

IV. Specific Plan

A. DEVELOPMENT PLANS AND STANDARDS

1. Planning Objectives

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan. Engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, development phasing, and local community goals all were considered during the planning process. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic impact of this Specific Plan, specific planning and development goals for the project were established and supported by this extensive analysis. With these specific project goals in mind, the LAKE MATHEWS GOLF AND COUNTRY CLUB:

- Provides for the recreation and open space needs of project and surrounding residents by incorporating an 18-hole golf course and clubhouse with natural open space.
- Furnishes a plan for development that is sensitive to the environment and aesthetically pleasing, while providing a residential community with a density compatible with surrounding residential densities.
- Implements housing type diversity by providing a variety of detached single-family residential lots in traditional subdivision layouts and sufficient open space that will be marketable within the evolving economic profile of surrounding City of Riverside, as well as within Riverside County.
- Establishes a project-wide circulation system that contributes to regional and local transportation needs and accommodates a variety of transportation modes. This would include the construction of Street "A" to reduce the concerns that City of Riverside representatives have expressed with regards to traffic traversing through City streets.
- Develops a community identity for the project through control of project design elements such as architecture, clustering of development, landscaping, color treatments, paving, walls, fencing, signage, and entry treatments.
- Provides a multi-purpose trail as a part of the regional trail system designated for the area, which allows for hiking, bicycling, and horseback riding.
- Provides three parks on 2.5 acres that will provide passive recreational opportunities for the residents of the proposed project and surrounding neighborhoods. Two of the parks (Planning Areas 10B and 10C) will also provide convenient access to the regional trail traversing the southeastern portions of the project site.
- Provides for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.

2. Specific Land Use Plan

a. PROJECT DESCRIPTION

At completion, LAKE MATHEWS GOLF AND COUNTRY CLUB, will contain a high quality golf-oriented residential community composed of single-family residential, recreational, and open space land uses on 333.8 acres. Residential planning areas average 3.0 du/ac and support a total of 295 dwelling units. The various residential product types will be designed to meet the market need in the Lake Mathews area of western Riverside County, while maintaining a sensitive approach to design relative to sensitive biological resources, existing topography, and additional environmental conditions. A maximum of 295 dwelling units may be built in LAKE MATHEWS GOLF AND COUNTRY CLUB. These residences will be divided among several Planning Areas as depicted on Figure 4A-1, *Specific Plan Land Use Plan*, Figure 4A-2, *Specific Plan Land Use Plan* (color), and Figure 4A-2a, *Conceptual Lotting Study*. LAKE MATHEWS GOLF AND COUNTRY CLUB will promote development of a well balanced community by incorporating a golf course and open space uses into a master-planned development.

Specific information on each of the planning areas within LAKE MATHEWS GOLF AND COUNTRY CLUB is provided in the *Detailed Land Use Summary* (Table IV.A-1), in Section IV.B, PLANNING AREA DEVELOPMENT STANDARDS, and on Planning Area Figures 4B-1 through 4B-5.

