into architectural design of dwellings and accessory buildings. All dwelling units shall be provided with concrete tile roofs, or equal. Roofing colors shall be as set forth above, or of another color which is sympathetic to the natural scenery and surrounding development.

vii. Spaces. Spacing of all dwelling units should reflect varying spacing from the front and side lot lines. Careful siting procedures should be employed, giving ample consideration the effect of open spaces as an important component of overall visual appeal.

viii. Accessory Structures. Accessory structures shall conform to the architectural design guidelines set forth here, and must comply with all aspects of the Uniform Building Code, County Ordinances 348 and 457, and all other applicable regulations.

ix. Other. Architectural design incorporating the use of attached garages which are entered from the side or rear of the dwelling structure are specifically encouraged providing such design does not compromise other standards and guidelines as set forth above.

(6) Landscaping

i. Coverage. The faces of cut and fill slopes shall be prepared and maintained to control erosion and to provide stability. All slopes equal to or greater than three (3) feet in height shall be protected. Where cut slopes are not subject to erosion due to erosion-resistant character of materials, such protection may be omitted. Cut slopes revealing erosion-resistant granitic material shall expressly not be covered with imported soil and planted. Cut granitic surfaces shall be

retained in their natural state to provide continuing habitat for the existing lizard population at the site. Slopes where protection is omitted must be classified as having a low potential for surficial failure in the approved soil engineering report. All slope planting shall be performed as early as possible and prior to calling for final permit approval.

ii. Plant Selection. Slopes should be planted with a grass similar to the existing drought-resistant strains found at the site (mostly red brome). A combination of Blando Brome and Lana Vetch as recommended in form 284-41 of the Building and Safety Department is suggested. Drought resistant shrubs such as Rosemary and Dwarf Coyote Brush are suggested where shrubs are indicated. All planting should be of designed to require minimal irrigation to preserve the scenic character of the site and to promote water conservation.

iii. Planting Guidelines. Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for short term coverage of slopes as well as long term permanent coverage.

Planting holes shall be excavated twice the diameter and two inches less than the depth of the root ball of the plant. The planting holes shall be backfilled with a mixture of native soil, slowly decomposing organic matter and an appropriate fertilizer.

Each tree shall be staked in order to anchor the root system and to support the trunk in an upright position. Stake material shall be of adequate dimension and length to support the tree. Ties used for tying the tree to the stake shall have a broad surface to minimize rubbing or girdling and should have some elasticity. A three wire tie-down system may be used in lieu of staking.

Ground cover should be planted in a manner as to achieve 100% coverage in as short a time as possible.

