

11/04/14
12:00

Riverside County LMS
CONDITIONS OF APPROVAL

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SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT

DRAFT

Specific Plan 382 is a proposal to develop an approximate 342 acres residential community of up to 1282 dwelling units, as well as open space, park and trails, and conservation areas. The site is located in the Rancho California area at the southeast corner of Keller Road and Washington Street. The San Diego Aqueduct meanders within the site along the eastern and southerly portion of the site.

The District has reviewed Specific Plan 382 and the Preliminary Hydrology, Hydraulic Report, dated April 29, 2014 and revisions on October 28, 2014, Water Quality Study for Belle Terre Specific Plan, dated December 4, 2013 and EIR 531, which describes the project as follows:

The central portion of the site is impacted by a natural watercourse with a tributary drainage area of about 4.7 square miles. A floodplain study with hydrologic and hydraulic calculations supporting the limits of this floodplain has been submitted and appears to be adequate. The developer proposes to leave an open space for the watercourse with channelized/fill slopes to direct the limits of the floodplain away from residential lots. The watercourse eventually ties to the District maintained Warm Springs Valley, French Valley Channel (project number 7-0-00205). A portion of Fields Drive is proposed to be built within the 100 year floodplain limit. Side slope protection will be required for those areas with erosive velocities and an adequate maintenance mechanism will need to be provided.

There are approximately 35 acres of offsite storm runoff tributary to the northeastern boundary of the project. The developer proposes to collect the offsite flows into a storm drain in Planning Area 4 and convey the runoff to the District maintained Warm Springs Valley, Field Drive Storm Drain and Lateral A-1 and A-8 (project number 7-0-00217) and ultimately to the French Valley Channel.

Approximately 50 acres of offsite runoff impacts Planning Area 10 and 11 at South Street and drains into basin "B4" located upstream of the aqueduct. The project will need to address how these flows are adequately conveyed through private property from the basin to South Street.

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10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

DRAFT

Approximately 155 acres of onsite and offsite runoff impacts the southern portion of the project (Planning Areas 13-15 and Open Space 9 and 10) and drains westerly to Tract 30837. The drainage plan references the use of a proposed offsite detention basin within Tract 30837, however no basins are included within Tract 30837. The project will need to show, at a minimum, that the developed condition flow rate is mitigated to the existing flow rate, consistent with the current tract 30837 conditions of approval.

Onsite Planning area 9 and 10 existing condition flows northerly and then westerly to the District maintained facility, Warm Springs Valley Stage 3, Wisteria Loop Storm Drain, project number 7-0-00200 (Tract 30069). The current proposal redirects these flows southerly and outlets at the intersection of South Street and Washington Street. The project will need to address how these diverted flows are conveyed through private property to the Wisteria Storm Drain.

The proposed grading shows diversions of tributary area within the onsite watersheds. The District finds the diversions acceptable as long as the increases in area and flow rate are mitigated within the project's proposed basins. A diversion exhibit, K, has been provided, which identifies the diversions. The project's 100 year runoff calculations shall demonstrate that the existing downstream capacity of the District maintained facilities are not exceeded.

The development of this site would increase peak flow rates upon downstream property owners and shall be mitigated. The downstream infrastructure has been designed and constructed based upon existing land use hydrology and thus, does not serve as an adequate outlet. Therefore, this development would adversely affect downstream property owners and infrastructure. Increased runoff basins have been shown on the exhibits which include size and storage volume of the basins. The proposed basins are also intended to address water quality impacts and hydromodification. The basin are proposed to be maintained by HOA or County CFD.

The proposed development of this site would adversely

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10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) DRAFT

impact water quality. To mitigate for these impacts, a series of basins are shown. Although the proposed features are truly only conceptual at this stage, the applicant's engineer has submitted documentation to the District to demonstrate the general adequacy of the area set aside for water quality basins. It should be noted that each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal. The WQMP shall address the site specific development proposed and be consistent with applicable regulations in effect at that time.

10.FLOOD RI. 5 SP ADP FEES DRAFT

The site is located within the bounds of the _____ Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ _____ per acre, the fee due will be based on the fee in effect at the time of payment.

10.FLOOD RI. 6 SP UNIT PHASING DRAFT

If the development occurs in phases, each phase shall be protected from the 1 in 100 year tributary flows. Also, the construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100 year tributary flows of this phase shall be required prior to its final map recordation.

10.FLOOD RI. 7 SP INCREASED RUNOFF CRITERIA DRAFT

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval during the improvement plan check stage of the development.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and

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10.FLOOD RI. 7

SP INCREASED RUNOFF CRITERIA (cont.)

DRAFT

outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

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10.FLOOD RI. 7 SP INCREASED RUNOFF CRITERIA (cont.) (cont.) DRAFT

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP382/IMPROVEMENTS

RECOMMND

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation.

30.TRANS. 3 SP - SP382/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 382.

30.TRANS. 4 SP - SP382/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service æCE, except that Level of Service æDE may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 Southbound Ramps (NS) at:
Scott Road (EW)

I-215 Northbound Ramps (NS) at
Scott Road (EW)

Antelope Road (NS) at:
Scott Road (EW)

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:

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30.TRANS. 4

SP - SP382/CONDITIONS (cont.)

RECOMMND

Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)

Margarita Road (NS) at:
Murrieta Hot Springs Road (EW)

Winchester Road (SR-79) (NS) at:
Domenigonia Parkway (EW)
Holland Road (EW)
Scott Road (EW)
Keller Road (EW)
Abelia Street (EW)
Pourroy Road (EW)
Skyview Road (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
Hunter Road (EW)
Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)
Margarita Road (EW)
Ynez Road (EW)

I-15 Southbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

I-15 Northbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

Calistoga Drive (NS) at:
Murrieta Hot Springs Road (EW)

Pourroy Road-West (NS) at:
Auld Road (EW)

Pourroy Road-East (NS) at:
Auld Road (EW)

Pourroy Road (NS) at:
Murrieta Hot Springs Road (EW)

Washington Street (NS) at:
Keller Road (North Street) (EW)

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30.TRANS. 4

SP - SP382/CONDITIONS (cont.) (cont.)

RECOMMND

Fields Drive (EW)
Autumn Glen Circle (South Street) (EW)
Abelia Street (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

30.TRANS. 5

SP - SP382/INSTALLATION

RECOMMND

The implementing projects of the specific plan shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Scott Road (EW) (725 dwelling units) - signal modification

Signals eligible for fee credit if installed in the ultimate location:

Pourroy Road-West (NS) at Auld Road (EW) (360 dwelling units)

Leon Road (NS) at Scott Road (EW) (725 dwelling units)

Washington Street (NS) at Keller Road (EW) (1,282 dwelling units)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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30. PRIOR TO ANY PROJECT APPROVAL

30. TRANS. 6

SP - SP382/GEOMETRICS

RECOMMEND

The following intersection improvements shall be provided prior to the issuance of the 360th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Pourroy Road-West (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: N/A
Eastbound: one through lane, one right-turn lane
Westbound: one left-turn lane, two through lanes

The following intersection improvements shall be provided prior to the issuance of the 725th residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Winchester Road (SR-79) (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane, one right-turn lane

The following intersection improvements shall be provided prior to the issuance of the 1,282nd residential occupancy permit or earlier if determined to be necessary on the basis of a project traffic study:

The intersection of Washington Street (SR-79) (NS) at Keller Road (EW) shall be signalized and improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP382/GEOMETRICS (cont.)

RECOMMND

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 7

SP - SP382/FEE OR CREDIT AGREE

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

30.TRANS. 8

SP - SP382/SW RBBB ZONE D

RECOMMND

Prior to approval of an implementing project of the specific plan, the project shall be conditioned to pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District prior to the recordation of the final map, or any phase thereof. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP382/SW RBBB ZONE D (cont.) RECOMMND

effect at the time of issuance of the permit.

30.TRANS. 9 SP - SP382/WRCOG TUMF RECOMMND

Prior to approval of an implementing project of the specific plan, the project shall be conditioned to pay the Transportation Uniform Mitigation Fee (TUMF) prior to the issuance of an occupancy permit in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

30.TRANS. 10 SP - SP382/KELLER IC FAIRSHARE RECOMMND

In the event Keller Road provides a continuous linkage between Interstate 215 and State Route 79, the project proponent shall pay its fairshare contribution of improvements to mitigate its impact at the Interstate 215 and Keller Road interchange by participation in the Southwest Area Road and Bridge Benefit District, or as approved by the Director of Transportation.

30.TRANS. 11 SP - SP382/(EIR MM-01) RECOMMND

360 DWELLING UNITS

Prior to issuance of a Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF, TUMF and RBBB fees in the amount and at the time specified for each funding program (refer to Table IV.O-17) for the following improvements that are outside the County's jurisdiction:

- Intersection 1: I-215 Southbound Ramps/Scott Road
Construct a second westbound left-turn lane
- Intersection 7: Margarita Road/Murrieta Hot Springs Road
Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 8: SR-79/Domenigoni Parkway
Modify the traffic signal to implement overlap phasing on the northbound right turn lane
Modify the traffic signal to remove the eastbound (south leg) crosswalk
- Intersection 9: SR-79/Holland Road
Install a traffic signal
- Intersection 11: SR-79/Keller Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 11

SP - SP382/(EIR MM-01) (cont.)

RECOMMND

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Intersection 15: SR-79/Thompson Road
 - Construct a second northbound left-turn lane
 - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 19: SR-79/Murrieta Hot Spring Road
 - Construct a second southbound left-turn lane
 - Modify the traffic signal to implement overlap phasing on the southbound right-turn lanes
 - Modify the traffic signal to remove the southbound (west leg) crosswalk
- Intersection 21: SR-79/Nicolas Road
 - Modify the traffic signal to implement overlap phasing on the northbound right-turn lane
 - Construct a second southbound left-turn lane
- Intersection 22: SR-79/Margarita Road
 - Construct a southbound right-turn lane
 - Modify the traffic signal to implement overlap phasing on the southbound right turn lane
- Intersection 23: SR-79/Ynez Road
 - Modify the traffic signal to implement overlap phasing on the eastbound right-turn lane
- Intersection 24: SR-79/I-15 Northbound Ramps
 - Construct a southbound free-right-turn lane

30.TRANS. 12

SP - SP382/(EIR MM-02)

RECOMMND

360 DWELLING UNITS

Prior to issuance of Building Permit No. 360, the Project Applicant(s) shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 27: Pourroy Road-West/Auld Road
 - Install a traffic signal
- Intersection 33: Washington and Abelia Street
 - Install a traffic signal

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy,

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30.TRANS. 12 SP - SP382/(EIR MM-02) (cont.)

RECOMMND

subject to reimbursement or fee credit issues by the County.

30.TRANS. 13 SP - SP382/(EIR MM-03)

RECOMMND

725 DWELLING UNITS

Prior to issuance of Building Permit No. 725, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF and RBBB fees (refer to Table IV.O-17) for the following improvements that are outside the County:

- Intersection 6: Leon Road and Scott Road:
 - Install a traffic signal
 - Construct a northbound left turn lane
 - Construct a southbound left turn lane
 - Construct an eastbound left turn lane
 - Construct a westbound left-turn lane
- Intersection 10: SR-79 and Scott Road:
 - Construct a westbound left-turn lane
 - Construct a westbound right-turn lane

30.TRANS. 14 SP - SP382/(EIR MM-04)

RECOMMND

1,282 DWELLING UNITS

Prior to issuance of Building Permit No. 1282, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBB fees (refer to Table IV.O-17) for the following improvement that is outside the County:

- Intersection 10: SR-79/Scott Road
 - Construct an eastbound left-turn lane.

30.TRANS. 15 SP - SP382/(EIR MM-05)

RECOMMND

Prior to issuance of building permits, the Project Applicant shall participate in the funding of improvements to mitigate traffic conditions through the payment of DIF for the following improvements that are within the County:

- Intersection 30: Washington Street/Keller Road (North

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30.TRANS. 15 SP - SP382/(EIR MM-O5) (cont.)

RECOMMND

Street):

- Install a traffic signal
- Construct a northbound left-turn lane
- Construct a southbound left-turn lane
- Construct an eastbound left-turn lane
- Construct a westbound left-turn lane and a shared through-right-turn lane

If the improvements would not be completed through the DIF or any other fee program or by the County or any other project, the Applicant shall construct the improvements prior to the issuance of a Certificate of Occupancy and may seek a fee credit.

30.TRANS. 16 SP - SP382/(EIR MM-O6)

RECOMMND

Prior to issuance of building permits, the Project Applicant(s) shall participate in the funding of improvements to mitigate cumulative traffic conditions through the payment of DIF, TUMF, and RBBD fees in the amount and at the time specified for each funding program (refer to Table IV.0-17).

For those improvements not covered under one of the funding programs listed above, the project shall pay its fairshare to mitigate cumulative traffic impacts identified in the specific plan EIR.

30.TRANS. 17 SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any

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30.TRANS. 17

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

Section 1. Section 4.1 of Ordinance No. 348 and Official Zoning Map No. 2, as further amended by placing in effect in the Rancho California area ~~Area~~ the zone or zones as map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. of Zone Case No. ~~077757775~~," which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new

Section ~~XXX~~17.121 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC

(1) The uses permitted in Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of ~~specific~~Specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12

A. Lot area shall not be less than three thousand five hundred (3,500)

- 1 B. The minimum average width of that portion of a lot to be used as a
2 building site shall be forty feet (40') with a minimum average depth
3 of eighty feet (80').
- 4 C. The minimum frontage of a lot shall be thirty five feet (35'), except
5 that lots fronting on knuckles or cul-de-sacs may have a minimum
6 frontage of thirty feet (30').
- 7 D. The front yard setback shall not be less than fifteen feet (15'),
8 measured from the ~~street line~~. Porches in the front of the structure
9 and "side-in" garages may encroach five feet (5') into the front yard
10 setback.
- 11 E. Side yards on interior and through lots shall be not less than five feet
12 (5'). Side yards on corner and reversed corner lots shall be not less
13 than ten feet (10') from the ~~street line~~.
- 14 F. The rear yard shall ~~not~~ be less than ten feet (10'), except that
15 garages, balconies, decks, and attached patio covers may encroach
16 five feet (5') into the rear yard setback.
- 17 G. Fireplaces, media niches, bay windows, porches, window boxes, and
18 similar architectural features shall be allowed to encroach a
19 maximum of two feet (2') into setbacks provided at least ~~one~~ side
20 of the structure has a clear five foot (5') setback. No other structural
21 encroachment shall be permitted in the front, side or rear yard except
22 as provided for in Section 18.19 of ordinance 348.
- 23 H. The maximum lot coverage shall be 65% for single story and 60%
24 for two story.
- 25 I. Where a zero lot line design is utilized, the distance between
26 structures shall be not less than ten feet (10') provided at least one
27
28

1 side of the structure has a clear five feet (5') foot-setback at all
2 times.

