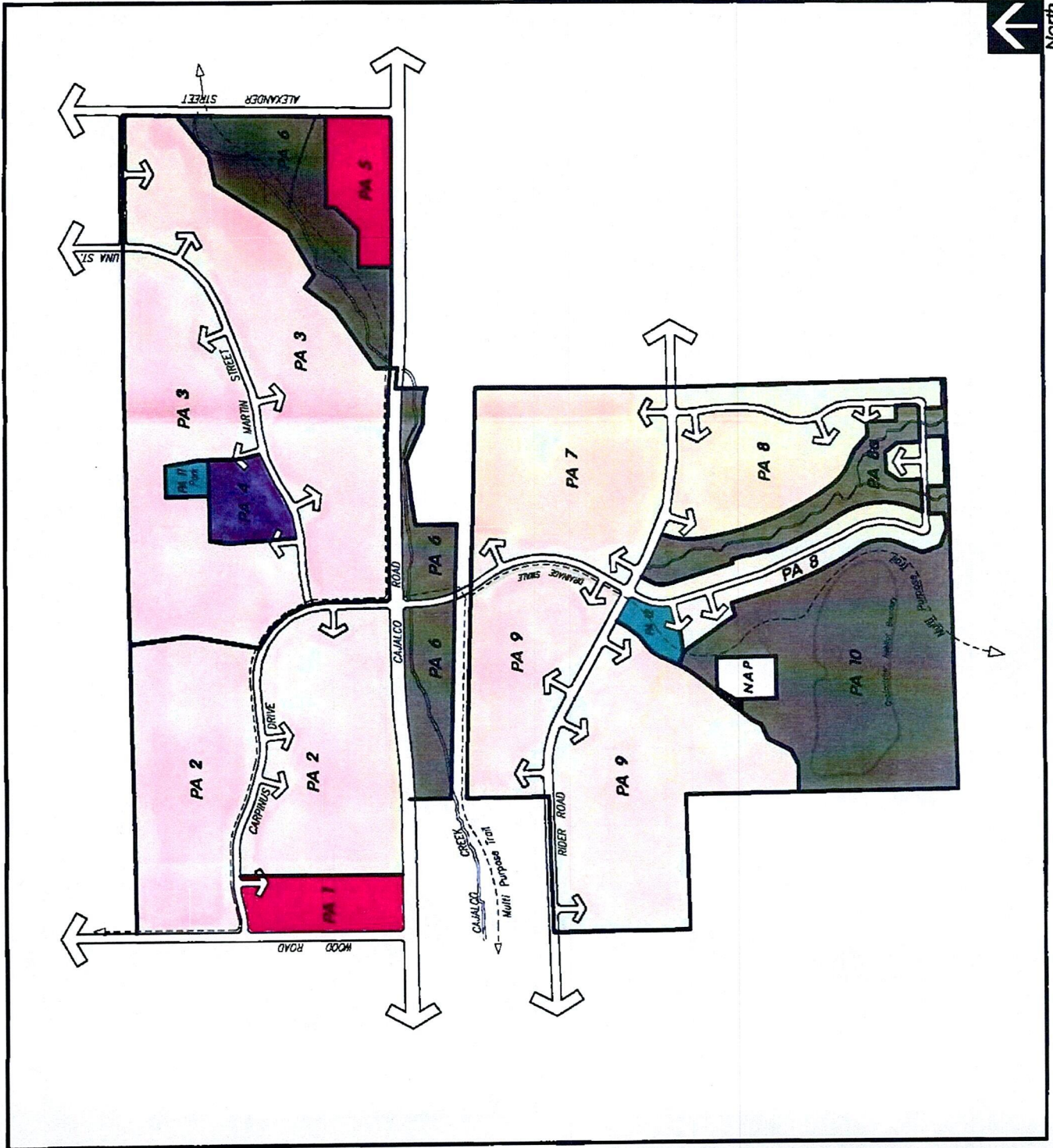
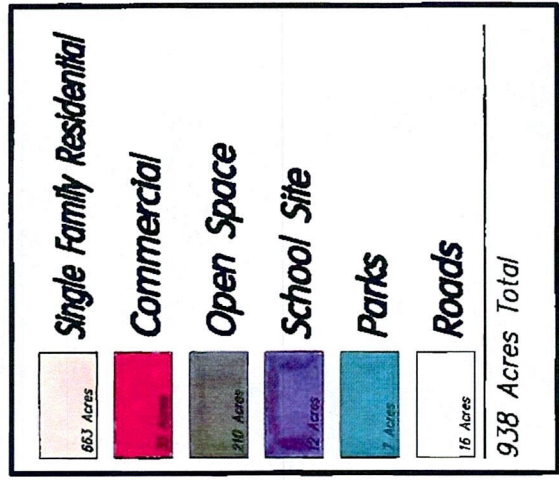


PLANNING AREA SUMMARY

Planning Area	Acres	Max. D. U.	Density / Use
1	15	150,000sq.ft.	Commercial
2	151	257	1.7(20,000sq.ft.)
3	202	429	2.1(12,000sq.ft.)
4	12	N/A	School
5	15	150,000sq.ft.	Commercial
6	78	N/A	Open Space
7	71	177	2.3(12,000sq.ft.)
8	92	217	2.4(12,000sq.ft.)
8A	32	N/A	Open Space
9	147	241	1.6(20,000sq.ft.)
10	100	N/A	Open Space
11	2	N/A	Park
12	5	N/A	Park
ROADS	76	N/A	N/A
TOTAL	938	1321	1.4
N.A.P.	28		
N.A.P.	5		

LAND USE PLAN

Figure 7



**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

SECTION 2. PROJECT SUMMARY

Project History

Boulder Springs is an amendment to Specific Plan No. 229, H.B. Ranches approved in September 1988. That plan proposed 1421 residential and equestrian estate lots, a majority of which were 20,000 square feet. The project also included the following:

- A 15-acre commercial site that was intended to reflect the commercial classification in the Lake Mathews Community Plan.
- An elementary school site (10 acres).
- 92 acres of open space.

The proposed Boulder Springs amendment will include many of the same features as the original plan but calls for more conventional single family lots. However, the overall number of dwellings has been reduced to 1321, and the "impact" on the surrounding communities and services largely will be unchanged. However the area devoted to open space has more than doubled. The following is a summary of this proposition.

