

III. Specific Plan

A. DEVELOPMENT PLANS AND STANDARDS

■ Planning Objectives

Amendment No. 1 to the SYCAMORE CREEK Specific Land Use Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals and objectives, development phasing and local community goals have been fully examined and considered. To further insure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives were identified. With this analysis and the site goals and objectives in mind, the SYCAMORE CREEK Specific Plan Amendment No. 1:

- Considers topographic, geologic, hydrologic and biological opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms where practical.
- Examines existing and proposed land uses that are adjacent to the project site and mitigates any environmental impacts from these uses to a level of non-significance.
- Reflects anticipated marketing needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of the Temescal Canyon area as well as the County of Riverside.
- Provides residential uses with specific emphasis on employing natural and man-made open space for a heightened aesthetic environment.
- Provides direct and convenient access to clustered neighborhoods via a convenient and efficient circulation system including a paseo system.
- Creates a unique residential character that provides for a distinct living environment through architectural treatment, a coordinated thematical landscape program, and preservation of viewshed and natural terrain.

1. Specific Land Use Plan

a. Project Description

When completed, SYCAMORE CREEK Specific Plan Amendment No. 1 will be composed of a high-quality mix of 1,765 dwelling units, commercial uses, active and passive recreation uses, open space uses, trails, paseos and roadways (see Figure 3, Specific Land Use Plan). The mix of uses and the acreages devoted to each is indicated on Table II, Detailed Land Use Summary.

Residential uses include a maximum of 1,765 dwelling units consisting of 1,533 single-family detached homes and 232 multi-family units. Residential uses vary in density from very low to high with a gross project density of 2.5 du/ac. The residential products will be constructed in compliance with a site design that is consistent with the Riverside County General Plan, thereby fulfilling the market needs in this area, while maintaining a sensitive approach to developing relative to existing topography and surrounding land uses.

In order to create a balanced community, the project also will provide freeway-oriented commercial uses, a school site, four parks, a secondary trail and large areas of natural open space. Specific information on each of the planning areas within SYCAMORE CREEK is provided within Section III.B.; Planning Area Development Standards, in the Detailed Land Use Summary (Table II) and in Planning Area Figures (14A through 14P).

The proposed land uses within the Specific Plan include:

- **RESIDENTIAL** - Overall residential density within the project will consist of about 3.9 dwelling units per acre. This density is consistent with staff recommended plan for the Temescal/El Cerrito Community Plan, which also designates the project site as 2.5 du/ac. The housing mix will be spread over five density ranges varying from Very Low to High. A total of 440.2 acres will be developed into residential uses.
 - **Very Low Density Residential (0-.4 du/ac)** - is proposed for Planning Areas 16. These lots will be located off local residential streets. They will both be adjacent to open space and there will be a total of 2 dwelling units on 5 acres.
 - **Low Density Residential (.4-2 du/ac)** - is planned for 57.8 acres in Planning Area 17A. Approximately 37 units are proposed for this hilltop location.
 - **Medium Density Residential (2-5 du/ac)** - includes 1290 dwelling units on 316.9 acres located throughout the project site. These units are proposed for Planning Areas 1, 2, 3, 4, 5A, 6, 8, 10, 12, 13, 14, and 15B.
 - **Medium High Density Residential (5-8 du/ac)** - is proposed for Planning Area 5B and 15A. A total of 204 dwelling units on 38.5 acres are planned. These units will be located throughout the development but mostly along Campbell Ranch Road and Mayhew Canyon Road.
 - **High Density Residential (9-12 du/ac)** - is proposed for Planning Area 7/9. A total of 232 dwelling units on 22.0 acres are planned. This planning area is located adjacent to Campbell Ranch Road.
- **COMMERCIAL** - SYCAMORE CREEK will contain two freeway-oriented commercial sites consisting of a total of 14.6 acres. One commercial sites is located in Planning Area 18A (2.7 acres) southeast of the intersection of Campbell Ranch Road and Mayhew Canyon Road,

and a second site in Planning Area 19 (11.9 acres) of the intersection of De Palma Road and Street "A". Primary access to these commercial sites will be Sycamore Creek Road, Campbell Ranch Road and De Palma Road.

