

SECTION V

SPECIFIC PLAN

A. PROJECT WIDE PLANNING STANDARDS

1. Comprehensive Land Use Plan

a. Project Description

The Spring Mountain Ranch Specific Plan No. 323 has been designed as a master planned residential community, composed of a high-quality mixture of single family residential land uses integrated with an abundant amount of scenic open spaces. 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. In addition to the primary residential land use, the project will be complemented by incorporating an elementary school site, a special use zone, and a neighborhood commercial site. The *Master Land Use Plan*, Figure V-1, has been prepared following extensive marketing and surveying of the project site, maximizing its potential for a high quality residential development.

The basic design theme for Spring Mountain Ranch is to create a development incorporating a full range of lower density single family detached lots, surrounded by large expansive areas of natural open spaces and park-like areas. The open space areas that will be developed have been designed to create a separation in the residential areas, allowing for the opportunity to create neighborhood identity throughout the project site. In addition to the residential and open space land uses, the project is incorporating a school site, an area for institutional uses (i.e.-churches, day care center, etc.), a neighborhood commercial shopping center site, and the supporting infrastructure for this master planned community. Finally, the scenic backdrop of Blue Mountain to the north and Box Springs Mountain to the south will enhance the liveability for the residents of Spring Mountain Ranch.

A brief description of the various land uses is provided below, while a more thorough Planning Area description of the land uses is provided in Section V-B.

Residential

The residential component consists of low-density single family houses designed on lots ranging from a minimum 7,200 square feet to over one-half (1/2) acre. With this mix of lot sizes, it is intended to provide a wide range of housing styles and quality, from second home/move-up buyers to higher end semi-custom homes. The residential component has been

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designed with large expanses of open space separating the planning areas into natural neighborhoods. Overall, the residential density is approximately 1.8 dwelling units per acre, consisting of 1,461 dwelling units.

Commercial

A neighborhood commercial site has been planned for the northeast corner of Palmyrita Avenue and Mount Vernon Avenue, consisting of approximately 11.73 acres. This site is adjacent to the City of Riverside's Hunter Business Park, and will provide for the basic shopping needs of the future residents of Spring Mountain Ranch as well as other areas of Highgrove and the surrounding community. In addition, it will provide a buffer between the residential component and the industrial park to the west.

School

A school site has been planned within Planning Area 1 in order to meet the expected number of students to be generated from the project. This school site consists of approximately 13.90 acres.

Institutional

An Institutional land use has been proposed along the south side of Pigeon Pass Road, just east of Mount Vernon Avenue, consisting of approximately 4.75 acres. This site has been created specifically for the development of institutional uses that would augment the master planned residential development of Spring Mountain Ranch. Typical uses would include the development of a day care center, a church, assisted living facilities and/or similar uses.

Parks/Open Space

A major design feature of the project is the inclusion of a significant amount of natural and developed open space throughout the development. This open space, consisting of approximately 304 acres, will include the following components:

- preservation and enhancement of Springbrook Wash
- development of open space corridors separating planning areas
- development of an extensive multi-purpose trail system throughout the development

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- preservation of a large open space area adjacent to Box Springs Mountain
- development of an extensive park-like setting surrounding the planning areas
- development of active and passive recreational areas for the use of the public, including the provision of an equestrian facility

Public Facility Sites

Several sites have been established for the construction of water reservoir and wastewater treatment sites servicing the project. These sites have been strategically located based upon comprehensive studies for pressure zones and gravity flow, and consist of approximately 13.96 acres.

b. Land Use Table

The following table depicts the various land uses and acreages for Spring Mountain Ranch.