Table 1
Project Features

Feature	HB Ranches	Boulder Springs
Piped Water Service	Required	Required
Sewer Service	Required	Required
Traffic	Traffic based on 1421 dwelling units	Traffic based on 1421 dwelling units
Recreation	Equestrian / Park	Trails and Parks
Open Space	92 acres	214 acres

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Project Overview

The Boulder Springs Plan has been designed as a single-family residential community, with abundant landscaping that creates a sense of “neighborhood”. Approximately 214 acres (23%) of the site will be preserved and enhanced for natural open space resources, including multi-purpose trails. Also included in the proposed land uses are an elementary school site, parks, and two 15- acre commercial parcels. Table 3 summarizes the project’s land use classifications and Table 4 overall density calculations.

**Table 3
Land Use Classifications**

Land Use	Approx. Acres	Approx. Percent	No. DU's	DU/AC
Residential	663	71	1321	1.9
Commercial	30	3		
Open Space	210	22		
School	12	1		
Parks	7	1		
Roads	16	2		
Total	938	100		

**Table 4
Density Summary**

Overall Density	1.4 DU/AC
Overall Residential Density	1.9 DU/AC

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Project Goals

Boulder Springs LLC identified several goals as it proceeded to redesign the original specific Plan. Those goals and how they are being achieved through the specific plan revision are expressed below.

Table 2
Project Goals

GOAL:	ACHIEVED BY:
Greater diversity in housing and greater purchasing opportunities.	Designing distinct neighborhoods with the following lot sizes: <input type="checkbox"/> 12,000 square feet. <input type="checkbox"/> 15,000 square feet. <input type="checkbox"/> 20,000 square feet.
Provide more amenities	<input type="checkbox"/> Provide more accessible trails. <input type="checkbox"/> Include parks within plan.
Increase open space areas	Identify and preserve 214 acres of permanent open space along Cajalco Creek and in the south portion of the property.
Re-define function of Rider Road	Reduce Rider Road to a collector facility, to provide local access and circulation.
Maintain original unit yield	Transfer densities, and reduce lot sizes to accommodate more open space and community use parcel.

**SECTION 11(f). PLANNING AREA 6: OPEN SPACE / CAJALCO CREEK
CORRIDOR**

Descriptive Summary

Planning Area 6, as illustrated in Figure 23, consists of approximately 76 acres, and is located north and south of Cajalco Road. This corridor is characterized by riparian and other native and non-native vegetation.

Land Use and Development Standards

For standards and permitted uses refer to the Specific Plan Zoning Ordinance contained in Section 15. However, no permanent structures are to be permitted.

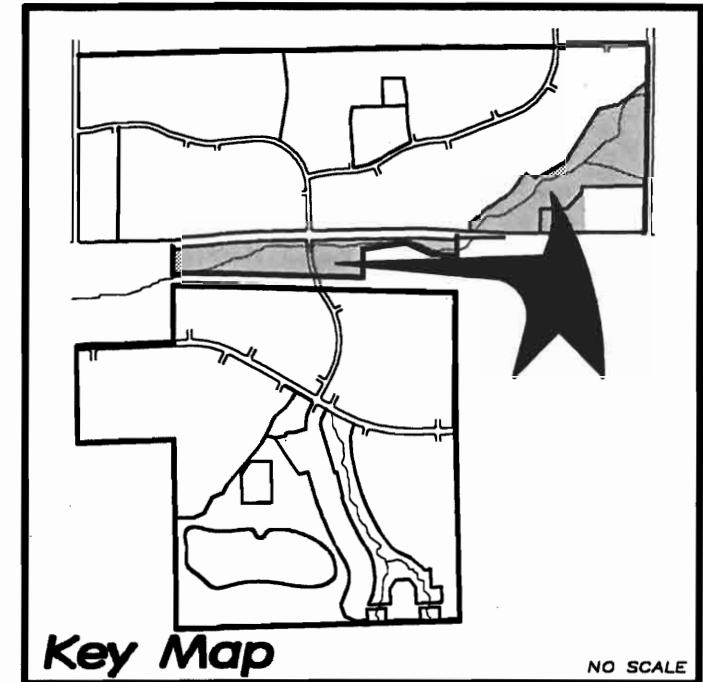
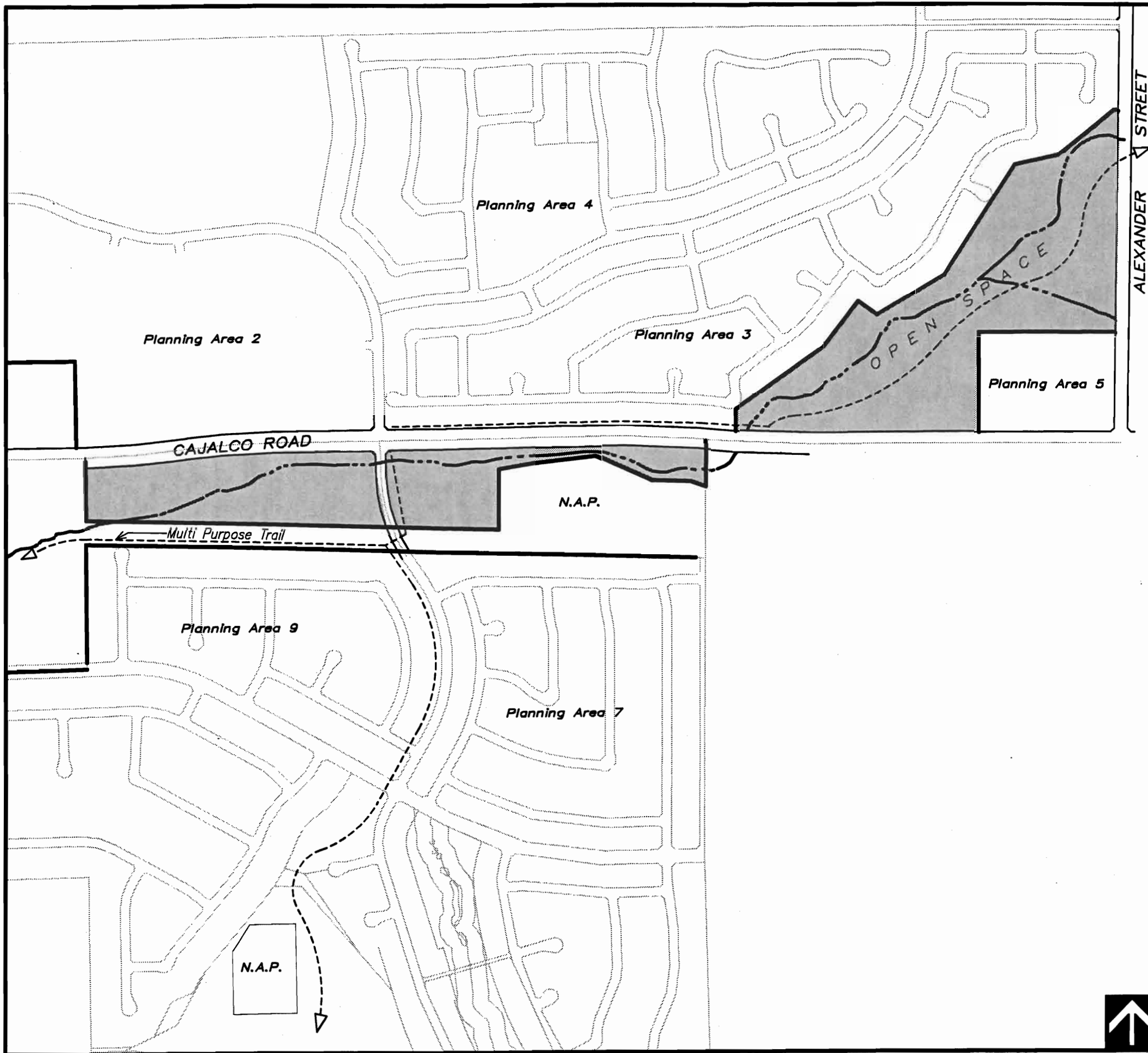
Design Standards/Guidelines