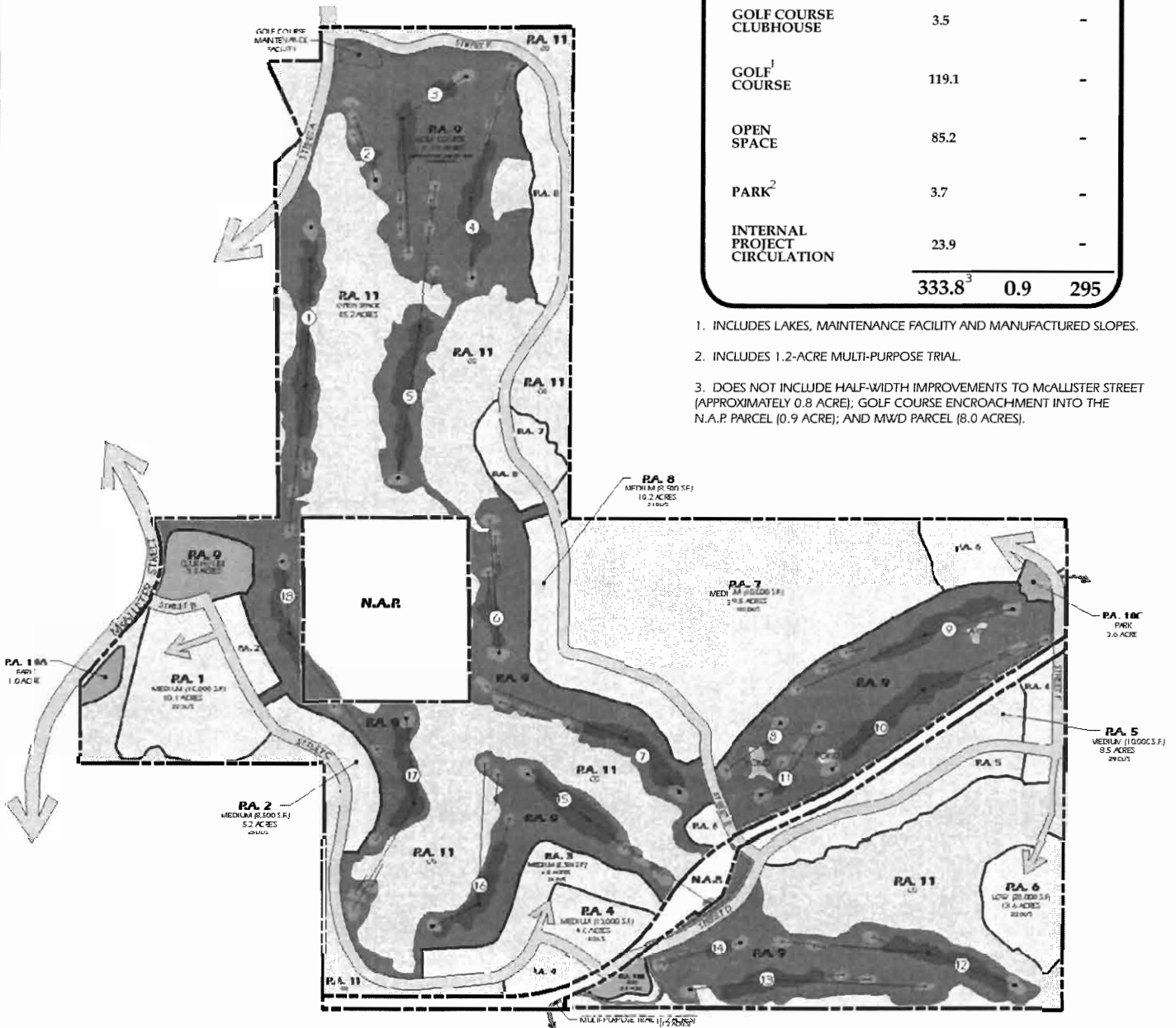
The proposed land uses within LAKE MATHEWS GOLF AND COUNTRY CLUB are as follows:

- **Residential.** The residential areas account for 29.5% of the project's total land area. The gross, overall average density for all residential uses on the site is 0.9 du/ac. In conformance with project goals, a variety of housing styles, sizes, and values are proposed, appealing to a wide range of future LAKE MATHEWS GOLF AND COUNTRY CLUB residents. Residential planning areas account for 98.4 acres of the project site, and will contain a maximum of 295 dwelling units. The planned housing mix falls into the "Low" (0-2 du/ac) and "Medium" (2-5 du/ac) density residential land use categories. Residential uses will be built in Planning Areas 1, 2, 3, 4, 5, 6, 7, and 8. Each of these planning areas will be laid out in a traditional lotting pattern with the lots clustered around the edges of the golf course where possible.
- **Golf Course.** A golf facility (including the club house, lakes, maintenance facility, and manufactured slopes) comprises 122.6 acres (excluding those portions within the NAP and MWD parcels) within Planning Area 9. The golf course acreage accounts for more than 35.7% of the total 333.8-acre project area. The course will feature an 18-hole golf course with ancillary clubhouse facilities.
- **Parks.** Three park sites on a total of 2.5 acres will be provided within Planning Areas 10A-C. Portions of the parks will be revegetated with representative, native plant communities (i.e., Riversidean sage scrub, if the USFWS does not issue the "take" permit for the County's MSHCP). Each park would provide various pathways which would lead visitors to a kiosk containing a map of the Lake Mathews area, a County regional trails exhibit, and an exhibit showcasing the LAKE MATHEWS GOLF & COUNTRY CLUB and its associated habitat and species preservation areas. Along the pathways, various observation seating nodes with benches and picnic tables would be provided. The park within Planning Area 10A would provide pedestrian

