

IV. Specific Plan

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Goals and Objectives

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County Comprehensive General 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 contribution of this Specific Plan, specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, the following objectives have been established for the AUDIE MURPHY RANCH Specific Plan project:

- Provide a range of single-family lot sizes [medium density (5,000 s.f. to 7,200 s.f. minimum)] in traditional subdivision layouts that will be marketable within the evolving economic profile of surrounding cities and communities, as well as within Riverside County as a whole.
- Provide for recreation and open space amenities by incorporating a variety of parks into the land use plan, including linear parks/paseos, three activity parks, and areas of natural open space.
- Provide a trail system that will promote walking and bicycling within the community and which will provide access through the linear parks/paseos and to the activity parks and community recreation center.
- Provide a community recreation center on approximately 4.9 acres in an area adjacent to the Salt Creek floodway/floodplain/riparian area.
- Preserve and enhance the Salt Creek drainage area by designating 105.5 acres of the Specific Plan as a floodway/floodplain/riparian area to serve as a visual and passive recreational amenity.
- Implement landscape and improvements within the Salt Creek floodway/floodplain/riparian area which respect a natural riparian environment.
- Modify the limits of the Salt Creek 100-year floodplain to ensure adequate flood protection to surrounding properties.
- Realign and improve Newport Road through the project site and improve the Newport/Railroad Canyon Road/Goetz Road intersection which will help to improve area-wide circulation.
- Establish a project-wide circulation system that positively contributes to regional and local transportation needs.

AUDIE MURPHY RANCH

A. DEVELOPMENT PLANS AND STANDARDS

- Add 122.3 acres to the boundaries of the AUDIE MURPHY RANCH Specific Plan to provide for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Develop guidelines for architecture, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments that are consistent with the *Third and Fifth Supervisorial Districts Design Standards & Guidelines* and that create balanced, attractive, resident friendly neighborhoods internally complimentary and compatible with surrounding neighborhoods.

2. Specific Land Use Plan**a. PROJECT DESCRIPTION**

Upon completion, AUDIE MURPHY RANCH Specific Plan No. 209, Amendment No. 4, will contain a residential community composed of single family detached residential homes, two schools, recreational amenities and open space land uses on 1,113.4 acres. The Specific Plan averages 2.0 du/ac and supports a maximum of 2,190 dwelling units. By providing a variety of lot and home sizes with contemporary floor plans and designs, the homes in AUDIE MURPHY RANCH will contribute to meeting the demand for housing in southwestern Riverside County, while maintaining a sensitive approach to design relative to the property's sensitive biological resources, topography, floodplain, and additional environmental conditions. When fully developed, a maximum of 2,190 dwelling units may be built in AUDIE MURPHY RANCH. These residences will be distributed among a range of planning areas as depicted on Figure 4A-1, *Specific Plan Land Use Plan*. AUDIE MURPHY RANCH will promote development of a well balanced community by incorporating a community center, schools, parks and open space uses into a master-planned development.

Specific information on each of the planning areas within AUDIE MURPHY RANCH is provided in the *Detailed Land Use Summary* (Table IV.A-1), within Section IV.B, *Planning Area Development Standards*, and on Planning Area Figures 4B-1 through 4B-22.

The proposed land uses within AUDIE MURPHY RANCH are as follows:

- Residential.** Residential areas account for 54% of the project's total land area. The gross, overall average density for the project is 2.0 du/ac. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future AUDIE MURPHY RANCH residents. Residential planning areas vary in density from 2.0 du/ac to 4.9 du/ac. Residential planning areas account for 600.6 acres of the project site, containing 2,190 dwelling units. The housing mix will fall into the "Medium Density" (minimum 5,000 to 7,200 s.f. lots) residential land use category. The residential lot layouts are to reflect a traditional lot pattern. In addition to residential homes, public and private parks, schools and recreational amenities are permitted in planning areas designated as "Residential."
- Community Recreation Center.** A community recreation center comprises 4.9 acres within Planning Area 42. The community center acreage accounts for less than 1% of the total 1,113.4-acre project area. The community center may include, but not be limited to, an activity center,

AUDIE MURPHY RANCH

A. DEVELOPMENT PLANS AND STANDARDS

patio veranda for gatherings, a formal lap and exercise pool, an informal family pool, multiple spas, a tot lot and access to the Salt Creek trail.

