

III. SPECIFIC PLAN

A. Comprehensive Land Use Plan

1. Project Wide Land use Plan

At build-out, the Renaissance Ranch Specific Plan will become a high quality master-planned residential community, with open space and recreation land uses. Residential planning areas vary in density from 3.2 du/ac to 4.1 du/ac. The various residential product types will be designed to meet the market need in the Temescal Valley area of Riverside County, while maintaining a sensitive approach to design relative to existing topography and environmental conditions. When fully developed, a maximum of 355 dwelling units will be built in Renaissance Ranch. These residences will be divided among a range of lot sizes as depicted in the Specific Land Use Plan (Exhibit III.5).

Specific information on each of the planning areas within Renaissance Ranch is provided within Section III.B, Planning Area Development Standards, in the Detailed Land Use Summary (Table 1), and in Planning Area Exhibit IV.18 through IV.23.

The proposed land uses within Renaissance Ranch are as follows:


- a. RESIDENTIAL – Residential densities within the project will average less than 2.5 dwelling units per acre overall which is consistent with the Glen Eden Policy Overlay. In conformance with project goals, a variety of housing styles, sizes and values are proposed, appealing to a wide range of future residents. Residential planning areas account for 98.1 acres of the project site, containing 355 dwelling units. The housing mix will fall within four lot sizes, varying from 5,000 s.f. to 8,000 s.f. minimum. These include:

- 5,000 s.f. minimum
- 6,000 s.f. minimum
- 7,200 s.f. minimum
- 8,000 s.f. minimum

The average lot size for the project is 8,570 s.f.

- b. PARKS – Five (5) active park sites are planned for the project totaling 5.4 acres of land, in Planning Areas 1, 2, 3, 4 and 5. These parks will offer a variety of passive and active recreational opportunities to residents of the Renaissance Ranch community. Parks are further delineated in Section V.B., Design Guidelines, Park System.
- c. OPEN SPACE/CONSERVATION – A total of 24.7 acres are proposed for open space/conservation uses. The project dedicates 24.7 acres in Planning Area 6 as an open space/conservation corridor.
- e. OPEN SPACE/DRAINAGE - A total of 27.8 acres of modified open space and drainage uses are located within Planning Areas 1A, 3A, and 4A. These areas represent physically constrained areas that are subject to drainage and topographic limitations. These Planning

Areas also will function as fuel modification areas and otherwise establish appropriate buffers between the residential development and the I-15 Freeway.

- d. ROADS - The project includes the dedication of approximately 24.9 acres of internal roadways. On-site traffic will be conveyed by a circulation system which ranges in right-of-way width from 56 to 60 feet. 

A detailed Land Use Summary for Renaissance Ranch is as follows:

TABLE 1 DETAILED LAND USE SUMMARY						
LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MIN. LOT SIZE	MAX. DWELLING UNITS
Residential						
Medium	1	17.8	2-5	3.8	5,000 sf	68
	2	33.1	2-5	4.1	6,000 sf	137
Medium	3	31.7	2-5	3.2	7,200 sf	101
	4	15.5	2-5	3.2	8,000 sf	49
SUBTOTAL		98.1		3.61		355
Community Park	5	4.3 / 3.4 Net	-	-	-	-
Pocket Parks 1-4		2.0	-	-	-	-
Open Space/Conservation	6	24.7	-	-	-	-
Open Space/Drainage	1A	3.0	-	-	-	-
	3A	11.4	-	-	-	-
	4A	13.4	-	-	-	-
SUBTOTAL	-	58.8	-	-	-	-
TOTAL		156.9	-	2.3	-	355