Planning Area 6 will be retained as open space.

Primary Access: Alexander Street will provide primary access into the Planning Area, and will be developed pursuant to guidelines contained in Section 13, and as depicted on Figure 9, Typical Road Sections.

Trail: A multi-purpose community trail is planned to be located within the open space corridor. The trail identified along Cajalco Creek will be adjusted to avoid biologically constrained areas. The trail alignment is intended to be conceptual at this time and will be finalized at the tentative map stage.

Also refer to Section 13, Landscape Design Guidelines.



PLANNING AREA 6

Figure 23

Land Use: CAJALCO CREEK OPEN SPACE
Area: 76 Acres



SECTION 11(g). PLANNING AREA 7: RESIDENTIAL

Descriptive Summary

Planning Area 7, as illustrated in Figure 24, consists of approximately 71 acres, located in the north portion of the project site. The Planning Area will include 177 single-family residences. The minimum residential lot size is 12,000 square feet. To buffer the 20,000 square-foot lots to the west (P.A. No. 9), a tier of 15,000 square-foot lots is proposed along the west edge of the Planning Area. A second tier is proposed along the north edge to buffer the MWD parcel, which in all likelihood will remain vacant. These "buffer" lots will have a minimum width of 100 feet.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15.

Design Standards/Guidelines

Primary Access: Cajalco Road will provide primary access into the Planning Area via Starglow Drive, and will be developed as depicted on Figure 9, Typical Road Sections.

Primary Entry Feature: Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

Secondary Access: Secondary access to the Planning Area will be taken from Rider Road.

Secondary Entry Feature: Rider Road at the east project boundary will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Internal Local Streets: Internal streets shall be developed as illustrated on Figure 9, Typical Road Sections.

Special Conditions: The following special considerations apply to this Planning Area:

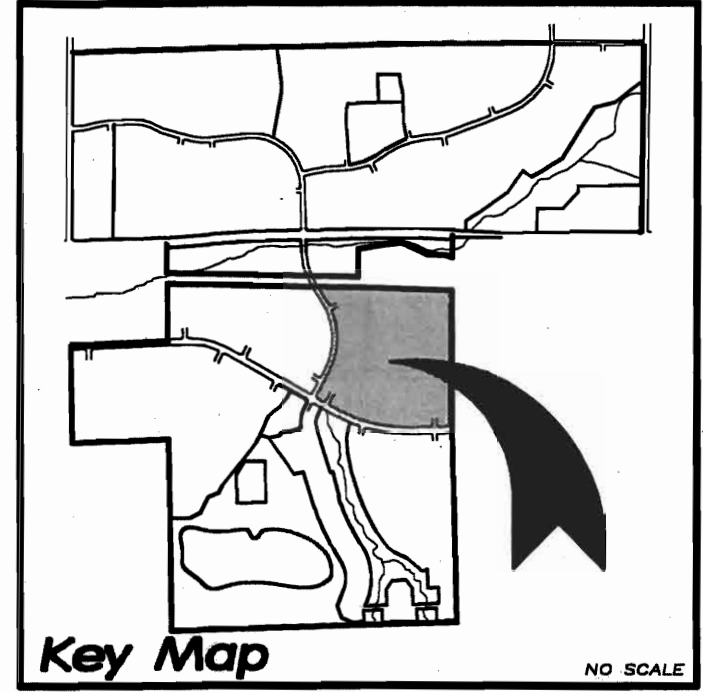
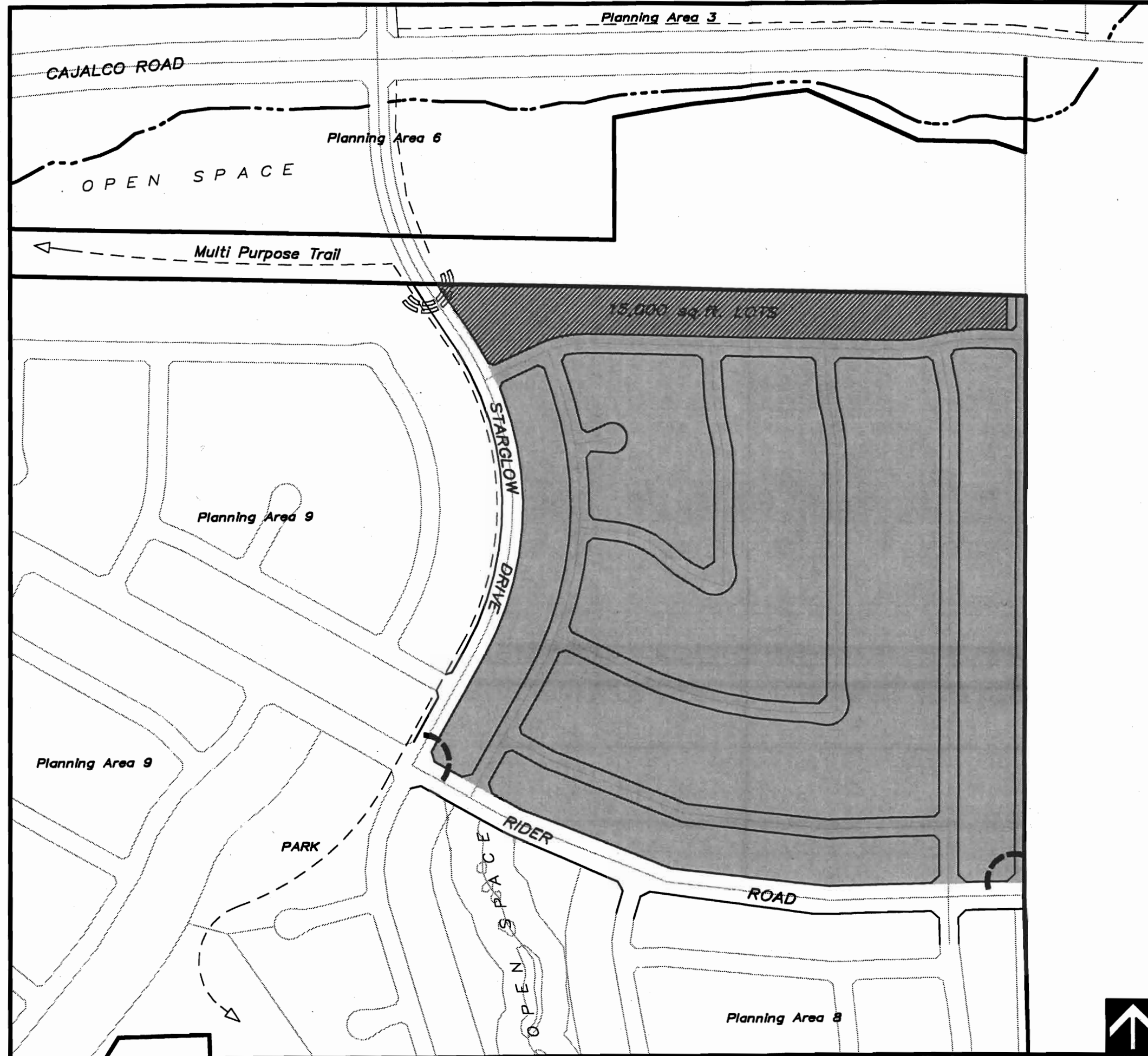
Condition	Response
Borders Planning Area 9, 20,000 square-foot lots.	15,000 square foot lots located along Starglow Drive.
Borders Cajalco open space corridor.	15,000 square foot lots located along interface.