- ❑ **Open Space.** A total of 353.6 acres are proposed for open space and a floodplain/floodway/riparian area in Planning Areas 41 and 43a-h comprising nearly 32% of the total land area. The open space acreage includes 105.5 acres allocated to Salt Creek (Planning Area 41), which traverses northeast to southwest through the project site. The remaining open space (Planning Areas 43a-h) are located throughout the project site, but concentrated in the southern and eastern portions of AUDIE MURPHY RANCH.
- ❑ **Schools.** Two school sites comprising 28.8 acres (3%) of the project site are proposed in Planning Areas 7 and 24. The school site located in Planning Area 7 is 16.4 acres and is **expected to be developed** as a middle school. The elementary school site located in Planning Area 24 is 12.4 acres. If, during coordination with MUSD, the school sites are agreed to be reduced or enlarged in size or relocated within the Specific Plan to a planning area designated as residential, such size modification or relocation would not require an amendment to this Specific Plan, provided that the proposed location is acceptable to the County Transportation Department. Both school sites will be offered for conveyance to the Menifee Union School District (MUSD). If the sites are declined by the MUSD, the areas could be developed with residential units, parks, or other recreational amenities. In no case would the maximum Specific Plan dwelling unit total of 2,190 du be exceeded if MUSD either declined to accept the school site(s). If the currently designated school sites are moved or are declined by MUSD and developed as residential, approximately 70 residential lots could be constructed in Planning Area 7 and approximately 55 residential lots could be constructed in Planning Area 24.
- ❑ **Parks.** A total of 59.2 acres (5%) of parkland is proposed on the AUDIE MURPHY RANCH project site. This park land acreage includes an 8.4-acre activity park in Planning Area 31, a 10.7-acre activity park in Planning Area 39, a 4.9-acre activity park in Planning Area 9, and 35.2 acres of linear parks and paseos (a 6.7-acre linear park/paseo located in Planning Area 40a, a 5.1-acre linear park/paseo located in Planning Area 40b, a 3.8-acre linear park/paseo located in Planning Area 40c, a 3.9-acre linear park/paseo located in Planning Area 40d, a 2.7-acre linear park/paseo located in Planning Area 40e, a 7.9-acre linear park/paseo located in Planning Area 40f, and a 5.1-acre linear park/paseo located in Planning Area 40g). The activity parks (Planning Areas 31, 39 and 9) could include such facilities as a community ball field and tot lot. The linear parks contain recreational trails, open play turf areas, picnic areas, tot lots and pedestrian walks. If, during coordination with the Riverside County Department of Parks and Recreation's applicable County Service Agency (CSA) or Recreation and Park District, the park sites are agreed to be reduced or enlarged in size or relocated within the Specific Plan to a planning area(s) designated as residential, such size modification or relocation would not require an amendment to this Specific Plan. Public and/or private parks are permitted to be developed within planning areas designated as "Residential."
- ❑ **Roads.** The project includes the implementation of approximately 66.3 acres of primary roadways accounting for 6% of the total project area. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic

AUDIE MURPHY RANCH

A. DEVELOPMENT PLANS AND STANDARDS

will be conveyed by a hierarchical circulation system, which ranges in right-of-way width from 56 feet to 152 feet, and shall be designed to comply with modified Riverside County Standards. The precise design and alignment of project roadways will be delineated by tentative tract maps, which shall be subject to review and approval by Riverside County.

