

# GAVILAN HILLS ESTATES



## SPECIFIC PLAN No. 308 AMENDMENT No. 1

PREPARED FOR THE COUNTY OF RIVERSIDE, CA

FINAL

APPROVED BY BOARD OF SUPERVISORS  
RESOLUTION No. 2010-125  
ADOPTED MAY 25, 2010

# **GAVILAN HILLS ESTATES**

## **SPECIFIC PLAN NO. 308 AMENDMENT NO. 1**

**Approved by Board of Supervisors  
Resolution No. 2010-125  
Adopted May 25, 2010**

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## I. INTRODUCTION

## I. INTRODUCTION

### A. GUIDING PRINCIPLES

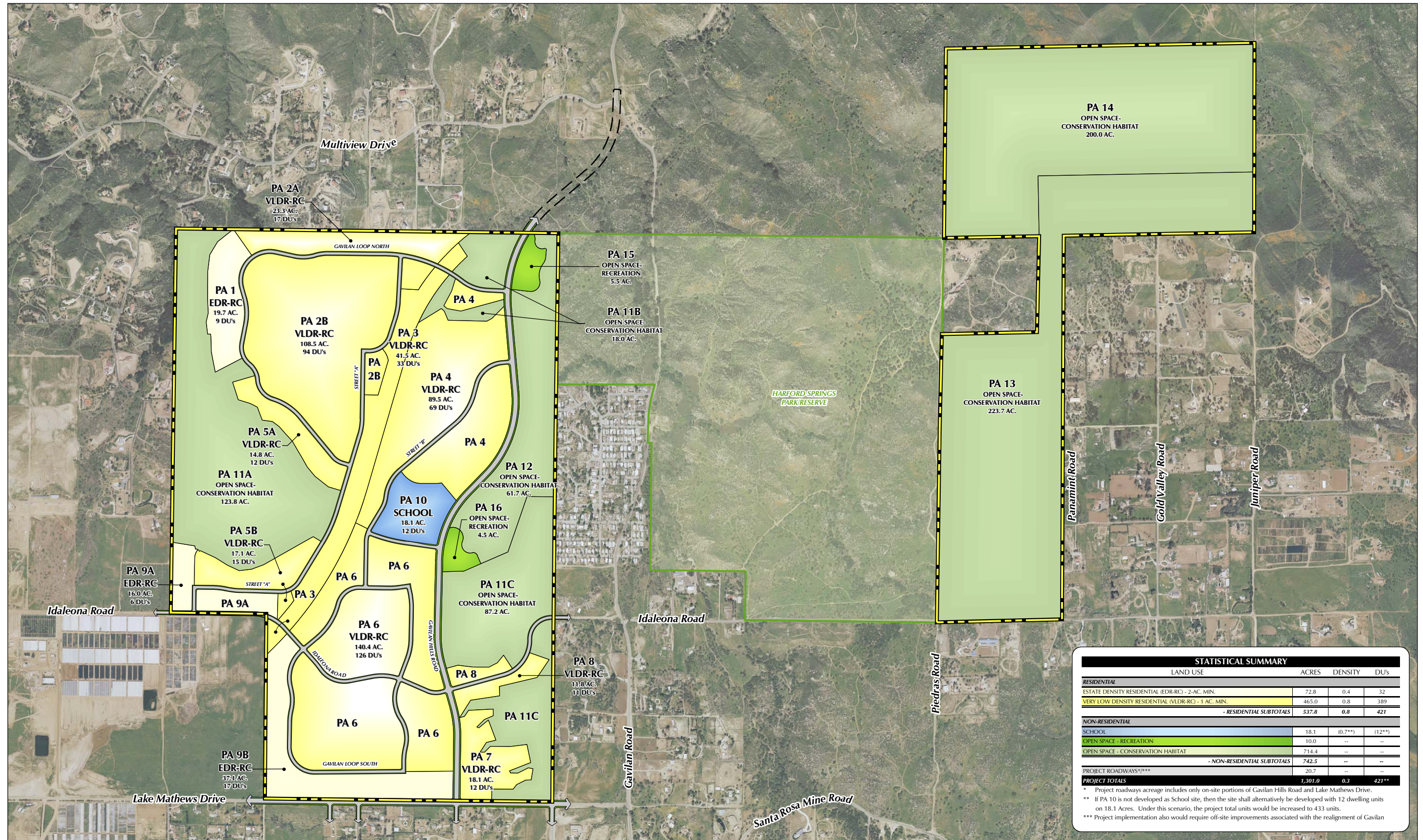
The GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 (henceforth referred to as “GAVILAN HILLS ESTATES,” or the “project”) is a comprehensive plan for a new residential community that is compatible with the surrounding rural Gavilan Hills community. The land uses proposed by GAVILAN HILLS ESTATES have been carefully designed to provide for a variety of integrated land uses, including very low density and estate density residential neighborhoods on minimum one and two acre lot sizes. The community also includes a proposed K-8 school site; natural open space areas, which are intended to preserve important resources on the site while providing active and passive recreational opportunities for area residents; and large conservation habitat areas that will assist the County of Riverside in achieving the conservation objectives of the Multiple Species Habitat Conservation Program (MSHCP). Additionally, this Specific Plan provides an extensive network of trails and other recreational amenities suitable for pedestrians, bicycles, and equestrian users which create an internally cohesive circulation system connecting the residential uses with the school, park and open space areas provided throughout the specific plan area and in the neighboring community.

The Specific Plan Land Use plan, depicted on Figure I-1, *Land Use Plan*, is the result of an extensive planning process which has resulted in a balanced plan that achieves the vision set forth for the community, and which offers a number of benefits to the surrounding community. Provided below is a description of the vision which guided the design of GAVILAN HILLS ESTATES along with a summary of the public benefits which are a direct result of this community.

#### 1. COMMUNITY VISION

The vision for development of the Gavilan Hills Estates Specific Plan is guided by the following planning principals.

- ❑ **A Community that Blends with the Natural and Built Environment.** GAVILAN HILLS ESTATES has been designed to respect the natural surroundings and the rural community character found in this portion of Riverside County. The land use plan concept evolved in direct response to the unique natural features that characterize the site. Open space areas are designed to preserve prominent topographic landforms on the site, including Gavilan Peak, as well as the foothills and steep slopes surrounding Bird Peak within the Open Space – Conservation Habitat. Open Space – Conservation Habitat is also provided to protect several drainages, avoid impacts to oak trees and to avoid areas with a potential for sensitive cultural resources. In total, this Specific Plan provides for the preservation of 714.4 acres of Open Space – Conservation Habitat, or 54.9 percent of the site, as natural and conserved open space.
- ❑ **A Walkable Rural Community.** GAVILAN HILLS ESTATES is a “walkable” rural community with an extensive trails system that encourages pedestrian and equestrian activity throughout the specific plan area and connects to the Gavilan community at large. Regional and community trails are designed with walkways separated from the street by landscaping elements and informally grouped shade trees. Directional and interpretive signage is located



STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU'S
<b>RESIDENTIAL</b>			
ESTATE DENSITY RESIDENTIAL (EDR-RC) - 2-AC. MIN.	72.8	0.4	32
VERY LOW DENSITY RESIDENTIAL (VLDR-RC) - 1 AC. MIN.	465.0	0.8	389
<b>- RESIDENTIAL SUBTOTALS</b>		<b>537.8</b>	<b>0.8</b>
<b>NON-RESIDENTIAL</b>			
SCHOOL	18.1	(0.7**)	(12)**
OPEN SPACE - RECREATION	10.0	--	--
OPEN SPACE - CONSERVATION HABITAT	714.4	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		<b>742.5</b>	<b>--</b>
PROJECT ROADWAYS***	20.7	--	--
<b>PROJECT TOTALS</b>	<b>1,301.0</b>	<b>0.3</b>	<b>421**</b>

\* Project roadways acreage includes only on-site portions of Gavilan Hills Road and Lake Mathews Drive.  
 \*\* If PA 10 is not developed as School site, then the site shall alternatively be developed with 12 dwelling units on 18.1 Acres. Under this scenario, the project total units would be increased to 433 units.  
 \*\*\* Project implementation also would require off-site improvements associated with the realignment of Gavilan

along the trails system, allowing residents to familiarize themselves with their neighborhood and the natural surroundings. A series of rest stops and a larger trail junction are located within the extensive trails network, providing trail users with amenities such as park benches, horse watering troughs and horse ties. Trail connections at cul-de-sacs, schools, parks and enhanced trail crossings at local roads, enable pedestrians of all ages to feel comfortable and safe as they walk about the community.

- **A Community that “Lives” Outdoors.** GAVILAN HILLS ESTATES offers residents a traditional southern California outdoor lifestyle in an open space environment with residential areas connected to parks and natural open space. A 61.7-acre open space area which provides access to Harford Springs Park Reserve, is located along the eastern portion of the site and is easily accessed from the north, south, and west by a variety of trails and from Gavilan Hills Road. Additionally, 4.5 acres of Open Space – Recreation located adjacent to the school, as well as a 5.5 additional acre recreation area located near the northeast corner of the Project, offer residents the ultimate outdoor family experience, complete with picnic tables, shade structures, park furniture and equestrian facilities. The outdoor lifestyle is further enhanced with an outdoor amphitheatre, which may be used as outdoor classrooms and would be available to surrounding communities for community events and/or meetings.
- **A Community of Varied Home Types.** GAVILAN HILLS ESTATES provides for a variety of residential housing types compatible with adjacent off-site rural land uses by providing larger two-acre lot sizes at the perimeter of the development and locating one-acre home sites within the interior portions of the community. Land use compatibility is further assured with the provision of natural open spaces along large portions of the project perimeter.

## 2. COMMUNITY BENEFITS

Implementation of the GAVILAN HILLS ESTATES Specific Plan provides the following community benefits.

- **Preservation of Significant Habitat Areas.** A total of 714.4 acres of the specific plan area is designated as Open Space – Conservation Habitat to be conveyed to the Western Riverside County Regional Conservation Authority, and assist the County in achieving its conservation objectives for the area, as called for by the Multiple Species Habitat Conservation Plan (MSHCP). Of the 714.4 acres of Open Space – Conservation Habitat, 572.4 acres (PA 11C, 12, 13 and 14) also serve as an extension of the adjacent Harford Springs Park Reserve, thereby enhancing the value of the reserve. Areas preserved as Open Space – Conservation Habitat by the project preserve conserve a variety of sensitive biological habitat types, including scrub communities, chaparral communities, and riparian and woodland communities.
- **Circulation Improvements.** The development of Gavilan Hills provides for substantial improvements to several roadways, including the realignment and construction of Gavilan Hills Road through the site as a Secondary (100' ROW) roadway facility. The project also provides for the improvement of Lake Mathews Drive along the project frontage to its ultimate half-width standard as a Secondary (100' ROW) facility. An internal public roadway network is provided that not only conveys the rural theme intended for the community, but also improves circulatory access within the surrounding community.

- ❑ **Recreational Trails.** An extensive network of trails suitable for pedestrian and equestrian use is planned throughout the community, offering recreational opportunities to project and area residents. The core of the trails network is a Regional Trail network, which provides a direct link to other regional trail connections within the area, including existing regional trails within the Harford Springs Park Reserve. The Regional Trail network is complemented by a series of natural (existing) trails, along with several Local Trails provided along internal local streets that will provide connectivity from the individual residential homes to the Regional Trails. The trail network traverses several open space areas, offering an abundance of active and passive recreational opportunities. A variety of amenities also is provided along the trails, including rest stops, and interpretive signage that serve to further enhance the natural experience afforded by the trail network.
- ❑ **Open Space – Recreation.** Approximately 10 acres of the site are planned for Open Space – Recreation uses. Designed to offer both passive and equestrian oriented recreational opportunities, areas planned for Open Space – Recreation include picnic tables, barbecues, a tot lot playground, an amphitheatre, and park and ride facilities. Further, facilities provided within the Open Space – Recreation areas include two parking lots, parking for equestrian trailers and cars, horse corrals, hitching rails, a 20 meter riding circle, restroom facilities with drinking fountains and a wastewater treatment facility which will further facilitate the use of the Harford Springs Park Reserve by residents throughout Riverside County.

## B. PROJECT SUMMARY

The GAVILAN HILLS ESTATES Specific Plan provides for the development of a master-planned residential community in the Lake Mathews/Woodcrest area of unincorporated Riverside County. The GAVILAN HILLS ESTATES Specific Plan provides a mix of single-family detached residential homes on 537.8<sup>1</sup> acres, and designates an 18.1-acre area for a school, 10.0-acres for Open Space – Recreation, 714.4-acres for Open Space – Conservation Habitat, and 20.7 acres of Circulation Element roadways on 1,301.0 total acres. Upon buildout, the project will provide a maximum of 421 residential dwelling units<sup>2</sup> on minimum lot sizes of 1.0 and 2.0 acres, resulting in a gross project density of 0.3 dwelling units per acre (du/ac).

One of the primary goals of the GAVILAN HILLS ESTATES Specific Plan is to establish a master-planned residential community that is sensitive to the surrounding land uses and the unique biological resources within the project site's boundaries and immediate vicinity. This Specific Plan has been prepared to guide development of the site by setting forth a development plan, phasing plan, infrastructure plans, development standards, trails plan, and design guidelines for architecture, landscaping, and other design elements. In addition, a cohesive landscaping and lighting program is planned to provide aesthetically enhanced views of the community both from within the project and from off-site locations. Project design elements are intended to create visual harmony with the surrounding natural environment.

The project is designed to be phased in a logical sequence in response to market demands. A total of three phases are planned over an approximate ten-year time frame.

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<sup>1</sup> If PA 10 is not developed as a School site, then the residential component of the project will increase by 18.1 acres, to a total of 555.9 acres.

<sup>2</sup> If PA 10 is not developed as a School site, then the site shall alternatively be developed with 12 dwelling units on 18.1 acres. Under this scenario, the project total units would be increased to 433 units.



In accordance with the Gavilan Hills Policy Area of the LMWAP, the GAVILAN HILLS ESTATES Specific Plan provides for the dedication of a 572.6 -acre area (Planning Areas 11C, 12, 13, and 14) to the Western Riverside County Regional Conservation Authority (RCA) as a contiguous open space habitat to the Harford Springs Park Reserve, substantially increasing the size, and ecological benefit of the adjacent wildlife corridors.

Additionally, the project is designed to avoid sensitive riparian habitat and proposes to realign and improve Gavilan Road in a manner that is consistent with the goals of both the Lake Mathews/Woodcrest Area Plan (LMWAP) and the Circulation Element of the Riverside County General Plan. The realigned Gavilan Road (which will be renamed Gavilan Hills Road) will be constructed approximately 2,500 feet west of existing Gavilan Road within the project boundaries and will extend from Lake Mathews Drive, through the project site, and off-site to the existing intersection of Gavilan Road and Multiview Drive (located approximately 0.4 miles north of the northern boundary of the project site). The southern extent of the realigned Gavilan Road would connect with Norbert Road, south of the project site.

Figure I-1, *Land Use Plan*, provides a graphic depiction of the land use pattern and distribution established by the GAVILAN HILLS ESTATES Specific Plan, Amendment No. 1, while Table I-1, *Detailed Land Use Summary*, provides a detailed summary of the various land uses within the community.

### **C. DOCUMENT PURPOSE AND LEGAL AUTHORITY**

This document is Amendment No. 1 to Specific Plan No. 308 and has been prepared to amend and re-establish guidelines for a master-planned residential development plan for the GAVILAN HILLS ESTATES project site. Specific Plan No. 308 was originally adopted by the Riverside County Board of Supervisors on November 16, 1999. Applications to amend approved Specific Plan No. 308 were filed with Riverside County in October 2006, and proposed the addition of 423.7 acres of land east of the previously approved 880.0-acre Specific Plan boundary, eliminated the golf course land use, and amended the specific plan land use plan. A 200.0-acre portion of the area added to SP 308 by Amendment No. 1 (Planning Area 14) was provided to serve as an extension of the adjacent Harford Springs Park Reserve, in accordance with the Gavilan Hills Policy Area of the Lake Mathews/Woodcrest Area Plan.

The purpose of this document is to serve as an implementation guide for the development of the GAVILAN HILLS ESTATES Specific Plan project site. This Specific Plan provides detailed text and exhibits which describe the land use pattern, infrastructure system, and various project recreational amenities that will be provided for project residents. Guidelines are set forth for site planning, landscape architecture, architecture, and other community elements to ensure the development of a high-quality community. The project provides the County of Riverside, developers, community groups, and service districts with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the Specific Plan area, which implements each applicable area of the Riverside County General Plan and LMWAP.

Table I-1 DETAILED LAND USE SUMMARY

LAND USE	PLANNING AREA	ACRES	DENSITY (DU/AC)	MAXIMUM DUS
<b>Residential</b>				
Estate Density Residential (2-acre minimum)	1	19.7	0.5	9
Very Low Density Residential (1-acre minimum)	2A	23.3	0.7	17
Very Low Density Residential (1-acre minimum)	2B	108.5	0.9	94
Very Low Density Residential (1-acre minimum)	3	41.5	0.8	33
Very Low Density Residential (1-acre minimum)	4	89.5	0.8	69
Very Low Density Residential (1-acre minimum)	5A	14.8	0.8	12
Very Low Density Residential (1-acre minimum)	5B	17.1	0.9	15
Very Low Density Residential (1-acre minimum)	6	140.4	0.9	126
Very Low Density Residential (1-acre minimum)	7	18.1	0.7	12
Very Low Density Residential (1-acre minimum)	8	11.8	0.9	11
Estate Density Residential (2-acre minimum)	9A	16.0	0.4	6
Estate Density Residential (2-acre minimum)	9B	37.1	0.5	17
<b>Residential Subtotal:</b>	--	<b>537.8</b>	<b>0.8</b>	<b>421</b>
<b>Non-Residential</b>				
School	10	18.1	(0.7 <sup>1</sup> )	(12 <sup>1</sup> )
Open Space – Conservation Habitat	11A	123.8	--	--
Open Space – Conservation Habitat	11B	18.0	--	--
Open Space – Conservation Habitat	11C	87.2	--	--
Open Space – Conservation Habitat	12	61.7	--	--
Open Space – Conservation Habitat	13	223.7	--	--
Open Space – Conservation Habitat	14	200.0	--	--
Open Space – Recreation	15	5.5	--	--
Open Space – Recreation	16	4.5	--	--
Roadways	--	20.7 <sup>2</sup>	--	--
<b>Non-Residential Subtotal:</b>	--	<b>763.2</b>	<b>(0.01<sup>1</sup>)</b>	<b>(12<sup>1</sup>)</b>
<b>PROJECT TOTALS</b>	--	<b>1,301.0</b>	<b>0.32</b>	<b>421<sup>1</sup></b>

1. If PA 10 is not developed as a School site, then the site shall alternatively be developed with 12 dwelling units on 18.1 acres. Under this scenario, the project total units would be increased to 433 units.

2. Project Roadways acreage includes only on-site portions of proposed Gavilan Hills Road, Idaleona Road, Lake Mathews Drive and internal project roadways.

**D. FORMAT**

The GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 has been prepared pursuant to the provisions of California Government Code § 65450, authorizing local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency’s General Plan. California Government Code §§ 6540 through 6545 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the agency’s General Plan. According to §6541, a Specific Plan shall include a text and a diagram or diagrams, which specify all of the following details:

- The distribution, location, and extent of the land uses, including open space within the area covered by the plan.

- The proposed distribution, location, extent, and intensity of major components of the public and private transportation, sewer, water, drainage, and other essential facilities proposed within the area covered by the plan and are necessary to support the land uses described in the plan.
- The standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the items listed above.

In response to government requirements, this Specific Plan Amendment has been prepared to provide the essential link between the policies and objectives of the Riverside County General Plan and Lake Mathews/Woodcrest Area Plan, and the development plan for GAVILAN HILLS ESTATES. By functioning as a regulatory document, this GAVILAN HILLS ESTATES Specific Plan Amendment provides a means to implement the County of Riverside's General Plan within the boundaries of the GAVILAN HILLS ESTATES property. In this regard, all future development plans and entitlements for the GAVILAN HILLS ESTATES site shall be consistent with the regulations set forth in this document and applicable County regulations. This Specific Plan Amendment identifies site-specific design requirements applicable within GAVILAN HILLS ESTATES and, as such, adherence to this Specific Plan Amendment will ensure that the new development meets or exceeds County standards for environmental safety, infrastructure, and site planning while providing for maintenance of aesthetic quality and community identity.

In addition to this Specific Plan Amendment, an Environmental Impact Report (EIR) No. 453 (SCH# 2007041067) has been prepared and certified under the authority of the County of Riverside and in compliance with CEQA guidelines. The EIR is a project-specific analysis addressing the project and all subsequent discretionary actions within the scope of the EIR, which are undertaken pursuant to and within the Specific Plan Amendment boundaries. Additionally, the EIR is a document designed to inform the lead agency, trustee and responsible agencies, and the public, of the potential environmental effects of the development proposal.

## **E. PLANNING OBJECTIVES**

To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan Amendment, planning and development goals for the project were established and supported through an extensive analysis. The analysis includes an examination of engineering feasibility, market acceptance, economic viability, County General Plan goals, Lake Mathews/Woodcrest Area Plan goals, development phasing, and local community goals. Specifically, the planning objectives for GAVILAN HILLS ESTATES Specific Plan Amendment No.1 are as follows:

- Provide single-family lot sizes of estate and very low density (2.0 and 1.0-acre minimum lot sizes) in traditional subdivision layouts that would be marketable within the evolving economic profile of surrounding cities and communities, as well as within Riverside County as a whole.

- Develop a master-planned residential community that exhibits excellence in design and provides a sense of place that is compatible with the existing Gavilan Hills community.
- Provide for recreation and open space amenities by incorporating a variety of passive recreation opportunities into the land use plan, including a trail system, and two Open Space – Recreation areas which provide passive recreational and equestrian staging opportunities. .
- Provide a trail system that would promote horseback riding, walking, and bicycling within the community and which would provide safe access through the project site and to existing off-site trail connections and the Harford Springs Park Reserve.
- Preserve Gavilan Peak, oak woodlands, riparian habitats, natural ephemeral streambeds, cultural resources and other sensitive habitat areas by designating 714.4 acres (Planning Areas 11A, 11B, 11C, 13, and 14) of the project site as natural open space to serve as a visual and passive recreational amenity.
- Protect regionally important wildlife corridors and sensitive biological resources by conserving 485.4 acres of the project site as Open Space – Conservation Habitat that creates a contiguous extension of the adjacent Harford Springs Park Reserve.
- Provide for rights-of-way and improvements to Gavilan Hills Road through the project site in a manner that is consistent with the Riverside County General Plan.
- Establish a project-wide circulation system that positively contributes to regional and local transportation needs.
- Develop guidelines for architecture, landscaping, color treatments, paving, walls, fencing, and entry treatments that are consistent with Riverside County requirements and that create balanced, attractive, resident friendly neighborhoods internally complimentary and compatible with surrounding neighborhoods. These guidelines shall provide for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.

## **F. PLANNING APPROACH**

The GAVILAN HILLS ESTATES land use plan evolved from a project team composed of industry professionals from a variety of disciplines that evaluated the 1999 Specific Plan and recommended revisions to make the project more contemporary and consistent with current County development standards and goals for residential development. The team also took into consideration factors such as the surrounding land uses; and biologically sensitive areas on the project site, including oak woodland habitat and riparian habitat adjacent to the Harford Springs Park Reserve.

The team created a comprehensive development plan for the 1,301.0-acre Specific Plan Amendment Area that is financially feasible, aesthetically pleasing, and consistent with the County of Riverside General Plan and Lake Mathews/Woodcrest Area Plan and their intent for area development. These efforts resulted in the design of a community that supplies residential housing and provides

recreational opportunities such as open space recreation areas, natural open spaces, viewpoints for area residents, and numerous interconnected trails throughout the community.

The western portion of the GAVILAN HILLS ESTATES site is generally bounded on the north, south, and west by undeveloped land and estate-lot single-family residences; and on the east by undeveloped land, several scattered low-density single family residential developments, and a high-density mobile home park. The eastern portion of the project site is bound on the west by the Harford Springs Park Reserve and several large-lot single-family residences, on the north by mountainous open space, and on south and east by rural residential land uses and undeveloped land. Factors considered during development of the land use plan included existing development, County land use patterns planned by the Riverside County General Plan and Lake Mathews/Woodcrest Area Plan, existing and planned roadways surrounding the site, the protection of biologically and topographically sensitive resources, and infrastructure. By adhering to physical constraints and applicable regulations, the project team designed an integrated plan to serve the needs of the GAVILAN HILLS ESTATES community. After the general concept for the Specific Plan Amendment was determined and general land use patterns were established, the project team designed an integrated plan for infrastructure to serve the needs of the GAVILAN HILLS ESTATES community. The resulting GAVILAN HILLS ESTATES land use plan provides for a community that enhances opportunities for preservation, recreation, and housing variety.

## **1. PLANNING CONTEXT**

Until approval of Specific Plan Amendment No. 1, the GAVILAN HILLS ESTATES prevailing planning document was the previously approved Specific Plan No. 308. A comparison between the land uses under approved Specific Plan No. 308 and proposed GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 is detailed below in Table I-2, *Comparison of Approved Specific Plan No. 308 and Proposed Project*. In summary, the project proposes the following changes:

- a. the designation of approximately 537.8 acres for residential uses, including 389 “Very Low Density Residential (1.0-acre minimum)” and 32 “Estate Density Residential (2.0-acre minimum)” dwelling units;
- b. increase in the open space acreage from 67.8 acres to 714.4 acres, that will be conveyed to the Western Riverside County Regional Conservation Authority as a component of the MSHCP Reserve Area;
- c. identification of major on-site circulatory facilities on 20.7 acres;
- d. the addition of a Open Space – Recreation on 10.0 acres and a school site on 18.1 acres;
- e. the development of Gavilan Hills Road in a manner that is consistent with the Lake Mathews/Woodcrest Area Plan; and
- f. elimination of the golf course designation on 325.4 acres.

**Table I-2 COMPARISON OF APPROVED SPECIFIC PLAN NO. 308 AND PROPOSED PROJECT**

LAND USE	APPROVED SPECIFIC PLAN		PROPOSED SPECIFIC PLAN AMENDMENT	
	Acres	DU's	Acres	DU's
<b>Residential</b>				
Estate Density Residential (2-acre min.)	--	--	72.8	32
Very Low Density Residential (1-acre min.)	--	--	465.0 <sup>†</sup>	389 <sup>†</sup>
'Future Residential Development'	466.8	Not Specified	--	--
<b>Residential Subtotal:</b>	<b>466.8</b>	<b>Not Specified</b>	<b>537.8<sup>†</sup></b>	<b>421<sup>†</sup></b>
<b>Non-Residential</b>				
Public Facility – School	--	--	18.1	(12 <sup>†</sup> )
Open Space – Recreation (Golf Course)	325.4	--	--	--
Open Space – Conservation (Habitat)	67.8	--	714.4	--
Open Space – Recreation	--	--	10.0	--
Project Roadways	--*	--	20.7	--
<b>Non-Residential Subtotal:</b>	<b>393.2</b>	<b>--</b>	<b>763.2</b>	<b>--</b>
<b>Specific Plan Total -</b>	<b>880.0**</b>	<b>Not Specified</b>	<b>1,301.0</b>	<b>421<sup>†</sup></b>

\* Specific Plan No. 308 included 'Project Roadway' acreage in the 'Golf Course' acreage total.

\*\* It should be noted that the adopted Specific Plan No. 308 indicates that the total acreage for the western portions of the site is 880.0 acres, while recent calculations have more accurately determined that the actual acreage is 877.3 acres.

† If PA 10 is not developed as a school site, then the site shall alternatively be developed with 12 Very Low Density Residential units on 18.1 acres. Under this scenario, the project total units would be increased to 433, and the total Very Low Density Residential acreage to 483.1.

**2. HABITAT ACQUISITION AND NEGOTIATION STRATEGY (HANS)**

Portions of the project site are designated by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) as areas requiring conservation. Approximately 423.7 acres of core habitat lands east of Piedras Road will be preserved on-site as Open Space – Conservation Habitat (Planning Areas 13 and 14). An additional 290.7 acres of the project site ( Planning Areas 11A, 11B, 11C, and 12) are also set aside as Open Space – Conservation to protect several existing on-site drainages and associated riparian habitat, vegetation communities, and other sensitive cultural and environmental resources. The 572.6 acres of Open Space – Conservation Habitat, (Planning Areas 11C, 12, 13, and 14) contiguous to the Harford Springs Park Reserve, shall substantially contribute to the assemblage of wildlife habitat and movement corridors pursuant to MSHCP policies. In total, 714.4 acres of land will be preserved as Open Space – Conservation Habitat be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP area.

In order to facilitate the attainment of various MSHCP and General Plan objectives within the project, a density transfer and allowances for clustering of the proposed residential units have been provided by the County of Riverside. This incentive is encouraged by the MSHCP, and is "...intended to provide a form of compensation to property owners who convey their property..." to the MSHCP Reserve System (MSHCP 2003, pg. 6-3). Specifically, the following incentives and dedications are incorporated into the design of the project in order to encourage the implementation of MSHCP goals and policies within the Specific Plan:

- The transfer of up to 28of the 153 dwelling units, allowed under existing Riverside County General Plan and LMWAP land use designations, from Planning Areas 13 and 14 to the western portion of the project site in order to facilitate the dedication of 423.7 acres of Planning Areas 13 and 14 to the MSHCP reserve system; and
- The clustering of 411 units allocated to the western portion of the site under existing LMWAP land use designations, along with the 153 units transferred from Planning Areas 13 and 14, within Planning Areas 1 through 9B on minimum 1 and 2-acre lot sizes in order to avoid development impacts to the environmentally sensitive portions of the project site. An additional 12 dwelling units also would be transferred and clustered within Planning Area 10 in the event that the site is not acquired by the CNUSD and developed with a school site. The clustering of units results in lot sizes that are smaller than the 2 acres required by the underlying LMWAP Estate Density Residential land use designation, although the gross density of the Specific Plan (0.4 du/ac) would remain within the allowable density range (0.5 du/ac)<sup>3</sup>.

A summary of the existing General Plan designations is provided below in Table I-3, *General Plan Land Use Designations*.

**Table I-3 GENERAL PLAN LAND USE DESIGNATIONS**

GENERAL PLAN DESIGNATION	PERMITTED DENSITY	ACRES	UNITS PERMITTED BY GENERAL PLAN
<b>Western Portion of project site (PAs 1 through 12)</b>			
Rural Community - Estate Density Residential (RC-EDR)	0.50 du/ac	810.0	405
Open Space – Conservation (OS-C)	N/A	11.9	0
Rural – Rural Mountainous (R-RM)	0.10 du/ac	55.4	6
<b>Subtotal:</b>	--	<b>877.3</b>	<b>411</b>
<b>Eastern Portion of project site (PAs 13 and 14)</b>			
Rural Community - Estate Density Residential (RC-EDR)	0.50 du/ac	276.6	138
Rural – Rural Mountainous (R-RM)	0.10 du/ac	147.1	15
<b>Subtotal:</b>		<b>423.7</b>	<b>153</b>
<b>TOTAL</b>	<b>0.4 du/ac</b>	<b>1,301.0</b>	<b>564</b>

**G. PROJECT LOCATION**

The GAVILAN HILLS ESTATES Specific Plan project site is located in unincorporated western Riverside County. The project site is generally located west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore within the Gavilan Hills portion of the western Riverside County region, as shown on Figure I-2, *Regional Map*, and Figure I-3, *Vicinity Map*. The 1,301.0-acre project site occupies portions of Section 25 of Township 4 South, Range 5 West and Sections 18 and 19 of Township 4 South, Range 4 West of the San Bernardino Base and Meridian.

<sup>3</sup> As stated by the General Plan, “Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than ½ acre” (RCIP General Plan 2003, pg. LU-42).

## H. SITE CHARACTERISTICS

### 1. REGIONAL SETTING

The GAVILAN HILLS ESTATES project site is located in an unincorporated portion of western Riverside County, south of the City of Riverside and west of the City of Perris, within the Gavilan Hills community.

Western Riverside County abuts Orange County on the western boundary and San Diego County on the southern boundary. Los Angeles County is located northwest of Riverside County. Given Riverside's relatively close proximity to Los Angeles, San Diego and Orange Counties, many people employed in those counties live in western Riverside County because the cost of living is less. Accordingly, the demand for housing in Riverside County has increased over recent years. The 2000 Census data reports that Riverside County has a population of 1.5 million persons. The Southern California Association of Governments' (SCAG) forecast models predict that the population of Riverside County will grow to approximately 2.8 million by year 2025.

As a result of this population growth, Interstate 15 (I-15) and Interstate 215 (I-215) have become major vehicular travel routes between Riverside and San Diego and Orange Counties. Interstate 15 (I-15) is the primary travel route between Riverside County and San Diego County. The GAVILAN HILLS Estates Specific Plan area is located 8.0 miles east of I-15, 7.0 miles west of I-215, and 5.5 miles northwest of Highway 74.

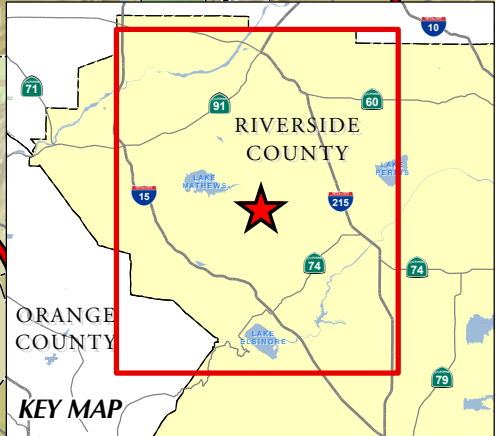
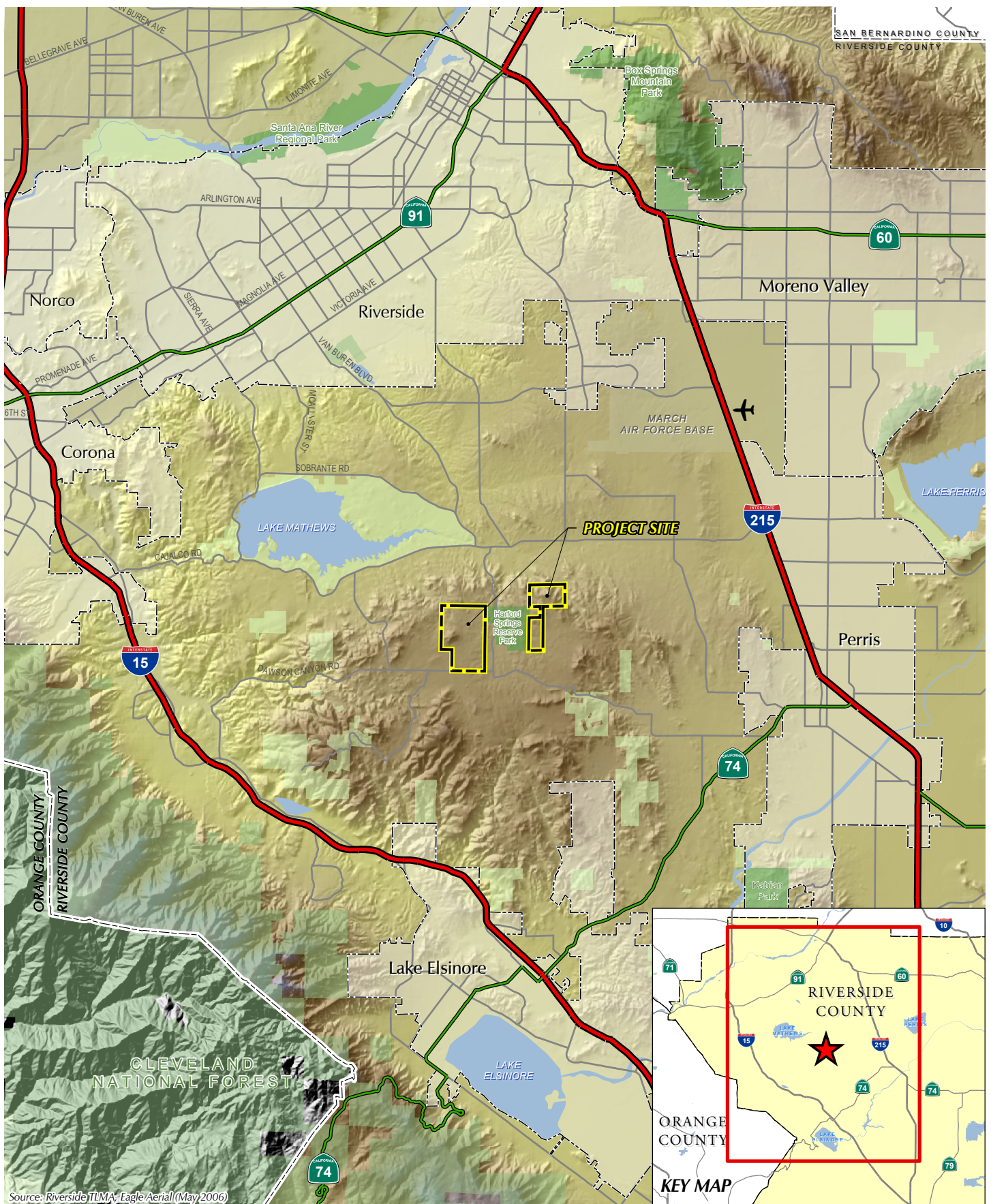
### 2. SURROUNDING LAND USES AND DEVELOPMENT

As shown in Figure I-4, *Aerial Photograph*, the western portion of the project site is generally bounded on the north, south, and west by undeveloped land and estate-lot single-family residences; and on the east by undeveloped land, several scattered low-density single family residential developments, and a high-density mobile home park. Residential, open space, and recreational land uses, as well as an 18.1-acre elementary school site, are proposed for development on this portion of the project site. Planning Areas 13 and 14 are designated Open Space – Conservation Habitat and cumulatively consist of approximately 423.7 acres. This portion of the project site is bound on the west by the Harford Springs Park Reserve and several large-lot single-family residences, on the north by mountainous open space, and on south and east by rural residential land uses and undeveloped land. Further to the north of the project site are existing estate density single-family residential developments.

Figure I-5, *Surrounding Development*, depicts existing and planned development surrounding the project site, including several County of Riverside Specific Plans. Approximately ½-mile southwest of the project is the Belle Meadows Specific Plan (SP 198), which has been approved for the development of 141 residential dwelling units on 1.0-acre minimum lot sizes. SP 198 is not yet developed. Approximately ¼-mile south of the project site is the El Nido Specific Plan (SP 130), which has been developed with a total of 203 dwelling units on 2.0-acre minimum lot sizes. Specific Plan No. 229, Boulder Springs, is located just east and north of the project site and includes a land use plan for the development of 1,321 single-family residences on 12,000 and 20,000 s.f. lots. Lastly, a Tentative Tract Map No. 30993, located between the western and eastern portions of the project site, has been approved for the development of 65 single-family residences on 2.0-acre minimum lot sizes.



**GAVILAN HILLS ESTATES**



Source: Riverside TILMA, Eagle Aerial (May 2006)

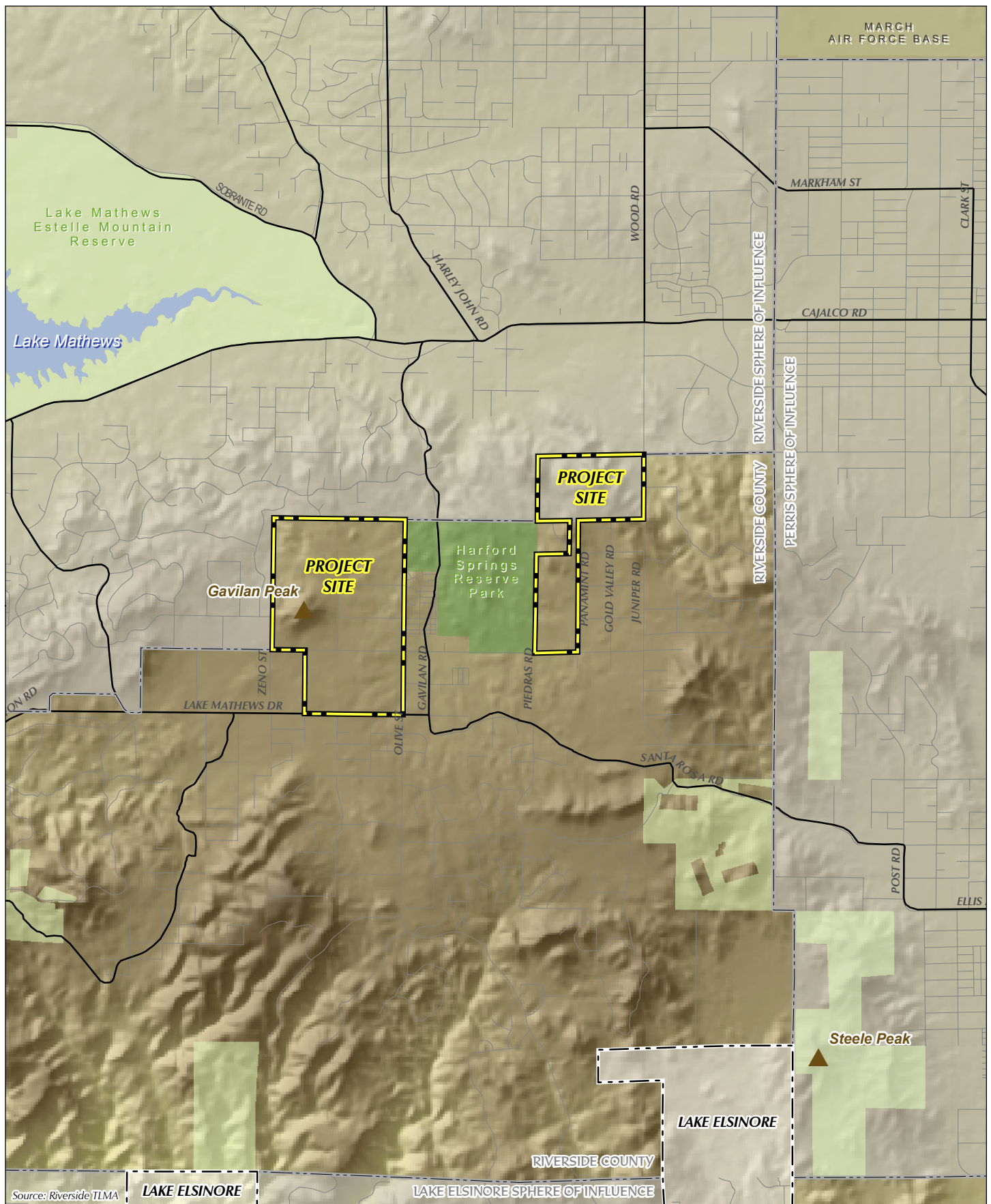
**T&B PLANNING**  
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 p. 714.505.6360 f. 714.505.6361  
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FIGURE I-2

**REGIONAL MAP**

**GAVILAN HILLS ESTATES**

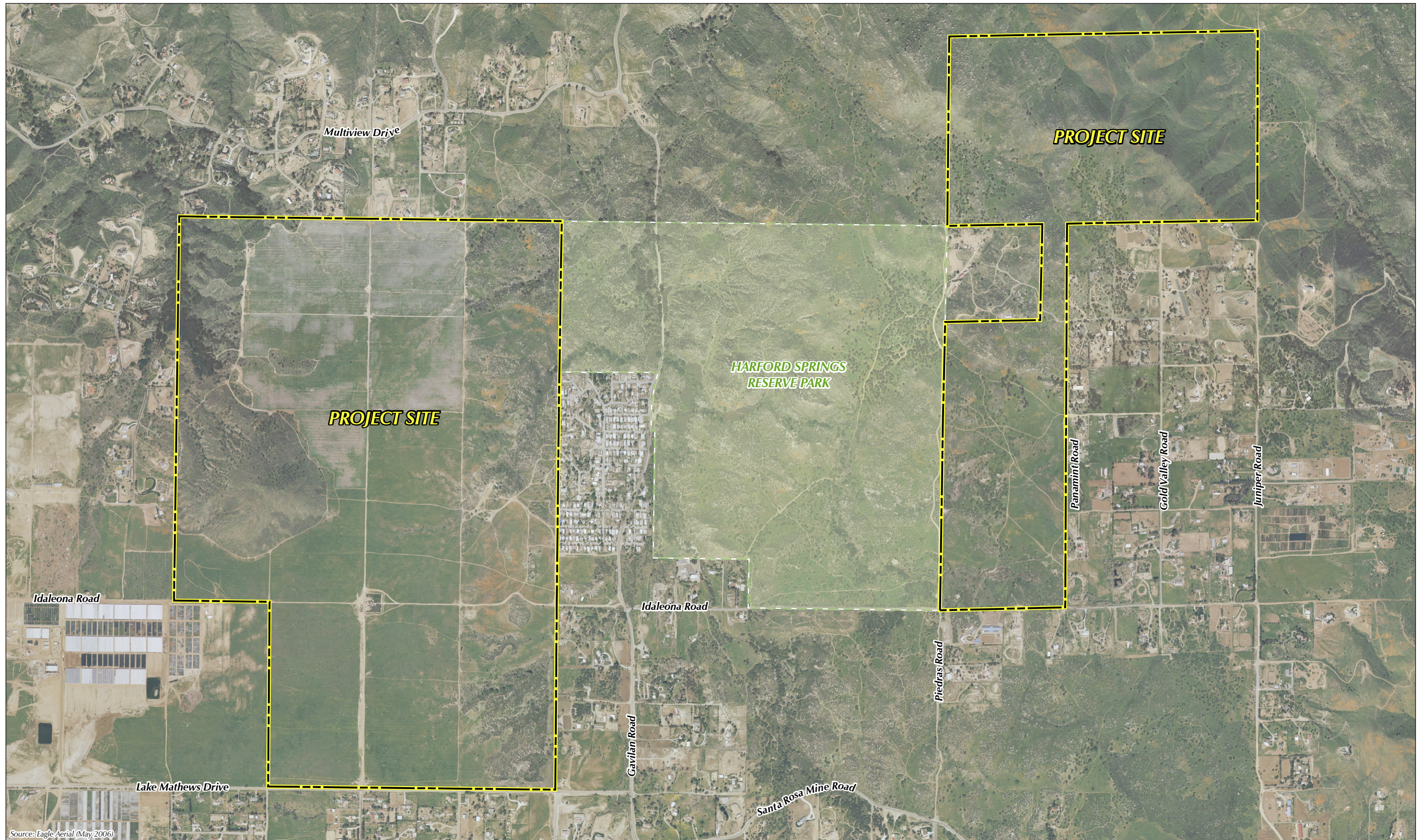


Source: Riverside TLMA  
**LAKE ELSINORE**  
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FIGURE I-3

**VICINITY MAP**



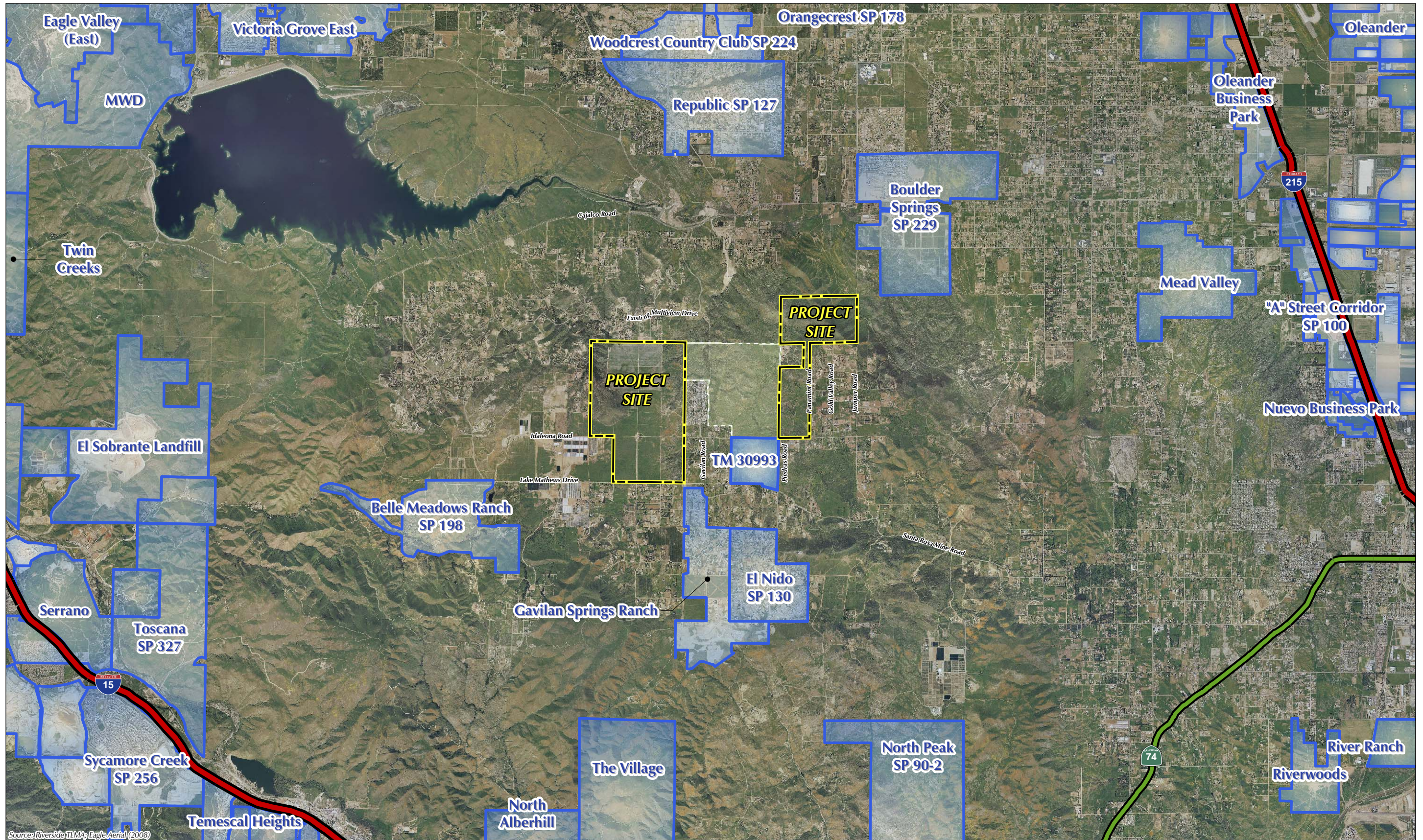
Source: Eagle Aerial (May 2006)

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FIGURE I-4

**AERIAL PHOTOGRAPH**



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FIGURE I-5  
 SURROUNDING DEVELOPMENT  
 PAGE I-16

**3. PHYSICAL SITE CONDITIONS**

The GAVILAN HILLS ESTATES project site is undeveloped, and was previously used for agricultural purposes on the western portion of the site. With the exception of Gavilan Peak, which remains largely undisturbed, much of the western portion of the project site has been disturbed by the past agricultural activities. Planning Areas 13 and 14, the Open Space – Conservation Habitat, are also largely undisturbed, with the exception of some dirt roads that traverse the planning area.

The western portion of the project site is characterized by gently sloping topography, generally increasing in elevation from northeast to southwest. The steepest topography on this portion of the project site is associated with Gavilan Peak, located at the western boundary of the project site. This area of the site also contains steep topography associated with several drainages, which are surrounded by oak woodland habitat. The western portion of the site ranges in elevation from approximately 1,920 feet above mean sea level (MSL) in the far northeast corner of the property to approximately 2,412 feet above MSL at the top of Gavilan Peak.

The topography of the eastern portion of the project site is characterized by irregular hilly terrain. The majority of slopes on this portion of the project site consist of slope angles that are less than 15%; however, steep ridgelines and irregular hilly terrain are located in the northernmost portions of the eastern portion of the project site, where slope angles often exceed 30%. The eastern portion of the project site ranges in elevation from approximately 2,000 feet above MSL in the southeastern portion of the site to approximately 2,200 feet above MSL in the northeastern portions of the site. Overall topographic relief across both the eastern and western portion of the project site is approximately 500 feet.

**4. REGIONAL CIRCULATION**

The project is located east of Interstate 15 (I-15) and west of Interstate 215 (I-215). The project site is also located northwest of State Highway 74 (SH-74). Regional access to the project site is provided via the Cajalco Road exits of Interstate 15 (I-15) and Interstate 215 (I-215). Access to the project site is available via Gavilan Road from the north, Lake Mathews Drive from the west, and Idaleona Road and Santa Rosa Mine Road from the east.

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## II. SPECIFIC PLAN

## II. SPECIFIC PLAN

### A. LAND USE PLAN

#### 1. DEVELOPMENT CONCEPT

GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1 sets forth a design concept and development standards for a master-planned residential community in unincorporated western Riverside County. The project provides for recreation and open space amenities by incorporating a variety of passive and equestrian oriented recreation opportunities into the land use plan, including a trail system, Open Space – Recreation areas, and areas set aside for Open Space – Conservation Habitat. Additionally, the project includes an 18.1-acre school site that will be offered for conveyance to the Corona-Norco Unified School District (CNUSD)<sup>1</sup>. Upon buildout, GAVILAN HILLS ESTATES will contribute to meeting the demand for housing in western Riverside County, while maintaining a design approach that complements the surrounding land uses and responds to the property's environmental constraints, such as biological resources and varying topography.

The project supports a maximum of 421 residential units<sup>1</sup> on 1.0 and 2.0-acre minimum lots at a gross residential density of 0.3 du/ac. As depicted on Figure I-1, *Land Use Plan*, the project proposes Very Low Density Residential and Estate Density Residential land uses within nine planning areas. One of several attributes that distinguishes GAVILAN HILLS ESTATES as a premiere master-planned community in western Riverside County is the manner in which the existing on-site natural characteristics of the site are integrated into the project as open space.

#### 2. INTEGRATED OPEN SPACE

The 714.4 acres proposed as Open Space – Conservation Habitat on-site, which have been incorporated into the overall design of the community, include the conservation of Gavilan Peak, oak woodlands, on-site drainages and associated riparian habitats, and other biologically and culturally sensitive areas.

Passive recreational open space land uses include equestrian related trailhead facilities opportunities also will be provided for project residents through an extensive on-site trail system, which will provide pedestrian and equestrian access between individual residences, natural open space areas, and park sites. Project trails will connect with off-site regional trails and existing trails within the Harford Springs Park Reserve.

#### 3. ECOLOGICALLY SENSITIVE NEIGHBORHOOD ZONES

The GAVILAN HILLS ESTATES project features several distinct neighborhoods that complement the surrounding natural resources and land uses. The neighborhoods within the project are distinguished by architectural styles, landscape treatments, street scenes, walls and fencing, and entry monumentation, which will promote the community image described in this Specific Plan Section IV, *Design Guidelines*. Each neighborhood is designed to complement a variety of factors, including elevation, slope orientation, peaks, and canyons.

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<sup>1</sup> In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site, the 18.1-acre site shall alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes. Under this scenario, the project total units would be increased to 433 dwelling units.

