

III. SPECIFIC PLAN AMENDMENT NO. 2

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Objectives

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

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

- Develops an environment that is visually attractive and efficiently and effectively organized, including a pleasing landscape palette.
- Maintains consistency with the County's Noise Element by properly mitigating noise generating uses that exceed the maximum suggested dBA level.
- Integrates with the character of surrounding communities and establishes development that results in logical coordinated growth.
- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.

2. Specific Land Use Plan

a. PROJECT DESCRIPTION

Upon completion, the RANCHO BELLA VISTA Specific Plan Amendment No. 2 will contain a high quality master-planned community, primarily composed of residential, biological preserve, open space, and recreation land uses. Residential planning areas vary in density from 3.8du/ac to 5.3du/ac. The various residential product types will be designed to meet the market need in the urbanizing French Valley area of Riverside County, while maintaining a sensitive approach to design relative to sensitive biological resources, existing topography, and additional environmental conditions. When fully developed, a maximum of 1,998 dwelling units will be built in RANCHO BELLA VISTA. These residences will be divided among a range of lot sizes as depicted in Figure III-1, *Specific Plan Amendment No. 2 Land Use Plan* (a reduced black and white version of the Land Use Plan is shown on Figure III-2.) The RANCHO BELLA VISTA Specific Plan Amendment No. 2 will ensure a well balanced community by incorporating school sites, parks, and a variety of biological preserve and open space uses into a master-planned development.

Specific information on each of the planning areas within RANCHO BELLA VISTA is provided in the Detailed Land Use Summary (Table III-1), within Section III.B, PLANNING AREA DEVELOPMENT STANDARDS, and on Planning Area Figures III-12 through III-27.

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

- Residential.** Residential densities within the project will average 5.1 dwelling units per acre overall. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future RANCHO BELLA VISTA residents. Residential planning areas account for 391.4 acres of the project site, containing 1,998 dwelling units. The housing mix will fall within two density ranges, "Medium" (2-5 du/ac) and "Medium High (5-8 du/ac).
 - **Medium Density Residential (2-5 du/ac)** - will consist of 158 dwelling units on 41.4 acres of land. These units are proposed for Planning Areas 2 and 5.
 - **Medium High Density Residential (5-8 du/ac)** - will consist of 1,840 dwelling units on 350 acres of land. These units are proposed for Planning Areas 1, 7, 9, 10, 11, 16 and 17.

STATISTICAL ABSTRACT

| LAND USE | ACRES | DENSITY | UNITS |
|---------------------|--------------|------------|--------------|
| MEDIUM | 41.4 | 3.8 | 158 |
| MEDIUM HIGH | 350.0 | 5.3 | 1,840 |
| SUBTOTAL | 391.4 | 5.1 | 1,998 |
| SCHOOLS | 30.5 | | |
| ACTIVE PARKS | 13.4 | | |
| PASSIVE PARK | 30.5 | | |
| BIOLOGICAL PRESERVE | 257.6 | | |
| OPEN SPACE | 2.4 | | |
| OPEN SPACE/DRAINAGE | 43.1 | | |
| PRIMARY ROADS | 29.1 | | |
| TOTAL | 798.0 | 2.5 | 1,998 |

NOTE: A total of 7.9 acres of expanded parkways is included within the acreage total for all planning areas adjacent to Poemey Road, Bostel Road, or Maricopa Hot Springs Road.