Legend

	ACRES	DU/AC	D.U.s
RESIDENTIAL LOW DENSITY 20,000 S.F.	13.6	1.7	22
RESIDENTIAL MEDIUM DENSITY 8,500 S.F. - 10,000 S.F.	84.8	3.2	273
RESIDENTIAL SUB TOTAL	98.4	3.0	295
GOLF COURSE CLUBHOUSE	3.5	-	-
GOLF ¹ COURSE	119.1	-	-
OPEN SPACE	85.2	-	-
PARK ²	3.7	-	-
INTERNAL PROJECT CIRCULATION	23.9	-	-
	333.8³	0.9	295

1. INCLUDES LAKES, MAINTENANCE FACILITY AND MANUFACTURED SLOPES.
2. INCLUDES 1.2-ACRE MULTI-PURPOSE TRIAL.
3. DOES NOT INCLUDE HALF-WIDTH IMPROVEMENTS TO McALLISTER STREET (APPROXIMATELY 0.8 ACRE); GOLF COURSE ENCROACHMENT INTO THE N.A.P. PARCEL (0.9 ACRE); AND MWD PARCEL (8.0 ACRES).



LAKE MATHEWS GOLF AND COUNTRY CLUB SPECIFIC PLAN/EIR

Figure No. 4A-1
Specific Plan Land Use Plan



Legend

	ACRES	DU/AC	D.U.s
RESIDENTIAL LOW DENSITY 20,000 S.F.	13.6	1.7	22
RESIDENTIAL MEDIUM DENSITY 8,500 S.F. - 10,000 S.F.	84.8	3.2	273
RESIDENTIAL SUB TOTAL	98.4	3.0	295
GOLF COURSE CLUBHOUSE	3.5	-	-
GOLF COURSE ¹	119.1	-	-
OPEN SPACE	85.2	-	-
PARK ²	3.7	-	-
INTERNAL PROJECT CIRCULATION	23.9	-	-
	333.8³	0.9	295

1. INCLUDES LAKES, MAINTENANCE FACILITY AND MANUFACTURED SLOPES.
2. INCLUDES 1.2-ACRE MULTI-PURPOSE TRAIL.
3. DOES NOT INCLUDE HALF-WIDTH IMPROVEMENTS TO MCALLISTER STREET (APPROXIMATELY 0.8 ACRES); GOLF COURSE ENCROACHMENT INTO THE N.A.P. PARCEL (0.9 ACRES); AND MWD PARCEL (8.0 ACRES).

Figure No. 4A-2
Specific Plan Land Use Plan



* ALL LOTS ADJACENT TO GOLF COURSE HAVE A 22' WIDE GOLF COURSE MAINTENANCE EASEMENT.

LAKE MATHEWS GOLF & COUNTRY CLUB SPECIFIC PLAN/EIR

Legend

	ACRES	DU/AC	D.U.s
RESIDENTIAL LOW DENSITY 20,000 S.F. (PAD SIZE VARIES)	13.6	1.7	22
RESIDENTIAL MEDIUM DENSITY 8,500 S.F. (7,250 S.F. MIN. PAD SIZE) 10,000 S.F. (8,050 S.F. MIN. PAD SIZE)	84.8	3.2	273
RESIDENTIAL SUB TOTAL	98.4	3.0	295
GOLF COURSE CLUBHOUSE	3.5	-	-
GOLF ¹ COURSE	119.1	-	-
OPEN SPACE	85.2	-	-
PARK ²	3.7	-	-
INTERNAL PROJECT CIRCULATION	23.9	-	-
	333.8³	0.9	295

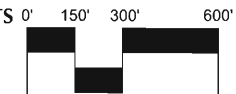
1. INCLUDES LAKES, MAINTENANCE FACILITY AND MANUFACTURED SLOPES.
2. INCLUDES 1.2-ACRE MULTI-PURPOSE TRAIL.
3. DOES NOT INCLUDE HALF-WIDTH IMPROVEMENTS TO McALLISTER STREET (APPROXIMATELY 0.8 ACRES); GOLF COURSE ENCROACHMENT INTO THE N.A.P. PARCEL (0.9 ACRES); AND MWD PARCEL (8.0 ACRES).