- * **SCHOOL** - A 10.4-acre elementary school site is planned for the SYCAMORE CREEK community. The school site will be located in Planning Area 11A and will be accessible by way of Mayhew Canyon Road. The school will be located next to a 8.3-acre park.
- * **PARKS** - The SYCAMORE CREEK Specific Plan Amendment No. 1 will consist of two (2) active neighborhood parks, one (1) passive park and one (1) community park. These parks are located in Planning Areas 11B, 20A, 20B and 25 and will consist of 41.7 acres. One 3.1-acre neighborhood swim park (Planning Area 20A) will be located near Planning Areas 6, 10, and 12. Planning Area 11B will consist of an 8.3-acre neighborhood park located next to the school on Mayhew Canyon Road. Adjacent to residential development (Planning Areas 15A) in the southeastern portion of the project, a 5.3-acre passive neighborhood park site will be provided in Planning Area 20B. These parks, with the exception of the passive park in 20B, will offer active recreational amenities for the residents of SYCAMORE CREEK. Planning Area 25 will be a 25.0-acre Community Sports Park which includes a 2.0-acre fire station site to be developed by the County of Riverside in accordance with their use of discretionary development agreement funds.
- * **OPEN SPACE/GREENBELT/PASEO GREENBELT** - Approximately 21.5% of the SYCAMORE CREEK Specific Plan Amendment No. 1 will consist of open space, and paseo greenbelts. The open space will consist of approximately 154.6 acres and will provide a natural buffer to the surrounding land uses and access to the Cleveland National Forest. Approximately 14.9 acres will be reserved for paseo greenbelts, which will provide pedestrian circulation to the SYCAMORE CREEK site. The greenbelts are located between residential planning areas and along major streets, and will connect these areas to the parks.
- * **ROADS** – The project consists of 40.7 acres of major roadways. These circulation routes range from 50-foot local streets to 100-foot and larger roadways.