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines

Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



**PLANNING AREA 7
Figure 24**


Land Use: SINGLE FAMILY RESIDENTIAL


Planned Dwelling Units: 177

Area: 71 acres

Planned Density: 2.5 du/ac.

Min. Lot Size: 12,000 sq.ft.
(except as noted)

 PRIMARY PROJECT ENTRY

 SECONDARY PROJECT ENTRY



SECTION 11(h). PLANNING AREA 8: RESIDENTIAL

Descriptive Summary

Planning Area 8, as illustrated in Figure 25, consists of approximately 92 acres, located in the north portion of the project site. The Planning Area will include 217 single-family residences. The minimum residential lot size is 12,000 square feet. An open space corridor, which follows a small natural swale, is proposed to traverse Planning Area 8. It is approximately 32 acres and is identified as Planning Area 8A.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15.

Design Standards/Guidelines

Primary Access: Cajalco Road, via Starglow Drive and Rider Road, will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

Primary Entry Feature: Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

Secondary Access: Secondary access to the Planning Area will be taken from Rider Road.

Secondary Entry Feature: Rider Road will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

Internal Local Streets: Internal streets shall be developed as illustrated on Figure 9,

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Typical Road Sections.

Special Conditions: The following special considerations apply to this Planning Area:

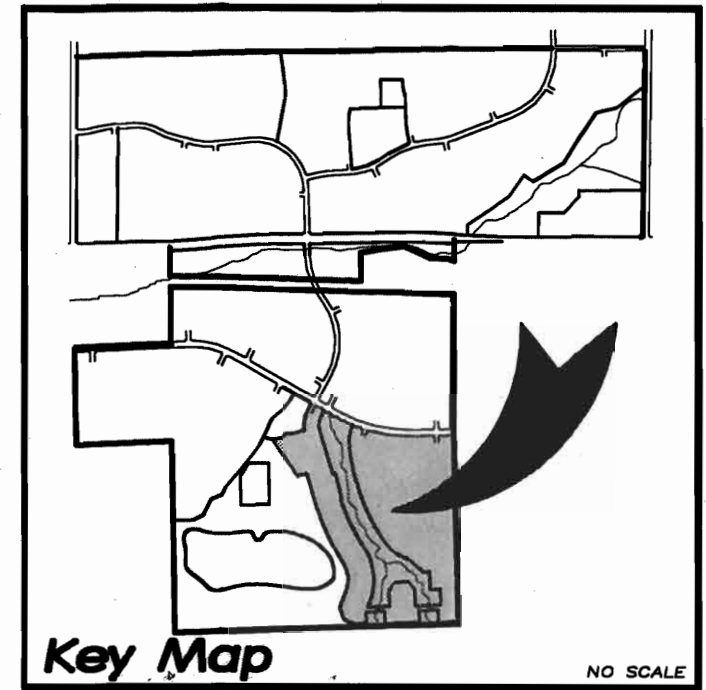
Condition	Response
Borders Planning Area 10, open space.	Fuel modification along interface.
A road will be constructed across the open swale, that links the two portions of the Planning Area for emergency access purposes.	Design crossing to minimize impact on swale (see Design Guidelines).

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines

Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



**PLANNING AREA 8
Figure 25**

Land Use: SINGLE FAMILY RESIDENTIAL
Planned Dwelling Units: 217
Area: 92 acres
Planned Density: 2.4du/ac.
Min. Lot Size: 12,000 sq.ft.
Open Space: 32 acres



Engineering, Inc.



RICHARDS MUETING WILKES



SECTION 11(i). PLANNING AREA 9: RESIDENTIAL

Descriptive Summary

Planning Area 9, as illustrated in Figure 26, consists of approximately 147 acres, located in the north portion of the project site. The Planning Area will include 241 single-family residences. The minimum residential lot size is 20,000 square feet.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15.