Figure No. 4A-2A
Conceptual Lotting Study



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**TABLE IV.A-1
DETAILED LAND USE SUMMARY**

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MAXIMUM DU'S
Medium Density Residential (8,500 s.f.)	2	5.2	2-5 du/ac	4.8	25
Medium Density Residential (8,500 s.f.)	3	6.5	2-5 du/ac	3.7	24
Medium Density Residential (8,500 s.f.)	8	10.2	2-5 du/ac	5.0	51
Medium Density Residential (10,000 s.f.)	1	10.1	2-5 du/ac	2.2	22
Medium Density Residential (10,000 s.f.)	4	4.8	2-5 du/ac	3.1	15
Medium Density Residential (10,000 s.f.)	5	8.5	2-5 du/ac	3.4	29
Medium Density Residential (10,000 s.f.)	7	39.5	2-5 du/ac	2.7	107
Low Density Residential (20,000 s.f.)	6	13.6	0-2 du/ac	1.6	22
RESIDENTIAL SUBTOTALS		98.4¹		3.0	295
Golf Course & Clubhouse	9	122.6 ²	--	--	--
Park	10A-C	3.7 ³	--	--	--
Open Space	11	85.2	--	--	--
Internal Project Roads		23.9	--	--	--
NON-RESIDENTIAL SUBTOTAL		235.4	--	--	--
PROJECT TOTALS		333.8⁴	--	0.9	295

1. Includes manufactured slopes.
2. Includes lakes, maintenance facility, and manufactured slopes.
3. Includes 1.2 acres of the multi-purpose trail.
4. Does not include half-width improvements to McAllister Street (approximately 0.8 acre) and encroachment into the Flood Control NAP parcel (0.9 acres) and the 8.0-acre MWD NAP parcel.

pathways that connect with McAllister Street to the west. Pedestrian paths would also connect with the cul-de-sacs that terminate at the western boundary of Planning Area 1 (see Figure 4A-2a, *Conceptual Lotting Study*). The park sites within Planning Areas 10B and 10C will contain restroom facilities and will provide access to the multi-purpose trail. These two parks will serve as trail heads for area residents and a rest stop for travelers and bicyclists passing through the area. The multi-purpose trail (approximately 1.2 acres) will traverse designated open space areas. The trail alignment will be consistent with the County's designated regional trail system and will provide for hiking, bicycling, and horseback riding opportunities (see Figure 4A-10A, *Regional Trail Cross-Section*). Biological resources impacts associated with the multi-purpose trail is considered a part of the project's overall impacts, which are discussed in Section, V.C.10, WILDLIFE/VEGETATION of this SP/EIR.

- **Open Space.** A total of 85.2 acres are proposed for open space in Planning Area 11, comprising nearly 26% of the total land area. The open space areas serve to protect, as much as possible, the various drainages and sensitive biological resources on-site. The open space will surround the residential and golf course planning areas, thus providing aesthetically-pleasing views from several vantage points. Various segments of the golf cart paths will also traverse the designated open space areas. The alignment of the golf cart paths will avoid, to the maximum extent possible, sensitive biological resources and habitats. Biological resources impacts associated with the cart paths are also considered a part of the project's overall impacts, which are discussed in Section, V.C.10, WILDLIFE/VEGETATION of this SP/EIR.

