

2. Specific Land Use Plan

a. PROJECT DESCRIPTION

Upon completion, the MORGAN HILL Specific Plan will contain a high-quality master-planned residential community. As shown in Table III.A-1, residential planning areas vary in density from 0.9 du/acre to 4.7 du/acre. The various residential product types have been designed to meet the market need in the urbanizing area of Riverside County south of Temecula, while maintaining a sensitive approach to design relative to existing topography and other environmental conditions. When fully developed, a maximum of 1,121 dwelling units will be built in MORGAN HILL. These residences will be divided among a range of lot sizes as depicted in Figure III.A-1 and Figure III.A-1A, *Land Use Plan*. The MORGAN HILL Specific Plan ensures a well balanced community by incorporating a school site, two neighborhood parks, and open space uses into a master-planned development.

Specific information on each of the planning areas within MORGAN HILL is provided in the Detailed Land Use Summary (Table III.A-1), within Section III.B, PLANNING AREA DEVELOPMENT STANDARDS, and on Planning Area Figures III.B-1 through III.B-10.

The proposed land uses within MORGAN HILL are as follows:

- Residential. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future MORGAN HILL residents. Residential planning areas account for 336.3 acres of the project site, containing 1,121 single-family dwelling units. Residential densities within the project range from 0.9 du/acre to 4.8 du/acre. Overall, MORGAN HILL will be developed at a residential density of 3.3 du/acre. All units within the MORGAN HILL Specific Plan will be developed as detached homes on minimum lot sizes ranging from 5,000 to 22,000 square feet, with each Planning Area's housing mix falling into either a "Very Low" (0-2 du/acre) or "Medium" (2-5 du/acre) density range. Lot size descriptions are as follows:
 - 22,000 square foot lot (Very Low Density, 0-2 du/acre) will consist of 63 dwelling units on 59.4 acres of land. These units are proposed for Planning Areas 7, 20 and 23 and will achieve a target density of 1.0, 1.3 and 0.9 du/acre, respectively. This category represents 6% of the residential units to be developed within MORGAN HILL and 12.4% of the overall project total.
 - 8,000 square foot lot (Medium Density, 2-5 du/ac) will consist of 268 dwelling units on 90.4 acres of land. These units are proposed for Planning Areas 8, 15 and 19 and will achieve a target density of 3.1, 2.8 and 3.0 du/acre, respectively. This category represents 23.7% of the residential units to be developed within MORGAN HILL.
 - 7,000 square foot lot (Medium Density, 2-5 du/ac) will consist of 131 dwelling units on 36.9 acres of land. The units are proposed for Planning Area 10 and will achieve a target density of 3.6 du/acre. This category represents 11.6% of the residential units to be developed within MORGAN HILL.

- 6,500 square foot lot (Medium Density, 2-5 du/ac) will consist of 70 dwelling units on 17.8 acres of land. The units are proposed for Planning Area 2 and will achieve a target density of 3.9 du/acre. This category represents 6.2% of the residential units to be developed within MORGAN HILL.
 - 6,000 square foot lot (Medium Density, 2-5 du/ac) will consist of 146 dwelling units on 35.1 acres of land. The units are proposed for Planning Area 11 and will achieve a target density of 4.2 du/acre. This category represents 13% of the residential units to be developed within MORGAN HILL.
 - 5,500 square foot lot (Medium Density, 2-5 du/ac) will consist of 116 dwelling units on 24.7 acres of land. These units are proposed for Planning Area 4 and will achieve a target density of 4.7 du/acre. This category represents 10.3% of the residential units to be developed within MORGAN HILL.
 - 5,000 square foot lot (Medium Density, 2-5 du/ac) will consist of 327 dwelling units on a total of 72.0 acres. These units are proposed for Planning Areas 5 and 14 and will achieve target densities of 4.6 and 4.5 du/acre, respectively. This category represents 29.1% of the residential units to be developed within MORGAN HILL.
- School. A 12.3-acre site (Planning Area 6) has been set aside to accommodate an elementary school. This school will be under the jurisdiction of the Temecula Valley Unified School District (TVUSD) and will serve grades K-5. Recreational equipment and play fields associated with and on school grounds will be available for public use. The school site is strategically located adjacent to a proposed park, enabling the school to take advantage of additional recreational opportunities.
 - Parks. Two (2) active neighborhood park sites (Planning Areas 3 and 16) totaling 11.1 acres of land are planned for MORGAN HILL. Together, these park sites will offer a variety of passive and active recreational opportunities to residents of the MORGAN HILL community. Parks are further delineated in Section IV, DESIGN GUIDELINES.
 - Open Space. Open space and slopes are proposed on 87.9 acres throughout the site within Planning Areas 1, 1A, 9, 9A, 12, 13, 13A, 17, 18, 21 and 22. Integral components of the overall project design, these areas function to both buffer adjacent properties and enhance the character and visual identity of the MORGAN HILL community. A local recreational/equestrian trail has been planned along the southerly and easterly project boundaries through Planning Areas 9, 9A, 20 and 21.
 - Community Recreation Center. A private recreational facility will be located along Butterfield Stage Road in Planning Area 24. The community recreation center will consist of 3.7 acres devoted to such amenities as a clubhouse, pool and deck areas, an entertainment area, active recreation areas, and a children's play area.