3 J. The following development standards for clustered residential
4 development shall also apply and, to the extent there is a conflict,
5 shall supersede the above development standards for Planning Areas
6 1, 3, 4, 6, 7, 9, 10, 11 and 12:

- 7 1. Front yards shall be a minimum of ten feet (10') measured from
8 the street-line.
9 2. Side yards on corner and reversed corner lots shall be not less
10 than ten feet (10') from the street-line. There shall be no other
11 side or rear yard set-back requirements.
12 3. The distance between structures in all directions shall be at least
13 ~~40~~ten feet (10').

14 (3) Any use that is not specifically listed in Section 17.121a.(1) set forth above
15 may be considered a permitted or conditionally permitted use provided that the Planning
16 Director finds that the proposed use is substantially the same in character and intensity as
17 those listed in Section 17.121a.(1). Such a use is subject to the permit process which
18 governs the category in which it falls.

19 (4) Except as provided above, all other zoning requirements shall be the same
20 as those requirements identified in Article VI of Ordinance No. 348.

21 b. Planning Area 2

22 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the
23 same as those uses permitted in Article VI- Section 6.1 of Ordinance No. 348, except that
24 the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2),
25 (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted
26 under Section 6.1.a. shall include, ~~multifamily residential dwellings,~~ temporary real estate
27 tract offices located within a subdivision to be used only for and during the original sale of
28

1 the subdivision, but not to exceed a period of five (5) years in any event. ~~Also, and~~ the uses
2 permitted under Section 6.1.b. shall include multiple family dwellings.

3 (2) The development standards for Planning Area 2 of Specific Plan No. 382
4 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2. b., c., d. and
6 c. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 7 A. Lot area shall not be less than three thousand (3,000) square feet.
- 8 B. The minimum average width of that portion of a lot to be used as a
9 building site shall be forty feet (40') with a minimum average depth
10 of seventy five feet (75').
- 11 C. The minimum frontage of a lot shall be thirty five feet (35'), except
12 that lots fronting on knuckles or cul-de-sacs may have minimum
13 frontage of thirty feet (30').
- 14 D. The front yard shall be not less than fifteen feet (15'), measured
15 from the street-line. Porches in the front of the structure may
16 encroach five feet (5') into the front yard setback.
- 17 E. Side yards on interior and through lots shall not be less than five feet
18 (5'). Side yards on corner and reversed corner lots shall not be less
19 than ten feet (10') from the street.
- 20 F. The rear yard shall be not less than ten feet (10'), except that
21 garages, balconies, decks and attached patio covers may encroach
22 five feet (5') into the rear yard setback.
- 23 G. Fireplaces, media niches, bay windows, porches, window boxes, and
24 similar architectural features shall be allowed to encroach a
25 maximum of two feet (2') into setbacks. No other structural
26 encroachment shall be permitted in the front, side or rear yard except
27 as provided for in Section 18.19 of Ordinance No. 348.
28

1 H. The maximum lot coverage shall be 65% for single story and 60%
2 for two story.

3 L. Where a zero lot line design is utilized, the distance between
4 structures shall be not less than ten feet (10') provided at least one
5 side of the structure has a clear ~~5-foot~~five feet (5') setback at all
6 times.

7 J. The following development standards for clustered residential
8 development shall apply and, to the extent there is a conflict, shall
9 supersede ~~either the above development~~ standards for Planning Area
10 2:

11 1. Front yards shall be a minimum of ten feet (10') measured
12 from the street line.

13 2. Side yards on corner and reversed corner lots shall not be
14 less than ten feet (10') from the street line ~~of from any~~
15 ~~future street line, whichever is nearer the proposed structure, upon~~
16 ~~which the main building sides.~~ There shall be no other side or
17 rear yard set-back requirements.

18 3. The distance between structures in all directions shall be at
19 least ~~40~~ten feet (10').

20 (3) Any use that is not specifically listed in Section 17.121b.(1) set forth above
21 may be considered a permitted or conditionally permitted use provided that the Planning
22 Director finds that the proposed use is substantially the same in character and intensity as
23 those listed in Section 17.121b.(1). Such a use is subject to the permit process which
24 governs the category in which it falls.

25 (4) Except as provided above, all other zoning requirements shall be the
26 same as those requirements identified in Article —VI of Ordinance No. 348.

27 c. Planning Areas 5, 8 and 15
28

1 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382
2 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No.
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (8) and (9) ~~and~~;
4 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses
5 under Section 8.100.a. shall also include public parks, public playgrounds, dog parks, trails
6 and hiking areas.

7 (2) The development standards for Planning Areas 5, 8 and 15 of Specific Plan
8 No. 382 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
9 Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same
11 as those requirements identified in Article VIII.e of Ordinance No. 348.

12 d. Planning Area 13

13 (1) The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be
14 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
15 that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8); Section 6.1.b. (1),
16 (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In addition, the uses
17 permitted under Section 6.1.a shall include temporary real estate tract offices located
18 within a subdivision to be used only for and during the original sale of the subdivision, but
19 not to exceed a period of five (5) years in any event.

20 (2) The development standards for Planning Area 13 of Specific Plan No. 382
21 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
22 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and
23 c. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 24 A. Lot ~~arearea~~ shall not be less than five thousand five hundred (5,500)
25 square feet.

- 1 B. The minimum average width of that portion of a lot to be used as a
2 building site shall be fifty five feet (55') with a minimum average
3 depth of one hundred feet (100').
- 4 C. The minimum frontage of a lot shall be fifty feet (50'), except
5 that lots fronting on knuckles or cul-de-sacs may have a minimum
6 frontage of thirty five feet (35').
- 7 D. The front yard shall be not less than fifteen feet (15'), measured from
8 the street-line. Porches in the front of the structure and — "side-
9 in" garages may encroach five feet (5') into the front yard — setback.
- 10 E. Side yards on interior and through lots shall be not less than five feet
11 (5'). Side yards on corner and reversed corner lots shall be not less
12 than ten feet (10') from the street-line.
- 13 F. The rear yard shall not be less than fifteen feet (15'), except that
14 garages, balconies, decks, and attached patio covers may encroach
15 five feet (5') into the rear yard setback.
- 16 G. Fireplaces, media niches, bay windows, porches, window boxes, and
17 similar architectural features shall be allowed to encroach a
18 maximum of two feet (2') into setbacks. No other structural
19 encroachment shall be permitted in the front, side or rear yard except
20 as provided for in Section 18.19 of Ordinance No. 348.
- 21 H. The maximum lot coverage shall be 65% for single story and 60%
22 for two story.

23 (3) Any use that is not specifically listed in Section 17.121d.(1) set forth above
24 may be considered a permitted or conditionally permitted use provided that the Planning
25 Director finds that the proposed use is substantially the same in character and intensity as
26 those listed in Section 17.121d.(1). Such a use is subject to the permit process which
27 governs the category in which it falls.

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1 (3)(4) Except as provided above, all other zoning requirements shall be the same
2 as those requirements identified in Article VI of Ordinance No. 348.

3 c. Planning Area 14

4 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
6 that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8); Section 6.1.b.
7 (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses
8 permitted under Section 6.1.a. shall include temporary real estate tract offices located
9 within a subdivision to be used only for and during the original sale of subdivision, but not
10 to exceed a period of five (5) years in any event.

11 (2) The development standards for Planning Area 14 of Specific Plan No. 382
12 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
13 348, except that the development standards set forth in Article VI, Section 6.2.b.c.d. and e.
14 (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 15 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
- 16 B. The minimum average width of that portion of a lot to be used as a
17 building site shall ~~not be~~ one hundred feet (100') with a minimum
18 average depth of one hundred and fifty feet (150').
- 19 C. The minimum frontage of a lot shall be ninety feet (90'), except that
20 lots fronting on knuckles or cul-de-sacs may have a minimum
21 frontage of thirty feet (35').
- 22 D. The front yard shall not be less than twenty feet (20'), measured
23 from the street-line. Porches in the front of the structure and side in
24 garages may encroach five feet (5') into the front yard setback.
- 25 E. Side yards on interior and through lots shall not be less than five feet
26 (5'), however the distance between residential structures, when
27 measured from the side yard, shall not be less than fifteen feet (15').
28

1 Side yards on corner and reversed corner lots shall be not less than
2 ten feet (10') from the street-line.

3 F. The rear yard shall be not less than fifteen feet (15'), except that
4 garages, balconies, decks, and attached patio covers may encroach
5 five feet (5') into the rear yard setback.

6 G. Fireplaces, media niches, bay windows, porches, window boxes, and
7 similar architectural features shall be allowed to encroach a
8 maximum of two feet (2') into setbacks. No other structural
9 encroachment shall be permitted in the front, side or rear yard except
10 as provided for in Section 18.19 of Ordinance no. 348.

11 H. The maximum lot coverage shall be 65% for single story and 60%
12 for two story.

13 (3) Any use that is not specifically listed in Section 17.121e.(1) set forth above
14 may be considered a permitted or conditionally permitted use provided that the Planning
15 Director finds that the proposed use is substantially the same in character and intensity as
16 those listed in Section 17.121e.(1). Such a use is subject to the permit process which
17 governs the category in which it falls.

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18 (3)(4) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Article VI of Ordinance No. 348.

20 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

21 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of
22 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e., Section
23 8.100 of ~~ordinance~~ Ordinance No. 348, except that uses permitted pursuant to Section
24 8.100.a.(1), (2), (3), (4), (5), (8) and (9); and Section 8.100.b.(1); and Section 8.100.c.(1)
25 shall not be permitted. In addition, the permitted uses -under Section 8.100.a. shall also
26 include trails and hiking areas.

1 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and
2 16E of Specific Plan No. 382 shall be the same as those standards identified in Article
3 VIII.e., Section 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Articles VIII.e. of Ordinance No. 348.

6 g. Planning Areas 17, 18, 19, 20 and 21

7 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan
8 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.12 of
9 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2), (3), (4),
10 (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9) ~~and~~; Section
11 16.12.c.(1) and (2) ~~and~~; Section 16.2.d (1) ~~and~~; and Section 16.12.e-(1) shall not be
12 permitted.

13 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of
14 Specific Plan No. 382 shall be the same as those standards identified in Article XVI of
15 Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same
17 as those requirements identified in Article XVI of Ordinance No. 348.

18 h. Planning Area 16F

19 (1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be
20 the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No. 348,
21 except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8) and (9)
22 ~~and~~; Section 8.100.b.(1)); and Section 8.100.c.(1) shall not be permitted. In addition, the
23 permitted uses under Section 8.100.a. shall also include trails and hiking areas.

24 (2) The development standards for Planning Area 16F of Specific Plan No. 382
25 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
26 Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII.e. of Ordinance No. 348

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3 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
4 its adoption.

5
6 BOARD OF SUPERVISORS OF THE COUNTY
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 By: _____
Chairman

9 ATTEST:

10 CLERK OF THE BOARD:

11
12 By: _____
Deputy

13
14 (SEAL)

15 APPROVED AS TO FORM
16 October ____, 2014

17
18 By: _____
MICHELLE CLACK
19 Deputy County Counsel

20 MFC:ak
10/14/14
21 G:\Property\MClack\Planning and Land Use\Specific Plans\DRAFT SP382 Zoning Ordinance - Belle Terre (1).docx
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RESOLUTION No. 2014-009
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 382, GPA1013, 1014, and 1113

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 5, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 5, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CERTIFICATION of the environmental document, EIR 531;

APPROVAL of Specific Plan No. 382;

APPROVAL of General Plan Amendment No. 01013;

APPROVAL of General Plan Amendment No. 01014; and,

APPROVAL of General Plan Amendment No. 01113.

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit final inspection~~ within Planning Area 9, 10 and 11 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. —}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. —}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.6 SP-PA 15 Park/ Detention

The public park/detention basin in Planning Area 15 shall be constructed concurrently with development in Planning Area 13 and 14. More specifically, ~~the public park shall be constructed~~ prior to the issuance of the 60th ~~occupancy permit final inspection~~ for either Planning Area 13 or 14.

100.Planning.7 SP-PA15/ Detention Plan

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit final inspection~~ within Planning Area 13 and 14 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District ~~{County Service Area No. —}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~{County Service Area No. —}~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

All changes are shown in ~~redline~~ ~~strikeout~~.

100.Planning.1 SP-PA 5 Park Construction

The public park in Planning Area 5 shall be constructed concurrently with development in Planning Area ~~3, 4, 6, and/or~~ 7. More specifically, prior to the issuance of the 56th ~~1st occupancy permit for final inspection~~ within Planning Area ~~7~~ 3, or the issuance of the 58th final inspection within Planning Area 4, or the issuance of the 25th final inspection within Planning Area 6, or the issuance of the 55th final inspection within Planning Area 7, or to the satisfaction of the Planning Director.

100.Planning.3 SP-PA5 Plans Required

PRIOR TO THE ISSUANCE OF THE 1st ~~occupancy permit~~ final inspection within Planning Area No. 3, 4, 6, or 7 of the SPECIFIC PLAN, detailed park plans shall be submitted to ~~and approved by~~ the Planning Department and the French Valley Recreation and Parks District] ~~[County Service Area No. —]~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 5. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 5 and with the requirements of the French Valley Recreation and Parks District ~~[County Service Area No. —]~~ or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.Planning.4 SP-PA 8 Plans Construction

The public park and trail in Planning Area 8 shall be constructed concurrently with development in Planning Area 9, 10 and 11. More specifically, prior to the issuance of the 31rd occupancy permit for Planning Area 9, ~~and 11. or the issuance of the 93th final inspection within Planning Area 10, or the issuance of the 14th final inspection within Planning Area 11,~~ or to the satisfaction of the Planning Director.

100.Planning.5 SP-PA8 Plans Required

Agenda Item No.: 4.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 5, 2014

SPECIFIC PLAN NO. 382
GENERAL PLAN AMENDMENT NO. 01013
GENERAL PLAN AMENDMENT NO. 01014
GENERAL PLAN AMENDMENT NO. 01113
CHANGE OF ZONE NO. 7775
ENVIRONMENTAL IMPACT REPORT NO. 531
Applicant: Regent French Valley, LLC
Engineer: Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 382 (Belle Terre) proposes a 342.3 acre residential community development located northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling units per acre. The Belle Terre Specific Plan proposes 20.6 acres for community parks and trails and 128.1 acres for open space conservation. The Belle Terre Specific Plan is divided into three portions which consist of:

- **Northeast Belle Terre:** Designated as part of the open space habitat preservation area which acts as a buffer for the planned community of the Belle Terre Specific Plan and encompasses a total of 73.2 acres. Minimal infrastructure (water tanks and access roads) may be developed on the 73.2 acre section of the project site if additional storage is needed for adequate water pressure for the proposed Belle Terre community.
- **Northwest Belle Terre:** Proposes to modify the Land Use Designation of twelve planning (12) areas of the Specific Plan which encompass a total of 215 acres. The Northwest Belle Terre planning area proposes 1,161 residential dwellings, 15 acres for recreational uses, 17 acres of open space conservation, and 33.4 acres of open space for habitat conservation. Proposed residential density for the northwest area ranges from medium high (5.1-8.0 du/ac) to high density (8.1-14 du/ac).
- **Southeast Belle Terre:** The Southeast section of the Belle Terre Specific Plan is approximately 55 acres with 20 acres planned for open space, detention basins, parks, streets, and additional infrastructure improvements. The remaining acres within the Southwest area are designated for 120 low (0.5-2 du/ac) to medium (2.1-5 du/ac) residential units.