Design Standards/Guidelines

Primary Access: Cajalco Road, via the extension of Carpinus, will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

Primary Entry Feature: Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

Secondary Access: Secondary access to the Planning Area will be taken from Rider Road.

Secondary Entry Feature: Rider Road will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

Internal Local Streets: Internal streets shall be developed as illustrated on Figure 9, Typical Road Sections.

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Special Conditions: The following special considerations apply to this Planning Area:

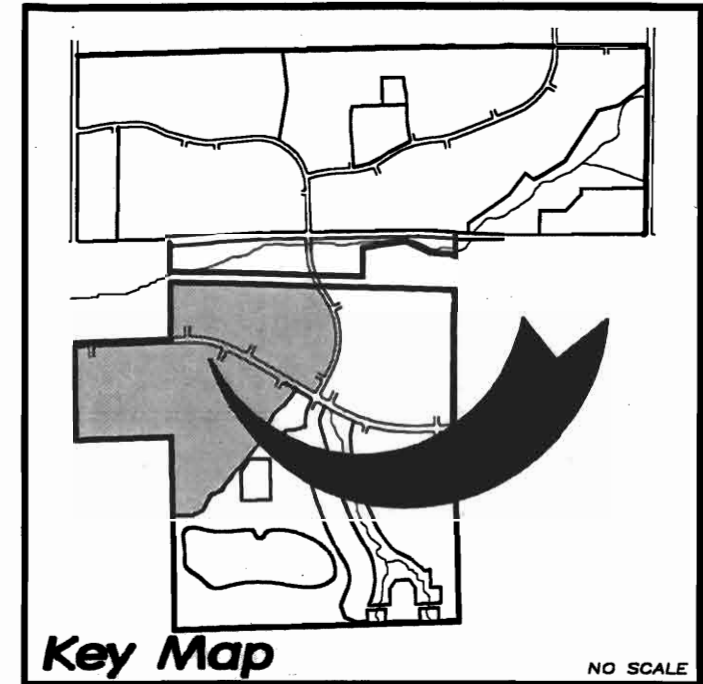
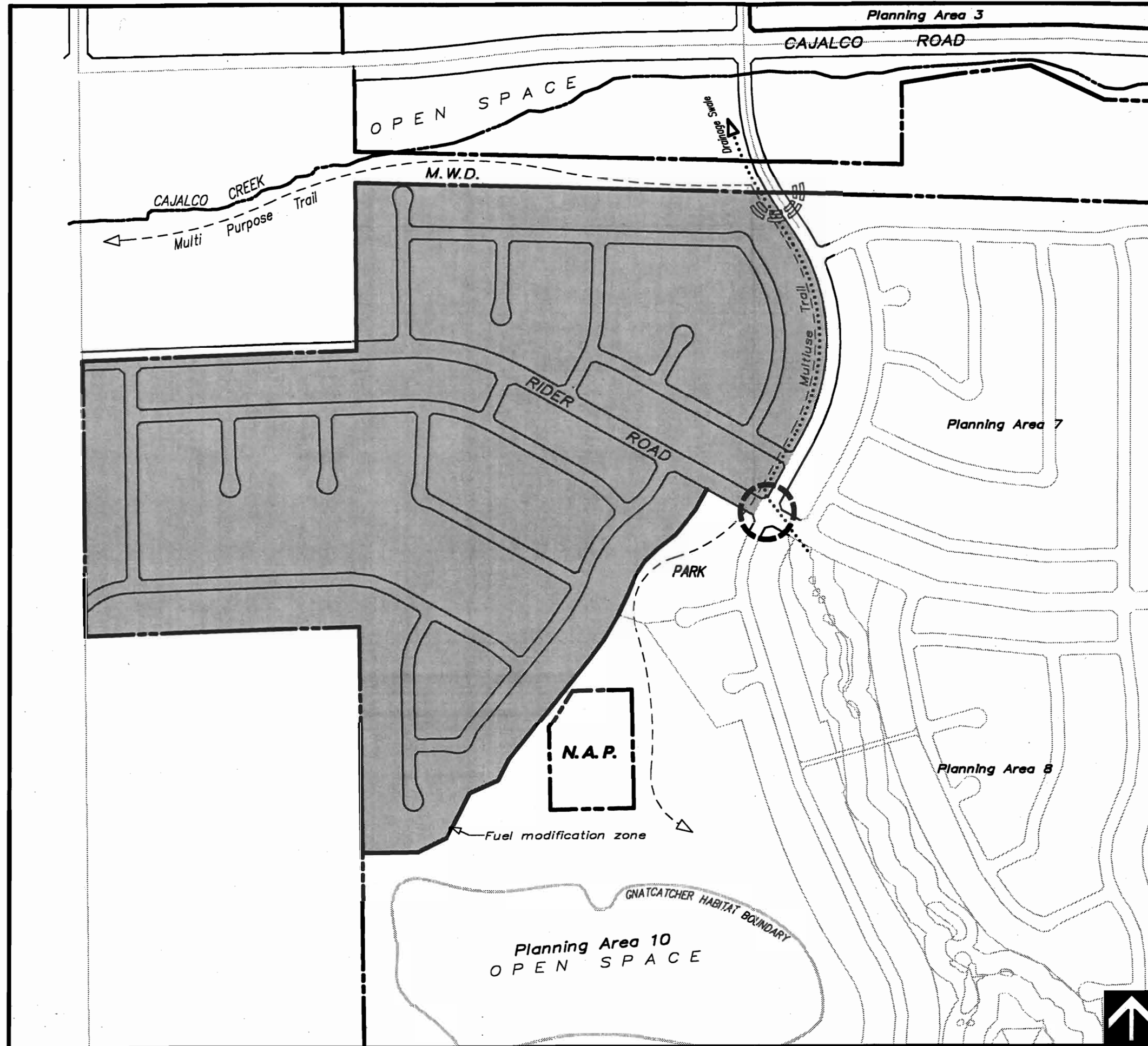
Condition	Response
Borders Planning Area 10, open space.	Fuel modification along interface.

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines

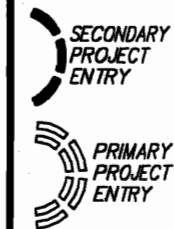
Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



PLANNING AREA 9
Figure 26

Land Use: SINGLE FAMILY RESIDENTIAL
Planned Dwelling Units: 241
Area: 147 acres
Planned Density: 1.6 du/ac.
Min. Lot Size: 20,000 sq.ft.



Engineering, Inc.



