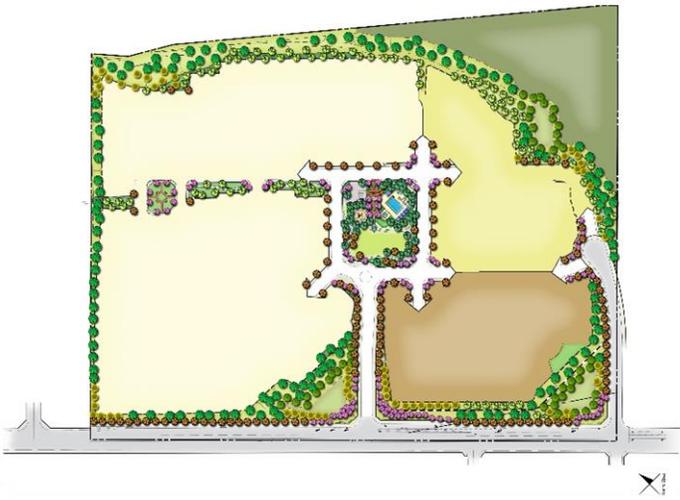


SANTA ROSA HIGHLANDS

SPECIFIC PLAN

MURRIETA, CALIFORNIA | November 2015
(Amended May 2016)

Adopted by City Council on 7-19-16, Ordinance #513-16



SANTA ROSA HIGHLANDS

Specific Plan Amendment SP-2011-3144 replaces and reduces the density for Specific Plan 20 (SP 20). SP 20 was adopted by the City Council on September 18, 2007 as the Plaza de Murrieta Specific Plan and included five planning areas with 95 single family lots, 227 multi-family units and a 7.66 acre commercial planning area. The number of planning areas has been reduced to four with the elimination of the Village Commercial planning area. The Santa Rosa Highlands Specific Plan Amendment includes 128 single family lots and up to 142 multi-family units.

General Plan Amendment 2016-999 amends the City's General Plan text to reflect the Specific Plan planning areas and amends the Land Use Map in the Land Use Element of General Plan 2035.

Tentative Tract Map 2015-731 (Tract 36850) subdivides the 52.25 acres into 128 single family lots, 5 multi-family lots, and lots for parks, drainage basins, streets and open space.

Jurisdiction

City of Murrieta, CA

Owner/Applicant

PDM Partners, LP
353 E. Angeleno Ave.
Suite A
Burbank, CA 91502
John Fitzpatrick

Planners

Ritner Group Architects
Ron Krater Studio

Civil Engineer

Hunsaker and Associates

Editing

John Fitzpatrick
Keith Gardner

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ORDINANCE NO. 513 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA AMENDING AND RESTATING SPECIFIC PLAN 20 (SANTA ROSA HIGHLANDS) (FORMERLY KNOWN AS PLAZA DE MURRIETA) CASE NO. SPA-2011-3144

WHEREAS, the applicant, Ridge Crest Real Estate, LLC ("applicant") (hereafter "Ridge Crest") submitted an application for PDM Partners, LP ("owner") (hereafter "PDM") on December 5, 2011 to the City of Murrieta (the "City") for approval of a Specific Plan Amendment to Specific Plan 20 (Plaza de Murrieta) for a 52.25 acre area (the "Project"); and

WHEREAS, the Project site is generally located west of Interstate 15, east of Jefferson Avenue and north of Lemon Street in the City of Murrieta and County of Riverside; and

WHEREAS, the project area currently includes 9 separate parcels all owned by PDM; and

WHEREAS, Specific Plan 20 (Plaza de Murrieta) was originally adopted by the City of Murrieta City Council Ordinance No. 399-07 for 98 single family homes, 232 multi-family units that included 19 Live-Work units, and a 7.66 acre Village Commercial Planning Area, and included certification of a Mitigated Negative Declaration with City Council Resolution No. 07-1790; and

WHEREAS, the applicant is currently proposing an amendment to Specific Plan 20 (SPM 20), which includes changing the name from "Plaza de Murrieta" to "Santa Rosa Highlands" and alterations to the Specific Plan; and

WHEREAS, the proposed Specific Plan Amendment includes 128 single family homes and 142 multi-family homes and associated infrastructure; and

WHEREAS, the proposed Specific Plan Amendment removes the Village Commercial Planning Area, eliminates the Live-Work units and decreases the residential density of the Specific Plan; and

WHEREAS, on May 11, 2016, the Planning Commission of the City of Murrieta held a duly-noticed public hearing, and after considering all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant, voted (4-0) to recommend approval of the Specific Plan Amendment to City Council; and

WHEREAS, a hearing on the matter was duly noticed as provided in Murrieta Development Code section 16.78.050 for the City Council meeting of June 21, 2016; and

WHEREAS, the City Council held a duly-noticed public hearing at which time, the City Council considered the Planning Commission recommendations, staff report and recommendations and public comments, both oral and written.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Murrieta, California as follows:

SECTION 1: Findings for Approval of Specific Plan Amendment (Santa Rosa Highlands)

Community Development/Planning Dept.
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CASE #
GPA-2016-999

1. The proposed specific plan amendment is consistent with the objectives, policies, general land uses, programs, and actions of all elements of the general plan.

FACTS: The Specific Plan Amendment is an Amendment and Restatement of Specific Plan 20 (Plaza de Murrieta) to amend the Specific Plan by eliminating the Village Commercial Planning Area, eliminating Live-Work units, and decreasing the residential density of the site, and re-name SP 20 (Santa Rosa Highlands). The Specific Plan is consistent with General Plan Goal LU-1 and associated Policies LU-1.1 and LU-1.6 which relates to providing a balance of land uses throughout the community and achieving the community's vision by promoting future patterns of development and that reduces infrastructure construction costs and make better use of existing and planned public facilities. The Amendment is also consistent with Goal LU-4 and policies LU-4.1, 4.2, and 4.3 to provide housing opportunities for current and future residents, monitor housing needs, and locates multi-family housing adjacent to jobs, retail, schools, public transportation and open space.

2. The proposed specific plan amendment is necessary and desirable in order to implement the general plan.

FACTS: The amendment is necessary and desirable in order to implement the general plan as the amendment applies City goals and policies from the comprehensive update to the General Plan (General Plan 2035).

3. The proposed specific plan amendment would not adversely affect the public convenience, health, safety, or general welfare, or result in an illogical land use pattern;

FACTS: The amendment would not adversely affect the public convenience, health, safety, or general welfare, or result in an illogical land use pattern as the project site currently has General Plan land use designations of Single Family Residential, and Multi-Family Residential.

4. The development standards contained in the specific plan amendment would result in a superior development to that which would occur using standard zoning and development regulations;

FACTS: The development standards in the amendment result in an enhanced development design to that which would occur using standard zoning and development regulations. The Specific Plan Amendment calls for eliminating the Village Commercial, decreasing the residential density, increasing parks and open space areas, while maintaining pedestrian connectivity between Planning Areas, and buffering and the surrounding properties from more intense uses. Any development of the project area would be completed in accordance with the provisions of Santa Rosa Highlands Specific Plan and its Design Guidelines and would require a Development Plan application for City review and approval.

5. The proposed specific plan amendment would be in compliance with the provisions of the California Environmental Quality Act (CEQA).

FACTS: Pursuant to CEQA, an Addendum was prepared for the Project in accordance with Section 15164 (a) of the California Environmental Quality Act (CEQA), which

determined that none of the conditions in Section 15162 occurred requiring a subsequent Environmental Impact Report or Mitigated Negative Declaration be adopted for the Project.

6. The proposed specific plan amendment would not create internal inconsistencies within the specific plan and is consistent with the purpose and intent of the specific plan it is amending.

FACTS: The Specific Plan Amendment would not create any internal inconsistencies within the Specific Plan, and is generally consistent with the approved Specific Plan, based on the description in General Plan 2035.

SECTION 2: Approval.

A. Exhibit A to this Ordinance and incorporated herein by this reference, serves as the Santa Rosa Highlands Specific Plan pursuant to Chapter 16.66 of the City of Murrieta Municipal Code is hereby adopted subject to the Conditions of Approval. The City of Murrieta Zoning Map and Land Use Plan are amended to include the following land use designations and zoning districts as shown on Figure 2-1 more completely defined in Exhibit A:

Single-Family Detached Residential (SFDR-1),
Single-Family Detached Residential (SFDR-2),
Single-Family Detached Residential (SFDR-3),
Single-Family Attached Residential (SFAR-1),
Open Space (OS), and associated infrastructure.

B. The Conditions of Approval that will be incorporated into and made a part of the Santa Rosa Highlands Specific Plan are included in Exhibit B of this Ordinance. The project will be subject to subsequent discretionary approvals, whether legislative or administrative, in accordance with Chapter 16 of the Municipal Code.

C. The Plaza de Murrieta Specific Plan area is more specifically described as 52.25 acres currently comprised of nine (9) assessor parcels identified as:

(1) 949-080-005, (2) 949-080-006 (3) 949-080-007, (4) 949-080-008,
(5) 949-080-009, (6)949-080-010, (7) 949-080-012, (8) 949-080-013,
(9) 949-080-015

D. The Plaza de Murrieta Specific Plan is legally described as follows:

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel A: (Assessor's Parcel No: 949-080-005, 006, 007 and 008)

Parcels 1 through 4, inclusive, and Lettered Lots A through I inclusive, of Parcel Map No. 11258, in the City of Murrieta, County of Riverside, State of California, as per map thereof on file in book 73 of Parcel Maps, pages 46 to 47, Riverside County Records.

Parcel B: (Assessor's Parcel No: 949-080-009, 010, 012 and 015)

Parcels 1 through 4, inclusive, and Lettered Lots E through F inclusive, of Parcel Map No. 11257, in the City of Murrieta, County of Riverside, State of California, as per map thereof on file in Book 72 of Parcel Maps, Pages 41 and 42, Riverside County Records.

Excepting therefrom that portion of Parcel 2 conveyed to Murrieta Water District, a public agency by deed recorded May 5, 1987 as Instrument No. 136820, of Official Records of Riverside County.

Parcel C: (Assessor's Parcel No: 949-080-013)

That portion of Parcel 2 of Parcel Map No. 11257, as per Parcel Map recorded in Book 72, Page 42 of Parcel Maps, in the Office of the County Recorder of said County, and being more particularly described as follows:

Commencing at the most Southerly corner of said Parcel, said point also being the center line of Lemon Street; thence North 42°42'58" West, along the Southwesterly line of said Parcel, a distance of 85.00 feet; thence North 48°20'00" East, parallel with the center line of Lemon Street a distance of 30.00 feet to the true point of beginning; thence continuing North 48°20'00" East, along said line a distance of 120.00 feet; thence North 42°42'58" West, parallel with the Southwesterly line of said Parcel a distance of 180.00 feet; thence South 48°20'00" West, parallel with the center line of Lemon Street a distance of 120.00 feet; thence South 42°42'58" East, parallel with the Southwesterly line of said Parcel a distance of 180.00 feet to the true point of beginning.