GENERAL PLAN AMENDMENT NO. 1113 (Northwest Belle Terre) proposes to implement a portion of the Belle Terre Specific Plan and change the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C).

GENERAL PLAN AMENDMENT NO. 1013 (Northeast Belle Terre) proposes a foundation level Land Use Change from Rural to Rural Community and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Open Space- Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area.

GENERAL PLAN AMENDMENT NO. 1014 (Southeast Belle Terre) proposes a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area.

CHANGE OF ZONE NO. 7775 proposes to change the zoning from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

Environmental Impact Report NO. 531 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan.

The project is located easterly of Washington Street, southerly of Keller Road, and is intersected by the San Diego Canal.

PROJECT BACKGROUND:

General Plan Amendment (GPA) No. 1013 and GPA No. 1014 were originally proposed to the County of Riverside on February 15, 2008. The General Plan Amendments focused on revising the General Plan Foundation Component from Rural to Rural Community and to amend the Land Use Designation from Rural Mountainous (RUR:RM) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size).

A letter submitted by the Garrett Group dated May 6, 2010, identified that the Garrett Group had agreed upon a joint venture with Regent Properties and in doing so, the General Plan Amendment properties would be incorporated into the Regent Properties Specific Plan Proposal (Belle Terre).

On May 18, 2010, the initiation process had begun for General Plan Amendments 1013 and 1014 by the Riverside County Board of Supervisors. On May 18, 2010, the Board of Supervisors approved the initiation process for both General Plan Amendment Numbers 1013 and 1014.

ISSUES OF POTENTIAL CONCERN:

Removal from North Skinner Policy Area:

As part of the proposal for General Plan Amendment Numbers 1013 and 1014, submitted on February 15, 2008, the project applicant requested that the project site be removed from the North Skinner Policy Area of the Southwest Area Plan. The North Skinner Policy Area requires:

- A minimum lot size of 10-acres for residential development within the North Skinner Policy Area, regardless of the underlying land use. In addition, the North Skinner Policy Area requires a 5 acre minimum lot size for intended Rural Residential land uses.

In order for the change in acreage of proposed residential lots to be applicable, both General Plan Amendment Numbers 1013 and 1014 would need to be removed from the North Skinner Policy Area.

Preservation of Rural Environment:

The proposed land use designations for the Belle Terre Specific Plan consists primarily of Medium High Density Residential (MHDR) (5.1-8.0 du/ac) and High Density Residential (HDR) (8.1 to 14 du/ac). Although the proposed land use designations comply with the density requirements of the Southwest Area Plan. Land Use designations within the Southwest Area Plan focus on agriculture uses, open space conservation, and low density development. It should be noted that the project proposal intends to use 35.8 of the 342.3 acres of the project area for Low Density Residential (LDR) (0.5-2 du/ac) and Medium Density Residential (MDR) (2-5 du/ac) located in the southwest section of the project site as reflected by the Belle Terre Land Use Plan. This section of the project area will act as a buffer between the high density and open space areas of the Belle Terre Specific Plan.

Public School Capacity:

The central and northern sections of the proposed Belle Terre Specific Plan are located within Hemet Unified School District (HUSD) and the southern section is located within Temecula Valley Unified School District (TVUSD). As of August 14, 2013, classrooms within Hemet Unified School District (HUSD) were over capacity and portable classrooms were being used to resolve the issue. The original design capacity for HUSD was 20,299 students and, as of 2013, the school district had a total of 21,698 students enrolled within the district. HUSD has determined that the proposed Belle Terre project could generate upwards of 900 new students within the district. Prior to the current proposal, the Garrett Group was working with HUSD to locate a 12 acre elementary school within the project area. As of August 15, 2013, HUSD had been given the approval by the California Board of Education to continue the environmental studies to find an adequate elementary school site. In addition, there is a proposed territory transfer which would transfer the entire project from HUSD to TVUSD. The transfer is set to finalize before the 2014-2015 school year (Refer to attached Hemet Unified School District Letter).

Highway 79 Policy Area

The project is within the Highway 79 policy area. The overall density of the project is increasing. The EIR has addressed this with Mitigation measure No. k-1 which explains:

Prior to issuance of building permits, the County shall ensure compliance with the Highway 79 Condition of Approval. The allowable number of units shall be determined utilizing the ITE Trip Generation in consideration of: (a) TDM measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b), and (c). If the County establishes a fee program to achieve compliance with the Highway 79 policies, the Project Applicant may participate in such program as an alternative to compliance with the Highway 79 Condition of Approval. If the Highway 79 policies are amended, the Highway 79 condition may be amended in a corresponding fashion. If the Highway 79 policies are repealed, the Highway Condition of Approval will terminate. In any such instance, the environmental impacts of developing 1,282 units have been evaluated throughout the Belle Terre Specific Plan EIR.

Environmental Impact Report Summary of Significant Impacts:

The Draft Environmental Impact Report was circulated in September of 2014. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

- a. AQMP Consistency: Although the project would be consistent with the regional population projections, the project would be considered inconsistent with the South Coast Air Quality Management District's (SCAQMD) 2012 Air Quality Management Plan (AQMP) due to the overall

increase in units as compared to the local growth projections and existing General Plan designations.

- b. GHG Emissions: The project would incorporate numerous Greenhouse Gas emission reduction features. These features would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario.
- c. Noise-Traffic: The project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.
- d. LOS Impacts: The traffic/circulation section of DEIR 531 analyzed 36 different intersections adjacent to the project site during weekday peak hours. Through the implementation of roadway improvements, significant impacts at the study intersections would be reduced. However, some of the intersections are not under the jurisdiction of the County, and implementation of mitigation cannot be guaranteed, the Project would result in significant unavoidable impacts at 13 intersections under the Existing-With-Project (2012) traffic condition, 18 intersections under the Near-Term (2014) Cumulative-With-Project traffic condition, and 33 intersections under the Long-Term (2014) Cumulative-With-Project traffic condition.
- e. CalTrans Facilities: The project would contribute traffic trips to significantly impacted segments of Interstate 215 (I-215), which is under the jurisdiction of CalTrans. Neither CalTrans nor the State have adopted a fee program that can ensure that locally-contributed impact fees will be tied to improvements to freeway mainlines, and only CalTrans has the jurisdiction over mainline improvements. At this time, no feasible mitigation to reduce the Project's contribution to cumulative impacts along I-215 Freeway segments is known.

Small Changes to the Specific Plan:

During the review of the Zoning Ordinance, after the Final EIR was published, the Specific Plan Land Use Plan was slightly altered for clarity. The Residential Planning areas featured numbers (such as PA1, etc.) but the open space planning areas featured the letters "OS" instead of "PA". The attached version of the Land Use Plan has been revised to reflect consistent Planning Area numbers. The Specific Plan provided was not yet revised to reflect this change partially because the change will have many small ripple effects that will take some time to complete. This will be made prior to Board or with a condition of approval to be reflected in the Final version of the Specific Plan. A table is attached outlining the change in PA nomenclature.

Summary of Findings:

- | | |
|---|--|
| 1. Proposed General Plan Land Use (Ex. #5): | Low Density Residential (LDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space-Recreation (OS-R), Open Space-Conservation (OS-C), Open Space-Conservation Habitat (OS-CH), and Open Space-Recreation and Basin (OS-R/Basin) as reflected on the Belle Terre Specific Plan (SP) No. 382 Land Use Plan. |
|---|--|

2. Surrounding General Plan Land Use (Ex. #5): Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
3. Proposed/Existing Zoning (Ex. #2): Proposed zoning: Specific Plan No. 382 (SP) Belle Terre.
4. Surrounding Zoning (Ex. #2): Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.
5. Existing Land Use (Ex. #1): The project area is currently undeveloped
6. Surrounding Land Use (Ex. #1): To the north and south of the project area is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.
7. Project Data: Total Acreage: 342.3

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2014-009 recommending adoption of Specific Plan No. 382, General Plan Amendment No.'s 1013, 1014 and 1113 to the Board of Supervisors as outlined below; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

DENY GENERAL PLAN AMENDMENT NO. 1013 AND GENERAL PLAN AMENDMENT NO. 1014 as initiated by the Board of Supervisors; but

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 531**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; pending final adoption of a Resolution for EIR531 and SP382; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 382**, based on the findings and conclusions incorporated in the staff report; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1013**, amending the General Plan Foundation Component of the project area from Rural to Open Space and to change the Land Use Designation of the project area from Rural Mountainous (R:RM)(10 Acre Minimum Lot Size) to a Specific Plan land use designation of Open Space- Conservation Habitat (OS:CH) and Open Space- Conservation (OS:C), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1014**, amending the General Plan Foundation Component of the project area from Rural to Community Development and amending the Land Use Designation of the subject site from Rural Mountainous (R: RM)(10 acre minimum lot size) to a Specific Plan land use designation of Low Density Residential (LDR)(1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre), Open Space- Conservation Habitat (OS:CH) and Open Space- Recreation/Basin (OS:R), and removing the project area from the North Skinner Policy Area; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1113**, amending the Land Use Designation from Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to a Specific Plan land use designation of High Density Residential (CD:HDR), Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), Open Space- Conservation Habitat (OS:CH), and Open Space-Conservation (OS:C); and,

TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 7775 amending the zoning classification of the project site from Residential Agricultural-2 ½ Acre Minimum (R-A-2 1/2), Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5 acre minimum (A-1-5) and Rural Residential (RR) to Specific Plan (SP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Draft Environmental Impact Report No. 531, which is incorporated herein by reference.

1. The project site is currently designated Rural Mountainous (R:RM) and Community Development: Medium Density Residential (CD:MDR), on the Southwest Area Plan.
2. The Land Uses on surrounding parcels are Community Development-Low Density Residential (CD:LDR), Community Development-Medium Density Residential (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west, Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the east, Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural Mountainous (R:RM) (10 acre minimum lot size), and Community Development-Public Facilities (CD:PF) to the south, and Community Development-Public Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR) (1/2 Acre minimum lot size), Community Development-Medium Density Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
3. By removing the project area from the Skinner Policy Area, the proposed project is consistent with the Southwest Area Plan.
4. The following findings support General Plan Amendment No. 1013:
 - a. General Plan Amendment No. 1013 does not involve a change in or conflict with:
 - I. the Riverside County Vision;
 - II. any general planning principle set forth in General Plan Appendix B;
 - III. or any foundation component designation in the General Plan.

Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a "family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement." (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1013 does not involve a conflict in any foundation component designation as the existing foundation component designation of Rural will remain unchanged.

- b. General Plan Amendment No. 1013 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - I. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1013 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the Northeastern Site property subject to GPA 1013 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1013.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1013.

5. The following findings support General Plan Amendment No. 1014:

a. The following findings support a Technical Amendment:

- I. General Plan Amendment No. 1014 would not change any policy direction or intent of the General Plan. As discussed above, Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision.

- II. The existing land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan. When the General Plan was last updated in 2003, large areas of land were designated as Rural: Rural Mountainous based on a belief that topography consisted of slopes greater than 25%. (See General Plan, p. LU-48) The designation was also imposed to areas completely or partially surrounded by slopes greater than 25% that do not have county-maintained access to access to community sewer and water systems. The property subject to General Plan Amendment No. 1014 was designated as Rural: Rural Mountainous without regard for its true characteristics. Specifically, the Southeastern Site does not consist of slopes greater than 25% and therefore the designation was based on inaccurate information and warrants a technical amendment. In fact, the average slopes of the Project Site are approximately 2-3%. Slopes on the Southeastern Site, the property subject to this amendment, are less than 20% (Specific Plan, Chapter 3). Further, the Southeastern Site property subject to this amendment is accessed and served by sewer and water systems to the west of the site.

b. The following findings support an Entitlement/Policy Amendment:

- I. General Plan Amendment No. 1014 does not involve a change in or conflict with:
 - a. the Riverside County Vision;
 - b. any general planning principle set forth in General Plan Appendix B;
 - c. or any foundation component designation in the General Plan;

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The

Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1014 does not involve a conflict in any foundation component designation as the technical amendment addresses the error in designation in the 2003 General Plan.

- II. The General Plan Amendment No. 1014 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- III. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - i. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
 - The tract south of Cottonwood Rd. (TR 30069) was partially complete in January of 2007, and has remained relatively unchanged since then.
 - The tract north of Brumfield St. (TR 29962) was fully built out by June of 2009.

Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential

subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1014 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would allow for an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. The General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development in order to preserve property in the Northeastern Site. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1014.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP has received full approval,

further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1014.

6. The following findings support General Plan Amendment No. 1113:

- a. General Plan Amendment No. 1113 does not involve a change in or conflict with:
 - 1. the Riverside County Vision;
 - 2. any general planning principle set forth in General Plan Appendix B;
 - 3. or any foundation component designation in the General Plan.

Chapter IV.K of the EIR (Land Use and Planning) analyzed the Project's consistency with applicable policies in the General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be consistent with the applicable General Plan goals and policies.

Specifically, the Project is consistent with the vision for Riverside County as a family of special communities in a remarkable environmental setting, as articulated in the General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Other Project attributes include the following:

- Land consumption has been minimized as a result of a clustered, more compact development pattern.
- The clustered development would result in higher densities, up to 14 units per acre on the Northwestern Site, and more varied housing types than what is typically found in French Valley.
- The Project will provide a wide range of pedestrian trails and interconnectivity.

Further, the Project is consistent with the planning principles in General Plan Appendix B for the reasons included in Draft EIR Table IV.K-3.

Finally, General Plan Amendment No. 1113 does not involve a conflict in any foundation component designation as the existing foundation designation of Community Development will remain unchanged.

- b. General Plan Amendment No. 1113 would contribute to the purposes of the General Plan. As noted above, the Project's plan for a residential community of homes in varying densities, recreational areas, open spaces, streets, and other infrastructure based on the planning principles of clustered development, protection of natural resources and buffering is consistent with the County's vision. Specifically, since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve the Northeastern Site as open space will help the County achieve its MSHCP conservation goals. Finally, the Project is consistent with the purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
 - 1. Since the adoption of the General Plan, new residential developments and associated infrastructure have been constructed and approved on the properties adjacent to the Project Site. New residential developments on the western boundary of the Project Site have been approved and constructed since 2003. These subdivision tracts include the following:
 - The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017, part of SP 286) was fully built out by August of 2006.
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Road, water and sewer improvements were built in conjunction with these developments. Additionally, Tentative Tract 30837, a residential subdivision to the south of the Project Site, was approved in October of 2004, although it has not yet been constructed. Tentative Tract Map 33423, located directly to the west of the Site, was approved with 132 single family lots in 2006. Both projects are being designed now and will be constructed as soon as designs are approved and bonds are posted.