SPECIFIC LAND USE PLAN

LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY	DUs
VERY LOW (Estate Lots)	59.4	1.1	63
MEDIUM	276.9	3.8	1058
PARKS	11.1	--	--
COMMUNITY RECREATION	3.7	--	--
OPEN SPACE & SLOPES	87.9	--	--
ROADWAY PASEOS	2.2	--	--
ELEMENTARY SCHOOL	12.3	--	--
MAJOR ROADS	24.8	--	--
PROJECT TOTALS	478.3	2.3	1121

SEE TABLE III.A-1 FOR DETAILED PLANNING AREA SUMMARY

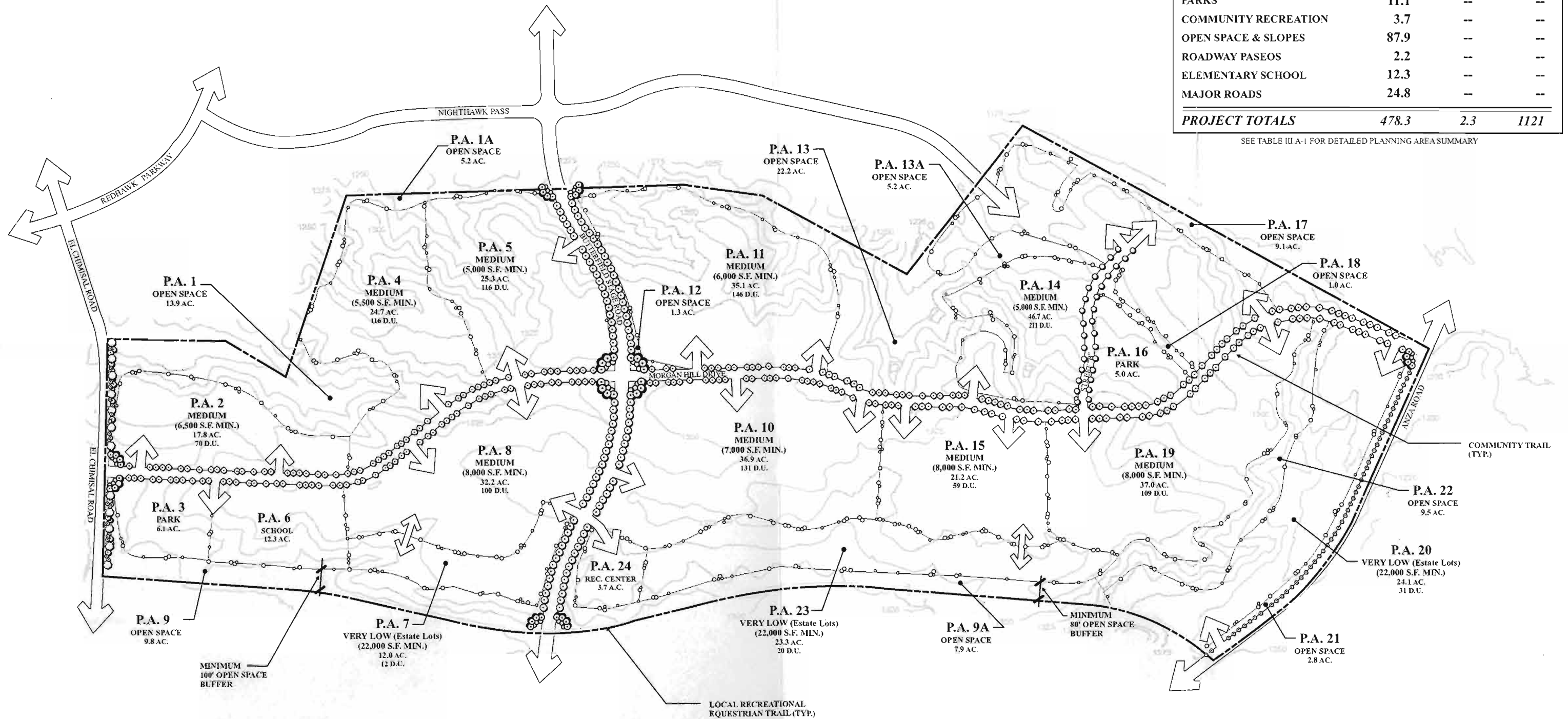
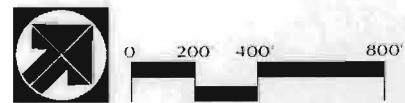


FIGURE III.A-1



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Morgan Hill

- Roadway Paseos. Approximately 2.2 acres of the project site is dedicated to expanded landscaped parkways to provide landscape setbacks and pedestrian walkways along community street scenes. These parkways are planned alongside the community road(s) where pedestrian activity is both desired and expected. A Community Trail will also be provided within the paseo of the major throughway of the project (Morgan Hill Drive), and will connect the MORGAN HILL project to the planned trail system within the Southwest Area Community Plan.