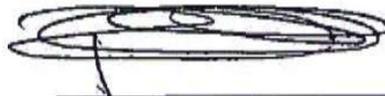
E. A location map of the Specific Plan is shown on Exhibit 1.0-1 of Attachment 9 to the Agenda Report.

F. The Conceptual Land Use Plan for the proposed Santa Rosa Highlands is shown on Exhibit 2.0-1 of Exhibit A to the Agenda Report.

SECTION 3: Notice of Adoption.

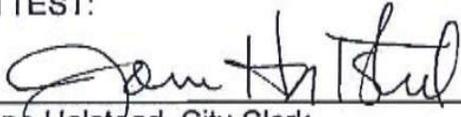
The City Clerk shall certify to the adoption of this Ordinance and shall publish a summary of this Ordinance and post a certified copy of the full Ordinance in the office of the City Clerk at least five (5) days prior to the adoption of the proposed Ordinance; and within fifteen (15) days after adoption of the Ordinance, the City Clerk shall publish a summary of the Ordinance with the names of the Council members voting for and against the Ordinance. This Ordinance shall take effect thirty (30) days after the date of its adoption.

ADOPTED BY the City Council, signed by the Mayor, and attested by the City Clerk of the City of Murrieta, on this 19th day of July, 2016.



Randon Lane, Mayor

ATTEST:



Jane Halstead, City Clerk

APPROVED AS TO FORM:



Leslie E. Devaney, City Attorney

I, Jane Halstead, City Clerk of the City of Murrieta, California hereby certify under penalty of perjury that the foregoing Ordinance was duly and regularly introduced at a meeting of the City Council on the 19th day of July, 2016, and that thereafter the said Ordinance was duly and regularly adopted at a regular meeting of the City Council on the 19th day of July, 2016, by the following vote, to-wit:

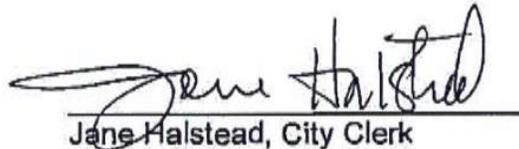
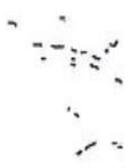
AYES: GIBBS, INGRAM, LONG, RAMOS AND LONG

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the City of Murrieta, California, this 19th day of July, 2016.


Jane Halstead, City Clerk

(Seal)

Exhibit B

**CONDITIONS OF APPROVAL
SPECIFIC PLAN 2011-3144
SANTA ROSA HIGHLANDS
(FORMERLY PLAZA DE MURRIETA)
JUNE 21, 2016**

All of the following conditions shall be subject to the approval of the City Council prior to the approval of permits implementing this project or in accordance with the mitigation measures contained in the environmental documents for the project. These conditions are not intended to be all inclusive of the requirements that may be imposed on future discretionary permits required to construct this project. The City reserves the right to review future permit applications in accordance with the City environmental review procedures. These conditions shall be attached to the resolution approving the Specific Plan document and placed on file with the City Clerk.

GENERAL:

1. The applicant or any successor-in-interest shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval of Specific Plan 2011-3144. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
3. The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan 2011-3144 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan 2011-3144

4. Specific Plan 2011-3144 shall consist of the following:
 - a. Specific Plan Document, which must include, but not be limited to the following items:
 1. City Council Specific Plan Ordinance.
 2. City Council Resolution for CEQA.
 3. Findings for Approval.
 4. Conditions of Approval
 5. Land Use Plan in both 8 ½" x 11" black and white and 11" x 17" color formats.
 6. Specific Plan Text

7. Descriptions of each Planning Area in both graphic and narrative form.
- b. Addendum, which must include, but not be limited to, the following items.
 1. Santa Rosa Highlands Addendum
 2. Technical Appendices
- c. Plaza de Murrieta Specific Plan Initial Study which must include, but not be limited to, the following items.
 1. Plaza de Murrieta Initial Study (Mitigated Negative Declaration)
 2. Mitigation Reporting/Monitoring Program. (M/M)
 3. Technical Appendices.
 4. Notice of Determination and Fish & Game Fee Receipt

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

5. Pursuant to Section 711.4 of the State of California Fish and Game Code, the applicant is required to pay a \$50.00 handling fee. Said fees shall be paid to the Clerk/Recorder of the County of Riverside with a copy of the Mitigated Negative Declaration receipt for Plaza de Murrieta at the time the Notice of Determination is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this project shall not be operative, vested, or final. In order to comply with State mandated time lines for filing of a Notice of Determination, the above fee must be delivered to the Planning Department within **two (2)** working days after the date of final approval.
6. The development of the property shall be in accordance with the mandatory requirements of all City of Murrieta ordinances, including Section 16 of the Municipal Code and State Laws; and shall conform substantially to the adopted SPECIFIC PLAN as filed in the office of the City of Murrieta Planning Department.
7. All planning areas 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.
8. Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, unless a Specific Plan Amendment is approved.
9. 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.
10. The development of the property shall be in accordance with the mandatory requirements of all City of Murrieta ordinances, and state laws; and shall conform substantially to the adopted SPECIFIC PLAN as filed in the office of the City of Murrieta Planning Department, unless otherwise amended.

11. The developer or their successor-in-interest shall comply with the attached mitigation measures, which were identified in the Plaza de Murrieta Initial Study done to comply with the California Environmental Quality Act (CEQA).
12. Conditions of Approval for all subsequent entitlements for the Santa Rosa Highlands Specific Plan Amendment shall include a condition requiring architectural review, with emphasis on roof line articulation for all proposed residential buildings.

PRIOR TO ANY PROJECT APPROVAL

13. Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: parcel map, use permit, development plan, etc.), the following condition shall be placed on the implementing project, with the blanks filled in at the implementing project:

"This implementing project is within Planning Areas ____ of the SPECIFIC PLAN. According, this project is subject to these development standards:

1. All residential lots must be at least _____ [square feet/acres].
2. The average residential lot size must be at least [square feet/acres].
3. The target density of this planning area is ____ to ____ DU/Ac.
4. The target range of the number of dwelling unit in this planning area is ____ to _____.
5. Entry monumentation is required at the intersection of ____ and _____.
6. Roadway landscaping is required at _____.
7. Paseos are located at _____.
8. This implementing map is conditioned to build (a) park(s) at _____ prior to the ____th building permit.
9. [Residential] [Commercial] buildings must conform to the design guidelines on pages ____ to ____ of the SPECIFIC PLAN."

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval

Should this project be an application for phasing or financing, all of the other conditions in this implementing project from the SPECIFIC PLAN conditions of approval will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

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

"Eight (8) certified copies of the final SPECIFIC PLAN and environmental document (Initial Study) shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition. The final specific plan documents shall be distributed in the following fashion.

Building & Safety Department	1 copy
Public Works Department	1 copy
Fire Department	1 copy
Police Department	1 copy
Riverside County Flood Control District	1 copy

Any and all remaining documents shall be kept with the Murrieta Planning Department, or as otherwise determined by the Planning Director."

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

"The applicant shall provide to the Planning Department an 8 ½" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition, provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivisions as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

18. Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP

RECORDATION if the permanent master maintenance organization referenced in the previous condition for "Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the City Attorney and submit said documents for review along with the current fee, which shall be subject to City Attorney review for consistency with this condition, and the conditions of approval of the Specific Plan and implementing project:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions at the time the above referenced documents are submitted for City Attorney review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area' more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director or the City's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the City of Murrieta or the City's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the City Attorney, the declaration of covenants, conditions and restrictions shall be recorded by the applicant and two (2) copies provided to the Planning Department with one copy retained for the case file, and one copy provided to the City of Murrieta Public Works Department."

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

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall enter into a monitoring agreement with the Luiseno Band of Indians for monitoring the site for Native American artifacts. If during grading cultural or paleontological resources are encountered, work shall be halted or diverted in the immediate area until a qualified archaeologist or paleontologist is retained to evaluate the finds and make recommendations for mitigation to the Planning Department. Work shall not resume in the area until the mitigation required by the Planning Department has been implemented.

If any human remains are encountered during ground-disturbing activities, all such activities in the vicinity of the discovery shall be terminated immediately and notification shall be provided to the County Coroner's office, and the Luiseno Band of Indians shall be contacted to arrange for the management of the remains. Work shall not resume in the vicinity of the discovery until authorized by the Planning Department.

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. Entry monument(s) shall be shown on the Exhibit ____.
2. The entry monuments shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN, as shown on pages ____ to ____."

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

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program described in the Initial Study and pre-grading agreements with a qualified archaeologist and Native American tribal representatives were complied with.

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

The City is located within the Mt. Palomar Special Lighting Area, as defined in Section 16.18.110 of the Development Code, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cut off luminaries, shall be utilized.

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

"PRIOR TO BUILDING PERMIT ISSUANCE, The developer shall: (1) submit landscaping plans for landscaping of the Caltrans right-of-way; or (2) agree to participate, on a fair-share basis, in a landscaping district to be formed for the purpose of installing and maintaining landscaping in the Caltrans right-of-way."

24. Prior to approval of a Tract Map for Planning Area 1 of the Santa Rosa Highlands Specific Plan Amendment the following conditions shall be placed on the implementing project.

"Prior to the issuance of any building permit, plans shall be approved 15% of the 128 single family homes in Planning Area 1, which comply with Section 15.12 of the City of Murrieta Municipal Code for Universal Design Standards."

25. Prior to the approval of any implementing subdivision within the SPECIFIC PLAN (i.e.: tract map, parcel map), a condition of approval shall be placed on the implementing project, which states that prior to the issuance of building permits a Model Home Complex, which complies with the submittal requirements in the Development Code may be approved administratively.

END OF CONDITIONS

12.0 LAND USE

The proposed Santa Rosa Highlands Specific Plan ("Specific Plan") establishes the regulations, development standards and design guidelines for the residential land use areas and associated non-residential uses. The Specific Plan will govern development of the Specific Plan area and is consistent with the goals and policies of the City of Murrieta General Plan in creating a livable residential community served by open space areas offering opportunities for social gathering and recreation uses for residents and visitors alike.

In addition to a variation of residential uses, the Specific Plan features an open space program that includes a central green, focal parks, linear parks, and preserved natural open space areas. To encourage and promote pedestrian circulation throughout the various planning and recreational use areas, a pedestrian connectivity plan utilizing multi-use pathways and trails has also been incorporated.