#### 4. LAND USE SUMMARY

Specific information on each of the thirteen planning areas within GAVILAN HILLS is provided below in Table II-1, *Detailed Land Use Summary* and within this Specific Plan Section III, *Planning Area Standards*. The proposed land uses within GAVILAN HILLS ESTATES are as follows:

- ❑ **Residential.** Residential areas account for approximately 41%<sup>2</sup> of the project's total land area. The project proposes a maximum of 421<sup>3</sup> dwelling units on minimum one- and two-acre lot sizes, resulting in an overall average density for the project of 0.3 du/ac. Residential planning areas vary in density from 0.4 du/ac to 0.9 du/ac. In conformance with project goals, several housing styles are proposed to appeal to a range of future GAVILAN HILLS ESTATES residents. The residential lot layouts are designed to reflect the project site's natural character by minimizing areas proposed for grading.
- ❑ **Open Space.** A total of 714.4 acres are proposed for open space in Planning Areas 11A, 11B, 11C, 12, 13, and 14 comprising 54.9% of the total project land area. The open space acreage in PA 11A is provided in order to preserve Gavilan Peak, a prominent regional landform, along with an existing oak woodland area. The additional open space planning areas are intended to preserve on-site drainages and associated riparian habitat, and in a few locations, sensitive cultural resources. 485.4 acres of the Open Space – Conservation Habitat (PA 12, 13 and 14) are intended to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area, to serve as an extension of the adjacent Harford Springs Park Reserve, thereby enhancing the value of the reserve.
- ❑ **Open Space – Recreation.** A total of 10.0 acres (.8% of the total land area of the project) are proposed as Open Space – Recreation (i.e. Planning Areas 15 and 16) in order to provide project residents with passive and/or active recreational amenities, and includes uses such as hiking trails, picnic areas, and equestrian-oriented facilities. Specific amenities proposed for the areas include an amphitheater, a tot lot, group picnic area with shade structures and barbeques, in addition to facilities for horses, such as troughs and tie-ups. In addition, a decomposed granite parking lot will be provided adjacent to the school.
- ❑ **School.** One school site comprising 18.1 acres (1.4%) of the project site is proposed in Planning Area 10. The school site will be offered for conveyance to the Corona-Norco Unified School District (CNUSD). In the event that the Corona-Norco Unified School District does not acquire PA 10 for development as a school site within one year of recordation of the final map, the 18.1-acre site may alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes.

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<sup>2</sup> In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site, the 18.1-acre site shall alternatively be developed as a residential area. Under this scenario, residential areas would account for approximately 43% of the project's total land area.

<sup>3</sup> In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site, the 18.1-acre site shall alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes. Under this scenario, the project total units would be increased to 433 dwelling units.



**Table II-1 DETAILED LAND USE SUMMARY**

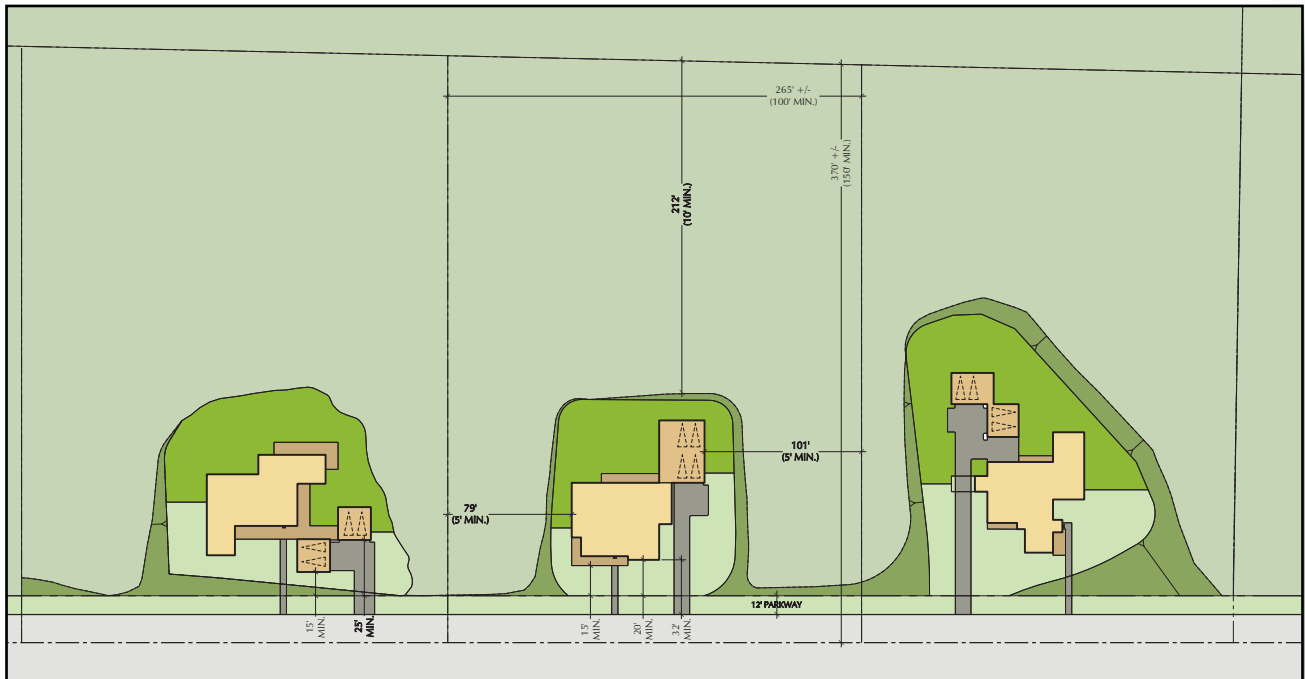
LAND USE	PLANNING AREA	ACRES	DENSITY (DU/AC)	MAXIMUM DUs
<b>Residential</b>				
Estate Density Residential (2-acre minimum)	1	19.2	0.5	9
Very Low Density Residential (1-acre minimum)	2A	23.3	0.7	17
Very Low Density Residential (1-acre minimum)	2B	108.5	0.9	94
Very Low Density Residential (1-acre minimum)	3	41.5	0.8	33
Very Low Density Residential (1-acre minimum)	4	89.5	0.8	69
Very Low Density Residential (1-acre minimum)	5A	14.8	0.8	12
Very Low Density Residential (1-acre minimum)	5B	17.1	0.9	15
Very Low Density Residential (1-acre minimum)	6	140.4	0.9	126
Very Low Density Residential (1-acre minimum)	7	18.1	0.7	12
Very Low Density Residential (1-acre minimum)	8	11.8	0.9	11
Estate Density Residential (2-acre minimum)	9A	16.0	0.4	6
Estate Density Residential (2-acre minimum)	9B	37.1	0.5	17
<b>Residential Subtotal:</b>	--	<b>537.8</b>	<b>0.8</b>	<b>421</b>
<b>Non-Residential</b>				
School <sup>1</sup>	10	18.1	(0.7 <sup>1</sup> )	(12 <sup>1</sup> )
Open Space – Conservation Habitat	11A	123.8	--	--
Open Space – Conservation Habitat	11B	18.0	--	--
Open Space – Conservation Habitat	11C	87.2	--	--
Open Space – Conservation Habitat	12	61.7	--	--
Open Space- Conservation Habitat	13	223.7	--	--
Open Space- Conservation Habitat	14	200.0	--	--
Open Space – Recreation	15	5.5 <sup>2</sup>	--	--
Open Space – Recreation	16	4.5	--	--
Roadways	--	20.7 <sup>3</sup>	--	--
<b>Non-Residential Subtotal:</b>	--	<b>763.2</b>	<b>(0.01<sup>1</sup>)</b>	<b>(12<sup>1</sup>)</b>
<b>PROJECT TOTALS</b>	--	<b>1,301.0</b>	<b>0.3</b>	<b>421<sup>1</sup></b>
<b>Notes:</b>				
1 The school site would be offered for conveyance to the Corona-Norco Unified School District (CNUSD) to be utilized as an elementary school site. In the event that the Corona-Norco Unified School District does not purchase or develop Planning Area 10 as a school site within one-year of the recordation of the Final Map, the 18.1-acre site may alternatively be developed with 12 Very Low Density Residential (VLDR-RC) dwelling units on minimum one-acre lot sizes. In such a case, then the total number of units allocated to SP 308 shall increase to 433.				
2 A sewer treatment facility will be included on 1.2 acres of PA 15.				
3 Road acreage includes only on-site portions of Proposed Gavilan Road, Idaleona Road, Lake Mathews Drive, and internal project roadways.				

- **Roadways.** The project includes the construction of approximately 20.7 acres of Circulation Element roadway facilities on-site, accounting for 1.6% of the total project area. The project realigns and improves Gavilan Road in a manner that is consistent with the goals of the LMWAP/General Plan Circulation Element. The realigned Gavilan Road (which will be renamed Gavilan Hills Road) will be constructed approximately 2,500 feet west of existing Gavilan Road within the project boundaries and will extend off-site to the existing intersection of Gavilan Road and Multiview Drive (located approximately 0.4 miles north of the northern boundary of the western portion of the project site), while the southern extent of the realigned roadway would connect directly to existing Norbert Street. In addition, Lake Mathews Drive will be improved to its ultimate half-width standard along the project's southern frontage. The precise design and alignment of project roadways will be delineated by future tentative tract map(s), which shall be subject to review and approval by Riverside County.

## 5. LAND USE DEVELOPMENT STANDARDS

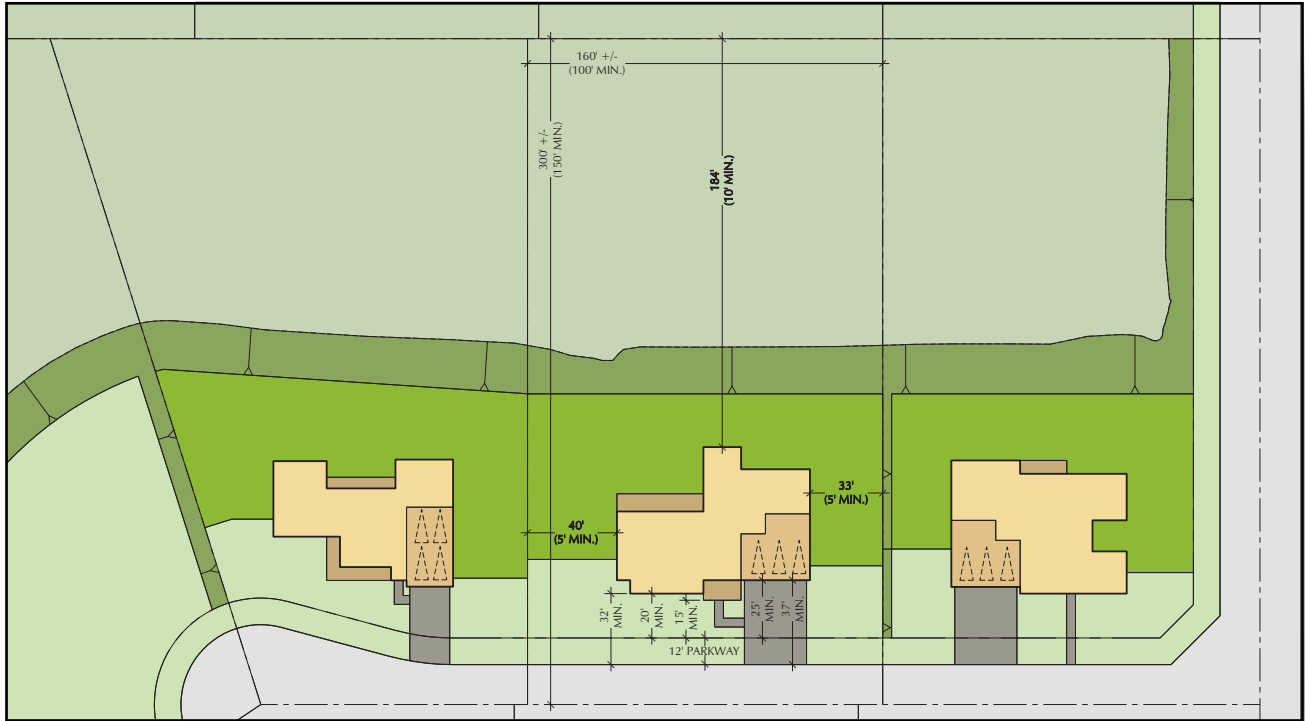
To ensure the orderly and sensitive development of land uses proposed for GAVILAN HILLS ESTATES, special standards have been created for each planning area. These area-specific standards, which are thoroughly discussed and further refined in Specific Plan Section III, *Planning Area Standards*, will assist in efficiently implementing the proposed land division. 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 457 dwelling units on 1,301.0 acres, as illustrated on Figure I-1, *Land Use Plan*. General uses permitted will include estate and very low density residential, a school site, a reserve/park, open space, and a biological reserve, as depicted on the Specific Land Use Plan and on the individual planning area figures (Figures III-1 through III-15). A maximum number of dwelling units is specified for each residential planning area. In no case shall the total number of dwelling units within the GAVILAN HILLS ESTATES Specific Plan exceed 421, unless PA 10 is not developed as a school site, in which case the site may alternatively be developed with 12 Very Low Density Residential (VLDR-RC). Under this scenario, the total number of units allocated to SP 308 would increase to 433 residential dwelling units.
2. Uses and development standards will be in accordance with Riverside County Zoning Ordinance and the GAVILAN HILLS ESTATES Zoning Ordinance (refer to this Specific Plan Section V, *Zoning Ordinance*) and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
3. Figure II-1, *2-Acre Lots Development Standards* and Figure II-2, *1-Acre Lots Development Standards*, graphically depict the required development standards for residential lots, as specified in Specific Plan Section V, *Zoning Ordinance*. All residential lots proposed within the GAVILAN HILLS ESTATES Specific Plan area shall be in conformance with these standards.
4. As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, GAVILAN HILLS ESTATES shall provide adequate areas for collection and loading recyclable materials at the school and passive parks.



- Rear Yard
- Front Yard/Parkway
- Private Yard
- Slope
- Dwelling Space
- Garage
- Outdoor Space (Patio, Porch, Balcony)
- Public Street
- Driveway/Walkway

Residential Development Standards	
Planning Areas	1, 9A, 9B
Minimum Lot Area	2 acres
Uses Permitted	Single Family Detached Homes
<b>Lot Dimensions</b>	
Minimum Lot Dimensions	100' x 150'
<b>Setbacks</b>	
Minimum Front Yard (to main structure)	20'
Minimum Corner Side Yard	10'
Minimum Interior Side Yard	5'
Minimum Rear Yard	10'
<b>Other</b>	
Maximum Structural Height	40'
Off Street Parking Requirements per DU	2



- Rear Yard
- Front Yard/Parkway
- Private Yard
- Slope
- Dwelling Space
- Garage
- Outdoor Space (Patio, Porch, Balcony)
- Public Street
- Driveway/Walkway

Residential Development Standards	
Planning Areas	2, 3, 4, 5A, 5B, 6, 7, 8
Minimum Lot Area	1 acre
Uses Permitted	Single Family Detached Homes
<b>Lot Dimensions</b>	
Minimum Lot Dimensions	100' x 150'
<b>Setbacks</b>	
Minimum Front Yard (to main structure)	20'
Minimum Corner Side Yard	10'
Minimum Interior Side Yard	5'
Minimum Rear Yard	10'
<b>Other</b>	
Maximum Structural Height	40'
Off Street Parking Requirements per DU	2

FIGURE II-2

**1 ACRE LOTS DEVELOPMENT STANDARDS**

5. Standards relating to signage, landscape, parking and other related design elements will conform to Riverside County Zoning Ordinance and this Specific Plan. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Change of Zone for a Specific Plan Ordinance for GAVILAN HILLS ESTATES will be recorded concurrently with this Specific Plan Amendment.
6. All project lighting shall be in accordance with the “Dark Skies” standards for Zone “B” of the Mount Palomar Observatory Special Lighting District (Riverside County Ordinance No. 655, “Regulating Light Pollution”). Compliance with these standards for on-site lighting shall be enforced through the Covenants, Conditions and Restrictions (CC&Rs) established for the GAVILAN HILLS community that will similarly restrict on-site lighting elements.
7. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances, including Ordinance Nos. 348 and 460. This Specific Plan conforms to State laws.
8. Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of the Specific Plan, 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.
9. Common areas identified in the Specific Plan 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 open space, pedestrian, equestrian, and bicycle 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, master/neighborhood associations shall 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 Schedule “I” or conveyance subdivision is recorded.
  - c) The maintenance organization shall be established prior to, or concurrent with, approval of the first final tract map or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Final Subdivision Maps are filed.
10. 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 the Specific Plan. 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.
11. Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
  12. A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the Specific Plan, unless said proposal is determined to be consistent with EIR No. 453 (SCH No. 2007041067) and does not require subsequent environmental documentation, or is exempt from the provisions of CEQA. The CEQA review shall be prepared as part of the review process for these implementing projects.
  13. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
  14. 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).
  15. If necessary, roadways, infrastructure, development impact fees (including school fees) 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 in the GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1, based upon, but not limited to, the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design through lot and street layouts; and f) minimum lot sizes as proposed by this Specific Plan.
  17. Designation, dedication and/or payment of fees for parkland/open space will be based on the final number of dwelling units and corresponding population generated by GAVILAN HILLS ESTATES (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for parkland. The acreage is set forth on Figure I-1, *Land Use Plan*, and Table II-1, *Detailed Land Use Summary*.
  18. Prior to the issuance of building permits, improvement and irrigation plans for adjacent common areas shall be submitted for Planning Department approval. Irrigation plans shall be certified by a landscape architect.

19. 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, provided such lighting is deemed compatible with the surrounding area.
  - c) Visibility of doors and windows from the street and between buildings, where practical.
  - d) Fencing heights and materials which are the 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:

- e) Addresses which light automatically at night.
  - f) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
  - g) Front doors into residences that front toward or are visible from the street and allow for easy drive-by surveillance by law enforcement personnel, where practical.
20. Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to physically challenged individuals.
21. Maintenance associations would be formed and established as follows:

The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, common fuel management areas, and other responsibilities as necessary. Said requirements shall not apply to parcels which will be conveyed to the Riverside County Parks and Open Space District, or similar entity, as permanently preserved open space.

22. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department.
23. Jurisdictional streams on the site shall be conserved either by placing these areas within an open space easement on individual residential lots, or by placing these drainage areas within a separate parcel to be maintained by the Master Homeowners' Association or other County-approved maintenance entity. The mechanism and requirements for preserving jurisdictional streams on the project site shall be as determined by the result of the permitting processes

required by Section 404 of the Clean Water Act and/or Section 1603 of the California Fish and Game Code.



## B. CIRCULATION PLAN

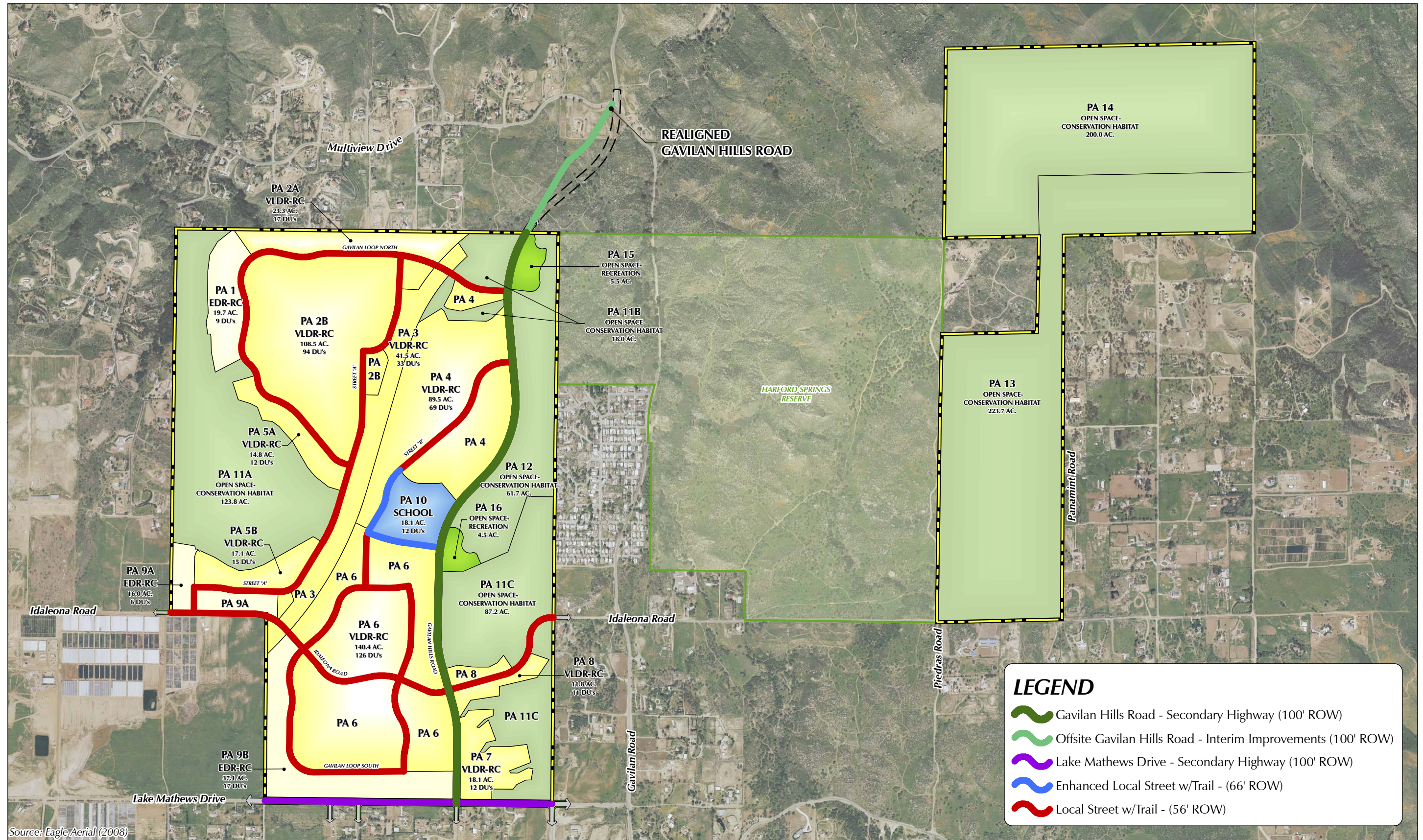
### 1. CIRCULATION PLAN DESCRIPTION

A project roadway concept has been developed for GAVILAN HILLS ESTATES Specific Plan No. 308, Amendment No. 1, as illustrated on Figure II-3, *Circulation Plan*. The main objective of the Circulation Plan is to meet the needs of the GAVILAN HILLS ESTATES community by providing direct and convenient access to individual planning areas through a safe and efficient network of roadways.

Primary access to the project site will be achieved via Lake Mathews Drive and the proposed realigned Gavilan Hills Road. Proposed Gavilan Hills Road and Lake Mathews Drive are identified by the Riverside County General Plan Circulation Element as Secondary Roadways (100' right-of-way (ROW)). Circulation through the GAVILAN HILLS ESTATES project site is provided via a series of internal local roads that will provide access between individual planning areas. Concurrent with the construction of these improvements, the proposed project would require various utility connections to be installed in the right-of-way.

The roadway network was the subject of a traffic analysis conducted specifically for GAVILAN HILLS ESTATES. The Vehicular Circulation Plan includes the roadway sizes and classifications are described below and illustrated in Figure II-4, *Roadway Cross Sections*.

- **Gavilan Hills Road – Secondary Highway (100' ROW):** The project proposes to realign and improve Gavilan Road in a manner that is consistent with the goals of the LMWAP/General Plan Circulation Element, which designate the facility as a Secondary Roadway. The realigned Gavilan Road (referred to herein as, "Gavilan Hills Road") will be constructed approximately 2,500 feet west of existing Gavilan Road within the project boundaries and will extend off-site to the existing intersection of Gavilan Road and Multiview Drive (located approximately 0.4 miles north of the northern boundary of the western portion of the project site). Gavilan Hills Road is planned to serve as the community's primary roadway. As shown on Figure II-4, the roadway consists of 64 feet of pavement within a 100-foot ROW, with 18-foot landscaped parkways provided along each side of the roadway. As indicated on Figure IV-13, a 14-foot regional trail will replace the meandering sidewalk within the R.O.W. on the east side of Gavilan Hills Road, from Street Q to Idaleona Road. The offsite portions of Gavilan Hills Road (i.e., between the northern project boundary and Multiview Drive) will be constructed pursuant to County standards, comprising 32 feet of payment. As proposed, the on-site portions of Gavilan Hills Road would serve as part of the project's pedestrian circulation system, and will include a five-foot meandering sidewalk. Subject to approval by the Riverside County Transportation Department, these pedestrian facilities would be provided in a curb-separated configuration in order to encourage pedestrian activity.
- **Lake Mathews Road – Secondary Highway (100' ROW):** The LMWAP/General Plan Circulation designate Lake Mathews Road as a Secondary Roadway (100' ROW). Lake Mathews Road is located along the southern perimeter of the western portion of the project site and intersects with proposed Gavilan Hills Road. Lake Mathews Drive will be improved to its ultimate half-width standard along the project's frontage, which includes 32 feet of pavement and an 18-foot wide landscaped parkway. Subject to approval by the Riverside County Transportation Department, a five-foot wide curb-separated meandering sidewalk would be provided within the parkway.

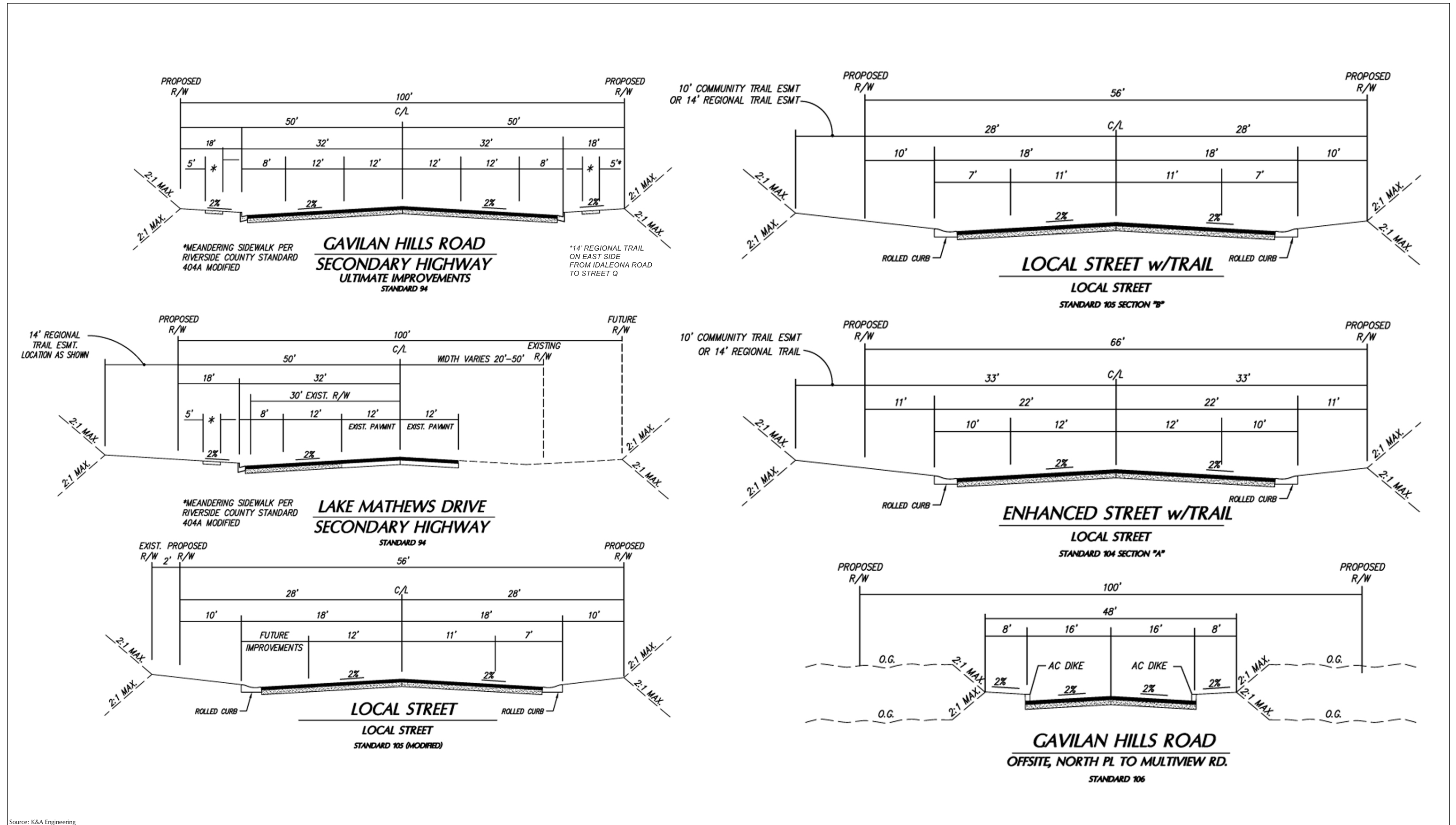


Source: Eagle Aerial (2008)

**T&B PLANNING**  
 17542 East 17th Street, Suite 100 Tustin, CA 92780  
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 www.tbplanning.com



FIGURE II-3  
**CIRCULATION PLAN**  
 PAGE II-12



Source: K&A Engineering

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FIGURE II-4

ROADWAY CROSS-SECTIONS

- ❑ **Enhanced Local Street w/ Trail:** The Enhanced Local Streets, which include a portion of Idaleona Road and Street “B,” consist of 44-feet of pavement with 11-foot wide landscaped parkways provided along each side of the roadway. A regional trail also is proposed outside of the ROW, and will be separated from the street by the 11-foot wide landscaped easement.
- ❑ **Local Streets:** The Local Streets, which include Street “A,” a portion of Street “B,” Gavilan Loop Road, and Idaleona Road, consist of a 32-foot paved section with 12-foot wide landscaped parkways provided along each side of the roadway. Where a community trail is proposed along the local roads, a trail will be provided along one side of the roadway, which will be separated from the paved portion of the road by a landscaped parkway.

Non-vehicular circulation for the GAVILAN HILLS ESTATES Specific Plan area, such as trails and sidewalks, is graphically depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*, and is discussed in further detail within Specific Plan Section IV, *Design Guidelines*.

## 2. CIRCULATION PLAN DEVELOPMENT STANDARDS

1. The proposed Circulation Plan provides a traffic design that meets the needs of the project. The on-site system depicted on Figure II-3, *Circulation Plan*, has been designed to efficiently and effectively accommodate anticipated traffic volumes and will serve as the composite Circulation Plan for GAVILAN HILLS ESTATES. The Circulation Plan will be constructed in accordance with the Conceptual Phasing Plan (Figure II-12).
2. On-site roads will be constructed to the following minimum standards, subject to approval and modification by the Director of Transportation:
  - Secondary Highway (100-foot right-of-way)
  - Enhanced Local Street w/ Trail (66-foot width right-of-way including 44-foot paved section with 11 feet of landscaped parkway on each side)
  - Local Street w/ Trail (56-foot width right-of-way including 32-foot paved section with min. 12 feet of landscaped parkway on each side)
3. Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, *Design Guidelines*.
4. Major roadway improvements may be funded through an assessment district, community facilities district bond sales, RBBF fees, TUMF, and/or similar funding mechanism.
5. All roads within the Specific Plan project boundary shall be constructed to appropriate County full or half-width standards in accordance with Ordinance Nos. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval and modification by the Director of Transportation.
6. The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.

7. The project shall comply with the conditions and requirements set forth by the County Transportation Department.
8. Any application for any subdivision within the specific plan boundary 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.
9. 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.
10. All roadways intersecting four-lane facilities or greater shall be a minimum of 74 feet of right-of-way and constructed in accordance with proposed Riverside County Standard 103, Ordinance 461 from the four-lane facility to the nearest intersection, subject to approval and modification by the Director of Transportation.
11. All intersection spacing and/or access openings shall be per Riverside County Standard 114, Ordinance 461, or as approved by the Transportation Department.
12. No textured pavement accents will be allowed within County right-of-way, unless otherwise approved by the Transportation Department. No tract entry monuments or identification signs shall be permitted in the public right-of-way.
13. Mid-block crosswalks are not allowed.
14. No driveways or access points as shown in the GAVILAN HILLS ESTATES Land Use Plan (Figure 1-1) are approved. All access points shall conform to the Transportation Department standard access spacing, depending upon the street's classification.
15. All facilities, other than facilities to be constructed in the road right-of-way, will be either private or maintained by the Riverside County Parks and Open Space District, the Flood Control and Water Conservation District, and/or other similar entity.
16. 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.
17. No cul-de-sac streets shorter than 150 feet measured to the center of the bulb are permitted. In addition, no cul-de-sac streets longer than 660 feet measured to the center of the bulb are permitted, unless modifications to this standard are approved by the Transportation and Fire Departments.
18. All projects, including subdivisions within the Specific Plan No. 308, Amendment No. 1 boundary, shall be subject to the County of Riverside's Development Monitoring Program.

19. Corner cutbacks shall be included at all intersections of General Plan roads classified as Secondary Highway or higher (i.e., Gavilan Hills Road and Lake Mathews Drive) with all designated tract entrances. A minimum curb return radius of 35 feet shall be provided at these intersections.

**C. DRAINAGE PLAN****1. DRAINAGE PLAN DESCRIPTION**

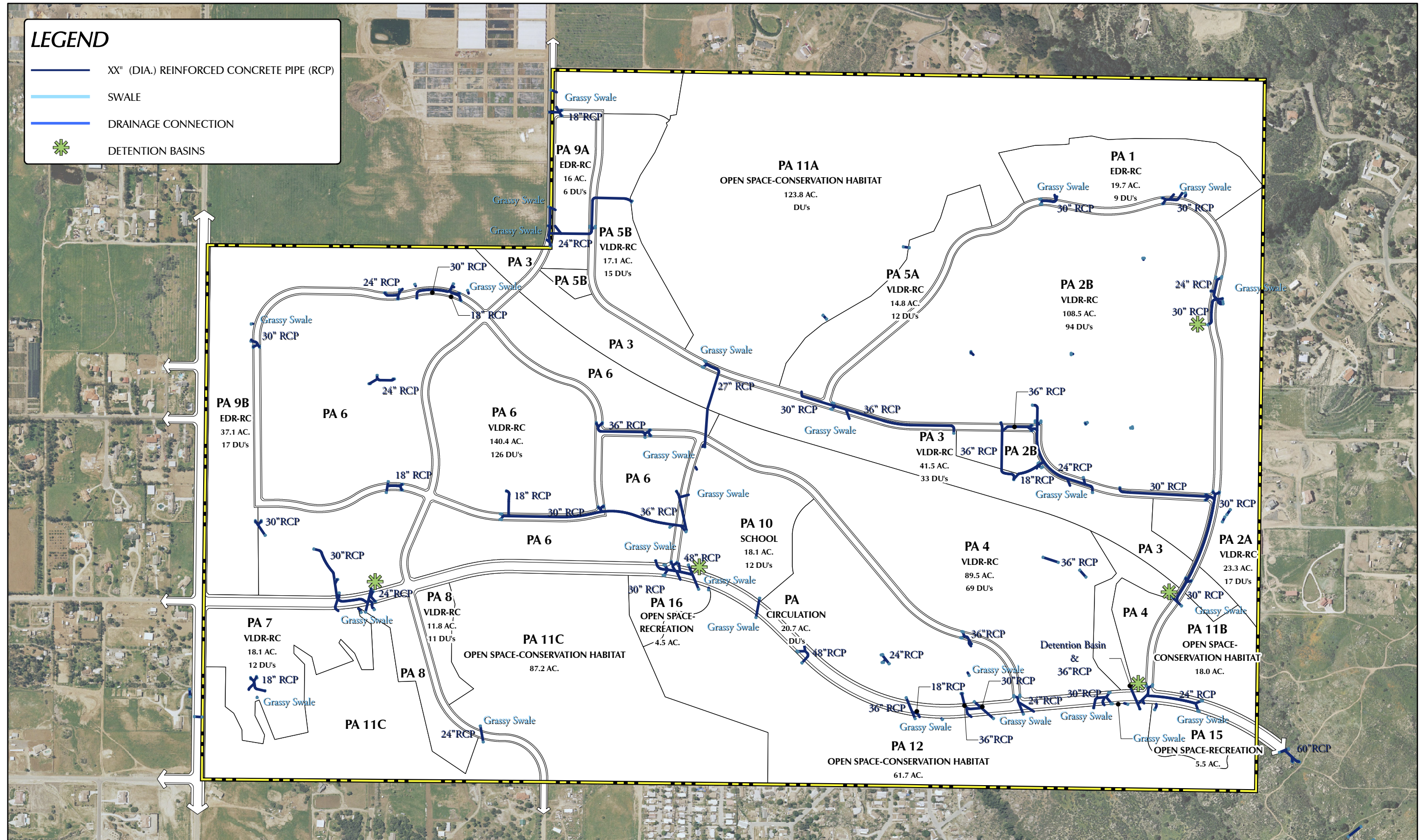
As the result of a drainage analysis by K&A Engineering, a drainage system has been developed for GAVILAN HILLS ESTATES as illustrated on Figure II-5, *Master Drainage Plan*. The existing hydrology of the western portion of the GAVILAN HILLS ESTATES site has largely been shaped over the years by extensive use of the site for agricultural purposes. In general, on-site drainages flow from the southwestern portion of the site towards the northeast, with the exception of the northwestern portion of the site, where drainages flow from east to west, and the extreme southwest corner of the site, where a small portion of drainages flow from northeast to southwest. The majority of on-site drainage pathways originate at the upper elevations of Gavilan Peak, located along the western project boundary. From Gavilan Peak, drainage courses generally radiate outward.

On the eastern portions of the project site (Planning Areas 13 and 14), on-site drainages generally flow in a northwesterly direction; however, no drainage improvements are proposed in this area as it will be permanently preserved as natural open space.

The project site is located in the south-central portion of the Santa Ana Watershed. The watershed includes much of Orange County, the northwestern corner of Riverside County, the southwestern corner of San Bernardino County, and a small portion of Los Angeles County. On a regional scale, drainage from both portions of the project site is conveyed overland via several unnamed streams, which in turn drain into Cajalco Creek. Flows within this portion of Cajalco Creek are directed towards the Cajalco Creek Wetlands, which is a county-maintained regional detention basin that serves to treat surface water prior to discharge into Lake Mathews. Water from Lake Mathews is then conveyed overland to the Santa Ana River, where it eventually drains to the Pacific Ocean.

**2. DRAINAGE PLAN DEVELOPMENT STANDARDS**

1. All drainage and flood control measures shall be provided in accordance with the requirements of the Riverside County Flood Control and Water Conservation District.
2. Storm drain facilities shall ensure the conveyance and disposal of storm runoff without damage to streets or adjacent properties.
3. All projects proposing construction activities including clearing, grading, or excavation that result in the disturbance of at least one acre total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All developments within the specific plan boundaries shall be subject to requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not limited to: onsite retention; covered storage of all outside storage facilities; vegetated swales; and monitoring programs.
4. Major drainage facilities within road right-of-ways and drainage easements are proposed to be maintained by the Riverside County Transportation Department. Any other drainage facilities within the Specific Plan Area will be maintained by the Master Homeowners' Association.





5. Proposed developments shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into surrounding areas, including the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within surrounding areas, including the MSHCP Conservation Area. Regular maintenance shall occur to ensure effective operations of runoff control systems.
  - a) Prior to the issuance of a Tentative Tract Map, the project proponent shall prepare a Water Quality Management Plan consistent with the requirements of the GAVILAN HILLS ESTATES Specific Plan, subject to review and approval by the Riverside County Flood Control and Water Conservation District.
  - b) Prior to the approval of a Final Map and final engineering drawings, the Riverside County Flood Control and Water Conservation District shall verify that the Final Map and engineering drawings specify the size and locations of the water quality structural features specified in the Water Quality Management Plan prepared for the Tentative Tract Map.

**D. WATER AND SEWER SYSTEM PLANS**

The infrastructure for GAVILAN HILLS ESTATES will include domestic water transmission and distribution mains and a sewer treatment plant located in PA 15 to handle wastewater generated by the project.

The GAVILAN HILLS ESTATES project is located within the Western Municipal Water District (WMWD) service area. WMWD approved a Water Supply Assessment (WSA) for the project on May 14, 2007, which concluded that the WMWD's water supplies will meet projected water demand associated with the project.

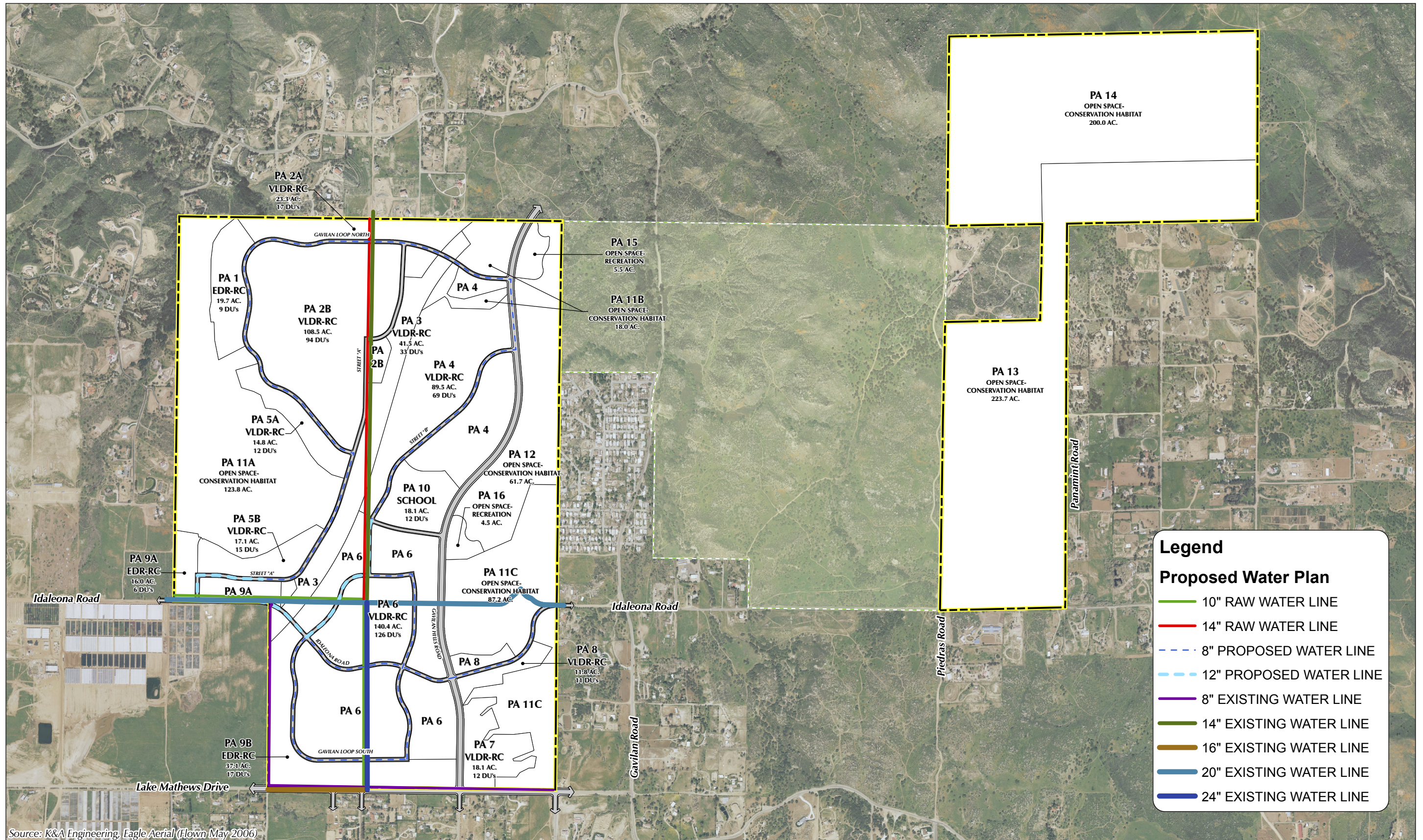
**1. WATER PLAN DESCRIPTION**

Domestic water will service the residential, school, and applicable recreational portions of GAVILAN HILLS ESTATES. The GAVILAN HILLS ESTATES project is located in the 2320 pressure zone and will be served domestic water by WMWD. The project's domestic water supply will be obtained by WMWD from the Metropolitan Water District of Southern California State Water Project through existing purchase agreements, and will be supplemented by water from the City of Riverside through the Riverside/Corona Feeder Project. Specifically, it is anticipated that water to the project will be provided via the Jim Jack Reservoir located southwest of the project.

As depicted in Figure II-6, *Master Water Plan*, there are several WMWD connection points available for the GAVILAN HILLS ESTATES Specific Plan area. The primary source of water will be provided by connecting to an existing 20-inch transmission main bisecting the project from east to west along the existing alignment of Idaleona Road. Other existing facilities that could serve the project with water include an existing 14-inch and 24-inch main running north and south which bisects the property, and a 16-inch main running east and west along Lake Mathews Drive at the southern border of the property. The water system has been designed to provide a sufficient supply of water for peak flow periods and fire suppression requirements.

**2. SEWER SYSTEM PLAN DESCRIPTION**

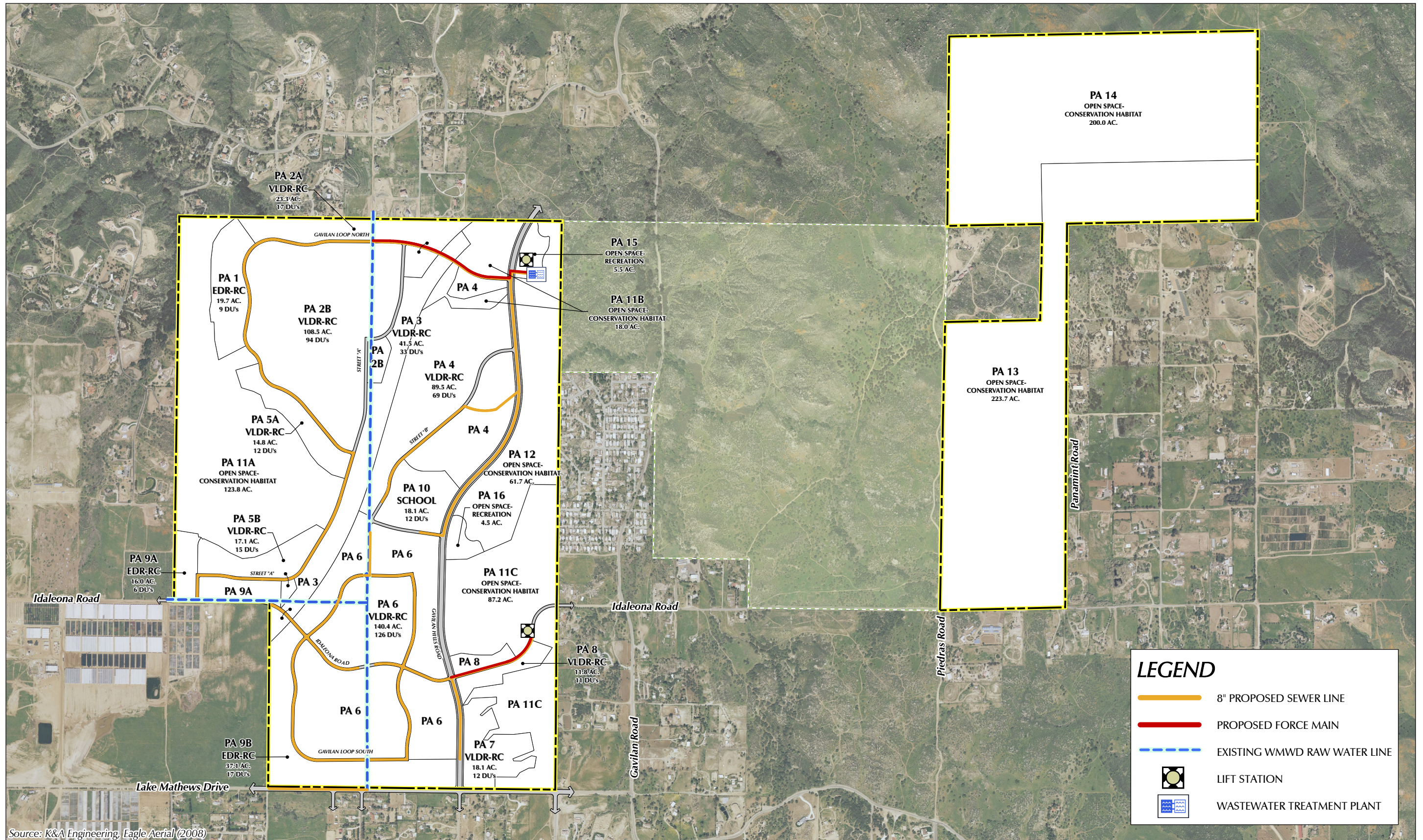
The nearest point of connection to existing sanitary sewer services for Western Municipal Water District is approximately 2.5 miles northeast of the GAVILAN HILLS ESTATES project site, where the existing infrastructure is already at or near capacity. Consequently, a private sewer treatment facility, to be designed, owned, and operated by the Western Municipal Water District, will be provided in order to accommodate wastewater generated by future residences of the proposed project, in addition to wastewater generated by the proposed school facility and open space recreation areas. The modular design of the sewer treatment facility allows for the facility to provide service sufficient to meet the needs of the proposed project, in stages that parallel the phasing of the overall project.








Source: K&A Engineering, Eagle Aerial (Flown May 2006)

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FIGURE II-6  
**MASTER WATER PLAN**  
 PAGE II-21



**LEGEND**

-  8" PROPOSED SEWER LINE
-  PROPOSED FORCE MAIN
-  EXISTING WMWD RAW WATER LINE
-  LIFT STATION
-  WASTEWATER TREATMENT PLANT

Source: K&A Engineering, Eagle Aerial (2008)

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FIGURE II-7  
**MASTER SEWER PLAN**  
PAGE II-22

**3. WATER AND SEWER SYSTEM DEVELOPMENT PLAN STANDARDS**

1. Water and sewer treatment facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services, the Riverside County Department of Environmental Health, the Riverside County Building and Safety Department, and Western Municipal Water District (WMWD).
2. Water and sewer plans shall be submitted to the County of Riverside at the time of application for future final tract maps.
3. One copy of the water system plan shall be submitted to the County of Riverside Fire Department for review and approval. Plans shall conform to the Department's requirements for hydrant types, location, and spacing, and the system shall meet fire flow requirements. The required water system, including fire hydrants, shall be installed and accepted by WMWD, prior to any combustible building materials being placed on the site.
4. All water and sewer lines shall be placed underground, unless otherwise approved by the County of Riverside and WMWD.
5. The project proponent shall obtain will-serve letters from WMWD before project implementation.
6. The sewer treatment plant shall be owned, operated, and maintained by the WMWD.

## E. LANDSCAPING PLAN

### 1. LANDSCAPING PLAN DESCRIPTION

Project landscaping will play an important role in maintaining the overall project theme, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in Specific Plan Section IV, *Design Guidelines*. Landscaping will supplement the natural open space areas that will be preserved on the site.

Entry monumentation provides initial definition for the site at key access points. Two types of entries are proposed for the project. A primary entry treatment will be provided at the project's main entry point at the intersection of Lake Mathews Drive and Gavilan Hills Road. Neighborhood entry treatments identify individual neighborhoods within the community. Entries will be created through a thematic blend of hardscape and landscape elements.

Individual neighborhoods are distinguished by five "Neighborhood Zones," as shown on Figure IV-1, *Conceptual Landscape Key Map*, which have been designed to simulate the natural character of the project site in order to provide consistency with the visual character of the surrounding area. The Neighborhood Zone concept will provide a unified, cohesive theme while still allowing for diversity between individual neighborhoods. Within each Neighborhood Zone, landscape plantings will be limited to the plant palette chosen for each individual zone, as shown on Table IV-4, *Plant Palette*.

Streetscape landscaping will also respond to the surrounding natural landscape. Streetscape landscaping will be influenced by type of roadway (secondary roadways will feature greater landscaped setbacks than local roadways), and by the theme of the relevant Neighborhood Zone.

The Landscaping Plan also includes open space and fuel modification edge condition standards, described in detail in this Specific Plan Section IV.

### 2. LANDSCAPING PLAN DEVELOPMENT STANDARDS

1. All detailed landscaping programs that are required for planning areas and roadways shall be prepared by a qualified and licensed landscape architect and shall substantially conform to the GAVILAN HILLS ESTATES Design Guidelines included in Specific Plan Section IV.
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 turf, trees, shrubs, and groundcover compatible with existing natural vegetation where feasible. Detailed landscaping design information is provided in the Design Guidelines section (Section IV) of this Specific Plan.
4. Special treatment areas shall be designed to provide definition to planning areas, as identified in Section III, *Planning Area Development Standards*.
5. Major entrance roads into the GAVILAN HILLS ESTATES Specific Plan shall have entry monumentation and landscape 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. Prior to approval of any building permits, improvement plans for the respective landscaped areas shall be submitted to the Riverside 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
    - Landscaping Plan with seed mixes for mulching and staking methods; locations, types, size and quantity of plants.
    - Fence Treatment Plans
    - Special Treatment/Buffer Area Treatment Plans
    - Hardscaping Plan
  7. Non-toxic vegetation shall be utilized adjacent to all public open space and fuel modification areas.
  8. 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.
  9. At the time of recordation of any final subdivision map which contains a common open space area, the applicant and/or developer shall offer to convey such areas to the appropriate maintenance agency.
  10. The landscaping plan shall reflect the following water conservation methods, whenever feasible: a) landscape with plants that require minimal amounts of water, and group plants of similar water use to reduce over-irrigation of low water using plants, b) use mulch extensively, because mulch applied on top of soil will improve the water holding capacity of the soil by reducing evaporation and soil compaction, and c) 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.
  11. 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*.
  12. Open space and fuel modification edge conditions shall substantially conform to the GAVILAN HILLS ESTATES Design Guidelines included in Specific Plan Section IV.
  13. Edge effects adjacent to MSHCP Conservation Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
  14. For additional landscape development standards, please refer to Section 4.G, *Landscape Design Guidelines*.

F. OPEN SPACE AND RECREATION PLAN

1. OPEN SPACE AND RECREATION PLAN DESCRIPTION

An important element of GAVILAN HILLS ESTATES is the Open Space and Recreation Plan. The plan provides a variety of passive recreational opportunities which all residents of the GAVILAN HILLS ESTATES community may enjoy. The Specific Plan’s trails and open space are conveniently located throughout the community for use by project residents. The overall Open Space and Recreation Plan concept is illustrated on Figure II-8. The elements and acreage of the program are further identified in Table II-2, *Open Space and Recreation Plan Summary*.