**TABLE IV.A-1
DETAILED LAND USE SUMMARY**

LAND USE	PA	ACREAGE	DENSITY RANGE	DENSITY (DU/AC)	MAXIMUM DU'S
RESIDENTIAL¹					
Medium Density Residential (7,200 s.f.)	1	29.8	2-5 du/ac	3.6	108
Medium Density Residential (7,200 s.f.)	2	21.0	2-5 du/ac	3.5	74
Medium Density Residential (7,200 s.f.)	3	18.6	2-5 du/ac	3.7	69
Medium Density Residential (7,200 s.f.)	4	16.8	2-5 du/ac	3.2	53
Medium Density Residential (7,200 s.f.)	5	27.6	2-5 du/ac	3.4	95
Medium Density Residential (6,000 s.f.)	6	23.3	2-5 du/ac	3.9	92
Medium Density Residential (5,000 s.f.)	8	14.7	2-5 du/ac	4.4	64
Medium Density Residential (7,000 s.f.)	9	17.1	2-5 du/ac	2.5	43
Medium Density Residential (6,000 s.f.)	10	10.3	2-5 du/ac	3.8	40
Medium Density Residential (7,200 s.f.)	11	19.6	2-5 du/ac	4.2	82
Medium Density Residential (7,200 s.f.)	12	10.1	2-5 du/ac	3.7	37
Medium Density Residential (7,200 s.f.)	13	37.7	2-5 du/ac	3.6	134
Medium Density Residential (6,000 s.f.)	14	20.7	2-5 du/ac	4.0	83
Medium Density Residential (6,000 s.f.)	15	13.9	2-5 du/ac	4.6	64
Medium Density Residential (7,200 s.f.)	16	10.7	2-5 du/ac	3.3	35
Medium Density Residential (7,200 s.f.)	17	22.1	2-5 du/ac	3.6	80
Medium Density Residential (7,200 s.f.)	18	20.5	2-5 du/ac	3.3	68
Medium Density Residential (6,000 s.f.)	19	17.2	2-5 du/ac	3.5	61
Medium Density Residential (5,000 s.f.)	20	14.6	2-5 du/ac	4.8	70
Medium Density Residential (7,200 s.f.)	21	7.3	2-5 du/ac	2.2	16
Medium Density Residential (6,000 s.f.)	23	10.7	2-5 du/ac	3.8	41
Medium Density Residential (7,200 s.f.)	25	27.9	2-5 du/ac	3.6	101
Medium Density Residential (7,200 s.f.)	27	25.7	2-5 du/ac	3.4	88
Medium Density Residential (7,200 s.f.)	28	45.5	2-5 du/ac	2.0	91
Medium Density Residential (6,000 s.f.)	32	7.0	2-5 du/ac	3.0	21
Medium Density Residential (7,000 s.f.)	33	29.0	2-5 du/ac	3.6	104
Medium Density Residential (6,000 s.f.)	34	18.5	2-5 du/ac	3.7	69
Medium Density Residential (6,000 s.f.)	35	24.8	2-5 du/ac	3.8	94
Medium Density Residential (5,000 s.f.)	36	8.9	2-5 du/ac	4.9	44
Medium Density Residential (5,000 s.f.)	37	14.0	2-5 du/ac	4.6	64
Medium Density Residential (7,000 s.f.)	38	19.9	2-5 du/ac	4.0	79
RESIDENTIAL SUBTOTAL		600.6		3.6	2,164²