EXHIBIT 2.0-1 AMENDED LAND USE PLAN

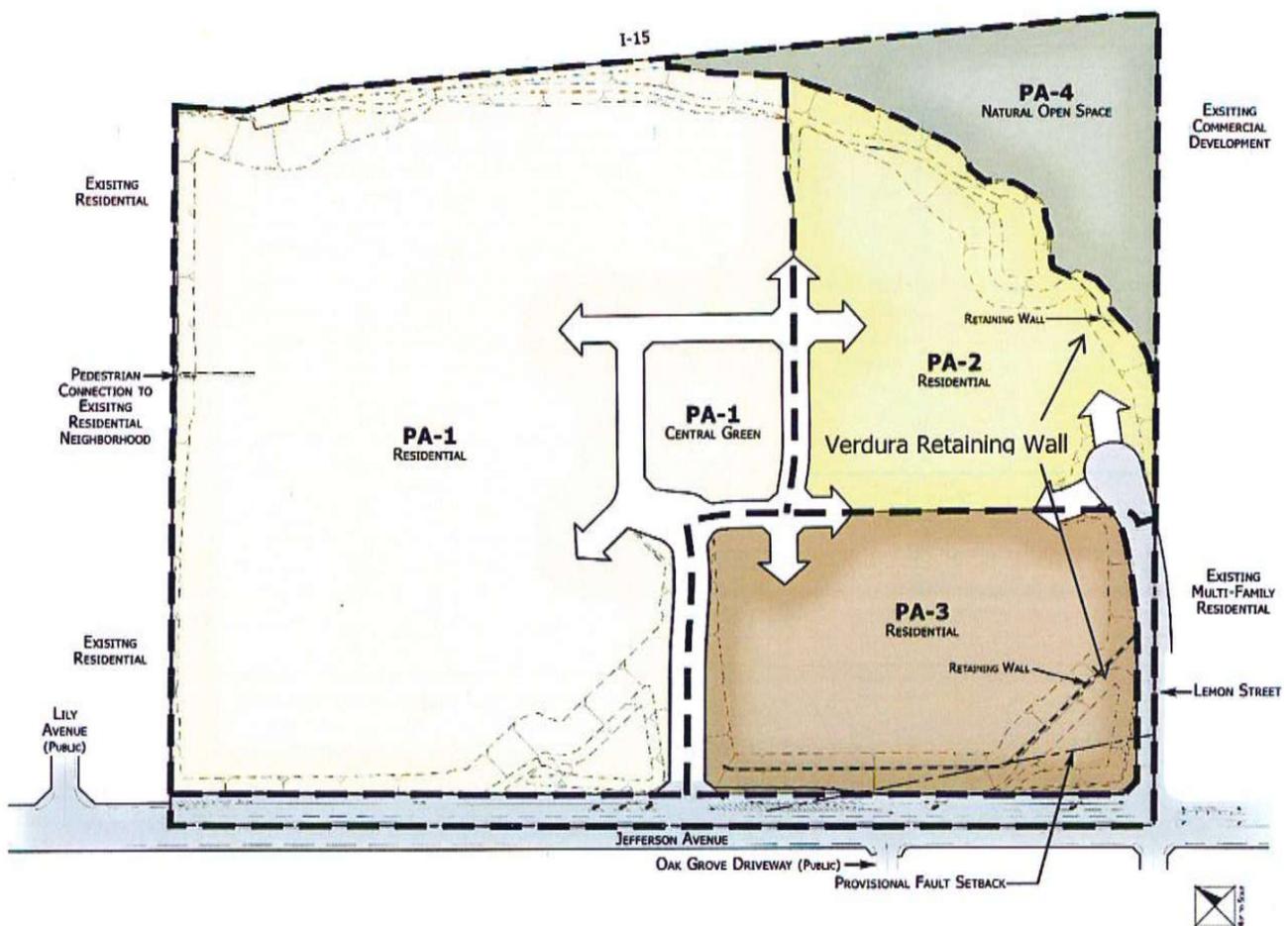


Table 2.0-A provides the proposed Land Use Statistical Summary, it illustrating the land use, acreage, density and number of dwelling units associated with each of the Planning Areas and Land Use Designations.

RESOLUTION NO. 16 - 3579

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA APPROVING TTM-2015-731 (TENTATIVE TRACT MAP NO. 36850) TO SUBDIVIDE 52.25 ACRES INTO 128 SINGLE-FAMILY RESIDENTIAL LOTS, 5 MULTI-FAMILY LOTS AND LOTS FOR STREETS, PARKS, OPEN SPACE AND DRAINAGE BASINS IN THE SANTA ROSA HIGHLANDS SPECIFIC PLAN FOR PROPERTIES LOCATED EAST OF JEFFERSON AVENUE, NORTH OF LEMON STREET AND WEST OF INTERSTATE 15, MURRIETA, CA (APN'S 906-240-038, -039, -050, -051, -055)

WHEREAS, an application was filed by Ridge Crest Real Estate, LLC ("applicant"), on behalf of PDM Partners, LP, ("property owner") for a General Plan Amendment (GPA-2016-999), Specific Plan Amendment (SPA-2011-3144), and Tentative Tract Map 36385 (TTM-2015-731) for properties located on the northeast corner of Jefferson Avenue and Lemon Street, in Murrieta, to amend the text and Land Use Map in the General Plan 2035 Land Use Element to be consistent with the proposed changes for the Santa Rosa Highlands Specific Plan Amendment (formerly known as Plaza de Murrieta) for 52.25 acres by eliminating the commercial planning area and Live-Work units, by increasing the number of single family homes from 98 to 128, and by decreasing the number of multi-family units from 330 to 270, and decreasing the overall residential density from 7.2 to 5.4 dwelling units per acre; and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of May 11, 2016, by mailing a notice to property owners within 500 feet of the perimeter of the property on April 28, 2016, publishing the notice in "The Press Enterprise" newspaper on May 1, 2016, and posting the site on April 29, 2016; and

WHEREAS, on May 11, 2016, the Planning Commission held a duly noticed public hearing, and considered all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant and such other matters as are reflected in the record of this matter; and

WHEREAS, based upon the substantial evidence presented at the public hearing on May 11, 2016 and in accordance with Development Code chapter 16.58.060, the Planning Commission voted 4-0 to adopt a resolution recommending the City Council approve the Project; and

WHEREAS, a public hearing was duly noticed for the City Council meeting of June 21, 2016, 2014, by mailing a notice to property owners within 500 feet of the perimeter of the property, publishing the notice in "The Press Enterprise" newspaper, and posting the site on or before June 11, 2016; and

WHEREAS, on June 21, 2016, the City Council held a duly noticed public hearing, and has considered the written recommendation of the Planning Commission, all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant and such other matters as are reflected in the record of this matter.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Murrieta as follows:

Findings for Approval of Tentative Tract Map:

Based on substantial evidence presented to this City Council during the above-referenced meeting on June 21, 2016, including written and oral staff reports, and the record from the prior public hearings, this City Council makes findings with regard to TTM-2015-731 (TTM 36850) in accordance with Section 16.94 of the Development Code as follows:

1. The proposed map, design or improvement is consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plans and all applicable provisions of the Murrieta Development Code.

FACTS: The proposed map is for the Santa Rosa Highlands Specific Plan. The land use for Planning Area 1 is Single Family Residential, and the land uses for Planning Areas 2 and 3 are Multiple Family, which are consistent with the Single Family – 1, Single Family -2 zones for Planning Area 1, and Multiple Family 1 zone for Planning Areas 2 and 3, which allows up to 15 dwelling units per acre.

The Tentative Tract Map is consistent with the Subdivision Map Act.

2. The site is physically suitable for the type or density of development proposed by the parcels.

FACTS: The site is physically suitable for development that will be allowed on the 128 single family residential lots, five multi-family lots, and lots for parks, drainage basins, streets and open space. The proposed land uses allowed by the new parcels are consistent with the Land Use and Housing Element goals by providing a mix of single family and multi-family housing to maintain a balanced community in a location accessible to utilities, retail, schools and public transportation. The site is served by the existing Jefferson Avenue and is adjacent to single family homes to the north, the Village Walk shopping Center and senior's apartments to the south, a school to the west and Interstate 15 to the east.

The proposed development of the site is for detached single family homes in Planning Area 1, and detached and attached condominium units in Planning Areas 2 and 3 at a density of 8 to 9 dwelling units per acres. The allowable density is up to 15 dwelling units per acre. The density for this site was evaluated with the Plaza de Murrieta Specific Plan and again with the General Plan 2035 EIR. No additional impacts to the Conservation and Open Space, Noise, Safety and Air Quality Elements are anticipated. The residential uses allowed will maintain the internal consistency with all the objectives, policies, general land uses, programs, and actions of all elements of the General Plan and the SPM 20 Specific Plan.

3. The subdivision (tract map) or the proposed improvements are unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

FACTS: The proposed map will create 128 single family residential lots, five multi-family lots, and lots for parks, drainage basins, streets and open space. The total 52.25 acres were analyzed in the previous Mitigated Negative Declaration (MND) for the Plaza de

Murrieta Specific Plan in compliance with CEQA. An Addendum was prepared for this project, based on the previous MND and General Plan 2035 EIR. It was determined that the subdivision and improvements would not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat since no recognized habitat is present on the site.

The proposed project was also reviewed for consistency with the Multiple Species Habitat Conservation Plan for Western Riverside County. The site is not in a criteria cell, therefore no conservation is required. During the previous review and approval of Plaza de Murrieta a Determination of Biologically Equivalent or Superior Preservation (DBESP) was approved with mitigation for riverine and riparian areas found on the site. The applicants have worked proactively with the wildlife agencies, the Army Corps of Engineer and the Regional Water Quality Control Board to meet current mitigation requirements for those agencies permits. The proposed project was found consistent with the DBESP.

4. The proposed project will not adversely affect the public health, safety, and welfare, nor be materially detrimental to the use, enjoyment, or valuation of persons or other property in the surrounding area.

FACTS: The Project proposes a subdivision for 128 single family lots, and 5 multi-family lots for condominium purposes. Development Plans for the planning areas will be required with administrative approvals to implement the Specific Plan. The Specific Plan was approved to lessen potential impacts to surrounding properties and to maintain pedestrian pathways for "walkability" in the area.

5. The design of the subdivision will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

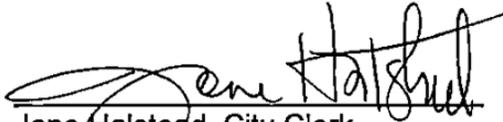
FACTS: The proposed project does not impede access to the existing easements, including public parks in the Santa Rosa Highlands Specific Plan. The project increased the area for parks and open space in the Specific Plan.

Pursuant to the above findings, the City Council of the City of Murrieta approves TTM-2015-731 (Tentative Tract Map 36850) to be effective upon the effective date of Ordinance No. ~~513~~-16 adopting the Specific Plan Amendment (SPA-2011-3144), subject to the Conditions of Approval attached hereto as Exhibit A and to the mitigation requirements contained in the Mitigation Monitoring Reporting Program established by the Mitigated Negative Declaration certified by Council Resolution No. 07-1790.

PASSED, APPROVED AND ADOPTED THIS 21st day of June, 2016, by the City Council of the City of Murrieta, State of California.