GPA 1113 would allow the Project to be planned in a comprehensive manner with clustered development such that the land uses and development intensity proposed for the Northwestern and Southeastern Sites would be an appropriate transition from the residential uses to the west, while preserving property within the Northeastern Site to buffer the more rural areas located to the east of the Project Site.

- ii. New information about the Project Site's characteristics and the propriety of a specific plan, including the proposal to preserve the riparian corridor, has emerged since the General Plan was adopted. As background, the General Plan recognized that "specific plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and

individual development projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development." (Southwest Area Plan, p. 32)

A detailed examination of the Project Site has revealed valuable information about the site's physical characteristics. The land plan created as a result of the site-specific analysis would cluster development to provide substantial new local and regional benefits as well as protect natural resources. Specifically, an east-west riparian corridor has been identified and analyzed within the Project Site. The Specific Plan would preserve this corridor in order to ensure protection of habitat and the wildlife travel route as well as to provide trails and passive recreational opportunities. More generally, the property subject to GPA 1113 would be preserved for open space. Development density would be clustered on the Northwestern and Southeastern Sites where topography and access are most suitable for development. In order to do so, a specific plan is necessary to implement the plan. The specific plan would allow for a comprehensive plan that would help achieve the County's vision of coordinated communities surrounded by aesthetically pleasing settings. Accordingly, the detailed analysis of the Project Site's resources and the propriety of a specific plan constitute new information that has emerged since the General Plan was adopted, thereby warranting GPA 1113.

- iii. Further, while the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) had been adopted by the County as of the adoption of the General Plan, it had not received approval by other jurisdictions and the wildlife agencies. (Southwest Area Plan, p. 57) Since the adoption of the General Plan, the MSHCP has received full approval, further solidifying its status as the controlling habitat conservation plan. The Specific Plan proposes to preserve the Northeastern Site as open space, in contrast to prior development plans which proposed some amount of development on this parcel. The proposal to preserve the Northeastern Site is possible only with the adoption of the specific plan to cover all three sites. Since the MSHCP designated portions of the property within Criteria Cell "S," the current proposal to preserve this Northeastern Site as open space will help the County achieve its MSHCP conservation goals, and is, therefore, a new circumstance that warrants adoption of GPA 1113.

- 7. To the north and south of the project area the property is vacant, single family residential tracts to the west, and scattered single family homes are located to the east of the project area. In addition, the San Diego Canal runs through the center portion of the project area.
- 8. The proposed zoning for the project area is Specific Plan (SP).

9. The proposed project is located adjacent to existing and planned residential developments to the north, west, and southwest of the site. To the west and southwest of the project site is Winchester 1800 (SP 286), to the north is Domenigoni-Barton (SP 310), and to the west and across Highway 79 is the Keller Crossing Specific Plan (SP 380).
10. Zoning surrounding the site includes Specific Plan (SP), Light Agriculture-10 acre minimum (A-1-10) to the north, Rural Residential (R-R) and Agriculture Poultry (A-P) to the east, One family Residential (R-1) and Agriculture Poultry (A-P) to the south, and One Family Residential (R-1), Open Area Combining Zone-Residential Development (R-5), Light Agriculture (5 acre minimum) (A-1-5), and Light Agriculture 2 ½ acre minimum (A-1-2-1/2) to the west.
11. The project is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project is consistent with the cell designations as outlined by the Biological Resources Section of EIR 531. In addition, the applicant intends to dedicate 106.6 acres for Open Space-Conservation Habitat as part of the MSHCP habitat conservation plan.
12. The project area is not located within a Sphere of Influence.
13. The land division is located in a California State Responsibility Area.
14. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of pad site, requiring that the site has fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (531) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Air Quality - Impact IV.D.-b [Operational Emissions]

The Project's potential to violate air quality standards is described on Draft EIR pages IV.D-20 through IV.D-24. All feasible mitigation has been adopted. As shown on Draft EIR Table IV.D-9, area source and energy source mitigation measures would reduce criteria pollutant emissions. However, impacts related to emissions of VOC, NO_x, and CO would remain significant and unavoidable.

Air Quality- [AQMP Consistency]

The Project's consistency with the Air Quality Management Plan is described on Draft EIR pages IV.D-26 through IV.D.28. In short, although the Project is consistent with regional population projections, it is considered inconsistent with the SCAQMD's 2012 AQMP due to the increase in units as compared to the local growth projections and existing General Plan designations. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Greenhouse Gas Emissions - Impact IV.H-a [Greenhouse Gas Emissions]

The Project's contribution of greenhouse gas emissions is discussed on Draft EIR pages IV.H-22 through IV.G-29. It is noted that if the Highway 79 policies remain in effect in their current form, the number of trips associated with the Project would be limited to 6,892 trips unless transportation improvements are implemented. Limiting to 6,892 trips, which is the number of trips associated with a 724-unit project under the "Highway 79 Policy Area Mid-Range Density," would reduce the number of associated GHG emissions to 20,895 metric tons per year, a 50.8 percent reduction from BAU. Nonetheless, environmental impacts associated with 1,282 units proposed in the Specific Plan have been evaluated in the EIR for the purpose of a conservative analysis. Although the Project has incorporated numerous sustainability and design features to help GHG emission reduction features (refer to Draft EIR pages IV.H-25-IV.H-29), and further memorialized as Mitigation Measures H-1 and H-2, the Project would not produce the additional 17 percent reduction in GHG emissions needed to achieve the County's recommended threshold of a 30 percent reduction in GHG emissions when compared to the BAU scenario that assumes 1,182 units (i.e., the number of units allowed under the existing General Plan). (Note that when the Project's emissions are compared against a BAU project of the same size [i.e., 1,282 units], the BAU scenario would produce approximately 48,547 metric tons per year, resulting in a 23 percent reduction from that scenario.) Ultimately, significant further reductions in mobile and energy sources would be needed to achieve the 30 percent reductions recommended in the County's Standard Operating Procedure (SOP). Those further reductions would require implementation of mitigation measures that are not considered feasible for this type of residential project at this time. Emissions from vehicle exhaust are controlled by the state and federal governments and are outside the control of the Project applicant and the County. Similarly, the County has no jurisdiction to control the climate change impacts of projects outside its boundaries. So long as levels of GHG emissions in the atmosphere are generally at levels that create adverse impacts (i.e., climate change), the emissions of a particular project, even if not significant in terms of thresholds, may nonetheless contribute to an adverse, unavoidable impact because other projects do not meet such standards and because other actors (e.g., state and federal government actors) may not take action to reduce emissions from mobile sources. As a result, the Project's contribution of mobile source emissions to global climate change would be considered cumulatively considerable.

Noise - Impact IV.L-d [Permanent Increase in Ambient Noise Levels]

The Project's potential to result in a substantial permanent increase in ambient noise levels is discussed on Draft EIR pages IV.L-21 through IV.L-24. With the exception of noise impacts associated with traffic, the Project's operational noise levels (from parking and stationary sources) would not exceed the significance thresholds. However, traffic noise levels along Washington Street from Winchester Road to Keller Road and Washington Street from Fields Drive to Keller Road to the AM and PM peak hours and along Washington Street from Fields Drive to Autumn Glen Circle during the PM peak hour would exceed the significance thresholds, and impacts would be significant and unavoidable.

Transportation - Impact IV.O-a [Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System]

The Project's potential to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit is discussed on Draft EIR pages IV.O-38 through IV.O-71. As discussed in the Draft EIR, the Project would generate traffic that would exceed the significance thresholds for intersections and roadway segments. Implementation of roadway improvements would reduce the impacts to less than significant. However, some of the impacted intersections fall within other jurisdictions (other than the County). Because the County cannot enforce implementation of the improvements at these intersections, impacts at these intersections and roadway segments would remain significant and unavoidable.

CONCLUSIONS:

1. The Belle Terre Specific Plan (SP) No. 382 is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The proposed project will have a significant affect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. French Valley Airport Influence Area;
 - b. Community Service Area;
 - c. High Fire Area;
 - d. City Sphere of Influence;

3. The project site is located within:
 - a. The Southwest Area Plan;
 - b. Stephen's Kangaroo Rat Habitat Conservation Fee Area;
 - c. French Valley Park and Landscape Maintenance District annexation;
 - d. The boundaries of Hemet and Temecula Valley School District;
 - e. A MSHCP Fee Area (Ordinance No. 810);
 - f. State Responsibility Fire Area;
 - g. In or partially within SKR Fee Area (Ordinance No. 663.10);
 - h. In or partially within West T.U.M.F Fee Area (Ordinance No. 824);
 - i. A very low, low, and moderate liquefaction zone;
 - j. A 100-year flood plain, an drainage plain, or dam inundation area;
 - k. Riverside County Flood Control District; and
 - l. Eastern Municipal Water District.

The subject site is currently designated as Assessor's Parcel Number : 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-040, and 476-010-045.

Updated PA Numbers (OS-C grouped)

Original Planning Area #	Revised Planning Area #	Land Use Designation	Gross Acres	Land Use Designation and Gross Acres Same as Original?
PA-1	PA-1	MHDR	32.8	Yes
PA-2	PA-2	HDR	14.0	Yes
PA-3	PA-3	MHDR	14.0	Yes
PA-4	PA-4	MHDR	14.5	Yes
PA-5	PA-5	OS-R	2.7	Yes
PA-6	PA-6	MHDR	6.3	Yes
PA-7	PA-7	MHDR	13.7	Yes
PA-8	PA-8	OS-R	9.5	Yes
PA-9	PA-9	MHDR	7.7	Yes
PA-10	PA-10	MHDR	23.4	Yes
PA-11	PA-11	MHDR	3.5	Yes
PA-12	PA-12	MHDR	5.2	Yes
PA-13	PA-13	MDR	16.6	Yes
PA-14	PA-14	LDR	19.2	Yes
PA-15	PA-15	OS-R/BASIN	10.5	Yes
OS-1	PA-16A	OS-C	2.7	Yes
OS-2	PA-16B	OS-C	5.6	Yes
OS-3	PA-17	OS-CH	69.0	Yes
OS-4	PA-18	OS-CH	31.6	Yes
OS-5	PA-16C	OS-C	1.8	Yes
OS-6	PA-16D	OS-C	2.4	Yes
OS-7	PA-19	OS-CH	1.8	Yes
OS-8	PA-16E	OS-C	4.8	Yes
OS-9	PA-20	OS-CH	1.3	Yes
OS-10	PA-21	OS-CH	2.9	Yes
OS-11	PA-16F	OS-C	4.2	Yes

RESOLUTION No. 2014-009
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 382, GPA1013, 1014, and 1113

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 5, 2014, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 5, 2014, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, EIR 531;

APPROVAL of Specific Plan No. 382;

APPROVAL of General Plan Amendment No. 01013;

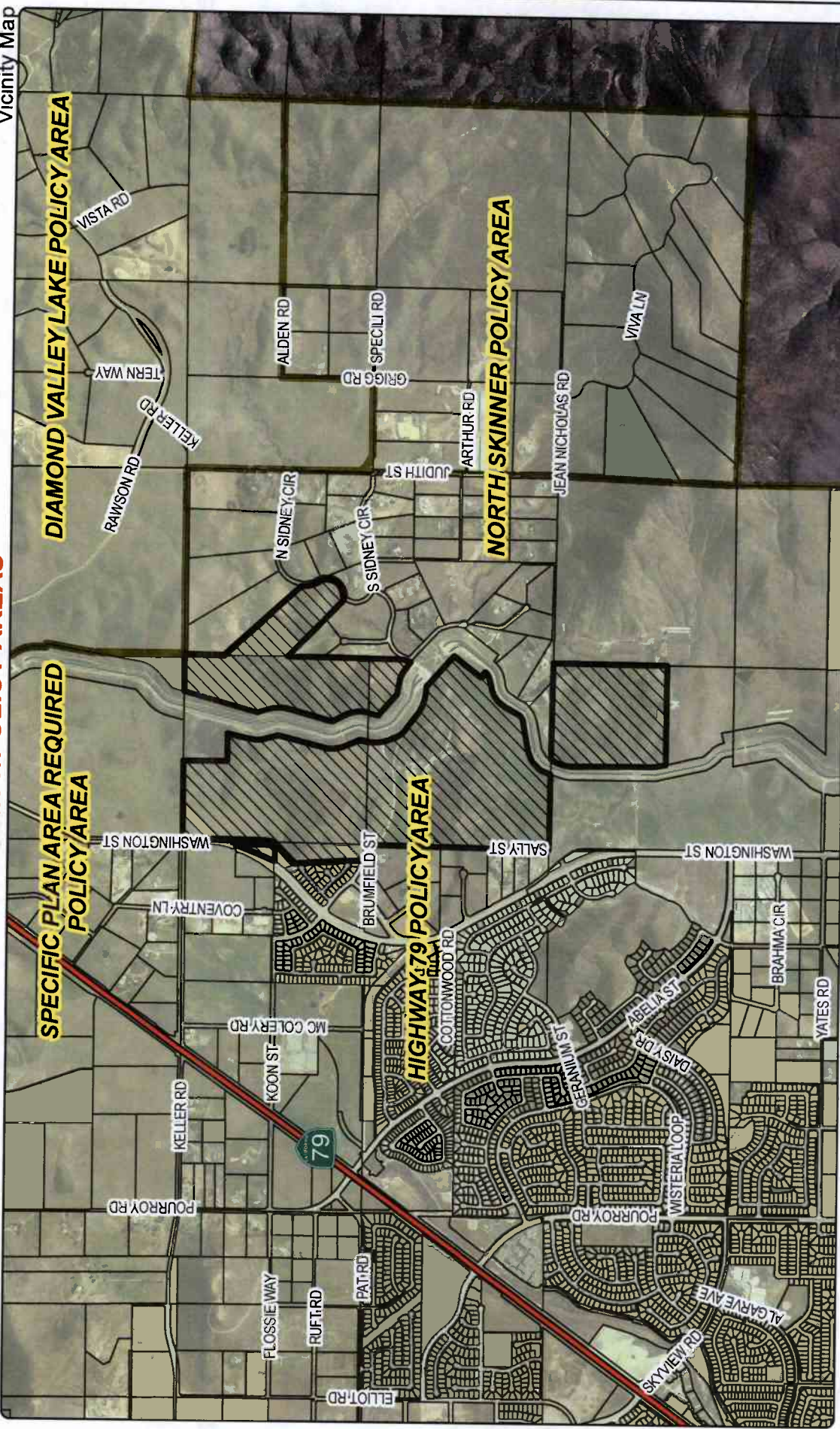
APPROVAL of General Plan Amendment No. 01014; and,

APPROVAL of General Plan Amendment No. 01113.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07775 SP0382 GPA01113 GPA01013 GPA01014 VICINITY/POLICY AREAS

Supervisor Stone
District 3

Date Drawn: 09/02/2014
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Ordinance (Ordinance 96-001) which amended the Riverside County Zoning Ordinance. The new General Ordinance may contain different provisions than the Ordinance in effect on the date of the original map. For further information, please contact the Riverside County Planning Department at (951) 955-3300 (Riverside County) or in the County of (951) 955-3300 (Riverside County) or in the County of (951) 955-3300 (Riverside County).