AUDIE MURPHY RANCH

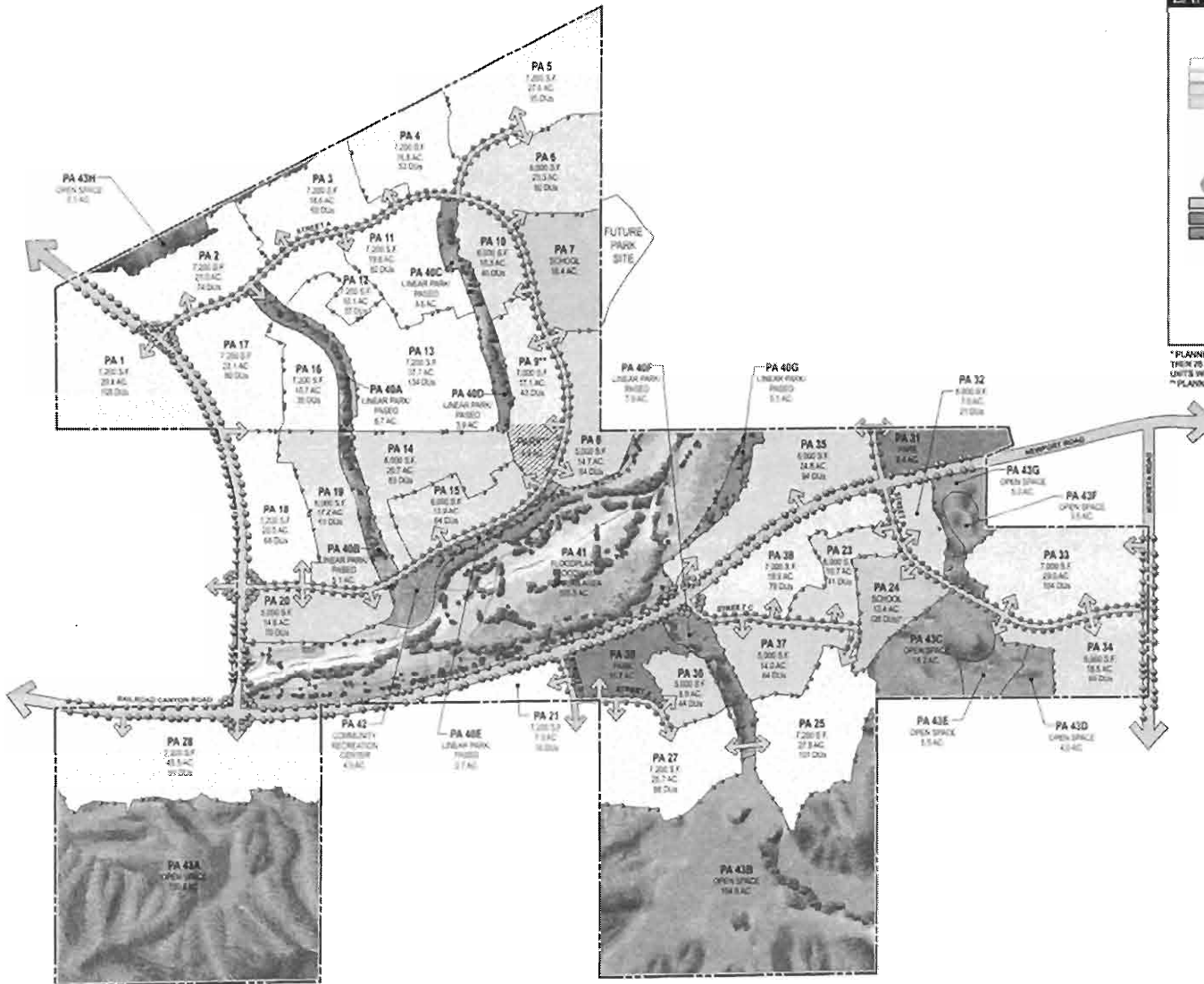
A. DEVELOPMENT PLANS AND STANDARDS

LAND USE	PA	ACREAGE	DENSITY RANGE	DENSITY (DU/AC)	MAXIMUM DU'S
NON-RESIDENTIAL					
Middle School	7	16.4	--	--	
Elementary School ³	24	12.4	--	--	26
Activity Park ⁴	31	8.4	--	--	--
Activity Park ⁴	39	10.7	--	--	--
Linear Park/Paseo ⁴	40 a-g	35.2	--	--	--
Floodplain/Floodway/Riparian Area	41	105.5	--	--	--
Community Recreation Center	42	4.9	--	--	--
Open Space	43 a-h	248.1	--	--	--
Activity Park	9	4.9	--	--	--
Internal Project Roads		66.3	--	--	--
NON-RESIDENTIAL SUBTOTAL		512.8	--	--	(26)²
PROJECT TOTALS		1,113.4	--	2.0	2,190

1. In addition to residential homes, public and private parks, schools and recreational amenities are permitted in planning areas designated as "Residential."

2. If, during coordination with MUSD, the school sites are agreed to be reduced or enlarged in size or relocated to a residential planning area within the Specific Plan, such size modification or relocation would not require an amendment to this Specific Plan. If the sites are declined by the MUSD, Planning Areas 7 and 24 could be developed as Medium Density Residential, park(s), or other recreational amenity. In no case would the maximum Specific Plan dwelling unit total of 2,190 du be exceeded if MUSD declined to accept the school site(s).

3. If, during coordination with the Riverside County Department of Parks and Recreation's applicable County Service Agency (CSA) or Recreation and Park District, the park sites are agreed to be reduced or enlarged in size or relocated within the Specific Plan to a planning area(s) designated as residential, such size modification or relocation would not require an amendment to this Specific Plan. Public and/or private parks are permitted to be developed within planning areas designated as "Residential."



LAND USE ABSTRACT			
RESIDENTIAL LAND USES	ACREAGE	DENSITY	DUS
MEDIUM DENSITY			
- 7,200 S.F. LOTS	340.9	3.3	1,131
- 7,000 S.F. LOTS	61.1**	3.7	226
- 6,000 S.F. LOTS	146.4	3.9	565*
- 5,000 S.F. LOTS	52.2	4.6	242
RESIDENTIAL SUB-TOTAL	600.6	3.6	2,164*
NON-RESIDENTIAL LAND USES			
COMMUNITY RECREATION CENTER	4.9	-	--
SCHOOLS	28.8	0.9	26*
ACTIVITY PARKS	24.0**	-	--
LINEAR PARK/PASEO	35.2	-	--
FLOODPLAIN/FLOODWAY/RIPARIAN AREA	105.5	-	--
OPEN SPACE & ENTRY OPEN SPACE	248.1	-	--
ROADWAYS	66.3	-	--
NON-RESIDENTIAL SUB-TOTAL	512.8	0.05	26*
PROJECT TOTALS	1,113.4	2.0	2,190*