**Table II-2 OPEN SPACE AND RECREATION PLAN SUMMARY**

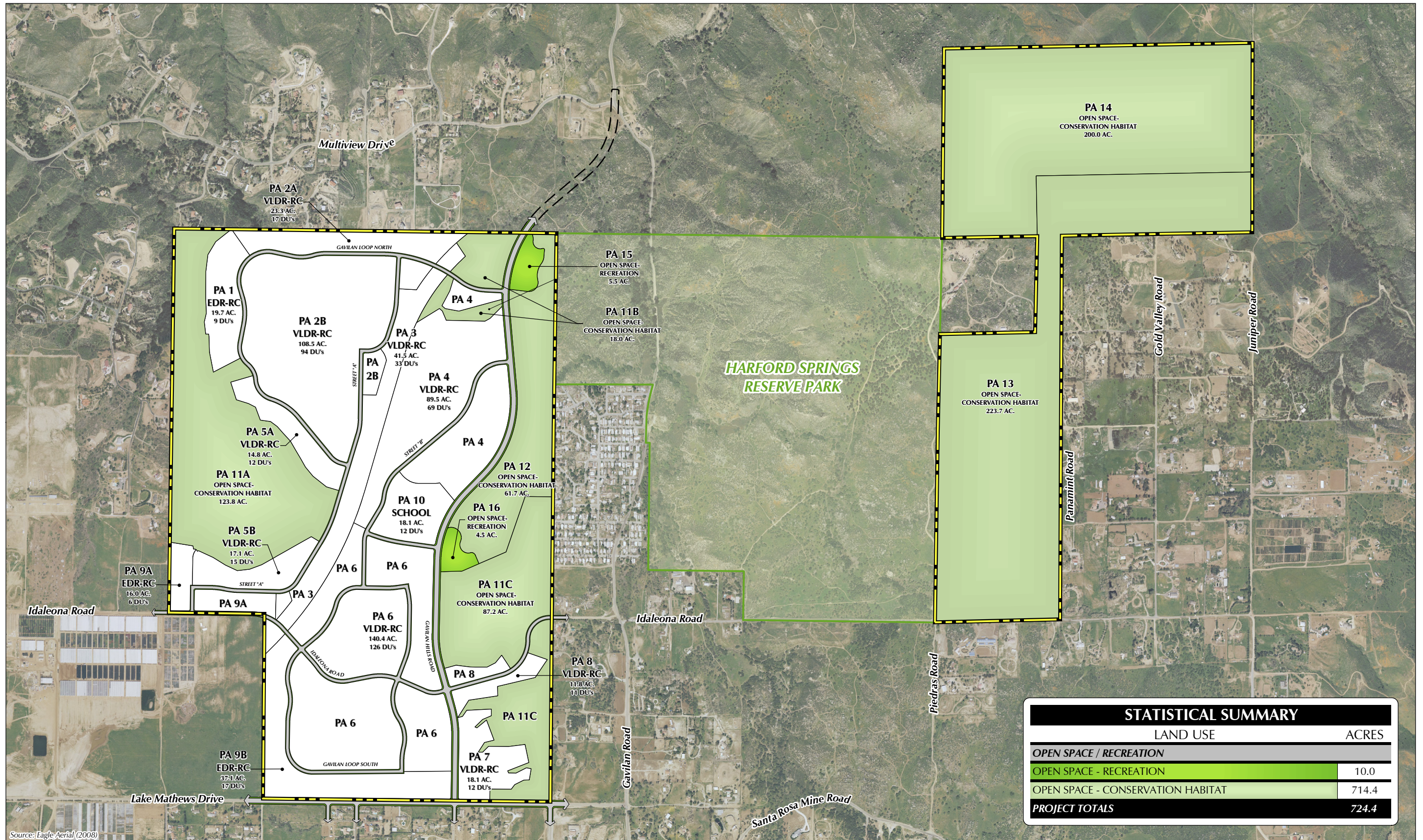
LAND USE	PLANNING AREA	ACREAGE
Open Space – Conservation Habitat	11A	123.8
Open Space – Conservation Habitat	11B	18.0
Open Space – Conservation Habitat	11C	87.2
Open Space – Conservation Habitat	12	61.7
Open Space – Conservation Habitat	13 <sup>4</sup>	223.7
Open Space – Conservation Habitat	14	200.0
Open Space – Recreation	15	5.5
Open Space – Recreation	16	4.5
<b>TOTAL:</b>		<b>724.4</b>

As detailed above, the project allocates 10.0 acres as Open Space – Recreation (i.e. Planning Areas 15, and 16) which will include passive and/or active recreational uses such as hiking trails, picnic areas, and equestrian-oriented facilities. Within the south east portion of Planning Area 16, a tot lot, and a group picnic area with shade structure will be provided, in addition to facilities for horses, such as troughs and tie-ups. Within Planning Area 15, amenities within this portion of the site will include an a trail-head/day-use parking area, amphitheater, restroom, and picnic areas, in addition to equestrian-oriented facilities such as a stable with horse watering trough, riding circle, and corrals.

The project will convey 714.4 acres of open space (Planning Areas 11A, 11B, 11C, 12, 13 and 14) to the Riverside County Regional Conservation Authority (RCA) to be included as part of the Multiple Species Habitat Conservation Program (MSHCP) Reserve Area. Additionally, 572.6 acres of this open space (Planning Areas 11C, 12, 13, and 14), contiguous with the Harford Springs Park Reserve, and is identified by the MSHCP as a significant corridor for wildlife movement and other biological resources; therefore, existing trails will remain within this conservation habitat to facilitate passive recreational activities, public access to the remaining portions of the area will be limited, except as otherwise approved by the Western Riverside County Regional Conservation Authority (RCA).

<sup>4</sup> The 223.7 acres within Planning Area 13 may be used as a mitigation bank for other projects in the area to mitigate impacts to sensitive biological habitats and sensitive animal species and to further the objectives of the MSHCP, subject to approval by the Riverside Conservation Authority (RCA).





Source: Eagle Aerial (2008)

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FIGURE II-8

OPEN SPACE AND RECREATION PLAN

Within Planning Areas 11A, 11B, 11C, 12, 13, and 14 the project proposes to conserve important on-site resources, such as Gavilan Peak, oak woodlands, drainage channels and associated riparian habitats, and sensitive cultural resources. Passive recreational amenities would be provided within portions of Planning Areas 11A through 11C, including an extensive trail system, as shown on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*, and as described in Section IV, *Design Guidelines*. The project's trail system has been designed to provide recreational facilities for pedestrian, bicycle, and equestrian users. Trails will provide connections from individual residential neighborhoods to the project's backbone trail network, which in turn will provide connections to the regional trail system located off-site.

Regional parkland requirements will be met through the Project's dedication of 724.4 acres as open space (Planning Areas 11A, 11B, 11C, 12, 13, 14, 15 and 16). In addition, there are thirty-five regional parks within the County of Riverside. Existing regional parks in the vicinity of GAVILAN HILLS ESTATES include Harford Springs Park Reserve, Kabian Park, Double Butte Park and the Box Springs Mountain Reserve.

## **2. RECREATION PLAN DEVELOPMENT STANDARDS**

1. All recreation facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
2. Landscaping within recreation areas will be further governed by the *Development Plans and Standards* in the Landscaping Plan section of this Specific Plan (Section II.E), the *Design Guidelines* section (Section IV) of this Specific Plan, and applicable CSA standards.
3. The project is subject to fees for neighborhood and community park facilities, in accordance with Riverside County's implementation of the State's Quimby Act (Section 10.35 of Ordinance No. 460). These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan. Credit against these fees shall be granted by Riverside County for all public parkland and improvements provided by the developer.
4. Where appropriate, conservation easements and/or separate parcels will be required during the Tentative Map process to preserve natural open spaces.
5. Except for recreation facilities on the school site, all recreation facilities within the Specific Plan Amendment area shall be constructed by the Master Developer.
6. Open space and fuel modification edge conditions shall substantially conform to the GAVILAN HILLS ESTATES Design Guidelines included in Specific Plan Section IV.
7. All public access onto on-site trails shall include appropriate barriers, such as step-overs, which allow for equestrian use while simultaneously discouraging use by ATVs and other motorized vehicles.
8. Edge effects adjacent to MSHCP Conservation Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

9. Maintenance of Open Space and Recreation areas shall be provided in conformance with the provisions of Specific Plan Section II.I, *Comprehensive Maintenance Plan*.
10. The LMWAP identifies the proposed project site as being within “Gavilan Hills Policy Area.” Future development applications shall be in conformance with the following requirements of Policy 2.1 (“Gavilan Hills Estates Policy Area”) of the Lake Mathews/Woodcrest Area Plan, as follows:
  - a) *“Any proposal to increase the residential density such that the total number of dwelling units allowable on the westerly 880 acres exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County. Such proposals shall be subject to the following requirements:*
    - o *A trails plan for the Policy Area, depicting the locations of trails, bridges (if any), and trail kiosks. The trails plan shall be coordinated with the Riverside County Regional Park and Open Space District (RCRPOSD) trails planner, shall be accompanied by detailed construction drawings, a trail signage program, and phasing of improvements, and shall be subject to approval by the RCRPOSD. In addition, the trails plan shall be consistent with the requirements provided in MSHCP Section 7.4.2, Conditionally Compatible Uses;*
    - o *Designs for a trail-head/day-use parking area within Planning Area 15, which shall include accommodations for 25 automobile and 25 car/truck and trailer combinations. The design shall include the following elements: decorative post and rail fencing; hitching rails; trail informational kiosk; water service for a drinking fountain and hose bibs for water troughs; a shade shelter; and an enclosure to accommodate two portable restrooms. The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval; and*
    - o *A fencing plan for the perimeter boundary of the area to be added to Harford Springs Park using “T” posts and five strands of smooth wire. The location of the fence and openings for equestrian and trail use are to be coordinated with and approved by the RCRPOSD Trails Planner. The fencing plan shall include a phasing and implementation component.”*

### **3. OPEN SPACE PLAN DEVELOPMENT STANDARDS**

1. The GAVILAN HILLS ESTATES Specific Plan shall convey 714.4 acres of open space to the Western Riverside County Regional Conservation Authority (RCA), as the Riverside County designated Recreation and Park District.
2. Landscaping within open space areas will be further governed by the *Development Plans and Standards* in the Landscaping Plan section of this Specific Plan (Section II.E), the *Design Guidelines* section (Section IV) of this Specific Plan, and applicable CSA standards.

3. Edge effects adjacent to MSHCP Conservation Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

## G. GRADING PLAN

### 1. GRADING PLAN DESCRIPTION

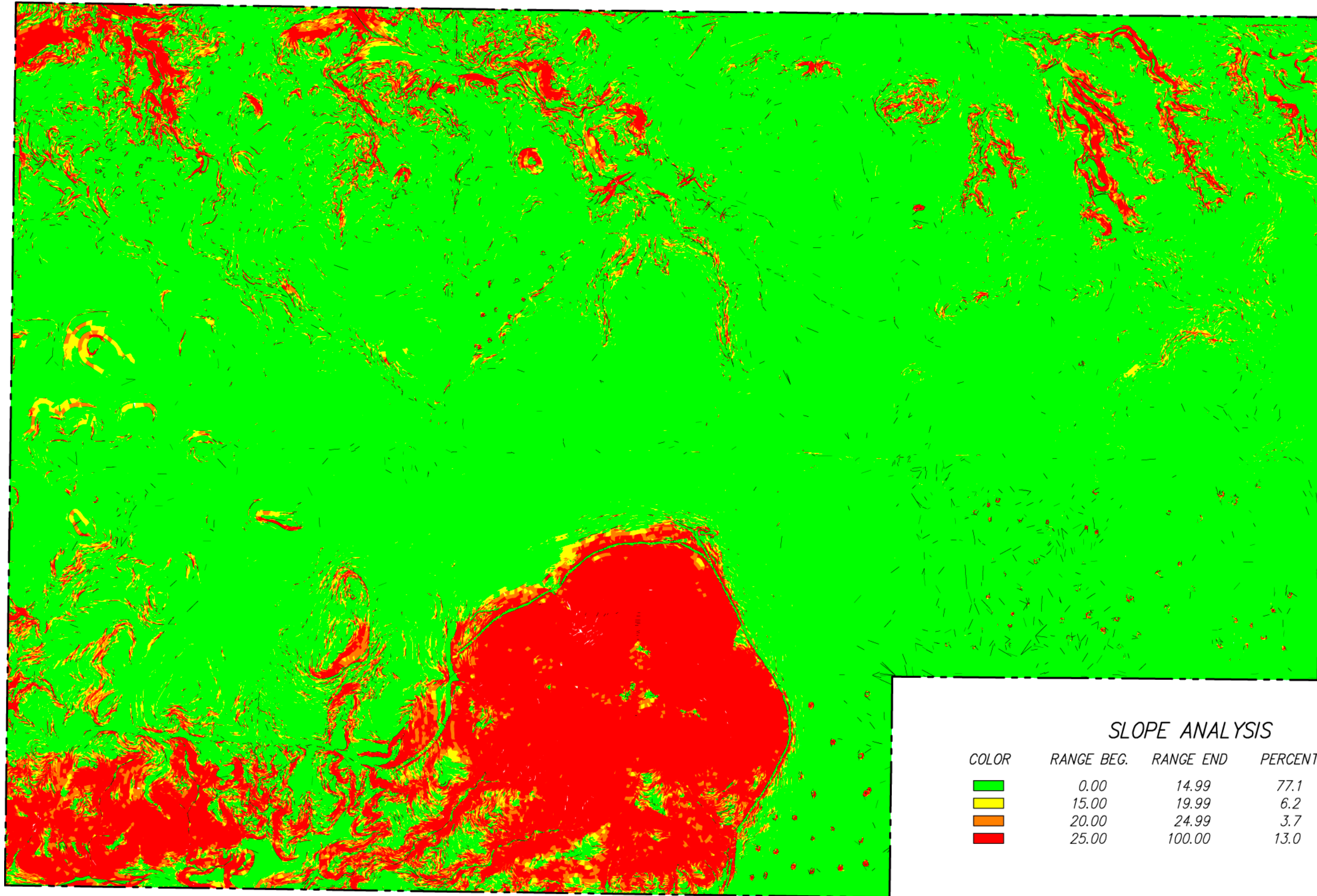
The southwestern portion of the GAVILAN HILLS ESTATES development area can be characterized both by the disturbed nature of the natural vegetation and by relatively flat topography. The northwestern portion of the development area consists of rugged terrain. Situated along the west-central boundary of the development area is Gavilan Peak, a prominent topographic landform. Finally, the northeastern portion of the development area is topographically varied and includes several prominent drainages. Figure II-9, *Slope Analysis*, depicts the existing slope conditions of the western portion of the site where development is proposed.

The grading of GAVILAN HILLS ESTATES has been designed to be sensitive to natural landforms. The design incorporates residential enclaves, parks, and a school site, while preserving on-site environmental resources with open space areas (see Figure II-9 and Figure II-11, *Grading Concept Plan*). Many of the site's scenic natural resources, including hillsides, rock outcroppings, and sensitive environmental resources are preserved in natural open space or incorporated into the development area landscape as focal points within the community.

Grading is expected to balance on-site and will not require import or export of materials. Based on the Conceptual Grading Plan, approximately 1.4 million cubic yards of cut and fill will be necessary to accommodate development of the site. This quantity may vary as final grading plans are developed for each planning area. The grading plan also has been designed to accommodate drainage and a street system that meets County of Riverside standards for acceptable infrastructure gradients.

### 2. GRADING PLAN DEVELOPMENT STANDARDS

1. All grading activities shall conform to Riverside County standards, shall be in substantial conformance with the overall *Grading Concept Plan* (Figure II-10 and Figure II-11), and shall implement any grading-related mitigation measures outlined in the appropriate sections of EIR 453.
2. Grading shall conform to Riverside County regulations. If Riverside County requirements conflict with the project's Conceptual Grading Plan, the Riverside County regulations shall take precedence.
3. Prior to development within any planning area(s) of the Specific Plan, an overall Conceptual Grading Plan for the planning area(s) in process shall be submitted for Planning Department approval. This conceptual grading plan typically is depicted on the Tentative Tract Map (TTM). The grading plan for the TTM shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area(s), and shall include the following: a) techniques employed to prevent erosion and sedimentation as well as eliminate source pollutants during and after the grading process, b) approximate time frames for grading, c) identification of areas which may be graded during high probability rain months (January through March), and d) preliminary pad and roadway elevations. Grading work shall be balanced on-site whenever possible.



← PROJECT BOUNDARY

**SLOPE ANALYSIS**

COLOR	RANGE BEG.	RANGE END	PERCENT	AREA
<span style="color: green;">■</span>	0.00	14.99	77.1	29,448,346
<span style="color: yellow;">■</span>	15.00	19.99	6.2	2,367,694
<span style="color: orange;">■</span>	20.00	24.99	3.7	1,424,018
<span style="color: red;">■</span>	25.00	100.00	13.0	4,947,193

Source: K&A Engineering

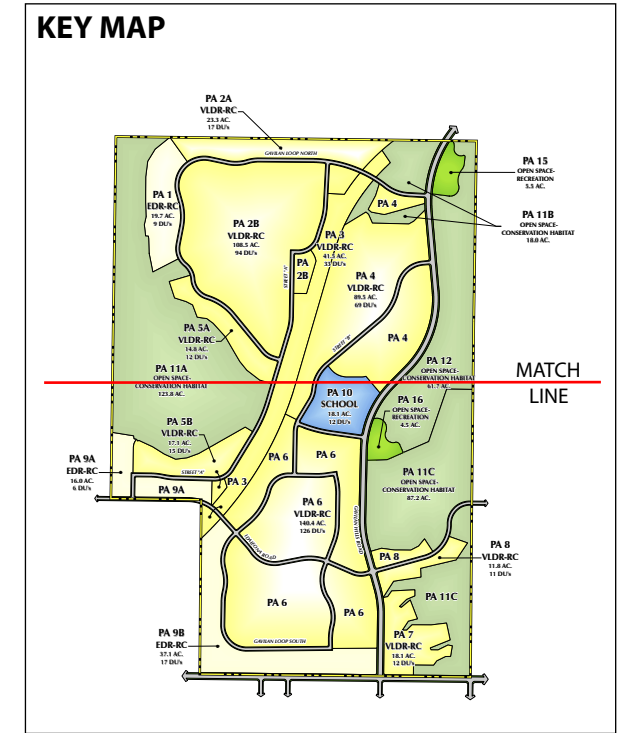
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not to scale

FIGURE II-9

**SLOPE ANALYSIS**



Source: K&A Engineering

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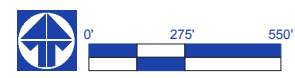
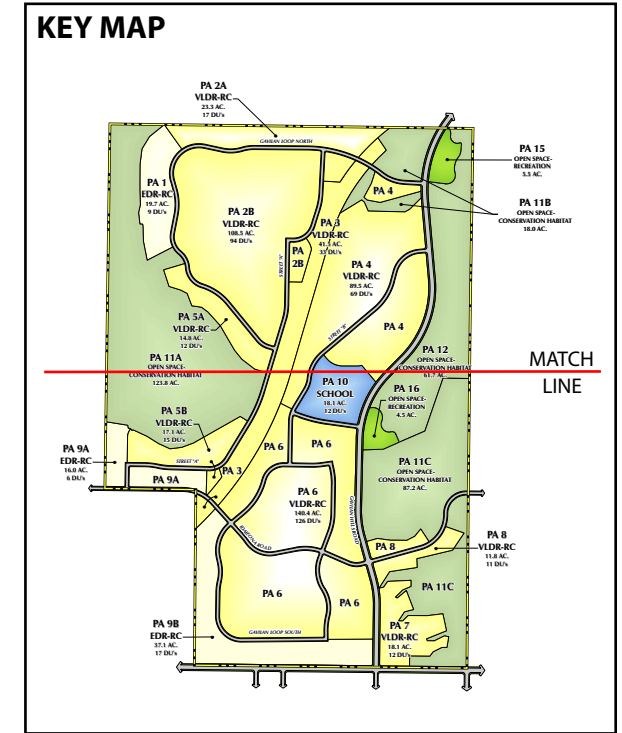


FIGURE II-10  
**GRADING CONCEPT PLAN (SHEET 1 OF 2)**



Source: K&A Engineering

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FIGURE II-11  
**GRADING CONCEPT PLAN (SHEET 2 OF 2)**



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 shall include appropriate measures to control erosion and dust.
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 approved by the County of Riverside Building and Safety Department. 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.
7. Where cut and fill slopes are created higher than three feet (3'), temporary 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 developer or builder of GAVILAN HILLS ESTATES shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibilities of other parties.
9. 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 slopes steeper than 3:1 and/or higher than 5 feet that are undeveloped shall be maintained and planted with interim landscaping within ninety (90) days of completion of each phase of proposed grading activities, unless building permits are obtained.
11. A grading permit shall be obtained from the County of Riverside, as required by the County Ordinance No. 457, prior to grading.
12. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance. Native American consultation shall occur as required and as specified in EIR 453. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed, including notification to the County Coroner. If Native American remains are present, the County Coroner shall contact the Native American Heritage Commission to designate a Most Likely Descendant, who will arrange for the dignified disposition and treatment of the remains.
13. The developer or builder for GAVILAN HILLS ESTATES shall be required, pursuant to requirements of the State Water Resources Control Board, to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of grading permits. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.
14. Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Areas.

15. All grading shall conform with the California Building Code, County General Plan, Riverside County Ordinance 457, and all other laws, rules and regulations governing grading in Riverside County.

H. SEWER SYSTEM AND PROJECT PHASING

1. PROJECT PHASING PLAN DESCRIPTION

GAVILAN HILLS ESTATES is anticipated to be developed in four phases 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 II-12, *Conceptual Phasing Plan*, and Table II-3, *Project Phasing Plan*).

**Table II-3 PROJECT PHASING PLAN**

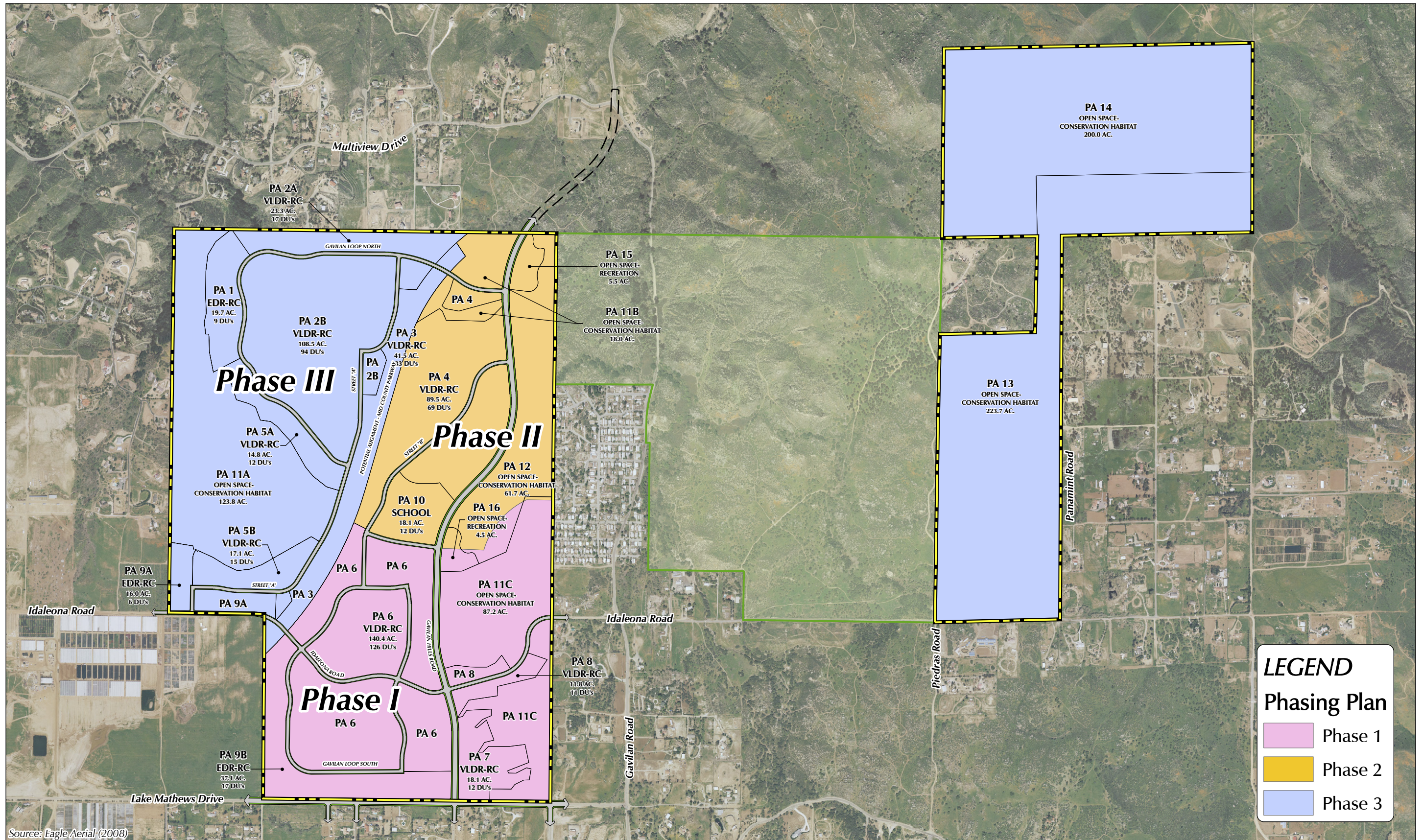
LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
<b>PHASE I</b>			
Very Low Density Residential	6	140.4	126
Estate Density Residential	9B	37.1	17
Open Space – Conservation Habitat	13	223.7	--
Open Space – Conservation Habitat	14	200.0	--
<b>PHASE I SUBTOTAL:</b>		<b>601.2</b>	<b>143</b>
<b>PHASE II</b>			
Very Low Density Residential	4	89.5	69
Very Low Density Residential	7	18.1	12
Very Low Density Residential	8	11.8	11
School <sup>2</sup>	10	18.1	(12 <sup>2</sup> )
Open Space – Conservation Habitat	11B	18.0	--
Open Space – Conservation Habitat	11C	87.2	--
Open Space – Conservation Habitat	12	61.7	--
Open Space – Recreation	15	5.5	--
Open Space – Recreation	16	4.5	--
<b>PHASE II SUBTOTAL:</b>		<b>314.4</b>	<b>(92<sup>2</sup>)</b>
<b>PHASE III</b>			
Estate Density Residential	1	19.7	9
Very Low Density Residential	2A	23.3	17
Very Low Density Residential	2B	108.5	94
Very Low Density Residential	3	41.5	33
Very Low Density Residential	5A	14.8	12
Very Low Density Residential	5B	17.1	15
Estate Density Residential	9A	16.0	6
Open Space – Conservation	11A	123.8	--
<b>PHASE III SUBTOTAL:</b>		<b>364.7</b>	<b>186</b>
<b>ROADWAYS:<sup>1</sup></b>		<b>20.7</b>	<b>--</b>
<b>PROJECT TOTALS:</b>		<b>1,301.0</b>	<b>457<sup>2</sup></b>

1. Road acreage includes only on-site portions of Gavilan Hills Road and Lake Mathews Drive.

2. In the event the CNUSD declines to acquire Planning Area 10 for development as a school within a year of the recordation of the Final Map, then the site may alternatively be developed with up to 12 Very Low Density Residential dwelling units (1-acre minimum lot size). In such a case, the total number of units allocated to SP 308 shall increase to 433, and the total units in Phase II shall increase to 104.

2. WATER PHASING

An agreement with Western Municipal Water District (WMWD) 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 subdivision maps.



Source: Eagle Aerial (2008)

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**LEGEND**

**Phasing Plan**

- Phase 1
- Phase 2
- Phase 3

FIGURE II-12

**CONCEPTUAL PHASING PLAN**

**3. TRANSPORTATION PHASING**

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

1. The phasing of on-site and off-site roadway improvements will be determined at each development phase. Supplemental traffic studies will be required for all subsequent development within the boundaries of GAVILAN HILLS ESTATES. Some off-site roadway improvements in the vicinity of the project site may be funded, and/or have been constructed through the benefit districts or assessment districts.
2. 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.

Gavilan Hills Road and/or Lake Mathews Drive construction, including realignment and associated grading, may be conducted as its own independent development phase.

**4. 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 Riverside County Planning Department for approval. The improvement plans shall include the following:
  - 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, if applicable, 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 any phasing order, 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.

**I. 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 public roadways will be maintained by the County through the Transportation Department. Other common project facilities may be divided among a Master Homeowners' Association, Neighborhood Associations, a County Service Area (CSA), 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 appropriate agencies. See Table II-4, *Maintenance Plan*, for a summary of maintenance responsibilities.

**Table II-4 MAINTENANCE PLAN**

FACILITY	HOMEOWNERS' ASSOCIATION	CSA	RIVERSIDE COUNTY	WMWD	CNUSD	WESTERN RIVERSIDE COUNTY RCA*
Open Space – Conservation						√
Landscape Parkways	√	√				
Drainage Systems	√		√			
Open Space – Recreation			√			√
School Site					√	
Project Signage	√	√	√			
Public Water/Sewer				√		
Sidewalks and Hardscape			√			
Storm Drains			√			
Street Lighting		√	√			
Streets (Public)			√			

\* RCA = Regional Conservation Authority

**1. MASTER HOMEOWNERS' ASSOCIATION**

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

**2. 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 common open space areas exemplify facilities that may come under the jurisdiction of a neighborhood association.

**3. OPEN SPACE – RECREATION**

Any open space or public park not directly associated with a particular neighborhood or with the MSHCP Conservation Areas will be the responsibility of a County Service Area (CSA), conservation organization, or a similar public/quasi-public agency for maintenance.

**4. MSHCP CONSERVATION AREAS**

Any open space area that is proposed for dedication to the Riverside County Multiple Species Habitat Conservation Program (MSHCP) Conservation Areas shall be dedicated to the Western Riverside County Regional Conservation Authority (RCA).

**5. PROJECT ROADWAYS**

All public project roadways will be designed and constructed to standards acceptable to Riverside 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.

**6. SCHOOLS**

The on-site school in Planning Area 10 will be designed and constructed to Corona-Norco Unified School District (CNUSD) standards. The school site is intended to be conveyed to and maintained by CNUSD. In the event that Planning Area 10 is not acquired by the CNUSD and developed as a school site within one year of recordation of the Final Map, then the site will alternatively be developed with up to 12 Very Low Density Residential dwelling units (1-acre minimum lot size).

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### III. PLANNING AREA DEVELOPMENT STANDARDS



### III. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for GAVILAN HILLS ESTATES have been established at three levels: development plans and standards, which were addressed in Section II, *Specific Plan; Design Guidelines*, which are provided in Section IV; and *Planning Area 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 and natural environmental conditions.

The Planning Area graphics for this section (Figure III-1 through Figure III-17) were derived from Figure I-1, *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 is contained in Section V of 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, and these standards are conceptually depicted on Specific Plan Figure II-1 and II-2, *Lot Development Standards*. A summary of the land use densities and lot sizes is shown in on Table I-1, *Planning Area Land Use Summary*.

**A. PLANNING AREA 1: ESTATE DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

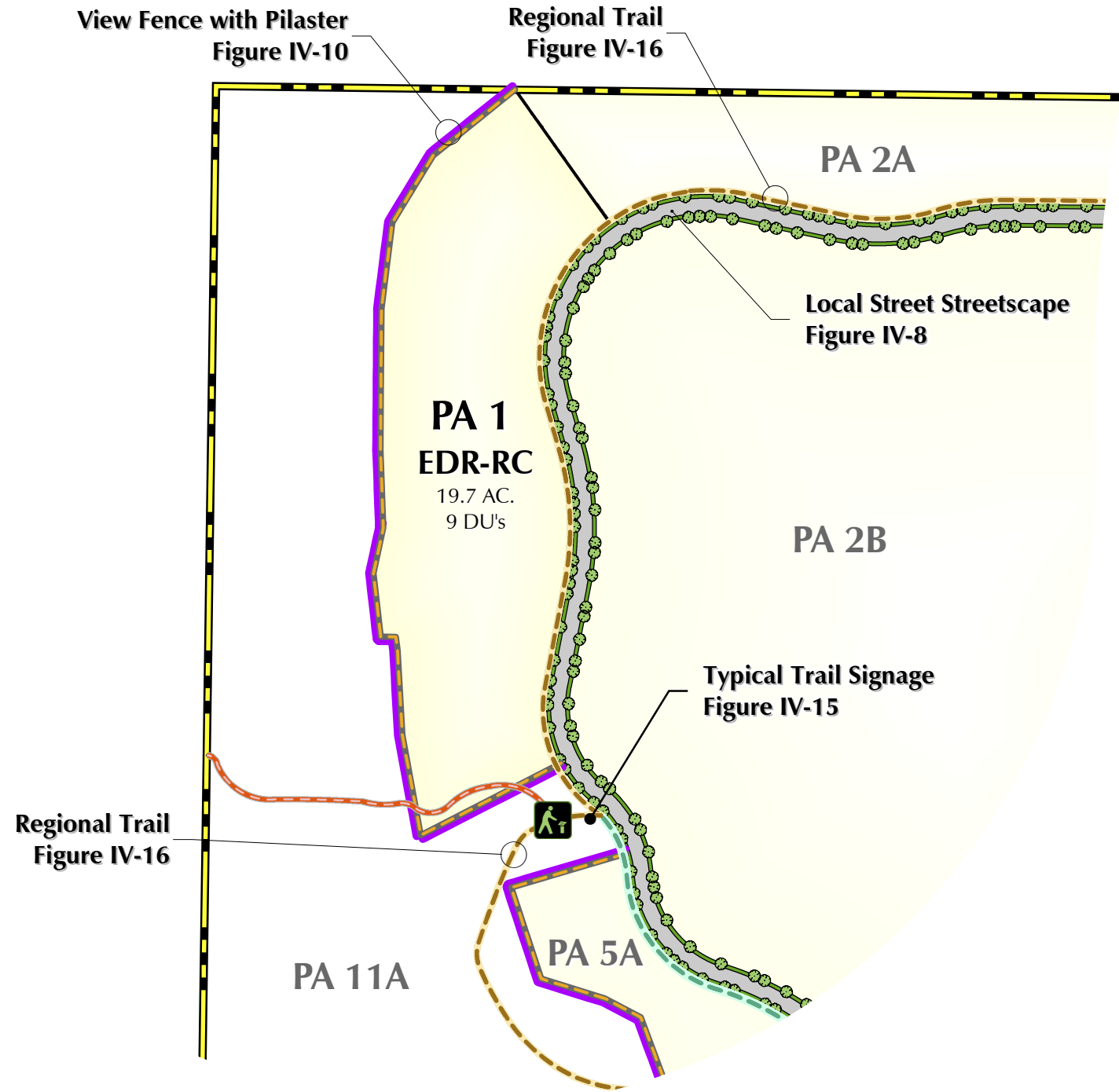
Planning Area 1, as shown on Figure III-1, provides for the development of 19.7 acres with Estate-Density Residential (EDR-RC) homes with a maximum of 9 dwelling units at an average density 0.5 du/ac. The minimum lot size will be 2.0 acres.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 1 shall be provided from Gavilan Loop North via Street "A" and Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Loop North. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Residential lots that abut natural open space areas within Planning Area 11A and off-site areas to the north shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as shown in the conceptual locations depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- d) A Regional Trail, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) View fencing with pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be provided along the boundary between Planning Areas 1 and 11A to minimize human intrusion into the open space area, as conceptually shown on Figure IV-9, *Conceptual Fencing Plan*. Other barriers or design features which limit access to Planning Area 11A may be provided in lieu of view fencing, subject to approval by the Planning Director.
- f) Edge effects to open space within Planning Area 11A shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- g) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- h) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
  - Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



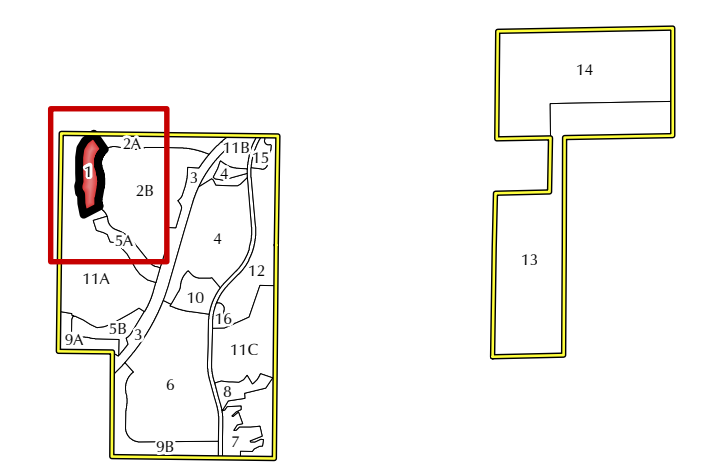
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
ESTATE DENSITY RESIDENTIAL (EDR-RC) - 2-AC. MIN.	1	19.7	0.5	9
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>19.7</b>	<b>0.5</b>	<b>9</b>

**LEGEND**

- Recreational Amenities
- Directional Kiosk
- Trails & Sidewalks
- Regional Trail
  - Existing Regional
  - Community Trail
- Fencing
- View Fence with Pilaster
- Edge Conditions
- Fuel Modification

**KEY MAP**



**B. PLANNING AREA 2A: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 2A, as shown on Figure III-2, provides for the development of 23.3 acres with Very Low-Density Residential (VLDR-RC) homes with a maximum of 17 dwelling units at an average target density 0.7 du/ac. The minimum lot size will be 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 2A shall be provided from Gavilan Loop North via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Loop North. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Residential lots that abut the northern or eastern boundary of Planning Area 2A shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as shown in conceptual locations depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- d) Regional Trails, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A Local Road Trail Crossing, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*. Local road trail crossings only shall be required where proposed Regional and/or Community Trail segments are proposed to cross the project's backbone local road system.
- f) A Directional Kiosk, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) A View Fence with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed adjacent to Planning Area 11B in the approximate location depicted on Figure IV-9, *Conceptual Fencing Plan*, to limit access to natural open space areas. Other barriers or design features which limit access to the natural open space areas may be provided in lieu of view fencing, subject to approval by the Planning Director.
- h) Edge effects to open space within Planning Area 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- i) Please refer to Section IV for specific Design Guidelines and other related design criteria.

j) Please refer to Section II for the following Development Plans and Standards that apply site-wide:



- Specific Land Use Plan
- Circulation Plan
- Drainage Plan
- Water and Sewer Plans
- Landscaping Plan
- Open Space and Recreation Plan
- Grading Plan
- Public Facility Sites & Project Phasing Plan
- Comprehensive Maintenance Plan

**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	2A	23.3	0.7	17
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>23.3</b>	<b>0.7</b>	<b>17</b>

**LEGEND**

Recreational Amenities

-  Local Street Trail Crossing
-  Directional Kiosk

Trails & Sidewalks

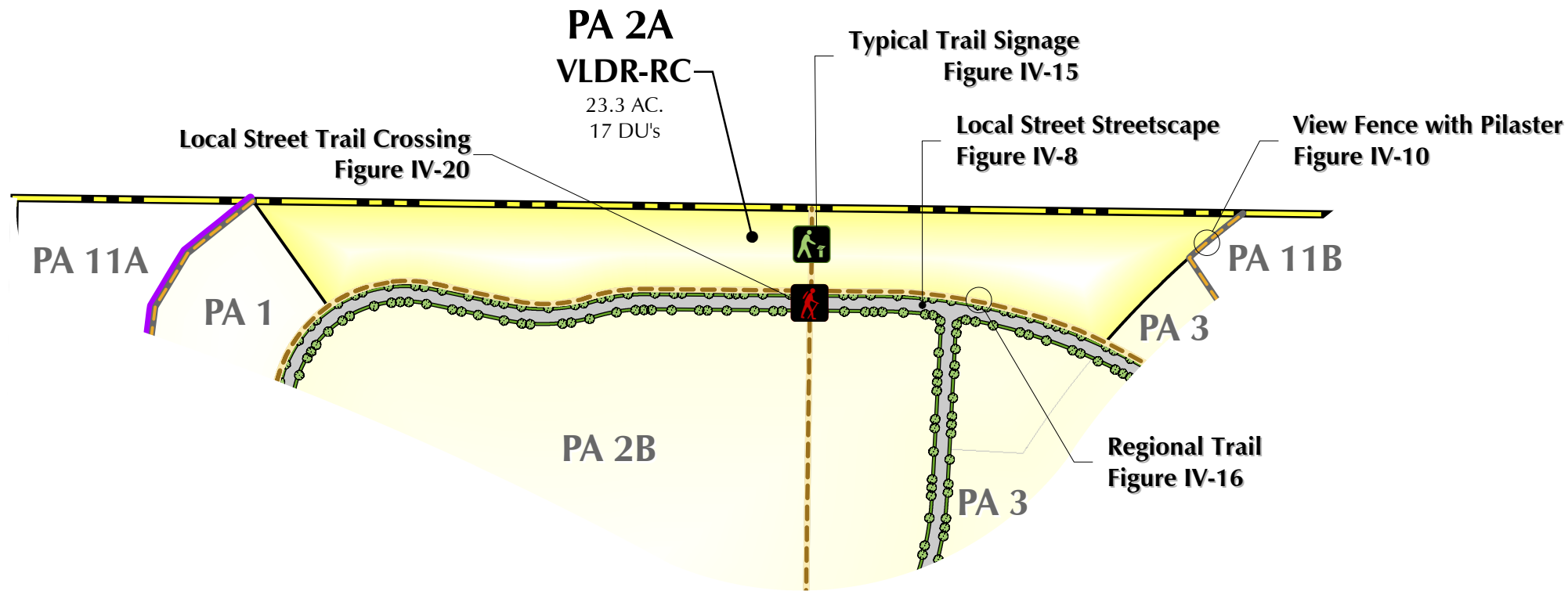
-  Regional Trail

Fencing

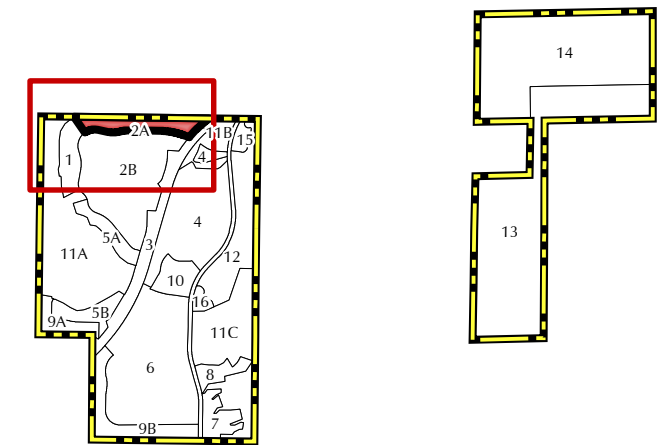
-  View Fence with Pilaster

Edge Conditions

-  Fuel Modification



**KEY MAP**



**C. PLANNING AREA 2B: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 2B, as shown on Figure III-3, provides for the development of 108.5 acres with “Very Low Density Residential (VLDR-RC)” homes with 94 dwelling units at an average target density of 0.9 du/ac. The minimum lot size will be 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 2B shall be provided from Street “A” and Gavilan Loop North via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street “A” and along Gavilan Loop North. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Regional Trails, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trail and Sidewalk Plan*.
- d) A Local Road Trail Crossing, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*. Local road trail crossings only shall be required where proposed Regional and/or Community Trail segments are proposed to cross the project’s backbone local road system (refer to Figure II-1).
- e) A Directional Kiosk, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- g) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
  - Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

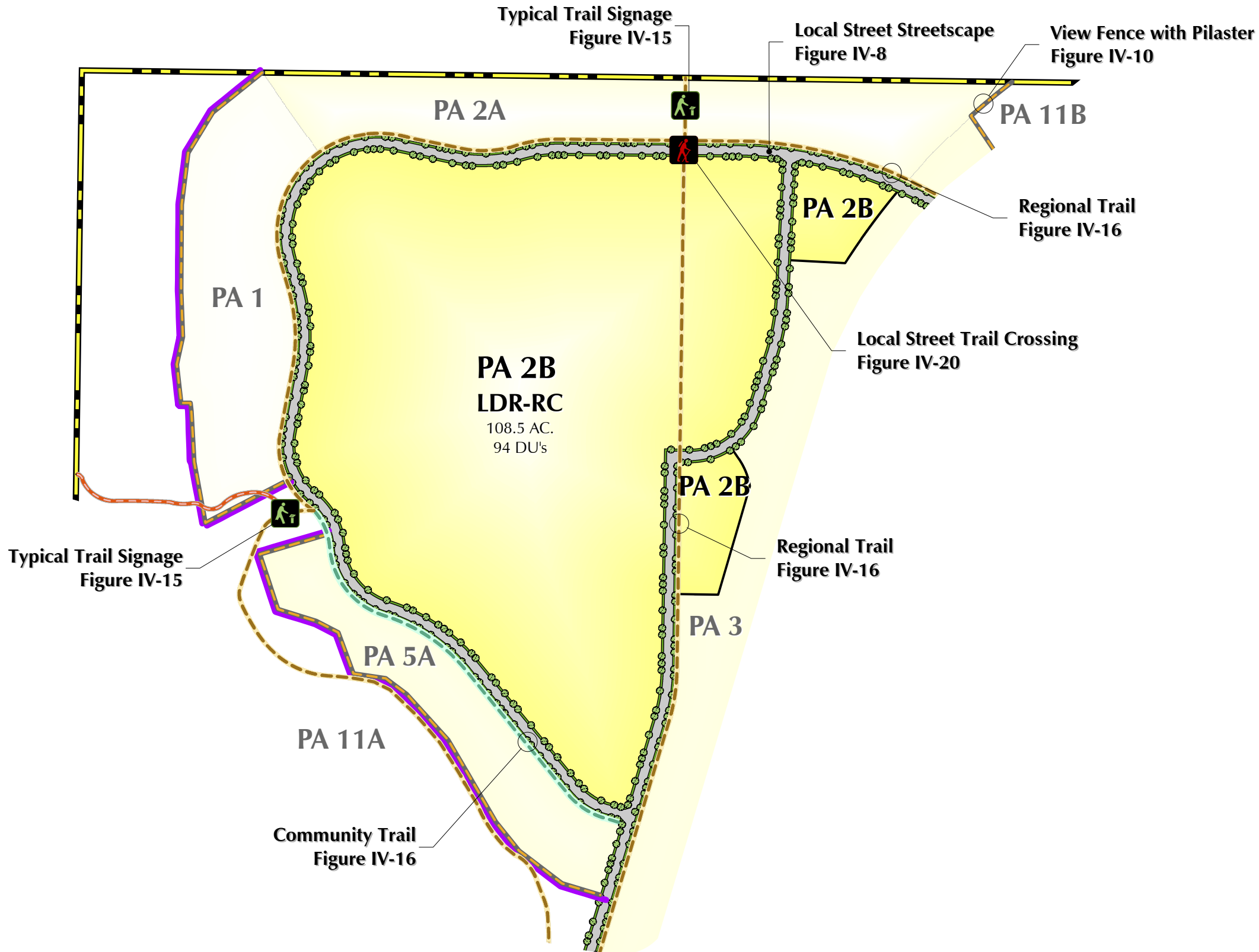
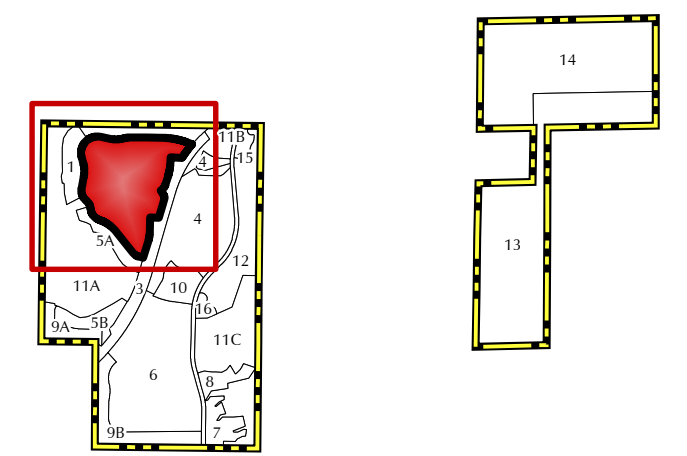
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
LOW DENSITY (LDR-RC) - 1/2-ACRE MIN.	2B	108.5	0.9	94
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>108.5</b>	<b>0.9</b>	<b>94</b>

**LEGEND**

- Recreational Amenities
- Local Street Trail Crossing
  - Directional Kiosk
- Trails & Sidewalks
- Existing Regional Trail
  - Regional Trail
  - Community Trail
- Fencing
- View Fence with Pilaster
- Edge Conditions
- Edge Conditions

**KEY MAP**





**D. PLANNING AREAS 3: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 3, as shown on Figure III-4, provides for the development of 41.5 acres with Very Low-Density Residential (VLDR-RC) homes with a maximum of 33 dwelling units at an average target density 0.8 du/ac. The minimum lot size will be 1.0 acre. Planning Area 3 is located within a proposed alignment for the “Mid-County Parkway (MCP)” (as described in Section I.A of this Specific Plan). Until such a time that the County of Riverside makes a final determination on the final alignment of the MCP, construction of units within Planning Areas is precluded. In the event that the final MCP alignment traverses the site, then residential development within Planning Area 3 shall be disallowed and the total number of dwelling units allowed within the boundaries of Specific Plan No. 308 shall be reduced by 33 dwelling units.

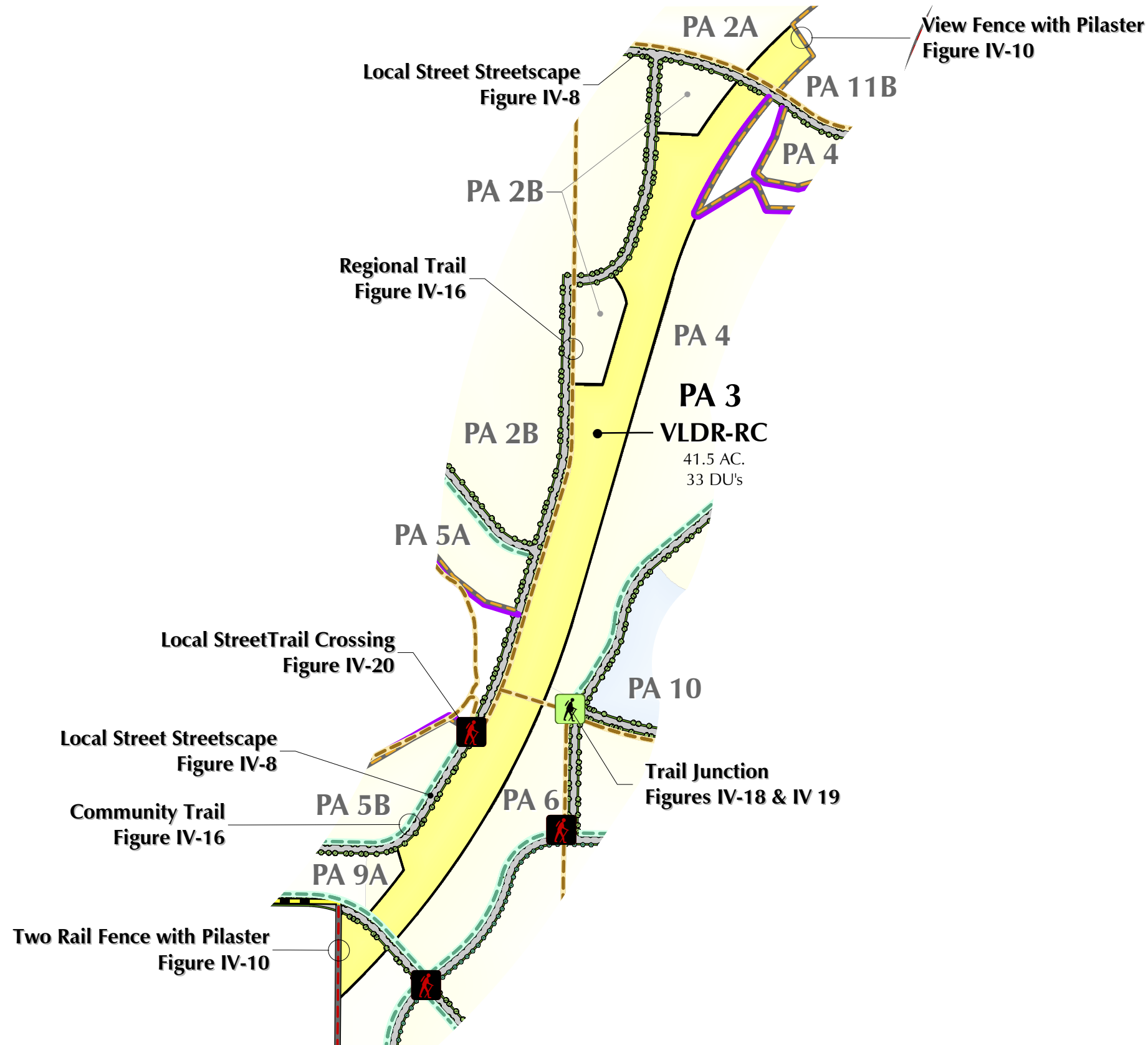
**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 3 shall be provided from Street “A,” Gavilan Loop North, Street “A,” and Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street “A,” Gavilan Loop North, and Idaleona Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Residential lots that abut natural open space within Planning Area 111B or off-site areas to the west shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as shown in conceptual locations depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- d) Regional and Community Trails, depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*.
- e) A Local Road Trail Crossing Node, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) A Two-Rail or Three-Rail Fence with Pilasters, as shown on Figure IV-10, *Conceptual Fencing Details*, shall be provided along the western boundary of the Specific Plan area, as shown on Figure IV-9, *Conceptual Fencing Plan*, to limit access to off-site areas and for the security of adjacent residential homes. Other barriers or design features which provide for the security of adjacent residential home may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.

- g) A View Fence with Pilasters, as shown on Figure IV-10, *Conceptual Fencing Details*, shall be provided adjacent to Planning Area 11B, as shown on Figure IV-9, *Conceptual Fencing Plan*, to limit access to natural open space areas. Other barriers or design features which limit access to the natural open space areas and/or provide for the security of adjacent residential home may be provided in lieu of view fencing, subject to approval by the Planning Director.
- h) Until such a time that the County identifies a final alignment for the Mid-County Parkway (MCP), a proposed east-west County highway, development within Planning Area 3 is prohibited. In the event that the final alignment for the Mid-County Parkway traverses the Specific Plan area, then development within Planning Area 3 will be precluded in perpetuity. However, if the final alignment occurs off-site, then residential development within Planning Area 3 may be constructed according to the development standards specified within this Specific Plan document.
- i) Edge effects to open space within Planning Area 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



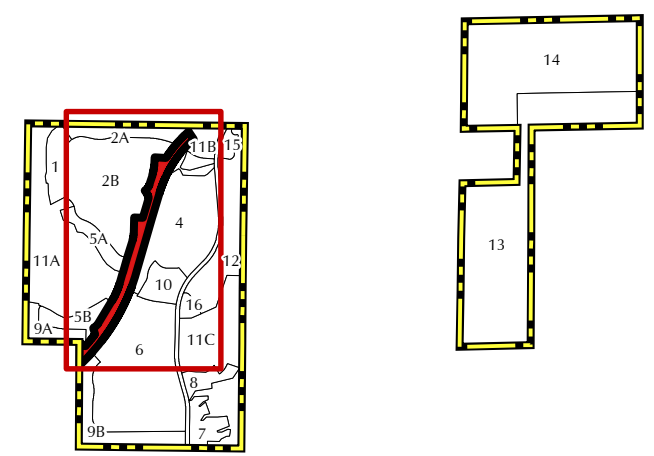
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	3	41.5	0.8	33
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>41.5</b>	<b>0.8</b>	<b>33</b>

**LEGEND**

- Recreational Amenities**
  - Trail Junction
  - Local Street Trail Crossing
- Trails & Sidewalks**
  - Regional Trail
  - Community Trail
- Fencing**
  - View Fence with Pilaster
  - Two Rail Fence with Pilaster
- Edge Condition**
  - Fuel Modification

**KEY MAP**



**E. PLANNING AREA 4: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 4, as shown on Figure III-5, provides for the development of 89.5 acres with Very Low-Density Residential (VLDR-RC) homes with a maximum of 69 dwelling units at an average target density 0.8 du/ac. The minimum lot size will be 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 4 shall be provided from Street "B" and Gavilan Loop North via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown in Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Roadway landscape treatments, as shown in Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Loop North and Street "B." Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the locations of the various roadway treatments.
- d) Two Neighborhood Entry treatments, as depicted on Figure IV-4, *Neighborhood Entry – Typical Plan View*, and Figure IV-5, *Neighborhood Entry – Typical Elevation*, shall be provided at the intersection of Street "B" and Gavilan Hills Road, and at the intersection of Gavilan Loop North and Gavilan Hills Road, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- e) Lots which abut natural open space within Planning Area 11B shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as illustrated in Figure IV-1, *Conceptual Landscape Plan Key Map*.
- f) Community Trails and Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*.
- g) A trail crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Street "A," as shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- h) A Two or Three-Rail Fence with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be provided along Gavilan Hills Road as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of adjacent residential lots. Other barriers or design features that provide for the security of adjacent residential lots may be provided in lieu of two or three-rail fencing, subject to approval by the Planning Director.

