

SECTION 3. LAND USE PLAN

Project Description

The Boulder Springs Plan envisions a planned community, composed of single family residential land uses within an evolving suburban setting. The Specific Plan intends to coordinate the land uses in such a manner so as to produce a cohesive, unified development, through the use of comprehensive site planning and development guidelines. It should be kept in mind, however, that Cajalco Road, which is classified as an "Expressway" in the current General Plan and has been chosen as a major east-west transportation corridor, divides the property.

In addition to the primary residential land uses, the project will include an elementary school site, two parks, and two neighborhood commercial parcels. The Land Use Plan, illustrated in Figure 7, has been prepared based on an extensive market analysis, evaluation of the site's opportunities and constraints, discussions with community leaders, and a commitment by the proponent to maintain the original number of units. The project incorporates a full range of single family detached lots, complimented by open space. The commercial site can accommodate community commercial services and some institutional uses, such as churches, childcare centers, and a library. The following is a brief description of the land uses proposed in the project. A thorough description of the land uses in each Planning Area is provided in Section 11.

Residential

The residential element of the plan contains about 663 acres and consists of 1321 single-family homes to be placed on lots ranging from a minimum of 12,000 square feet to 20,000 square feet. With this mix of lot sizes, the products are intended to appeal to move-up buyers and those seeking higher-end semi-custom homes. As

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mentioned earlier, residential development will reflect a conventional single-family design. The overall density is 1.4 dwelling units per acre, with a total of 1321 dwelling units.

Commercial

Two Commercial Planning Areas are designated: one at the northeast corner of Wood Road and Cajalco Road; the other at Alexander Street and Cajalco. The sites will provide for the basic shopping needs of future residents of the project and the surrounding communities. The sites will also be available for selected and compatible institutional uses, such as a child care center or library.

School

An elementary school site has been planned to provide for the elementary students generated from the project. This school site consists of approximately 12 acres, and was selected by the Val Verde School District. (The original location, at the northeast quadrant of the H.B. project was not acceptable to the District.) The school would accommodate approximately 800 students.

Parks

Two neighborhood parks are provided within the community. One will be located adjacent to the elementary school. The other will be developed near the open area between Planning Areas 11 and 12. Approximately 7 acres are provided.

Open Space

A major design feature of the project is the inclusion of a significant amount of natural open space. This open space, consisting of approximately 210 acres, will include the following components:

- Preservation and enhancement of the Cajalco Creek corridor;
- Development of a multi-purpose trails, including an equestrian underpass at

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Cajalco Road;

- Preservation of a large open space area, including California Gnatcatcher habitat.

“Not-a-Part” Parcels

There are two properties that are not under the ownership of Boulder Springs LLC but are within the Specific Plan area:

- Metropolitan Water District (MWD) Parcel – This 28-acre parcel is located on the south side of Cajalco Road. It is a fee title property that defines the Colorado Aqueduct. Surface use of the parcel may be permitted subject to negotiations with and approval by MWD.
- Butler Home Site – This parcel is located on the south side of Cajalco. It is not a part of this Specific Plan.

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Land Use Table

The following table depicts the various land uses and acreages for the project.

Table 5

Land Use Table by Planning Area

Planning Area	Land Use	Acres	Units	Denstiy	Min. Lot Size
1	Commercial	15	N/A	N/A	N/A
2	Residential	151	257	1.7	20,000 s.f.
3	Residential	202	429	2.1	12,000 s.f.
4	School	12	N/A	N/A	N/A
5	Commercial	15	N/A	N/A	N/A
6	Cajalco Open Space	76	N/A	N/A	N/A
7	Residential	71	177	2.5	12,000 s.f.
8	Residential	92	217	2.4	12,000 s.f.
8A	PA No. 8 Open Space	32	N/A	N/A	N/A
9	Residential	147	241	1.6	20,000 s.f.
10	Open Space / Habitat	102	N/A	N/A	N/A
11	Park - North	2	N/A	N/A	N/A
12	Park - South	5	N/A	N/A	N/A
Roads	ROW	16	N/A	N/A	N/A
TOTAL		938	1321	1.4	N/A
N.A.P.	MWD Aqueduct	28			
N.A.P.	Butler Home Site	5			

