

Goal #6 Provide greenbelts and open space to serve "urban" activity centers.

Policies

- a. Link open space to activity centers and residential areas via trails.
- b. Provide for public open spaces that promote social interaction.
- c. Encourage use of open space by providing intermittent shade areas.
- d. Encourage use of open space by making them easily accessible, and by incorporating parks and trails as functional recreational elements.

Goal #7 Preserve riparian habitat for environmental and aesthetic value.

Policies

- a. Protect against soil erosion along the edge of the channel.
- b. Enhance riparian vegetation with native plants.
- c. Utilize channel corridor to locate trail adjacent to open space.
- d. Require connections between trails and roadways to encourage pedestrian access into riparian open space areas.

This 808 acre Alta Cresta Ranch is a mixed use development that features 2,692 dwelling units. The plan includes a community center, two public parks, a house of worship site, two elementary school sites, three neighborhood commercial centers, a village commercial area, and a network of trails. The gross density of the project is 3.33 units per acre.

3.1.2 Land Use Development Standards

In order to ensure the orderly and sensitive development of the land uses proposed for the Alta Cresta Ranch Specific Plan, special techniques or mitigations have been created for each Planning Area. These area-specific standards, discussed in detail in Section 3.9, Planning Areas and 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 total Specific Plan shall be developed with a maximum of 2,692 dwelling units on 808 acres as illustrated on the Land Use Plan (Figure III-1). General permitted uses will include residential, commercial, school, recreation, open space, and worship and circulation as delineated on the Land Use Plan and in the individual Planning Areas (Figures III-19 through III-39).

2. Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and will be defined by Specific Plan objectives, Specific Plan Zoning, future detailed plot plans and potential conditional use permits as appropriate.
3. Standards relating to signage, landscaping, parking and other related design elements will conform to the County of Riverside Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements.
4. All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655.
5. 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. 299 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
6. With the exception of the 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.
7. 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 approval have been satisfied for the phase of development in question.
8. 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, except that plot plan to establish park sites shall be exempt from CEQA. 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 Environmental Impact Report No. 389 prepared for this Specific Plan No. 299.
9. 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.
10. Flag lots shall not be permitted.
11. Design plans for common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle) shall be submitted during the public review process for development applications which incorporate common areas.
12. 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 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 be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c. The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time applications for tentative subdivision maps are filed.
 - d. The maintenance organization shall be established prior to or concurrent with recordation of any final subdivision map.
- 13a. 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 and easements, and prohibit grading, construction, or other development activity in such open space.
- 13b. The property rights enjoyed by rural residential lands lying in proximity to the project area shall be respected and protected in accordance with the following provision to be incorporated in the project CC&Rs:

It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation, or facility, or appurtenances thereof" included, but is not limited to the production, cultivation, growing, and harvesting of any agricultural commodity, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry.

14. 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, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities.

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 ample heat storage systems.**
16. **Where determined by the County to be necessary, roadways, infrastructure and common open space areas may be coordinated by and paid for through an assessment or community facilities district or area to facilitate 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 by the Specific Plan, based upon but not limited to, the following:**
 - a. **Adequate availability of services;**
 - b. **Adequate access and circulation;**
 - c. **Sensitivity to landform;**
 - d. **Innovation in housing types and design;**
 - e. **Sensitivity to neighborhood design through appropriate lot and street layouts;**
 - f. **Lot product sizes as proposed in this Specific Plan.**
18. **Prior to the issuance of building permits, improvement plans for developed common open space areas, including 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.**
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, walkways, and bikeways.**
 - c. **Visibility of doors and windows from the street and between buildings, where practical.**
 - d. **Fencing pursuant to Section 4.3.7.**
20. **A land division filed for the purposes 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.**
21. **Each Planning Area shall comply with the Riverside County recycling program upon the plan's adoption.**
23. **Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials shall comply with the following standards. These areas are appropriate for such facilities due to their central location and anticipated high use by project residents.**