- i) A View Fence with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details* and shown on Figure IV-9, *Conceptual Fencing Plan*, shall be constructed adjacent to Planning Area 11B to limit access to the natural open space within this Planning Area. Other barriers or design features which limit access to Planning Area 11B may be provided in lieu of view fencing with pilasters, subject to approval by the Planning Director.
- j) Edge effects to open space within Planning Area 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- k) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- l) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

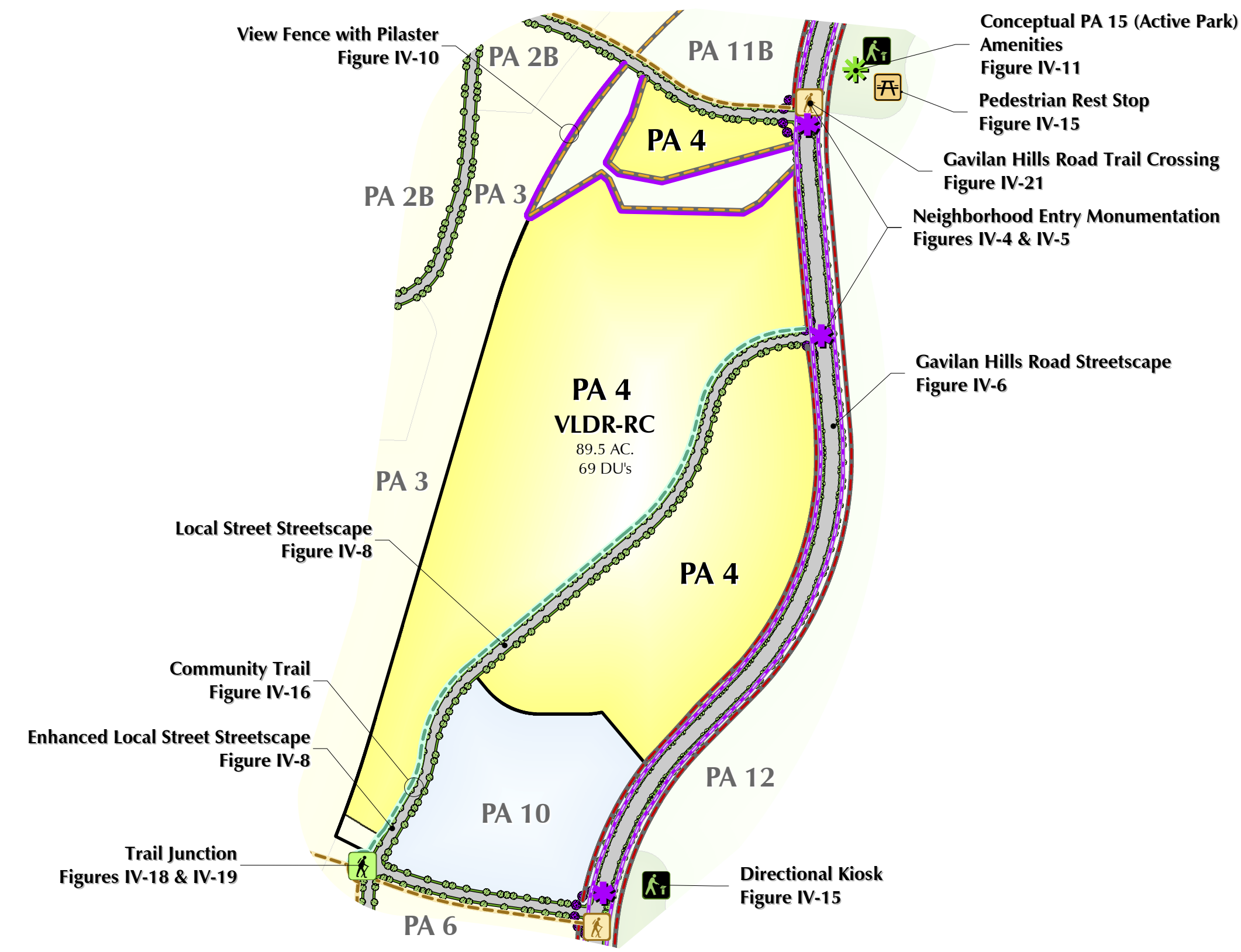
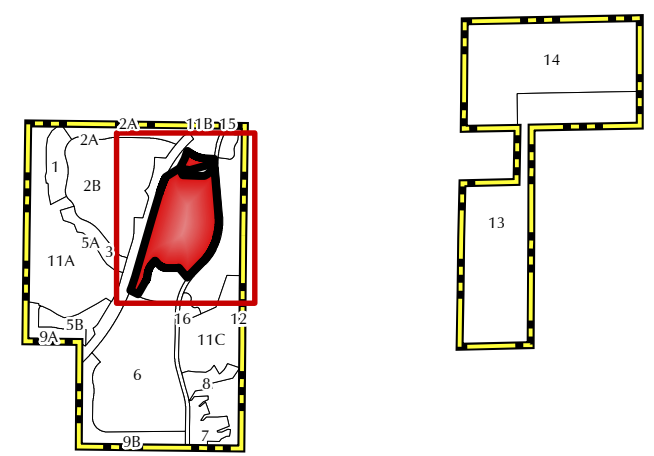
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	4	89.5	0.8	69
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>89.5</b>	<b>0.8</b>	<b>69</b>

**LEGEND**

- Recreational Amenities**
- Active Park Amenities
- Gavilan Hills Road Trail Crossing
- Trail Junction
- Trail Rest Stop
- Directional Kiosk
- Monumentation**
- Neighborhood Entry Monumentation
- Trails & Sidewalks**
- Regional Trail
- Community Trail
- Meandering Sidewalk
- Fencing**
- View Fence with Pilaster
- Two Rail Fence with Pilaster
- Edge Condition**
- Fuel Modification

**KEY MAP**



**F. PLANNING AREAS 5A AND 5B: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 5A, as shown on Figure III-6, provides for the development of 14.8 acres with Very Low-Density Residential (VLDR-RC) homes with a maximum of 12 dwelling units at an average target density 0.8 du/ac. Planning Area 5B, also shown on Figure III-6, provides for the development of 17.1 acres with Very Low Density Residential homes with a maximum of 15 residences at an average target density of 0.9 du/ac. The minimum lot size for both Planning Areas is 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

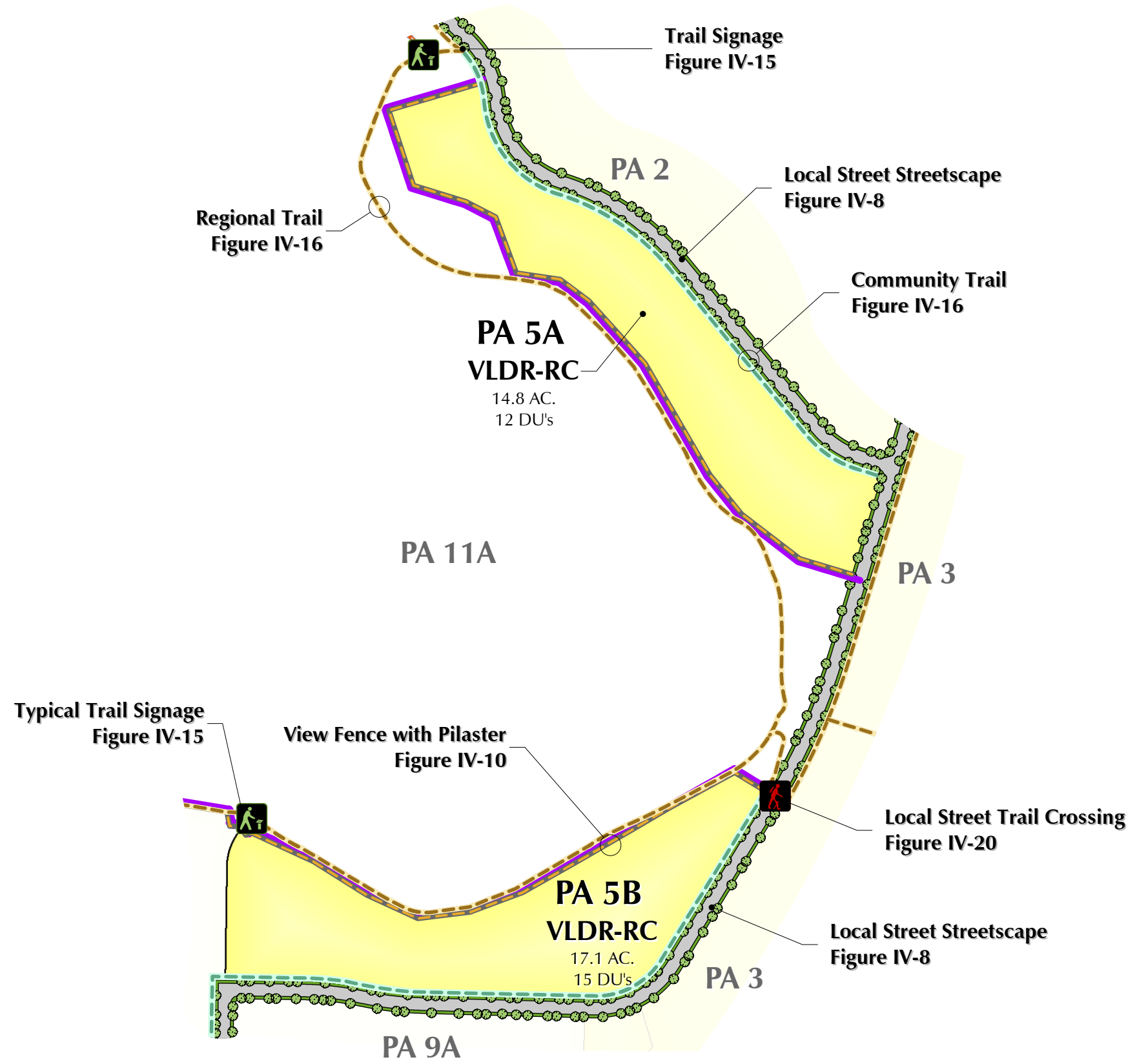
Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 5A and 5B shall be provided from Street "A" and Gavilan Loop North via Idaleona Road and Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Loop North and Street "A." Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Lots which abut natural open space within Planning Area 11A shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot at the locations depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- d) Community and Regional Trails, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- e) A Local Road Trail Crossing, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in Planning Area 5B in the in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) A Directional Kiosk, as depicted on Figure IV-15, *Typical Trail Signage*, shall be located in Planning Area 5B in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed adjacent to Planning Area 11A, as shown on Figure IV-9, *Conceptual Fencing Plan*, to limit access to the natural open space within this Planning Area. Other barriers or design features which limit access to Planning Area 11A may be provided in lieu of view fencing, subject to approval by the Planning Director.
- h) Edge effects to open space within Planning Area 11A shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- i) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- j) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan





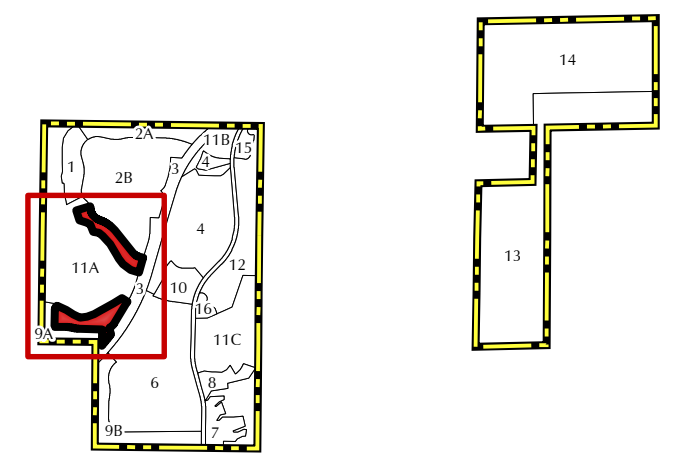
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	5A	14.8	0.8	12
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	5B	17.1	0.9	15
<b>- RESIDENTIAL SUBTOTALS</b>		<b>31.9</b>	<b>0.8</b>	<b>27</b>

**LEGEND**

- Recreational Amenities**
- Local Road Trail Crossing
  - Directional Kiosk
- Trails & Sidewalks**
- Regional Trail
  - Community Trail
- Fencing**
- View Fence with Pilaster
- Edge Conditions**
- Fuel Modification

**KEY MAP**



**G. PLANNING AREA 6: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 6, as shown on Figure III-7, provides for the development of 140.4 acres with Very Low-Density Residential (VLDR-RC) homes with a maximum of 126 dwelling units at an average target density 0.9 du/ac. The minimum lot size will be 1.0 acre.

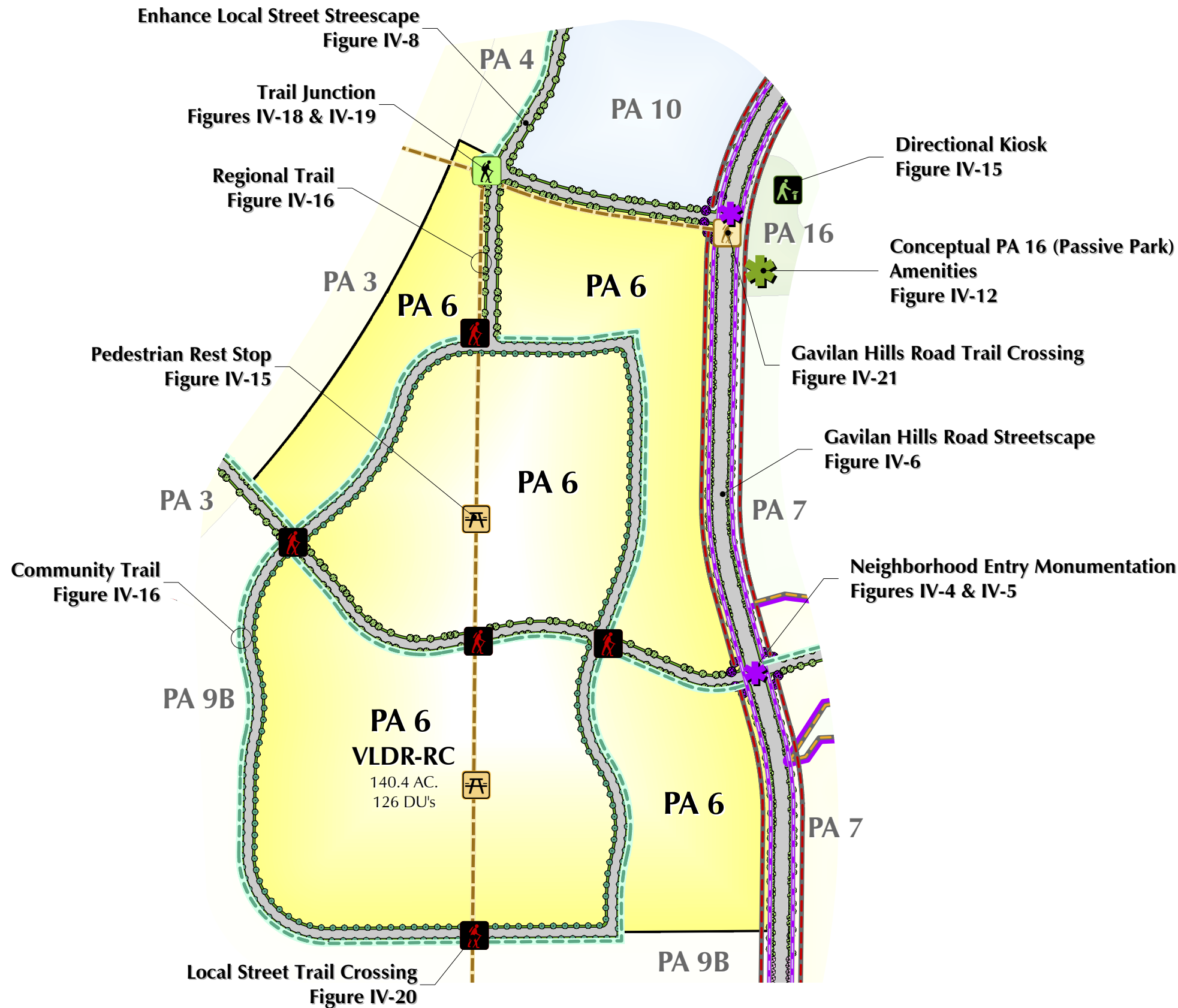
**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- k) Primary access to Planning Area 6 shall be provided from Gavilan Loop South, Street “B,” and Idaleona Road via Gavilan Hills Road.
- l) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- m) Roadway landscape treatments, as depicted on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Loop South, Street “B,” and Idaleona Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the locations of the various roadway treatments.
- n) Neighborhood Entry treatments, as depicted on Figure IV-4, *Neighborhood Entry – Typical Plan View*, and Figure IV-5, *Neighborhood Entry – Typical Elevation*, shall be provided at the entrances into Planning Area 6 from Gavilan Hills Road at Idaleona Road, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- o) Regional Trails, Community Trails, and Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- p) A trail crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Idaleona Road and Gavilan Hills Road, as shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- q) Local Road Trail Crossings, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*.
- r) A Trail Junction, as depicted on Figure IV-18, *Trail Junction Plan View*, and Figure IV-19, *Trail Junction Elevation*, shall be provided in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.

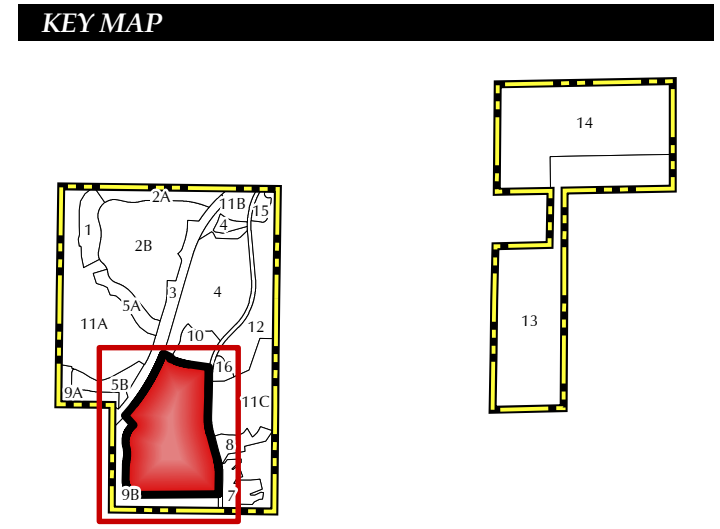
- s) Trail Rest Stops, as depicted on Figure IV-22, *Trail Rest Stop*, shall be provided at the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- t) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be provided along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of adjacent residential lots. Other barriers or design features which provide for the security of adjacent residential lots may be provided in lieu of two rail or three-rail fencing, subject to approval by the Planning Director.
- u) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- v) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	6	140.4	0.9	126
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>140.4</b>	<b>0.9</b>	<b>126</b>

- LEGEND**
- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Recreational Amenities</b>     | <b>Trails &amp; Sidewalks</b> |
| Passive Park Amenities            | Regional Trail                |
| Gavilan Hills Road Trail Crossing | Meandering Sidewalk           |
| Trail Junction                    | Community Trail               |
| Local Road Trail Crossing         | <b>Fencing</b>                |
| Trail Rest Stop                   | View Fence with Pilaster      |
| Directional Kiosk                 | Two Rail Fence with Pilaster  |
| <b>Monumentation</b>              |                               |
| Neighborhood Entry                |                               |



**H. PLANNING AREA 7: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 7, as shown on Figure III-8, provides for the development of 18.1 acres with very low-density residential homes with a maximum of 12 dwelling units at an average target density 0.7 du/ac. The minimum lot size will be 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 7 shall be provided via local streets extending from Gavilan Hills Road and from Idaleona Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- d) A Primary Entry treatment, as depicted on Figure IV-2, *Primary Entry – Typical Plan View*, and Figure IV-3, *Primary Entry – Typical Elevation*, shall be provided at the intersection of Gavilan Hills Road and Lake Mathews Drive, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- e) Neighborhood Entry treatments, as depicted on Figure IV-4, *Neighborhood Entry – Typical Plan View*, and Figure IV-5, *Neighborhood Entry – Typical Elevation*, shall be provided at the intersection of Idaleona Road and Gavilan Hills Road, and at the intersection of Idaleona Road and Gavilan Hills Road, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- f) Lots which abut natural open space within Planning Area 11C and off-site areas to the east shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot in the approximate locations shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- g) Regional Trails and Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- h) A trails crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Lake Mathews Drive and at the intersection of Idaleona Road and Gavilan Hills Road, as shown on Figure IV-13, *Public Trails and Sidewalk Plan*.

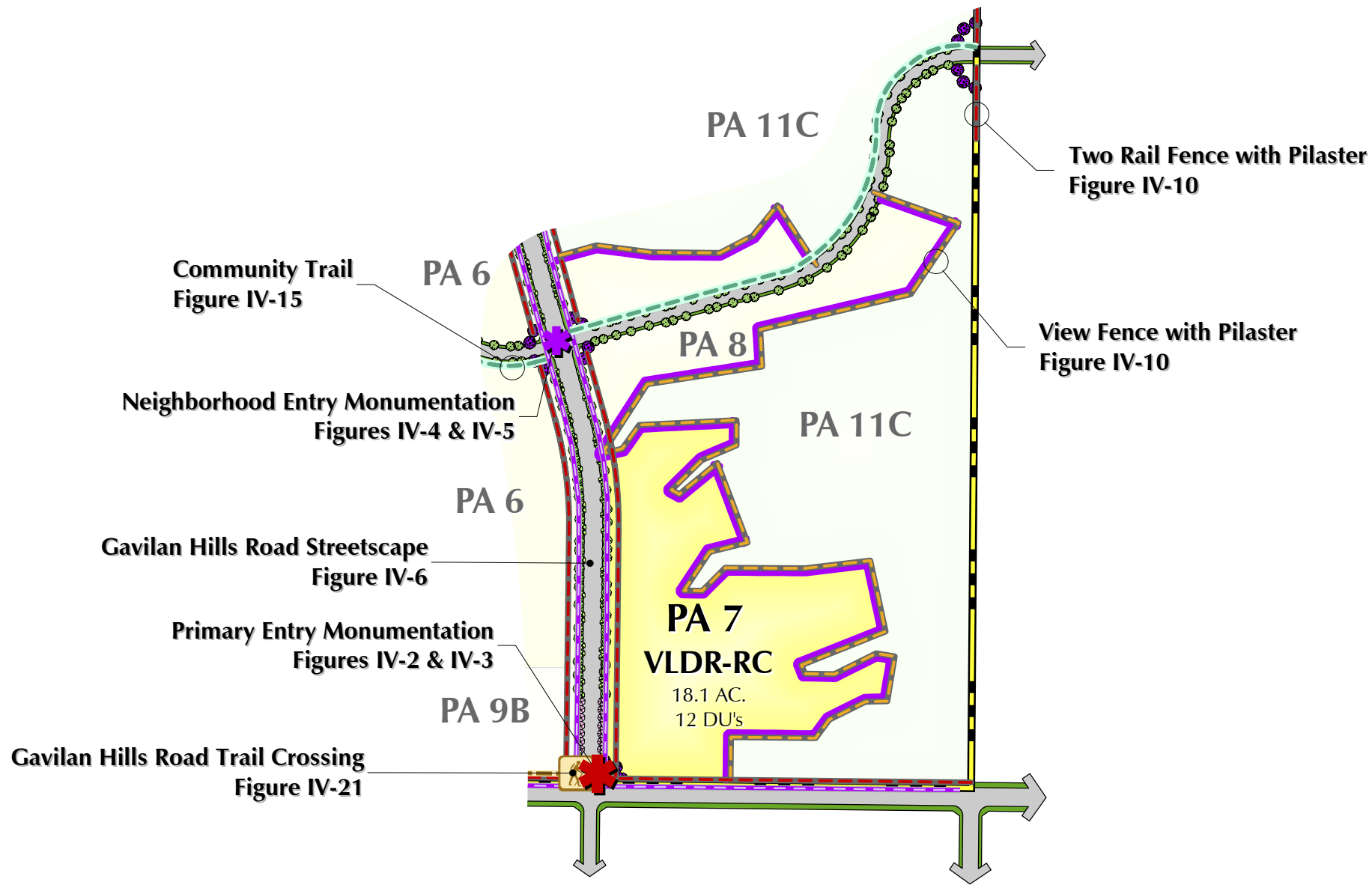
- i) A Local Road Trail Crossing Node, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- j) A Directional Kiosk, as depicted on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- k) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be provided adjacent to Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of adjacent residential lots. Other barriers or design features which provide for the security of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing, subject to approval by the Planning Director.
- l) A View Fence with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed in adjacent to Planning Area 11C, as shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human intrusion into the natural open space within this Planning Area. Other barriers or design features which provide for the protection of the natural open space within Planning Area 11C may be provided in lieu of wrought iron fencing, subject to approval by the Planning Director.
- m) Edge effects to open space within Planning Area 11C shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- n) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- o) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

**STATISTICAL SUMMARY**

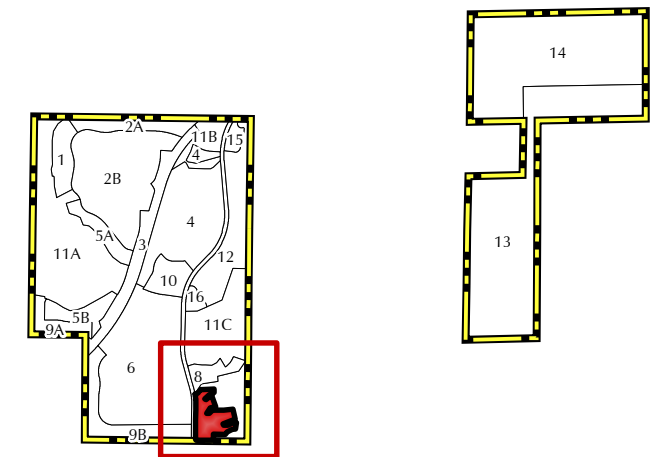
LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	7	18.1	0.7	12
<b>- RESIDENTIAL SUBTOTALS</b>	<b>--</b>	<b>18.1</b>	<b>0.7</b>	<b>12</b>

**LEGEND**

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Recreational Amenities</b>     | <b>Trails &amp; Sidewalks</b> |
| Gavilan Hills Road Trail Crossing | Regional Trail                |
| <b>Monumentation</b>              | Community Trail               |
| Primary Entry                     | Meandering Sidewalk           |
| Neighborhood Entry                | <b>Fencing</b>                |
|                                   | View Fence with Pilaster      |
|                                   | Two Rail Fence with Pilaster  |
|                                   | <b>Fuel Modification</b>      |
|                                   | Fuel Modification             |



**KEY MAP**



**I. PLANNING AREA 8: VERY LOW DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 8, as shown on Figure III-9, provides for the development of 11.8 acres with very low-density residential homes with a maximum of 11 dwelling units at an average target density 0.9 du/ac. The minimum lot size will be 1.0 acre.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

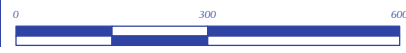
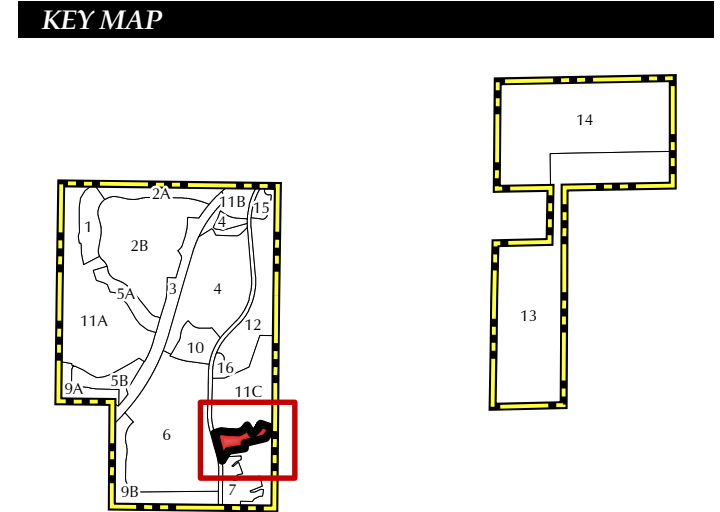
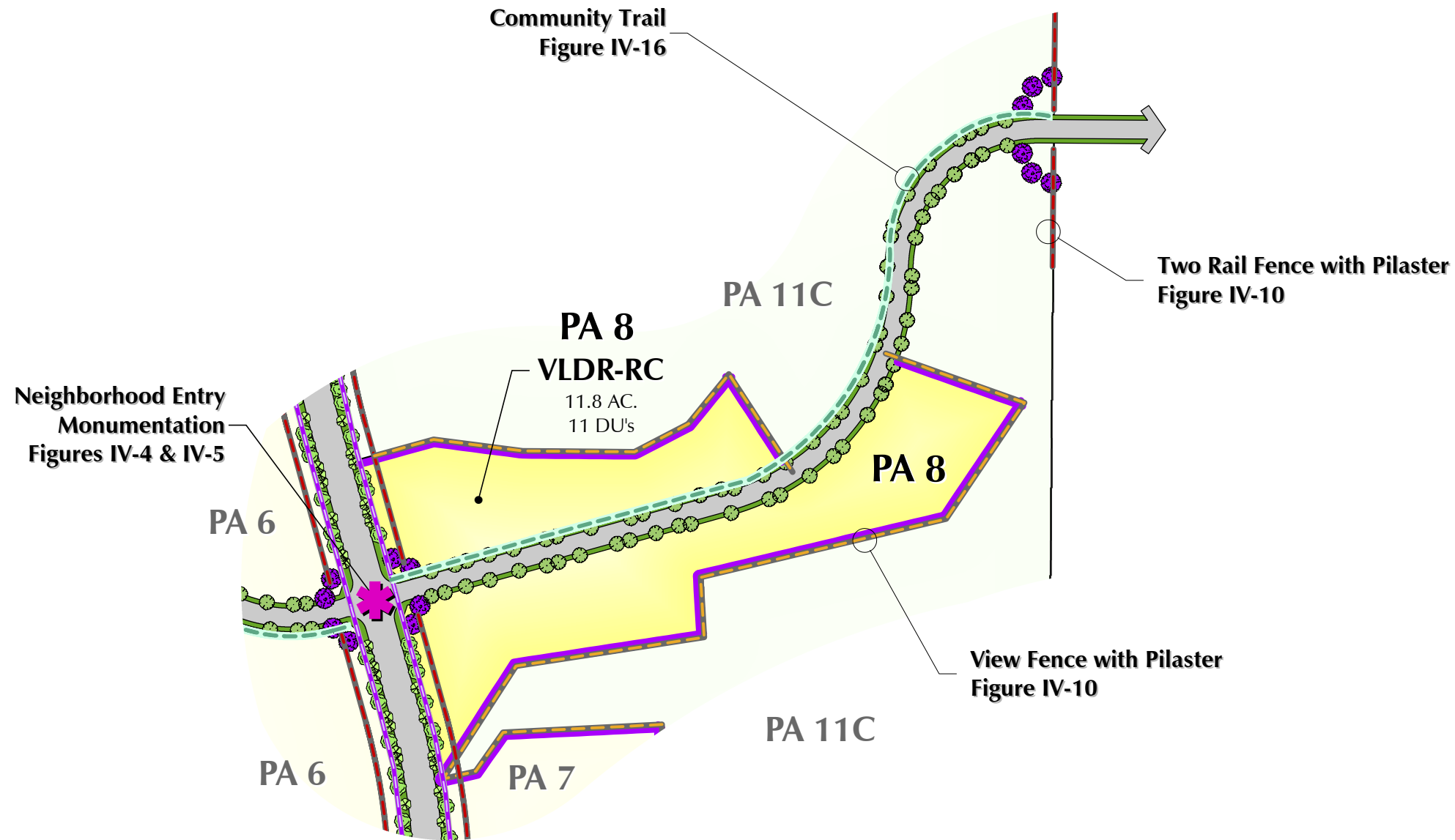
- a) Primary access to Planning Area 8 shall be provided by Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Lots which abut natural open space within Planning Area 12 and off-site areas to the east shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as shown at the locations depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- d) A Regional Trail, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A Local Road Trail Crossing Node, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) A Directional Kiosk, as depicted on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) A Two-Rail or Three-Rail Fence, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be provided adjacent to the eastern project boundary, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of adjacent residential lots. Other barriers or design features which provide for the security of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing, subject to approval by the Planning Director.
- h) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed adjacent to Planning Area 12, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of residential lots within Planning Area 8. Other barriers or design features which provide for the security of residential lots within Planning Area 8 may be provided in lieu of view fencing, subject to approval by the Planning Director.



- i) Edge effects to open space within Planning Area 12 shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

STATISTICAL SUMMARY				
LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
VERY LOW DENSITY (VLDR-RC) - 1-ACRE MIN.	8	11.8	0.9	11
<b>- RESIDENTIAL SUBTOTALS</b>				
	--	11.8	0.9	11

LEGEND	
<b>Recreational Amenities</b>	<b>Monumentation</b>
Active Park Amenities	Neighborhood Entry
Local Road Trail Crossing	
Trail Rest Stop	
Directional Kiosk	
<b>Trails &amp; Sidewalks</b>	
Meandering Sidewalk	
Community Regional	
<b>Fencing</b>	
View Fence with Pilaster	
Two Rail Fence with Pilaster	
<b>Edge Condition</b>	
Fuel Modification	



**J. PLANNING AREAS 9A AND 9B: ESTATE DENSITY RESIDENTIAL****1. DESCRIPTIVE SUMMARY**

Planning Area 9A, as shown on Figure III-10, provides for the development of 16.0 acres with Estate-Density Residential homes with a maximum of 6 dwelling units at an average target density 0.4 du/ac. Planning Area 9B, also shown on Figure III-10, provides for the development of 37.1 acres with Estate-Density Residential homes with a maximum of 17 dwelling units at an average target density of 0.5 du/ac. The minimum lot size for both Planning Areas 9A and 9B is 2.0 acres.

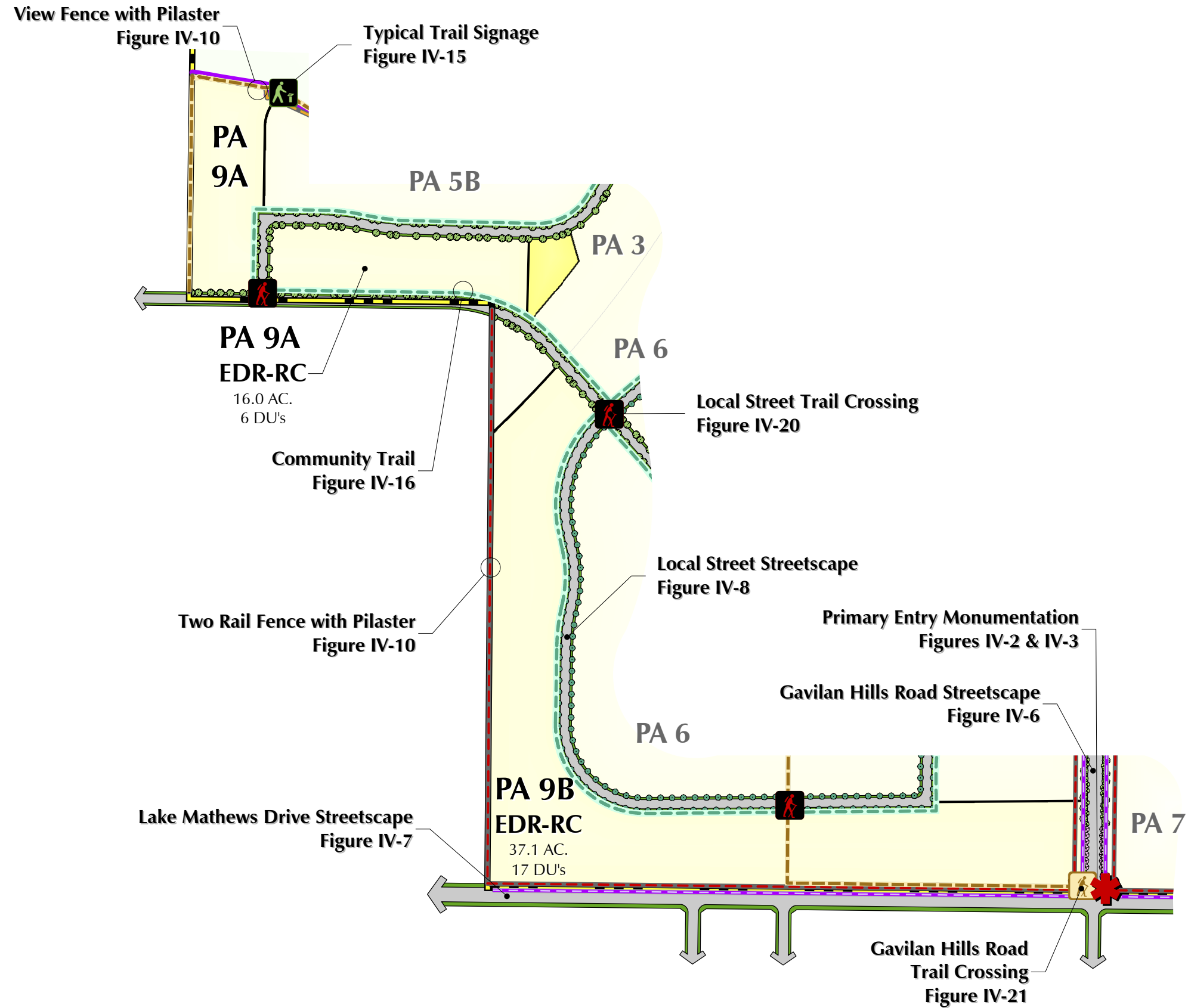
**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 9A shall be provided from Idaleona Road and Street "A" via Gavilan Hills Road. Primary access to Planning Area 9B shall be provided from Gavilan Loop South and Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape* are planned along Gavilan Hills Road and Lake Mathews Drive, respectively.. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street "A," Gavilan Loop South, and Idaleona Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- d) A Primary Entry treatment, as depicted on Figure IV-2, *Primary Entry – Typical Plan View*, and Figure IV-3, *Primary Entry – Typical Elevation*, shall be provided at the intersection of Gavilan Hills Road and Lake Mathews Drive, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- e) Residential lots within Planning Area 9A that abut natural open space within Planning Area 11A or off-site areas shall be required to accommodate a Fuel Modification Zone on the rear or side of the lot, as depicted in conceptual locations on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- f) Regional Trails, Community Trails, and Meandering Sidewalks, as depicted on Figure IV-15, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*.
- g) A Trail Crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Lake Mathews Drive and Gavilan Hills Road, as shown on Figure IV-13, *Public Trails and Sidewalk Plan*.

- h) Local Road Trail Crossings, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*.
- i) A Directional Kiosk, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- j) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed adjacent to Gavilan Hills Road and Lake Mathews Drive, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security of adjacent residential lots. Other barriers or design features which provide for the security of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing, subject to approval by the Planning Director.
- k) A View Fence with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed adjacent to Planning Area 11A in the approximate location shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human intrusion into the natural open space within this Planning Area. Other barriers or design features which provide for the protection of the natural open space within Planning Area 11A may be provided in lieu of view fencing, subject to approval by the Planning Director.
- l) Edge effects to open space within Planning Area 11A shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- m) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- n) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



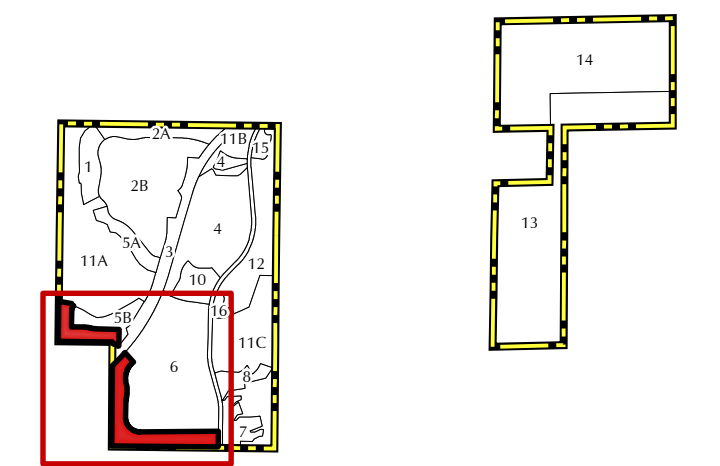
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
ESTATE DENSITY RESIDENTIAL (EDR-RC) - 2-AC. MIN.	9A	16.0	0.4	6
ESTATE DENSITY RESIDENTIAL (EDR-RC) - 2-AC. MIN.	9B	37.1	0.5	17
<b>- RESIDENTIAL SUBTOTALS</b>		<b>--</b>	<b>0.4</b>	<b>23</b>

**LEGEND**

- Recreational Amenities
- Gavilan Hills Road Trail Crossing
- Local Road Trail Crossing
- Directional Kiosk
- Monumentation
- Primary Entry
- Trails & Sidewalks
- Regional Trail
- Community Trail
- Meandering Sidewalk
- Fencing
- View Fence with Pilaster
- Two Rail Fence with Pilaster
- Edge Condition
- Fuel Modification

**KEY MAP**



**K. PLANNING AREA 10: SCHOOL****1. DESCRIPTIVE SUMMARY**

Planning Area 10, as shown on Figure III-11, provides for development of 18.1 acres as an elementary school site. The school site will be offered for conveyance to the Corona-Norco Unified School District (CNUUSD) to be utilized as an elementary school site. Prior to the recordation of a final map, Planning Area 10 shall be annexed into the CNUUSD. In the event that Planning Area 10 is not developed as a school site within five (5) years of recordation of the final map, then Planning Area 10 would provide for the development of 18.1 acres with “Very Low-Density Residential (RC-VLDR)” homes with a maximum of 12 dwelling units at an average target density of 0.7 du/ac. The minimum lot size will be 1.0 acre. In the event that the alternative land uses proposed for Planning Area 10 are implemented, then the Planning Area Standards for Planning Area 4 shall apply.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 10 shall be provided from Idaleona Road and Street “B” via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road and Street “B.” Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- d) A Neighborhood Entry treatment, as depicted on Figure IV-4, *Neighborhood Entry – Typical Plan View*, and Figure IV-5, *Neighborhood Entry – Typical Elevation*, shall be provided at the intersection of Idaleona Road, as shown on Figure IV-1, *Conceptual Landscape Plan Key Map*.
- e) A Regional Trail, Community Trail, and Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, and Figure IV-14, *Private Trails and Sidewalk Plan*.
- f) A trail crossing, shown on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Idaleona Road, as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) A Trail Junction, as depicted on Figure IV-18, *Trail Junction Plan View*, and Figure IV-19, *Trail Junction Elevation*, shall be provided in the approximate location shown on Figure IV-13, *Public Trails and Sidewalk Plan*.

- h) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing, subject to approval by the Planning Director.
- i) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- j) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

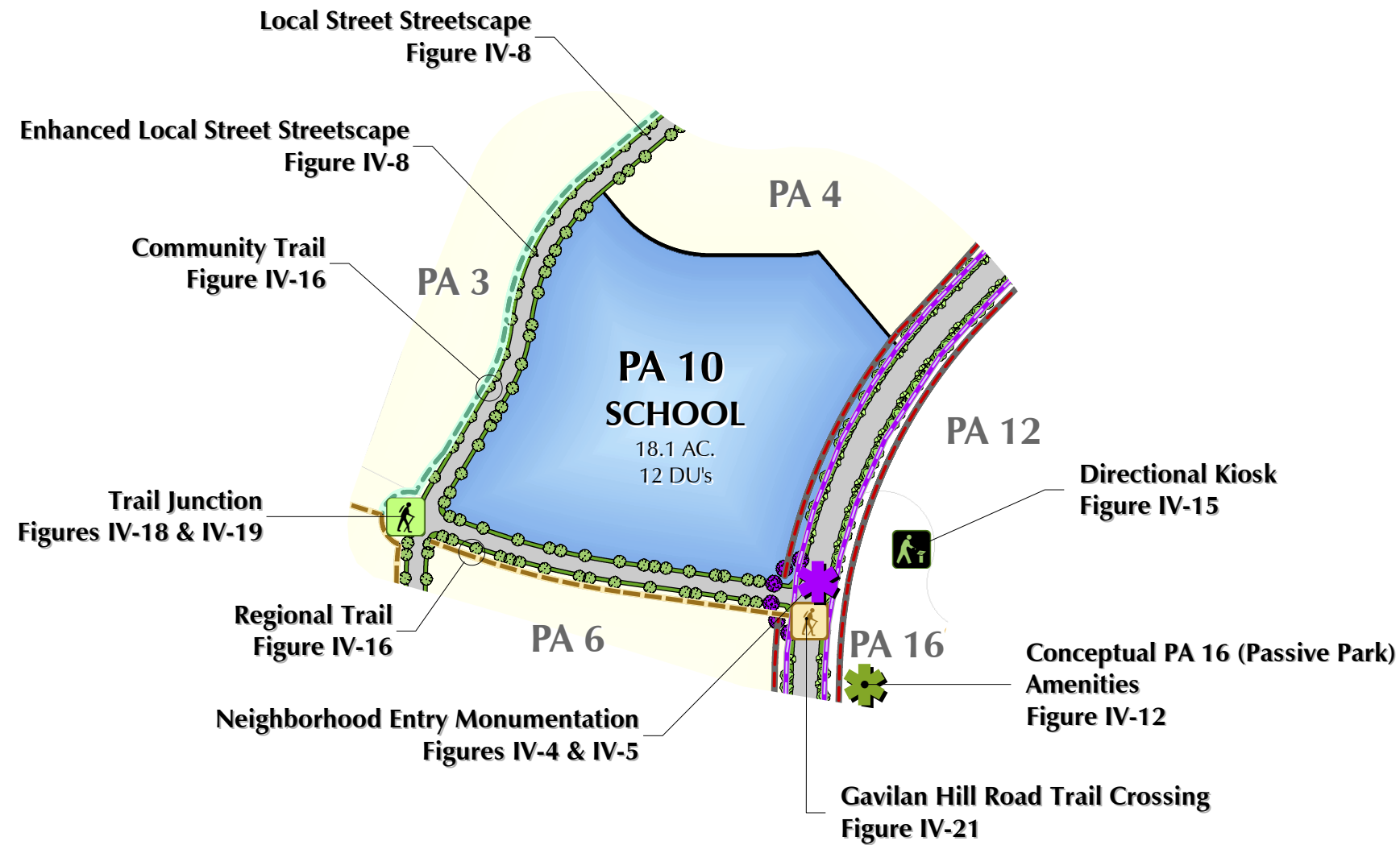
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
RESIDENTIAL				
SCHOOL*	10	18.1	0.7	12
- NON-RESIDENTIAL SUBTOTALS	--	18.1	0.7	12

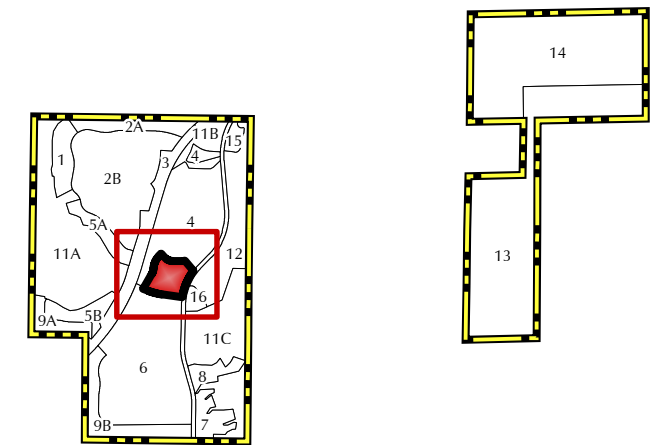
\* If PA 10 is not developed as School site, then the site shall convert to VLDR-RC (1 Ac. Min.) with 12 dwelling units on 17.6 Acres; the total units would be increased to 433 units.

**LEGEND**

- |                                   |                                |
|-----------------------------------|--------------------------------|
| <b>Recreational Amenities</b>     | <b>Monumentation</b>           |
| Active Park Amenities             | Neighborhood Entry             |
| Gavilan Hills Road Trail Crossing | <b>Trails and Sidewalks</b>    |
| Trail Junction                    | Regional Trail                 |
| Trail Rest Stop                   | Community Trail                |
| Directional Kiosk                 | Meandering Sidewalk            |
|                                   | <b>Fencing</b>                 |
|                                   | Split Rail Fence with Pilaster |



**KEY MAP**





**L. PLANNING AREAS 11A & 11B: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Areas 11A & 11B, as shown on Figure III-12, provide for 141.8 acres devoted to open space. The open space acreage is provided in order to permanently conserve on-site oak woodlands, sensitive drainages, cultural resources, and Gavilan Peak, a significant regional landform, in a natural state. Planning Areas 11A & 11B shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. These open space areas would provide visual and passive recreation uses for community residents. Existing trails shall be retained.

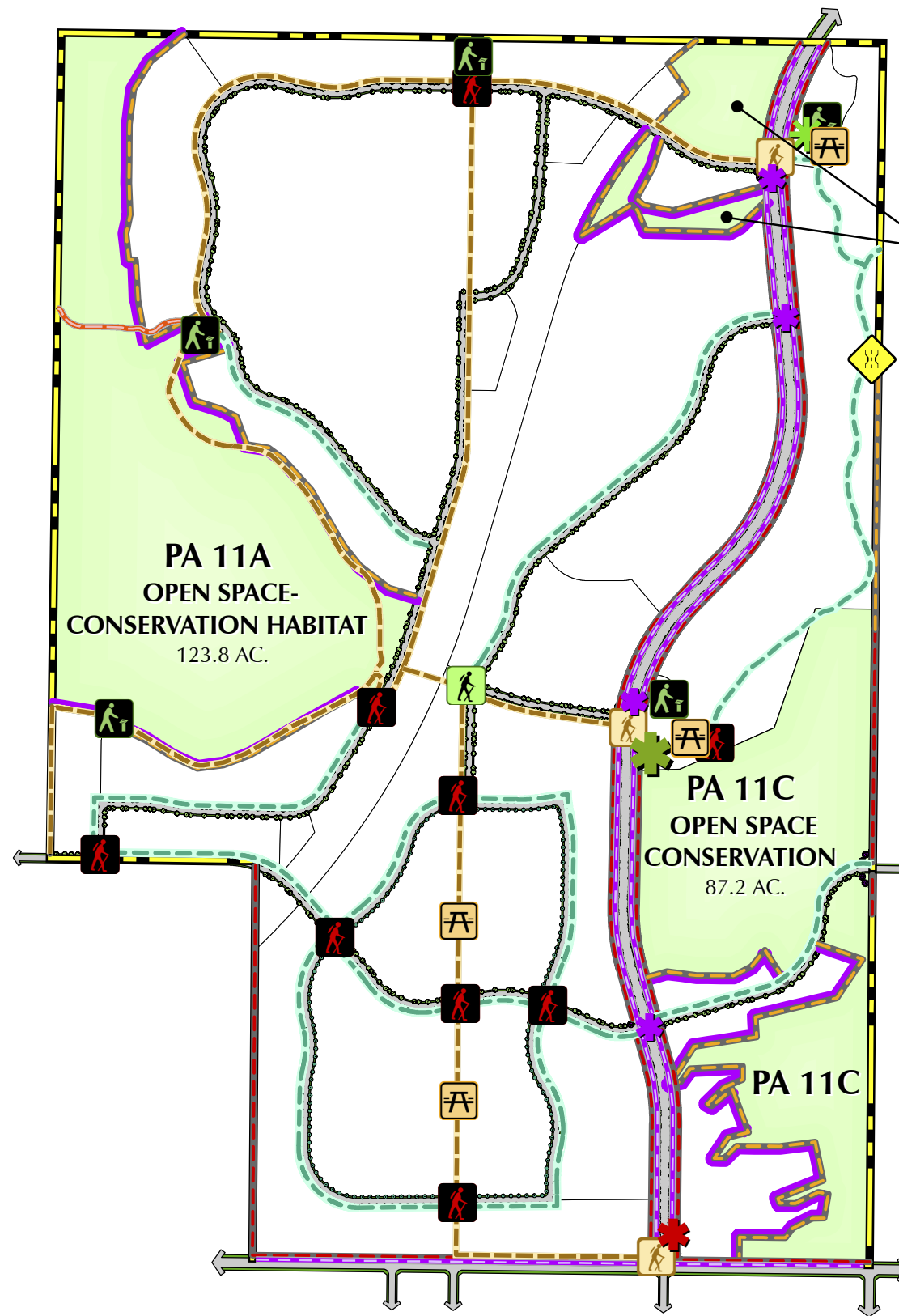
**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Street “A” and Idaleona Road and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) Regional and Community Trails, in addition to Meandering Sidewalks, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*. Additionally, the existing trails within this planning area, as shown on Figure IV-14, shall be maintained in their existing condition.
- d) A Trail Crossing, as depicted on Figure IV-21, *Gavilan Hills Road Trail Crossing*, shall be provided at the intersection of Gavilan Hills Road and Street “A,” as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) Local Road Trail Crossings, as shown on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as depicted on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations shown on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent

- residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.
- h) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Areas 11A & 11B may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- i) Edge effects to open space within Planning Areas 11A & 11B shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



**PA 11B  
OPEN SPACE-  
CONSERVATION  
18.0 AC.**

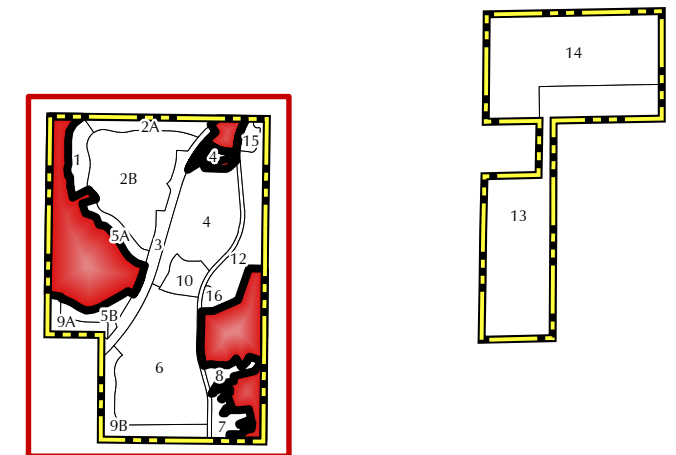
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
OPEN SPACE - CONSERVATION HABITAT	11A	123.8	--	--
OPEN SPACE - CONSERVATION HABITAT	11B	18.0	--	--
OPEN SPACE - CONSERVATION HABITAT	11C	87.2	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		<b>229.0</b>	--	--

**LEGEND**

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Recreational Amenities</b>     | <b>Monumentation</b>               |
| Passive Park Amenities            | Primary Entry                      |
| Active Park Amenities             | Neighborhood Entry                 |
| Bridge Crossing                   | <b>Trails &amp; Sidewalks</b>      |
| Gavilan Hills Road Trail Crossing | Regional Trail                     |
| Trail Junction                    | Existing Regional                  |
| Local Road Trail Crossing         | Community Trail                    |
| Trail Rest Stop                   | Meandering Sidewalk                |
| Directional Kiosk                 | <b>Fencing</b>                     |
|                                   | View Fence with Pilaster           |
|                                   | Two/Three Rail Fence with Pilaster |
|                                   | <b>Fuel Modification</b>           |
|                                   | Fuel Modification                  |

**KEY MAP**



**M. PLANNING AREA 11C: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 11C, as shown on Figure III-12, provides for a total of 87.2 acres to be preserved as open space. The open space acreage is provided in order to permanently conserve on-site drainages and associated riparian habitat for sensitive wildlife species. Planning Area 11C shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area, to serve as an extension of the adjacent Harford Springs Park Reserve, thereby enhancing the value of the reserve. No trails are permitted in this planning area outside of the public right-of-way.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section V).