Project-wide Planning Standards

In addition to the specific Planning Area development standards contained in Section 11, the following project-wide planning standards have been prepared:

- The Boulder Springs Specific Plan shall be developed with a maximum of 1321 dwelling units on 938 acres, as identified within the Land Use Table (Table 3). Land uses permitted include single family residential, neighborhood commercial, open space, an elementary school, park sites and public facilities required to support the land uses.
- Permitted uses and development standards shall be in accordance with Riverside County Ordinance No. 348 and the Specific Plan Zoning

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Ordinance. The ordinances will be complemented by the design guidelines and standards contained in the specific plan implementing development plans and other land use entitlements.

- Property development standards relating to signage, landscaping, parking and other related design standards shall conform to Riverside County Ordinance No. 348 and the Specific Plan Zoning Ordinance.
- Development of the subject property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and also shall conform to State law.
- Except for the Specific Plan Zoning and Design Guidelines 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.
- Should the property be annexed into the City of Riverside, then the Ordinances and laws of the City of Riverside will substitute for those of the County of Riverside.
- The private open space and common areas within the planning areas will be owned and maintained by a master homeowner's association or County Service Area. Unless otherwise provided for, common areas shall be conveyed to the maintenance organization as implementing development (subdivisions) is approved. 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

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permit.

- 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 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.

- 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 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 the Environmental Impact Report prepared for Specific Plan No. 229.

- Lots created pursuant to this Specific Plan and any subsequent implementing tract maps shall be in conformance with the development standards of the Specific Plan Zone applied to the property, and all other applicable County standards.

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- Flag lots shall not be permitted.

- Development applications, which incorporate common areas, shall be accompanied by conceptual landscape plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian, equestrian and bicycle).

- Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings to take advantage of sun angles and shading, planting trees to create shaded areas, adequate roof overhangs, proper wall insulation, and the use of simple heat storage systems.

- 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 community service area in order to facilitate construction, maintenance and management.

- 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:
 - Adequate availability of services;
 - Adequate access and circulation;
 - Sensitivity to landforms;
 - Innovation in housing types and design;
 - Sensitivity to neighborhood design through lot and street layouts integrated with an appropriate amount of open space.

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- Areas designated as open space within the planning areas that will be conveyed to the appropriate entity shall be deed restricted so as to create permanent open space easements and to prohibit land uses other than those described in the specific plan.
- Implementing development and improvement plans shall be submitted and approved in accordance with Section 9, Public Facility and Phasing Plan, and the implementation of the Community Facility District.
- For the security and safety of future residents of the project, the following security and crime prevention measures shall be incorporated into the project to the extent feasible:
 - Walkways and other pedestrian areas shall be visible from a public street;
 - Front doors shall be visible from a public street;
 - Security fencing shall be utilized on commercial and community areas;
 - House addresses shall be lighted at night;
 - Burglar alarms shall be installed in all commercial buildings.
- Each Planning Area shall comply with applicable Riverside County recycling requirements per Riverside County Waste Management District.
- Proposed commercial development shall contain enclosures for collection of recyclable material.
- All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655. Lighting will respect the night sky.
- Up to 5 percent of the number of approved dwelling units within a Planning

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Area may be transferred to another residential Planning Area, provided the density and lot size do not exceed the stated minimums for the receiving Planning Area.