Randon Lane, Mayor


Jane Halstead, City Clerk

APPROVED AS TO FORM:


Leslie E. Devaney, City Attorney

I, Jane Halstead, City Clerk of the City of Murrieta, California, do hereby certify under penalty of perjury that the foregoing resolution was duly adopted at a regular meeting of the City Council on the 21st day of June, 2016, by the following roll call vote:

AYES: GIBBS, INGRAM, LONG, RAMOS, AND LANE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

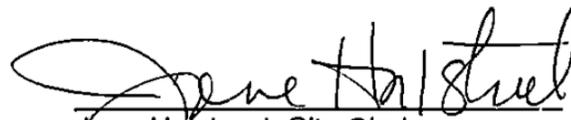

Jane Halstead, City Clerk

Exhibit A – Conditions Of Approval

**CONDITIONS OF APPROVAL
FOR
TENTATIVE TRACT MAP 2015-731 (TTM 36850)
JUNE 21, 2016**

CONDITIONS OF APPROVAL

The Tentative Tract Map is to subdivide 52.25 acres into 128 single family lots, 5 multi-family lots, and lettered lots for parks, basins, open space and streets in the Santa Rosa Highlands Specific Plan (formerly known as Plaza de Murrieta Specific Plan).

PLANNING:

1. The applicant shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval. The City will promptly notify the permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.
2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.
3. Pursuant to Section 711.4 of the State of California Fish and Game Code, the applicant is required to pay a \$50.00 document fee. Said fee shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Determination is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this project shall not be operative, vested, or final. In order to comply with State mandated time lines for filing of a Notice of Determination, the above fee must be delivered to the Planning Department within two (2) working days after the date of final approval.
4. Tentative Tract Map No. 36850 shall record within two (2) years from the date of the approval or it shall become null and void unless an extension of time is granted pursuant to City ordinance.
5. The proposed project is for the approval of a land division to subdivide 52.25 acres into single family home lots, and multi-family home lots for condominium purposes. A Development Plan application shall be submitted for the site prior to the issuance of any building permits.
6. The Permittee/Owner shall obtain approval of all necessary plans for the construction of structures on the subject property in accordance with the Murrieta Development Code. Such plans include, but are not limited to, site plans, floor plans, building elevations, grading plans and landscaping plans.

7. Any proposed changes substantially different from this approval shall require an amendment to this approval.
8. The applicant shall pay all applicable mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.
9. The Planning Department shall comply with the State of California Subdivision Map Act, the Santa Rosa Highlands Specific Plan Amendment, and to all requirements of the City's Development Code, unless modified by the conditions listed herein.
10. The applicant, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, trail easements, landscaped areas and irrigation systems until such time as those operations are the responsibility of the individual home owners, a home owners association, or any other successor-in-interest.
11. The applicant, or any successor-in-interest to the land divider, shall be responsible for maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.
12. If during initial ground disturbance activities paleontological resources are encountered, a qualified paleontological monitor shall be retained, and have the authority if necessary, to stop, redirect grading activities, and evaluate the significance of any paleontological resources discovered on the property. If significant paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources. A report shall be submitted to the City of Murrieta within 60 days from the completion of grading.
13. Parcels/lots that have a rear yard facing/abutting a public right-of-way shall not be allowed to take any access onto such street.
14. The applicant/property owner, prior to any construction/development on a lot(s) shall post a notice on the site in a location accessible to the public. The notice shall include the contact information of whom to contact with the developer/contractor and the City Of Murrieta. This shall be made available to the public to address concerns with construction activities related to the development of this project, including but not limited to: noise, dust control, construction traffic.
15. Failure to abide by and faithfully comply with any and all the conditions attached to this approving action shall constitute grounds for revocation of said action by the City of Murrieta's Planning Commission and City Council.
16. The applicant shall comply with the conditions in the attached letter from Western Municipal Water District (WMWD) dated July 9, 2014.
17. Approval for a construction trailer shall require Planning Department approval of an application for a Temporary Use Permit subject to Section 16.70 of the Development Code.

Prior to recordation of the final map:

18. Developer(s) shall prepare a statement to be provided to the potential purchasers of each unit, and included in escrow for the sale thereof, indication the General Plan and zone designations for all properties abutting the Tract Map boundaries, with direction to contact the City of Murrieta concerning questions concerning potential uses of undeveloped property and indicating that zoning may be subject to future change. The form of the letter shall be reviewed and approved by the City of Murrieta as a condition of the Tract Map approval.
19. Any delinquent property taxes shall be paid prior to the recordation of the final map.
20. The subdivider/applicant shall submit the following documents to the City for review and approval by the City Attorney. A Homeowner's Association shall be established for maintenance of the private streets, and common areas and water quality basins, and drainage courses.

A declaration of covenants, conditions, and restrictions; and

A sample document conveying title to the purchaser of an individual lot or unit, which provides that, the CC&Rs are incorporated therein by reference.

The CC&Rs submitted for review shall (a) provide for a minimum term of 60 years, (b) provide for the establishment of a property owners association comprised of the owners of each individual lot or unit, (c) provide for ownership of the common area by either the property owners association or the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim:

- i. Notwithstanding any provision in this Declaration to the contrary, the following provision shall apply:
- ii. The property owners association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining the private streets, and common areas, and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.
- iii. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of the assessment or other document creating the assessment lien.
- iv. This declaration shall not be terminated or substantially amended without prior written consent of the Development Services Director of the City of Murrieta or the City's successor-in-interest.

Conditions of Approval
 Tentative Tract Map 36850
 June 21, 2016
 Page 4 of 20

- v. A proposed amendment shall be considered substantial if it affects the extent, usage or maintenance of the private streets, common areas, and recreational lots.
- vi. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws or the property owners association Rules and Regulations, if any, this declaration shall control.

In addition the CC&Rs shall provide a method for the maintenance of the common areas privately maintained slopes, and drainage course within the final map, and shall provide to the extent they are not adequately enforced as to the requirements in these conditions of approval the City shall have the right there upon to enforce them, at the cost of the owner(s). Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

- 21. Development of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any grading permits.
- 22. An application for addressing and street naming (if applicable) shall be submitted to the Planning Department for review and approval prior to final map recordation (allow for a minimum of 30-days for review by city staff).

Prior to the issuance of each grading permit:

- 23. The applicant shall comply with the provisions of any existing City ordinance established as a mitigation measure for the Stephens Kangaroo Rat.
- 24. Grading plans shall be reviewed by the Planning Department for compliance with the approved tentative map.
- 25. The applicant/permit holder shall cause grading plans to be prepared which conform to the City's Hillside Development Standards: All cut and fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.
- 26. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Building Official that:
 - a. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 - b. All operations shall comply with the City of Murrieta's noise standards.
 - c. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
 - d. (Notations in the above format appropriately numbered and included with other notations on the front sheet of grading plans, will be considered as adequate evidence of compliance with this condition).

27. Prior to issuance of grading permits, the Planning Department shall determine if fees are owed to the City. If so, any outstanding fees shall be paid by the applicant/developer.
28. Prior to grading a wall and fencing plan shall be submitted to the Planning Department for review and approval.
29. If a model home complex is proposed, an application for a model home complex must be submitted in conformance with the City's submittal requirements for review and approval prior to grading permit issuance.

Prior to issuance of a building permit:

30. The proposed project lies within an area subject to an area wide Transportation Uniform Mitigation Fee (TUMF). This project shall be subject to the payment of these fees prior to the issuance of building permits unless exempted by ordinance or the Whitewood Road Acquisition Agreement. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time of building permit issuance.
31. The local postal delivery office shall review and approve all proposed postal delivery arrangements, including location and access to all mailboxes. The applicant shall provide the City with evidence of postal service approval.
32. The applicant shall obtain clearance from the Planning Department verifying that all pertinent conditions of the Tentative Map have been satisfied for the development in question.
33. If signs are proposed, a separate exhibit and appropriate fees must be submitted for review and approval by the Planning and Building Departments prior to installation.
34. All lighting shall comply with the City's lighting ordinance Section 16.18.110-Mount Palomar Lighting Standards.
35. Waste management shall review and approve all solid waste pick-ups for the project.
36. All landscape and irrigation plans shall be consistent with Title 16.28 of the Murrieta Municipal Code.

LANDSCAPE:

Prior to the issuance of grading permits:

37. Three copies of construction landscape plans for privately maintained front yards, water quality basin, Parks, HOA areas, streetscape, fuel modification, erosion control slope landscaping (and offsite graded areas, if applicable) shall be submitted to the Planning Department. A licensed Landscape Architect shall prepare the plans.

38. The above-described plans shall be in substantial conformance with the Santa Rosa Highlands Specific Plan Amendment SP-2011-3144, plans as approved by the City Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.
39. All landscape and irrigation plans shall be consistent with Title 16.28 of the Murrieta Municipal Code and shall comply with the state drought "Emergency Regulations" to the extent applicable. "Emergency Regulations" shall mean State Water Board Resolution No. 2015-0013 and Executive Order B-29-15. If any conflict exists between the Municipal Code and the applicable "Emergency Regulations", the "Emergency Regulations" shall take precedence.
40. The applicant shall provide an Appraised Tree Value Report for all applicable trees, in accordance with the requirements of Murrieta Municipal Code Ordinance 16.42, Tree Preservation. The Eucalyptus and other trees, which are applicable under the ordinance, shall be appraised using replacement value method. The value shall be provided monetarily to the Murrieta Community Services Department for tree planting in public areas.
41. All existing coast live oak trees (*Quercus agrifolia*), where applicable, shall be protected in place. In no circumstance shall the tree(s) canopy or trunk be damaged. The root zone, extending twice as wide as the oak canopy shall be protected during construction using protective measures as described by the International Society of Arboriculture (ISA).
42. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger. The City Landscape Architect will not accept plans drawn in 30 feet scale or smaller without prior approval.
43. Landscaping shall be used to frame, soften, and embellish the quality of the residential environment, to buffer residences from noise or undesirable views, to break up large expanses of parking or pavement, to provide recreation and amenities for the community, to separate frontage roads within the project from adjacent major streets, etc.
44. The landscape planting design shall provide plants throughout the front yard. No large areas of bark mulch without plants will be approved. No lawn is allowed without water district approval.
45. The universal design unit shall provide a front yard typical landscape with minimum landscape areas between the ramps of at least 3 feet wide.
46. Street trees, which will be incorporated into the overall street tree theme, shall be designed for installation outside the city right-of-way, and shall be located on private property at no farther than 40 feet on center and a minimum of one per lot, as approved by the City Landscape Architect. Street trees shall be installed from 24" box containers.
47. The homeowner shall be responsible for protection of the trees and maintaining them continually.