* PLANNING AREA 24 MAY BE ACQUIRED AS A 12 ACRE SCHOOL. IF THE SCHOOL IS NOT CONSTRUCTED, THERE WILL BE DWELLING UNITS. IN NO CASE SHALL THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE SPECIFIC PLAN EXCEED 2,190.
 ** PLANNING AREA 8 INCLUDES A 4.9-ACRE ACTIVITY PARK.

Figure 4A-1
 SPECIFIC PLAN
 LAND USE PLAN



LAND USE ABSTRACT			
RESIDENTIAL LAND USES	ACREAGE	DENSITY	DUs
MEDIUM DENSITY			
- 7,200 S.F. LOTS	340.9**	3.3	1,131*
- 7,000 S.F. LOTS	61.1	3.7	226
- 6,000 S.F. LOTS	146.4	3.9	565
- 5,000 S.F. LOTS	52.2	4.6	242
RESIDENTIAL SUB-TOTAL	600.6	3.6	2,164
NON-RESIDENTIAL LAND USES			
COMMUNITY RECREATION CENTER	4.9	-	-
SCHOOLS	28.8**	0.9	26*
ACTIVITY PARKS	24.0	-	-
LINEAR PARK/PASEO	35.2	-	-
FLOODPLAIN/FLOODWAY/RIPARIAN AREA	105.5	-	-
OPEN SPACE & ENTRY OPEN SPACE	248.1	-	-
ROADWAYS	66.3	-	-
NON-RESIDENTIAL SUB-TOTAL	512.8	0.05	26*
PROJECT TOTALS	1,113.4	2.0	2,190*

* PLANNING AREA 24 MAY BE ACQUIRED AS A 12.4-ACRE SCHOOL. IF THE SCHOOL IS NOT CONSTRUCTED, THEN 26 DWELLING UNITS SHALL BE CONSTRUCTED. IN NO CASE SHALL THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE SPECIFIC PLAN EXCEED 2,190.
 ** PLANNING AREA 9 INCLUDES A 4.9-ACRE ACTIVITY PARK.