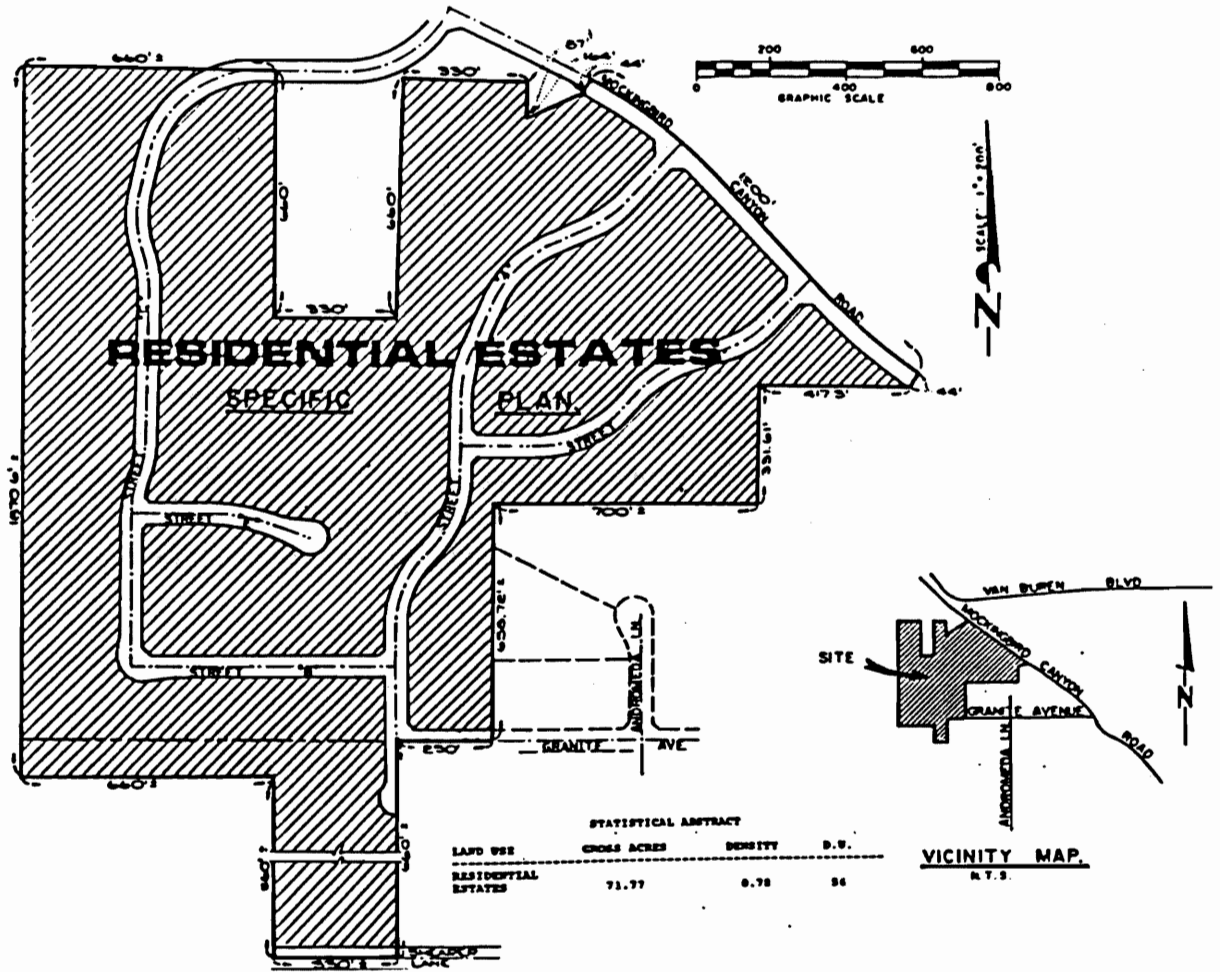
iv. Special Treatments. As discussed above, cut slopes identified as granitic and erosion resistant shall not be planted. Cut slopes where adequate soil base exist to hold ground cover shall be planted in accordance with the above guidelines and with Ordinance 457.

Rock outcroppings shall be left in their natural state as an important feature of this plan. If construction activities disrupt the existing vegetation surrounding any rock outcropping, such vegetation shall be restored as part of the project landscaping. Existing trees on the project shall be preserved where practicable.

(7) Lighting

Street lighting shall be installed at intersections only as required by the Road Department. Outdoor lighting for each lot and for parking areas is permitted providing such lighting is adjusted so as to preclude the direct glare of the lights from shining directly onto adjoining property or streets. All outdoor lighting should be of energy efficient type, such as high pressure sodium.