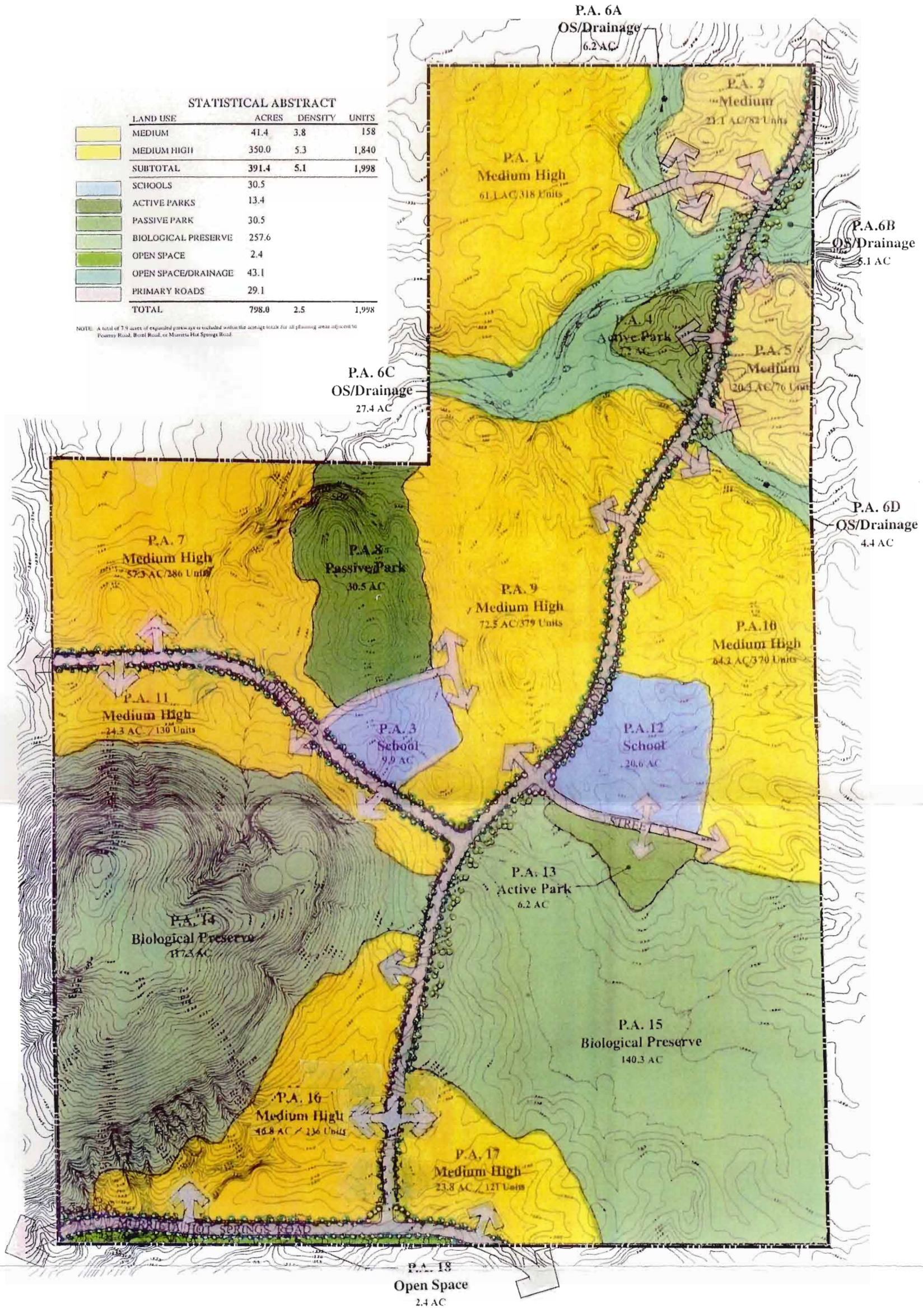


Figure III-1
**SPECIFIC PLAN
 AMENDMENT NO. 2
 LAND USE PLAN**

Rancho Bella Vista

Pacific Bay Homes
 2300 Boswell Road, Suite 209, Chula Vista, Ca 91914

STATISTICAL ABSTRACT

| LAND USE | ACRES | DENSITY | UNITS |
|---------------------|--------------|------------|--------------|
| MEDIUM | 41.4 | 3.8 | 158 |
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| OPEN SPACE | 2.4 | | |
| OPEN SPACE/DRAINAGE | 43.1 | | |
| PRIMARY ROADS | 29.1 | | |
| TOTAL | 798.0 | 2.5 | 1,998 |

NOTE: A total of 7.4 acres of extended parkways is included within the acreage totals for all planning areas adjacent to Murray Road, Laurel Road, or Murrieta Hot Springs Road.