48. All areas graded offsite, whether temporary or permanent shall provide approved erosion control landscaping including shrubs, ground cover, and an automatic drip irrigation system.
49. All landscaping shall be designed using low or very low water requirement trees, shrubs, and ground cover. Medium water use plants will be approved, if hydro-zoned appropriately.
50. Landscaping proposed for streetscapes along Jefferson Avenue and Lemon Street shall include approved trees (permitted in the right-of-way at least 4 feet from sidewalks or paving), vines, and shrubs.
51. All walls shall be screened with shrubs trees and vines appropriate to the height of the wall and width of the planter as approved by the City Landscape Architect. Green walls, over 6 feet high, shall include spaces and adequate soil to accommodate 5 and 1 gallon plants.
52. Erosion control planting and irrigation plans shall be submitted and approved for all slopes finish graded at 3 feet in vertical height and greater.
53. Irrigation shall be hydro-zoned by each valve.
54. In HOA areas trees shall be on a separate valve from the shrubs, vines and ground cover.
55. Irrigation shall be 55% of ETo or less.
56. A weather-based smart irrigation controller with a rain shut off device is required at each residence.
57. Drip irrigation, using a point source or inline emitter product is required for all HOA areas.
58. Drip irrigation using a point source or inline emitter product that is readily available for homeowners to purchase, is required in front yard shrub areas for water conservation.
59. No trees shall be planted in drainage swales or in close proximity with the residence or other structures, which could cause damage.
60. All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Humate and Mycorrhizae shall be included.
61. A soil management plan shall be provided on the landscape plans at one test site for every 25,000 square feet. The soil test shall include recommendations for soil preparation as required by the city.
62. Bark mulch shall not be used in drainage swales with shrub and ground cover plantings.

An approved layer of decorative rock cobble in sizes ranging from 2 to 4 inches shall be applied within the front yard swale in a minimum width of 18 inches installed at the same relative elevation and flow as the swale after certification.

63. All detention areas and landscaping on slopes adjacent to Lot 141, Natural Open Space, shall incorporate only California native plants.

Prior to issuance of a building permit:

64. The landscape plans shall be approved by the City Landscape Architect.

Prior to Construction:

65. The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. A reading of the available static pressure shall be provided. No landscaping shall occur prior to the meeting.

Prior to the issuance of occupancy permits:

66. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City and in accordance with the approved landscape plans. The City landscape inspector will conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plan.

DEPARTMENT OF PUBLIC WORKS

General Requirements:

67. It is understood that the Tentative Map correctly shows all existing and proposed easements, traveled ways, grading, drainage courses, and that the omission may require the map or plans associated with this application to be resubmitted for further consideration.
68. A Grading Permit shall be obtained from the Department of Public Works prior to commencement of any construction outside of the City-maintained road right-of-way.
69. An Encroachment Permit shall be obtained from the Department of Public Works prior to commencement of any construction within City right-of-way or easement.
70. An Encroachment Permit shall be obtained from the prior to commencement of any construction within their existing right-of-way.
71. Subdivider shall coordinate with adjacent property owners affected by grading, street, utility, and drainage improvements necessary for the onsite, frontage, and offsite improvements. Subdivider shall be solely responsible for acquisition of any necessary easements and agreements prior to grading permit or improvement approval whichever comes first. If necessary, the agreements shall address maintenance, erosion control, and be notarized in a format acceptable to the City Engineer.

72. All improvement plans, grading plans, landscape and irrigation plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site and shall be submitted on standard 24" x 36" City-formatted mylars. Subdivider shall review all plan check comments and make certain their consultant addresses all comments in each subsequent submittal.
73. All designs shall conform to the City of Murrieta Municipal Code, Development Code, Standard Drawings, and Circulation Element.
74. Prior to approval of any grading plan, improvement plan, or final map; submit clearances from all applicable agencies, and pay all outstanding plan check and processing fees.

Prior to issuance of any grading permit, unless other timing is indicated, the subdivider shall complete the following or have plans submitted and approved, improvement agreements executed and securities posted:

75. Pay to City all County of Riverside Development Impact Fees applicable at time of grading permit issuance or as otherwise approved by ordinance. In the event these fees have been previously paid, the Subdivider to provide proof of payment. Said fees are included, but not limited to the following:
- Riverside County Area Drainage Fee
 - Kangaroo Rat Fee
 - MSHCP Fee
76. Obtain written clearance, as deemed necessary by the Public Works Department, from the following agencies:
- a. San Diego Regional Water Quality Control Board
 - b. California Department of Fish & Wildlife
 - c. U. S. Army Corps of Engineers
 - d. Planning Department
 - e. Engineering Department
 - f. Community Services Department
 - g. Building Department
 - h. Southern California Edison Company (non-interference letter is required)
 - i. Utility Companies
77. Subdivider shall submit a Grading Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Department of Public Works prior to commencement of any grading. The plan shall incorporate adequate erosion control measures to protect the site and adjoining properties from damage due to erosion. The Grading Plan must minimize the disturbed area during construction, label the maximum disturbed area, and identify equipment and material storage areas. The plan shall also show and label the Fault Setback Zone.
78. A comprehensive Geologic and Geotechnical Report shall be prepared by a registered Civil or Soils Engineer and submitted to the Engineering Department with the initial grading plan check. The report shall address in situ soils conditions, identify any geotechnical hazards for the site, provide recommendations for the construction of engineered structures, preliminary pavement sections, slope stability, identify and

located faults, and confirm the buildings have sufficient setback from the fault but not be limited to just these items. All recommended measures identified in the report shall be incorporated into the project design. A small portion of the project is located within a Geologic Special Study Zone along Jefferson Avenue at Lemon Street. **A second party review of the Fault Study is required. This is a separate submittal and should be submitted currently when the Grading Plan is submitted.**

79. Applicant shall obtain and provide the City with a non-interference letter from Edison prior to grading plan approval. Applicant shall submit directly to SCE, Real Estate Services, 2131 Walnut Grove Blvd. 2nd Floor, Rosemead, CA 91770-3769. Request letter of non-interference. Provide copy of the grading plan and APN. Contact is Steve Lowry.
80. Prior to commencing of any clearing, grading in excess of 50 cubic yards, or paving in excess of 3,000 square feet, the Subdivider shall obtain a grading permit and approval prior to issuance of a building permit.
81. A haul permit is required prior to hauling dirt or construction debris onto or off the site. The import / export locations must be permitted sites. Submit a proposed haul route plan and comply with all conditions and requirements the City Engineer may impose to the hauling operation.
82. If blasting of rock is required, the Subdivider shall obtain a blasting permit with the Riverside County Sheriff's Department for approval and notify the City of Murrieta Police and Fire Departments prior to blasting.
83. If water wells are to be abandoned, then the Subdivider must do so in a manner approved by the State Department of Water Resources and Riverside County Health Department.

NOI, SWPPP, WQMP:

84. Prior to issuance of a grading permit or other construction activities, the Subdivider shall provide the following to City staff:
 - a. A copy of the Notice of Intent (NOI) and waste Discharge Identification (WDID) number from the State Water Resources Control Board.
 - b. An adequate Storm Water Pollution Plan (SWPPP) shall be available to State and City Inspectors at the job site prior to commencing construction. The Subdivider shall be responsible for implementation, monitoring, operation and maintenance of the SWPPP until all improvements have been accepted by the City or construction is complete, whichever is later. A Notice of Termination (NOT) can then be filed with the State Water Resources Control Board. Grading during the wet season should identify additional BMP's for rain events that may occur as necessary for compliance with the Santa Margarita Region MS4 Permit. This document must minimize the disturbed area, label the maximum disturbed area, and identify equipment and material storage areas.

- c. A Final project-specific Water Quality Management Plan (WQMP) shall be submitted to the City for approval with the grading plan check application and approved by the Engineering Department prior to issuance of a grading permit. It shall incorporate, but not be limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, inspection and maintenance checklist; record a restrictive covenant to ensure operation, maintenance, funding, and transfer of requirements. The post-construction best management practices (BMPs) outlined in the approved Final project-specific WQMP shall be incorporated in the improvement plans.
85. A copy of the Final project-specific WQMP shall be kept onsite at all times. The Subdivider shall make the occupants, tenants, staff, employees, and contractors aware of this document and educate them on the contents.
86. The Subdivider, assigns, or heirs shall allow the City to enter the premises to conduct periodic inspections to ensure that the WQMP is being implemented, maintained, and to review the inspection and maintenance records.
87. The Subdivider shall record a restrictive covenant or create some other acceptable mechanism, subject to the approval of the City Engineer to ensure the ongoing operation, maintenance, and funding of the Final project-specific WQMP.
88. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations.
89. All open or undeveloped land shall be maintained to prevent wind and or water erosion of such land. All disturbed undeveloped land shall either be planted with interim landscaping or stabilized with such other erosion control measures.
90. Subdivider shall design and install the irrigation system so runoff does not discharge into the street or storm drain system.
91. Post security and enter into an agreement guaranteeing the grading and erosion control improvements in conformance with applicable City Standards and subject to approval by the Department of Public Works.

Drainage:

92. Provide a hydrologic and hydraulic study prepared by a registered Civil Engineer which identifies storm water runoff quantities from the site and upstream of the site. The study shall show all existing or proposed offsite public or private drainage facilities intended to discharge this runoff. The study shall include a capacity analysis verifying the adequacy of the facilities. Runoff from the development or partial phase of development of the property shall not exceed the existing natural discharge quantities with respect to the following criteria:

Detention for projects that are 10 acres or greater shall analyze for the 1,3,6 and 24-hour duration for the 2,5 and 10-year frequency storms.

The design of detention basins shall provide for the detention of nuisance flow. Development shall detain the year and duration incremental storm runoff developed and or increased by means of on-site detention. Detention techniques shall include, but not be limited to: Parking lot detention or on-site detention basin or other methods approved by the City Engineer. Evidence of a maintenance mechanism shall be provided for the basins. If project discharges/connects to an off-site detention basin, provide permission to drain/connect correspondence from the owner of basin or system. Off-site detention basins require a Declaration of Dedication. All detention measures shall have positive drainage with a minimum 48hr draw-down time and be empty within 72 hours. Standing water is not permitted.

93. All inlets, outlets, pipes / channels, basin, etc. must be capable of passing the 100-year storm without damage to the facility.
94. Subdivider shall provide a Storm Drain Improvement Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Department of Public Works. All onsite storm drain systems shall be privately owned and maintained unless otherwise accepted by the City Engineer. A manhole shall be constructed at right of way line where private storm drain facilities connect to the public storm drain facilities.
95. Alteration to the existing drainage pattern, concentration or diverting flows is not allowed unless letters of permission from the downstream property owners are obtained and adequate drainage improvements are constructed. This includes but is not limited to improving existing facilities, securing drainage easements, notarized letter of permission or agreement, and a maintenance mechanism put in place for any private drainage facilities.
96. Accept and properly dispose of all offsite drainage flowing onto or through the site.
97. Provide 12 foot wide x 6 inch thick concrete paved access to storm drain outlets with 10 percent maximum grade.
98. Sump conditions shall be designed to convey the 100-year storm flows and secondary emergency escape shall also be provided.
99. Project shall form or annex into a landscape and light maintenance district or create some other acceptable mechanism to fund or maintain the water quality treatment devices within the public right of way.

AMENDED BY THE PLANNING COMMISSION ON MAY 11, 2016.