**3. PLANNING STANDARDS**

- a) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-7, *Lake Mathews Drive Streetscape*, are planned along Gavilan Hills Road and Lake Mathews Drive, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- b) Roadway landscape treatments, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Idaleona Road and Gavilan Hills Road. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) A Regional Trail, as depicted on Figure IV-16, *Trail Cross-Sections*, shall be provided in the public right-of-way of Gavilan Hills Road, and Idaleona Road, as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- d) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the locations shown on Figure IV-9, *Conceptual Fencing Plan*, in order to provide for the security and privacy of adjacent residential lots. Other barriers or design features which provide for the security and privacy of adjacent residential lots may be provided in lieu of two-rail or three-rail fencing with pilasters, subject to approval by the Planning Director.
- e) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within these Planning Areas. Other barriers or design features which provide for the protection of the natural open space within Planning Area 11C may be provided in lieu of view fencing with pilasters, subject to approval by the Environmental Programs Department.
- f) Edge effects to open space within Planning Area 11C shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

- g) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- h) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

**N. PLANNING AREA 12: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 12, as shown on Figure III-13, provides for the preservation of 61.7 acres to be preserved as open space in its natural state. Planning Area 12 will preserve on-site drainages, associated riparian habitat and grassland habitat for sensitive wildlife species and shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is contiguous with the Harford Springs Park Reserve, which is located adjacent to the site along a portion of the eastern boundary of Planning Area 12. A community trail, as depicted on Figure IV-13, provides connections between regional trails and the Harford Springs Park Reserve.

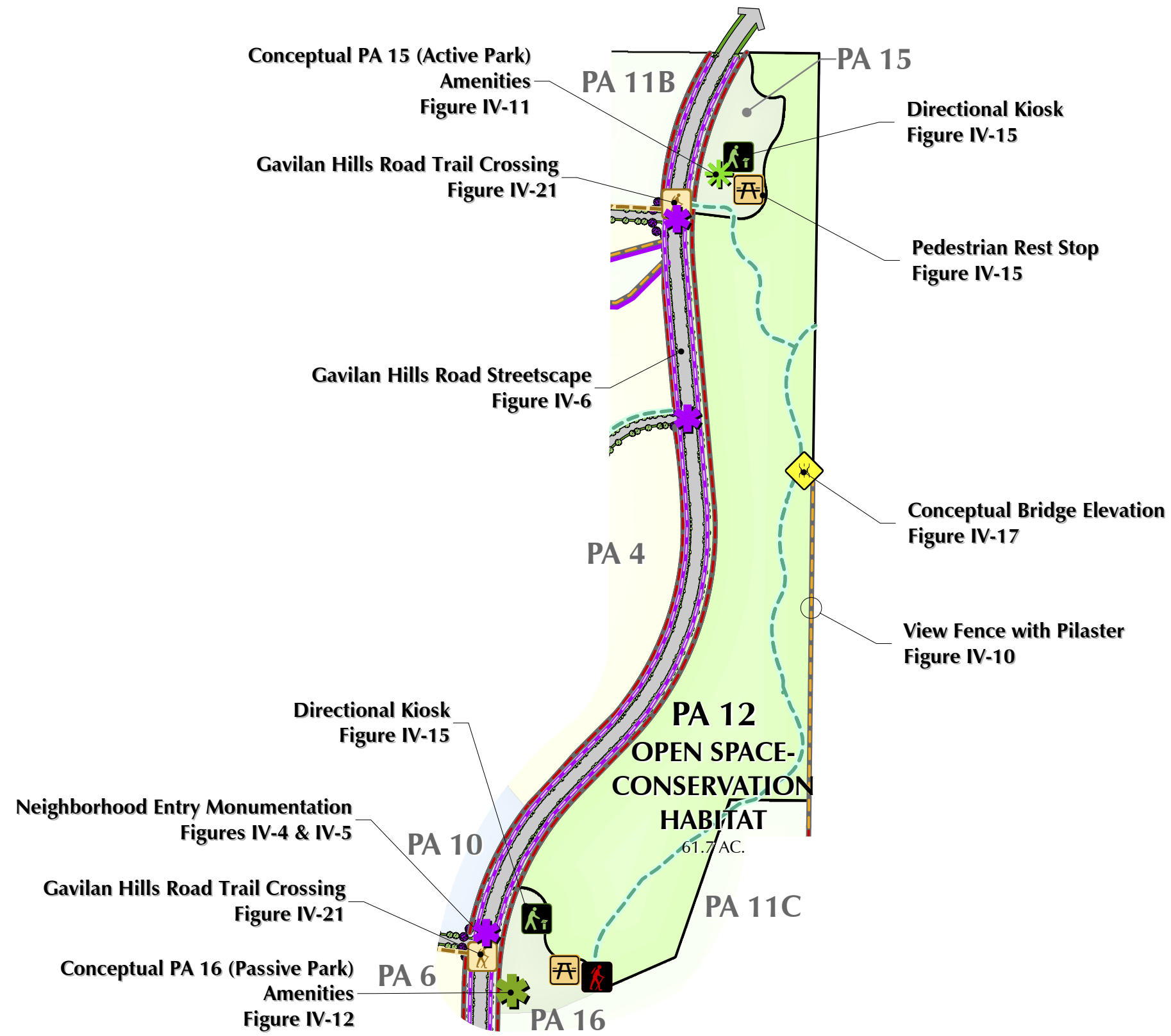
**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

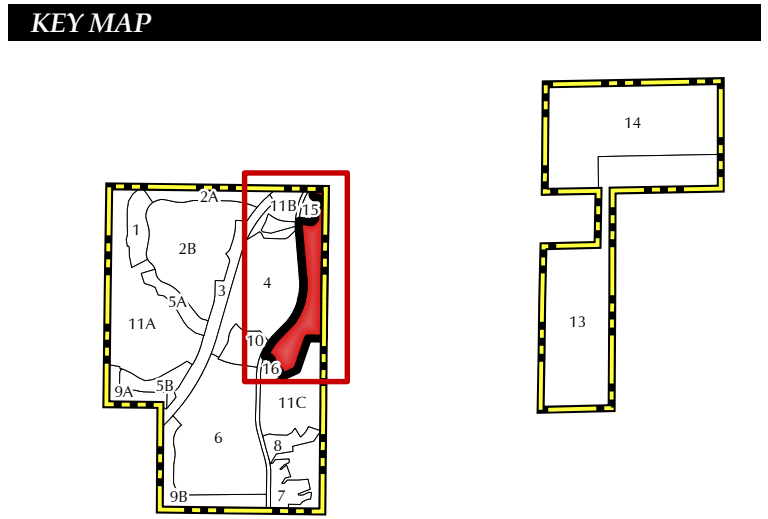
- a) Primary access to Planning Area 12 shall be provided directly from Gavilan Hills Road, and from Idaleona Road via Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, and Figure IV-8, *Local and Enhanced Local Street Streetscapes*, are planned along Gavilan Hills Road and Idaleona Road, respectively. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the various roadway treatments.
- c) A community trail which connects to the Harford Springs Park Reserve shall be provided within Planning Area 12, as depicted on Figure IV-13, *Public Trails and Sidewalk Plan*, or in another configuration acceptable to the RCA and to the Director of the Riverside County Planning Department, which substantially avoids archaeological sites RIV-2676 and RIV-5970.
- d) A Regional Trail and Meandering Sidewalks, as shown on Figure IV-16, *Trail Cross-Sections*, shall be provided in the approximate locations depicted on Figure IV-14, *Private Trails and Sidewalk Plan*.
- e) A bridge, as shown on Figure IV-17, *Conceptual Bridge Elevation*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- g) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*, to minimize human and pet intrusion into the natural open space within this planning area. Other barriers or design features which provide for the protection of natural open space may be provided in lieu of View Fencing, subject to approval by the Environmental Programs Department.

- h) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- i) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.
- j) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- k) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



STATISTICAL SUMMARY				
LAND USE	PAs	ACRES	DENSITY	DU's
<b>RESIDENTIAL</b>				
OPEN SPACE - CONSERVATION HABITAT	12	61.7	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>				
	--	61.7	--	--

LEGEND	
<b>Recreational Amenities</b>	<b>Trails &amp; Sidewalks</b>
Passive Park Amenities	Regional Trail
Active Park Amenities	Community Trail
Bridge Crossing	Meandering Sidewalk
Gavilan Hills Road Trail Crossing	<b>Fencing</b>
Local Road Trail Crossing	View Fence with Pilaster
Trail Rest Stop	Two/Three Rail Fence with Pilaster
Directional Kiosk	
<b>Monumentation</b>	
Neighborhood Entry	





**O. PLANNING AREA 13: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

Planning Area 13, as shown on Figure III-14, provides for 223.7 acres to be preserved as open space. This open space area would provide for conservation of habitat for sensitive species as well as for visual and passive recreation uses for area residents. Existing unimproved trails that traverse the site shall be retained. This planning area shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section 5.0).


**3. PLANNING STANDARDS**

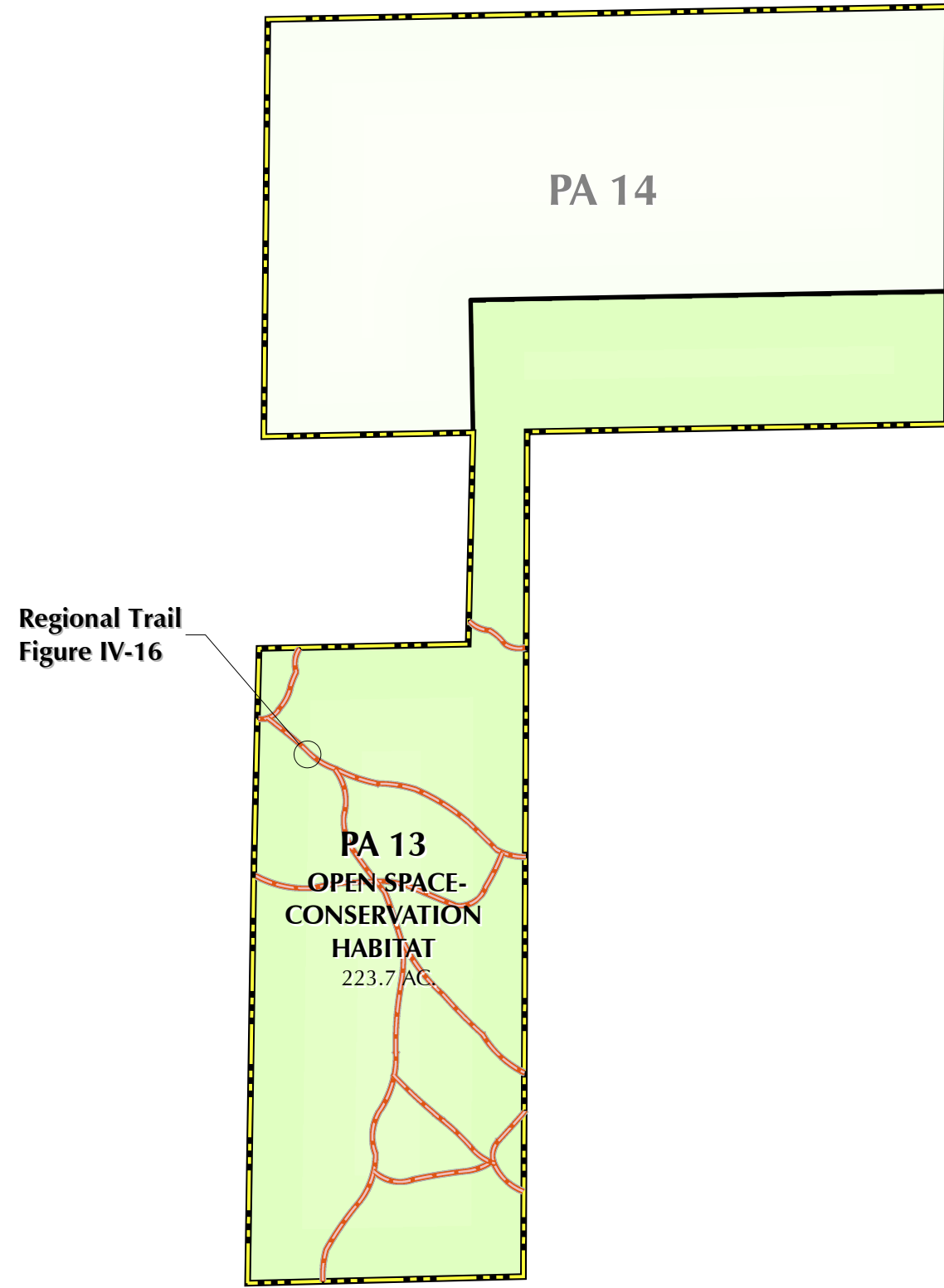
- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

**STATISTICAL SUMMARY**

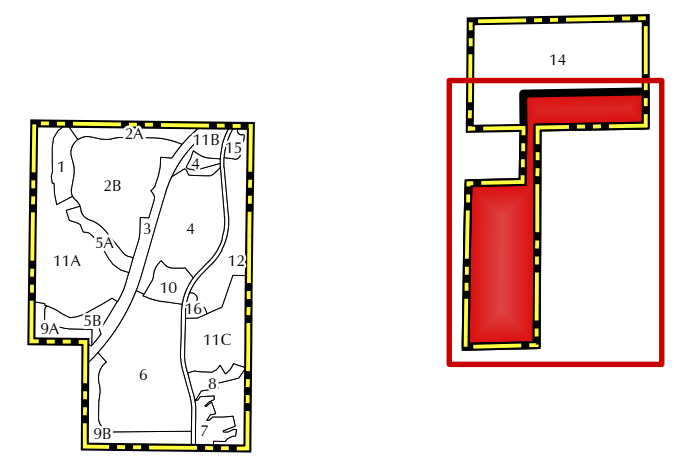
LAND USE	PAs	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
OPEN SPACE - RURAL	13	223.7	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		223.7	--	--

**LEGEND**

Trails & Sidewalks  
 Existing Regional



**KEY MAP**



**P. PLANNING AREA 14: OPEN SPACE – CONSERVATION HABITAT****1. DESCRIPTIVE SUMMARY**

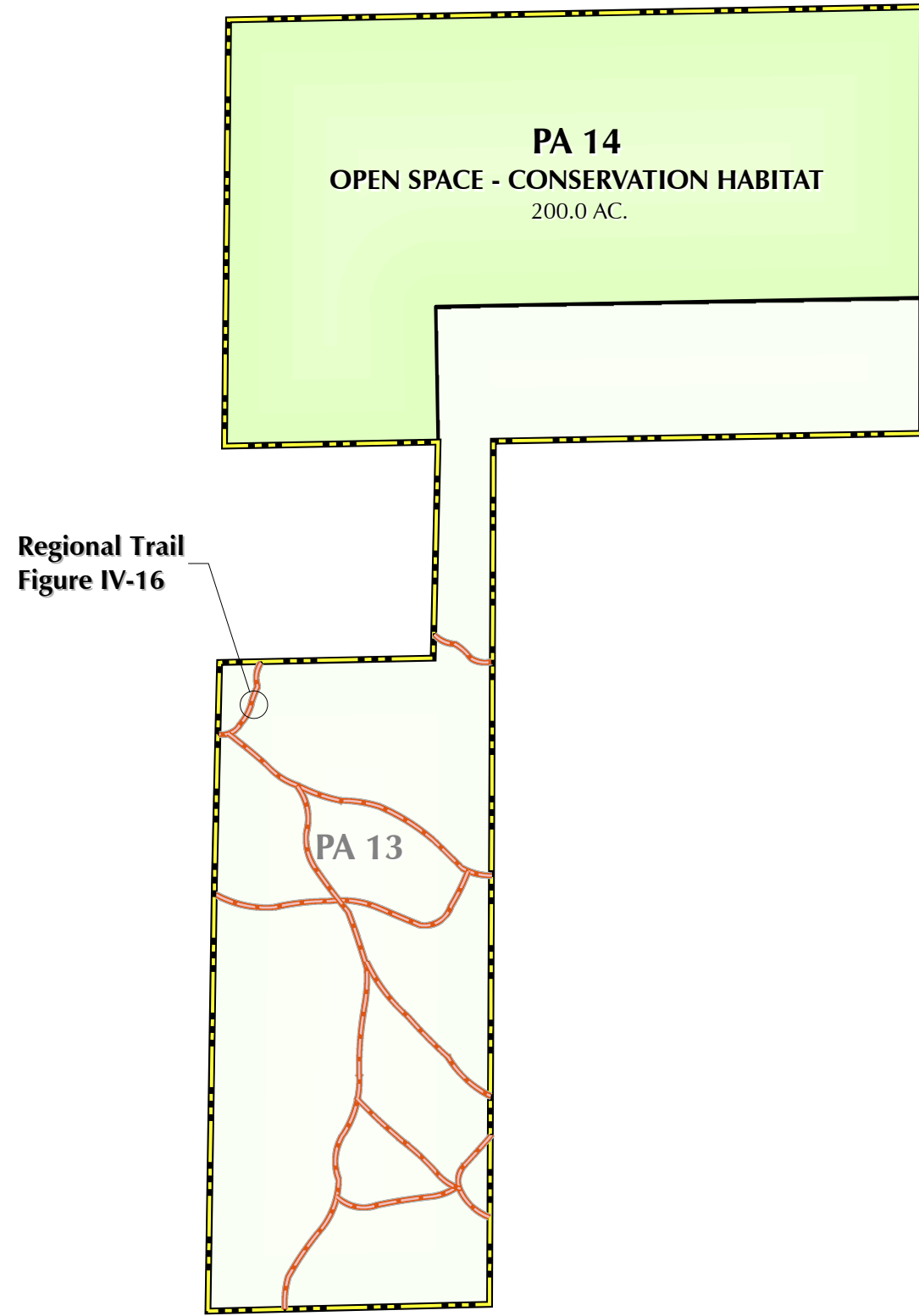
Planning Area 14, as shown on Figure III-15, provides for a total of 200.0 acres to be preserved as an open space in its natural state. Planning Area 14 shall be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to be included as part of the MSHCP Reserve Area. This open space area is provided in order to preserve critical wildlife corridors, sensitive habitat, and other biological resources. Inclusion of this open space complies with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and also is intended to become an extension of the adjacent Harford Springs Park Reserve. Existing trails shall be retained.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- b) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan



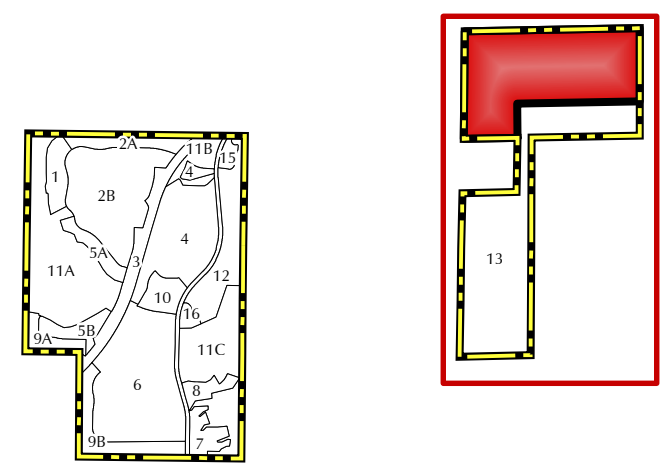
**STATISTICAL SUMMARY**

LAND USE	PAs	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
OPEN SPACE - CONSERVATION/BIOLOGICAL RESERVE	14	200.0	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		<b>200.0</b>	<b>--</b>	<b>--</b>

**LEGEND**

Trails & Sidewalks  
 Existing Regional

**KEY MAP**



**Q. PLANNING AREAS 15: OPEN SPACE -RECREATION****1. DESCRIPTIVE SUMMARY**

Planning Area 15, as shown on Figure III-16, provides for 5.5 acres of recreational uses including but not limited to a trail head with day use parking and other equestrian and community recreation amenities. The trail head and day use parking located in Planning Area 15 provides equestrians and hikers with access to the regional trail system including access to Harford Springs Reserve via the existing trail in PA 12. A sewer treatment plant designed to serve the Specific Plan land uses may be located within this planning area.

**2. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section 5.0).

**3. PLANNING STANDARDS**

- a) Primary access to Planning Area 15 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Recreational amenities as shown on Figure IV-11, *PA 15 (Active Park)*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*. In addition, the following standards shall apply:
  - Horse troughs, where provided, shall be secured to prevent theft;
  - Horse corrals and hitching posts; and
  - An open-air amphitheatre shall be provided with a maximum capacity for up to fifty (50) persons.
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.

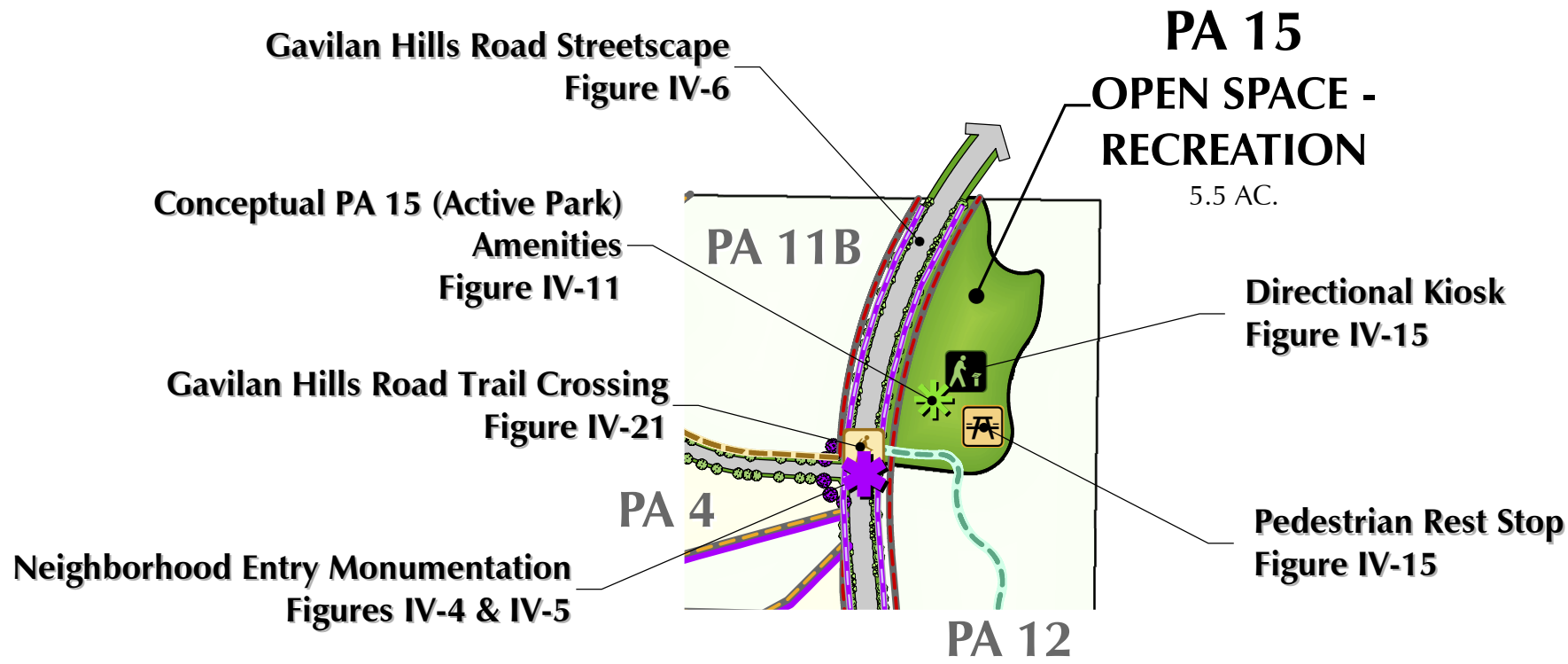
- i) Development applications for Planning Area 15 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
- Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- j) A sewer treatment plant designed to serve the land uses within the Gavilan Hills Estates Specific Plan which shall be owned and operated by Western Municipal Water District shall be located along the southern boundary of this planning area. The sewer treatment plant shall be configured as shown in Figure IV-11A, *Treatment Plant Conceptual Site Plan*, and shall be subject to the approval of a Plot Plan application.
- k) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- l) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

**STATISTICAL SUMMARY**

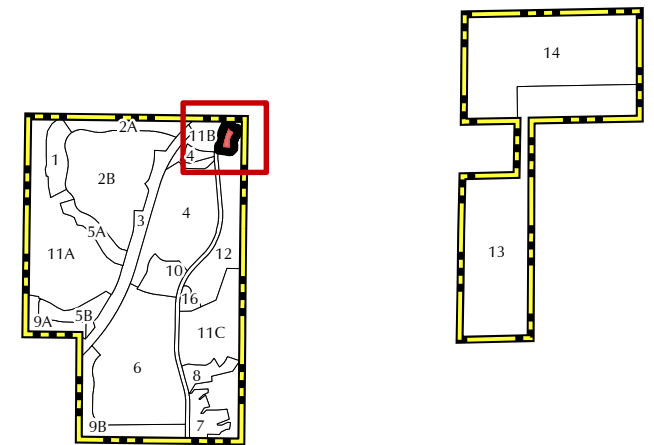
LAND USE	PAs	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
OPEN SPACE - RECREATION	15	5.5	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		5.5	--	--

**LEGEND**

- |                                   |                                    |
|-----------------------------------|------------------------------------|
| <b>Recreational Amenities</b>     | <b>Trails &amp; Sidewalks</b>      |
| Active Park Amenities             | Regional Trail                     |
| Gavilan Hills Road Trail Crossing | Community Trail                    |
| Trail Rest Stop                   | Meandering Sidewalk                |
| Directional Kiosk                 | <b>Fencing</b>                     |
| <b>Monumentation</b>              | View Fence with Pilaster           |
| Neighborhood Entry                | Two/Three Rail Fence with Pilaster |



**KEY MAP**



**R. PLANNING AREAS 16: OPEN SPACE - RECREATION****4. DESCRIPTIVE SUMMARY**

Planning Area 16, as shown on Figure III-17, provides for 4.5 acres of recreational uses including day use parking, park and ride facility, picnic tables and other passive community recreation amenities. The day use parking located in Planning Area 16 provides hikers with access to the regional trail system including access to Harford Springs Park/Reserve via the existing trail in PA 12.

**5. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4699. (See Specific Plan Zoning Ordinance in Section 5.0).

**6. PLANNING STANDARDS**

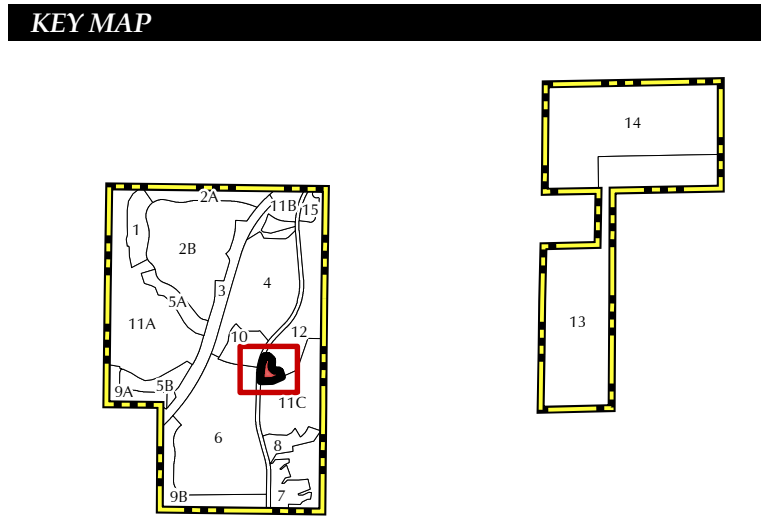
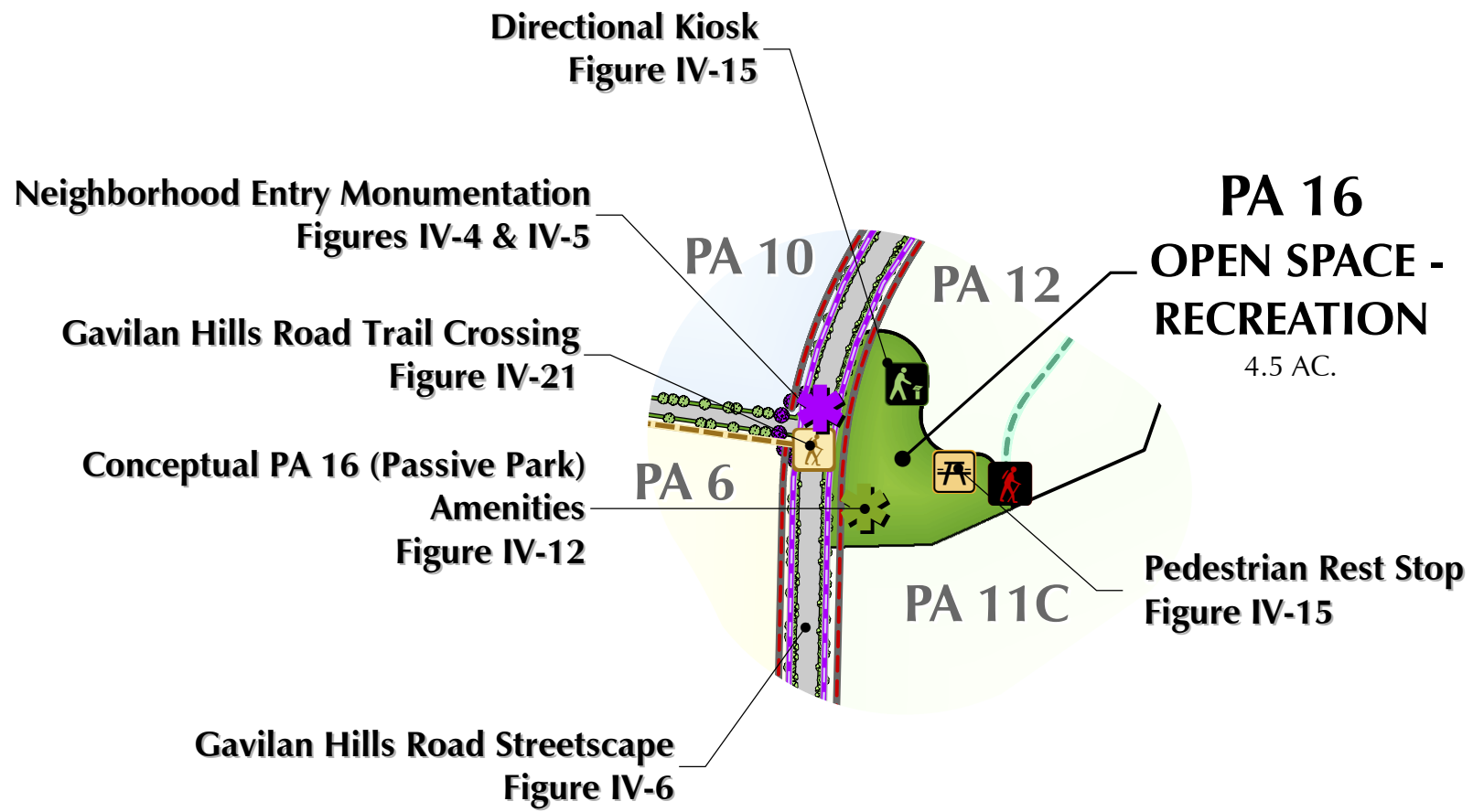
- a) Primary access to Planning Area 16 shall be provided directly from Gavilan Hills Road.
- b) Roadway landscape treatments, as shown on Figure IV-6, *Gavilan Hills Road Streetscape*, are planned along Gavilan Hills Road adjacent to this planning area. Figure IV-1, *Conceptual Landscape Plan Key Map*, depicts the location of the roadway treatment.
- c) Passive park amenities, as shown on Figure IV-12, *PA 16 (Passive Park)*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
  - Tot Lot;
  - Group picnic area with a shade structure and picnic tables, barbeques, a drinking fountain, horse trough, horse shoe pits and tie up;
  - Restrooms;
  - Trails;
  - Decomposed granite parking lot;
- d) Directional Kiosks, as shown on Figure IV-15, *Typical Trail Signage*, shall be provided in the approximate locations depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- e) A trail rest stop, as shown on Figure IV-22, *Trail Rest Stop*, shall be provided in the approximate location depicted on Figure IV-13, *Public Trails and Sidewalk Plan*.
- f) View Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed at the approximate locations shown on Figure IV-9, *Conceptual Fencing Plan*.
- g) Two-Rail or Three-Rail Fencing with Pilasters, as depicted on Figure IV-10, *Conceptual Fencing Details*, shall be constructed along Gavilan Hills Road, as shown on Figure IV-9, *Conceptual Fencing Plan*.
- h) Edge effects to open space within MSHCP Reserve Areas shall be minimized through compliance with the standards contained in MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*.



- i) Development applications for Planning Area 16 shall be accompanied by the following, as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan:
- Designs for a trail-head/day-use parking area within Planning Area 15, which shall include improvements such as a decomposed granite parking lot with 12 truck trailer stalls and 37 standard parking spaces, in addition to a variety of passive recreation amenities, such as picnic areas, natural earth trails, an amphitheater, and facilities for horses (i.e., riding circle, corrals, troughs, etc.). The final design shall include an implementation and phasing plan, as well as all details necessary for construction, and shall be subject to RCRPOSD approval.
- j) Parking lot may be expanded to accommodate a park and ride facility for residents of the Gavilan Plateau.
- k) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- l) Please refer to Section II for the following Development Plans and Standards that apply site-wide:
- Specific Land Use Plan
  - Circulation Plan
  - Drainage Plan
  - Water and Sewer Plans
  - Landscaping Plan
  - Open Space and Recreation Plan
  - Grading Plan
  - Public Facility Sites & Project Phasing Plan
  - Comprehensive Maintenance Plan

STATISTICAL SUMMARY				
LAND USE	PAs	ACRES	DENSITY	DU's
<b>NON-RESIDENTIAL</b>				
OPEN SPACE - RECREATION	16	4.5	--	--
<b>- NON-RESIDENTIAL SUBTOTALS</b>		<b>4.5</b>	<b>--</b>	<b>--</b>

LEGEND	
<b>Recreational Amenities</b>	<b>Trails &amp; Sidewalks</b>
Active Park Amenities	Regional Trail
Gavilan Hills Road Trail Crossing	Community Trail
Local Road Trail Crossing	Meandering Sidewalk
Trail Rest Stop	<b>Fencing</b>
Directional Kiosk	Two/Three Rail Fence with Pilaster
<b>Monumentation</b>	
Neighborhood Entry	



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## 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 pleasing and cohesive environment for the GAVILAN HILLS ESTATES community.

More specifically, the objectives of the Design Guidelines are as follows:

- 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.
- To provide compliance with the Riverside County Integrated Project (RCIP) General Plan.
- To provide the County of Riverside with the necessary assurances that the GAVILAN HILLS ESTATES community will be developed in accordance with the quality and character proposed in this document.

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. As a flexible document, the Guidelines are intended to accommodate changes in lifestyles, buyers' tastes, economic conditions, community desires and the marketplace.

The landscape architectural guidelines complement the architectural guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of identity.

Written descriptions and graphic exhibits address the design of specific and typical community elements within the GAVILAN HILLS ESTATES community. Specifically addressed are community entries, community street scenes, community edges, parks, walls/fencing, and lighting.

Plant Material Guidelines provide guidance as to the proper plant materials for certain community settings such as entries, streetscapes, and open space areas. The Landscape Standards and Guidelines provide general information relative to seasonal planting and climate constraints and horticultural soils test requirements, in addition to general requirements relative to planting and irrigation installation and landscape maintenance.

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, and community fencing design.

**B. INTRODUCTION**

The Design Guidelines section consists of three principal components: Community Elements, Landscape Guidelines, and Architectural Design Guidelines. These components define the design concept, physical character, and theme of GAVILAN HILLS ESTATES.

The Community Elements are comprised of the key project components such as project theme, project entries and theme intersections, streetscapes, community walls and fences, land use transitions, and parks.

The Landscape Design Guidelines present general requirements relative to outdoor lighting, irrigation, plant materials, plantings, horticultural soils test requirements, and maintenance. The plant palette provides a specific list of plants that are compatible with the community design theme. The plant lists are organized based on the various residential neighborhood themes that have been identified for the development.

The Architectural Design Guidelines articulate the characteristics of the built environment. Elements such as architectural theme, building massing and scale, materials and colors, and site planning guidelines combine to form a distinctive identity that defines GAVILAN HILLS ESTATES as high quality living environment. The Architectural Design Guidelines provide assurance that the new homes constructed in GAVILAN HILLS ESTATES will be high-quality and varied in appearance.

GAVILAN HILLS ESTATES is a 1,301.0-acre residential community that has been planned to maximize the benefits of the distinguishing qualities of its location and topography. The GAVILAN HILLS ESTATES Specific Plan has been influenced by and is sensitive to the environment in which this community is located. The landscape development concept is one which distinguishes the community and represents the overall framework which establishes the community identity and boundaries, becomes the aesthetic standards for the community recreational amenities, and forms the linkage between the neighborhoods and other land uses.

**C. COMMUNITY ELEMENTS****1. COMMUNITY DESIGN THEME**

Within the portion of the site located westerly of Gavilan Road that is proposed for development, the natural conditions of the site can be characterized as variable. The southwestern portion of the development area can be characterized both by the disturbed nature of the natural vegetation and by relatively flat topography. The northwestern portion of the development area includes a large patch of oak woodland dispersed within rugged terrain. Situated along the west-central boundary of the development area is Gavilan Peak, a prominent topographic landform. The southeastern portion of the development area is largely characterized as a riparian area due to the presence of several drainages that occur in this portion of the site. Finally, the northeastern portion of the development area is topographically varied and includes several prominent drainages where willow trees are prevalent.

The community design concept focuses on preserving and enhancing the existing natural character of the site. Simplicity will be the primary focus of the landscape plan, utilizing a plant palette that respects and enhances the existing native plant communities through the use of native and appropriate non-native drought tolerant species. Complementing the landscape theme, hardscape elements within the community, such as entry monumentation, signage, and walls and fences, will evoke the same respect for the natural environment, utilizing stone, wood and natural materials characteristic of the GAVILAN HILLS ESTATES project site as its foundation whenever possible (see Figure IV-1, *Conceptual Landscape Plan Key Map*).

The architecture of the individual homes will have a timeless quality that is historically familiar and climatically appropriate. It will embrace a subtle blend of traditional styles that have been demonstrated over the last hundred years. Ideally, natural and man-made elements will be seen to be in balance and the colors will complement or match the natural colors of the native rock, soil and landscape of GAVILAN HILLS ESTATES.

## 2. NEIGHBORHOOD ZONES

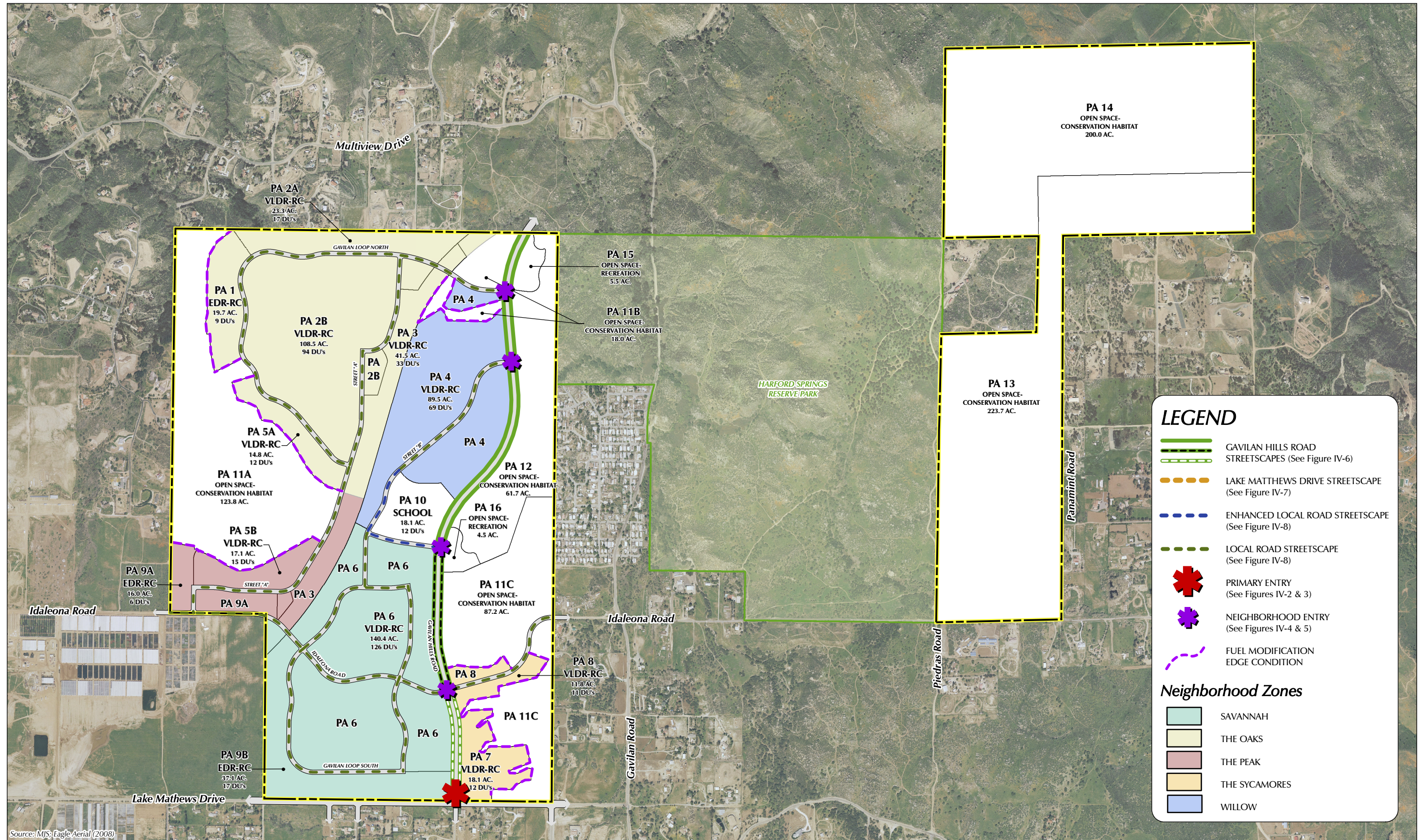
In keeping with the existing natural character of the project, a series of Neighborhood Zones have been established, as depicted on Figure IV-1, *Conceptual Landscape Plan Key Map*. These Neighborhood Zones have been designed to respect the natural character of the project site in order to provide consistency with the visual character of the surrounding area. These zones were established based on proximity to groves of existing native trees and on a variety of other factors, such as elevation, slope orientation, peaks, and natural drainages. The Neighborhood Zone concept will provide a unified, cohesive theme while still allowing for diversity between individual neighborhoods. Within each Neighborhood Zone, landscape plantings will be limited to the plant palette chosen for each individual zone. Table IV-1 *Shrub Neighborhood Zone Plant Palette*, and Table IV-2, *Tree Neighborhood Zone Plant Palette*, depict the various species of shrubs and trees that are permitted in each of the five zones depicted on Figure IV-1.

## 3. COMMUNITY ENTRY MONUMENTATION

Entries and key intersections within GAVILAN HILLS ESTATES reinforce a community hierarchy established by the various circulation patterns and amenities within the community. These features are created through a thematic blend of hardscape and landscape elements by providing strong landmarks and a sense of place and orientation within the community. Figure IV-1 depicts the location of entry monuments, streetscapes, and edge conditions within the GAVILAN HILLS ESTATES project site.

### a) **Primary Entry**

A primary entry, as shown on Figure IV-2, *Primary Entry - Typical Plan View*, and Figure IV-3, *Primary Entry - Typical Elevation*, is provided to identify initial entry into the project site and will lead to the entry of the interior neighborhoods of GAVILAN HILLS ESTATES. The primary entry will be located at the intersection of Gavilan Hills Road and Lake Mathews Drive, as indicated on Figure IV-1. The primary entry will consist of tract entrance designations consisting of a community



**LEGEND**

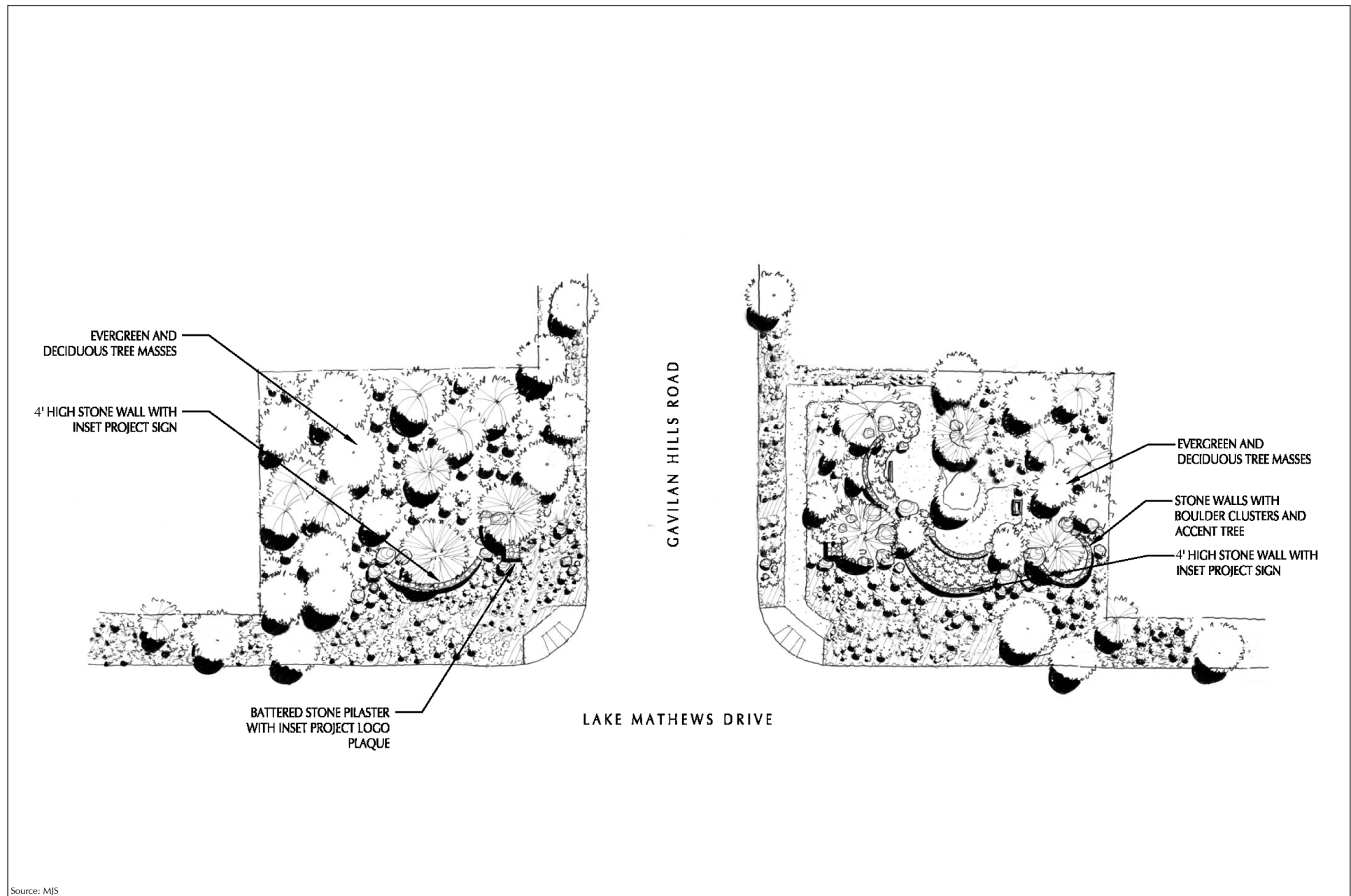
- GAVILAN HILLS ROAD STREETSCAPES (See Figure IV-6)
- LAKE MATTHEWS DRIVE STREETSCAPE (See Figure IV-7)
- ENHANCED LOCAL ROAD STREETSCAPE (See Figure IV-8)
- LOCAL ROAD STREETSCAPE (See Figure IV-8)
- PRIMARY ENTRY (See Figures IV-2 & 3)
- NEIGHBORHOOD ENTRY (See Figures IV-4 & 5)
- FUEL MODIFICATION EDGE CONDITION

**Neighborhood Zones**

- SAVANNAH
- THE OAKS
- THE PEAK
- THE SYCAMORES
- WILLOW

Source: M/S; Eagle Aerial (2008)

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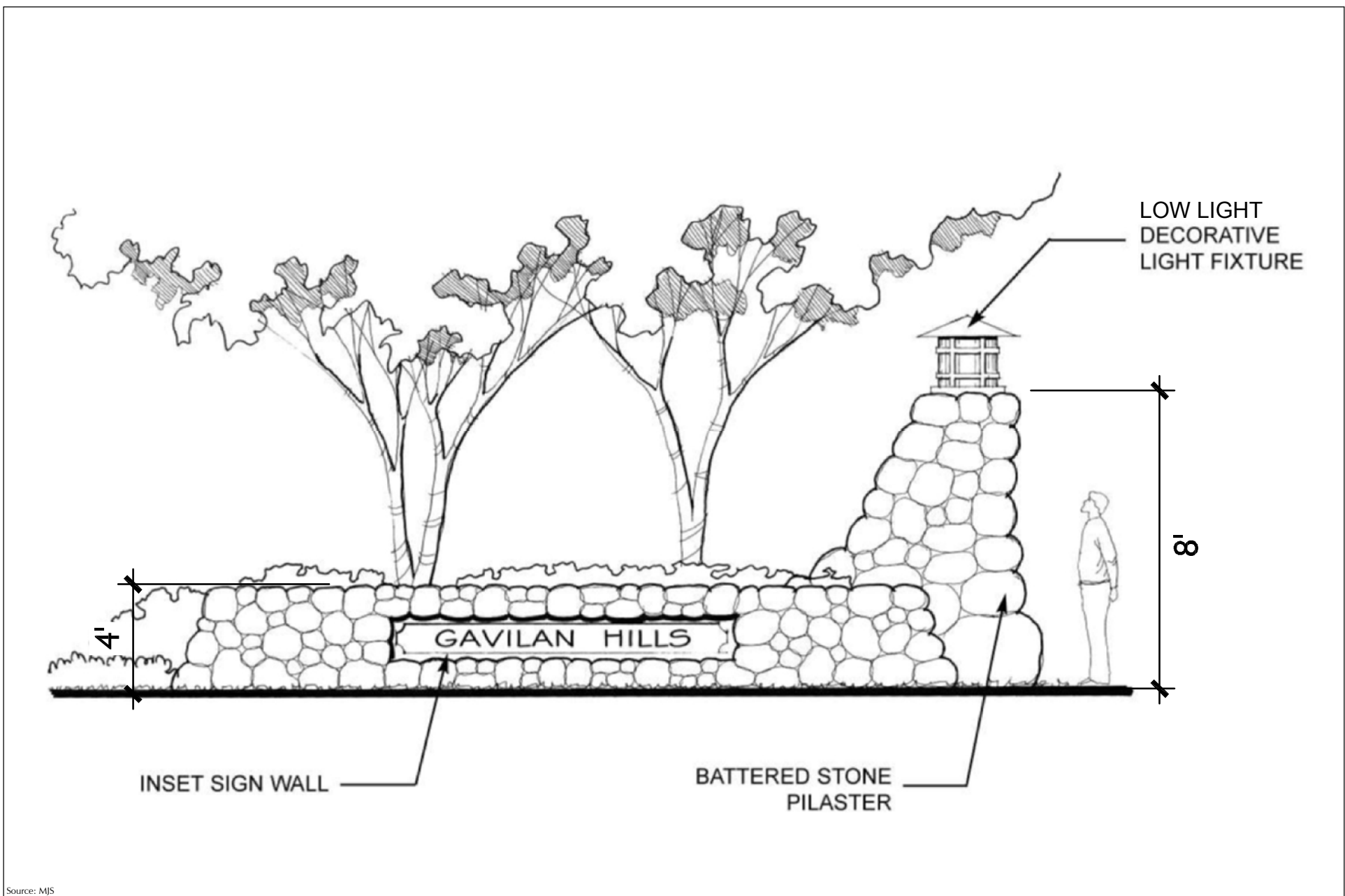
Source: MJS

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FIGURE IV-2  
**PRIMARY ENTRY - TYPICAL PLAN VIEW**





Source: MJS

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FIGURE IV-3

PRIMARY ENTRY - TYPICAL ELEVATION

Table IV-1 SHRUB NEIGHBORHOOD ZONE PLANT PALETTE

PLANT NAME	COMMON NAME	SHRUB NEIGHBORHOOD ZONE PLANT PALETTE				
		Willow	The Oaks	Savannah	The Peak	The Sycamores
<i>Acacia ongerup</i>	No Common Name			X	X	
<i>Adenostoma fasciculatum</i>	Chamise		X		X	
<i>Aloe arborescens</i>	Tree Aloe			X	X	
<i>Anigozanthos flavidus</i>	Kangaroo Paw		X	X	X	X
<i>Baccharis 'Centennial'</i>	Coyote Brush	X	X	X	X	
<i>Baccharis pilularis</i>	Coyote Brush	X	X	X	X	
<i>Bougainvillea 'Hawaii'</i>	Variegated Bougainvillea	X	X	X	X	X
<i>Cassia artemisioides</i>	Feathery Cassia			X		
<i>Ceanothus 'Concha'</i>	Ceanothus		X	X		X
<i>Ceanothus g. horizontalis</i>	Carmel Creeper		X	X	X	X
<i>Cistus hybridus</i>	White Rockrose		X	X		
<i>Echium fastuosum</i>	Pride of Madera			X		
<i>Elaeagnus pungens</i>	Silverberry	X	X	X		X
<i>Eriogonum fasciculatum</i>	California Buckwheat				X	
<i>Fremontodendron californicum</i>	California Flannelbush	X	X	X		X
<i>Heteromeles arbutifolia</i>	Toyon	X	X	X		X
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage (Texas Ranger)	X	X	X	X	
<i>Opuntia violacea 'Santa Rita'</i>	Prickley Pear			X	X	
<i>Rhamnus californica</i>	Coffeeberry	X	X	X	X	
<i>Rhus ovata</i>	Sugar bush	X	X	X	X	
<i>Rosa californica</i>	California Wild Rose		X			
<i>Salvia greggii</i>	Red Salvia		X	X	X	
<i>Salvia mellifera</i>	Black Sage				X	
<i>Sambucus mexicana</i>	Mexican Elderberry	X	X	X		
<i>Yucca whipplei</i>	Our Lord's Candle			X	X	

X = Shrub species permitted within given Shrub Neighborhood Zone.