RICHARDS MUETING WILKES

SECTION 11(j). PLANNING AREA 10: OPEN SPACE / HABITAT AREA

Descriptive Summary

Planning Area 10, as illustrated in Figure 27, consists of approximately 102 acres, and is located in the south area of the project. This area is characterized by coastal sage scrub and other native and non-native vegetation, and is habitat to the California Gnatcatcher.

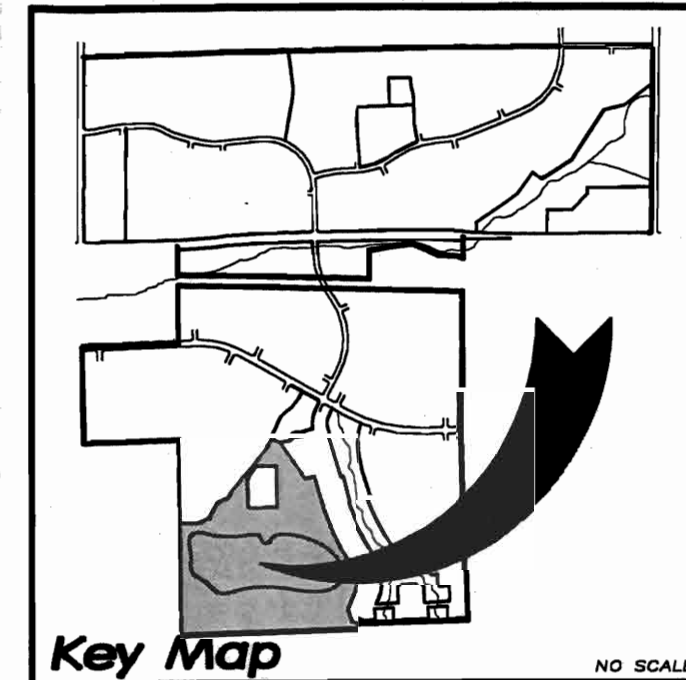
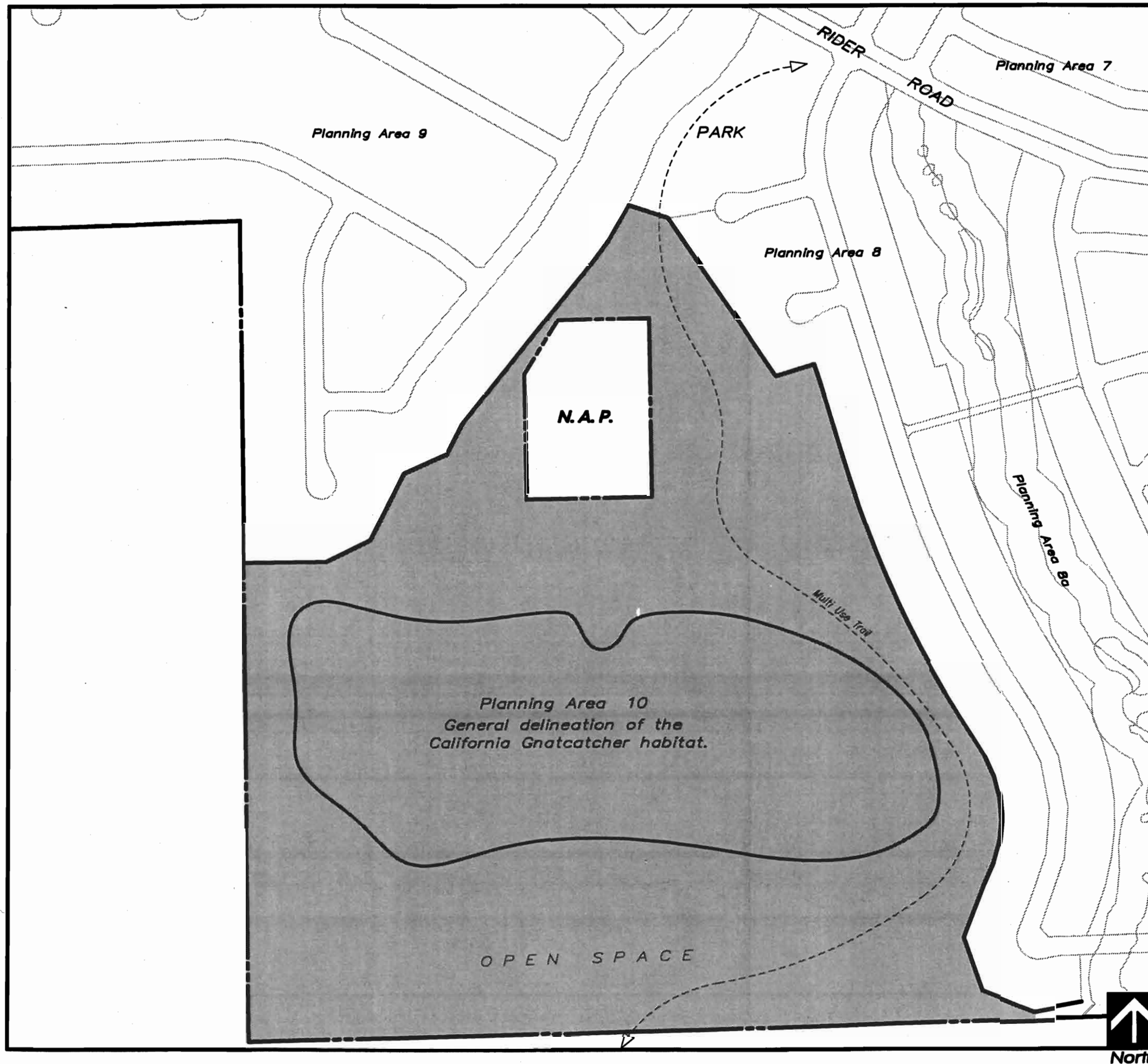
Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15. However, no permanent structures are anticipated.

Design Standards/Guidelines

Planning Area 10 will be retained as open space with the exception of the neighborhood park.

Primary Access: No vehicular access is proposed into the Planning Area, however, trail access may be provided. However, a single drive will be provided to the Butler parcel (N.A.P.).



PLANNING AREA 10

Figure 27

Land Use: OPEN SPACE
Area: 102 acres



RICHARDS MUEITING WILKES

SECTION 11(I). PLANNING AREA 12: PARK, SOUTH AREA

Descriptive Summary

Planning Area 11, as illustrated in Figure 29, is a park that consists of approximately 5 acres, located in the south area of the project.