Sycamore Creek SPECIFIC PLAN LAND USE PLAN

AMENDMENT NO. 1

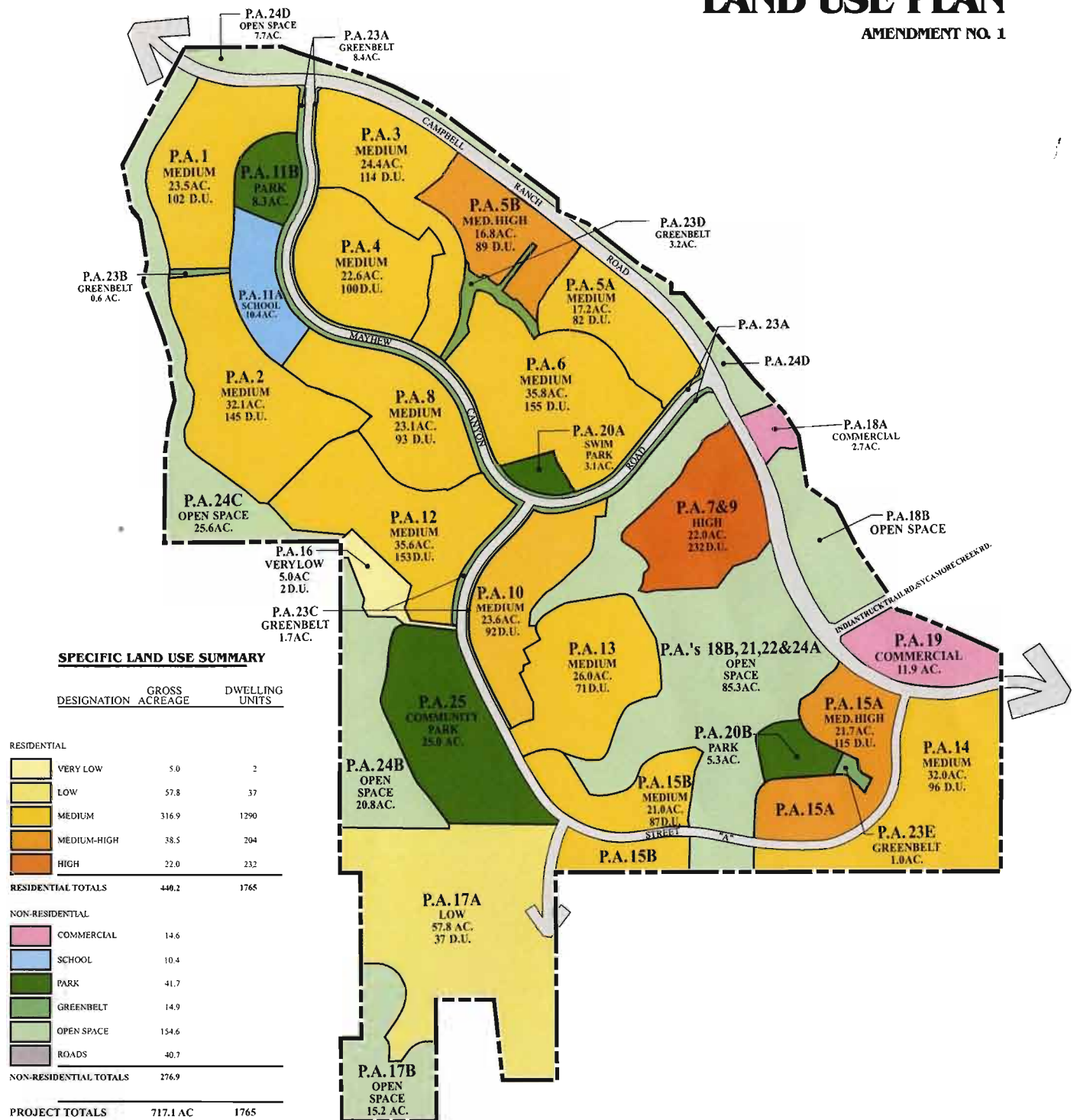


Figure 3

**TABLE II
DETAILED LAND USE SUMMARY**

| Designation | Planning Area | Gross Acres | Density Range | Maximum Density | Maximum D.U. |
|---------------------------|----------------------|--------------------|----------------------|------------------------|---------------------|
| Residential | | | | | |
| Very Low Density | 16 | 5.0 | 0-.4 du/ac | .20 du/ac | 2 |
| Low Density | 17A | 57.8 | .4-2 du/ac | .50 du/ac | 37 |
| SUBTOTAL | | 62.8 | 0-2 du/ac | .50 du/ac | 39 |
| Medium Density | 1 | 23.5 | 2-5 du/ac | 4.3 du/ac | 102 |
| | 2 | 32.1 | 2-5 du/ac | 4.5 du/ac | 145 |
| | 3 | 24.4 | 2-5 du/ac | 4.7 du/ac | 114 |
| | 4 | 26.0 | 2-5 du/ac | 4.4 du/ac | 100 |
| | 5A | 17.2 | 2-5 du/ac | 4.8 du/ac | 82 |
| | 6 | 35.8 | 2-5 du/ac | 4.3 du/ac | 155 |
| | 8 | 23.1 | 2-5 du/ac | 4.0 du/ac | 93 |
| | 10 | 23.6 | 2-5 du/ac | 3.9 du/ac | 92 |
| | 12 | 35.6 | 2-5 du/ac | 4.3 du/ac | 153 |
| | 13 | 22.6 | 2-5 du/ac | 2.7 du/ac | 71 |
| | 14 | 32.0 | 2-5 du/ac | 3.0 du/ac | 96 |
| | 15B | 21.0 | 2-5 du/ac | 4.1 du/ac | 87 |
| SUBTOTAL | | 316.9 | 2-5 du/ac | 4.8 du/ac | 1290 |
| Medium High Density | 5B | 16.8 | 5-8 du/ac | 5.3 du/ac | 89 |
| | 15A | 21.7 | 5-8 du/ac | 5.3 du/ac | 115 |
| SUBTOTAL | | 38.5 | 5-8 du/ac | 5.3du/ac | 204 |
| High Density | 7/9 | 22.0 | 9-12 | 10.5 du/ac | 232 |
| SUBTOTAL | | 22.0 | 9-12 | 10.5 du/ac | 232 |
| RESIDENTIAL TOTALS | | 440.2 | | 3.9 du/ac | 1,765 |

**TABLE II
DETAILED LAND USE SUMMARY
(continued)**

| Designation | Planning Area | Gross Acres | Density Range | Maximum Density | Maximum D.U. |
|-------------------------------|----------------------|--------------------|----------------------|------------------------|---------------------|
| Non-Residential | | | | | |
| Commercial | 18A | 2.7 | -- | -- | -- |
| | 19 | 11.9 | -- | -- | -- |
| School | 11A | 10.4 | -- | -- | -- |
| Parks | 20A | 3.1 | -- | -- | -- |
| | 20B | 5.3 | -- | -- | -- |
| | 11B | 8.3 | -- | -- | -- |
| | 25 | 25.0 | -- | -- | -- |
| Greenbelts | 23A | 8.4 | -- | -- | -- |
| | 23B | 0.6 | -- | -- | -- |
| | 23C | 1.7 | -- | -- | -- |
| | 23D | 3.2 | -- | -- | -- |
| | 23E | 1.0 | -- | -- | -- |
| Open Space | 18B, | 85.3 | -- | -- | -- |
| | 21,22, | 15.2 | -- | -- | -- |
| | 24A | 20.8 | -- | -- | -- |
| | 17 B | 25.6 | -- | -- | -- |
| | 24B | 7.7 | -- | -- | -- |
| Roads | | 40.7 | | | |
| NON-RESIDENTIAL TOTALS | | 276.9 | -- | -- | -- |
| PROJECT TOTALS | | 717.1 | -- | 2.5 du/ac | 1,765 |