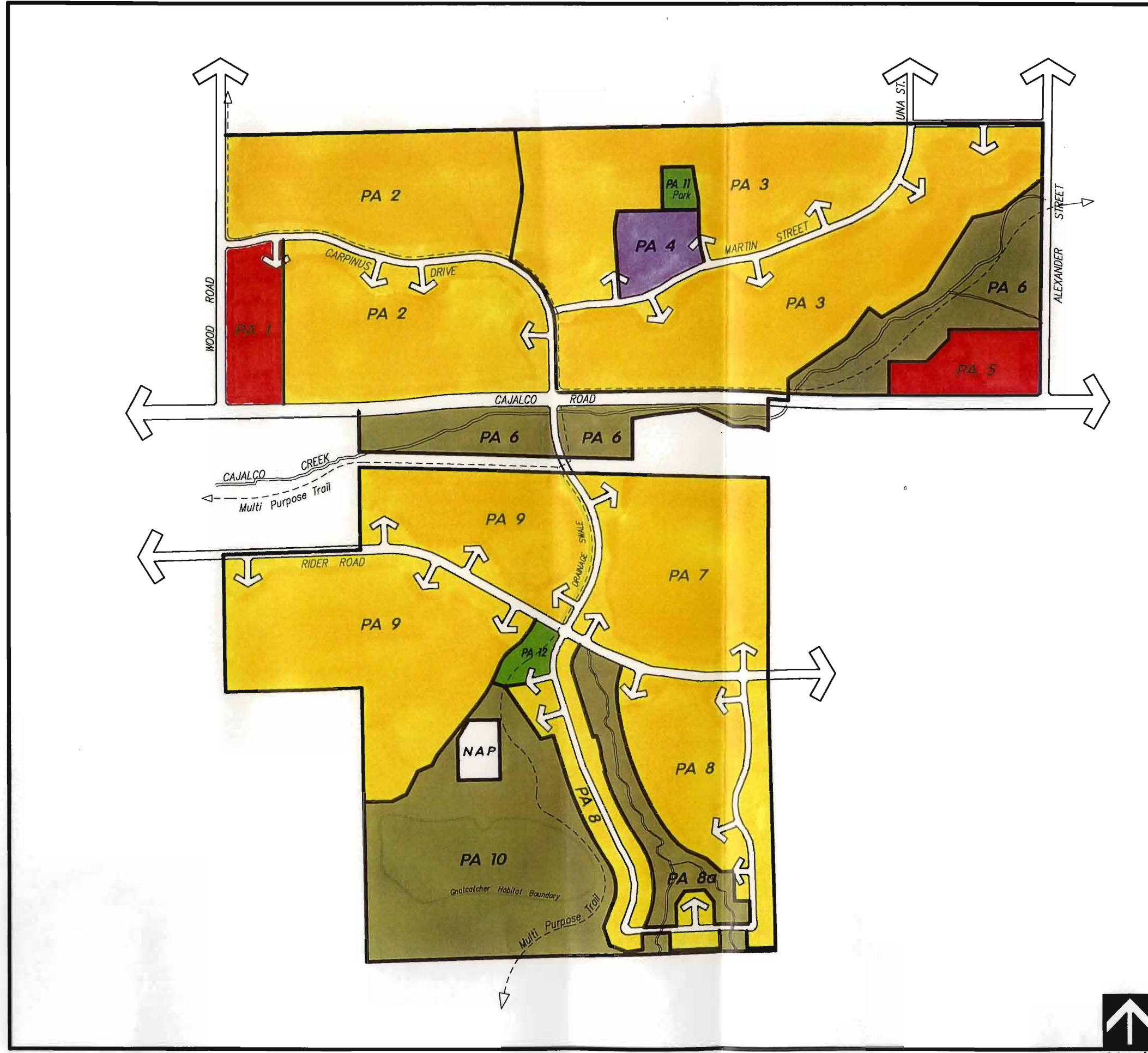
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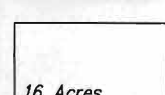
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PLANNING AREA SUMMARY

Planning Area	Acres	Max. D. U.	Density / Use
1	15	150,000sq.ft.	Commercial
2	151	257	1.7(20,000sq.ft.)
3	202	429	2.1(12,000sq.ft.)
4	12	N/A	School
5	15	150,000sq.ft.	Commercial
6	78	N/A	Open Space
7	71	177	2.5(12,000sq.ft.)
8	92	217	2.4(12,000sq.ft.)
8A	32	N/A	Open Space
9	147	241	1.6(20,000sq.ft.)
10	100	N/A	Open Space
11	2,4	N/A	Park
12	5	N/A	Park
ROADS	16	N/A	N/A
TOTAL	938	1321	1.4
N.A.P.	28		
N.A.P.	5		

LAND USE PLAN
Figure 7



	Single Family Residential 663 Acres
	Commercial 15 Acres
	Open Space 210 Acres
	School Site 12 Acres
	Parks 7 Acres
	Roads 16 Acres
938 Acres Total	