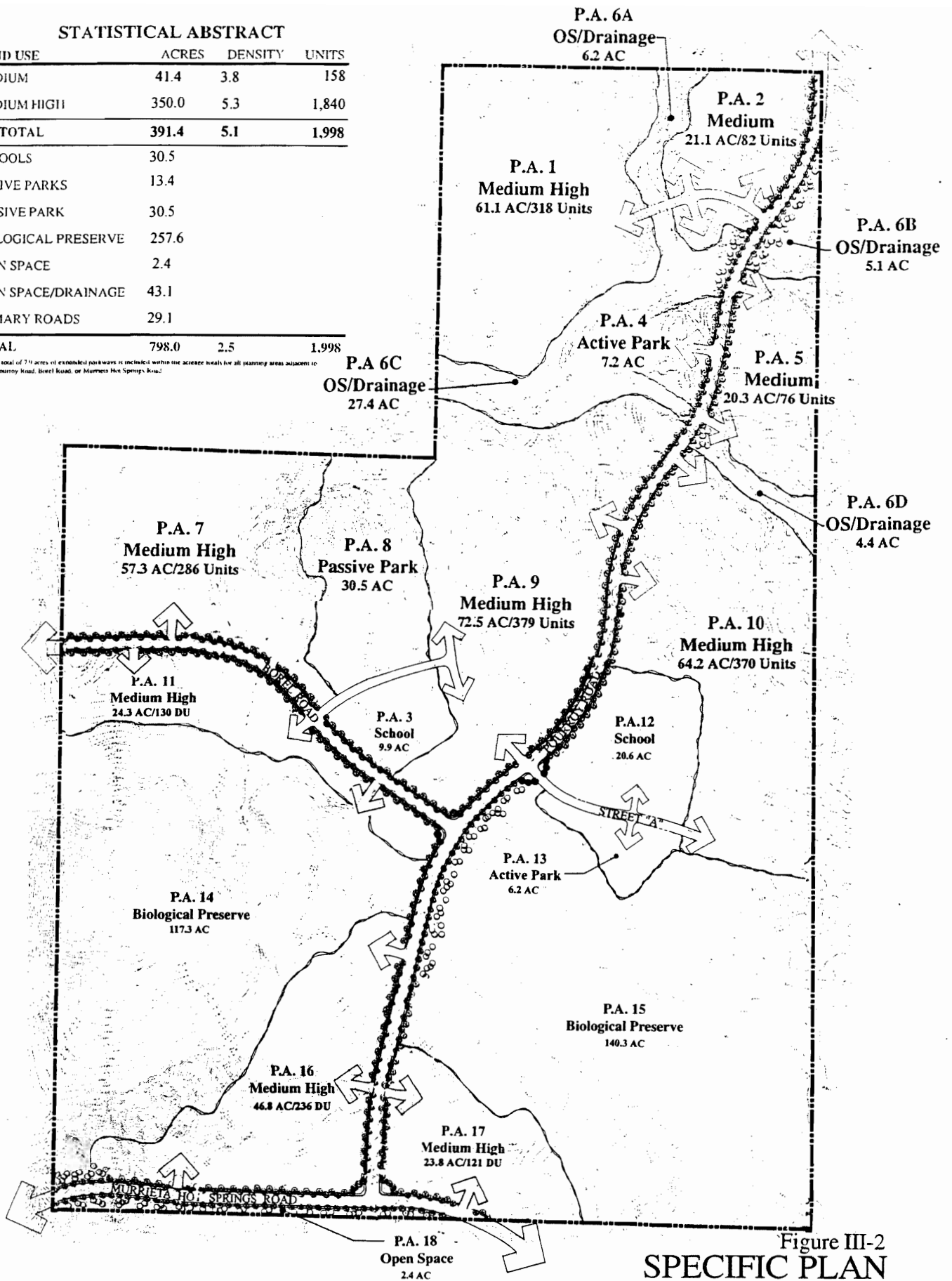


Figure III-2

**SPECIFIC PLAN
AMENDMENT NO. 2
LAND USE PLAN**

Rancho Bella Vista

Pacific Bay Homes
2300 Boswell Road, Suite 209, Chula Vista, Ca 91914

**TABLE III-1
DETAILED LAND USE SUMMARY**

| LAND USE | PLANNING AREA | ACRES | DENSITY RANGE | DWELLING DENSITY | MAXIMUM DUS |
|------------------------|-----------------|--------------|---------------|------------------|--------------|
| RESIDENTIAL | | | | | |
| Medium | 2 | 21.1 | 2-5 | 3.8 | 82 |
| | 5 | 20.3 | 2-5 | 3.6 | 76 |
| Medium High | 1 | 61.1 | 5-8 | 5.2 | 318 |
| | 7 | 57.3 | 5-8 | 5.0 | 286 |
| | 9 | 72.5 | 5-8 | 5.2 | 379 |
| | 10 | 64.2 | 5-8 | 5.7 | 370 |
| | 11 | 24.3 | 5-8 | 5.3 | 130 |
| | 16 | 46.8 | 5-8 | 5.0 | 236 |
| | 17 | 23.8 | 5-8 | 5.1 | 121 |
| SUBTOTAL | | 391.4 | | 5.1 | 1,998 |
| NON-RESIDENTIAL | | | | | |
| Schools | 3 | 9.9 | | | |
| | 12 | 20.6 | | | |
| SUBTOTAL | | 30.5 | | | |
| Active Parks | 4 | 7.2 | | | |
| | 13 | 6.2 | | | |
| Passive Park | 8 | 30.5 | | | |
| SUBTOTAL | | 43.9 | | | |
| Biological Preserve | 14 ¹ | 117.3 | | | |
| | 15 | 140.3 | | | |
| Open Space | 18 | 2.4 | | | |
| Open Space/Drainage | 6A | 6.2 | | | |
| | 6B | 5.1 | | | |
| | 6C | 27.4 | | | |
| | 6D | 4.4 | | | |
| SUBTOTAL | | 303.1 | | | |
| Primary Roads | | 29.1 | | | |
| PROJECT TOTAL | | 798.0 | | 2.5 | 1,998 |

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

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

- ❑ **Schools.** Two (2) school sites are planned on a total of 30.5 acres of land, in Planning Areas 3 and 12. The middle school site is strategically located adjacent to a proposed park, enabling the school to take advantage of additional recreational opportunities.
- ❑ **Parks and Recreation.** Two (2) active park sites totaling 13.4 acres of land are planned for RANCHO BELLA VISTA, in Planning Areas 4 and 13. A 30.5-acre passive park, which includes 3.2 acres of active uses, is planned for Planning Area 8. The park sites will offer a variety of passive and active recreational opportunities to residents of the RANCHO BELLA VISTA community. Parks are further delineated in Section IV.A., LANDSCAPE GUIDELINES.
- ❑ **Open Space.** A total of 303.1 acres are proposed for biological preserve, open space, and drainage uses in Planning Areas 6A, 6B, 6C, 6D, 14, 15, and 18. Included in the project's open space acreage, is the preservation of 257.6 acres as biological preserve areas in Planning Areas 14 and 15. Planning Area 15 contains one of the largest remaining vernal pools in California, locally known as Skunk Hollow. In addition to the biological wealth found within the preserve areas, Planning Area 14 contains scenic topographical features, providing further visual identity for the RANCHO BELLA VISTA community.