- A. Areas for recycling shall be adequate in capacity, number, and distribution to serve the development where the project occurs.
 - B. Dimensions of the recycling area shall accommodate containers consistent with current methods of collection in the area in which the project is to be located.
 - C. An adequate number of bins or containers to allow for the collection and loading of recyclable materials generated by the development should be located within the recycling areas of development projects.
 - D. The design and construction of recycling areas shall be compatible with surrounding land uses.
 - E. Recycling areas shall be secured to prevent the theft of recyclable materials by unauthorized persons, while allowing authorized persons access for disposal of materials.
 - F. Recycling areas or the bins or containers placed therein must provide protection against adverse environmental conditions which might render the collected materials unmarketable.
 - G. Driveways or travel aisles shall provide unobstructed access for collection vehicles and personnel and provide at least the minimum clearance required by the collection methods and vehicles utilized by the hauler in the area in which the development project exists.
 - H. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of access to the recycling areas.
- 24. 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.
 - 25. The only allowable land use for lands within an Agricultural Preserve shall be agriculture until such time that the property has been removed from the preserve.
 - 26. All future development shall comply with the landscaping standards contained in Section 3.6, as illustrated in Figure 3-8.
 - 27. All non-residential development shall comply with the parking and landscaping standards set forth in Section 4.6.8

3.2 COMPREHENSIVE LAND USE PLAN

3.2.1 Residential

- A. Single Family Residential 43,560,32,500,20,000, and 10,000
(1.0 DU/AC, 0.75 DU/AC, 0.50 DU/AC, 2.5 DU/AC, and 3.0 DU/AC)

The purpose of this land use designation is to provide relatively large-lot single-family neighborhoods. These areas are generally located on the western and southern portions of the specific plan, acting as an intensity transition from the more urban specific plan land uses to the more rural land uses found in Woodcrest.

- B. Single-Family/7,200
(4.5 du/acre)

This land use designation provides for conventional suburban single-family intensities and is located throughout the specific plan area, particularly adjacent to similar development intensities in neighboring projects. Though the district is similar in intensity to neighboring urban projects, specific development standards within this land use district provide for special design treatments and amenities to make Alta Cresta neighborhoods uniquely livable.

- C. Planned Residential Development/5,000
(6 du/acre)

The purpose of this land use designation is to provide for a range of housing and community designs focusing on pedestrian activity, neighborhood environments and intimate scale. Housing and community design alternatives include small-lot, detached single-family neighborhoods reminiscent of traditional subdivisions with narrower streets, rear-loading or detached garages and a close relationship between house entries and sidewalks.

- D. Single Family Residential 5,000
(7.2 DU/AC)

This land use designation is applied to residential uses located on the north side of Van Buren Blvd for the purpose of integrating residential neighborhood design patterns with surrounding patterns, within the Orangecrest Specific Plan.

3.2.2 Commercial

- A. Village Commercial

The purpose of this designation is to provide for personal/services commercial uses to serve the day-to-day and entertainment needs of the Alta Cresta community. Pedestrian orientation is paramount, providing for strong links to the community trail system, intimate scale at the street line and an abundance of outdoor activity.

B. Neighborhood Commercial

The purpose of this land use designation is to provide for larger commercial complexes to serve both the Alta Cresta community and other residential areas nearby. Neighborhood Commercial land uses are located along Van Buren Boulevard.

3.2.3 Public

A. Community Center

This land use designation provides for centralized civic uses, allowing a range of community activities at a location accessible by all Alta Cresta residents. The Community Center land uses are sited near the high school and adjacent to the community's sports park central trail system. The center is capable of providing accommodations for community events, hobbies and crafts activities, auxiliary police operations, telecommuting and other limited business accommodations.

B. Parks and Open Space

The purpose of this land use designation is to provide an interconnected and universally accessible recreation and alternative transportation system for Alta Cresta community residents that incorporates natural drainage corridors and formal recreation facilities sited to serve all project residents and enhances residential, commercial and community uses.

3.3 CIRCULATION AND TRANSPORTATION

3.3.1 Regional Circulation

Vehicular circulation to the region is served by I-215 from the east and State Route 91 from the west.

3.3.2 Local Circulation

Major surface arterials at the site include Van Buren Boulevard, Trautwein Road, Wood Road and Chicago Avenue. These arterials provide most of the existing vehicular circulation through the area.

3.3.3 Primary Internal Circulation

Existing local street alignments are basically laid out in a grid pattern. Improvements range from two-lane paved roads to graded roads and half width improvements. East-west streets include Lurin Avenue, Krameria Avenue and McDowell Road. North-south streets include Cole Avenue, Barton Road, Dauchy Street and Gamble Road.

Table III-1 reflects existing and proposed right-of-way widths.

A traffic study was prepared for the project and is included in the appendices.