SPECIFIC PLAN 264

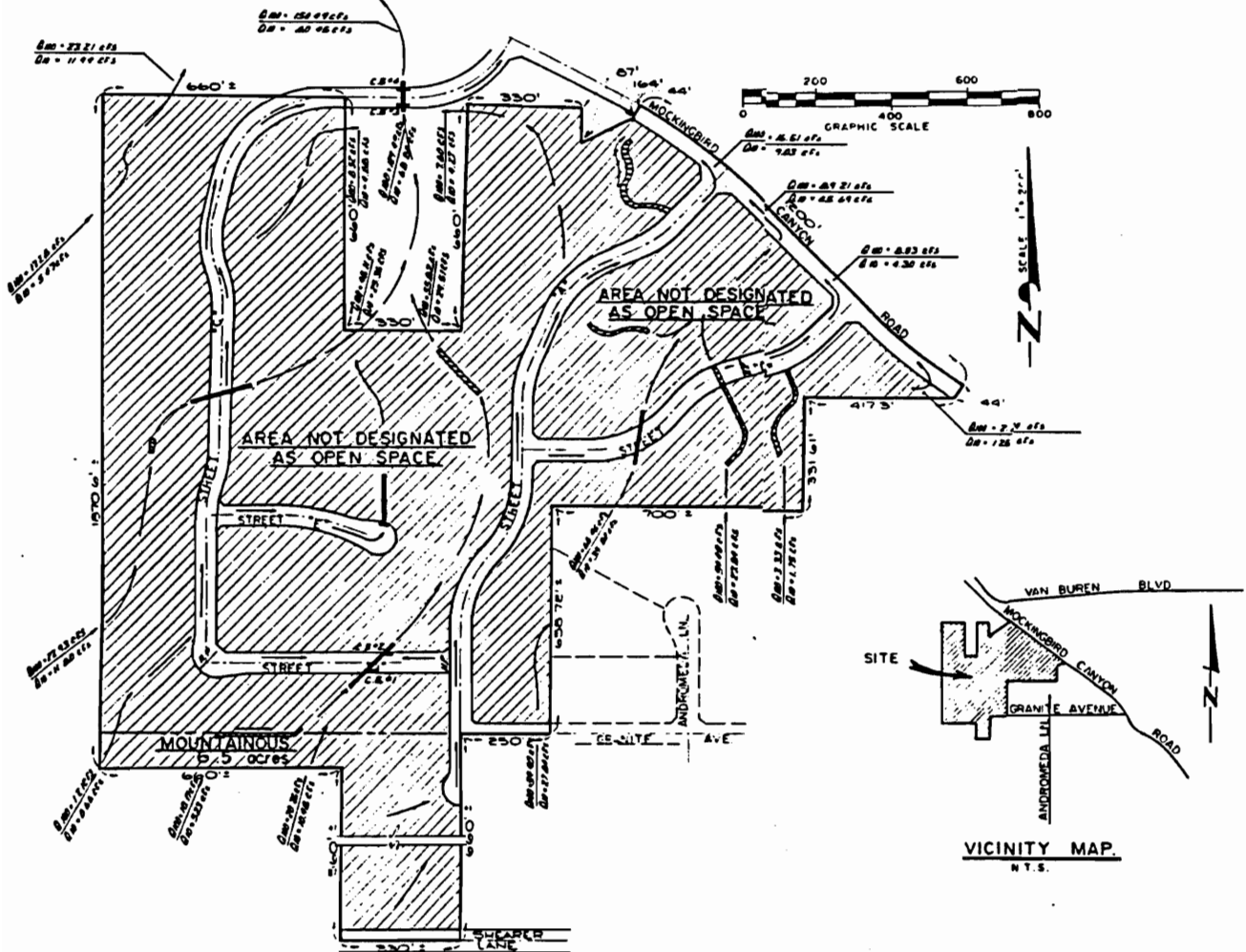


**FIGURE III.1
LAND USE PLAN**

LAND USE PLANNING AREA	# 1
USE	SINGLE FAMILY
ACREAGE	71.77