Street Improvements:

100. Subdivider shall design and guarantee construction of the following public improvements to the current City of Murrieta Circulation Element and corresponding City standards unless otherwise noted:
 - A. Design, dedicate rights of way and improve existing Jefferson Avenue to half 110 foot right of way per modified Arterial Highway City Std. 101 and Circulation

Element with raised landscape median and a 12-foot right turn pocket with 200 feet of storage at "A" Street. Turning Movements at "A" Street shall be limited to right in, right out, and left turn in only. Improvements including but not limited to: traffic signal modification, paving, curb and gutter; sidewalk adjacent to ROW; street lights; drainage facilities; water quality; signing and striping; utilities (including sewer and water); landscaping; raised landscaped median with all improvements subject to the approval of the City Engineer.

- B. Design, dedicate rights of way and improve existing Lemon Street to full half width and full cul de sac per Local Street City Std. 106. Improvements including but not limited to: paving, curb and gutter; sidewalk adjacent to ROW; street lights; drainage facilities; water quality; signing and striping; utilities (including but not limited to water and sewer); landscaping; with all improvements subject to the approval of the City Engineer.
 - C. Design and install a northbound right-turn overlap phase for the Madison Avenue/I-15 SB Ramps/Kalmia Street intersection. This improvement shall be processed through both the City of Murrieta and Caltrans for approval.
 - D. Design and install an eastbound right-turn lane for the Madison Avenue/I-15 SB Ramps/Kalmia Street intersection. This improvement shall be processed through both the City of Murrieta and Caltrans for approval.
101. All onsite streets and privately owned and maintained.
 102. Subdivider shall provide a Street Improvement Plan prepared by a registered Civil Engineer in accordance with City standards. The centerline profile shall extend a minimum of 300 feet beyond the project boundaries showing grade and alignment.
 103. Subdivider shall provide a Signing and Striping plan designed by a registered Civil Engineer and be included with the street improvement plans for the project.
 104. The street improvement design shall provide adequate right-of-way and transitions to existing improvements.
 105. Subdivider shall provide a construction area Traffic Control Plan, if required by the Traffic Engineer, shall be prepared by a registered Civil Engineer in accordance with City standards and approved by the Department of Public Works for work on Jefferson Avenue. The Traffic Control Plan shall address street closures, detour or other disruption to traffic circulation as required by the Department of Public Works.
 106. Subdivider shall provide a Traffic Signal Modification plan for the intersection of Jefferson Avenue/Lemon Street, prepared by a registered Civil Engineer in accordance with City Standards with all improvements subject to the approval of the City Engineer. The traffic signal modification shall include, at a minimum, the following: install ADA accessible pedestrian ramps with truncated domes on the northeast, southeast, and northwest corners; and install bicycle detection for all approaches to the intersection.
 107. Corner property line cut off for vehicular sight distance and installation of pedestrian and

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traffic control facilities shall be provided at all street intersections and entrances in accordance with City Standards. The line of sight shall be shown on all grading, street improvement, and landscape plans in accordance with Std. 214. Signs are not allowed within the Limited Use Area.

108. Private Streets shall be designed to meet City standards except when allowed by the City engineer. The private access easement providing the main vehicular access to each created parcel shall be dedicated on the parcel map as a separate lettered lot.
109. Subdivider shall bring existing handicap access ramps adjacent to the project to current ADA requirements. Title II of the American Disabilities Act requires public entities to ensure that persons with disabilities have access to the pedestrian routes in the public right of way.

Sewer and Water:

110. The location of any well(s) shall be delineated on the final map.
111. Verify capacity of proposed sewer and water systems and provide approval from the Health Department or the governing Sewer and Water District that the proposed sewer and water system is compliant with the District's master plan.
112. Subdivider shall design and guarantee the construction of all sewer and water improvements necessary to serve this project.

Final Map:

113. Subdivider shall submit a final map prepared in accordance to the City of Murrieta Development Code and Subdivision Map Act. The final map shall be prepared by a licensed land surveyor or registered civil engineer.
114. Prior to approval of the final map, unless other timing is indicated, the Subdivider shall complete all improvement plans, submit and obtain approval, post securities and execute agreements.
115. Easements, when required for roadway slopes, landscape easements, drainage facilities, utilities, etc., both onsite and offsite shall be shown on the final map. All offers of dedication and conveyances shall be submitted for review and recorded as directed by the Department of Public Works. On-site public drainage facilities located outside of road right-of-way shall be contained within private drainage easements as determined to be necessary. A note shall be added to the final map stating, "*Drainage easements shall be kept free of buildings and obstructions.*" The Subdivider shall incur all costs associated with the formation of a suitable maintenance district for all associated slope and drainage easements, including landscaping and access.
116. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Department of Public Works.

117. Relinquish and waive abutter's right of access to and from Jefferson Avenue excepting those areas as shown on the approved tentative map.
118. An easement for a joint use driveway shall be provided prior to approval of the final map or issuance of building permit, whichever occurs first. The easement shall provide access to all the lots and parcels and be noted on the final map.
119. Record a 28' wide minimum (unless otherwise approved by the Fire Department) easement on the final map that provides emergency vehicles and reciprocal access with the purpose of looping all the parcels to the access points on Jefferson Avenue and Private Driveway.
120. Any proposed vacations or abandonments of existing public right of way or easements shall be shown on the final map.
121. Any delinquent property taxes shall be paid prior to recordation of the final map.
122. All existing street and property monuments within or abutting this project site shall be preserved. If monuments are damaged or destroyed, the Subdivider shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per City Standards and file the necessary information with the County Recorder's office as required by California Business and Professions Code Section 8771.
123. Submittal of the final map for first plan check review must include two copies of the CC&R's. The City Attorney shall approve the CC&R's prior to approval of the final map by the City Council. The CC&R's shall include language to notify the property owners and occupants of the requirements to implement the approved project-specific WQMP. The CC&R's shall also include language that it is the property owner's responsibility to maintain the landscaping and irrigation in the public right of way.
124. Prepare and record an Environmental Constraints Sheet (ECS) with a note to the effect that the property owner is responsible for the maintenance of the parkway landscaping and water quality trench. This work within the public right of way will require an encroachment permit.

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125. Provide one hard copy and electronic copy of the final map. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department.

Utilities:

126. Subdivider shall install all existing and proposed utility systems including gas, electric (under 33kv), telephone, water, sewer, and cable TV underground, with easements provided as required, and designed and constructed in accordance with City Codes and the utility provider.
127. Subdivider shall install all dry and wet utilities prior to the placement of final cap or lift of asphalt pavement to avoid new street improvements from being marred by saw cuts, pot

holes, equipment, etc.

Prior to issuance of Building Permits:

128. All easements, agreements of improvements, offsite construction, and dedication for required rights-of-way shall be approved by the Engineering Department.
129. The building pad shall be certified by a registered Civil Engineer for location and elevation, and the Soils Engineer shall issue a Final Soils Report addressing compaction and site conditions.
130. Subdivider shall pay to the City the applicable Development Impact Fees as required by and in accordance with City Ordinance 196-98.
131. Subdivider shall pay to the City the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) based on the applicable rates at time of permit.
132. The final map shall be recorded before a building permit can be pulled except for model homes.

Prior to issuance of Certificate of Occupancy:

133. Final grading of the subject property shall be completed in accordance with the California Building Code, the approved grading plan, the conditions of the grading permit, City Grading Manual and accepted grading construction practices. The final grading shall be in substantial conformance with the approved Tentative Map.
134. All improvements, required by the Public Works Department, shall be constructed and completed per the approved plans and City standards to the satisfaction of the City Engineer.
135. All sewer and water improvements shall be constructed and completed in accordance with the Sewer and Water District standards.
136. Final Map shall be recorded.
137. Project shall form or annex into a landscape and light maintenance district or create some other acceptable mechanism to fund or maintain the water quality treatment devices within the public right of way.

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138. All existing and proposed utility lines have been installed underground with easements provided. Relocate overhead electrical utility lines that are 33kv or higher.
139. Demonstrate that all treatment control BMP's described in the Final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications and the Subdivider is prepared to implement all BMP's described in the approved Final project-specific WQMP.

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140. Subdivider shall prepare and provide an as-built project specific Final WQMP (updated to include any changes made during construction) and demonstrate that an adequate number of copies are available for the future owners / occupants.
141. Subdivider shall demonstrate that the irrigation controller and heads are set so irrigation runoff does not enter the street or storm drain systems.
142. Subdivider shall provide a copy of these free brochures (see what was in their WQMP and use this educational info) in the new homeowner booklet: "Guidelines for Maintaining Your Swimming Pool, Jacuzzi, and Garden Fountain; Outdoor Cleaning Activities and Professional Mobile Service Providers; and What's the Scoop".
- a. Cleaning Activities and Professional Mobile Service Providers; and What's the Scoop". Include a copy of the link to the City's website "Trash & Recycling" page that includes information that can help improve the quality of storm water runoff by providing basic information to the new homeowner: www.murrieta.org/services/waste/wastemgmtdata.asp
 - b. Inform Homeowners that Waste Management will pick up for free bulk items & electronics twice per year as part of the trash service the homeowners pay for.
 - c. Household hazardous waste products such as used motor oil, paint, and batteries can be disposed of for free at the County of Riverside facility located at 25315 Jefferson Avenue, Murrieta, CA 92562. Hours are only from 9am to 2pm on Saturdays and closed on holiday weekends. Provide this contact phone number of (951) 486-3200 & link: http://www.rivcowm.org/HHW_Schedule.htm# Regional Permanent HHW
 - d. Educate the homeowner on how to operate their irrigation controller so no irrigation runoff reach the street and storm drain systems.
143. Provide one set of Mylars and electronic copy of "As-Built" drawings of the grading, improvement plans, and final map. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department. File format is AutoCAD DWG or DXF – version 2007 or less. Coordinate system is NAD 1983 State plane California Zone V1 FIPS 0406 Feet.
144. Obtain written clearance, as deemed necessary by the Public Works Department, from the following agencies:
- a. Planning Department
 - b. Engineering Department
 - c. Building Department
 - d. Fire Department
 - e. Community Services Department
 - f. Sewer and Water District(s)
 - g. Utility Companies

BUILDING & SAFETY DEPARTMENT:

General:

145. A minimum of 15% of all Single Family Dwelling structures shall comply with the City of Murrieta Universal Design Residential Dwelling Ch. 15.12 design standards for accessibility.

145. Exterior Lighting shall comply with the City of Murrieta Ordinance 16.18.100 Mt Palomar Lighting Ordinance.
146. Trash Bin Storage enclosures shall be accessible, on an exterior accessible path of travel and shall be provided with a trellis cover per the City of Murrieta Design Standards.