Supervisor Stone
District 3

PROPOSED ZONING

Exhibit 3



Author: Vinnie Nguyen



0 600 1,200 2,400 3,600

Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.planning.rcyma.com>

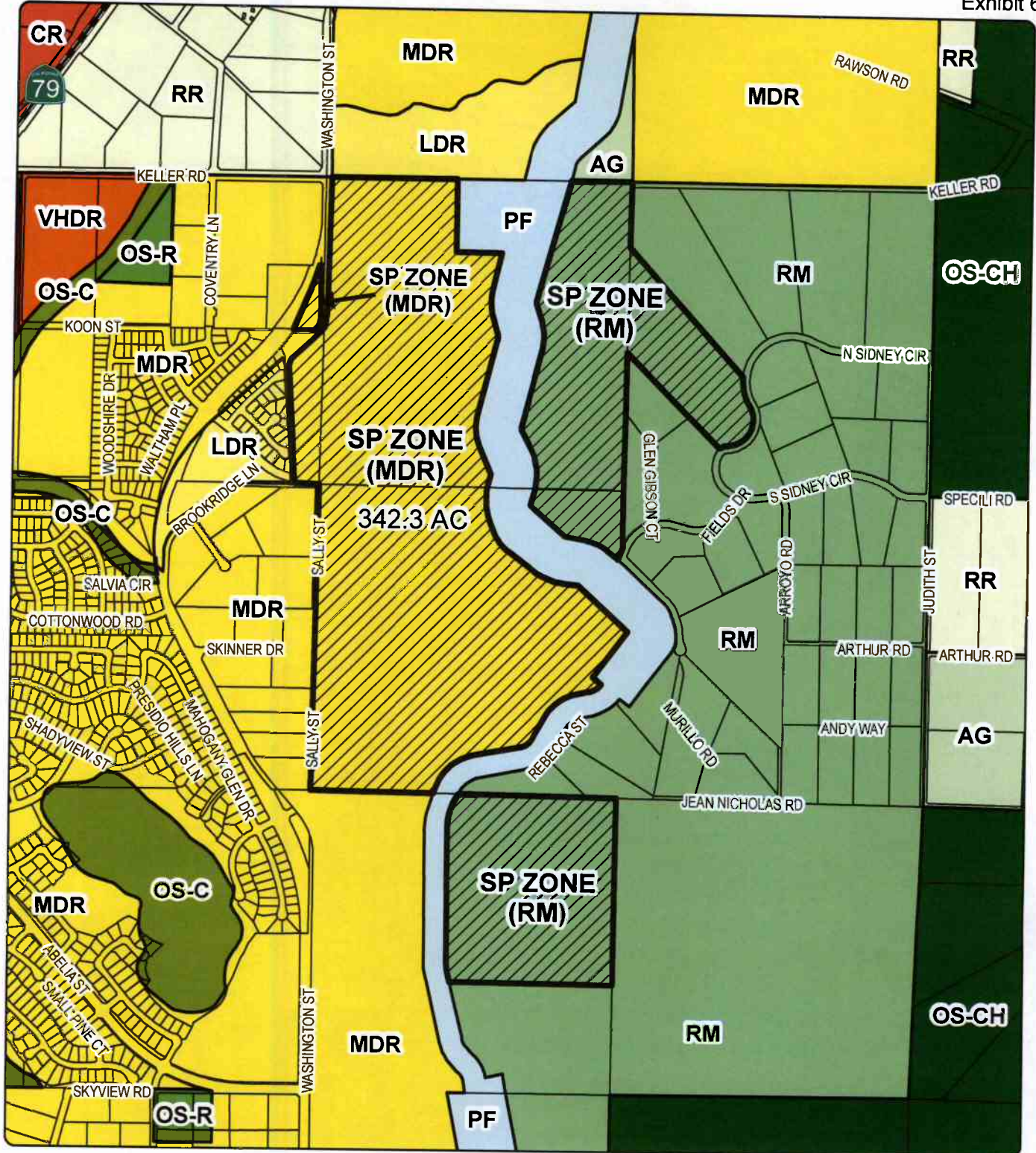
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
District: 3

EXISTING GENERAL PLAN

Date: 09/02/2014
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riversideplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
District 3

LAND USE

Date: 09/02/2014

Exhibit 1






Zoning Area: Rancho California




Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfma.org>

-  Project Boundary
-  Planning Areas
-  Not a Part

General Plan Amendments

-  GPA1013 (73.6 ac)
-  GPA1014 (55.2 ac)
-  GPA1113 (213.5 ac)

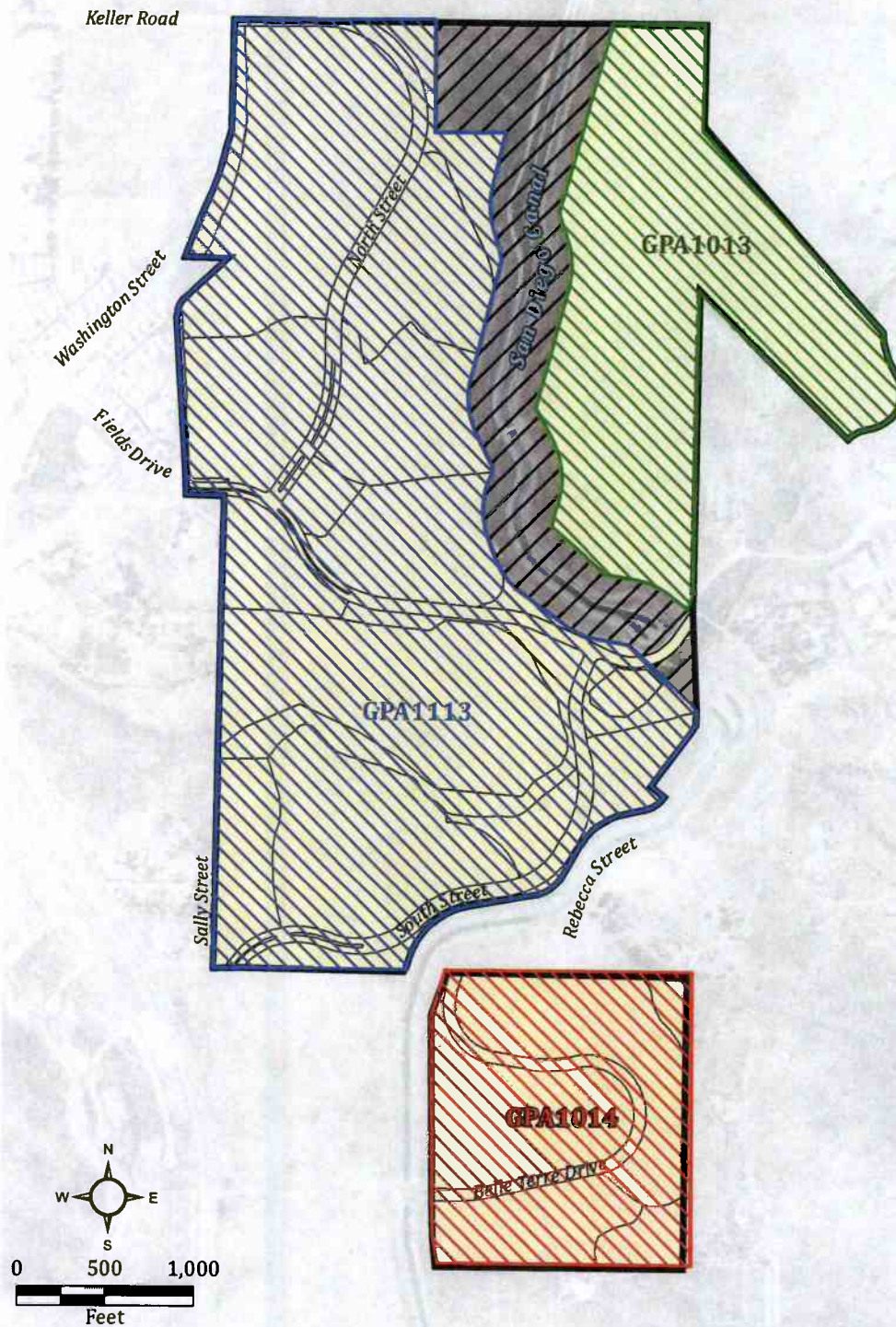


Figure III-6

General Plan Amendments



CASE: GPA1013, 1014&1113
DATE: 7/25/13
PLANNER: M. STRAITE

III Project Summary



1.0 Introduction

"Belle Terre" is French for beautiful land. The Belle Terre Specific Plan outlines a 342.3-acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County, an urbanizing part of French Valley.

This residential community is planned to provide a wide range of home types for a broad spectrum of potential homebuyers which may also include young professionals, first time home buyers, and active adults.

2.0 Project Description

The Belle Terre Specific Plan establishes a residential community of up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units per acre, with an overall gross density of 3.7 dwelling units per acre. As elaborated further in Section V-Introduction, the Belle Terre Land Use Plan is based on three principles of planning:

- ✦ Clustered Development
- ✦ Protection of Natural Resources
- ✦ Buffering along Project Boundaries

Based on these planning principles, the Belle Terre Land Use Plan can be further described as being comprised of three distinct portions, namely: (1) the northeast portion, east of the San Diego Canal; (2) the northwest portion, northwest of the San Diego Canal; and (3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, open spaces, streets and other infrastructure. The homes are clustered on 170-acres (49% of the total site) providing homes ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park that may include a community clubhouse, if the active adult option is implemented (as further described in Section 1.0 Land Use Plan), to a linear park with a trail and possibly a dog run/park, and small neighborhood parks.

The provision of open space is a major element of the Belle Terre Land Use Plan. Approximately 150.8 acres or 45.2 percent of the total plan acreage within Belle Terre is planned for one of four classifications for open space; Open Space-Recreation; Open Space-Recreation/Basin; Open Space-Conservation; and Open Space-Conservation Habitat. **Figure A-1-1-Land Use Plan** and **Table III-1, Land Use Summary** provides the land plan and summary of the land uses for Belle Terre.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall



community identity and landscape theme for Belle Terre.

2.1 Northeast Belle Terre

The 73.2 acre northeast portion of Belle Terre is located east of the San Diego Canal and is planned with the lowest intensities for the entire Specific Plan. This large portion of the site is planned to be part of the habitat conservation area requirements under the Multiple Species Habitat Conservation Plan (MSHCP). This area provides a permanent open space buffer to the planned community of Belle Terre. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre community.

2.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure V-1-1-Illustrative Plan**.

Designed with twelve planning areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space conservation and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.1-8.0 du/ac) to high (8.1-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse (if the active adult option is implemented). Neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in close proximity to homes.

Open Space areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat (OS-CH), to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre and the surrounding communities.

2.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55-acres, and is located on the eastern side of the San Diego Canal. About 20-acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35-acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.1-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (Tentative Tract Map # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.



The General Plan Land Use designation for southeast Belle Terre is "Rural Mountainous". However, as discussed in greater detail in Section 5.0 Grading Plan, the southeast portion of Belle Terre is generally flat, as shown in Figure A-5-1 Existing Topography; the topography ranges from 1,480 above mean sea level along the southern boundary to 1,520 above mean sea level along the northern boundary.

Table III-1-Land Use Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space-Recreation/Basin	OS-R/B	-	-	10.5	5	0	3.1%
Neighborhood Parks*	-	-	-	0	4		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

3.0 Project Setting

3.1 Regional Location

Belle Terre is located in the "French Valley" area of Riverside County within its Southwest Area Plan [SWAP] as shown in **Figure III-1-Regional Map**. Rapidly urbanizing cities within the SWAP include Menifee, Temecula, Murrieta, Wildomar, Canyon Lake, and Lake Elsinore which are located to the west of Belle Terre and have distinct master planned communities. As stated in the SWAP (pg. 9), the French Valley area runs in a north-south manner and includes Warm Springs, Tualota, and Santa Gertrudis Creeks.

3.2. Project Location

Belle Terre is situated 0.6 miles east from Highway 79. Major arterials surrounding Belle Terre are Washington Street to the west, Keller Road to the north, Fields Drive to the west, and Jean Nicholas to the southwest corner of the site, as illustrated in **Figure III-2-Project Location Map**.

-  Project Boundary
-  Cities
-  Counties
-  Southwest Area Plan

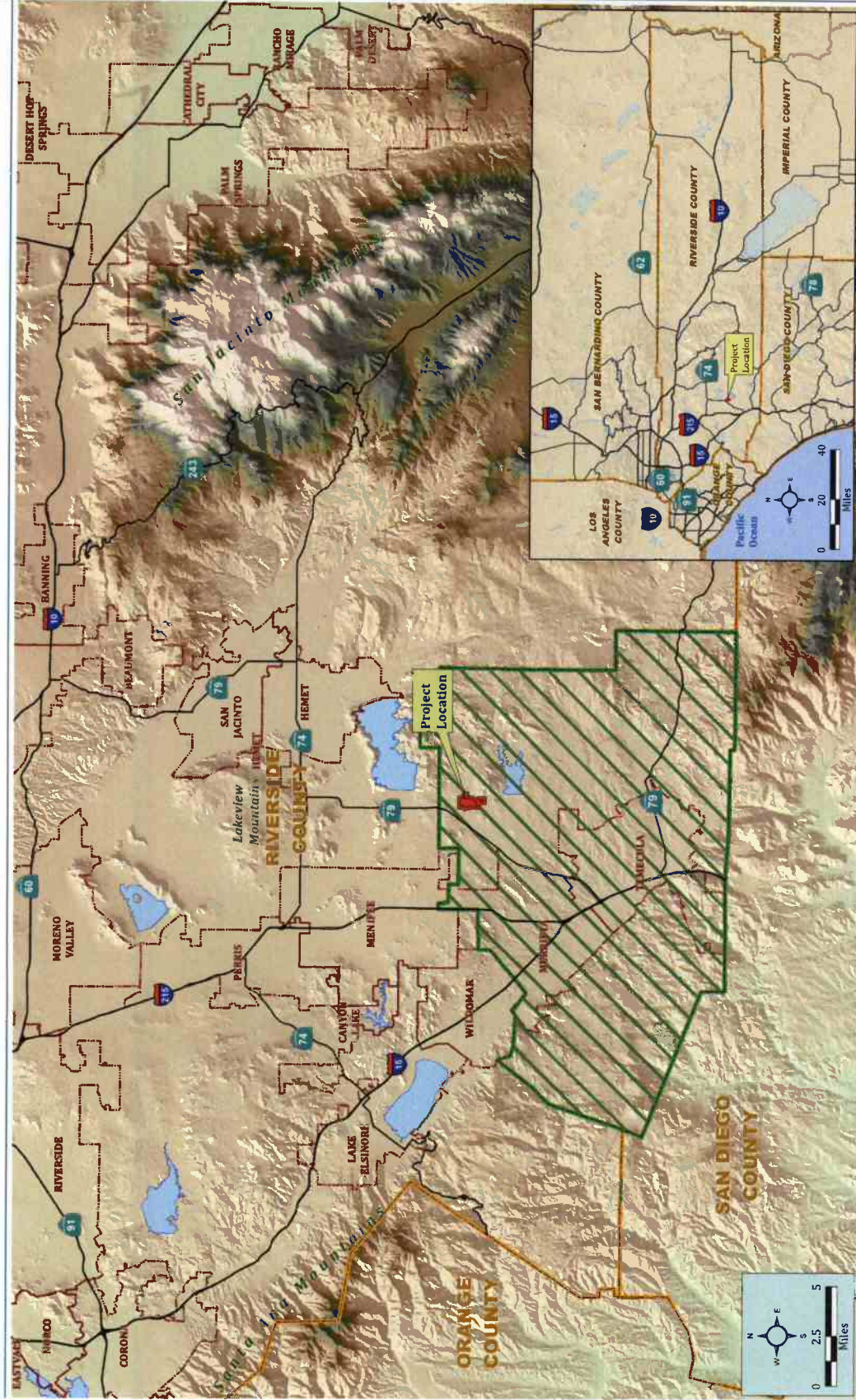


Figure III-1
Regional Map

Sources: County of Riverside, 2012; USGS DEM, NHD.

