

## A. PROJECT WIDE PLANNING STANDARDS

### 1. Comprehensive Land Use Plan

#### a. Project Description

The Mountain Springs Specific Plan will provide the framework for a full service active-adult resort community. Mountain Springs will be composed of a high-quality mix of active-adult residential uses, an 18 hole golf course, clubhouse, recreation center, a neighborhood commercial center, an RV storage site, equestrian/hiking trails, and a balanced mix of open space. Residential uses will vary in density from 4.5 to a maximum of 12.0 to 18.0 dwelling units per acre. The residential products to be provided will meet a market need in the urbanizing Temescal Valley area, while maintaining a sensitive approach to existing topography. When completed, a maximum of 1,571 residences will be constructed within the project site. In order to create a full service, active-adult oriented community, the project will also provide security gated entrances (with the exception of neighborhoods west of Knabe Rd.), 15.3 acres of neighborhood commercial uses, a 5.2 acre RV storage site, 1.5 acre maintenance yard, an 18 hole golf course with golf related facilities and 319.1 acres of open space.

Specific information on each of the Planning Areas within Mountain Springs is provided within Section IV-B, Planning Areas.

#### RESIDENTIAL

The active-adult housing mix will be spread over three density ranges varying from Medium (M) residential to High (H) residential. In addition, there is an existing single family residence (SFR) located at the south end of Warm Springs Drive that will be retained within Mountain Springs.

Each planning area will contain a variety of lot configurations. The smallest lot configuration will be a minimum of 4,050 square feet. The residential dwelling units within the project site may be a combination of attached and detached dwelling units. The attached units, if proposed, will only be located on the 4,050 square foot lots. The detached units will be located on all lot configurations.

- **Medium (M) Density Residential** - Medium density residential units will be located in Planning Area Nos. 4, 7, 10, 11, 12 and 13. Medium density will consist of approximately 117 acres with a density range of 4.5 to 4.9 dwelling units per acre.

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- **Medium High (MH) Density Residential** - Medium High density residential units will be located in Planning Area Nos. 3, 6, 8, and 14. Medium High density will consist of about 118 acres with a density range of approximately 5.6 to 6.1 units per acre.
- **High (H) Density Residential** - High density residential units will only be located in Planning Area No. 1. High density will consist of about 25.9 acres with a maximum density range of 12.0 to 18.0 units per acre.
- **Existing Single Family Residence (SFR)** - will consist of an existing single family residence located at the south end of Warm Springs Drive. The existing residence is located on a 4.9 acre lot. It is anticipated that this lot will be subdivided. Approximately 3.9 acres of the lot will be incorporated into the golf course leaving a one (1) acre parcel for the residence. This is shown in the Mountain Springs Specific Plan as Planning Area No. 16.

## **NEIGHBORHOOD COMMERCIAL (C)**

The Neighborhood Commercial site will consist of an approximately 15.3 acre site. The proposed uses will be located at the northwest corner of Temescal Canyon Road and Knabe Road. The commercial site (Planning Area No. 18), will serve the residents of Mountain Springs as well as those of the surrounding region. A fifty (50) foot wide drainage corridor is planned along the northern perimeter to provide drainage from the west crossing under Temescal Canyon Road and extending to Coldwater Creek.

## **RV STORAGE SITE (RV)**

The RV storage site will consist of an approximately 5.2 acre site. The site will be located between Knabe Road and the existing RV park southwest of Temescal Canyon Road and Knabe Road. The RV storage site (Planning Area No. 16), will provide storage of RV vehicles for the residents of Mountain Springs as well as those of the surrounding region.

## **GOLF COURSE (GC)**

An 18 hole golf course on 187.7 acres will be incorporated into the Mountain Springs Specific Plan. The golf course will also entail a clubhouse and a driving range/detention basin facility. These facilities will be located along the northeast side of Knabe Road in Planning Area No. 9. The golf course has been redesigned to serve as an "inside-out" course. The maintenance yard (MY) will be located in Planning Area 9B adjacent to the RV Park. The golf course is now oriented to serve as a fire break between the Cleveland National Forest and residential units within the project site. The amount of grading required for the revised plan is substantially less than what was previously approved. The course will also serve as a landscape buffer between the land uses within the project site and adjacent off-site land uses. The revised golf course will also take advantage of existing views looking west to the Cleveland National Forest and views looking east across Temescal Canyon Road.

## RECREATION CENTER (RC)

A recreation center/sales office, restaurant/banquet and associated facilities will be incorporated into the Mountain Springs Specific Plan (Planning Area No. 9A). The recreation center/sales office is planned to be located east of the 16<sup>th</sup> green overlooking the driving range, clubhouse and golf course to the northeast. The restaurant/banquet is planned to be located directly southeast of the recreation center/sales office overlooking the 18<sup>th</sup> green.