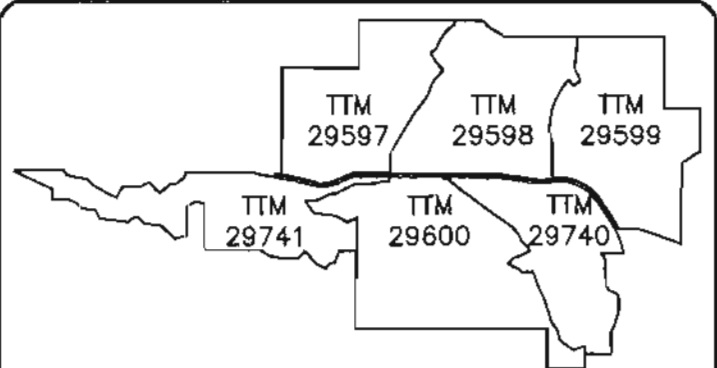
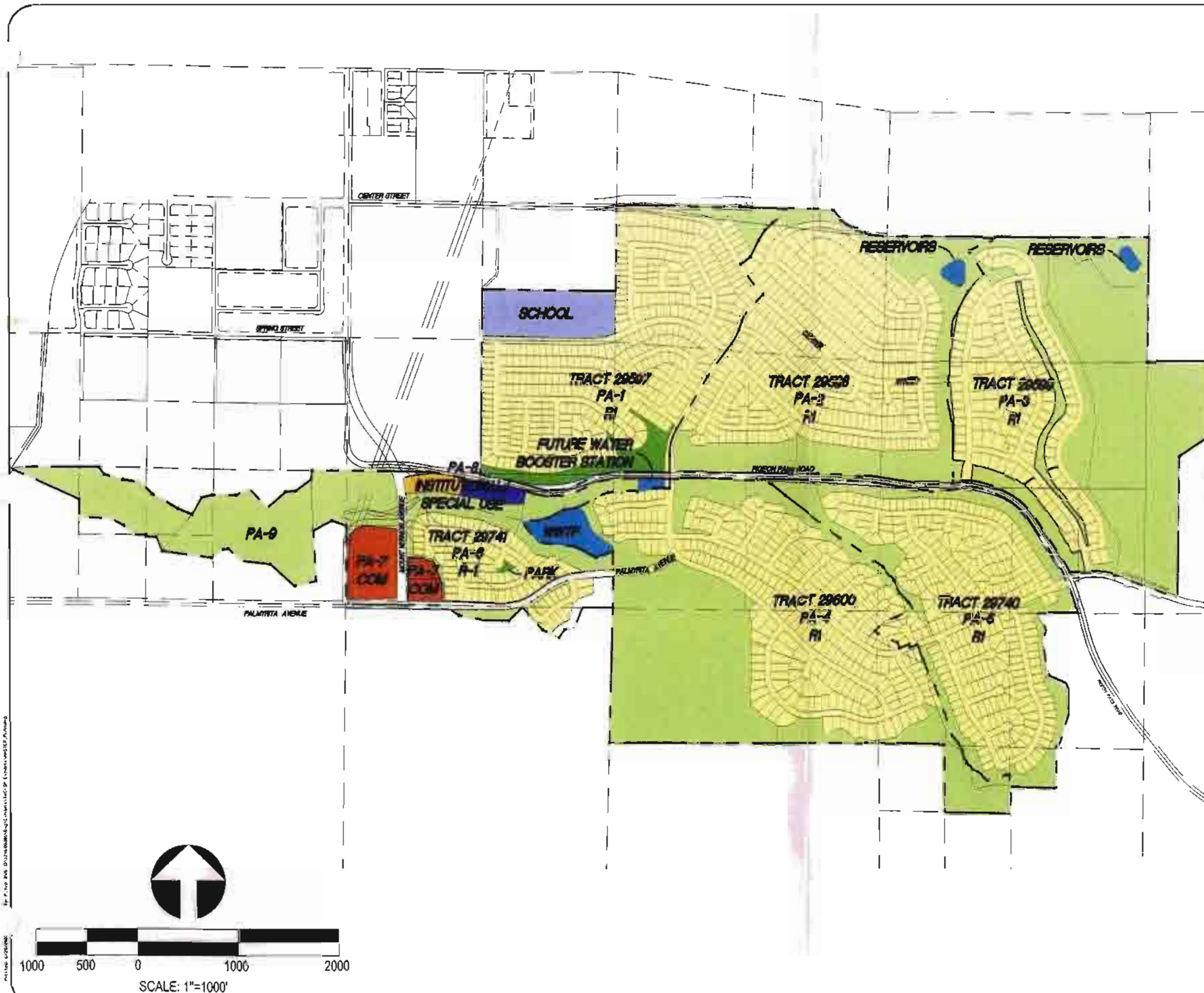
COMPREHENSIVE LAND USE TABLE

Table V-1

Planning Area	Residential Acres/units	Open Space Acres	School Acres	Commercial Acres	Institutional Acres	Utility Acres	Total Acres/units
PA-1	96.41/362	11.80	13.90	-	-	-	122.11/362
PA-2	97.23/326	35.40	-	-	-	1.10	133.73/326
PA-3	54.32/145	87.20	-	-	-	6.90	148.42/145
PA-4	89.80/273	81.28	-	-	-	5.20	176.28/273
PA-5	76.81/270	24.00	-	-	-	-	100.81/270
PA-6	29.32/85	20.07	-	-	-	0.76	50.15/85
PA-7	-	-	-	11.73	-	-	11.73/0
PA-8	-	-	-	-	4.75	-	4.75/0
PA-9	-	44.26	-	-	-	-	44.26/0
TOTAL	443.89/1461	304.01	13.90	11.73	4.75	13.96	792.24/1461

c. Project-wide Planning Standards

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



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
 a master planned community