DENSITY	.78 DUs / ACRE
TOTAL No. of UNITS	56

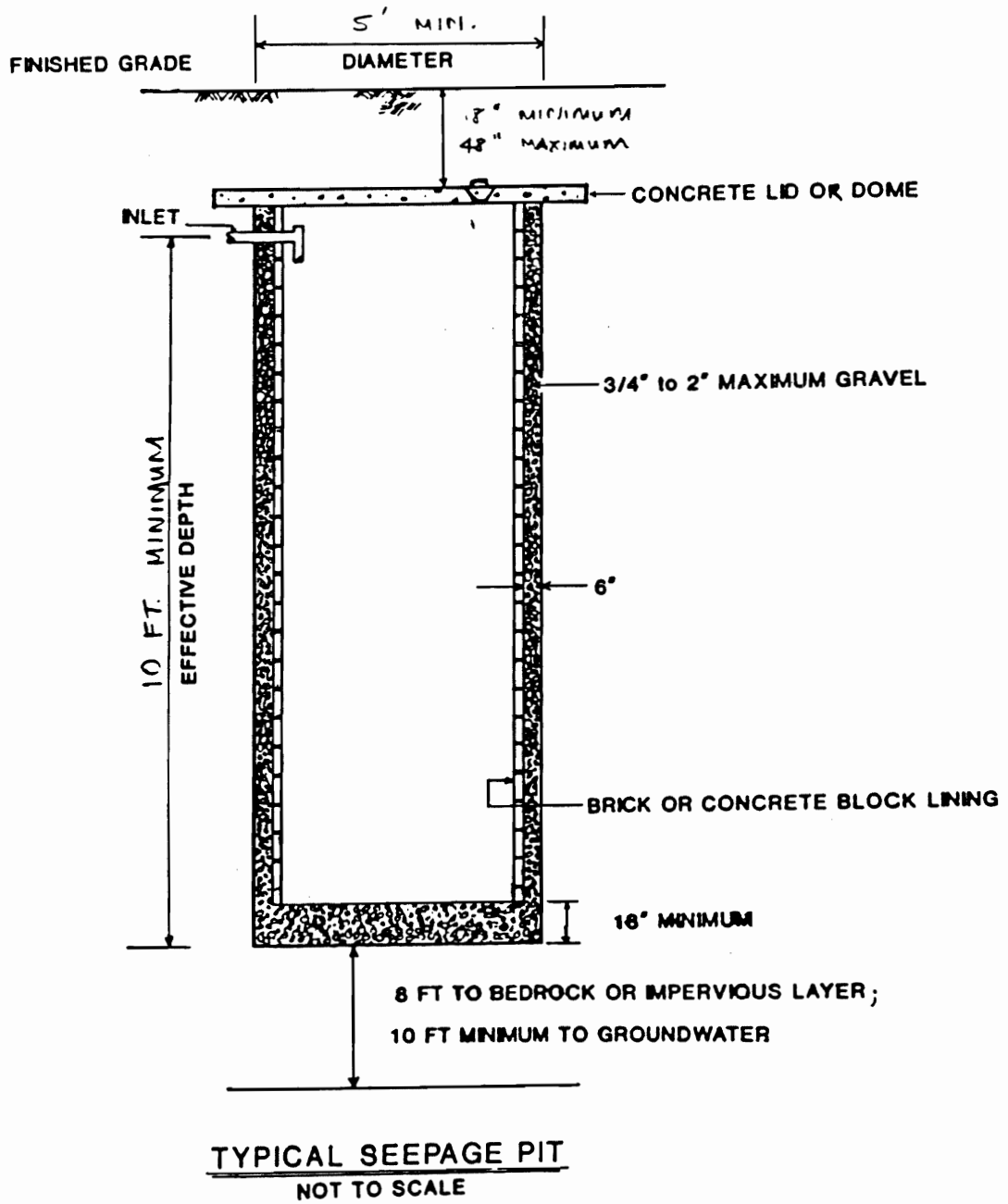
**FIGURE III.2
LAND USE TABLE**

TENTATIVE TRACT MAP NO. 24985