Exhibit III.5 Specific Land Use Plan

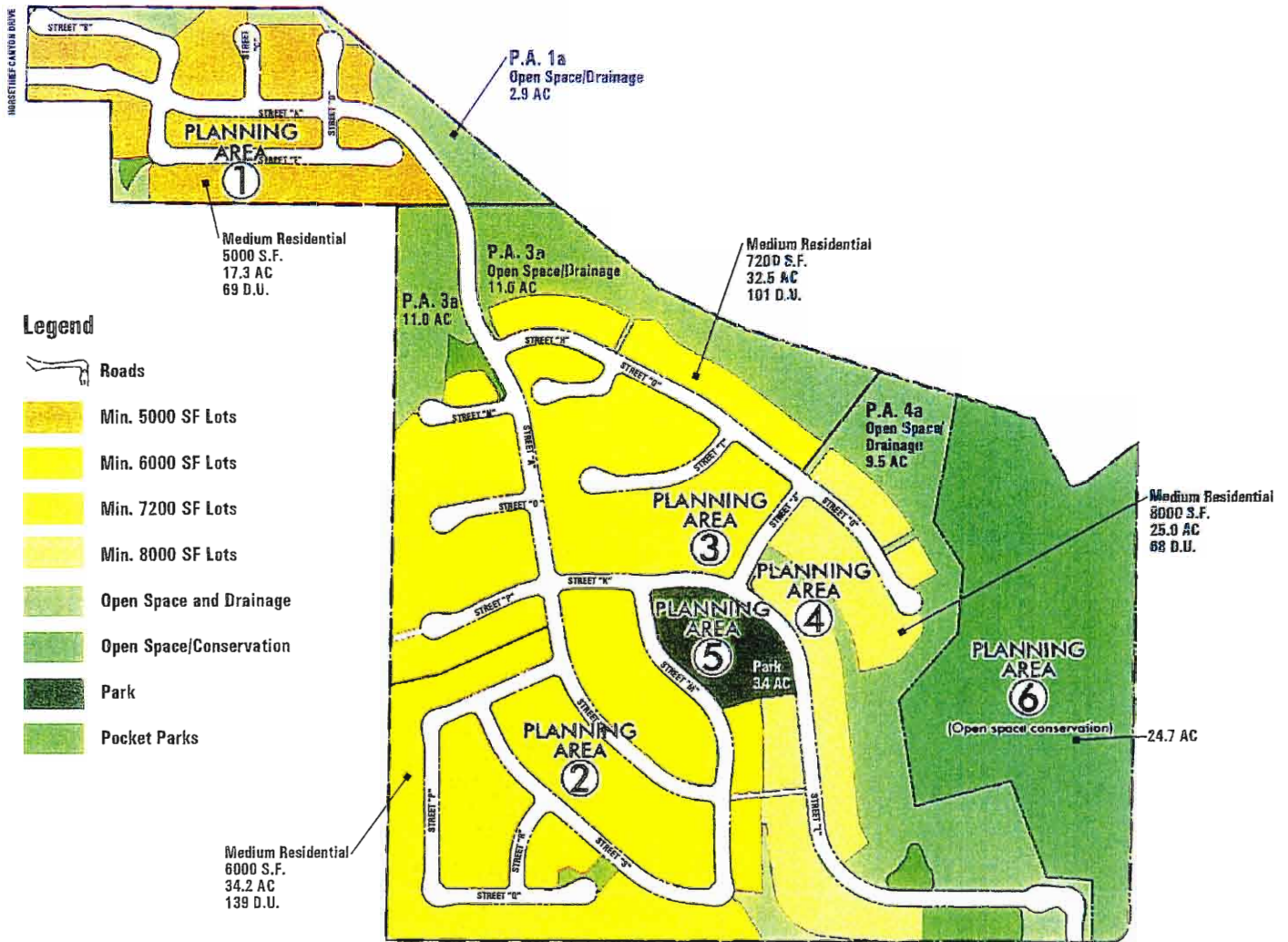


TABLE 1: DETAILED LAND USE SUMMARY

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Medium	3	31.7	2-5	3.2	7,200 sf	101
Medium	4	15.5	2-5	3.2	8,000 sf	49
SUBTOTAL		98.1		3.81		355
Community Park						
Community Park	5	4.3 / 3.4 Net	-	-	-	-
Pocket Parks 1-4		2.0	-	-	-	-
Open Space/Conservation	6	24.7	-	-	-	-
Open Space/Drainage	1A	3.0	-	-	-	-
	3A	11.4	-	-	-	-
	4A	13.4	-	-	-	-
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2. Land Use Development Standards