- ❑ **Roads.** The project includes the implementation of approximately 29.1 acres of primary roadways. The Riverside County Master Plan of Streets and Highways, including recommendations suggested by the Airport Community Transportation Study (ACTS), will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a hierarchical circulation system which ranges in right-of-way width from 60 feet to 110 feet.
- ❑ **Expanded Parkways.** Approximately 7.9 acres of the project site is dedicated to expanded landscaped parkways. The parkways are planned along both sides of Pourroy Road, Borel Road, and Murrieta Hot Springs Road. The acreage of the parkways has been included in the acreage of the planning areas that are adjacent to these streets.

b. LAND USE DEVELOPMENT STANDARDS

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

- 1) The total Specific Plan area shall be developed with a maximum of 1,998 dwelling units on 798 acres, as illustrated on Figure III-1, *Specific Land Use Plan*. General uses permitted will include residential, schools, active park, passive park, biological preserve, open space, and open space/drainage uses, as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures III-12 through III-27). A maximum number of dwelling units is specified for each residential planning area. The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than ten percent without an amendment to this plan, provided that an equal or greater number was unused in a previously or concurrently approved application within

planning area. In no case shall the total number of dwelling units exceed 1,998. Nothing contained herein shall limit the authority of the Planning Commission or Board of Supervisors to reduce the number of dwelling units requested in an application.

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

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

The "Development Transfer Status Report" must demonstrate that the total number of dwelling units for the project will not exceed 1,998 and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan allocation by more than 10%.

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

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

2) Uses and development standards will be in accordance with the Land Use Ordinance of the County of Riverside (i.e., Ordinance No. 348) and will be defined by Specific Plan objectives, future detailed plot plans, the Specific Plan Zoning Ordinance, and potential conditional use permits as appropriate.