## OPEN SPACE (OS)

A significant portion (319.1 acres), approximately 39% of the project site, is being preserved as open space (Planning Area Nos. 2 and 17). Approximately 299.7 acres of steep slopes west of the project site will serve as distinctive visual features, providing an attractive naturalistic backdrop for the Mountain Springs community. These slopes will be preserved to avoid serious environmental hazards due to flooding, grading and erosion, and to provide a natural transition into the Cleveland National Forest. Protection of the slopes will also allow the preservation of natural wildlife habitat. The remaining 19.4 acres contain a natural marsh westerly of the commercial sites adjacent to the 3<sup>rd</sup> and 4<sup>th</sup> holes which are being preserved and expanded for wetlands mitigation.

## ROADS

The project includes approximately 24.8 acres of public and private roadways. These circulation routes range in rights-of-way from 50 feet (private gated streets) to 100 feet (Knabe Road), and include the primary project entry from Temescal Canyon Road.

Public roadways within the project site will be limited to Knabe Road which will provide a direct connection from Temescal Canyon Road to the project site. The remainder of the circulation system is planned to include private gated streets which will provide internal circulation within each neighborhood. Warm Springs is planned to be constructed from Gum Tree Drive to the project entry into Planning Area No. 8. A knuckle is anticipated to be provided in Warm Springs Drive north of Knabe Road to discourage through traffic. Warm Springs Drive is then proposed to extend southerly from Knabe Road to Glen Ivy Road for public access to the south of the project site.

The purpose of the master street circulation plan is to preserve the rural character of the surrounding neighborhood while providing a direct and convenient access to individual residential neighborhoods and commercial sites through a safe and efficient circulation network.

### b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the residential, commercial and recreational uses proposed for the Mountain Springs Specific Plan, special techniques or mitigations have been created for each Planning Area. These area-specific standards,

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discussed in detail in Section IV-B, Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to these specific techniques, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. These general standards are:

- (1) The Mountain Springs Specific Plan shall be developed with a maximum of 1,571 dwelling units on approximately 823.7 acres, as illustrated on the Land Use Plan (Figure IV-1). General uses permitted will include active-adult residential, commercial, recreational (golf course and recreation center) and open space, as well as a circulation system as delineated on the Land Use Plan and in the individual Planning Areas (Figures IV-11 through 30).
- (2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and the Mountain Springs Specific Plan Zoning Ordinance, and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans and conditional use permits.
- (3) Standards relating to signage, landscaping, parking and other related design elements will conform to Riverside County Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning ordinance requirements.
- (4) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and State laws; and shall conform substantially with Specific Plan No. 221, Amendment No. 2, and its subsequent amendments as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- (5) Except for the Specific Plan Design Guidelines and Specific Plan Zoning adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- (6) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application; 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.

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- (7) 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 for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for private roads, recreational amenities, recreation center, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary.

- (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 recreation, open space, private 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 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 subdivision is recorded.

(c) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit.

(d) The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time implementing development applications, such as subdivisions, plot plans and/or use permits, are filed.

(e) The natural open space adjacent to the Cleveland National Forest may be owned by an organization, corporation, or public entity separate from the master maintenance organization, as long as the maintenance of the open space area is provided for adequately.

- (9) The applicant or its successor-in-interest shall defend, and hold harmless the County of Riverside, its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning this specific plan. The

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County of Riverside will promptly notify the applicant or its successor 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) An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment or any other discretionary permit required to implement the Specific Plan, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments 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 the subject addendum to the Final Environmental Impact Report prepared for Mountain Springs Specific Plan No. 221, Amendment No. 2.
- (11) 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 applied to the property, and all other applicable County standards.
- (12) 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 and pedestrian and/or bicycle).
- (13) Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs, proper wall insulation and the use of simple heat storage systems.
- (14) Where determined by the County to be necessary, roadways, infrastructure parks and common open space areas shall be coordinated by and paid for through an assessment district, community facilities district, or county 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 by the Specific Plan for that Planning Area based upon, but not limited to, the following:
  - (a) Adequate availability of services;
  - (b) Adequate access and circulation;
  - (c) Sensitivity to landforms;
  - (d) Innovation in housing types and design;
  - (e) Sensitivity to neighborhood design through lot and street layouts.

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- (16) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.
- (17) Prior to the issuance of building permits, improvement plans for developed common open space area, including landscaping and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Landscaping and irrigation plans shall be certified by a landscape architect.
- (18) 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, walkways and bikeways;
  - (c) Visibility of doors and windows from the street and between buildings;
  - (d) Fencing heights and materials.
- (19) The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future residents, as well as occupants of commercial space:
  - (a) Addresses which light automatically at night;
  - (b) Installation of burglar alarms in all commercial buildings;
  - (c) Special lighting requirements on apartments, or any buildings that are grouped in a way that individual addresses are difficult to read.
- (20) Where determined to be necessary by the County, and prior to the approval of development proposals for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels.
- (21) Each planning area shall comply with applicable Riverside County recycling requirements.
- (22) Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials. These commercial areas are appropriate areas for such facilities due to their central location and anticipated high use by project residents.
- (23) Designation and/or dedication of park land and open space acreage necessary to satisfy both County and State requirements, will be based on the community and neighborhood park acreage designated within the Specific Plan as adopted by the Riverside County Board of Supervisors.
- (24) All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655.

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- (25) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisors' adoption of the specific plan.