HYDROLOGY EXHIBIT

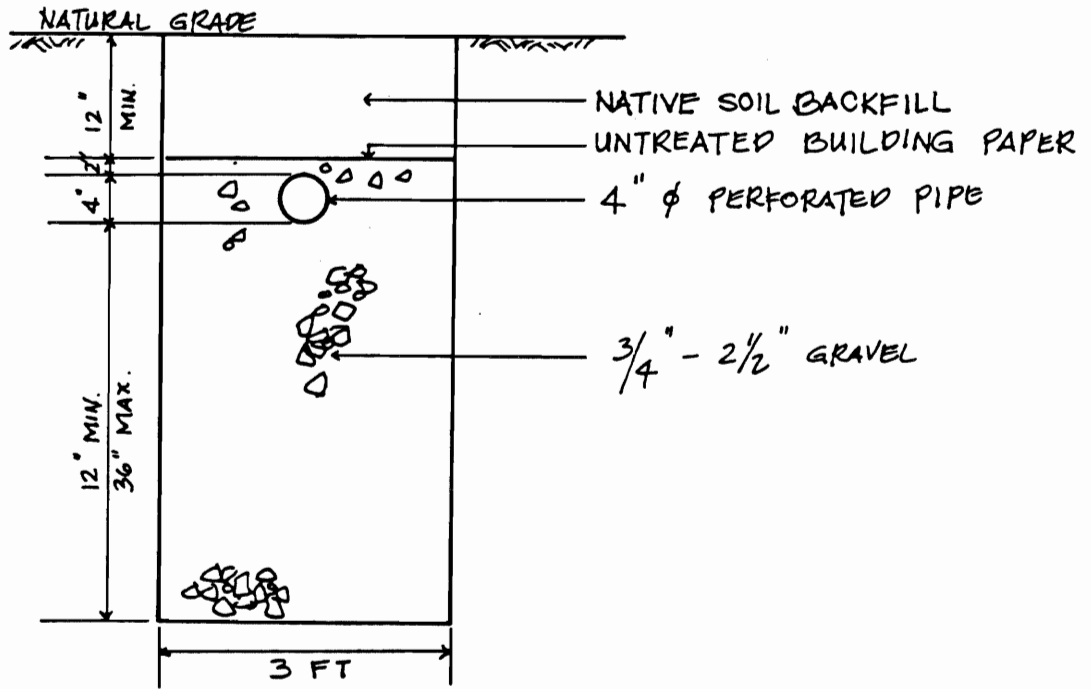


- LEGEND**
- PIPELINE RCP, CMP 12", 24", 48"
 - ▭ CONCRETE SWALES
 - FLOWLINES