3) Standards relating to signage, landscape, parking and other related design elements will conform to the Land Use Ordinance of the County of Riverside (i.e., Ordinance No. 348). When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Specific Plan Zoning Ordinance for RANCHO BELLA VISTA will be processed concurrently with this Specific Plan Amendment.

4) All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.

5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 184, Amendment No. 2 as filed in the office of the

Riverside County Planning Department, unless otherwise amended. This Specific Plan Amendment conforms with State laws.

6) Except for the Specific Plan Zone Ordinance adopted concurrently with Specific Plan Amendment No. 2, no portion of this Specific Plan Amendment which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan Amendment No. 2.

7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application and, as such, shall not be subject provided that if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.

8) Common areas identified in the Specific Plan Amendment No. 2 shall be owned and maintained as follows:

a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, neighborhood associations may be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.

9) The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attach, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning the approval process for Specific Plan Amendment No. 2. The County of Riverside will promptly notify the applicant of any such claim, action or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the County of Riverside.

10) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan Amendment approval, the applicant shall first obtain clearance from the County of

Riverside Planning Department verifying that all pertinent conditions of Specific Plan Amendment approval have been satisfied for the phase of development in question.

- 11) An environmental assessment shall be conducted to determine environmental impacts resulting from each Tract, Plot Plan, Specific Plan Amendment, or any other discretionary permit required to implement the Specific Plan Amendment No. 2. The environmental assessment shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in Subsequent Environmental Impact Report (SEIR) No. 401 prepared for this Specific Plan Amendment.
- 12) Lots created pursuant to this Specific Plan Amendment and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Amendment No. 2 zone herein applied to the property.
- 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
- 14) Passive solar heating techniques shall be employed whenever practical within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.
- 15) If necessary, roadways, infrastructure, parks, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.
- 16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) density transfer; f) sensitivity to neighborhood design through lot and street layouts; g) lot sizes as proposed by this Specific Plan Amendment; and h) density bonuses for affordable housing.
- 17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
- 18) Designation and/or dedication of park land and open space acreage within the project site will be based on the final number of dwelling units and corresponding population generated by the RANCHO BELLA VISTA Specific Plan Amendment No. 2 (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for park land. In no event shall such acreage be less than that set forth on Figures III-1 and III-2, *Specific Land Use Plan*, and Table III-1, *Detailed Land Use Summary*. The passive park in Planning Area 8 shall receive full park land credit for every acre of active uses in the park.

19) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.

20) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:

- a) Circulation for pedestrians, vehicles, and police patrols.
- b) Lighting of streets and walkways.
- c) Visibility of doors and windows from the street and between buildings, where practical.
- d) Fencing heights and materials which are developer's responsibility.

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

- a) Addresses which light automatically at night.
- b) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.

21) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.

22) It is anticipated that maintenance associations, if formed, will be established as follows:

The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.

23) Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, and roadways, among others) may be financed through a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.

24) No second story balconies shall face the roadway for units located inside the 60 CNEL impact zone due to potential noise impacts. If such balconies are planned, additional noise mitigation will be required.

25) A comprehensive geotechnical report shall be submitted for review and approval to the Riverside County Planning Department Engineering Geologist with each Tentative Map or use permit.

26) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for 3 hours duration.

27) Fire fuel modification transitions shall be required where residential lots within the project abut steep slopes with existing native vegetation. Fire fuel modification transitions are not required where residential lots abut land uses off-site that are approved or proposed for development.

28) Flag lots shall not be permitted within the RANCHO BELLA VISTA Specific Plan area.

3. Circulation Plan

a. CIRCULATION PLAN DESCRIPTION

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

Primary access to the project site will be achieved via Murrieta Hot Springs Road which also acts as the southern boundary of the site. North-south access through RANCHO BELLA VISTA is provided along Pourroy Road. Primary west-east traffic through the site will be routed along Borel Road and Murrieta Hot Springs Road. An efficient on-site roadway network has been designed to accommodate circulation within the project area. Roadway classifications within the RANCHO BELLA VISTA Specific Plan Amendment No. 2 Circulation Plan have been designed in accordance with the Riverside County General Plan Circulation Element.

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

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

b. CIRCULATION PLAN DEVELOPMENT STANDARDS

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