Albert A. Webb Associates

 Project Boundary



Source: County of Riverside, 2012; Eagle Aerial Imagery, 2012.

Albert A. **WEBB** Associates

Figure III-2
Project Location Map



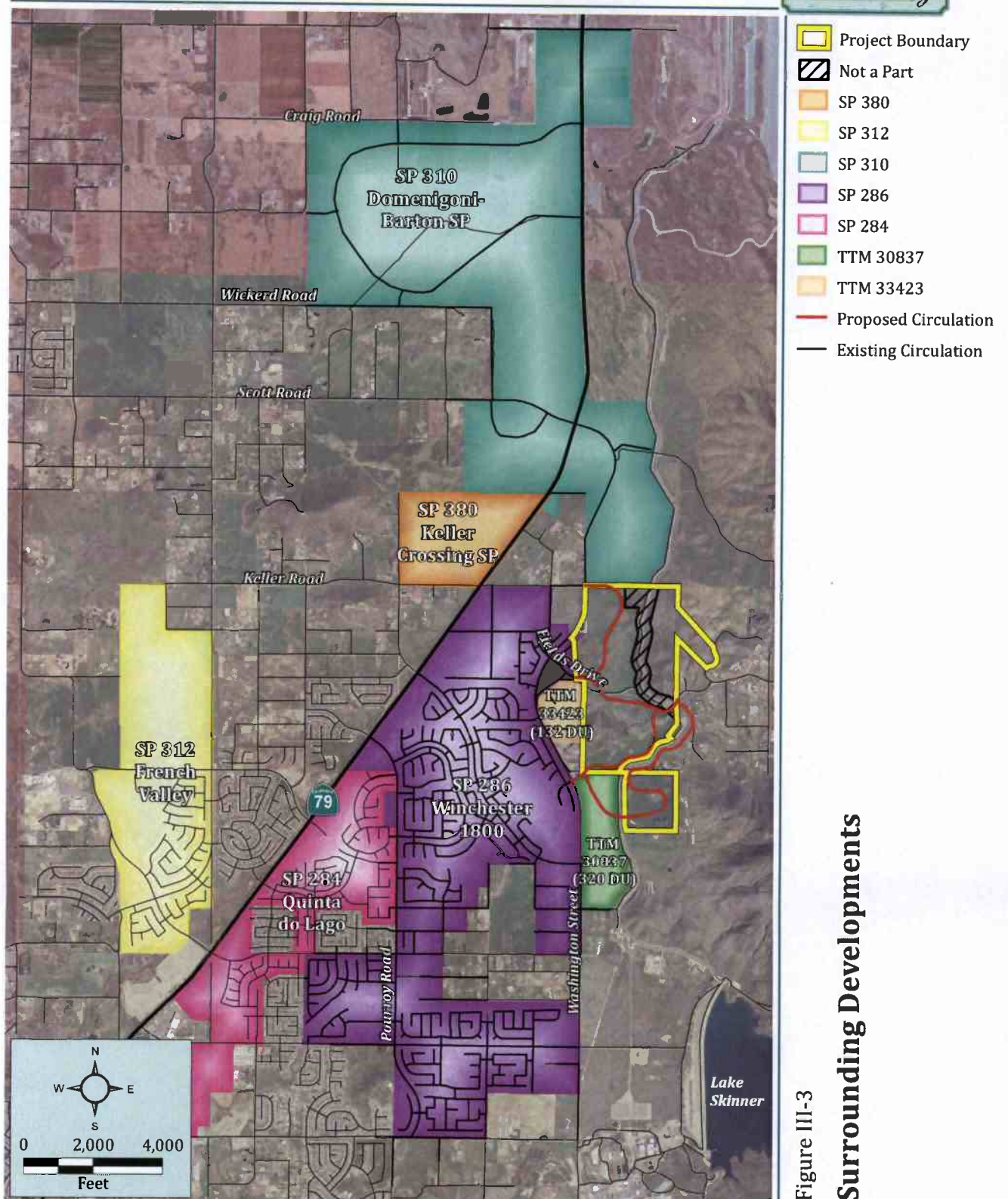
3.3 Surrounding Land Uses

Belle Terre is surrounded by existing and planned residential developments to the north, west and southwest of the site. Domenigoni-Barton Specific Plan (SP 310) lies directly to the north and northwest of the site. The Keller Crossing Specific Plan (SP 380) is located to the northwest of Belle Terre across Highway 79. Located immediately west and southwest of Belle Terre is the master planned community of Winchester 1800 (SP 286).

Other residential developments planned west and southwest of Belle Terre are Tentative Tract Map #30837 with 320 single-family residential lots (approved in 2004), and TTM #33423 with 132 single-family residential lots. **Figure III-3-Surrounding Developments** illustrates these developments.

The remaining boundaries of Belle Terre adjoin existing open space, low density rural development, and agricultural lands. Scattered, large lots, rural homesteads and vacant parcels lie to the north, south and east of the site.

As shown in **Figure III-4 Surrounding Open Space**, the area to the east of the south 55 acre portion of Belle Terre is designated by the Western Riverside County Regional Conservation Authority (RCA) as "Conserved Lands." The RCA was created in 2004 to implement the MSHCP, and to preserve natural habitat areas. Since 2004 the RCA has conserved approximately 702 acres in the French Valley Area. Consequently, any future development to the east of the site is limited. The San Diego Canal/Aqueduct, which runs roughly north-south, is a prominent man-made feature that traverses through the site. The Aqueduct transports water for the California State Water Project and the Colorado River and drains into Lake Skinner, a reservoir located approximately 1.5 miles south of Belle Terre. From that point, deliveries are made to Metropolitan Water District's (MWD) member agencies in southern Riverside County and San Diego County via a system of pipelines.



Source: County of Riverside, 2012; ESRI Aerial Imagery, 2010.

Albert A. **WEBB** Associates

Figure III-3
Surrounding Developments



- Project Boundary
- Western Riverside County Regional Conservation Authority Conserved Lands
- Conserved Lands

Figure III-4
Surrounding Open Space

Sources: Riverside Co. GIS website, June 2013;
Eagle Aerial, April 2012.



3.4 Existing APN's

Belle Terre is composed of eight (8) parcels: APNs 472-170-001, 472-170-003, 472-170-008, 472-180-001, 472-180-003, 472-200-002, 476-010-045, and 476-010-040.

- ✦ The northwestern portion totals 214.6 acres
- ✦ The northeastern portion totals 73.3 acres
- ✦ The southeastern portion totals 55.2 acres

3.5 Environmental Characteristics

The approximately 342-acre site is presently undeveloped and is comprised of agricultural land, other previously disturbed areas, and areas with coastal sage scrub, grassland, meadows, and riparian scrub. The site is bisected east-west by an unnamed creek and north-south by the San Diego Canal.

The site is located within the MSHCP Southwest Area Plan within five (5) Criteria Area Cells. Specifically, the site is located within Cell 5279 Independent-SU2 French Valley/Lower Sedco Hills, Cell 5278 S, Cell 5274 S, Cell 5373 S, and Cell 5471 S-SU4 Cactus Valley/SWRC-MSR/Johnson Ranch. Therefore, the Project has undergone the Habitat Evaluation and Acquisition Negotiations Strategy (HANS) process under the requirements of the MSHCP.

The Belle Terre Specific Plan proposes to set aside 107 acres in perpetuity as Open Space-Conservation Habitat; this includes approximately 33.4 acres of riparian scrub habitat that runs east-west through the site and 69 acres of hilly terrain in the northeast portion of the site.

In addition to the conservation, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian, Riverine Policies, Specific Policies, Specific Species Surveys, Urban Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plan Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site will be identified as part of the HANS process and will satisfy the MSHCP requirements.

The Project area has some hilly terrain; particularly the northeastern portion of the site which contains steep slopes with elevations that range from approximately 1,560 feet to 1,680 feet above mean sea level, a difference of 120 feet. The highest elevation is located in the central portion of the site at 1,640-feet above mean sea level and the lowest elevation is at 1,440 feet above mean sea level. The average slopes of the terrain are approximately 2-3%. Slopes on the southeastern portion of the site are less than 20%. Slopes greater than 20% cover less than 10% of the total site.



Introduction

The Belle Terre Specific Plan establishes an additional residential community in the French Valley area of Riverside County. This residential community is planned to provide a wide range of home types for a broad segment of potential homebuyers which may include young professionals, first time home buyers, and active adults.

The Belle Terre Land Use Plan will contain up to 1,282 homes in varying densities from 0.5 to 14.0 dwelling units an acre, with an overall gross density of up to 3.7 dwelling units an acre.

Principles of Planning for Belle Terre

Clustering Development: The land use concept for the SWAP discusses concentrating urban uses on about 11 percent of the planning area, thereby helping conserve the remaining 89 percent in open space, open space-conservation, agricultural and rural uses (SWAP, pg 15).

Belle Terre includes up to 1,282 homes which are clustered on 170 acres (49 percent of the total site) while retaining approximately 150.8 acres (45.2 percent of the total site) as open space; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan shows this clustering of residential planning areas with supportive parks and access routes planned on the northwestern and southwestern portions of the site where topography and access are more suitable for development. The northeastern portion of the site and riparian areas in the northwestern portion of the site are included as part of the open space areas set aside for conservation habitat.

Protection of Natural Resources: At least 128.1 acres (37 percent of total site) are planned as Open Space-Conservation; of that acreage, 106.6 acres will be preserved in perpetuity as Open Space-Conservation Habitat. The Belle Terre Land Use Plan proposes to preserve 69 acres of the 73 acre northeastern site as Open Space-Conservation Habitat. This will achieve MSHCP conservation goals. In addition, an existing un-named riparian corridor on the northwestern portion of the site is also planned to be preserved as Open Space-Conservation Habitat.

Buffering: The Belle Terre Land Use Plan places a special emphasis on buffering along the Project boundaries. As shown in **Figure III-3, Surrounding Development**, the western boundary of the site will adjoin the planned developments for TTM #33423 and TTM #30837 and the developed community of Winchester 1800 (SP 286). The Belle Terre Land Use Plan proposes residential planning areas of similar intensity along the western boundary to provide a seamless transition with the surrounding developments. In addition, the southeast portion of Belle Terre (55 acres) is planned for land uses that would provide an appropriate buffer to the adjacent rural uses to the north and east of this part of the site. The southeast portion of Belle Terre is planned for low and medium density residential uses with larger lots to provide a buffer/transition to the adjacent rural uses along these boundaries.

Specific Plan



1.0 Land Use Plan

1.1 Project Description

Belle Terre is planned to be a 342.3 acre residential community located on the north western edge of Bachelor Mountain in the French Valley area of Riverside County. Regional access to the site is from Highway 79, located 0.6 miles to the west. Major arterials surrounding the site are Washington Street to the west and Scott Road to the north.

As elaborated earlier in Section V-Introduction, the Belle Terre Land Use Plan is defined by the use of three principles of planning:

- ✦ Clustered Development
- ✦ Protection of Natural Resources
- ✦ Buffering along Project Boundaries

Based on these planning principles, the Land Use Plan can be further described as being comprised of three portions, namely: 1) the northeast portion, east of the San Diego Canal; 2) the northwest portion, northwest of the San Diego Canal; and 3) the southeast portion, southeast of the San Diego Canal.

As shown in **Figure A-1-1, Land Use Plan**, Belle Terre is planned to provide up to 1,282 dwelling units of varying densities, recreational areas, streets, open space areas, and other associated infrastructure. The homes will be clustered on 170 acres (49.5 % of total project area) ranging from low-to-high densities. Community parks and trails are planned over 20.6 acres. Parks planned for the community include an active park, a linear park with trails and potentially a dog run/park, and small neighborhood parks.

In addition, the community has a total of 150.8 acres which are designated for Open Space; of which 106.6-acres (31% of total project area) is planned for Open Space-Conservation Habitat to be preserved in perpetuity as protected habitat areas.

Streets provide connectivity within Belle Terre and to the immediate surroundings. To enhance this functionality of the Land Use Plan, architectural and landscape elements (streetscape, trails, entrances, features) are planned to create an overall community identity and landscape theme for Belle Terre.

1.1.1 Northeast Belle Terre

Implementing the principle of protection of natural resources, 69 acres of the site located east of the San Diego Canal are planned as Open Space-Conservation Habitat and 4.2 acres are planned as open space conservation. The northeast portion of the site is planned with the lowest development intensities for the entire Project. This large portion of the site will help achieve conservation goals under the MSHCP. It will also provide a permanent open space buffer to Belle Terre and to the adjacent land uses, while allowing for Belle Terre's developmental capacity to be clustered on the remaining portions of the site. Minimal infrastructure (e.g. a water tank and access roads) may be developed on this 73.2 acre parcel if additional storage is needed to create adequate water pressure for the Belle Terre

community.

1.1.2 Northwest Belle Terre

The 215-acre northwest portion of Belle Terre is located on the western side of the San Diego Canal and is accessible from Washington Street/Keller Road, Fields Drive and Jean Nicholas Road as shown in **Figure A-1-1-Land Use Plan**.

Designed with twelve residential planning areas and eight open space areas, the northwest portion is planned for up to 1,161 homes, with at least 15 acres of parks, 17 acres of open space and 33.4 acres of open space for habitat conservation. The residential densities range from medium-high (5.0-8.0 du/ac) to high (8.0-14 du/ac). Centrally located in northwest Belle Terre is Planning Area 5, which is a planned park that may include a community clubhouse, if the active adult option is implemented (as further described below under heading 1.5). In addition, four (4) neighborhood parks will be strategically sited at the tentative tract map stage to provide small tot lots in closer proximity to homes.