**Table IV-2 TREE NEIGHBORHOOD ZONE PLANT PALETTE**

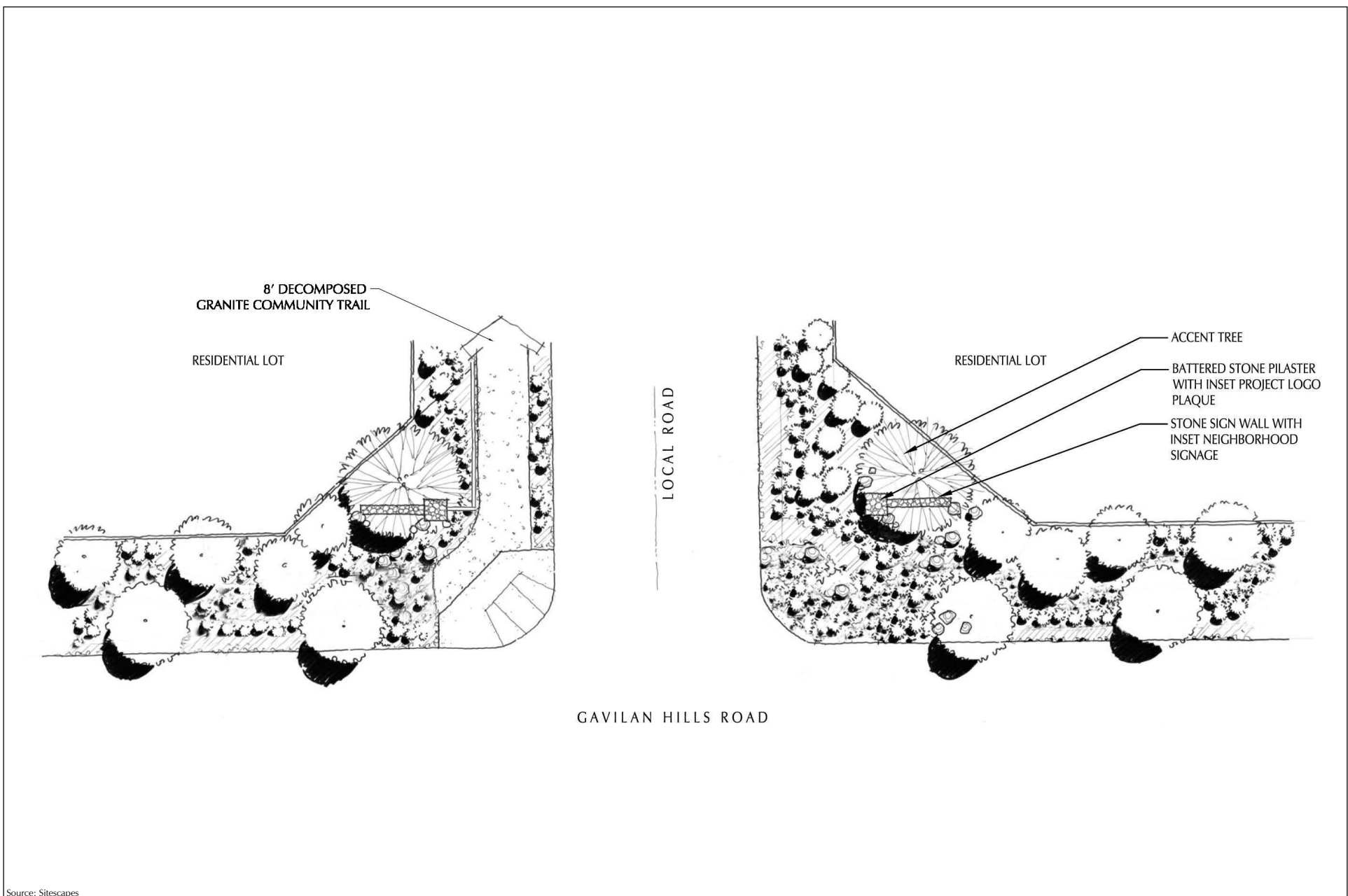
PLANT NAME	COMMON NAME	SHRUB NEIGHBORHOOD ZONE PLANT PALETTE				
		Willow	The Oaks	Savannah	The Peak	The Sycamores
<i>Alnus rhombifolia</i>	White Alder	X				X
<i>Chitalpa tashkentensis</i>	Chitalpa	X		X		
<i>Eucalyptus lehmannii</i>	Bushy Yate			X		
<i>Juniperus californica</i>	California Juniper				X	
<i>Olea europaea</i>	Olive			X	X	
<i>Platanus acerifolia</i>	London Plane Tree	X				X
<i>Platanus racemosa</i>	California Sycamore	X	X			X
<i>Populus sp.</i>	Popular	X				X
<i>Quercus agrifolia</i>	Coast Live Oak		X			X
<i>Quercus berberidifolia</i>	Scrub Oak				X	
<i>Quercus ilex</i>	Holly Oak		X			
<i>Quercus virginiana</i>	Southern Live Oak		X			
<i>Rhus lancea</i>	African Sumac			X	X	
<i>Salix sp.</i>	Southern Willow	X				
<i>Schinus molle</i>	California Pepper Tree			X		
<i>Umbellularia californica</i>	California Laurel		X		X	

X = Plant species permitted within given Neighborhood Zone.

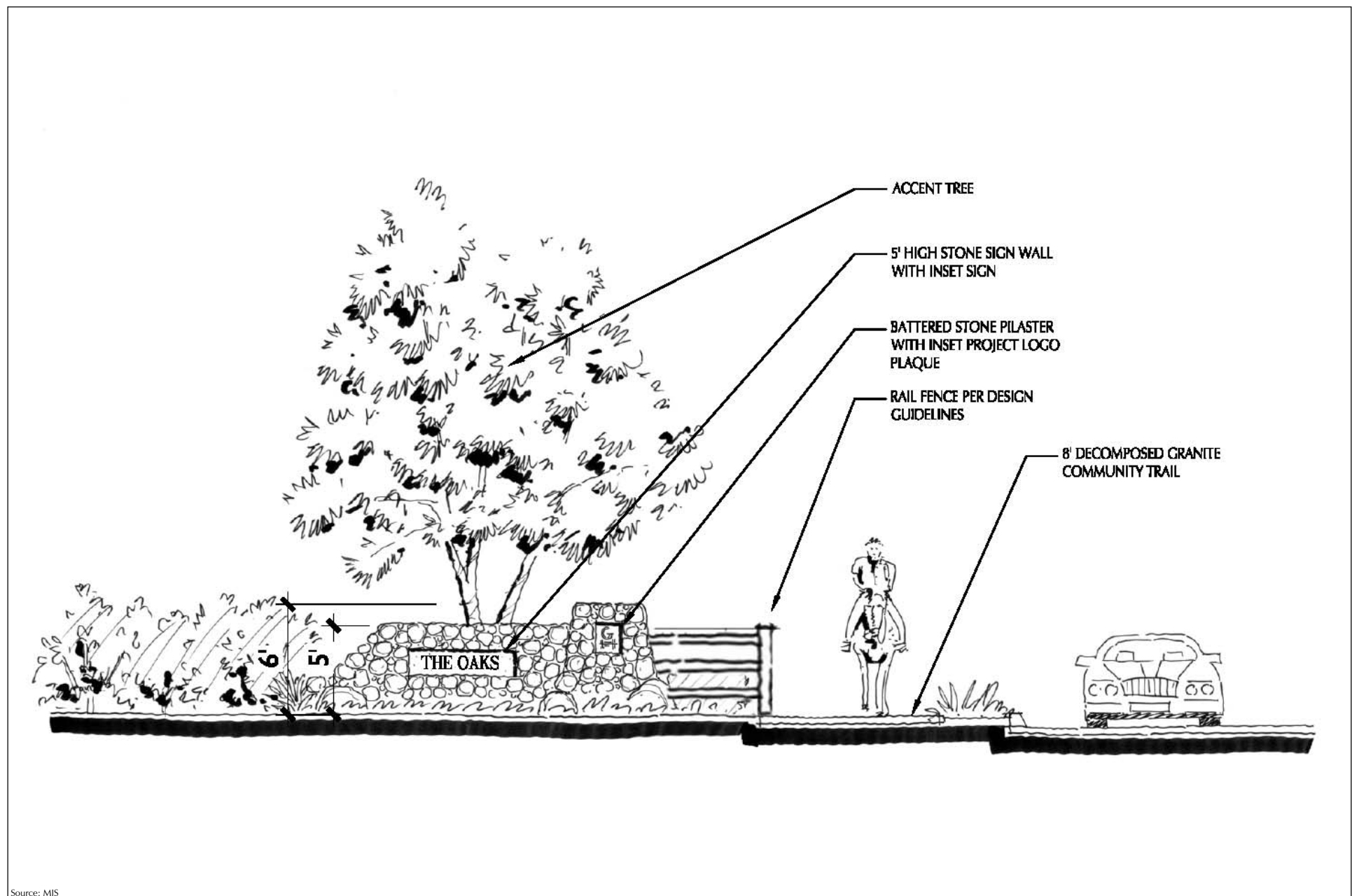
identification sign on a decorative wall or monument with landscaping consisting of a community identification sign on a decorative wall or monument with landscaping and natural rock and boulder groupings surrounding the wall or monument. Elements of the California Ranch, Santa Barbara Ranch and Tuscan architectural themes are evidenced in the style, form, and materials of these entries. The intent of the primary entry is to utilize a commonality in stone materials, signage wall, theme planting, and scale that will evoke the feeling of the existing rural ranch atmosphere of GAVILAN HILLS ESTATES.

**b) Neighborhood Entries**

Neighborhood entries, as shown on Figure IV-4, *Neighborhood Entry - Typical Plan View*, and Figure IV-5, *Neighborhood Entry - Typical Elevation*, are located to identify entrances into the individual neighborhoods within the community, as indicated on Figure IV-1. Though smaller in scale than the primary entry, the neighborhood entries reflect the same character and materials utilized at the primary entry. Flexibility and individuality is encouraged to foster individual neighborhood identities within the project site, provided that the stone materials, signage letter style, and planting remain consistent throughout the project.



Source: Sitescapes



Source: MJS

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FIGURE IV-5

NEIGHBORHOOD ENTRY - TYPICAL ELEVATION

#### 4. STREETSCAPE LANDSCAPING

##### a) **Introduction**

Streetscape landscaping within GAVILAN HILLS ESTATES will respond to the surrounding natural environment. The roads form a hierarchy consisting of secondary roadways and local streets. The landscape character and setbacks reinforce the hierarchy, with greater landscaped setbacks along the secondary roadways, and narrower setbacks on local roads.

Streetscape landscaping for the project also will be guided by the Neighborhood Zone concept, as depicted on Figure IV-1. Streetscape landscaping plantings for the various internal project roadways are restricted to those plant and tree species permitted for the Neighborhood Zone in which the street is located. Streetscapes for streets within the project that span across multiple Neighborhood Zones would vary between the Neighborhood Zones, also depicted on Figure IV-1. For these streets, transition zones would be provided between individual Neighborhood Zones in order to create a seamless connection between the individual streetscape themes. Table IV-1 and Table IV-2 list the various shrub and tree species that are permitted for each Neighborhood Zone.

At the project entries and along the project perimeter, the landscaping concept would include periodic dense groupings of vertical screen trees to soften the visual effect of the proposed residential development on the surrounding community.

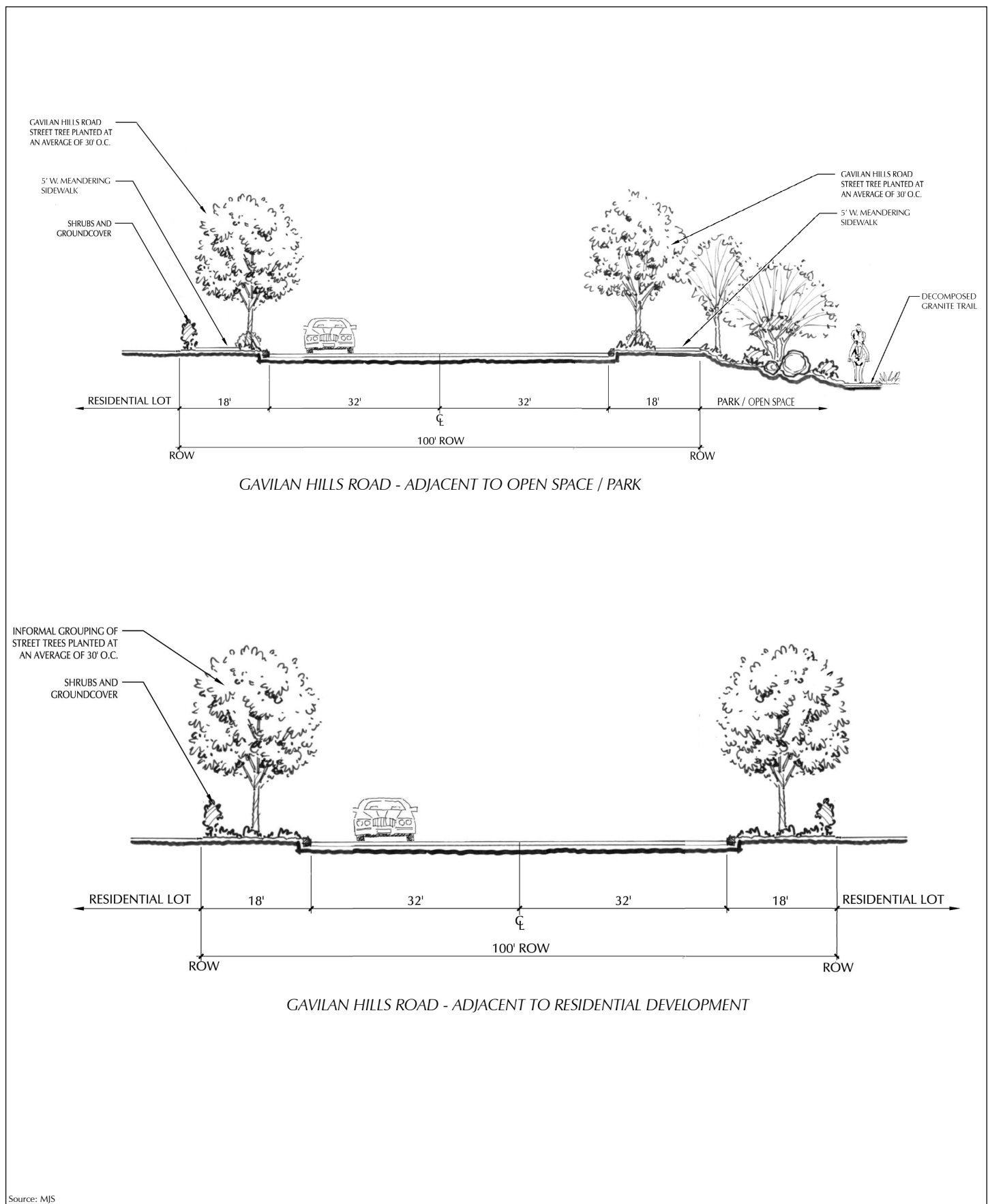
##### b) **Secondary Roads**

Gavilan Hills Road and Lake Mathews Drive, as depicted on Figure IV-6, *Gavilan Road Streetscape* and Figure IV-7, *Lake Mathews Drive Streetscape*, are designated by the Lake Mathews/Woodcrest Area Plan (LMWAP) as secondary roadways. Existing Gavilan Road is proposed to be realigned through the project site approximately 2,500 feet west of the existing alignment, and would extend to the existing intersection of Gavilan Road and Multiview Drive. The portion of Gavilan Hills Road located between Multiview Drive and the northern project boundary would be improved to an interim condition, only, in order to assure safe and efficient access through the area. The realigned Gavilan Road is intended to be renamed as, "Gavilan Hills Road." The existing Gavilan Road would not be abandoned by the project, in order to ensure that circulatory access for existing land uses is maintained. Lake Mathews Drive, which occurs along the southern boundary of the western portion of the project, also would be improved as a Secondary roadway facility as part of the project. Streetscape improvements will occur on both of these roadways along the project frontage.

Streetscape improvements along proposed Gavilan Hills Road will include a wide landscape setback, of which 18 feet will occur within the right-of-way. Informal street tree plantings and groundcover will be included within the right-of-way along with periodic dense groupings of vertical screen trees. Groundcover and shrubs will complete the understory. Table IV-3, *Streetscene Plant Palette*, indicates the tree species that will be allowed along Gavilan Hills Road. Groundcover and shrub species may be chosen from the Plant Palette in Table IV-4.

Streetscape improvements along Lake Mathews Drive will occur as half-width improvements along the project's frontage, and will include a wide landscape setback, of which 18 feet will occur within the right-of-way. Randomly spaced street trees and groundcovers will be included within the right-

# GAVILAN HILLS ESTATES



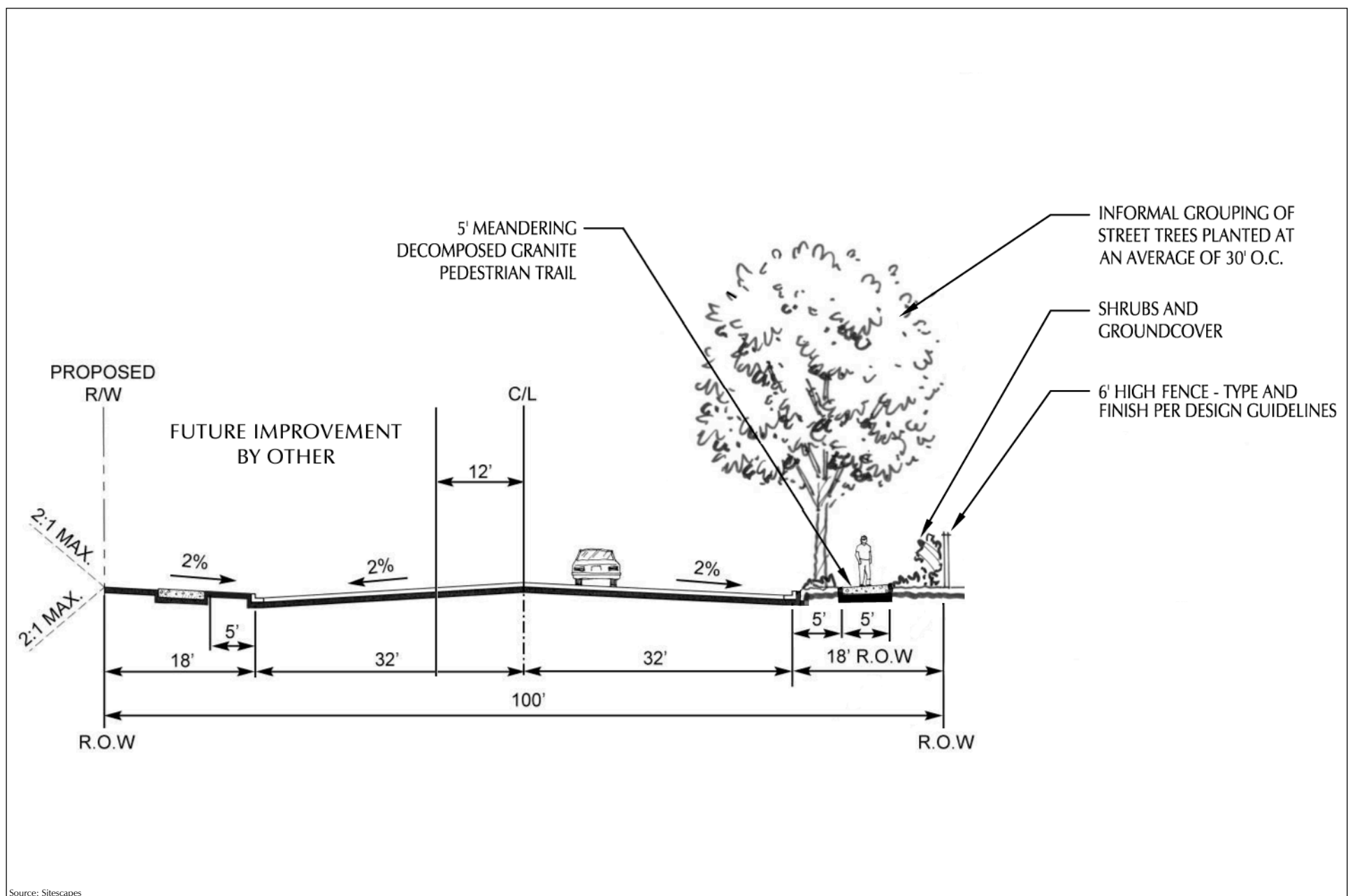
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## GAVILAN HILLS ROAD STREETSCAPE

FIGURE IV-6



Source: Sitedscapes

FIGURE IV-7



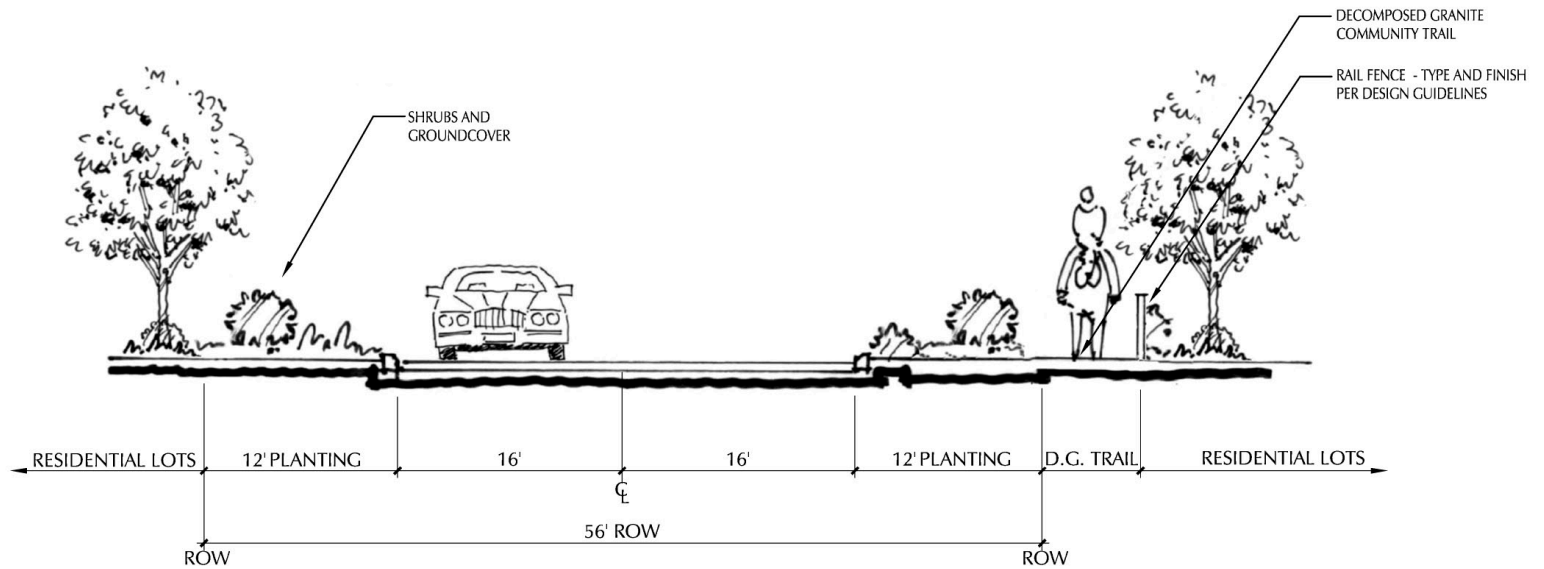
**Table IV-3 STREETSCENE TREE PALETTE**

COMMON NAME	BOTANICAL NAME
<b>LAKE MATHEWS DRIVE</b>	
<b>Street Trees:</b>	
California Pepper Tree	<i>Schinus molle</i>
California Sycamore	<i>Platanus racemosa</i>
<b>Background:</b>	
White Alder	<i>Alnus rhombifolia</i>
California Sycamore	<i>Platanus racemosa</i>
Bushy Yate	<i>Eucalyptus lehmannii</i>
<b>GAVILAN HILLS ROAD</b>	
<b>Street Trees:</b>	
Coast Live Oak	<i>Quercus agrifolia</i>
Southern Live Oak	<i>Quercus virginiana</i>
<b>Background:</b>	
Southern Willow	<i>Salix sp.</i>
White Alder	<i>Alnus rhombifolia</i>
California Sycamore	<i>Platanus racemosa</i>
California Pepper Tree	<i>Schinus molle</i>
<b>LOCAL STREETS</b>	
Plant palette for the local streets shall be based on the location of the road relative to the Neighborhood Zones, as depicted on Figure IV-1. Plant species for the various Neighborhood Zones are listed in Table IV-1, <i>Shrub Neighborhood Zone Plant Palette</i> , and Table IV-2, <i>Tree Neighborhood Zone Plant Palette</i> .	

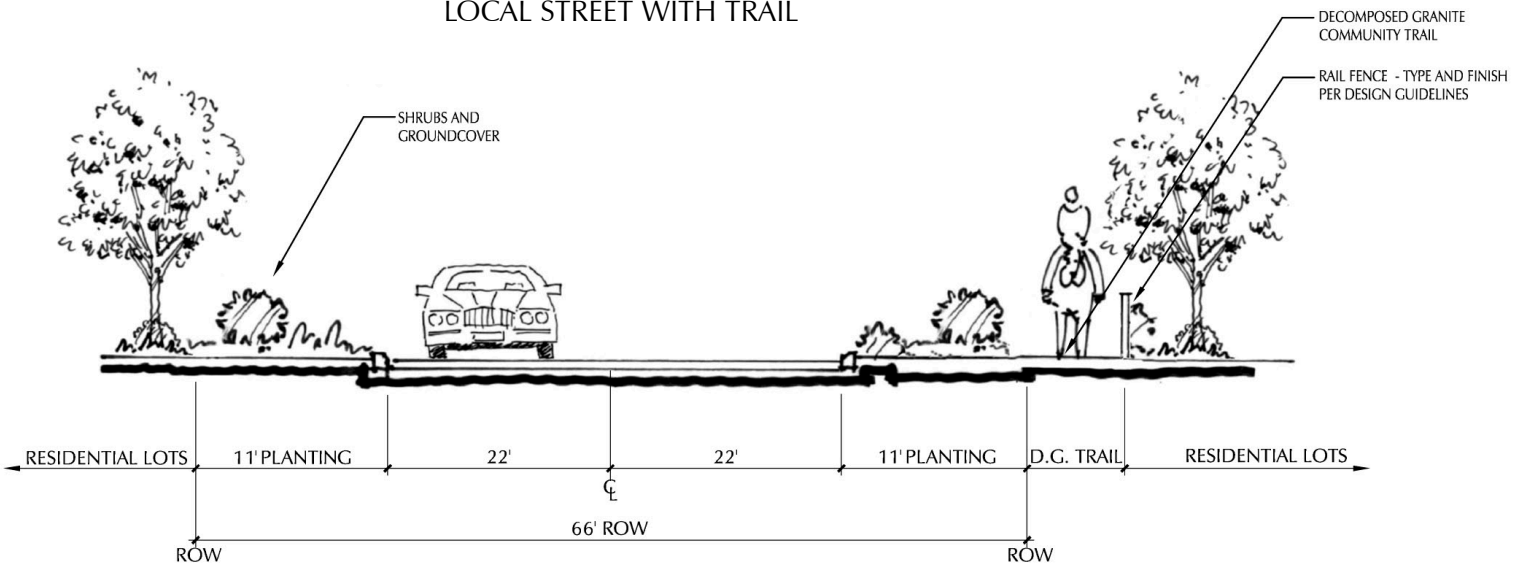
of-way. Screen trees, randomly spaced rock outcrops and groundcover will also be included in the streetscene. Table IV-3, *Streetscene Plant Palette*, indicates the tree species that will be allowed along Lake Mathews Drive. Groundcover and shrub species may be chosen from the Plant Palette in Table IV-4.

**c) Local and Enhanced Local Streets**

The local streets within the GAVILAN HILLS ESTATES project site, as shown on Figure IV-8, *Local and Enhanced Local Street Streetscapes*, will consist of the internal project roadways and cul-de-sacs within individual planning areas. Streetscapes proposed along local streets will portray the project’s design theme by minimizing the amount of paved surface. The paved portion of the streets will range from 32 to 44 feet in width, with a 11- to 12-foot landscaped area along both sides. Along some of the local roadways, a community or regional trail will be provided along one side of the roadway. Where this occurs, the trail will be provided outside of the right-of-way. The landscaped areas will include groundcover, shrubs, and randomly spaced street trees. Plant species chosen for landscaping along local roads will be consistent with the plant palette for the individual Neighborhood Zone in which the local road is located. Figure IV-1, *Conceptual Landscape Plan Key*



LOCAL STREET WITH TRAIL



ENHANCED LOCAL STREET WITH TRAIL

Source: MJS

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FIGURE IV-8  
**LOCAL AND ENHANCED STREET STREETSCAPES**

Map, depicts the locations of the various Neighborhood Zones, and Table IV-1 and Table IV-2 list the various species of shrubs and trees permitted in each Neighborhood Zone. Street trees will be required to be installed by the merchant builder; however, the front, rear and side yard landscape will be the responsibility of each individual homeowner.

In many instances, common areas consisting of manufactured and/or natural open space will occur along local streets. These slopes will be planted with native and/or drought tolerant species while also being sensitive to fuel modification requirements.

**D. LANDSCAPE INTERFACES**

Edge conditions within the GAVILAN HILLS ESTATES community are variable and the landscape treatment is designed to respond to the various land uses.

**1. RESIDENTIAL/NATURAL OPEN SPACE AND FUEL MODIFICATION EDGE CONDITION**

In some cases, the residential planning areas within the GAVILAN HILLS ESTATES project site are separated from the existing natural landscape by 2:1 manufactured slopes. In all cases (except as described below), there will be a minimum 100-foot “fuel modification zone” between the residential structures and natural open space. Where residential development abuts a natural open space area, a fuel modification easement will be required within the residential lot. Within these zones, specific fire safety site planning and landscape standards shall be implemented to mitigate any fire hazard that may exist between the development and the native vegetation. Three fuel modification zones have been established for the project as follows:

**a) Fuel Modification Zone I**

According to the County of Riverside Uniform Fire Code, Fuel Modification Zone I must provide a defensible space for fire suppression. A permanent irrigation system is required to maintain healthy vegetation and high moisture content. Fire prone plant species are prohibited. Plants in this zone should be highly fire resistant and selected from the approved plant list shown in Table IV-4, *Plant Palette*, and shall not include any fire prone plant species, as identified in Table IV-5. The dimensions of Fuel Modification Zone I will be identified within a project-specific fire protection plan, to be required in conjunction with building permits.

**Table IV-4 PLANT PALETTE**

COMMON NAME	BOTANICAL NAME
<b>TREES</b>	
White Alder	<i>Alnus rhombifolia</i>
Chitalpa	<i>Chitalpa tashkentensis</i> “Pink Dawn”
Bushy Yate	<i>Eucalyptus lehmannii</i>
California Juniper	<i>Juniperus californica</i>
Olive	<i>Olea europeaea</i>
London Plane Tree	<i>Platanus acerifolia</i>
California Sycamore	<i>Platanus racemosa</i>
Mondell Pine	

COMMON NAME	BOTANICAL NAME
African Sumac Southern Willow California Pepper Tree Coast Live Oak Scrub Oak Holly Oak Southern Live Oak California Laurel	<i>Pinus eldarica</i> <i>Rhus lancea</i> <i>Salix sp.</i> <i>Schinus molle</i> <i>Quercus agrifolia</i> <i>Quercus berberidifolia</i> <i>Quercus ilex</i> <i>Quercus virginiana</i> <i>Umbellaria californica</i>
<b>SHRUBS</b>	
(No Common Name) Chamise Tree Aloe Kangaroo Paw Saltbush Coyote Brush Coyote Brush Variegated Bougainvillea Feathery Cassia Ceanothus Carmel Creeper White Rockrose Pride of Madera Silverberry California Buckwheat California Flannelbush Daylily Toyon Chihuahuan Sage (Texas Ranger) Fortnight Lily Prickly Pear Coffeeberry Indian Hawthorne California Wild Rose Rosemary Sugar bush Black Sage Red Salvia Mexican Elderberry Mexican Feather Grass Our Lord's Candle	<i>Acacia ongerup</i> <i>Adenostoma fasciculatum</i> <i>Aloe arborescens</i> <i>Anigozanthos flavidus</i> <i>Atriplex sp.</i> <i>Baccharis pilularis</i> <i>Baccharis 'Centennial'</i> <i>Bougainvillea 'Hawaii'</i> <i>Cassia artemisioides</i> <i>Ceanothus 'Concha'</i> <i>Ceanothus g. horizontalis</i> <i>Cistus hybridus</i> <i>Echium fastuosum</i> <i>Elaeagnus pungens</i> <i>Eriogonum fasciculatum</i> <i>Fremontodendron californicum</i> <i>Hemerocallis</i> <i>Hetermeles arbutifolia</i> <i>Leucophyllum laevigatum</i>  <i>Moraea bicolor</i> <i>Opuntia violacea 'Santa Rita'</i> <i>Rhamnus californica</i> <i>Rhaphiolepis i. "Clara"</i> <i>Rosa californica</i> <i>Rosmarinus o.</i> <i>Rhus ovata</i> <i>Salvia mellifera</i> <i>Salvia greggii</i> <i>Sambucus mexicana</i> <i>Stipa Tenuissima</i> <i>Yucca whipplei</i>

**Table IV-5 FIRE PRONE PLANT SPECIES  
(Mandatory Removal in Fuel Modification Zones I and II)**

<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>
Cynara cardunculus	Artichoke Thistle
Ricinus communis	Castor Bean Plant
Cirsium vulgare	Wild Artichoke
Brassica nigra	Black Mustard
Silybum marianum	Milk Thistle
Sacsola austails	Russian Thistle/Tumblewood
Nicotiana bigelevil	Indian Tobacco
Nicotiana glauca	Tree Tobacco
Lactuca serriola	Prickly Lettuce
Conyza canadensis	Horseweed
Heterothaca grandiflora	Telegraph Plant
Anthemix cotula	Mayweed
Urtica urens	Burning Nettle
Cardaria draba	Noary Cress, Perennial Peppergrass
Brassica rapa	Wild Turnip, Yellow Mustard, Field Mustard
Adenostoma fasciculatum	Chamise
Adenostoma sparsifolium	Red Shanks
Cortaderia selloana	Pampas Grass
Artemisia californica	California Sagebrush
Eriogonum fasciculatum	Common Buckwheat
Salvia mellifera	Black Sage
<b>ORNAMENTAL</b>	
Cupressus sp	Cypress
Eucalyptus sp	Eucalyptus
Juniperus sp	Juniper
Pinus sp	Pine

**b) Fuel Modification Zone II**

All requirements listed for Fuel Modification Zone I shall apply in this Zone. In addition, surface fuels shall be maintained at a height not to exceed eighteen inches and trees and large tree- form shrubs shall be pruned to provide clearance equal to three times the height of the understory or ten feet, whichever is higher. Dead and excessively twiggy growth shall be removed. The dimensions of Fuel Modification Zone II will be identified within a project-specific fire protection plan, to be required in conjunction with building permits.

**c) Fuel Modification Zone III**

Fuel Modification Zone III is a non-irrigated zone utilized to reduce the fuel load of a wildland area adjacent to developments, thereby reducing the radiant and convector heat of wildland fires. Maintenance activities in Zone III include fifty percent (50%) thinning of plant materials with removal of all dead, or dying plant materials, as well as undesirable species. All fine fuels shall be maintained at a maximum height of eight to twelve inches and trees shall be pruned to provide

clearance of three times the height of the understory plant material or ten feet, whichever is higher. The dimensions of Fuel Modification Zone III will be identified within a project-specific fire protection plan, to be required in conjunction with building permits.

**d) Fuel Modification for Lots Adjacent to Riparian Habitat Open Space Areas**

In some locations on-site, individual residential lots may not be able to provide the minimum 100-foot fuel modification zone in accordance with the site planning and landscape standards described above, due to constraints associated with adjacent biologically sensitive conservation open space areas (*i.e.*, riparian habitat). In these cases, alternative means shall be provided to achieve the same or greater level of fire protection as compared to the standard fuel modification program described above, and shall include the following:

- (1) Irrigated defensible space in accordance with the standards and provisions of Fuel Modification Zone 1 (as described above), shall be provided from the edge of the structure to the property line abutting riparian habitat open space areas.
- (2) Residential development shall incorporate enhanced fire-resistive construction, including but not limited to: non-combustible roofing materials, fire resistive siding materials, boxed eaves, dual pane windows, and one-quarter (1/4) inch screening of all vents. No vents will be located in the eaves or soffits.

In addition to Items (1) and (2) above, the project shall incorporate one (1) of the measures listed below in order to provide fire protection for residential development adjacent to riparian habitat open space areas:

- (1) Riparian habitat open space areas shall be maintained in accordance with the standards and provisions of Fuel Modification Zone 2 (as described above) within 100 feet of all structures; or
- (2) Riparian habitat open space areas within 100 feet of all structures shall be irrigated; or
- (3) A solid noncombustible wall shall be constructed along the perimeter of residential lots in areas to riparian habitat open space areas. All areas between the wall and the structure shall be landscaped and irrigated with plant species from the approved plant palette (see Table IV-4); or
- (4) A solid noncombustible wall shall be constructed along the perimeter of residential lots in areas adjacent to riparian habitat open space areas. The wall shall include exterior sprinklers with a 100-foot spray radius for use only in emergency situations. All areas between the wall and the structure shall be landscaped and irrigated with plant species from the approved plant palette (see Table IV-4).

## 2. GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE

Development areas in proximity to the MSHCP Conservation Area shall comply with the requirements of Section 6.1.4 of the MSHCP, including requirements relating to drainage, toxic substances, lighting, noise, invasive plant species, the incorporation of barriers, and manufactured slopes.

## E. COMMUNITY FENCES

Community fences primarily will be located along Gavilan Hills Road, around entry roadways, and around open space areas, as shown on Figure IV-9, *Conceptual Fencing Plan*. Figure IV-10, *Conceptual Fencing Details*, depicts the various fences proposed for the community. The fencing within the GAVILAN HILLS ESTATES project site is a major visual element and has been carefully designed to complement the overall rural theme chosen for the project. As such, fencing visible from Gavilan Hills Road and Lake Mathews Drive will be restricted to vinyl fencing or vinyl fencing with pilasters (i.e., Planning Areas 4, 6, 7 and 9B). The fencing will be durable and easy to maintain and is intended to provide protection from roadway and other noise, while allowing for privacy and security in residential areas.

### 1. TWO-RAIL AND/OR THREE-RAIL FENCING

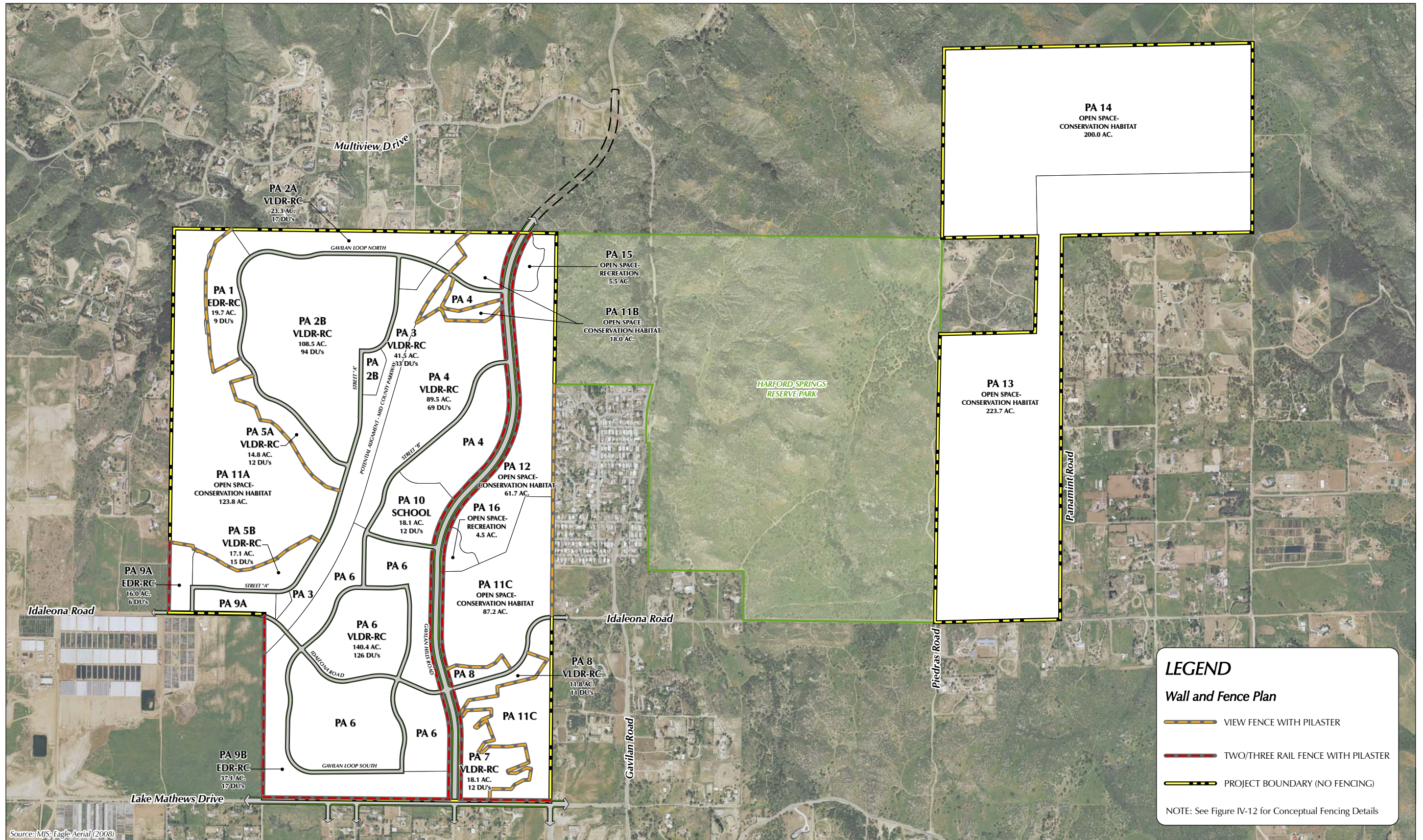
Two-rail and/or three-rail fencing is intended to portray the rural theme chosen for the project. These fences will consist of a battered stacked stone veneer pilaster with a vinyl two-rail or three-rail fence between the pilasters. This type of fencing will be provided along the regional trails proposed within the community (when fencing is not required for privacy), and along perimeter project roadways where fencing will be used to help distinguish the site as a master-planned rural community.

### 2. VIEW FENCING

View fencing will be used in key locations in order to restrict access to on-site sensitive open space areas, while maintaining the visibility of these open space areas to help convey the project's rural theme. The view fencing will consist of maximum 6-foot tall tubular or wrought-iron fencing (or other materials similar in appearance) with regularly spaced stone veneer pilasters. Colors of this fencing should be earth-toned, and should be constructed of durable materials. This type of fencing is intended to be provided adjacent to open space areas where human intrusion is not desirable.

### 3. RESIDENTIAL/TRAIL THEME FENCES

Solid vinyl or wood fencing will be used where privacy is desired in areas not adjacent to common open space and not adjacent to roadways in reverse frontage areas. Solid vinyl or wood fencing will be allowed in side, front and rear yard conditions and in rear yard to rear yard conditions where slopes do not exceed twelve feet (12') in height. Where slopes exceed twelve feet in height, fencing shall be limited to split rail fencing, as described above. All fencing materials must be of good quality and sufficient durability.



**LEGEND**

**Wall and Fence Plan**

- VIEW FENCE WITH PILASTER
- TWO/THREE RAIL FENCE WITH PILASTER
- PROJECT BOUNDARY (NO FENCING)

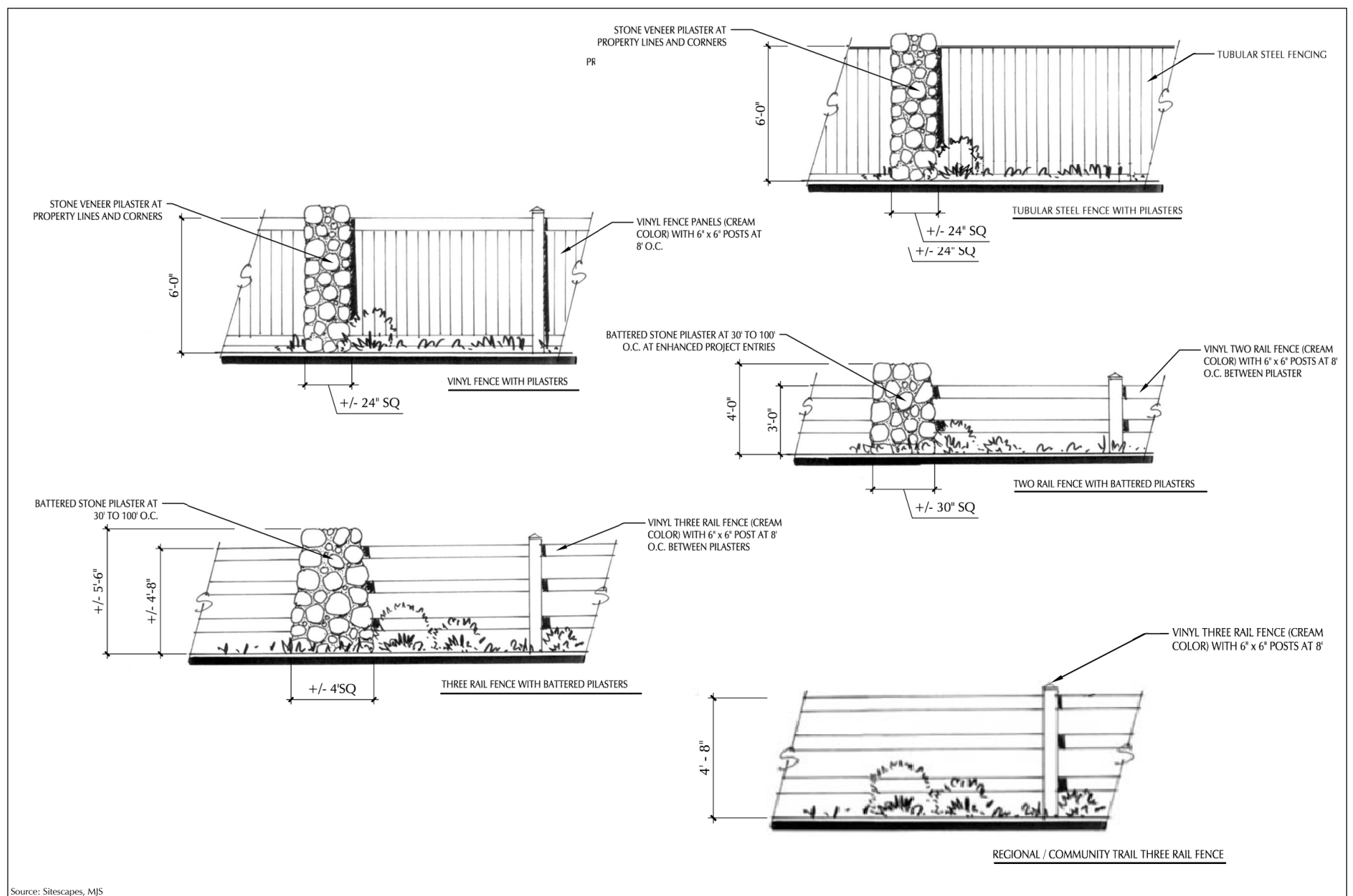
NOTE: See Figure IV-12 for Conceptual Fencing Details

Source: MJS; Eagle Aerial (2008)

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Source: SITESCAPES, MJS

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FIGURE IV-10

CONCEPTUAL FENCING DETAILS

In addition, solid vinyl fencing is permitted along the project's trail system, but only where fencing is required to distinguish the trail from individual residential lots. Where the project's trail system abuts against project roadways, solid vinyl fencing is not allowed. Fencing of project trails along roadways is not required. If provided, trail fencing along roadways shall be limited to two and/or three-rail fencing, as described above.

Front yard return walls will be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and will be a minimum of five feet in height. Side yard gates are required on one side of the residential front yard, and shall be constructed of wrought iron, wood, or tubular steel.

## F. COMMUNITY AMENITIES

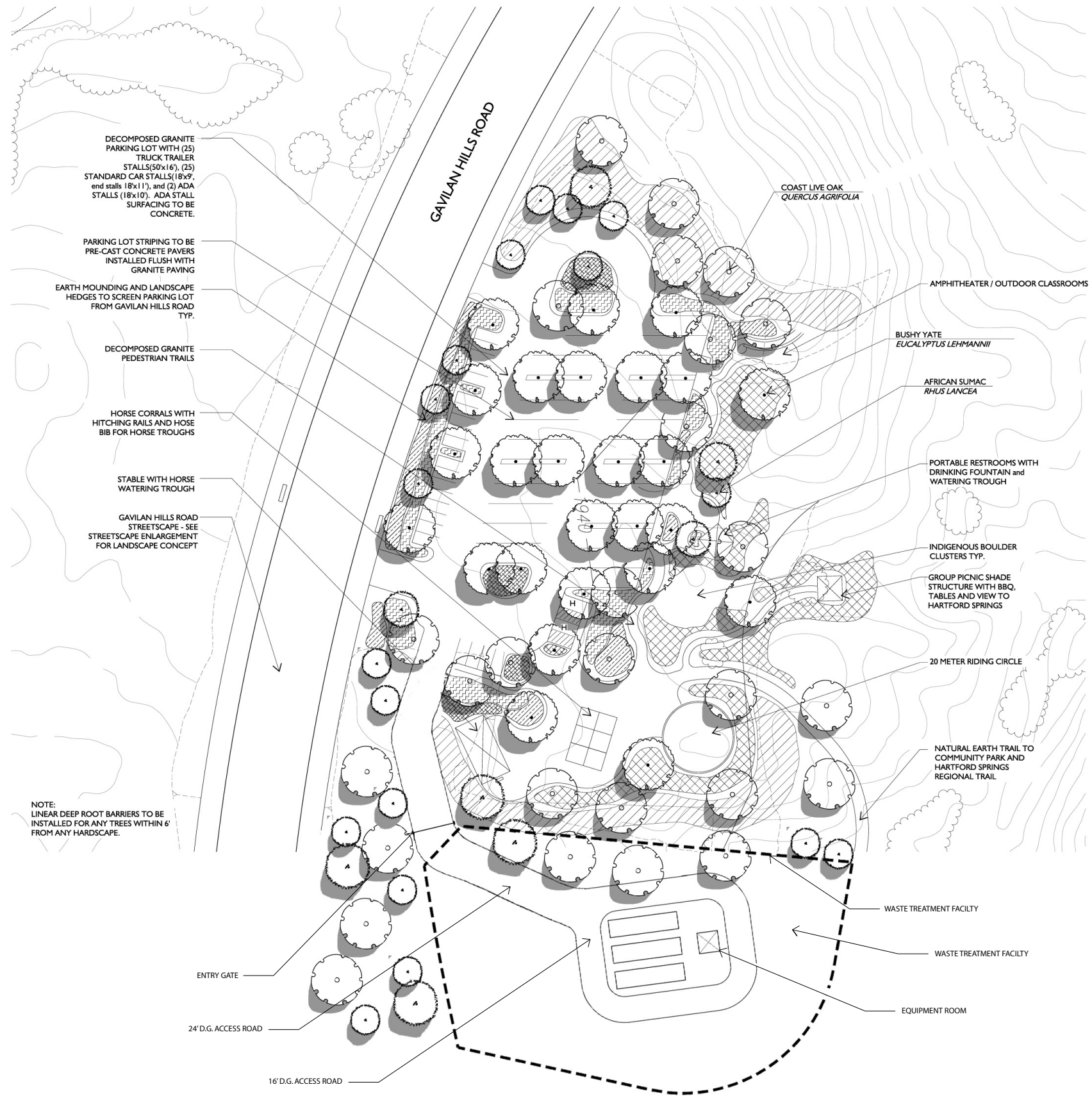
A variety of recreational opportunities will be provided within the GAVILAN HILLS ESTATES community. The community will contain more than 724.4 acres of open space area (Planning Areas 11A, 11B, 11C, 12, 13, 14, 15, and 16) that provide a valuable natural resource for the community to enjoy. The community also will include several recreation trails and a 572.6-acre extension of the Harford Springs Park Reserve.