- Roads. The project includes the implementation of approximately 24.8 acres of major roadways. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 60 feet to 88 feet.

TABLE III.A-1
DETAILED LAND USE SUMMARY

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DWELLING DENSITY	MAXIMUM DUs
Open Space	1	13.9	--	--	--
Open Space	1A	5.2	--	--	--
Medium - 6,500 SF	2	17.8	2-5	3.9	70
Park	3A	6.1	--	--	--
Medium - 5,500 SF	4	24.7	2-5	4.7	116
Medium - 5,000 SF	5	25.3	2-5	4.6	116
Elementary School	6	12.3	--	--	--
Very Low - 22,000 SF	7	12.0	0-2	1.0	12
Medium - 8,000 SF	8	32.2	2-5	3.1	100
Open Space	9	9.8	--	--	--
Open Space	9A	7.9	--	--	--
Medium - 7,000 SF	10	36.9	2-5	3.6	131
Medium - 6,000 SF	11	35.1	2-5	4.2	146
Open Space	12	1.3	--	--	--
Open Space	13	22.2	--	--	--
Open Space	13A	5.2	--	--	--
Medium - 5,000 SF	14	46.7	2-5	4.5	211
Medium - 8,000 SF	15	21.2	2-5	2.8	59
Park	16	5.0	--	--	--
Open Space	17	9.1	--	--	--
Open Space	18	1.0	--	--	--
Medium - 8,000 SF	19	37.0	2-5	2.9	109
Very Low - 22,000 SF	20	24.1	0-2	1.3	31
Open Space	21	2.8	--	--	--
Open Space	22	9.5	--	--	--
Very Low - 22,000 SF	23	23.3	0-2	0.9	20
Community Recreation	24	3.7	--	--	--
Roadway Paseos		2.2			
Major Roads		24.8			
PROJECT TOTAL		478.3		2.4	1,121

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed within the MORGAN HILL Specific Plan, special mitigation measures have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section III.B., PLANNING AREA DEVELOPMENT STANDARDS, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 1,121 dwelling units on 478.3 acres, as illustrated on Figure III.A-1, *Specific Land Use Plan*. General uses permitted will include residential, educational, recreational, open space, and circulation, as described on the *Specific Land Use Plan* and on the individual planning area figures (Figures III.B-1 through III.B-10). A maximum number of dwelling units is specified for each residential planning area. In no case shall the total number of dwelling units exceed 1,121. Nothing contained herein shall limit the authority of the Planning Commission or Board of Supervisors to reduce the number of dwelling units requested in an application.
- 2) Uses and development standards will be in accordance with the Land Use Ordinance of the County of Riverside and will be defined by Specific Plan objectives, future detailed plot plans and the Specific Plan Zoning Ordinance as appropriate.
- 3) Standards relating to signage, landscape, parking and other related design elements will conform to the Land Use Ordinance of the County of Riverside. 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 Specific Plan Zoning Ordinance for MORGAN HILL has been processed concurrently with this Specific Plan.
- 4) All project lighting shall be in accordance with applicable Riverside County standards, including Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances. Development shall conform substantially with adopted Specific Plan No. 313 as filed in the office of the Riverside County Planning Department, unless otherwise amended. This Specific Plan conforms with State laws.
- 6) Except for the Specific Plan Zone Ordinance adopted concurrently with this Specific Plan, no portion of this 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.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application and, as such, shall not be subject provided that if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
- 8) Common areas identified in this 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 recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
 - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
- 9) The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for this 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.
 - 10) 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.
 - 11) An environmental assessment shall be conducted to determine environmental impacts resulting from each Tract, Plot Plan, Specific Plan Amendment, or any other discretionary permit required to implement this Specific Plan. The environmental assessment shall be prepared as part of the review process for these implementing projects.
 - 12) 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.
 - 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
 - 14) Passive solar heating techniques shall be employed whenever practical within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve

orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.

- 15) If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area (CSA) to facilitate construction, maintenance and management.
- 16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design through lot and street layouts; f) lot sizes as proposed by this Specific Plan; and g) density bonuses for affordable housing.
- 17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activities in such open space. This being unless approval is granted by the county to facilitate development of the adjacent parcel.
- 18) Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by the MORGAN HILL Specific Plan (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. In no event shall such acreage be less than that set forth on Figure III.A-1, *Specific Land Use Plan*, and Table III.A-1, *Detailed Land Use Summary*.
- 19) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
- 20) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles, and police patrols.
 - b) Lighting of streets and walkways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials which are the developer's responsibility.
- 21) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
- 22) It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance

and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.

- 23) Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, and roadways, among others) may be financed through a Community Facilities District (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
- 24) A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map.
- 25) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate ordinances and regulations of the County of Riverside, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for 3 hours duration.
- 26) Fire fuel modification transitions shall be required where residential lots within the project abut steep slopes with existing native vegetation. Fire fuel modification transitions are not required where residential lots abut land uses off-site that are approved or proposed for development.
- 27) Flag lots shall not be permitted within the MORGAN HILL Specific Plan area.