**FIGURE III.3
 DRAINAGE PLAN**



**FIGURE III.4
SEWER TYPICAL
(Seepage Pit)**



TYPICAL LEACH LINE
NOT TO SCALE

**FIGURE III.5
SEWER TYPICAL
(Leach Line)**

CONCEPTUAL GRADING PLAN

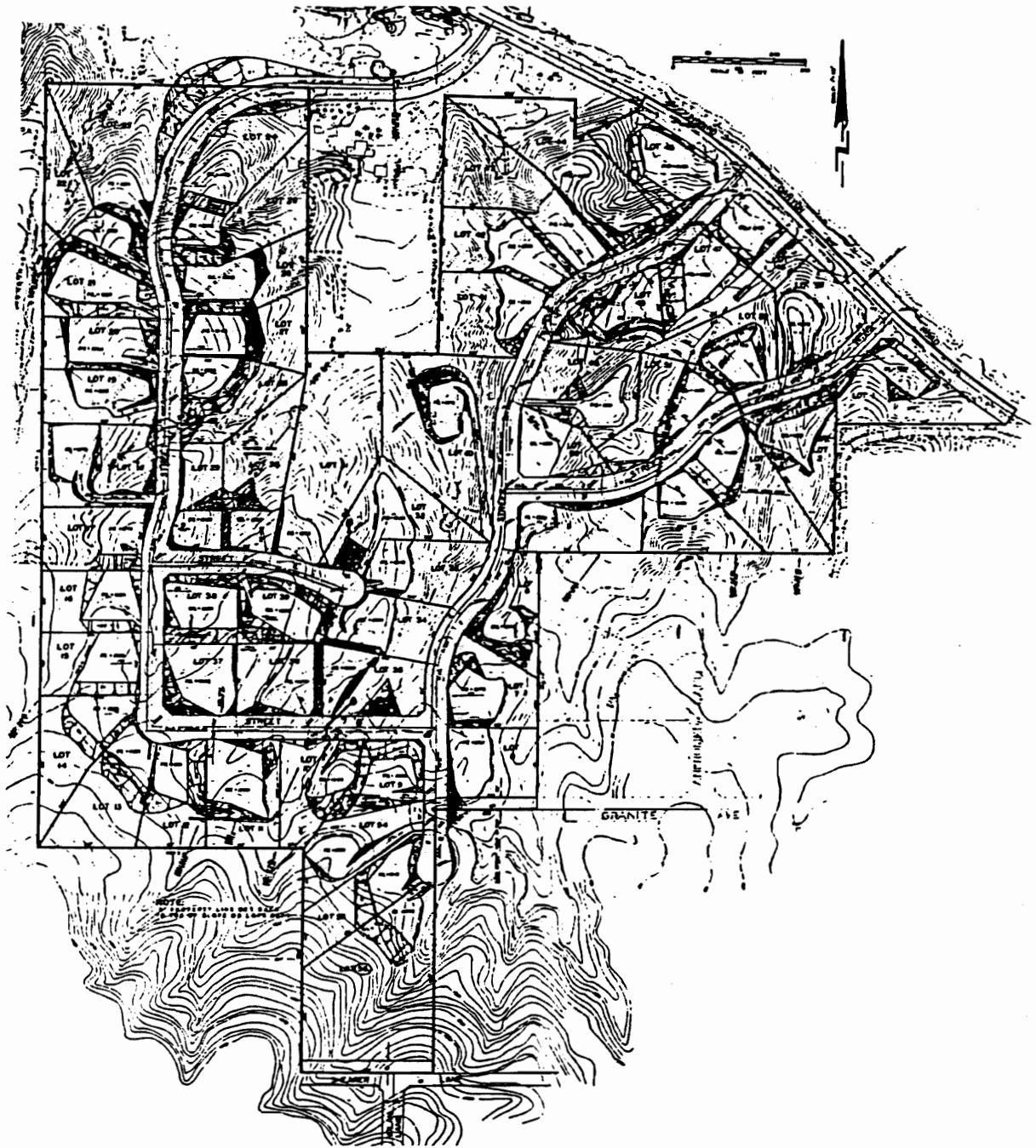
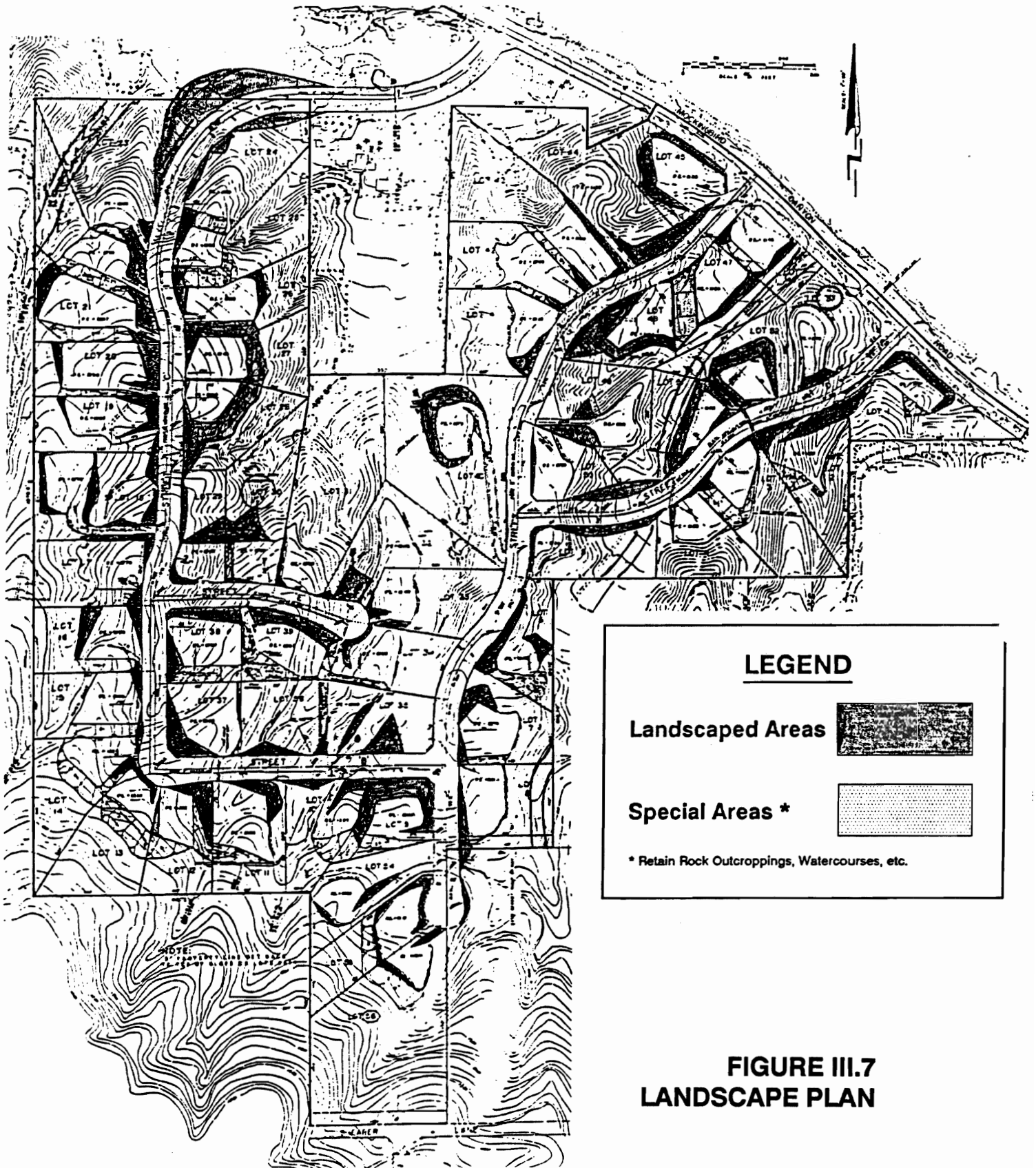
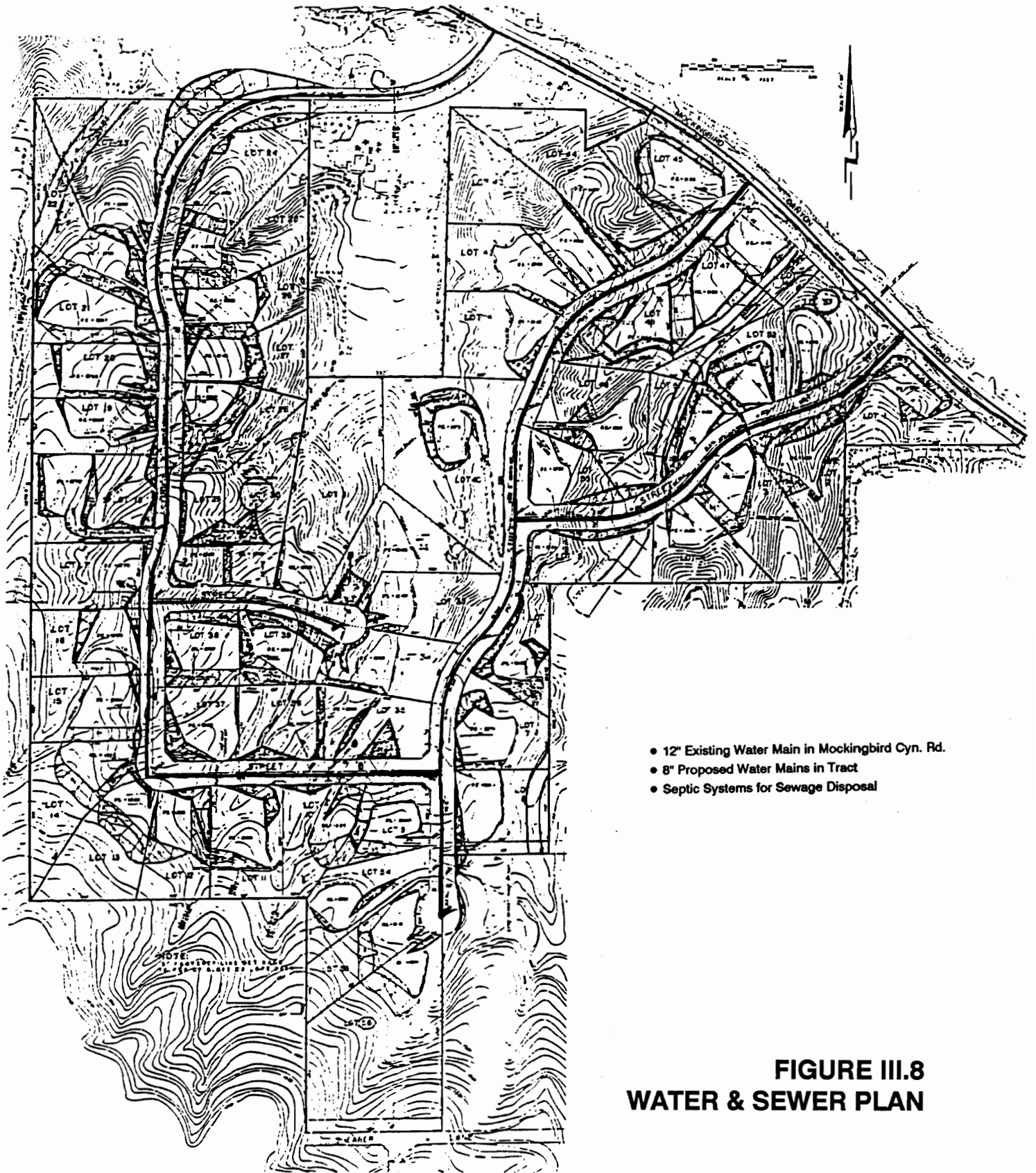