- **Roads.** The project includes the implementation of approximately 23.9 acres of primary roadways, including the construction of full-width improvements for that segment of Street "A" that traverses the Specific Plan site in the northwest corner. In addition to the internal circulation network, the applicant will be responsible for constructing off-site half-width improvements to that portion of McAllister Street that abuts the Specific Plan's western boundary, and full-width improvements for the remaining segments of Street "A" from McAllister Street to Van Buren Boulevard. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be conveyed by a circulation system consisting of 60-foot rights-of-way and shall be designed to comply with modified Riverside County Standards. "Emergency only" gate(s) will be provided along Street "F" where three (3) private streets abut the project boundary for the Fire Department's use only. The precise design and alignment will be delineated within tentative tract maps which shall be subject to review and approval by Riverside County.

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of land uses proposed for LAKE MATHEWS GOLF AND COUNTRY CLUB, special standards have been created for each planning area. These area-specific standards, which are thoroughly discussed in Section IV.B., PLANNING AREA DEVELOPMENT STANDARDS, will assist in efficiently implementing the proposed development. In addition to these specific guidelines, project-wide development standards have also been prepared which complement the diverse conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 295 dwelling units on 333.8 acres, as illustrated on Figure 4A-2, *Specific Land Use Plan* (color illustrative). General uses permitted will include residential, golf course, open space, and parks as prescribed on the *Specific Land Use Plan* and on the individual planning area figures (Figures 4B-1 through 4B-7). A maximum number of dwelling units is specified for each residential planning area. In no case shall the total number of dwelling units exceed 295.
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and LAKE MATHEWS GOLF AND COUNTRY CLUB Zoning Ordinance and will further be defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.
- 3) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, LAKE MATHEWS GOLF AND COUNTRY CLUB shall provide adequate areas for collection and loading recyclable materials in golf course and residential areas, where solid waste is collected and loaded in a location which serves five or more dwelling units.
- 4) Standards relating to signage, landscape, parking and other related design elements will conform to the Ordinance No. 348 of the County of Riverside. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning ordinance requirements. In addition, a Specific Plan Zoning Ordinance for LAKE MATHEWS GOLF AND COUNTRY CLUB will be processed concurrently with this Specific Plan.

- 5) All project lighting shall be in accordance with applicable Riverside County standards.
- 6) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460. This Specific Plan conforms with State laws.
- 7) Except for the Specific Plan Zoning Ordinance adopted concurrently with the Specific Plan, 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.
- 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 open space, circulation systems, and landscaped areas. The organization shall 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 may 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 Schedule "A" or conveyance subdivision is recorded.
 - c) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
- 9) The applicant 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 approval process for Specific Plan. The County of Riverside will promptly notify the applicant 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) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan 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.

- 11) 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 land use application 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.
- 12) 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 herein applied to the property.
- 13) 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, pedestrian, and/or bicycle).
- 14) If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community facilities district or community 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 in LAKE MATHEWS GOLF AND COUNTRY CLUB based upon but not limited to the following: a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design through lot and street layouts; and f) lot sizes as proposed by this Specific Plan.
- 16) 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 easements and prohibit grading, construction, or other development activity in such open space.
- 17) Designation, dedication and/or payment of fees for parkland/open space will be based on the final number of dwelling units and corresponding population generated by LAKE MATHEWS GOLF AND COUNTRY CLUB (as adopted by the Riverside County Board of Supervisors, unless otherwise amended) and will satisfy both County and State requirements for parkland. In no event shall such parkland and open space acreage be less than that set forth on Figure 4A-1, *Specific Land Use Plan*, and Table IV.A-1, *Detailed Land Use Summary*.
- 18) Prior to the issuance of building permits, improvement plans for adjacent developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. 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 and walkways.
- c) Visibility of doors and windows from the street and between buildings, where practical.
- d) Fencing heights and materials which are developer's responsibility.

The following crime prevention measures shall be considered during site and building layout design, in addition to those above, for the security and safety of future residents:

- e) Addresses which light automatically at night.
 - f) Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.
 - g) Front doors into residences that front toward or are visible from the street and allow for easy drive-by surveillance by law enforcement personnel.
- 20) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
 - 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 parking, open space areas, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
 - 22) Construction of certain public facilities and infrastructure requirements (such as sewer and water lines, and roadways, among others) may be financed through an assessment district (AD), or a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.
 - 23) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department. Fire flows over 3,000 gpm shall be for three (3) hours duration.