Open Space Areas, OS-4 and OS-7 total 33.4 acres and are designated as Open Space-Conservation Habitat to maintain riparian habitat as a part of the MSHCP conservation requirements. A periphery linear park in Planning Area 8 is planned to wrap around the conservation area in Open Space area OS-4 to provide a buffer as well as a recreational amenity for the community. Planning Area 8 is programmed for trails, potentially a dog park/run, and other passive recreational opportunities. This will be a central recreational facility that is intended to provide connectivity and serve as a health amenity for future residents of Belle Terre.

1.1.3 Southeast Belle Terre

Southeast Belle Terre is approximately 55 acres and is located on the eastern side of the San Diego Canal. About 20 acres are planned for open space, detention basins, parks, streets and other infrastructure requirements. The remaining 35 acres are planned for up to 120 homes at low (0.5-2 du/ac) to medium density (2.0-5.0 du/ac). Providing lower intensities is intended to provide an appropriate buffer between the proposed development (TTM # 30837) to the southwest of the site and the adjacent rural uses to the north and east of this part of Belle Terre.

Overall, the community is connected with the surrounding streets by a backbone of collector and local streets within Belle Terre. Other related infrastructure is discussed further in sections within this Specific Plan.

Table 1.0-A, Belle Terre Land Use Summary below provides a summary of the proposed land uses. Specific information for each of the individual planning areas is provided in **Table 1.0-B Detailed Land Use Summary** below. Section B Planning Area Land Use and Planning Standards provide development standards for each planning area.

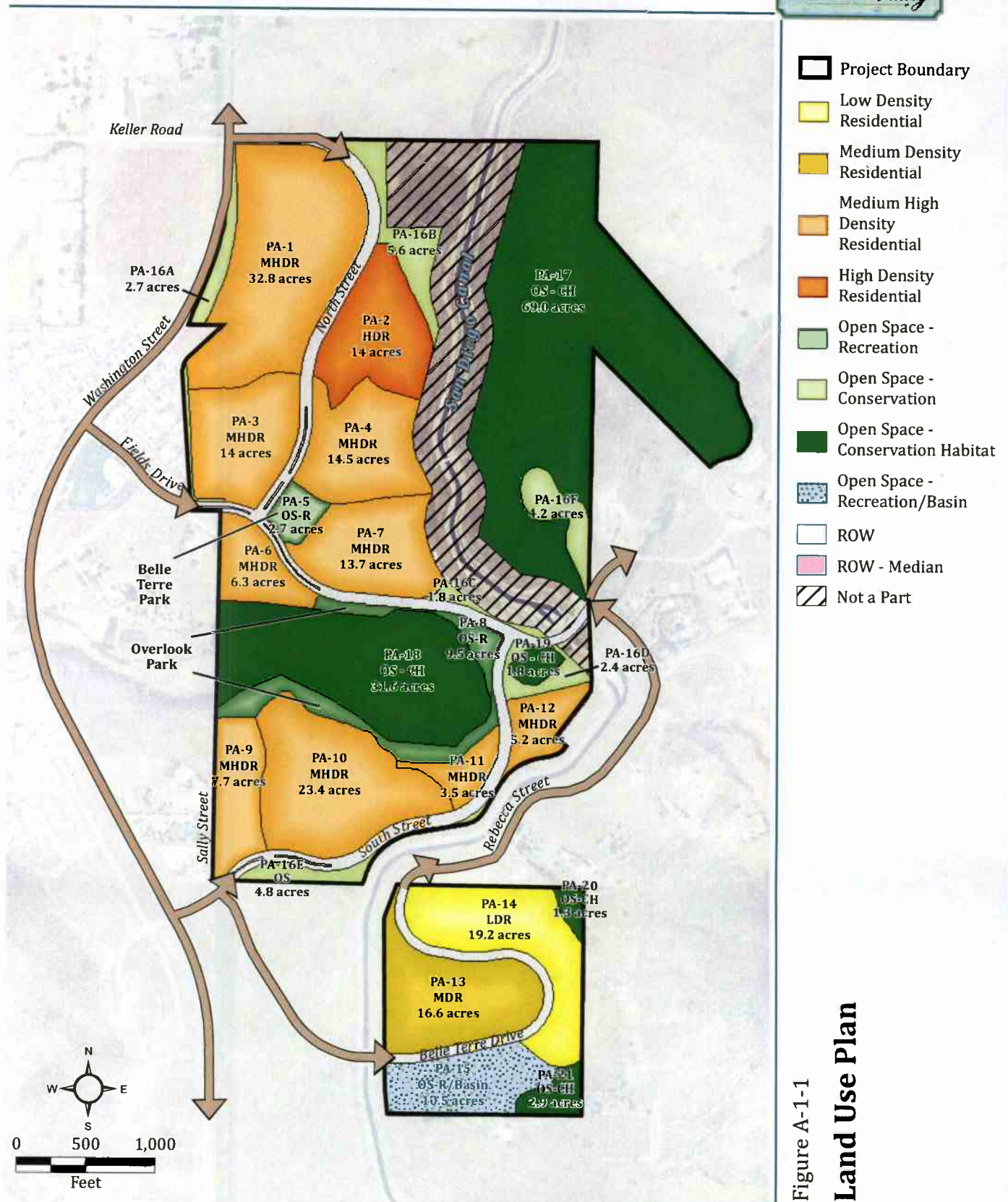


Figure A-1-1

Land Use Plan

Table 1.0-A: Land Use Plan Summary

Land Use Designation	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Net Park (Acres)	Maximum Dwelling Units	% of Total Acres
Residential							
Low Density Residential	LDR	0.5-2.0	2 Units per acre	19.2		38.4	5.61%
Medium Density Residential	MDR	2.0-5.0	5 Units per acre	16.6		83.0	4.8%
Medium High Density Residential	MHDR	5.0-8.0	8 units per acre	121.1		968.8	35.4%
High Density Residential	HDR	8.0-14.0	14 units per acre	14.0		196.0	4.1%
Subtotal				170.9		1,286.2	49.9%
Open Space							
Open Space-Recreation	OS-R	-	-	12.2	11.6	0	3.6%
Open Space - Recreation/Basin	OS-R/B	-	-	10.5	5.0	0	3.1%
Neighborhood Parks*	-	-	-	0	4.0		1.2%
Open Space-Conservation	OS-C	-	-	21.5		0	6.3%
Open Space-Conservation Habitat	OS-CH	-	-	106.6		0	31.1%
Subtotal				150.8	20.6	0	45.2%
Infrastructure							
Streets	-	-	-	20.6		0	6.0%
Sub total				20.6		0	6.0%
Total				342.3		1,282	100%

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

Table 1.0-B: Detailed Land Use Summary

Planning Area	Land Use Designation	Density Range (DU/AC)	Target Density	Gross Area (Acres)	Park (Acres)	Maximum Dwelling Units
Residential						
High Density Residential						
PA-2	HDR	8.0-14.0	14 units per acre	14.0	-	196
Total HDR				14.0		196
Medium High Density Residential						
PA-1	MHDR	5.0-8.0	7.95 units per acre	32.8		261
PA-3	MHDR	5.0-8.0	8 units per acre	14.0		112
PA-4	MHDR	5.0-8.0	8 units per acre	14.5		116
PA-6	MHDR	5.0-8.0	8 units per acre	6.3		50
PA-7	MHDR	5.0-8.0	8 units per acre	13.7		110
PA-9	MHDR	5.0-8.0	8 units per acre	7.7		62
PA-10	MHDR	5.0-8.0	7.95 units per acre	23.4		186
PA-11	MHDR	5.0-8.0	8 units per acre	3.5		28
PA-12	MHDR	5.0-8.0	8 units per acre	5.2		42
Total MHDR				121.1		966
Medium Density Residential						
PA-13	MDR	2.0-5.0	5 Units per acre	16.6		83
Total MDR				16.6		83
Low Density Residential						
PA-14	LDR	0.5-2.0	1.95 Units per acre	19.2		37
Total LDR				19.2		37
Subtotal				170.9		1,282
Open Space						
Open Space-Recreation						
PA-5	OS-R	-	-	2.7	2.7	
PA-8	OS-R			9.5	8.9	
Open Space-Recreation/Basin**						
PA-15	OS-R/B	-	-	10.5	5.0	
Neighborhood Parks*	-	-	-	0	4.0	
Total OS-R				22.7	20.6	
Open Space-Conservation						
OS-1	OS-C	-	-	2.7		
OS-2	OS-C	-	-	5.6		
OS-5	OS-C	-	-	1.8		
OS-6	OS-C	-	-	2.4		
OS-8	OS-C	-	-	4.8		
OS-11	OS-C	-	-	4.2		
Total OS-C				21.5		
Open Space-Conservation Habitat						
OS-3	OS-CH	-	-	69.0		
OS-4	OS-CH	-	-	31.6		
OS-7	OS-CH	-	-	1.8		
OS-9	OS-CH	-	-	1.3		
OS-10	OS-CH	-	-	2.9		
Total OS-CH				106.6		
Subtotal				150.8		
Infrastructure						
Streets	-	-	-	20.6		
Sub total				20.6		
Total				342.3	20.6	1,282

* Neighborhood Parks are shown in Figure A-3-1, Open Space and Recreation Plan

** Open Space Recreation/Basin where 5-acres is planned as active park space

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance 348 and Official Zoning Map No. 2, as amended, amended by placing in effect in the Rancho California area the zone or zones as shown on the Change of Official Zoning Plan Amending Ordinance No. 348, Map No. XXXX, Change of 07775,” which map is made part of the ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Article XVIIa to read as follows:

Section XXX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN

a. Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12

(1) The uses permitted in Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of specific Plan No. 382 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1a (2), (3), (5), (7) and (8); Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.

(2) The development standards for Planning Areas 1, 3, 4, 6, 7, 9, 10, 11 and 12 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance 348, except that the development standards set forth in Article VI, Section 6.2 b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- 1 A. Lot area shall not be less than three thousand five hundred (3,500)
2 square feet.
- 3 B. The minimum average width of that portion of a lot to be used as a
4 building site shall be forty (40') with a minimum average depth of
5 eighty feet (80').
- 6 C. The minimum frontage of a lot shall be thirty five feet (35'), except
7 that lots fronting on knuckles or cul-de-sacs may have a minimum
8 frontage of thirty feet (30').
- 9 D. The front yard setback shall not be less than fifteen feet (15'),
10 measured from the street line. Porches in the front of the structure
11 and "side-in" garages may encroach five feet (5') into the front yard
12 setback.
- 13 E. Side yards on interior and through lots shall be not less than five feet
14 (5'). Side yards on corner and reversed corner lots shall be not less
15 than ten feet (10') from the street line.
- 16 F. The rear yard shall no be less than ten feet (10'), except that garages,
17 balconies, decks, and attached patio covers may encroach five feet
18 (5') into the rear yard setback.
- 19 G. Fireplaces, media niches, bay windows, porches, window boxes, and
20 similar architectural features shall be allowed to encroach a
21 maximum of two feet (2') into setbacks provided at least on side of
22 the structure has a clear five foot (5') setback. No other structural
23 encroachment shall be permitted in the front, side or rear yard except
24 as provided for in Section 18.19 of ordinance 348.
- 25 H. The maximum lot coverage shall be 65% for single story and 60%
26 for two story.
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1 I. Where a zero lot line design is utilized, the distance between
2 structures shall be not less than ten feet (10') provided at least one
3 side of the structure has a clear 5 foot setback at all times..

4 J. The following development standards for clustered residential
5 development shall also apply and, to the extent there is a conflict,
6 shall supersede the above development standards for Planning Areas
7 1, 3, 4, 6, 7, 9, 10, 11 and 12:

8 1. Front yards shall be a minimum of ten feet (10') measured from
9 the street line.

10 2. Side yards on corner and reversed corner lots shall be not less
11 than ten feet (10') from the street line. There shall be no other
12 side or rear yard set-back requirements.

13 3. The distance between structures in all directions shall be at least 10
14 feet.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VI of Ordinance No. 348.

17 b. Planning Area 2

18 (1) The uses permitted in Planning Area 2 of Specific Plan No. 382 shall be the
19 same as those uses permitted in Article VI. Section 6.1 of Ordinance No. 348,
20 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
21 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
22 addition, the uses permitted under Section 6.1.a. shall include, multifamily
23 residential dwellings, temporary real estate tract offices located within a
24 subdivision to be used only for and during the original sale of the subdivision, but
25 not to exceed a period of five (5) years in any event. Also, the uses permitted under
26 Section 6.1.b. shall include multiple family dwellings.

(2) The development standards for Planning Area 2 of Specific Plan No. 382 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2. b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the following:

- A. Lot area shall not be less than three thousand (3,000) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of seventy five feet (75').
- C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have minimum frontage of thirty feet (30').
- D. The front yard shall be not less than fifteen feet (15'), measured from the street line. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- E. Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reversed corner lots shall not be less than ten feet (10') from the street.
- F. The rear yard shall be not less than ten feet (10'), except that garages, balconies, decks and attached patio covers may encroach five feet (5') into the rear yard setback.
- G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet (2') into setbacks. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

1 H. The maximum lot coverage shall be 65% for single story and 60%
2 for two story.

3 I. Where a zero lot line design is utilized, the distance between
4 structures shall be not less than ten feet (10') provided at least one
5 side of the structure has a clear 5 foot setback at all times.

6 J. The following development standards for clustered residential
7 development shall apply and, to the extent there is a conflict, shall
8 supersede other standards for Planning Area 2:

9 1. Front yards shall be a minimum of ten feet (10') measured
10 from the street line.

11 2. Side yards on corner and reversed corner lots shall not be
12 less than ten feet (10') from the street line of from any
13 future street line, whichever is nearer the proposed structure, upon
14 which the main building sides. There shall be no other side or
15 rear yard set-back requirements.

16 3. The distance between structures in all directions shall be at least
17 10 feet.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements identified in Article VI of Ordinance No. 348.

20 c. Planning Areas 5, 8 and 15

21 (1) The uses permitted in Planning Areas 5, 8 and 15 of Specific Plan No. 382
22 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of
23 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1),
24 (8) and (9) and 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In
25 addition, the permitted uses under Section 8.100.a. shall also include public parks,
26 public playgrounds, dog parks, trails and hiking areas.

1 (2) The development standards for Planning Areas 5, 8 and 15 of Specific Plan
2 No. 382 shall be the same as those standards identified in Article VIII.e., Section
3 8.101 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article VIII.e of Ordinance No. 348.

6 d. Planning Area 13

7 (1) The uses permitted in Planning Area 13 of Specific Plan No. 382 shall be
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
9 except that the uses permitted pursuant to Section 6.1.a (2), (3), (5), (7) and (8);
10 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c. (1) shall not be permitted. In
11 addition, the uses permitted under Section 6.1.a shall include temporary real estate
12 tract offices located within a subdivision to be used only for and during the original
13 sale of the subdivision, but not to exceed a period of five (5) years in any event.