To ensure the orderly and sensitive development of land uses proposed for the Renaissance Ranch Specific Plan, special development standards and criteria have been created for each planning area. These area-specific standards, which are discussed in Section IV, Planning Area Development Standards, will assist in consistently implementing the proposed development. In addition to these specific standards, project-wide development standards have also been prepared which apply throughout the Specific Plan. These general standards are:

- a) The total Specific Plan area shall be developed with a maximum of 355 dwelling units on 156.9 acres, as illustrated on Exhibit III.5, Specific Land Use Plan. General uses permitted will include residential, recreation/active park, and open space/conservation uses.
- b) Uses and development standards will be in accordance with the County of Riverside Zoning and Subdivision Codes and will be defined by Specific Plan objectives, future detailed plot plans, and the Specific Plan Zoning Ordinance.
- c) Standards relating to signage, landscaping, parking and other related design elements would conform to the County of Riverside Zoning Code Ordinance No. 348, as amended for SP #333. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be adopted concurrently with this Specific Plan.
- d) All project lighting shall be in accordance with applicable Riverside County standards.
- e) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 333 as filed in the office of the Riverside County Planning Department, unless otherwise amended. This Specific Plan shall conform with applicable State laws.
- f) Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of this 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.
- g) Common areas identified in the Specific Plan shall be owned and maintained as follows:
 - 1) A permanent master maintenance organization or other viable maintenance entity shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, drainage, open space, circulation systems and landscaped 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. County established CSA is also an alternative for maintenance of roads, trash, street sweeping and landscape maintenance.

2) 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.

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3) The maintenance organization shall be established prior to, or concurrent with, the first land division or issuance of any building permit for any implementing development, whichever comes first. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Tract Maps are recorded.

h) 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.

i) 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.

j) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Zoning Ordinance No. 348, approved for Specific Plan No. 333.

k) 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).

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l) Passive solar heating techniques shall be employed whenever practical 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.

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m) It is intended that roadways, infrastructure, parks and open space may be coordinated by and paid for through an assessment or community facilities district to facilitate construction, maintenance and management.

n) 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) innovation in building types and design; d) sensitivity to landforms; e)

sensitivity to neighborhood design through lot and street layouts; f) lot sizes as proposed by this Specific Plan g) S.P. Zoning Ordinance.

- o) 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 that would conflict with such open space.
- p) Designation and/or dedication of park land, necessary to satisfy both County and State requirements, is based on the final number of dwelling units within the Renaissance Ranch Specific Plan as adopted by the Riverside County Board of Supervisors, unless otherwise amended.
- q) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - 1. Circulation for pedestrians, vehicles and public safety patrols.
 - 2. Lighting of streets, walkways and bikeways.
 - 3. Visibility of doors and windows from the street and between buildings, where practical.
 - 4. Fencing heights and materials which are developer's responsibility.

Crime Prevention

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:

- 1. Address displays which light automatically at night.
- 2. Installation of burglar alarms in all commercial and recreational buildings.

B. Circulation Plan

1. Circulation Plan Description

A project roadway concept has been developed for Renaissance Ranch as illustrated in the Vehicular Circulation Plan (Exhibit III.6).

Primary access to the project site will be achieved via Horsethief Canyon Drive which borders the west side of the site. Secondary access to the site is provided via an extension of one existing local street in Horsethief Canyon, (Bold Court 60' on the southern project edge). Additional emergency only access will be provided via Abbeywood Drive. Circulation through the site will be carried via a series of 60' wide local roadways and 56' wide local streets. An efficient roadway network has been designed to accommodate on-site circulation.

The main objective of the Circulation Plan is to provide direct and convenient access to individual residential neighborhoods and recreational land uses through a safe and efficient network of roadways. Roadway cross sections are depicted on Exhibit III.7, Typical Street Cross Sections.