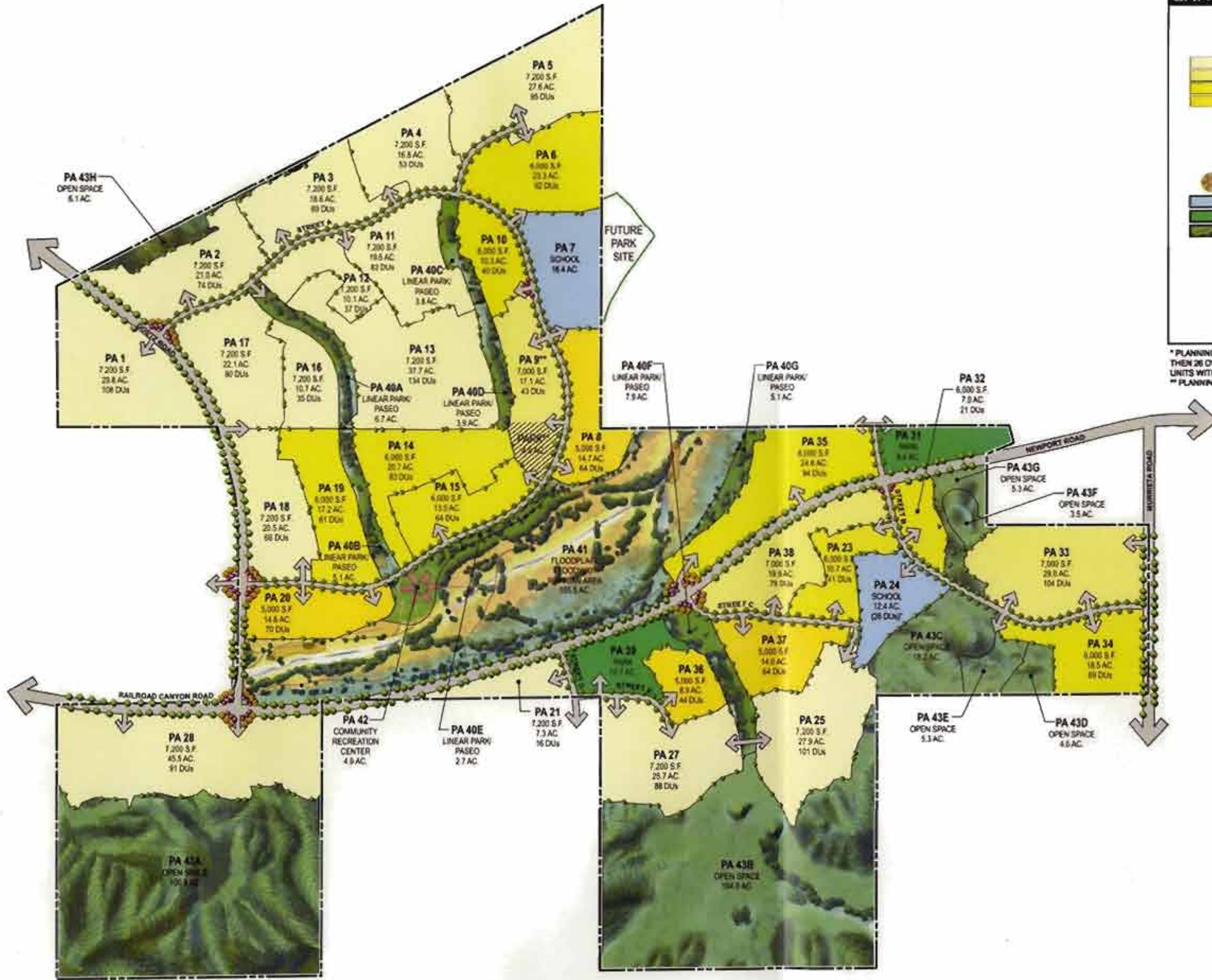
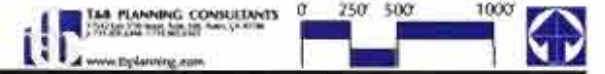


Figure 4A-2
 SPECIFIC PLAN
 LAND USE PLAN



AUDIE MURPHY RANCH

AUDIE MURPHY RANCHA. DEVELOPMENT PLANS AND STANDARDS

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed for AUDIE MURPHY RANCH, special standards have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section IV.B., *Planning Area Development 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 2,190 dwelling units on 1,113.4 acres, as illustrated on Figure 4A-1, *Specific Land Use Plan*. General uses permitted will include residential, a community recreation center, two schools, seven linear parks/paseos, **three** activity parks, and open space as depicted on the *Specific Land Use Plan* and on the individual planning area figures (Figures 4B-1 through 4B-22). 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 AUDIE MURPHY RANCH Specific Plan exceed 2,190.
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and AUDIE MURPHY RANCH 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) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, AUDIE MURPHY RANCH shall provide adequate areas for collection and loading recyclable materials in schools, the community recreation center and residential areas where solid waste is collected and loaded in a location which serves five or more units.
- 4) Standards relating to signage, landscape, parking and other related design elements will conform to Ordinance No. 348 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 AUDIE MURPHY RANCH will be recorded concurrently with this Specific Plan.
- 5) All project lighting shall be in accordance with applicable Riverside County standards.
- 6) 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 with State laws.
- 7) 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.

AUDIE MURPHY RANCHA. DEVELOPMENT PLANS AND STANDARDS

- 8) 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, circulation systems, pedestrian 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 "T" or conveyance subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, approval of the first 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 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 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.
- 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) 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 this Program EIR 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.

AUDIE MURPHY RANCH**A. DEVELOPMENT PLANS AND STANDARDS**

- 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) If necessary, roadways, infrastructure, 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.
- 15) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified in the AUDIE MURPHY RANCH Specific Plan 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.
- 16) 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.
- 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 AUDIE MURPHY RANCH (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 4A-1, *Specific Land Use Plan*, and Table IV.A-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.
 - 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.

AUDIE MURPHY RANCHA. DEVELOPMENT PLANS AND STANDARDS

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 handicapped 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, and other responsibilities as necessary.
- 22) Construction of certain public facilities and infrastructure requirements (such as sewer and water lines, and roadways, among others) shall be financed through an assessment district (AD), or 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.
- 23) 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. Fire flows over 3,000 gpm shall be for three (3) hours duration.