MURRIETA FIRE PROTECTION DISTRICT:

147. Proposed residential subdivision is within the SF-1, SF-2, MU-3, MF-1, and MF-2 require approved standard fire hydrants, (6" x 4" 2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. A minimum fire flow shall be determined upon additional plan submittal and review. Fire flow will require a 2 hour duration at 20 PSI. This system shall be looped with two city connections.
148. Permittee/Developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant types, location and spacing, and, the system shall meet the fire flow requirements. Plans shall be signed/approved by the water company having jurisdiction and a registered engineer must provide the following certification statement:

"I hereby state that the design of the water system within this project is in accordance with the requirements prescribed by the Murrieta Fire Department as to hydrant type and spacing, and will provide fire flow of 1500 GPM if sufficient water is available at the point of connection."
149. The required water system including fire hydrants shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
150. All proposed homes are to have an automatic residential fire sprinkler system installed. The sprinkler system shall be designed and installed in accordance with Section R313.3 and NFPA 13D with a separate submittal and permit for each address.
151. Blue dot hydrant markers are to be installed to Fire Department standards.
152. All buildings within the City of Murrieta shall have fire retardant roofing with a Class "B" minimum rating. The developer must submit documented fire rated listings, supplied by the manufacturer, to the Fire Marshal if he/she chooses to use wood shingles.
153. Fuel Modification is required to be installed and accepted by City of Murrieta CSD and inspected/approved by Murrieta Fire Prevention personnel prior to occupancy within this project.

154. All road surface improvements shall be in place with all-weather surfacing, acceptable to fire staff, prior to construction of any buildings within this project.
155. Access will have a 56-foot turning radius capable of accommodating fire apparatus.
156. Access will be a minimum of 28 feet wide to accommodate fire apparatus.
157. Access will have a minimum of 13 foot 6 inches vertical clearance to accommodate fire apparatus.
158. Provide a 96' diameter cul-de-sac per CFC Figure D103.1
159. Any dead end in excess of 150' requires an approved turnaround. Contact Fire Department for details.
160. Prior to release of above referenced project, the Applicant/Developer is responsible to provide all fire protection measures and information required by Fire Prevention. If any of these conditions are not met before, during or after completion of the proposed buildings, the Developer understands that he is in violation of City of Murrieta Ordinance and/or the California Fire Code, and Fire Prevention has the authority to disrupt or permanently stop the construction of the project.
161. If applicable The Permittee/Developer shall agree to make application and agreements with the Murrieta Fire Protection District, to install a strobe light monitor receiver, with Knox key switch back-up, on any electrically controlled gates for vehicular access, prior to occupancy of any structure within this project.
162. The Permittee/Developer shall agree to make application and agreements with the Murrieta Fire Protection District, to install Knox padlocks on any non-motorized gates for emergency vehicular access, prior to occupancy of any structure within this project.

MURRIETA POLICE DEPARTMENT:

163. Address numbers are to be clearly posted on residence and entry points to the property must be clearly visible from street.

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT:

164. Prior to the issuance of building permits, the applicant shall pay the school district the required mitigation fee in effect at the time of request.

COMMUNITY SERVICES DEPARTMENT:

165. This department understands that the interior of referenced project including the parks, basins, and open spaces is to be maintained by a private association; however, it is unclear as to whether this also includes the. Should the applicant wish to have the CSD maintain reverse streetscape frontage on Jefferson/Lemon, this applicant must join the Community Services District (CSD) by forming a Landscape and Lighting District in order to maintain the common, perimeter streetscape areas for this project.

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166. Should the applicant wish to form a Landscape and Lighting District instead of an Association, the applicant should submit a Letter of Intent indicating such to this department. Please note that tract approvals cannot take place unless this office receives that Letter of Intent.

END OF CONDITIONS

RESOLUTION NO. 16 -3580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA CERTIFYING THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT (SCH # 20100111084) FOR GENERAL PLAN 2035 AND MITIGATED NEGATIVE DECLARATION (SCH # 2007051092) FOR PLAZA DE MURRIETA SPECIFIC PLAN FOR A GENERAL PLAN AMENDMENT (GPA-2016-999) AND SPECIFIC PLAN AMENDMENT (SPA-2011-3144), AND TENTATIVE TRACT MAP 2015-731 (TTM 36850) FOR SANTA ROSA HIGHLANDS (FORMERLY KNOWN AS PLAZA DE MURRIETA), LOCATED ON THE NORTHEAST CORNER OF JEFFERSON AVENUE AND LEMON STREET, MURRIETA, CA

WHEREAS, the applicant, Ridge Crest Real Estate, LLC ("applicant"), on behalf of PDM Partners, LP, ("property owner") submitted an application on December 5, 2011 to the City of Murrieta (the "City") for approval of a Specific Plan Amendment to Specific Plan 20 (Plaza de Murrieta), submitted an application for General Plan Amendment 2016-999 on April 25, 2016, and submitted an application on December 9, 2015 for a Tentative Tract Map for a 52.25 acre area (the "Project"); and

WHEREAS, the Project site is generally located south of Murrieta Hot Springs Road and between Interstate Highway 15 (I-15) and 215 (I-215) in the City of Murrieta and County of Riverside; and

WHEREAS, the project area currently includes 9 separate parcels all owned by PD Partners, LP; and

WHEREAS, Specific Plan 20 (Plaza de Murrieta) was originally adopted by the City of Murrieta City Council Ordinance No. 399-07 for 98 single family homes, 232 multi-family units that included 19 Live-Work units, and a 7.66 acre Village Commercial Planning Area, and included certification of a Mitigated Negative Declaration with City Council Resolution No. 07-1790; and

WHEREAS, the applicant is currently proposing an amendment to Specific Plan 20 (SPM 20), which includes changing the name from "Plaza de Murrieta" to "Santa Rosa Highlands" and alterations to the Specific Plan; and

WHEREAS, the proposed Specific Plan Amendment includes Single Family Residential and Multi-Family Residential land uses and associated infrastructure; and

WHEREAS, the proposed Specific Plan Amendment removes the Village Commercial Planning Area, eliminates the Live-Work units and decreases the residential density of the Specific Plan; and

WHEREAS, Project approval includes the following discretionary entitlements: Specific Plan Amendment 2011-3144 (SPA-011-3144), General Plan Amendment 2016-999 (GPA-016-999) and Tentative Tract Map 2015-731 (TTM 36850) (collectively, Project Entitlements); and

WHEREAS, an Addendum to Mitigated Negative Declaration (SCH#2007051092) for the Plaza de Murrieta Specific Plan and Environmental Impact Report (SCH# 20100111084) for General Plan 2035 ("Addendum") has been prepared for the Project, pursuant to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Addendum was prepared for the Project in accordance with Section 15164 (a) of the California Environmental Quality Act (CEQA), which determined that none of the conditions in Section 15162 occurred requiring a subsequent Environmental Impact Report or Mitigated Negative Declaration be adopted for the Project; and.

WHEREAS, the Addendum was made available for public review in the City's Planning Department for public review and comments from April 28, 2016 to May 11, 2016; and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of May 11, 2016, 2016, by mailing a notice to property owners within 500 feet of the perimeter of the property on April 28, 2016, publishing the notice in "The Press Enterprise" newspaper on May 1, 2016, and posting the site on April 29, 2016; and

WHEREAS, on May 11 2016, the Planning Commission of the City of Murrieta held a duly noticed public hearing to consider the application, staff report, staff recommendations and public testimony; and

WHEREAS, at its meeting of May 11, 2016, the Planning Commission recommended that the City Council certify the Addendum; and

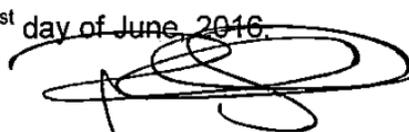
WHEREAS, in making its recommendations, the Planning Commission used its independent judgment and considered all the reports, recommendations, and testimony as are reflected in the record of this matter; and

WHEREAS, on June 21, 2016, the City Council held a duly-noticed public hearing, and considered all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant and such other matters as are reflected in the record of this matter,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Murrieta, California as follows:

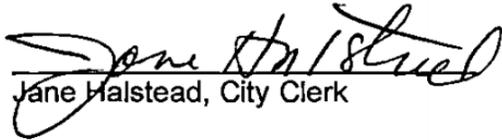
1. That the Addendum to the Mitigated Negative Declaration (SCH#2007051092) for the Plaza de Murrieta Specific Plan and Environmental Impact Report (SCH# 20100111084) for General Plan 2035 reflects the independent judgment of the City Council.
2. That the City Council certifies that the Addendum to Mitigated Negative Declaration (SCH#2007051092) for the Plaza de Murrieta Specific Plan and Environmental Impact Report (SCH# 20100111084) for General Plan 2035 was prepared in accordance with the requirements of the California Environmental Quality Act.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2016.

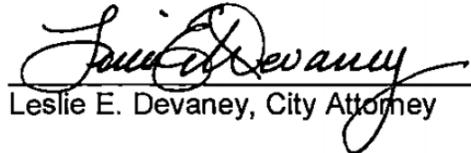


Randon Lane, Mayor

ATTEST:


Jane Halstead, City Clerk

APPROVED AS TO FORM:


Leslie E. Devaney, City Attorney

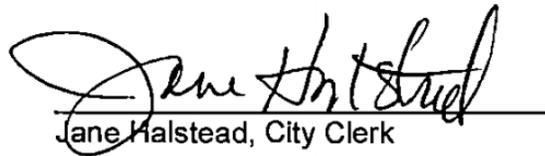
I, Jane Halstead, City Clerk of the City of Murrieta, California, do hereby certify under penalty of perjury that the foregoing resolution was duly adopted at a regular meeting of the City Council on the 21st day of June, 2016, by the following roll call vote:

AYES: GIBBS, INGRAM, LONG, RAMOS, AND LANE

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE


Jane Halstead, City Clerk

RESOLUTION NO. 16 - 3581

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT (GPA-016-999) CHANGING THE TEXT AND THE LAND USE MAP IN THE GENERAL PLAN 2035 LAND USE ELEMENT FROM MULTI-FAMILY TO SINGLE FAMILY, AND FROM COMMERCIAL TO MULTI-FAMILY TO REFLECT THE CHANGES FROM THE SANTA ROSA HIGHLANDS SPECIFIC PLAN AMENDMENT (FORMERLY KNOWN AS THE PLAZA DE MURRIETA SPECIFIC PLAN) FOR PROPERTIES LOCATED ON THE NORTHEAST CORNER OF JEFFERSON AVENUE AND LEMON STREET, MURRIETA, CA (APN'S 949-080-005 through 010, 012, 013, and 015)

WHEREAS, an application was filed by Ridge Crest Real Estate, LLC ("applicant"), on behalf of PDM Partners, LP, ("property owner") for a General Plan Amendment (GPA-2016-999), Specific Plan Amendment (SPA-2011-3144), and Tentative Tract Map 36385 (TTM-2015-731) for properties located on the northeast corner of Jefferson Avenue and Lemon Street, in Murrieta, to amend the text and Land Use Map in the General Plan 2035 Land Use Element to be consistent with the proposed changes for the Santa Rosa Highlands Specific Plan Amendment (formerly known as Plaza de Murrieta) for 52.25 acres by eliminating the commercial planning area and Live-Work units, by increasing the number of single family homes from 98 to 128, and by decreasing the number of multi-family units from 330 to 270, and decreasing the overall residential density from 7.2 to 5.4 dwelling units per acre; and

WHEREAS, a public hearing was duly noticed for the Planning Commission meeting of May 11, 2016, by mailing a notice to property owners within 500 feet of the perimeter of the property on April 28, 2016, publishing the notice in "The Press Enterprise" newspaper on May 1, 2016, and posting the site on April 29, 2016; and

WHEREAS, on May 11, 2016, the Planning Commission held a duly noticed public hearing, and considered all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant and such other matters as are reflected in the record of this matter; and

WHEREAS, based upon the substantial evidence presented at the public hearing on May 11, 2016 and in accordance with Development Code chapter 16.58.060, the Planning Commission voted 4-0 to adopt a resolution recommending the City Council approve the Project; and

WHEREAS, a public hearing was duly noticed for the City Council meeting of June 21, 2016, 2014, by mailing a notice to property owners within 500 feet of the perimeter of the property, publishing the notice in "The Press Enterprise" newspaper, and posting the site on or before June 11, 2016; and

WHEREAS, on June 21, 2016, the City Council held a duly noticed public hearing, and has considered the written recommendation of the Planning Commission, all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the applicant and such other matters as are reflected in the record of this matter.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Murrieta, California as follows:

Findings for Approval of General Plan Amendment:

1. The proposed General Plan Amendment ensures and maintains internal consistency with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan.