LEGEND

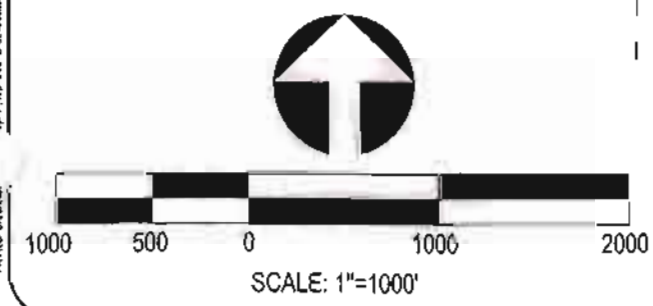
	ACRES	UNITS
R-1 RESIDENTIAL	443.89	1461
OPEN SPACE/PARKS	304.01	-
PUBLIC FACILITIES	13.96	-
INSTITUTIONAL	2.23	-
INSTITUTIONAL/SPECIAL USE	2.52	-
COMMERCIAL	11.73	-
SCHOOL	13.90	-
TOTAL	792.24	1461

--- PLANNING AREA BOUNDARY

**FIGURE V-1
 MASTER LAND USE PLAN**

URBAN ENVIRONS
 133 E. VINE STREET
 REDLANDS, CA 92373
 TEL: (909) 798-4446
 FAX: (909) 335-9747

The Keith Companies
 5600 El Camino Real, Suite 100
 Carlsbad, California 92008
 760/438-1216
 Fax 760/438-2768



PREPARED BY THE ENGINEERING DIVISION OF THE COUNTY OF LOS ANGELES

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- (1) The Spring Mountain Ranch Specific Plan shall be developed with a maximum of 1,461 dwelling units on 792.24 acres, as illustrated on the *Comprehensive Land Use Table* (Table V-1). General uses permitted include single family residential, neighborhood commercial, institutional, parks and open space, school and the infrastructure necessary to support the land uses.
- (2) Permitted uses and development standards shall be in accordance with Riverside County Ordinance No. 348 and the Spring Mountain Ranch Specific Plan Zoning Ordinance. These ordinances will be augmented by the design guidelines and standards contained in this specific plan as well as subsequent detailed development plans, including tract maps, plot plans and conditional use permits.
- (3) Property development standards relating to signage, landscaping, parking and other related design standards shall conform to Riverside County Ordinance No. 348.
- (4) 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.
- (5) 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.
- (6) Should the Spring Mountain Ranch 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.
- (7) The extensive private open space and common areas within the planning areas will be owned and maintained by a master homeowner's association. 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 permit.

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- (8) 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.
- (9) 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 Spring Mountain Ranch Specific Plan No. 323.
- (10) 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.
- (11) Flag lots shall not be permitted.
- (12) 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).
- (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,

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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 in order 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 integrated with an appropriate amount of open space.
- (16) 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.
- (17) Prior to the issuance of building permits, improvement plans for developed common open space areas, including preparation of landscape and irrigation plans, shall be submitted to the Planning Department for review and approval. Landscape and irrigation plans shall be certified by a registered landscape architect.
- (18) For the security and safety of future residents of Spring Mountain Ranch, the following security and crime prevention measures shall be incorporated into the design of the project:
 - (a) Lighting of streets, walkways and other pedestrian areas;
 - (b) Visibility of doors and windows from the street;
 - (c) Security fencing and materials;
 - (d) House addresses which light automatically at night;
 - (e) Installation of burglar alarms in all commercial buildings;

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- (f) Special lighting requirements throughout Spring Mountain Ranch where necessary to provide an appropriate level of security and a sense of comfort.
 - (g) Home security systems
- (19) Each Planning Area shall comply with applicable Riverside County recycling requirements.
 - (20) Proposed commercial development shall contain enclosures for collection of recyclable materials.
 - (21) All project lighting shall be in conformance with applicable Riverside County standards, including Ordinance No. 655.
 - (22) 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.
 - (23) Future residential development within Spring Mountain Ranch shall incorporate design elements to achieve the "smart home" building design concept. These design elements are described in detail within Section V-D.