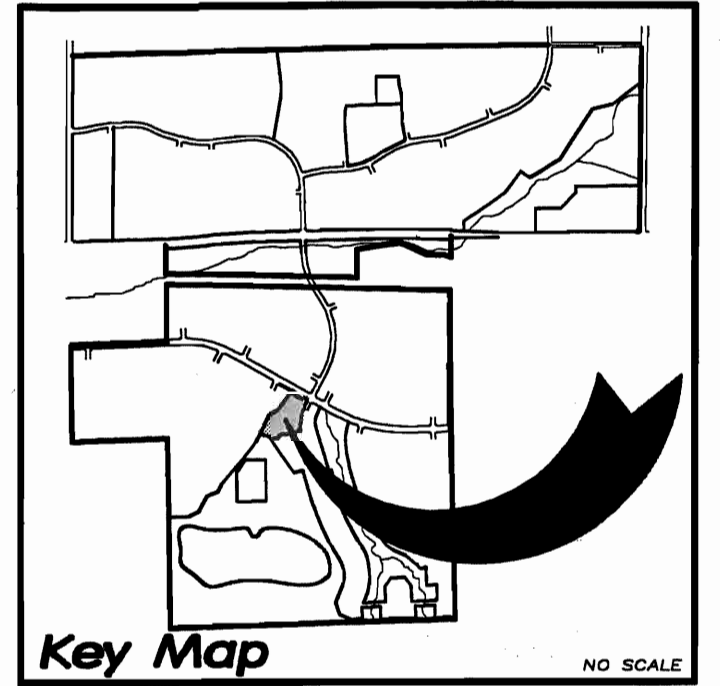
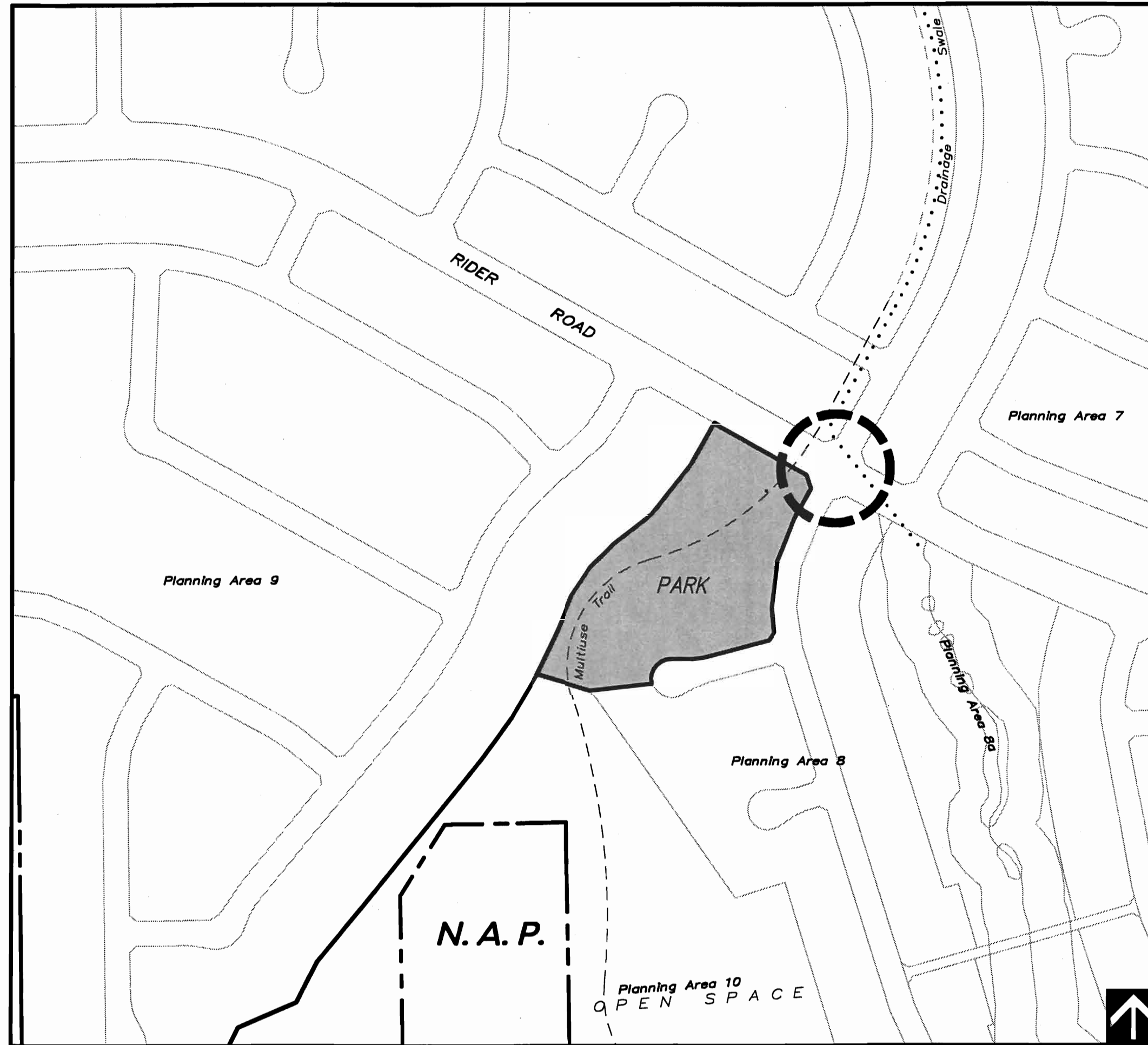
Land Use and Development Standards

The Planning Area will be used as a park, with an emphasis on more passive uses. For development standards refer to the Specific Plan Zoning Ordinance contained in Section 15.

Design Standards/Guidelines

Primary Access: Rider Road will provide primary access into the Planning Area, and will be developed pursuant to guidelines contained in Section 13, and as depicted on Figure 9, Typical Road Sections. For landscaping details associated with Rider Road, please refer to Section 13 and Figure 16.

Also refer to Section 13, Landscape Design Guidelines.



PLANNING AREA 12

Figure 29

Land Use: PARK
Area: 5 acres



1 (2) The development standards for Planning Areas 2 and 9 of Specific Plan No. 229
2 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
3 except that the development standard set forth in Article VI, Section 6.2.b. shall be deleted and
4 replaced with the following:

5 A. The minimum lot size shall be twenty thousand (20,000) square feet. The
6 minimum lot area shall be determined by excluding that portion of a lot that is used solely
7 for access to the portion of a lot used as a building site.