### 1. OPEN SPACE - RECREATION

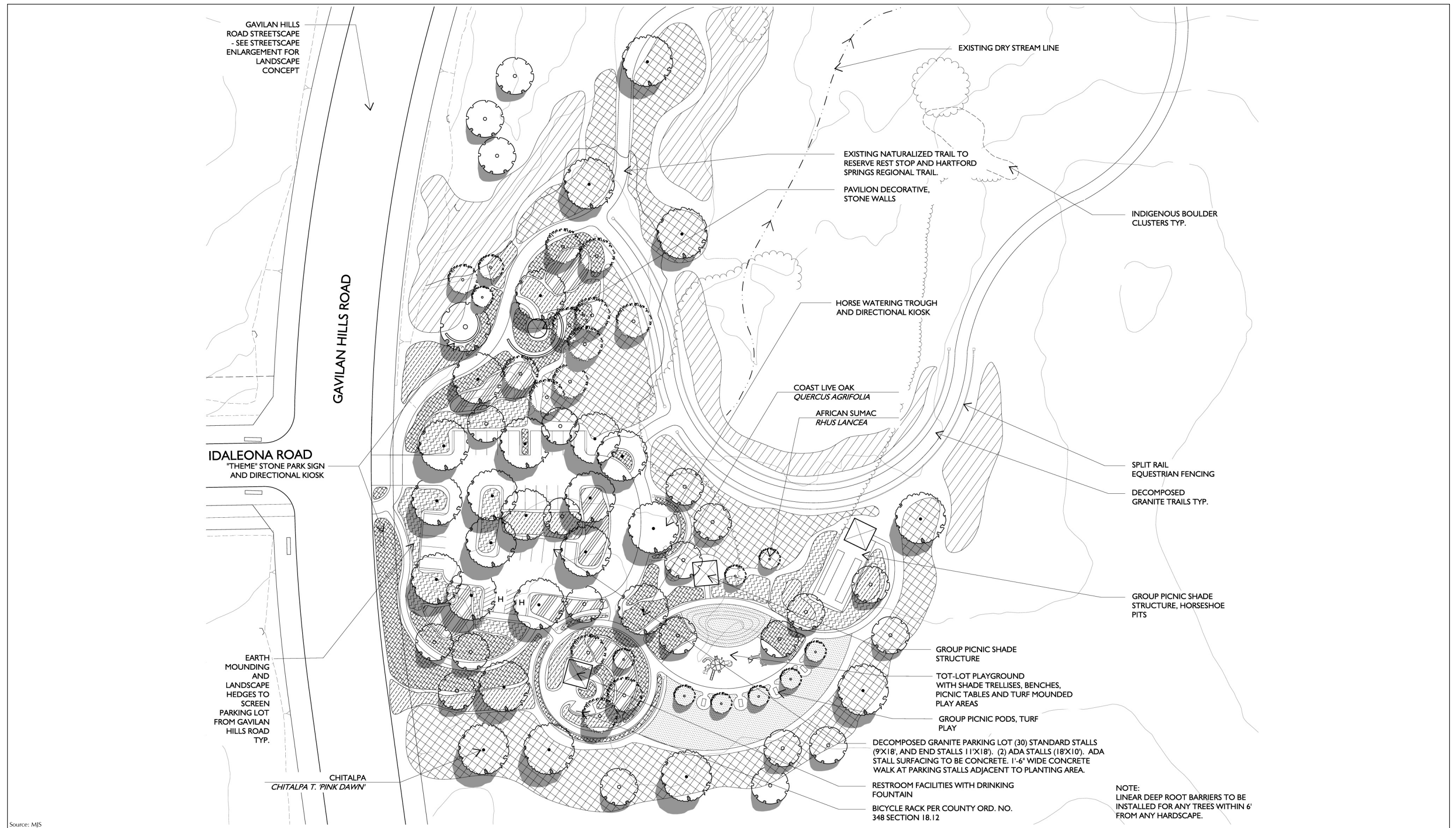
Open Space - Recreation areas will be provided on-site (PA 15 & 16), and will include recreational uses as depicted on Figure IV-16 and Figure IV-17. Within PA 15, a tot lot, horseshoe pits, and a group picnic area with shade structures will be provided, in addition to facilities for horses, such as watering troughs and tie-ups. In addition, a gravel parking lot will be provided adjacent to Idaleona Road. Within PA 16, a trail-head/day-use parking area will be provided as an extension of the adjacent Harford Springs Park Reserve. Amenities within this portion of the site will include an amphitheater, restroom, and picnic areas, in addition to equestrian-oriented facilities such as a stable with horse watering trough, riding circle, and corrals. Throughout the site, trail connections will be provided, including connections to the adjacent Harford Springs Park Reserve.

### 2. TRAILS

The extensive trail system in the GAVILAN HILLS ESTATES project site is shown on Figure IV-13, *Public Trails and Sidewalk Plan* and Figure IV-14, *Private Trails and Sidewalk Plan*. The project's trail system has been designed to provide recreational facilities for pedestrian, bicycle, and equestrian users. As depicted on Figure IV-13 and Figure IV-14, a variety of proposed trail types will provide connections from individual residential neighborhoods to the project's backbone trail network, which in turn will provide connections to the regional trail system located off-site. Within the project, three types of trails are proposed: Regional Trails, Community Trails, and Meandering Sidewalks. In addition, several existing dirt trails which traverse proposed open space areas would be preserved as part of the proposed Project (refer to Figure IV-13). The trail system will include directional kiosks



Source: MJS

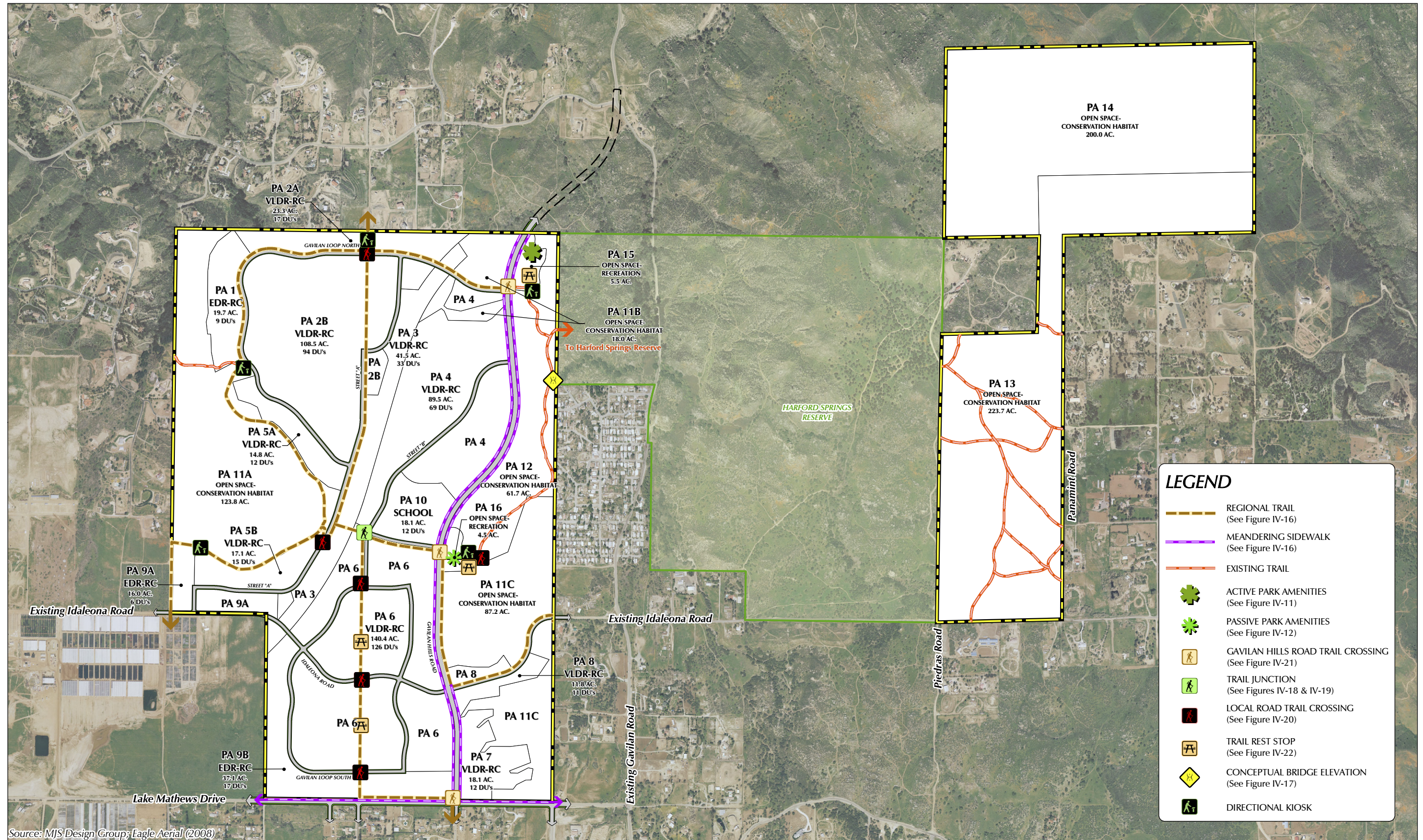


Source: MJS

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FIGURE IV-12  
**CONCEPTUAL PA 16 (PASSIVE PARK)**

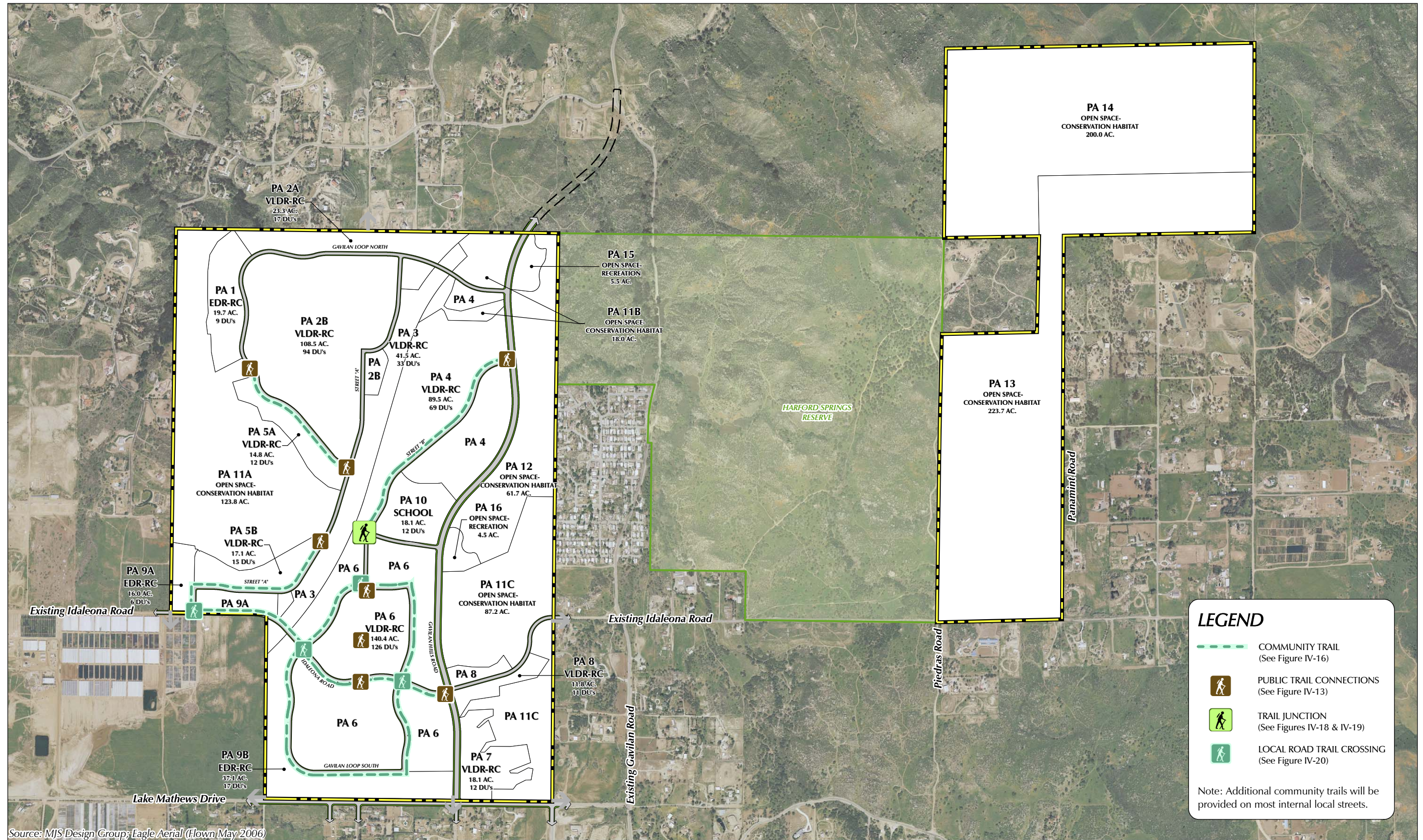


**LEGEND**

- REGIONAL TRAIL (See Figure IV-16)
- MEANDERING SIDEWALK (See Figure IV-16)
- EXISTING TRAIL
- ACTIVE PARK AMENITIES (See Figure IV-11)
- PASSIVE PARK AMENITIES (See Figure IV-12)
- GAVILAN HILLS ROAD TRAIL CROSSING (See Figure IV-21)
- TRAIL JUNCTION (See Figures IV-18 & IV-19)
- LOCAL ROAD TRAIL CROSSING (See Figure IV-20)
- TRAIL REST STOP (See Figure IV-22)
- CONCEPTUAL BRIDGE ELEVATION (See Figure IV-17)
- DIRECTIONAL KIOSK

Source: MJS Design Group; Eagle Aerial (2008)

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Source: MJS Design Group; Eagle Aerial (Flown May 2006)

FIGURE IV-14

located throughout the GAVILAN HILLS ESTATES project site, as illustrated on Figure IV-15, *Typical Trail Signage*. As shown, the directional kiosks will provide trail users with directional/interpretive signage, shade trees, and natural boulders.

**a) Regional Trails**

Regional trails will be provided throughout the community and will consist of minimum 10-foot wide trails within variously sized easements. Figure IV-16, *Trail Cross-Sections*, depicts a typical section of these trails. As shown on Figure IV-16, these trails would include a minimum 10-foot wide pathway that will include a decomposed granite surface with a variable width area on either side that will be landscaped with native plant materials. Along the perimeter of the trail, a split rail, wrought iron, or solid fencing would be allowed to ensure privacy of individual homes or to prevent encroachment into sensitive open space areas. In appropriate locations, direct connections will be provided from adjacent streets and cul-de-sacs to increase the accessibility of the trail network. A bridge crossing, depicted on Figure IV-17, *Conceptual Bridge Elevation*, shall be provided within the eastern portion of the Reserve/Park in Planning Area 12, as shown on Figure IV-13, *Public Trails and Sidewalk Plan*.

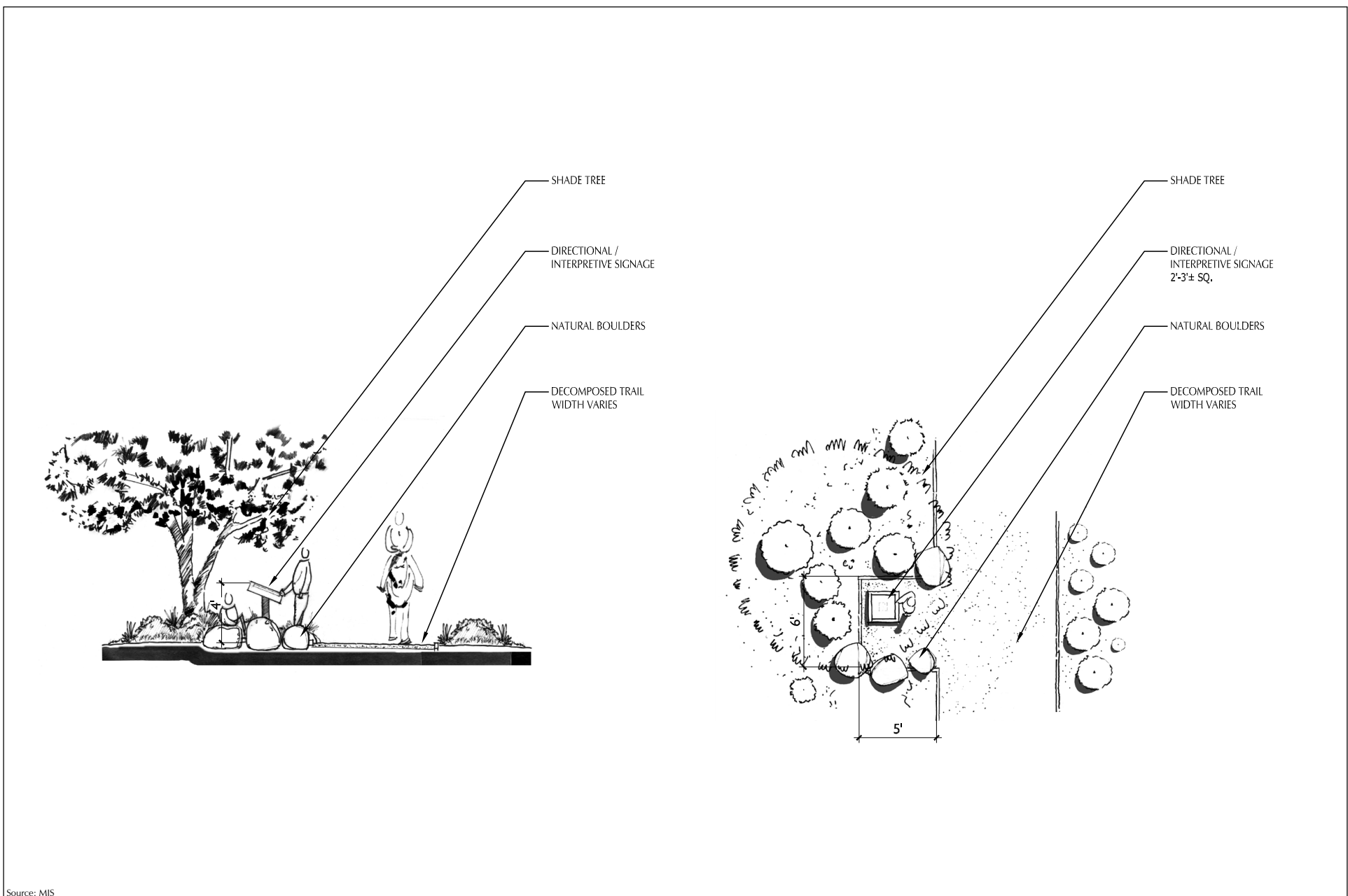
In addition, a special treatment should be provided at the intersection of the regional trail segments within Planning Area 6. The special treatment should provide for a resting area for hikers along the various trails within the community, and should include such elements as benches, shade structures, and amenities for horses, as depicted on Figure IV-18, *Trail Junction Plan View*, and Figure IV-19, *Trail Junction Elevation*.

**b) Community Trails**

A second type of trail, community trails, will span throughout the project site and will provide equestrian and pedestrian users access between individual residences, natural open space areas, the reserve/park, and the regional trail network. Figure IV-16, *Trail Cross-Sections*, depicts the typical sections of the proposed community trails. As depicted on Figure IV-14, *Private Trails and Sidewalk Plan*, many residences throughout the project will be afforded direct access to these trails. Where direct access to an individual lot is not provided, a connection to the community trails will be provided from local residential streets and cul-de-sacs. The community trails will include decomposed granite surfaces when adjacent to internal residential streets, and natural grade trail when traversing through open space or recreation areas. Solid fencing may be provided along the community trails where the trail abuts against individual residential lots to ensure privacy, while split rail or wrought-iron fencing may be used to prevent pedestrian encroachment into sensitive open space areas. As with the regional trails, direct connections to the community trails shall be provided from adjacent streets and cul de sacs wherever feasible.

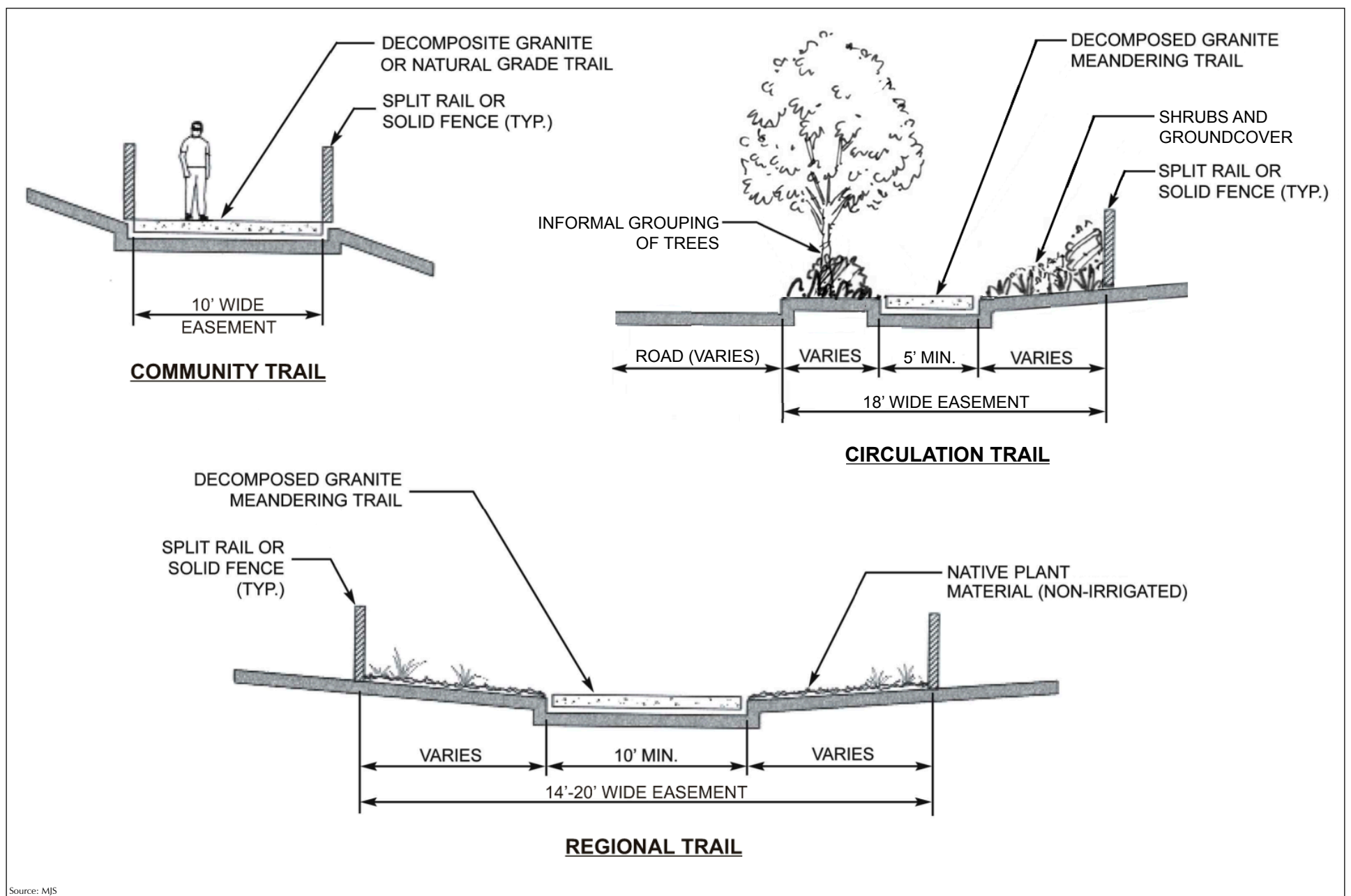
**c) Meandering Sidewalks**

Lake Mathews Drive and Gavilan Hills Road both will feature 5-foot wide curb-separated sidewalks within a landscaped area that will complement the on- and off-site trail network and will promote non-vehicular mobility through the project area. The proposed configurations of these trail facilities are depicted on the individual streetscape graphics (Figure IV-6 through Figure IV-8), while Figure IV-14, *Public Trail and Sidewalk Plan*, depicts the proposed locations. As depicted on Figure IV-14,

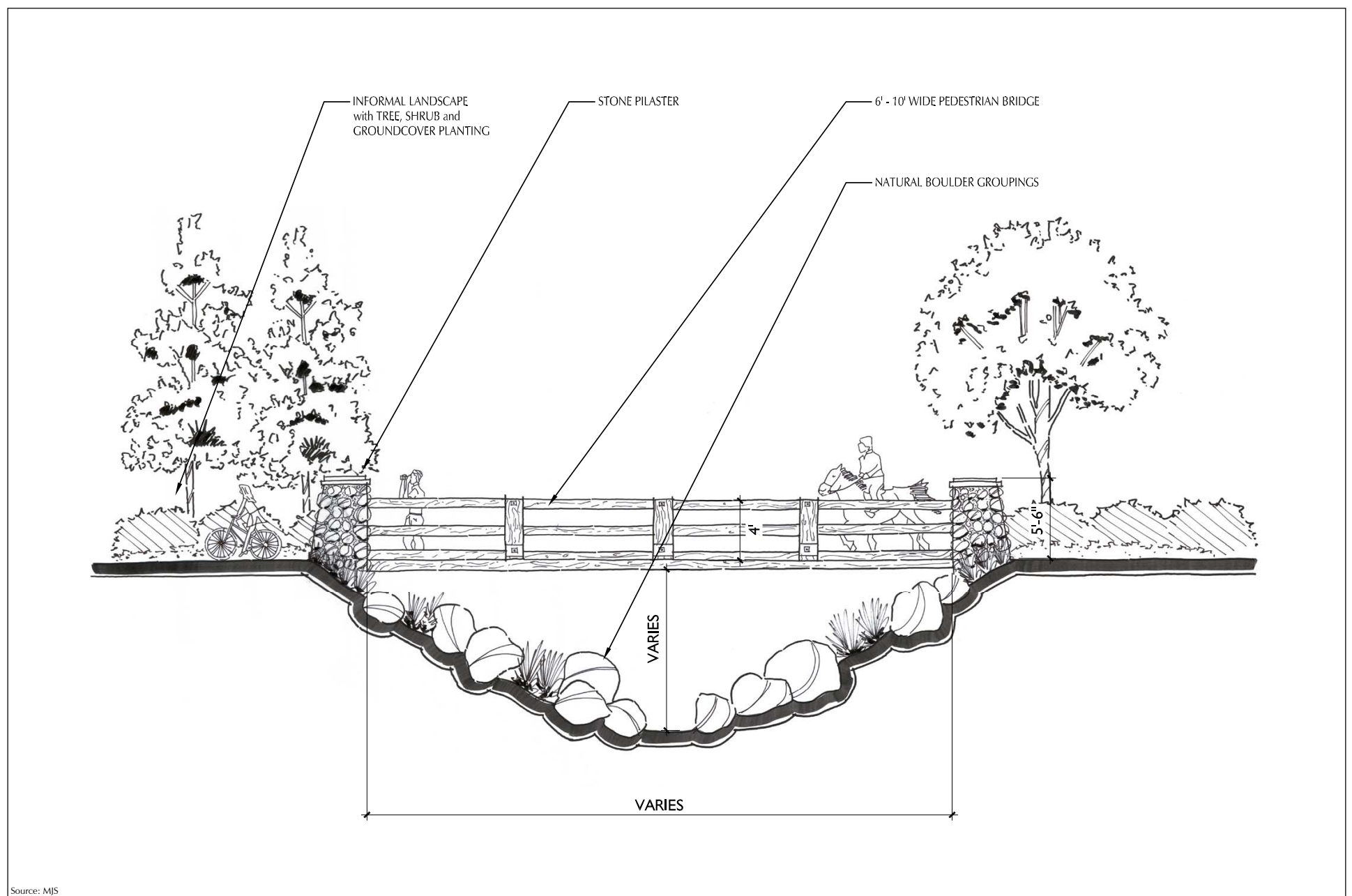


Source: MJS





Source: MJS



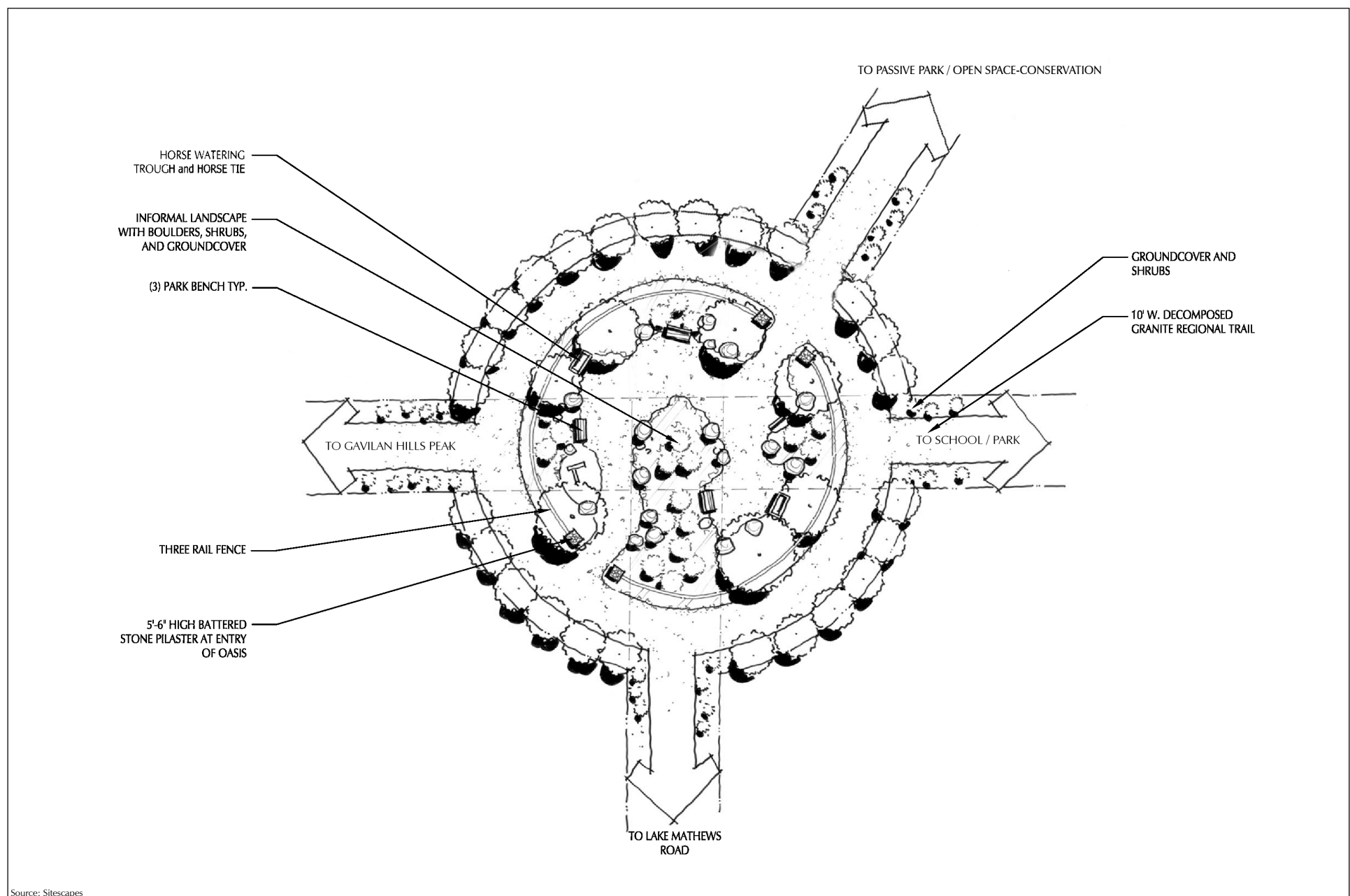
Source: MJS

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FIGURE IV-17

CONCEPTUAL BRIDGE ELEVATION



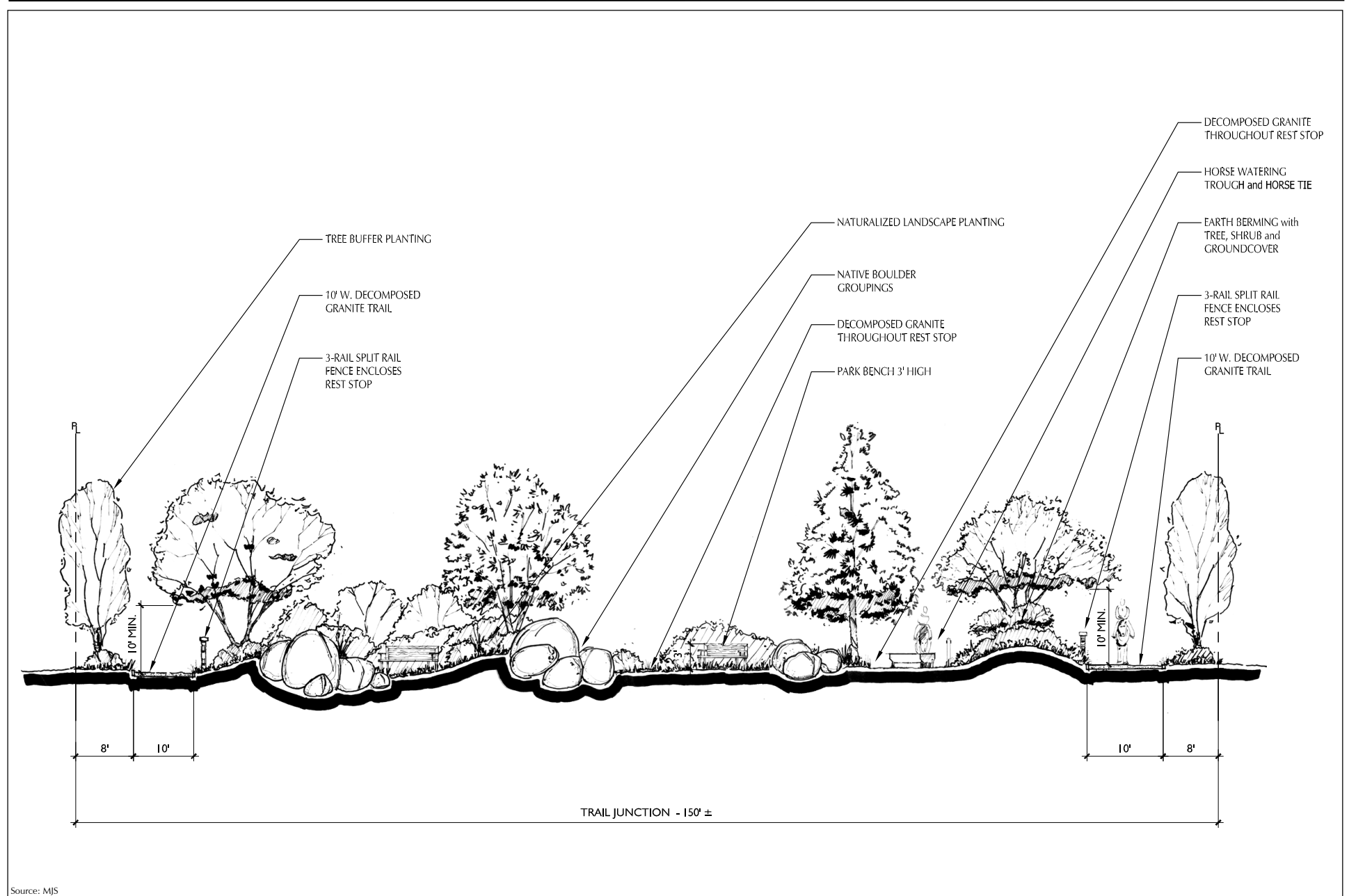
Source: Sitescapes

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FIGURE IV-18

**TRAIL JUNCTION PLAN VIEW**



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FIGURE IV-19

**TRAIL JUNCTION ELEVATION**

the project's internal trail network will provide a direct connection from the various trails within the project to the sidewalk connections provided along Gavilan Hills Road and Lake Mathews Drive.

As shown on Figure IV-14, the internal trail system within Gavilan Hills Estates has been designed to offer connections to the perimeter roadways (i.e., Gavilan Hills Road and Lake Mathews Drive) and to Harford Springs Park Reserve. These perimeter roadways will feature landscape setbacks, as depicted on Figure IV-6 and Figure IV-7. The trails provided along and connecting to these roadways will provide a connection between the various neighborhoods within the community, and will enhance pedestrian access and mobility through the project area.

#### **d) Trail Access and Crossing Nodes**

Where the regional or local trails cross project roadways, trail crossings shall be provided, as depicted on Figure IV-20, *Conceptual Trail Crossing Node – Local and Enhanced Local Streets*, and Figure IV-21, *Gavilan Hills Road Trail Crossing*. These nodes will consist of an enhanced crosswalk intended to enhance pedestrian safety. Along the trail, bollards and signs shall be clearly posted to warn trail users of the crossing. At each of the trail crossing nodes, enhanced landscaping elements, such as accent trees, shall be provided to delineate the crossing as an access point to the community trail system.

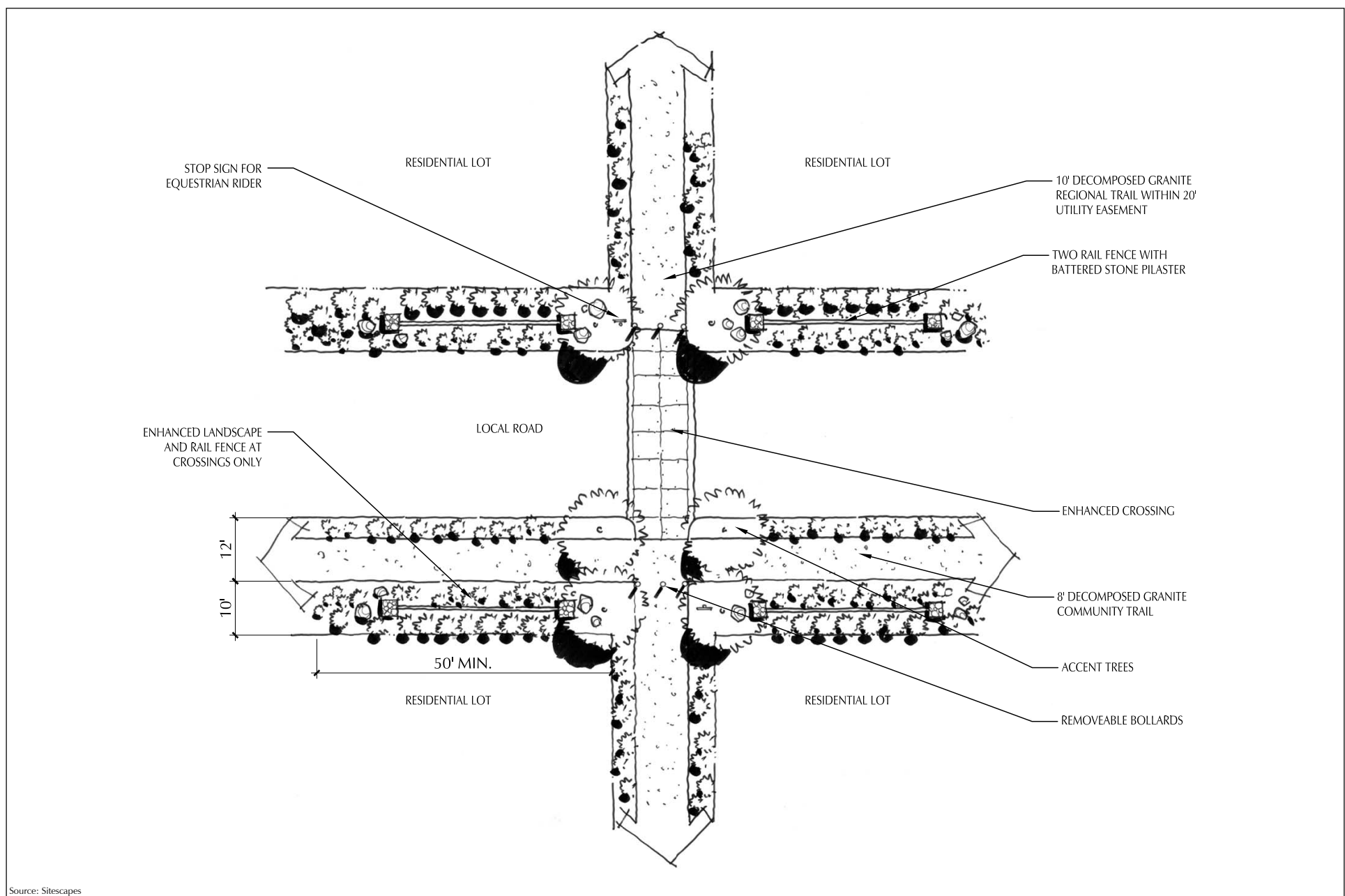
In addition, direct connections from individual residential neighborhoods to the regional and community trail system should be provided wherever feasible. In addition to providing access along internal roadways, as depicted on Figure IV-13, accommodations also should be provided from individual cul de sacs within the community to adjacent trail segments, as depicted on Figure IV-22, *Trail Rest Stop*.

## **G. LANDSCAPE DESIGN GUIDELINES**

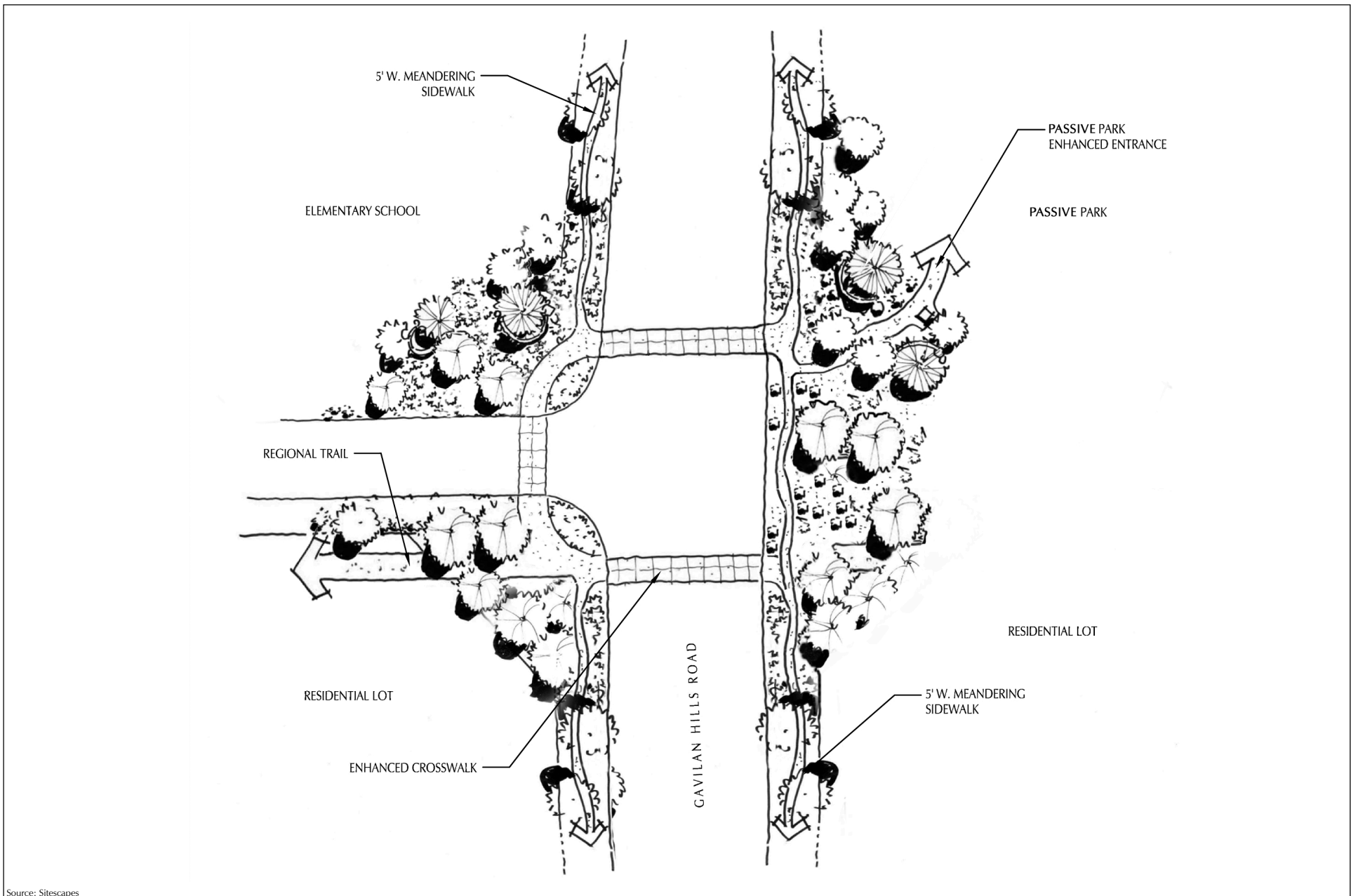
### **1. GENERAL LANDSCAPE DESIGN ISSUES**

Varied topography, rock outcrops, and natural and disturbed vegetation characterize the existing natural environment of GAVILAN HILLS ESTATES. The landscaping within the project site has been designed to preserve and enhance the existing natural character of the site. The conceptual landscape plan (see Figure IV-1) is based on simplicity, utilizing a plant palette which respects and enhances the existing native plant communities. For the GAVILAN HILLS ESTATES project, individual "Neighborhood Zones," as described in Section 4.3.2, *Neighborhood Zones*, will be established through the use of native and appropriate non-native drought tolerant species that are consistent with the natural character of the project site. Complementary to the landscape theme, the hardscape elements within the community, such as entry monuments, signage, walls, and fences, will evoke the same respect for the existing natural environment and ranch character of the project.

The proposed landscape character will be expressed throughout the community open spaces, including streetscapes, community entries, on-site trails, and manufactured and transitional slopes. These community landscape elements will provide an overall continuity to the project. When feasible, existing and established (mature and healthy) trees shall be preserved or relocated into the project landscape design.



Source: Sitescapes

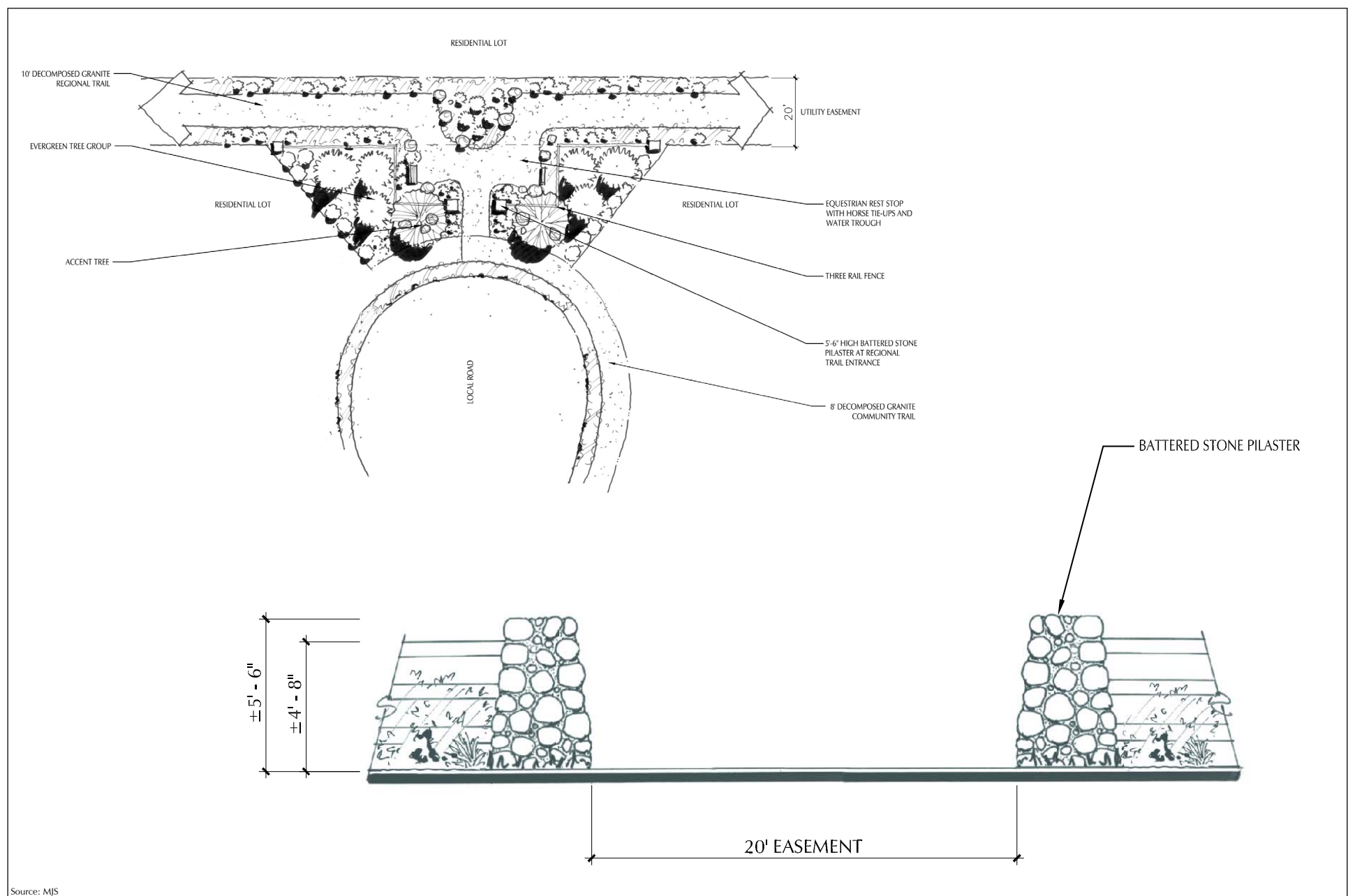


Source: Sitescapes

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FIGURE IV-21  
GAVILAN HILLS ROAD TRAIL CROSSING



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FIGURE IV-22

TRAIL REST STOP



In conclusion, general landscape issues will be presented including such issues as drought tolerance, planting time, climate constraints, irrigation standards, lighting, and landscape maintenance standards.

**a) Outdoor Lighting**

All streets located in GAVILAN HILLS ESTATES shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential planning area may develop its own lighting standards, provided that the selected lighting fixture style meets the Rural Lighting Standard set by the County (Riverside County Ordinance No. 655 for Zone "B,"); it is used consistently throughout the planning area; and it is complementary to the style selected for the GAVILAN HILLS ESTATES community as a whole. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the GAVILAN HILLS ESTATES project area shall comply with the following regulations and provisions:

- a. 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 minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving night lighting is preferred.
- b. Lights shall be of unbreakable plastic, recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-resistant.
- c. Neon and similar types of lighting are prohibited in all areas of Gavilan Hills Estates.
- d. 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 also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- e. All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.
- f. All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- g. No freestanding lighting fixtures shall exceed twenty-five feet (25') in height.
- h. Service area lighting shall be contained within the service yard boundaries and enclosure walls.
- i. All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility, if possible, or shall be screened with appropriate plant materials.

- j. The level of on-site lighting as well as lighting fixtures shall comply with any and all applicable requirements and policies of Riverside County. Energy conservation, safety, and security should be emphasized when designing any light system.
- k. All lighting shall conform to Riverside County Ordinance No. 655 for Zone “B,” which is intended to protect the Mount Palomar Observatory.
- l. Night lighting shall be directed away from the MSHCP Conservation Areas to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in the project design to ensure ambient lighting in the MSHCP Conservation Area is not increased.

**b) Signage**

A single thematic sign program for each planning area (or group of geographically related planning areas) should be developed. The design of this sign program must be incorporated with the master community landscape theme throughout the GAVILAN HILLS ESTATES community.

Prior to the installation of signs located within the project site, the Master Developer and County Planning Department must approve all signs. All signs must comply with the Riverside County sign ordinances and guidelines.

In addition, and as required by Policy 2.1 of the Lake Mathews/Woodcrest Area Plan, directional kiosks should be provided at appropriate locations along the portions of the community trails which traverse through open space and recreation areas.

**c) Irrigation**

All landscaped areas shall be watered with a permanent underground irrigation system, except for the following areas: a) slopes, which may have a permanent above-ground irrigation system; and b) naturalized landscaping adjacent to project trails and open space where watering is not necessary to ensure plant survival. Irrigation systems, 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 GAVILAN HILLS ESTATES 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.

Overhead spray irrigation systems shall be designed with head-to-head 100% double coverage at a minimum. Native and drought tolerant slope areas will use a combination of spray (temporary and drip or bubbler irrigation) to shrubs and trees. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives, and curbs shall be of the pop-up type.

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

The following standards for water conservation shall be considered in the design of the project's irrigation system:

- (1) Drip and/or bubbler irrigation will be used where appropriate.
- (2) Use of moisture sensors and/or central control irrigation systems may be incorporated where appropriate.
- (3) Irrigation systems will be designed per AB325 guidelines.
- (4) Irrigation systems designed for use with both domestic and reclaimed water are strongly encouraged.

**d) Erosion Control**

All slope erosion control planting shall conform to the general requirements of Riverside County. The slope erosion control program establishes guidelines and criteria to protect newly created slopes of unvegetated areas from erosion or unsightliness.

Within GAVILAN HILLS ESTATES, five types of erosion control planting will exist subject to the direction and approval of Riverside County.

a. *Permanent Ornamental Slopes - Public, Quasi-Public Maintenance*

These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs, and groundcovers are required. These slopes fall within roadway rights-of-way, those areas that are adjacent to the school or in other areas where a public, quasi-public maintenance entity will be responsible.

b. *Permanent Ornamental Slopes - Private Lots*

On permanent individual homeowner lot slopes, permanent manual irrigation systems, trees, shrubs and/or groundcovers are required. Detailed plans shall be submitted in conjunction with grading plans for these slope areas pursuant to the Specific Plan criteria.

c. *Naturalized Slopes*

Naturalized slopes are permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded groundcover will be required. Irrigation will be in accordance with established Riverside County criteria. Options for the naturalized slopes, which will be determined and assigned on future landscape plans, include no irrigation, permanent automatic irrigation systems, and temporary automatic or manual systems.

d. *Fuel Modification Slopes*

Fuel modification slopes are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes. Design criteria pertaining to fuel modification areas are contained within the fuel modification section.

e. *Temporary Slopes*

Temporary slopes shall be hydroseeded to prevent erosion during the rainy season. No irrigation is required. The seed mix shall be designed so that plant materials, when mature, should vary in height and will be spaced informally to soften slopes and avoid a hard edge condition on the project site.

**e) Management Considerations****a. Drought Tolerance**

Although a plant may be drought tolerant, that plant still requires proper care, installation, watering and maintenance to maximize its drought tolerance capabilities.

- (1) *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.
- (2) *Plant Installation Water Demand:* Drought tolerant plants like other plants require more watering during the initial installation period and for at least a three month maintenance period 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.
- (3) *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.
- (4) *Warmer Months Water Application:* Although a plant is labeled drought tolerant, summer watering is still required. The plant may have low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent deep watering.
- (5) *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 plants be allowed to survive on less water.
- (6) *Maintenance:* Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering and checking for pests and diseases.

**b. Planting Time**

Due to the climate extremes of the GAVILAN HILLS ESTATES 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 of 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 can be difficult and require a prolonged period of time.

c. *Climate Constraints*

Plant material palettes for the GAVILAN HILLS ESTATES project site 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.

f) **Maintenance Responsibility**

Maintenance of common areas and streetscenes within GAVILAN HILLS ESTATES will be provided by the County Service Area (CSA) and shall be carried out per Riverside County maintenance standards. All residential street trees planted in the front, side and rear yards and interior slopes, less than eight feet (8') in height, will be maintained by the individual homeowners. Please refer to Section 2.0, *Development Plans and Standards*, for further discussion of landscaping design standards, requirements, and maintenance responsibilities.

2. **GENERAL LANDSCAPE REQUIREMENTS**

a) **Residential Lot Street Trees**

In accordance with applicable Riverside County ordinances, each residential lot shall receive a minimum of one (1) 15 gallon size street tree planted in the right-of-way. Corner lots shall receive a minimum of two (2) 15 gallon size street trees also planted in the right-of-way. Street trees planted along the right-of-way will be approximately forty feet (40') on the center. Tree varieties shall be chosen from the GAVILAN HILLS ESTATES plant palette contained in Table IV-4, *Plant Palette*. Trees should be clustered near property lines to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering evergreen accent trees that contrast with the chosen street trees are encouraged at cul-de-sacs, knuckles, and intersections to provide seasonal emphasis and interest.

b) **Interior Slope Landscape**

All interior slopes shall be landscaped and irrigated in accordance with the Riverside County landscape standards. The merchant builder shall install all required slopes not designated as common area. Each builder should confirm the slope erosion control standards with the Riverside County. All common area slopes will be per Riverside County Standards.