FIGURE III.6
GRADING PLAN

Landscaping Plan

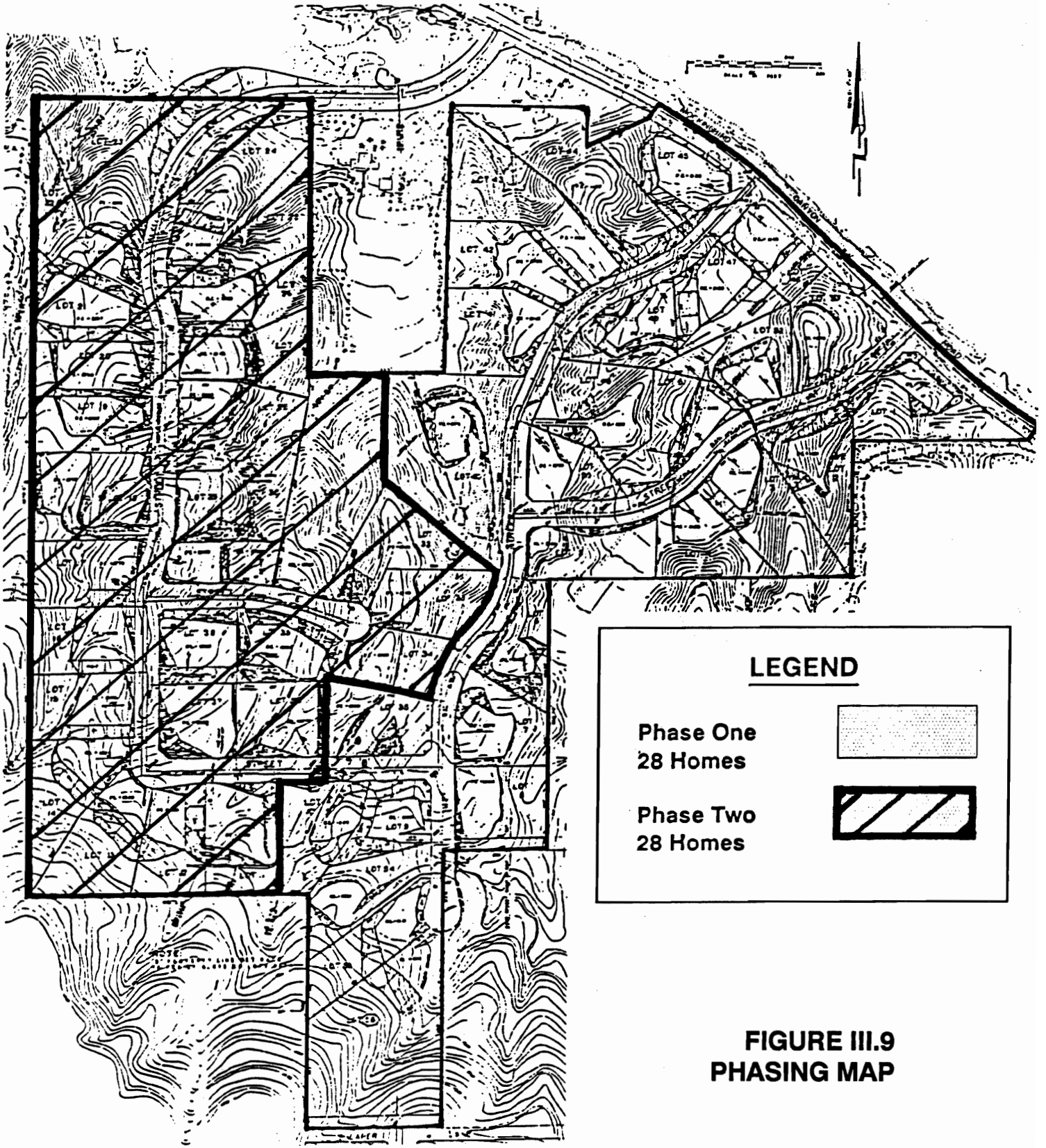


WATER AND SEWER PLAN



**FIGURE III.8
WATER & SEWER PLAN**

Phasing Plan



**FIGURE III.9
PHASING MAP**