14 (2) The development standards for Planning Area 13 of Specific Plan No 382
15 shall be the same as those standards identified in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article VI,
17 Section 6.2.b., c., d. and e. (1), (2), (3) and (4) shall be deleted and replaced with
18 the following:

19 A. Lot are shall not be less than five thousand five hundred (5,500)
20 square feet.

21 B. The minimum average width of that portion of a lot to be used as a
22 building site shall be fifty five feet (55') with a minimum average
23 depth of one hundred feet (100').

24 C. The minimum frontage of a lot shall be fifty feet (50'), except
25 that lots fronting on knuckles or cul-de-sacs may have a minimum
26 frontage of thirty five feet (35').

1 D. The front yard shall be not less than fifteen feet (15'), measured from
2 the street line. Porches in the front of the structure and "side-
3 in" garages may encroach five feet (5') into the front yard setback.

4 E. Side yards on interior and through lots shall be not less than five feet
5 (5'). Side yards on corner and reversed corner lots shall be not less
6 than ten feet (10') from the street line.

7 F. The rear yard shall not be less than fifteen feet (15'), except that
8 garages, balconies, decks, and attached patio covers may encroach
9 five feet (5') into the rear yard setback.

10 G. Fireplaces, media niches, bay windows, porches, window boxes, and
11 similar architectural features shall be allowed to encroach a
12 maximum of two feet (2') into setbacks. No other structural
13 encroachment shall be permitted in the front, side or rear yard except
14 as provided for in Section 18.19 of Ordinance No. 348.

15 H. The maximum lot coverage shall be 65% for single story and 60%
16 for two story.

17 (3) Except as provided above, all other zoning requirements shall be the same
18 as those requirements identified in Article VI of Ordinance No. 348.

19 e. Planning Area 14

20 (1) The uses permitted in Planning Area 14 of Specific Plan No. 382 shall be
21 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7) and (8);
23 Section 6.1.b. (1), (2), (3), and (5); and Section 6.1.c.(1) shall not be permitted. In
24 addition, the uses permitted under Section 6.1.a. shall include temporary real estate
25 tract offices located within a subdivision to be used only for and during the original
26 sale of subdivision, but not to exceed a period of five (5) years in any event.

1 (2) The development standards for Planning Area 14 of Specific Plan No. 382
2 shall be the same as those standards identified in Article VI, Section 6.2 of
3 Ordinance No. 348, except that the development standards set forth in Article VI,
4 Section 6.2.b.c.d. and e. (1), (2), (3) and (4) shall be deleted and replaced with the
5 following:

- 6 A. Lot area shall be not less than fifteen thousand (15,000) square feet.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall not be one hundred feet (100') with a minimum
9 average depth of one hundred and fifty feet (150').
- 10 C. The minimum frontage of a lot shall be ninety feet (90'), except that
11 lots fronting on knuckles or cul-de-sacs may have a minimum
12 frontage of thirty feet (35').
- 13 D. The front yard shall not be less than twenty feet (20'), measured
14 from the street line. Porches in the front of the structure and side in
15 garages may encroach five feet (5') into the front yard setback.
- 16 E. Side yards on interior and through lots shall not be less than five feet
17 (5'), however the distance between residential structures, when
18 measured from the side yard, shall not be less than fifteen feet (15').
19 Side yards on corner and reversed corner lots shall be not less than
20 ten feet (10') from the street line.
- 21 F. The rear yard shall be not less than fifteen feet (15'), except that
22 garages, balconies, decks, and attached patio covers may encroach
23 five feet (5') into the rear yard setback.
- 24 G. Fireplaces, media niches, bay windows, porches, window boxes, and
25 similar architectural features shall be allowed to encroach a
26 maximum of two feet (2') into setbacks. No other structural
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1 encroachment shall be permitted in the front, side or rear yard except
2 as provided for in Section 18.19 of Ordinance no. 348.

3 H. The maximum lot coverage shall be 65% for single story and 60%
4 for two story.

5 (3) Except as provided above, all other zoning requirements shall be the
6 same as those requirements identified in Article VI of Ordinance
7 No. 348.

8 f. Planning Areas 16A, 16B, 16C, 16D, and 16E

9 (1) The uses permitted in Planning Areas 16A, 16B, 16C, 16D and 16E of
10 Specific Plan No. 382 shall be the same as those uses permitted in Article VIII.e.,
11 Section 8.100 of ordinance No. 348, except that uses permitted pursuant to Section
12 8.100.a.(1), (2), (3), (4), (5), (8) and (9) and Section 8.100.b.(1) and Section
13 8.100.c.(1) shall not be permitted. In addition, the permitted uses under Section
14 8.100.a. shall also include trails and hiking areas.

15 (2) The development standards for Planning Areas 16A, 16B, 16C, 16D and
16 16E of Specific Plan No. 382 shall be the same as those standards identified in
17 Article VIII.e., Section 8.101 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same
19 as those requirements identified in Articles VIII.e. of Ordinance No. 348.

20 g. Planning Areas 17, 18, 19, 20 and 21

21 (1) The uses permitted in Planning Areas 17, 18, 19, 20 and 21 of Specific Plan
22 No. 382 shall be the same as those uses permitted in Article XVI, Section 16.1 of
23 Ordinance No. 348, except that uses permitted pursuant to Section 16.2.a.(1), (2),
24 (3), (4), (5) and (7) and Section 16.2.b.(1), (2), (3), (4), (5), (6), (7), (8) and (9) and
25 Section 16.1.c.(1) and (2) and Section 16.1.d and Section 16.1.e (1) shall not be
26 permitted.

1 (2) The development standards for Planning Areas 17, 18, 19, 20 and 21 of
2 Specific Plan No. 382 shall be the same as those standards identified in Article XVI
3 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements shall be the same
5 as those requirements identified in Article XVI of Ordinance No. 348.

6 h. Planning Area 16F

7 (1) The uses permitted in Planning Area 16F of Specific Plan No. 382 shall be
8 the same as those uses permitted in Article VIII.e., Section 8.100 of Ordinance No.
9 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (8)
10 and (9) and Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In
11 addition, the permitted uses under Section 8.100.a. shall also include trails and
12 hiking areas.

13 (2) The development standards for Planning Area 16F of Specific Plan No. 382
14 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
15 Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same
17 as those requirements identified in Article VIII.e. of Ordinance No. 348
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1 Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after
2 its adoption.

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4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA

6 By: _____
7 Chairman

8 ATTEST:

9 CLERK OF THE BOARD:

10 By: _____
11 Deputy

12 (SEAL)

13 APPROVED AS TO FORM
14 October ____, 2014

15 By: _____
16 MICHELLE CLACK
17 Deputy County Counsel

18 MPC:sk
19 10/14/14

20 G:\Property\MClack\Planning and Land Use\Specific Plans\DRAFT SP382 Zoning Ordinance - Belle Terre (1).docx

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 382 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 382, Screencheck No. 3.

CHANGE OF ZONE = Change of Zone No. 7775.

GPA = Comprehensive General Plan Amendment No. 1013, 1014, & 1113.

EIR = Environmental Impact Report No. 531.

10. EVERY. 2 SP - SP Document

RECOMMND

Specific Plan No. 382 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 531 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

SPECIFIC PLAN Case #: SP00382

Parcel: 472-180-001

10. GENERAL CONDITIONS

10. EVERY. 2 SP - SP Document (cont.)

RECOMMND

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3 SP - Ordinance Requirements

RECOMMND

The 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 the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 4 SP - Limits of SP DOCUMENT

RECOMMND

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. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 5 SP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - HOLD HARMLESS (cont.)

RECOMMND

notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED

RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED

RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT

RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased

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10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.)

RECOMMND

number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 4 SP-#97-OPEN SPACE

DRAFT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE

RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 6 SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

PARKS DEPARTMENT

10.PARKS. 1 SP - PARK PLAN

RECOMMND

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

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10. GENERAL CONDITIONS

10.PARKS. 2

SP - MAINTENANCE MECHANISM

RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the specific plan for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3

SP - TRAIL GRADING

RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

PLANNING DEPARTMENT

10.PLANNING. 1

SP - PDP01439

RECOMMND

County Paleontological Report (PDP) No. 1439, submitted for this case (SP00382), was prepared by Applied Earthworks, Inc. and is entitled: "Preliminary Assessment of the Paleontological Resources Potential of the Belle Terre Project, Southeast Corner of Keller Street and Washington Road, French Valley, Riverside County, California", dated December 4, 2012. In addition, Applied Earthworks submitted "Paleontological Resources Assessment Report for the Belle Terre Project, Specific Plan 00382, French Valley Area, Riverside County, California", dated November 2013. This document is herein incorporated as a part of PDP01439.

PDP01439 concluded:

1.The Mesozoic rocks, artificial fill and Quaternary old colluvial deposits within the Project area are considered to have a low paleontological resources potential.

2.Quaternary very old alluvial channel deposits and very old alluvial valley deposits are considered to have a high paleontological resources potential.

PDP01439 recommended:

1.Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

2.Prior to commencement of ground-disturbing activities, a qualified and professional paleontologist will be required to prepare and implement a paleontological mitigation plan

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10.PLANNING. 1 SP - PDP01439 (cont.)

RECOMMND

for the Project.

3.PDP01439 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01439 is hereby accepted for SP00382. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES

RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3 SP - NO P.A. DENSITY TRANSFER

RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4 SP - LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

10.PLANNING. 5 SP - MM-D-1

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection:

During the Project's construction phase, water or a stabilizing agent shall be applied to exposed surfaces at least three times per day to prevent generation of dust plumes.

10.PLANNING. 6 SP - MM-D-2

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - MM-D-2 (cont.)

RECOMMND

During the Project's construction phase, the construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:

Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;

Pave the surface extending at least 100 feet and at least 20 feet wide;

Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or

Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

10.PLANNING. 7 SP - MM-D-3

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

10.PLANNING. 8 SP - MM-D-4

RECOMMND

During the Project's construction phase, construction activity on unpaved surfaces shall be suspended when wind speed exceed 25 miles per hour (such as instantaneous gusts).

10.PLANNING. 9 SP - MM-D-5

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, ground cover in disturbed areas shall be replaced as quickly as possible.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - MM-D-6

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

10.PLANNING. 11 SP - MM-D-7

RECOMMND

During the Project's construction phase, traffic speeds on all unpaved roads to be reduced to 15 mph or less.

10.PLANNING. 12 SP - MM-D-8

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, use water sweepers with reclaimed water.

10.PLANNING. 13 SP - MM-D-9

RECOMMND

During the Project's construction phase, heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 14 SP - MM-D-10

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.

10.PLANNING. 15 SP - MM-11/12 DIESEL-POWERED

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all diesel-powered off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 4 or higher emissions standards. In

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10. GENERAL CONDITIONS

10.PLANNING. 15 SP - MM-11/12 DIESEL-POWERED (cont.) RECOMMND

addition, all construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a CARB-defined Level 3 diesel emissions control strategy for a similarly sized engine.

During the Project's construction phase, all diesel-powered construction equipment shall use CARB Level 2 or higher diesel particulate filters.

10.PLANNING. 16 SP - MM-D-13 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, electricity shall be utilized from power supply sources rather than temporary gasoline or diesel power generators, as feasible.

10.PLANNING. 17 SP - MM-D-14 RECOMMND

During the Project's construction phase, heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

10.PLANNING. 18 SP - MM-D-15 RECOMMND

During the Project's construction phase, the Project shall utilize low VOC paints for the interior and exterior of structures.

10.PLANNING. 19 SP - MM-L-2 RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

During the Project's construction phase, all construction activities shall be limited to the following time constraints (as monitored by the County's Building Department):

During the months of June through September, construction activities shall be limited to between the hours of 6:00 a.m. and 6:00 p.m.

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10.PLANNING. 19 SP - MM-L-2 (cont.)

RECOMMND

During the months of October through May, construction activities shall be limited to between the hours of 7:00 a.m. and 6:00 p.m.

10.PLANNING. 20 SP - MM-L-3

RECOMMND

The applicant shall provide evidence that the following have been done prior to final building inspection.

The Project Applicant shall have the HVAC systems completely enclosed and surrounded with sound insulation.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP382 - ENV CLEANUP PROGRAMS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the project applicant shall submit to the Department of Environmental Health, Environmental Cleanup Programs (ECP) an original copy of an Environmental Site Assessment (ESA) Phase 1 study. An ESA Phase 2 study may be required at the discretion of ECP if the information provided in the ESA Phase 1 indicates the requirements.

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE

RECOMMND

Prior to the approval of any implementing project with the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 2 SP382 - INDUSTRIAL HYGIENE (cont.)

RECOMMND

plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH Office of Industrial Hygiene for review and consideration an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 SP382 - EMWD WATER & SEWER

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to Specific Plan 382 (SP 382), the applicant shall submit to the Department of Environmental Health (DEH) for review and consideration an original copy of a "will-serve" letter for water and sewer service from Eastern Municipal Water District (EMWD). Please note that the requirement for a water and sewer "will-serve" may be waived at the discretion of DEH if an active Memorandum of Understanding (MOU) between the County of Riverside and EMWD exists at the time of the implementing project's submittal stipulating this waiver.

EPD DEPARTMENT

30.EPD. 1 SP - UWIG GENERAL

RECOMMND

Any projects proposed within the SP00382 area must be designed to be compliant with Section 6.1.4 of the WRMSHCP. The following guidelines must be incorporated into the project design.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - UWIG GENERAL (cont.)

RECOMMEND

MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1

SP - UWIG GENERAL (cont.) (cont.)

RECOMMND

within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.
Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

30.EPD. 2

SP - UWIG COMPLIANCE

RECOMMND

Any buildings plans will be checked for compliance with section 6.1.4 of the WRMSHCP.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - UWIG COMPLIANCE (cont.)

RECOMMEND

chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3

SP - UWIG INSPECTION

RECOMMEND

The project site will be inspected by EPD to ensure compliance with WRMSHCP Section 6.1.4 UWIG. The following elements will be checked for compliance.

Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 3 SP - UWIG INSPECTION (cont.)

RECOMMND

exceed residential noise standards.

Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms

Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

30.EPD. 4 SP - BUOW CLEARANCE

RECOMMND

Burrowing Owl Clearance - Prior to Project Approval
Pursuant to Objective 6 and 7 of the Species Account for Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist that holds a current MOU with the County of Riverside and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. It is determined that the project site is occupied by the Burrowing Owl; take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31)

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - BUOW CLEARANCE (cont.)

RECOMMND

by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If construction has not commenced within 30 days of survey the survey is considered null and void. As a result another survey will need to be conducted.

30.EPD. 5 SP - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

30.EPD. 6 SP - LBV CLEARANCE

RECOMMND

Occupied Least Bell's Vireo (LBV) habitat was identified in the Multiple Species Habitat Conservation Plan focused Species Survey Report written by Cadre Environmental in November of 2012. In order to avoid disturbance to LBV during the nesting season (February 1st through August 31st) all grading or ground disturbance within 300 feet of LBV habitat should be carried out outside of nesting season. If disturbance activities must occur during the nesting season a preconstruction survey for LBV shall be