3. **PLANT PALETTE**

The intent of these guidelines is to provide a simple plant palette that complements and enhances the natural setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions, and concern for maintenance and water conservation. Plant selection for given project areas shall be determined by the "Neighborhood Zone" in which the area is located. Figure IV-1, *Conceptual Landscape Plan Key Map* depicts the locations of the various Neighborhood zones within the project, while Table IV-1 and Table IV-2 provide customized plant palettes for each Neighborhood Zone. Table IV-4, *Plant Palette*, provides a master list of the plant species allowed within the GAVILAN HILLS ESTATES Specific Plan. Plant species listed in Section 6.1.4 of the MSHCP shall be prohibited adjacent to MSHCP Conservation Areas.

## H. ARCHITECTURAL DESIGN GUIDELINES

GAVILAN HILLS ESTATES is designed as a large lot master-planned residential community. Thus, the architectural design guidelines focus on residential architecture. Architectural design of the elementary school facilities, although governed by the Corona-Norco Unified School District (CNUSD), is encouraged to be complementary to the character of the GAVILAN HILLS ESTATES residential neighborhoods.

### 1. RESIDENTIAL CRITERIA

#### a) Introduction

The goal of GAVILAN HILLS ESTATES Architectural Design Guidelines is to facilitate residential projects which exhibit excellence in design and provide a sense of place that is compatible with the existing Gavilan Hills community. It is envisioned that the architecture for these neighborhoods will be created through thoughtful analysis and sensitive consideration of the development's theme, and the constraints, opportunities, and characteristics of each neighborhood pursuant to the following guidelines. Each neighborhood 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.

#### b) Architectural Themes

Architecture within GAVILAN HILLS ESTATES shall reflect themes and styles prevalent in Southern California through the use of appropriate materials, forms, and color. Each neighborhood in GAVILAN HILLS ESTATES should have a distinctive architectural product type and/or style associated with it. This will ensure that each residential development within GAVILAN HILLS ESTATES will have a strong, coherent identity resulting in an aesthetically pleasing community.

Rather than specify particular architectural styles, these guidelines shall encourage the development of architectural designs based upon styles historically used in this region. The design goal of GAVILAN HILLS ESTATES is to achieve appropriate interpretations of the historical styles rather than exact recreations. Interpretations of the selected architectural style shall address the economics of today's market as well as meet the codes and standards within the building industry. GAVILAN HILLS ESTATES proposes to provide three architectural styles (Santa Barbara Ranch Mediterranean, California Ranch and Tuscan), as depicted on Figure IV-23 through Figure IV-29. The Santa Barbara Ranch Mediterranean style consists of a more authentic old world or early California appearance and contains patios and balconies. The early California Ranch style consists of elements contained in the old working ranches of California and contains front porch-style elements. The Tuscan style also portrays a style reminiscent of old world or early California appearance with large outdoor spaces and rustic color schemes. Elevation variations within each individual style are encouraged and can be accomplished through the creative use of material and color palettes and different floor plans. Primary building colors shall provide a visually noticeable variation when the homes are grouped together along each neighborhood street.





Second story balconies can be wood or wrought iron and overhand or recede into the building

Mediterranean influenced bay windows are uncommon but appear occasionally

Windows may have shutters, but not typically

In the Santa Barbara style, the windows are often small, sparse, and rectangular

Outdoor patios with low parapet walls provide a seamless integration of indoor and outdoor spaces

Entry doors are often recessed and framed with decorative tile, but this is not always the case



Varying roof lines mimic the undulating topography of Santa Barbara

Architectural articulation remains true to the style on all sides of the building, especially on homes with public rear and side views



Roof materials are always barrel or "S" tile and usually reddish orange in color

Roofs in the Santa Barbara style are usually low-pitched gable or shed roofs with very little overhang

Smooth white stucco is a signature feature of the Santa Barbara style and makes the home stand out without being overwhelming



Garage doors can be roll-ups with windows



**GAVILAN HILLS ESTATES**



Posts with kickers are a common feature in the California Ranch style

Dormer windows can add character and break up the very horizontal roof lines of the style

Flat concrete or shingle tile roofing

Roof forms are low-pitched and predominately gable and/or shed

Ranch homes are usually one story, but the California Ranch style can be two stories while maintaining its emphasis on horizontal forms and lines

**FRONT ARTICULATION**

Brick or stone accents are a common feature

Horizontal elements are a prominent feature of the California Ranch style



**REAR ARTICULATION**



**SIDE ARTICULATION**



Simple vertical window mullion patterns are usually found in the Ranch style



Balconies are common on 2-story California Ranch homes

Front porches are a signature feature of the California Ranch style and create a warm neighborly feeling at the entry



Windows may have shutters or faux shutters



Covered entryways with wood posts are typical of the Ranch style.

The main entry doors are simple and modest with minimal framing and are almost always covered by a front porch





Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.

Roof lines have a horizontal appearance which reflect the flat plains and rolling hills from which Ranch style originated

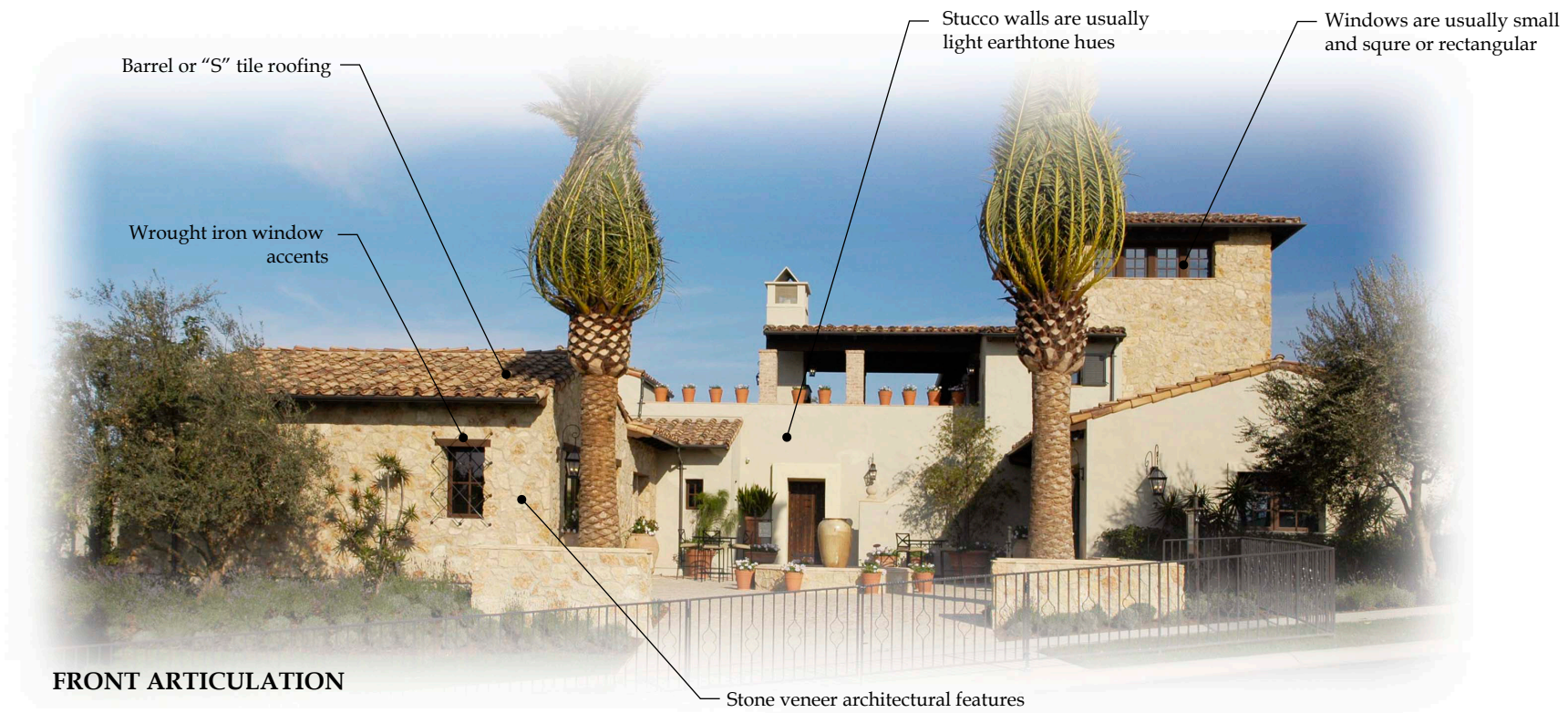
Roof materials are usually dark concrete or shingle tile roofing

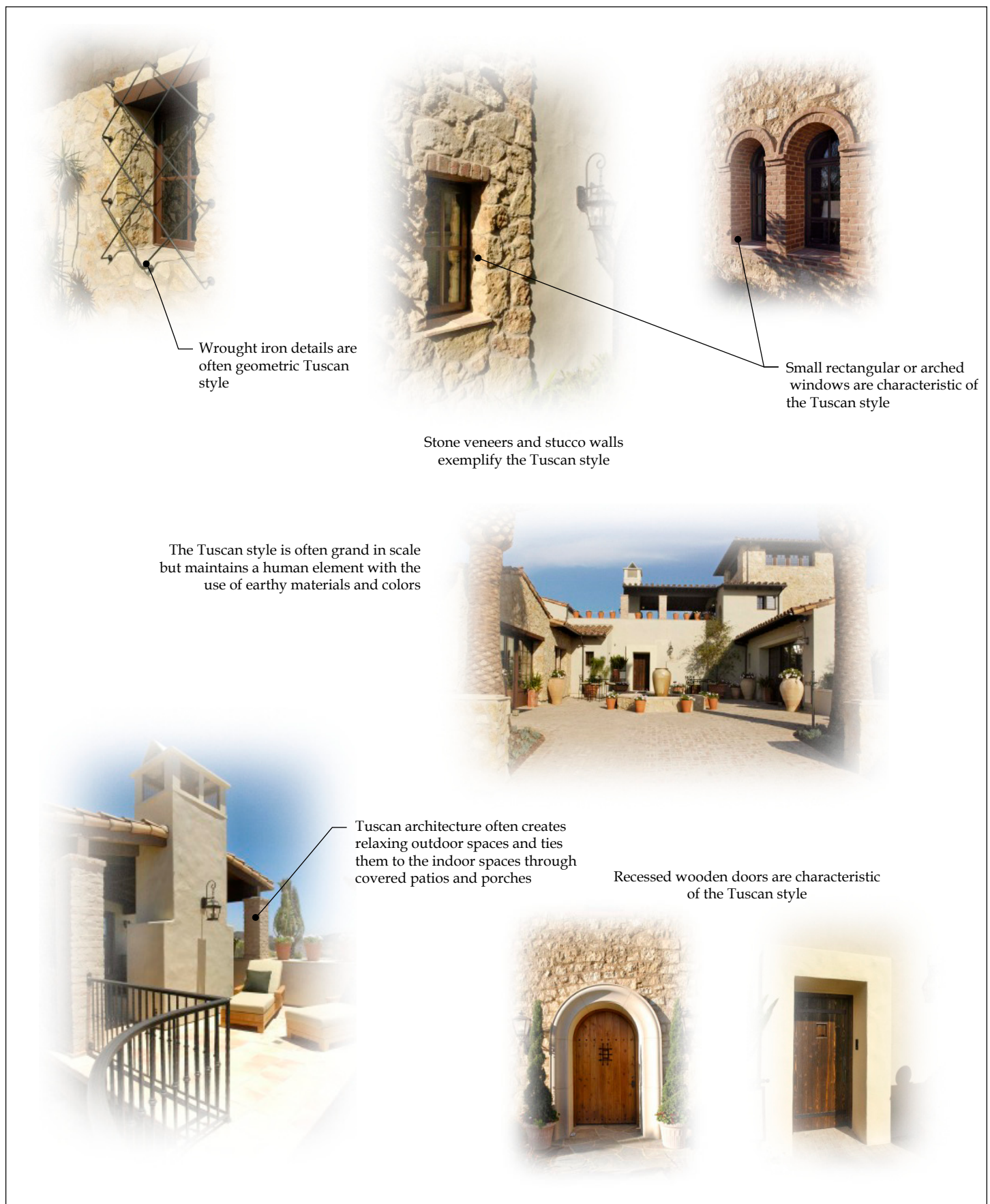


Garage doors can be roll-ups with windows



GAVILAN HILLS ESTATES





Wrought iron details are often geometric Tuscan style

Small rectangular or arched windows are characteristic of the Tuscan style

Stone veneers and stucco walls exemplify the Tuscan style

The Tuscan style is often grand in scale but maintains a human element with the use of earthy materials and colors

Tuscan architecture often creates relaxing outdoor spaces and ties them to the indoor spaces through covered patios and porches

Recessed wooden doors are characteristic of the Tuscan style

GAVILAN HILLS ESTATES



Barrel or "S" shaped tile sit atop brick or stucco veneers, which are all common materials to the Tuscan Architectural style



The varying roof planes and elements represent the undulating topography of Tuscany



Garages can be roll-ups with windows or other types appropriate to the style



Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.



The following descriptions and referenced graphics provide an overview of the general architectural styles desired for GAVILAN HILLS ESTATES. Again, it should be emphasized that individual character and interpretation are encouraged and it is not the intent that all of the following represented design components be incorporated into the design proposals. Rather, the design components shall be used as a “palette” of character defining design elements for residential housing types that shall be reflected.

**c) Conceptual Building Mass and Scale**

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes effectively reduces the visual mass of a building. The GAVILAN HILLS ESTATES project proposes to provide three distinct architectural styles: Santa Barbara Ranch Mediterranean, California Ranch and Tuscan. Building mass and scale will be used to provide consistency between these three seemingly disparate styles, resulting in a cohesive yet diverse architectural appearance for the project.

The lot sizes proposed by GAVILAN HILLS ESTATES are large by today’s standards. As a result, the desired building massing will be predominantly one-story. The desired general scale and massing aesthetic properties for homes within the project should be horizontal and broad in width. Rooflines should be low-slung with pitches in the 3:12 to 4:12 category, with generous overhangs to give the homes a horizontal ranch-house feel. Two story homes should contain 25-50% one-story massing elements.

As shown above on Figure IV-23, *Santa Barbara Ranch Mediterranean Style*, and Figure IV-29, *Tuscan Style*, architectural features such as building offsets, recessed windows, balconies, trellises and other landscape elements create a scale that may otherwise appear disproportionate at the street and pedestrian level. Earthy materials and colors, which are characteristic of the Tuscan style, help contribute to a reduced scale and mass. Scale and mass also can be reduced by incorporating a combination of horizontal and vertical elements. As shown on Figure IV-26, *California Ranch Style*, horizontal elements, which are prominent in the siding and roofing materials, can be contrasted by incorporating slanted and vertical elements such as porch posts with kickers and slanted dormer windows.

**d) Conceptual Building Materials and Colors**

The use of building materials and colors play a key role in developing community character and ambiance. The character and personality of a residential neighborhood is significantly affected by the composition of the materials and colors of the homes within it.

All building materials and colors for the project should provide harmony with the natural colors that are typical of the existing natural character of the project site. Earth-tone colors are strongly encouraged for building materials. Colors contained in existing on-site rocks and boulders should also be evident in the roof, siding, and plaster colors of the home. Material breaks, transitions, and termination should produce complementary and clear definitions of separation while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers.



White stucco walls are characteristic of the Santa Barbara Ranch Mediterranean style homes and should incorporate dark wood appearing elements with balconies, door frames, garage doors and roof materials to provide contrast with the bright façade. Materials also should include reddish-orange barrel or “S” tile roofing and wood or wrought iron balconies, as shown on Figure IV-24 and Figure IV-25, *Santa Barbara Mediterranean Ranch Style Details*. Optional building materials include decorative tiles to frame doorways and provide accents and shuttered windows treatments.

California Ranch Style homes should feature building materials such as brick or stone at accent areas, wood posts at covered entryways, and dark concrete or shingle tile roofing, as depicted on Figure IV-27 and Figure IV-28, *California Ranch Style Details*. The colors of the stone should be consistent with the colors present in the existing rock and boulder formations found in the area. Used bricks and earthen tones may also be used.

The Tuscan style home façade incorporates stucco walls with light earthtone hues with stone veneers, as shown on Figure IV-30 and Figure IV-31, *Tuscan Details*. Wrought iron window details and wooden appearing doors should use darker materials to achieve contrast with the lighter color of the façade. Barrel or “S” shaped tile roof materials should be built on top of brick or stucco veneers.

**e) Conceptual Windows and Doors**

Window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen.

Windows and doors of all styles should be recessed or covered where possible and should provide opportunities for contrast and accent. For example, California Ranch homes, which feature strong horizontal elements with siding materials and roof lines, can introduce vertical elements with window mullion patterns and dormer windows. Small and sparse rectangular or square windows, which are characteristic of the Santa Barbara Ranch Mediterranean and Tuscan styles, provide strong and prominent elements against the lighter colored walls. Additional acceptable window treatments include bay windows, shutters and faux shutters, wrought iron accents and stone veneers.. Front doors can incorporate decorative tiles and wooden materials, and should be designed proportionally to the walls surrounding them, appropriate to the selected architectural style, and prominent in character.

The above design considerations are based on the traditional use of the windows and doors within each architectural style. The use of these elements in a contemporary version of any selected siding to masonry veneers. Architectural style should consider the essence of the doors and windows historically, while adapting them to today’s codes and economics. Figure IV-23 through Figure IV-31 depicts window and door styles and placement within the chosen styles of architecture.

**f) Conceptual Porches, Balconies and Patios**

The incorporation of front porches and front and rear balconies or patios as part of the architectural vocabulary is encouraged for both aesthetic and practical reasons. Porches and balconies integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air to the interior and also provide shelter. Porches and balconies also break up large wall masses and reduce

the scale of the house at the street and sidewalk edge. Additionally, covered porches, balconies, and patios are highly desirable and effective elements in the creation of the overall style envisioned for the project.

Porches and balconies should contain wood posts or stucco columns with low parapet stucco walls. Aesthetically, balconies can provide texture and detail to the façade of a residence.

**g) Conceptual Garages**

Particular attention shall be given to the design, placement, and orientation of the garages located within the residential neighborhoods of GAVILAN HILLS ESTATES. Garage doors are a major visual element and should be simple in design.

The County of Riverside Design Guidelines encourage new developments to incorporate window treatments on 25 percent of garage doors in order to provide for architectural variety along residential streetscapes. For the GAVILAN HILLS ESTATES community, however, the majority of garages would not be visible from the streets due to the large lot sizes provided throughout the community. Where multiple garages are visible from any given street, measures should be incorporated into the design of the garages in order to achieve a variable street scene. Design measures which promote streetscene variability include the use of roll-up garage doors, window treatments, recessed garage doors, the use of side-loaded garage designs, or by placement of garages away from the street frontage. Garage styles are depicted on Figure IV-25, Figure IV-28 and Figure IV-31.

**h) Conceptual Rear and Side Facade Treatment**

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks and open spaces, has become recognized as an important element in the success of a community's visual character and environment.

Within GAVILAN HILLS ESTATES, the rear and sides of some homes will face onto neighborhood parks, streets, and open spaces. Rear and side elevations for such homes should contain materials, forms, and textures that exist on the front elevations. Divided light windows, recessed windows, and wood trim or boxouts at windows should be used to further accent the building. If siding or stone has been used on the front elevations, it should be used on the side and rear elevations, but to a lesser extent. The side and rear elevations must demonstrate a compatible relationship to the front elevations.

**i) Conceptual Roof Materials and Colors**

A roof's color is an important consideration in most architectural styles and should be in keeping with the total presentation of the overall building. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style. Regardless of style, all roofs shall be made of non-combustible materials.

All roof styles should be low pitched and predominately gable or shed. The Santa Barbara Ranch Mediterranean and Tuscan styles should incorporate a reddish-orange barrel or "S" tile roof. The Tuscan style roof also can incorporate varying roof planes and elements, which compliments the surrounding topographic features and natural colors. The Santa Barbara style roof is unique in that it

has little overhang with the rest of the building, allowing light to reflect off the white façade. The California Ranch style roof should use flat dark concrete or shingle tile roofing materials.

**j) Accessory Structures**

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

**k) Mailboxes**

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes is required. Community mailboxes are not permitted, unless required by applicable United States Postal officials. Each mailbox installation shall serve no more than two residences.

## **I. ENERGY EFFICIENCY GUIDELINES**

This section of the Design Guidelines serves to highlight elements in the site planning, design and construction phases of the Specific Plan that can be implemented to achieve a standard of energy efficient performance which is desirable for the homeowner, the environment, and builder/developer. Following standard planning and building practices typically ensures compliance with building code requirements and issuances of the necessary permits; however, implementation of these Energy Efficient Guidelines may substantially contribute to the reduction in environmental impacts associated with air quality, hydrology, water quality, hazards, and utilities.

The following Energy Efficiency Guidelines have been selected based on their ease of applicability and implementation during the design and construction phases, their marketability and/or desirability potential to the home buyer, and their cost incentive factor to both the builder and homeowner. The design recommendations have been categorized according to the following goals: 1) Maximize Energy Efficiency; and 2) Maximize Water Quality and Conservation.

### **1. GOAL #1: MAXIMIZE ENERGY EFFICIENCY**

- a. Minimize disruptions to the building site whenever feasible, including protecting native topsoil from erosion, reusing topsoil after construction, relocating mature trees, shrubs, and native vegetation, and restoring disturbed natural communities.
- b. Where practical, use energy-efficient appliances and programmed thermostats to reduce the amount of consumed energy and reduce utility bills.
- c. All residential buildings shall be equipped with Energy Star-rated appliances, where applicable, and all residential buildings shall exceed the California Title 24 Energy Efficiency standards for water heating and space heating and cooling to the extent feasible.
- d. Energy efficient lighting which exceeds the California Title 24 Energy Efficiency standards to the extent feasible shall be installed to satisfy interior lighting requirements within all residential and non-residential buildings. Automatic devices to turn off lights when they are not needed shall be used to the extent feasible. Similarly, install timers on outdoor lighting to limit operating hours.

- e. Consider installing the following features to reduce energy consumption for homes:
- Energy Star appliances: refrigerator, dishwasher, washer, dryer, HVAC system with a SEER rating of 12.0.
  - Programmable thermostat.
  - Fluorescent light bulbs.
  - Non-incandescent lighting fixtures of at least 50% of total.
  - Limit interior lighting wattage to 0.5 watts per sf.
  - Smart wiring concepts.
- f. Use of Energy Star labeled roof materials and/or light colored roofs absorb less heat, reducing solar heat gain and reducing use of mechanical cooling systems.
- g. Shade producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings, shall be planted in accordance with the Specific standards. These strategies minimize the heat island effect and thereby reduce the amount of air conditioning required.
- h. Non-permeable materials used as ground covering absorb and trap the sun's heat, contributing to the increase in the average daily temperature surrounding the home. Permeable materials cut down on the amount of heat absorbed and re-radiated from the surface. Use of permeable materials prevents additional solar heat gain surrounding the home and reduces reliance on mechanical cooling systems. Reduce the amount of non-permeable surface on each lot to the maximum extent possible. Where permeable surfaces are proposed, light colored (*i.e.*, increased albedo) paving and/or pavers shall be used.
- i. Electrical outlets shall be provided along building exterior areas to encourage the use of electric-powered yard equipment.
- j. A system of pedestrian and equestrian trails shall be provided on-site, in accordance with Section IV.F.2, *Trails*, of the GAVILAN HILLS ESTATES Specific Plan, Amendment No. 1 to facilitate internal pedestrian access throughout the site and minimize automobile use.

**2. GOAL #2: MAXIMIZE WATER QUALITY AND CONSERVATION**

- a. Drought tolerant and native plants are required as part of the plant palette, as required by Riverside County Ordinance No. 859.
- b. Different types of plants have different watering and maintenance needs. A zoned irrigation system delivers the appropriate amount of water to the appropriate landscaping zone as needed. Use a drip irrigation system and/or zoned irrigation system with a rain sensor shut-off feature. The shut-off feature prevents unnecessary irrigation during rain.
- c. Avoid turf on slopes greater than 10%, in irregularly shaped areas, and in isolated areas that cannot be efficiently irrigated.

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## V. SPECIFIC PLAN ZONING ORDINANCE

1 ORDINANCE NO. 348.4699

2  
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map Nos. 56. And 57., as  
7 amended, are further amended by placing in effect in the Gavilan Hills and Cajalco Districts the zone or  
8 zones as shown on the map entitled “Change of Official Zoning Plan Amending Ordinance No.348, Map  
9 Nos. 56.011 and 57.011, Change of Zone Case No. 6730 which map is made a part of this ordinance.  
10

11 Section 2. Article XVIIa of Ordinance No. 348 is to read as follows:

12 SECTION 17.89. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 308.

13 a. Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8.

14 (1) The uses permitted in Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8 of Specific  
15 Plan No. 308 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance  
16 No. 348, except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and  
17 b.(1), and c.(1) shall not be permitted.

18 (2) The development standards for Planning Areas 2A, 2B, 3, 4, 5A, 5B, 6, 7, and 8  
19 of Specific Plan No. 308 shall be the same as those standards identified in Article VIb, Sections  
20 6.51, 6.52, 6.53 and 6.54 of Ordinance No. 348, except that the development standards set forth  
21 in Article VIb, Section 6.52 shall be deleted and replaced by the following:

22 A. Lot area shall be not less than one (1) acre, with minimum width of one  
23 hundred feet (100’) and a minimum depth of one hundred fifty feet (150’).

24 B. The rear yard shall not be less than ten feet (10’) measured from the rear  
25 yard lot line, the side yard shall not be less than five feet (5’) measured from an interior  
26 side yard lot line and shall not be less than ten feet (10’) measured from any side yard lot  
27 line abutting a street.  
28

1 (3) Except as provided above, all other zoning requirements shall be the same as those  
2 requirements identified in Article VIb of Ordinance No. 348.

3 b. Planning Areas 1, 9A, and 9B.

4 (1) The uses permitted in Planning Areas 1, 9A, and 9B of Specific Plan No. 308  
5 shall be the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348,  
6 except that the uses permitted pursuant to Section 6.50.a(11), (14), (16), and (17), and b.(1), and  
7 c.(1) shall not be permitted.

8 (2) The development standards for Planning Areas 1, 9A, and 9B of Specific Plan No.  
9 308 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and  
10 6.54 of Ordinance No. 348, except that the development standards set forth in Article VIb,  
11 Section 6.52 shall be deleted and replaced by the following:

12 A. Lot area shall be not less than two (2) acres, with minimum width of one  
13 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

14 B. The rear yard shall not be less than ten feet (10') measured from the rear  
15 yard lot line, the side yard shall not be less than five feet (5') measured from an interior  
16 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot  
17 line abutting a street.

18 (3) Except as provided above, all other zoning requirements shall be the same as  
19 those requirements identified in Article VIb of Ordinance No. 348.

20 c. Planning Area 10.

21 (1) The uses permitted in Planning 10 of Specific Plan No. 308 shall be the  
22 same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348, except that the  
23 uses permitted pursuant to Section 6.50.a.(9), (11), (14), (16), and (17), b.(1), and c.(1) shall not be  
24 permitted. In addition, the permitted uses identified under Section 6.50.a. shall include public  
25 schools.

26 (2) The development standards for Planning Area 10 of Specific Plan No. 308 shall be  
27 the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of  
28

1 Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52  
2 shall be deleted and replaced by the following:

3 A. Lot area shall be not less than one (1) acre, with minimum width of one  
4 hundred feet (100') and a minimum depth of one hundred fifty feet (150').

5 B. The rear yard shall not be less than ten feet (10') measured from the rear  
6 yard lot line, the side yard shall not be less than five feet (5') measured from an interior  
7 side yard lot line and shall not be less than ten feet (10') measured from any side yard lot  
8 line abutting a street.

9 (3) Except as provided above, all other zoning requirements shall be the same as those  
10 requirements identified in Article VIb of Ordinance No. 348.

11 d. Planning Areas 11A, 11B, 12, 13, and 14.

12 (1) The uses permitted in Planning Areas 11A, 11B, 12, 13, and 14 of Specific Plan  
13 No. 308 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance  
14 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8),  
15 b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section  
16 8.100.a. shall also include open space and trails.

17 (2) The development standards for Planning Areas 11A, 11B, 12, 13, and 14 of  
18 Specific Plan No. 308 shall be the same as those standards identified in Article VIIIe, Section  
19 8.101 of Ordinance No. 348.

20 (3) Except as provided above, all other zoning requirements shall be the same as those  
21 requirements identified in Article VIIIe of Ordinance No. 348.

22 e. Planning Area 11C.

23 (1) The uses permitted in Planning Area 11C of Specific Plan No. 308 shall be the  
24 same as those uses permitted in Article VIIIe , Section 8.100 of Ordinance No. 348, except that  
25 uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), b.(1) and c.(1) shall  
26 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also  
27 include open space.  
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1 (2) The development standards for Planning Area 11C Specific Plan No. 308 shall  
2 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

3 (3) Except as provided above all other zoning requirements shall be the same as  
4 those requirements identified in Article VIIIe of Ordinance No. 348.

5 f. Planning Area 15.

6 (1) The uses permitted in Planning Area 15 of Specific Plan No. 308 shall be the  
7 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that  
8 uses permitted pursuant to Section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In  
9 addition, the permitted uses identified under Section 8.100.a. shall also include public and private  
10 recreational facilities, package wastewater treatment plant facilities, and trails.

11 (2) The development standards for Planning Area 15 of Specific Plan No. 308 shall  
12 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

13 (3) Except as provided above all other zoning requirements shall be the same as those  
14 requirements identified in Article VIIIe of Ordinance No. 348.

15 g. Planning Area 16.

16 (1) The uses permitted in Planning Area 16 of Specific Plan No. 308 shall be the same  
17 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
18 permitted pursuant to section 8.100.a.(1), (8), b.(1) and c.(1) shall not be permitted. In  
19 addition, the permitted uses identified under Section 8.100.a. shall also include passive community  
20 recreation uses, parks and trails.

21 (2) The development standards for Planning Area 16 of Specific Plan No. 308 shall  
22 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

23 (3) Except as provided above all other zoning requirements shall be the same as those  
24 requirements identified in Article VIIIe of Ordinance No. 348.

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1 Section 3. This ordinance shall take effect 30 days after its adoption.

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BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By Marion Ashley  
Chairman, Board of Supervisors  
Marion Ashley

ATTEST:  
Kecia Harper-Ihem  
CLERK OF THE BOARD

BY Kecia Harper-Ihem  
(Deputy)

(SEAL)

APPROVED AS TO FORM:  
March 2, 2010

BY Michelle Clack  
MICHELLE CLACK  
Deputy County Counsel


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STATE OF CALIFORNIA        }  
COUNTY OF RIVERSIDE        }        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 25, 2010, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES:        Buster, Tavaglione, Stone, Benoit, and Ashley  
NAYS:        None  
ABSENT:      None

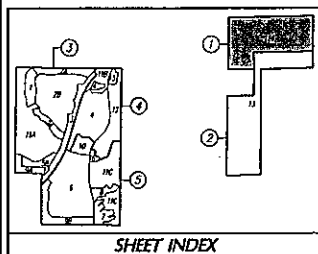
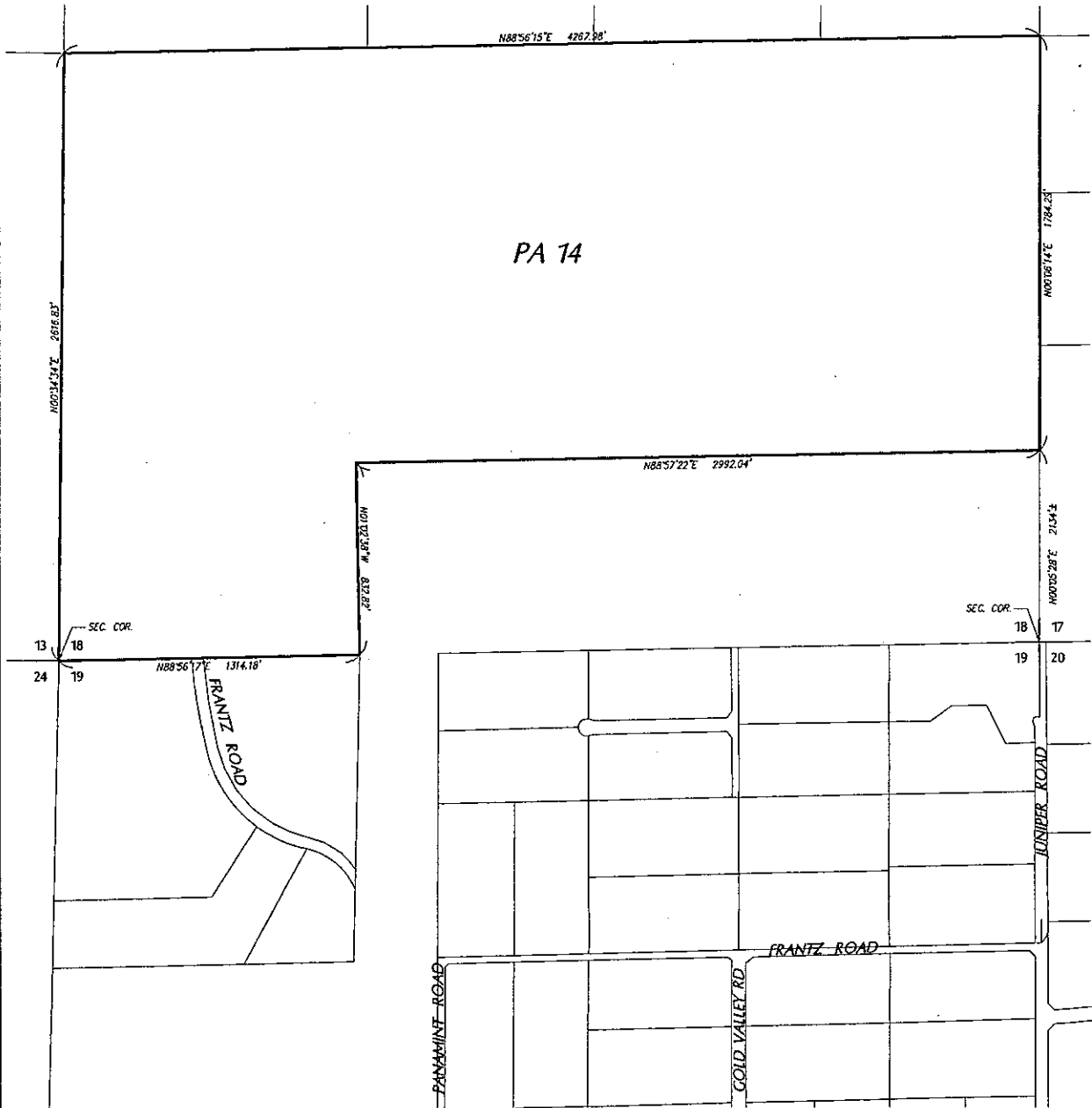
DATE:        May 25, 2010

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

PA 14



**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

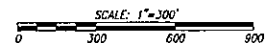
CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699

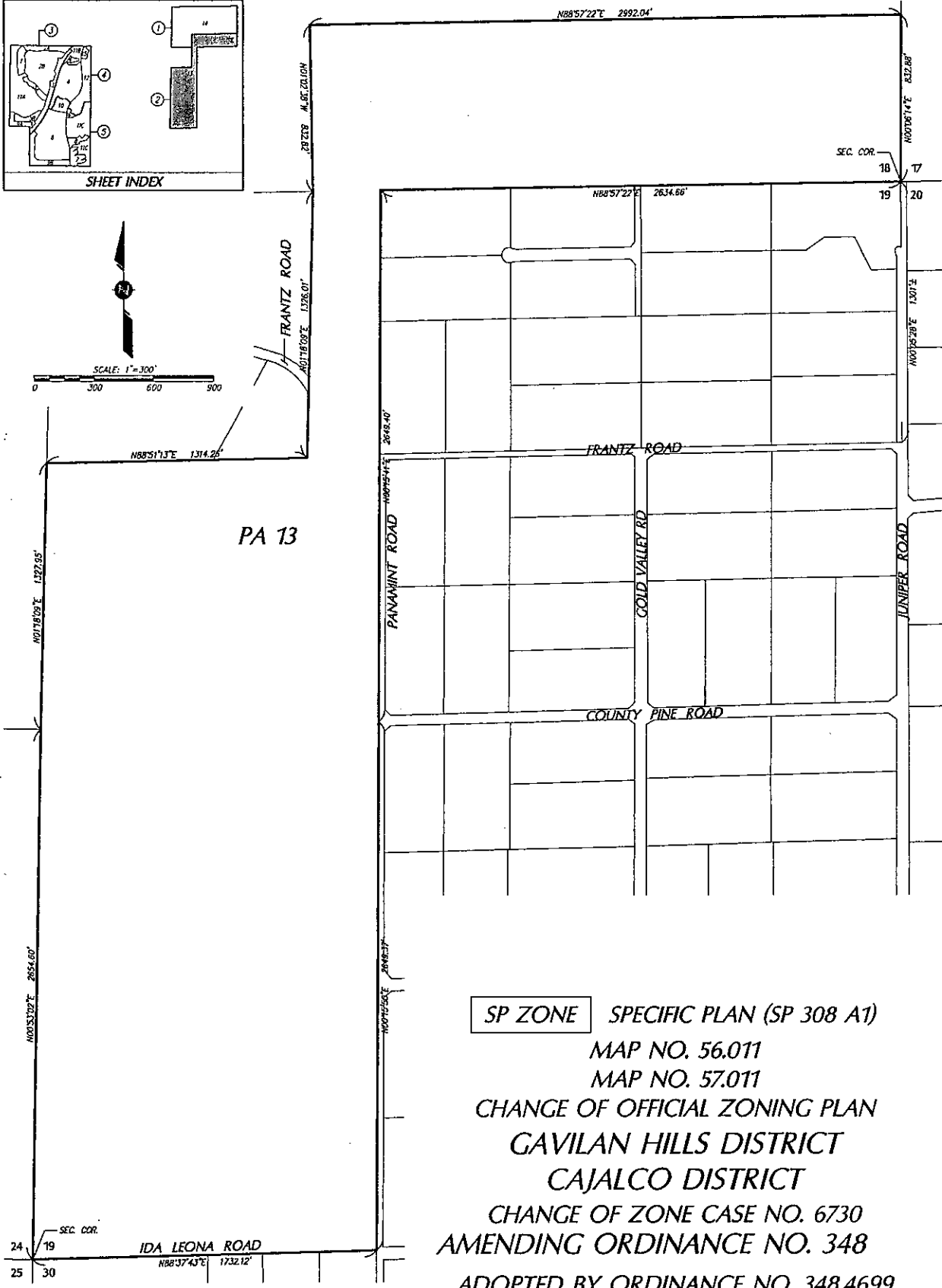
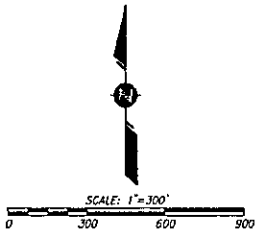
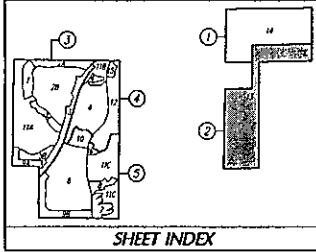
MAY 25, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



A.P.N. 321-150-025  
 A.P.N. 321-150-026  
 A.P.N. 321-150-027

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



PA 13

**SP ZONE** SPECIFIC PLAN (SP 308 A1)

MAP NO. 56.011

MAP NO. 57.011

CHANGE OF OFFICIAL ZONING PLAN

GAVILAN HILLS DISTRICT

CAJALCO DISTRICT

CHANGE OF ZONE CASE NO. 6730

AMENDING ORDINANCE NO. 348

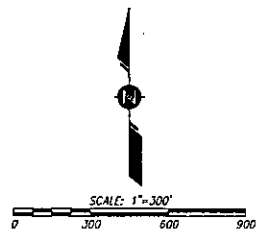
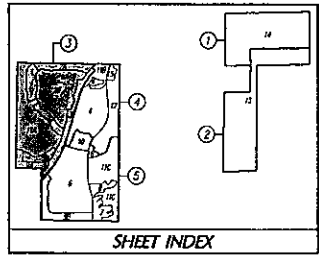
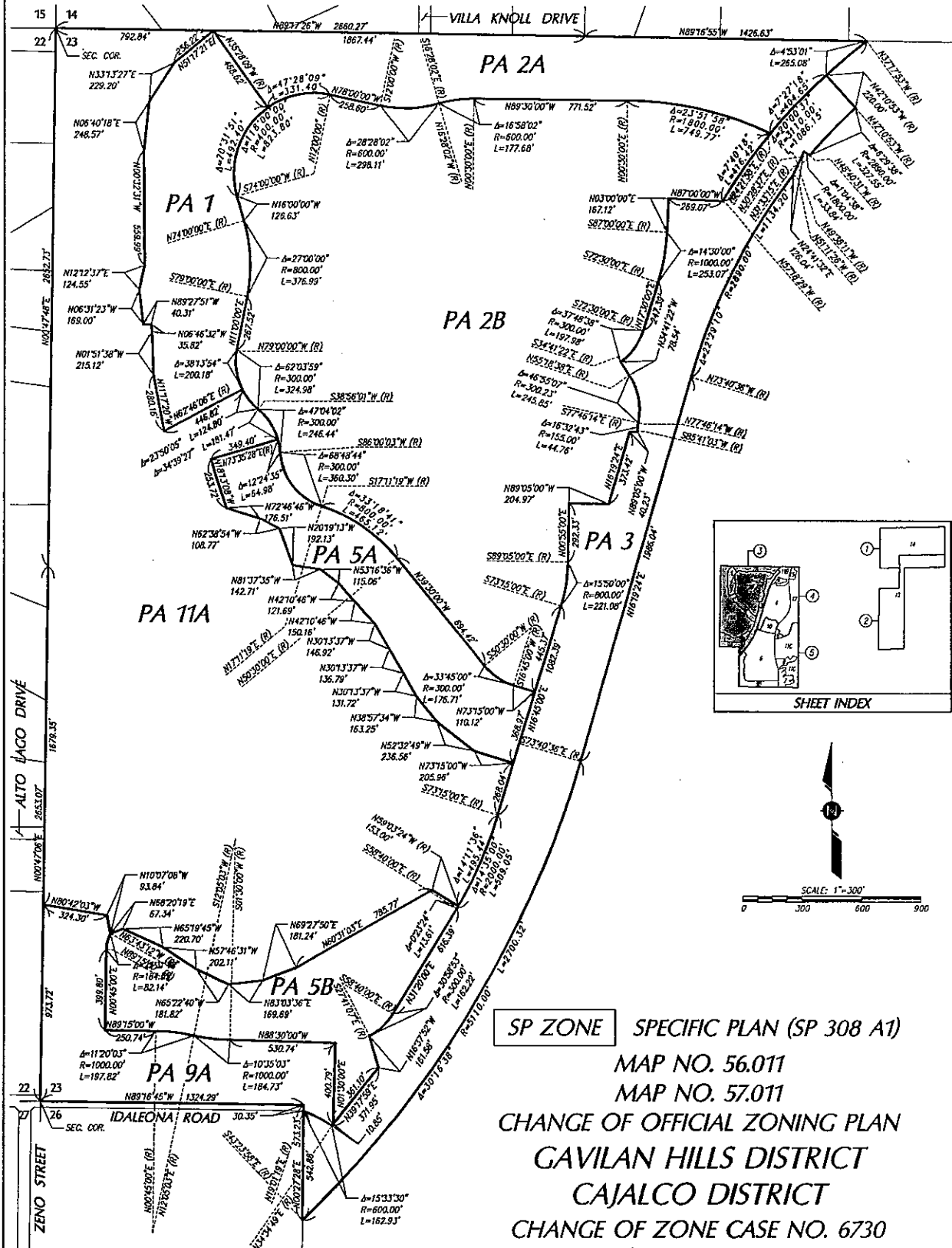
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- A.P.N. 321-150-025
- A.P.N. 321-150-026
- A.P.N. 321-150-027
- A.P.N. 321-160-050
- A.P.N. 321-160-051
- A.P.N. 321-160-052

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
 MAP NO. 57.011

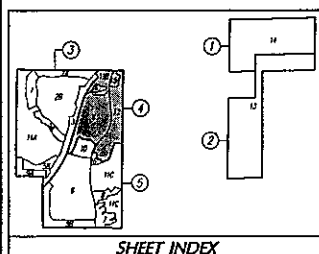
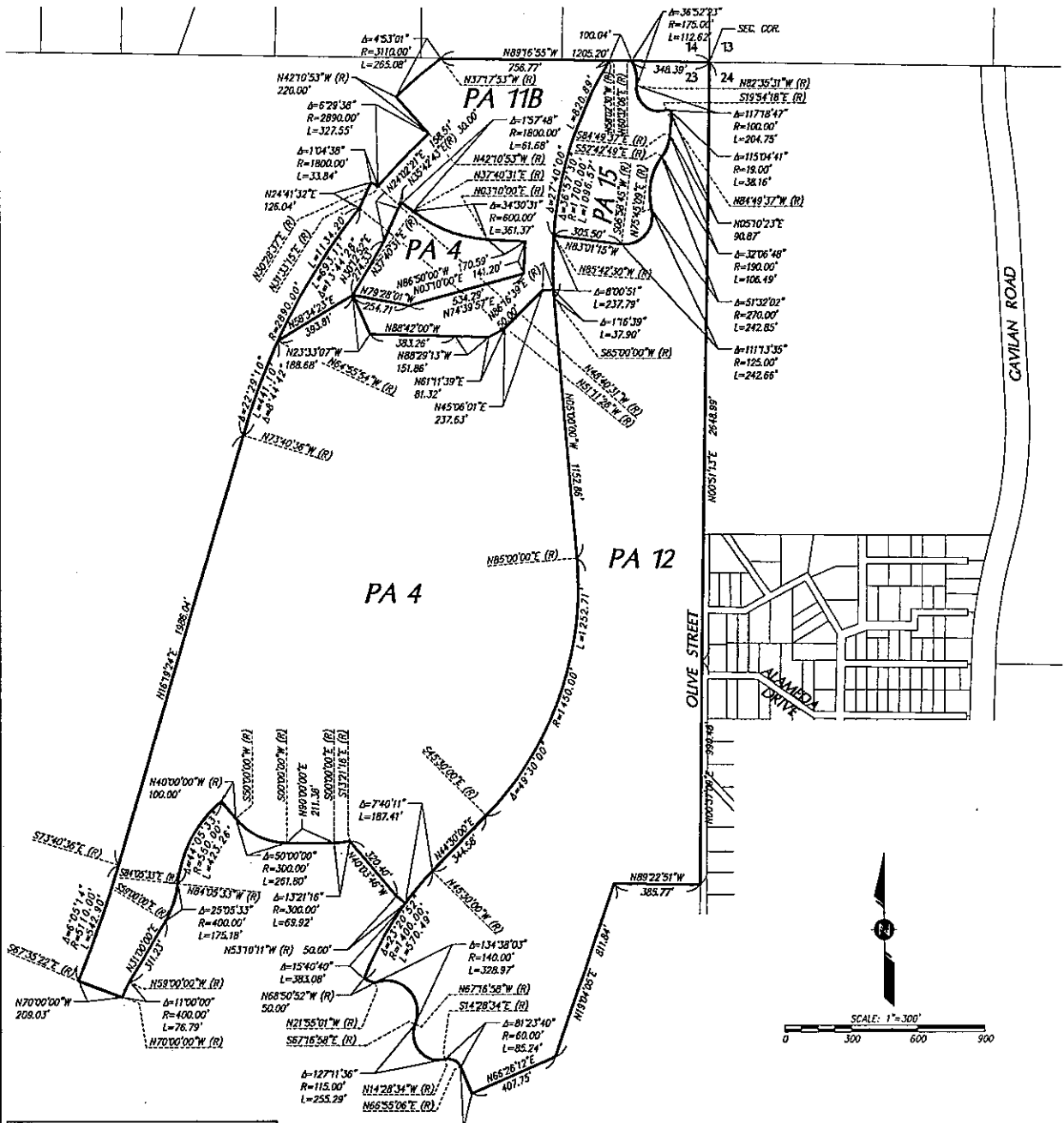
**CHANGE OF OFFICIAL ZONING PLAN  
 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
 AMENDING ORDINANCE NO. 348**

**ADOPTED BY ORDINANCE NO. 348.4699  
 MAY 25, 2010**

**RIVERSIDE COUNTY BOARD OF SUPERVISORS**

- AP.N. 289-210-007
- AP.N. 287-210-034
- AP.N. 287-210-035
- AP.N. 287-210-036
- AP.N. 287-210-037
- AP.N. 287-210-038
- AP.N. 287-210-039
- AP.N. 287-210-040
- AP.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO



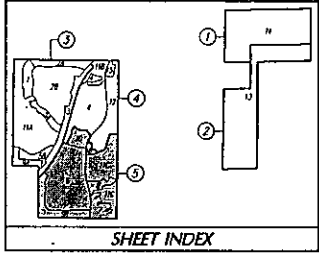
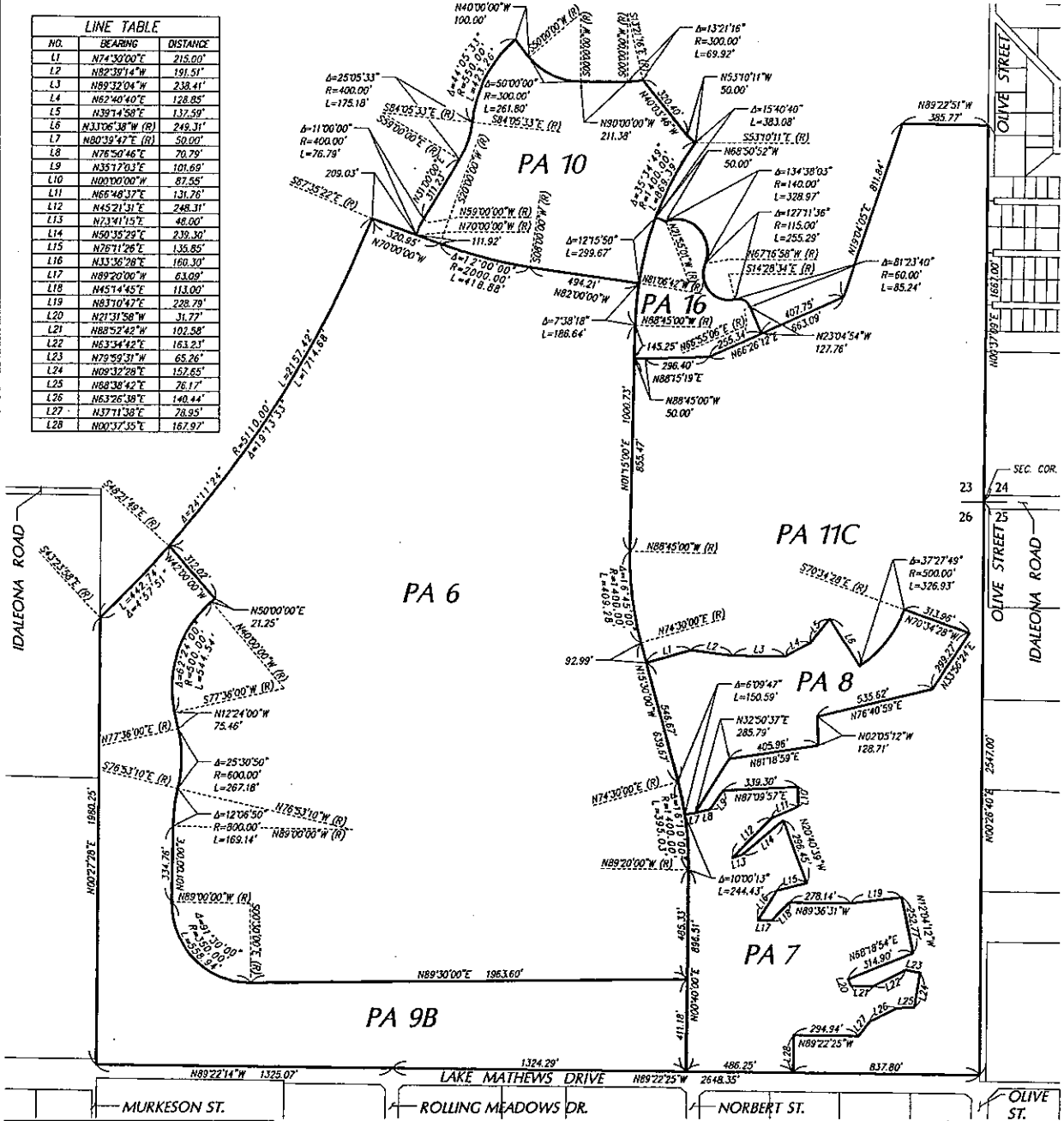
**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
 MAP NO. 57.011  
 CHANGE OF OFFICIAL ZONING PLAN  
 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
 AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4699  
 MAY 25, 2010  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

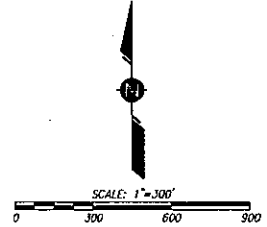
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- A.P.N. 287-210-040
- A.P.N. 287-220-001

SEC. 23 AND 26, T.4S., R.5W., RANCHO EL SOBRANTE DE SAN JACINTO

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N74°32'00"E	215.00'
L2	N82°38'14"W	191.51'
L3	N89°32'04"W	238.41'
L4	N87°40'40"E	128.85'
L5	N39°14'58"E	132.59'
L6	N33°06'38"W (R)	248.31'
L7	N80°39'47"E (R)	50.00'
L8	N78°50'46"E	70.79'
L9	N35°17'20"E	101.69'
L10	N00°00'00"W	87.55'
L11	N65°48'37"E	131.78'
L12	N45°21'31"E	248.31'
L13	N73°41'15"E	48.00'
L14	N50°35'29"E	239.30'
L15	N78°11'26"E	135.85'
L16	N33°36'28"E	160.30'
L17	N89°20'00"W	63.09'
L18	N45°14'45"E	113.09'
L19	N83°10'47"E	228.79'
L20	N21°31'58"W	31.72'
L21	N89°52'42"W	102.58'
L22	N63°34'42"E	163.23'
L23	N79°59'31"W	65.26'
L24	N09°32'28"E	152.65'
L25	N88°38'42"E	76.17'
L26	N63°26'38"E	140.44'
L27	N37°11'38"E	78.95'
L28	N00°37'35"E	167.97'



**SP ZONE** SPECIFIC PLAN (SP 308 A1)  
 MAP NO. 56.011  
 MAP NO. 57.011  
 CHANGE OF OFFICIAL ZONING PLAN  
 GAVILAN HILLS DISTRICT  
 CAJALCO DISTRICT  
 CHANGE OF ZONE CASE NO. 6730  
 AMENDING ORDINANCE NO. 348  
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 RIVERSIDE COUNTY BOARD OF SUPERVISORS



- A.P.N. 289-210-006
- A.P.N. 289-210-007
- A.P.N. 289-210-008
- A.P.N. 289-210-009
- A.P.N. 289-210-010
- A.P.N. 287-210-038
- A.P.N. 287-220-001