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

10 c. Planning Areas 3, 7, and 8.

11 (1) The uses permitted in Planning Areas 3, 7, and 8 of Specific Plan No. 229 shall be
12 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
13 uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses permitted
14 pursuant to Section 6.1.a.(2) and (3); and b.(3), (5), (7) and 8 shall not be permitted.

15 (2) The development standards for Planning Areas 3, 7, and 8 of Specific Plan No.
16 229 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
17 348, except that the development standard set forth in Section 6.2.b. shall be deleted and
18 replaced by the following:

19 A. The minimum lot size shall be twelve thousand (12,000) square feet. The
20 minimum lot area shall be determined by excluding that portion of a lot that is used solely
21 for access to the portion of a lot used as a building site.

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

24 d. Planning Area 4.

25 (1) The uses permitted in Planning Area 4 of Specific Plan No. 229 shall be the same
26 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses
27 permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8); b.(1); and c. (1) shall
28 not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include

1 public schools.

2 (2) The development standards for Planning Area 4 of Specific Plan No. 229 shall be
3 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

6 e. Planning Areas 6, 8A and 10.

7 (1) The uses permitted in Planning Areas 6, 8A, and 10 of Specific Plan No. 229 shall
8 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
9 that uses permitted pursuant to Sections 8.100.a.(1), (2), (3), (4), (5), (6),(7) and (8) shall not be
10 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
11 open space and trails.

12 (2) The development standards for Planning Areas 6, 8A and 10 of Specific Plan No.
13 229 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
14 No. 348.

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

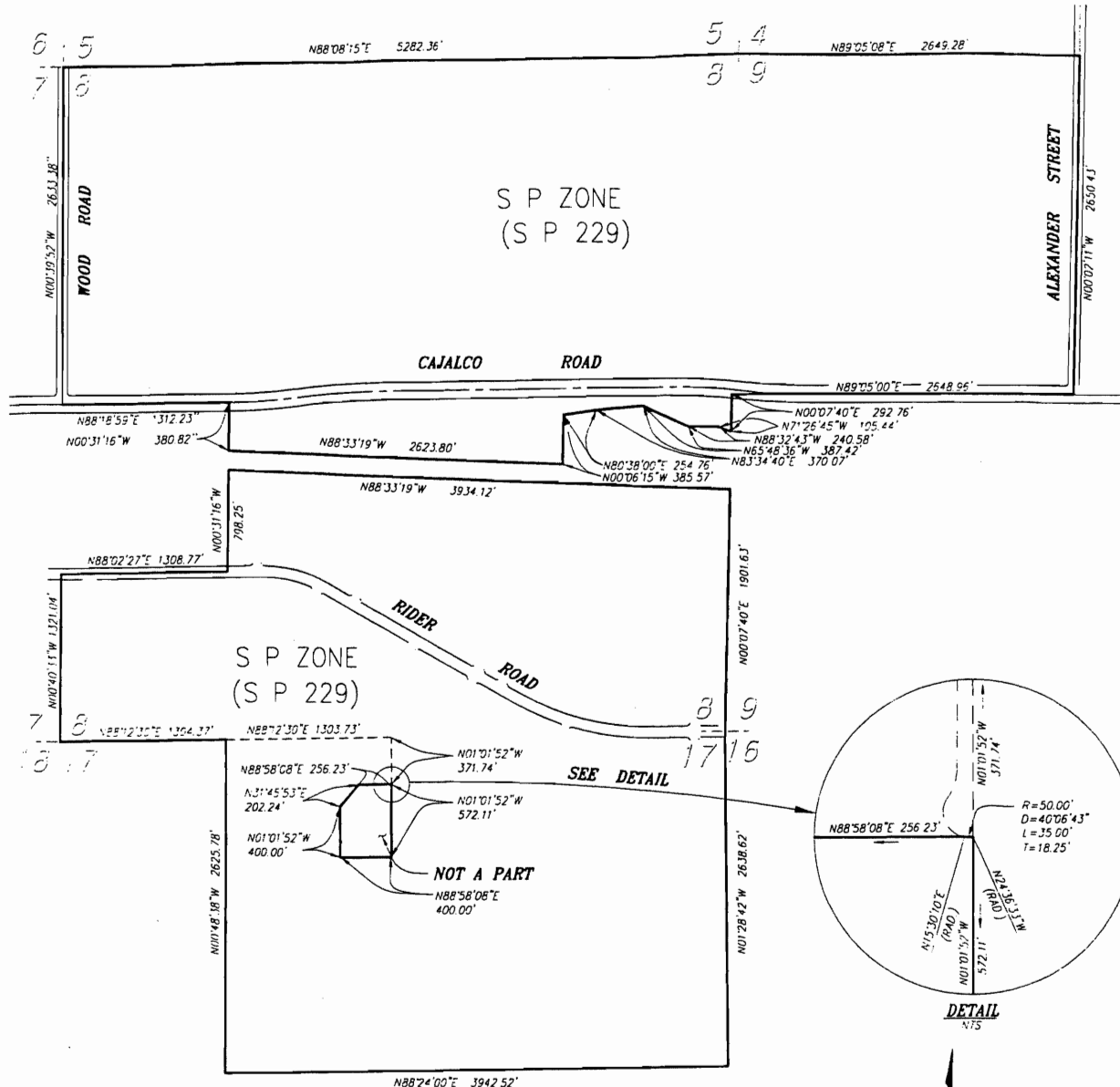
17 f. Planning Areas 11 and 12.

18 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 229 shall be
19 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
20 that the uses permitted pursuant to Section 8.100.a. (1), (2), (6) and (8); b.(1); and c.(1) shall not
21 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
22 parks.

23 (2) The development standards for Planning Areas 11 and 12 of Specific Plan No.
24 229 shall be the same as those standards identified in Article VIII.e., Section 8.101 of Ordinance
25 No. 348.

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

SECTIONS 8, 9, & 17, T4S., R.4W., S.B.M.



S P ZONE

LEGEND
 SPECIFIC PLAN (SP 229 A1)

MAP NO. 62.016
 CHANGE OF OFFICIAL ZONING PLAN
 MEAD VALLEY DISTRICT
 CHANGE OF ZONE CASE NO. 06681
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4186
 MAY 4, 2004
 RIVERSIDE COUNTY BOARD OF SUPERVISORS