b. Development Standards

In order to ensure the orderly and sensitive development of the residential and recreational uses proposed for SYCAMORE CREEK, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., will assist in accommodating the proposed development and provide adequate transitions to neighboring residential types.

In addition to these specific techniques, project wide development standards also have been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan Amendment No. 1 shall be developed with a maximum of 1,765 dwelling units on 717.1 acres, as illustrated on the Specific Land Use Plan (Figure 3) and Table II, Detailed Land Use Summary. General uses permitted will include residential, commercial, parks, school, recreation, open space and circulation as delineated on the Specific Land Use Plan, Figure 3, and in the individual planning areas, Figures 14A through 14P.
- 2) Uses and development standards will be in accordance with the County of Riverside Zoning Code and the SYCAMORE CREEK Specific Plan Amendment No. 1 Zoning Standards and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking and other design elements will conform to the County of Riverside Zoning Code Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan Amendment No.1.
- 4) The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460 and state laws; and shall conform substantially to Specific Plan No. 256 Amendment No.1 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 5) 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.
- 6) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development application has not been approved within five years of the Board of Supervisors' approval.
- 7) 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.

- 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, circulation systems and landscaped areas (including those in commercial 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 then 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 remain in the ownership of the Homeowners Association while improvements may be maintained by a CSA or other public or private maintenance organization.
 - 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 (use permit, plot plan, etc.).
- 9) The permittee 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 Specific Plan. The County of Riverside will promptly notify the permittee 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 permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the permittee 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 approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan Amendment No.1 approval have been satisfied for the phase of development in question.
- 11) An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment or any other discretionary permit required to implement the Specific Plan Amendment No.1. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for Specific Plan No. 256.

- 12) Lots created pursuant to this Specific Plan Amendment No.1 and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone herein applied to the property.
- 13) Flag lots shall not be permitted except in Planning Areas 13 and 16 as approved by the Planning Director and the Fire Chief.
- 14) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, general irrigation system specifications, structures and circulation (vehicular and pedestrian).
- 15) Passive solar heating techniques will be employed whenever possible 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.
- 16) If necessary, roadways, infrastructure and open space may be coordinated by and paid for through an assessment or community services district or area facilitating construction, maintenance and management.
- 17) 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) Sensitivity to landforms; d) Innovation in housing types, design, conservation, or opportunities, and e) Sensitivity to neighborhood design through appropriate lot and street layouts including minimization in the use of flag lots for Planning Areas 13, 16 and 17.
- 18) 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.
- 19) Prior to the issuance of building permits, landscape improvement plans for the development of the common open space area, including construction, planting and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed 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) In an effort to provide visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials.
- 21) 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 private roads, parking, open space area, signing, landscaping, irrigation, common areas and other responsibilities as necessary.
 - 22) The Noise Assessment for SYCAMORE CREEK recommends that an additional analysis of exterior and interior noise impact on-site be prepared prior to the issuance of precise grading and building permits. At the time of building permit application, the design should again be reviewed to ensure that sound mitigation is included in the design, if needed. It should be noted that rear yard setbacks may eliminate the need for noise mitigation within many of the Planning Areas potentially impacted by the 65 CNEL contour.
 - 23) Structures for human occupation shall not be permitted within the fault setback zone established in Fault Study Report approved by the County.
 - 24) Proposed on-site commercial areas (Planning Areas 18A and 19) shall contain enclosures for recycled materials. These commercial areas are felt to be the proper location for such facilities given their anticipated high use by project residents and their proximity to the primary point of project access.
 - 25) Removal of native oaks from their present location on the site will be avoided or mitigated through relocation or replacement in accordance with recommendations in a study prepared by an expert certified as qualified by the County of Riverside. In those areas where removal is unavoidable, the possibility of transplanting to another location on site will be investigated during the review of grading plans pursuant to the recommendations of the study.