FACTS: The General Plan Land Use Element's Goal LU-1 that states "A complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision." The proposed General Plan Amendment with changes to the residential Planning Areas in the Specific Plan, and elimination of the commercial Planning Area will continue to provide a complementary balance to the existing residences (land uses) and allow for residential housing supporting the housing needs for the future anticipated growth of the City. General Land Use Goal "Neighborhood Preservation LU-3 to provide a "Stable, well maintained residential neighborhoods in Murrieta." The proposed amendments to the Specific Plan residential Planning Areas supports this goal and LU-3.1 and LU-3.3 Policies, ensuring that the existing "character of the residential neighborhood is maintained" and "intensity of land use shall be consistent with that of the immediate neighborhood." Additionally, the residential housing types adds to the "diverse mix of housing types that will be maintained to a high standard managed by a Home Owners Association which will maintain and preserve the real estate values and quality of life" for the surrounding neighborhoods (residents) LU-3.4. The proposed low density project at this location continues and supports LU-11.4 Community Design by preserving the unique character and integrity of an established traditional residential neighborhood.

The site is served by a street system identified on the Circulation Element that will not be impacted with this General Plan Amendment or with future development. Access to the site is taken from Jefferson Avenue and Lemon Street. The proposed number of units is a decrease in the density and intensity, and will not create any additional impacts to the Conservation and Open Space, Noise, Safety and Air Quality Elements not already anticipated in the General Plan or the Mitigated Negative Declaration adopted for the Plaza de Murrieta Specific Plan. The change(s) and uses proposed by the General Plan Amendment will maintain the internal consistency with all the objectives, policies, general land uses, programs, and actions of all elements of the General Plan.

2. The proposed General Plan Amendment would not adversely affect public convenience, health, safety, or general welfare of the City.

FACTS: The General Plan Amendment will amend the text and land use map for the Specific Plan by eliminating the commercial land use Planning Area, eliminating the Live-Work units previously approved for Plaza de Murrieta, and decrease the residential density from 7.2 dwelling units per acre to 5.4 dwelling units per acre. The maximum allowable build out for the residential parcels is 128 homes and 142 residences for the condominium units.

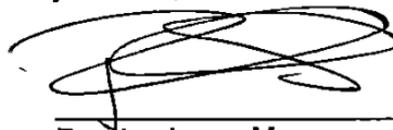
The project is for a Specific Plan Amendment, a General Plan Amendment to change the text and Land Use Map in the Land Use Element of General Plan 2035, and a Tentative Tract Map to create 128 single family residential parcels, 5 multi-family lots, and lots for parks, drainage, streets and open space. Any future development at this site shall be reviewed for compliance with all applicable City codes to ensure that that the public's convenience, health and safety or general welfare is not adversely affected.

3. The proposed General Plan Amendment is in compliance with the provisions of the California Environmental Quality Act CEQA.

FACTS: Pursuant to the Addendum to Mitigated Negative Declaration (SCH#2007051092) for the Plaza de Murrieta Specific Plan and Environmental Impact Report (SCH# 20100111084) for General Plan 2035 the proposed project is consistent with the previous environmental documents and complies with CEQA.

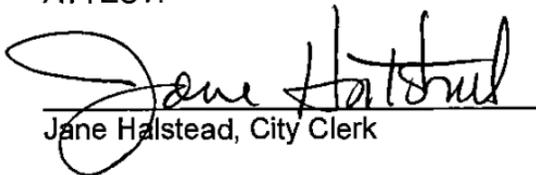
Based upon the findings provided herein, the City Council approves the proposed General Plan Amendment (2016-999), changing the text and land use map in the General Plan 2035 Land Use Element for property located on the northeast corner of Jefferson Avenue and Lemon Street, in Murrieta, on a 52.25-acre project area by eliminating the commercial land use Planning Area, eliminating the Live-Work units previously approved for the Plaza de Murrieta Specific Plan, and decreasing the residential density from 7.2 dwelling units per acre to 5.4 dwelling units per acre. (APN'S 949-080-005 through 010, 012, 013, and 015), as depicted in Attachments 10 and 11 of the Agenda Report.

PASSED, APPROVED AND ADOPTED this 21st day of June, 2016.



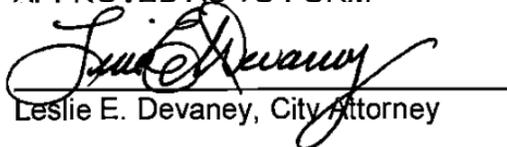
Randon Lane, Mayor

ATTEST:



Jane Halstead, City Clerk

APPROVED AS TO FORM



Leslie E. Devaney, City Attorney

I, Jane Halstead, City Clerk of the City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the City Council on the 21st day of June, 2016, by the following roll call vote:

AYES: GIBBS, INGRAM, LONG, RAMOS, AND LANE

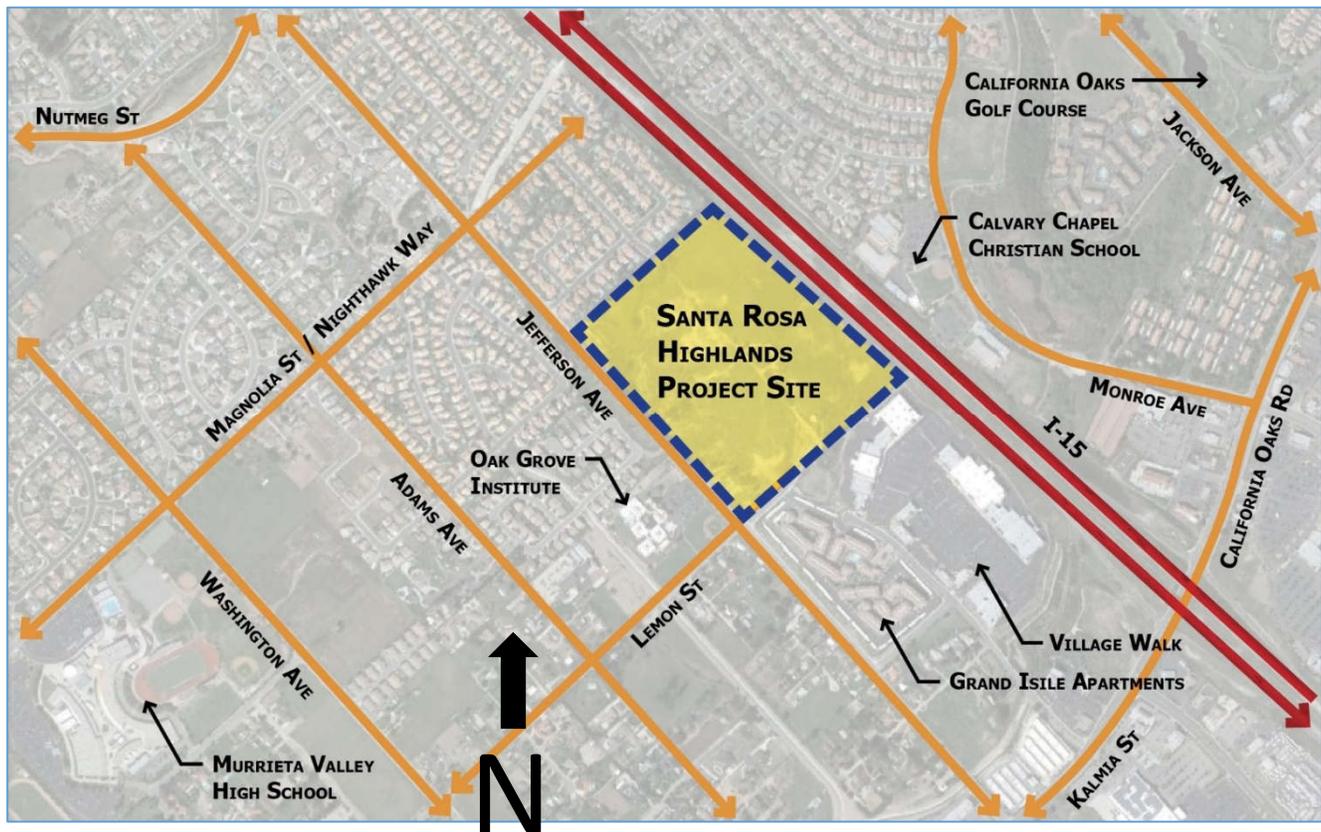
NOES: NONE

ABSENT: NONE

ABSTAINED: NONE



Jane Halstead, City Clerk

EXHIBIT 1.0-1 PROJECT LOCATION MAP**1.0 INTRODUCTION**

The Santa Rosa Highlands Specific Plan (the "Specific Plan") is comprised of approximately 50.01 acres located at the northeast corner of Jefferson Avenue and Lemon Street in the city of Murrieta, California as shown in Exhibits 1.0 and 1.1. The Specific Plan area proposes up to 270 residential dwelling units, providing a mix of single-family detached homes, courtyard single-family detached homes, and single-family attached homes in a variety of building configurations within 3 residential Planning Areas on 50.01 gross acres resulting in an overall density of 5.40 dwelling units per gross acre as depicted in Table 2 (45.91 net acres not including the 4.10 acre preserved open space in Planning Area 4).

Similar to the Plaza de Murrieta Specific Plan this Specific Plan project proposes approximately 4.10 acres of preserved natural open space (Planning Area 4) however its balanced grading design eliminates the previous grading impacts shown in the Plaza de Murrieta Grading Plan along the north slopes and down into the drainage course of this natural open space area. In addition to this preserved open space, this Specific Plan proposes an additional approximately 11.94 acres of maintained open space, and approximately 10.95 acres of roadways.

This same Site was previously approved as the Plaza de Murrieta Specific Plan area on September 18, 2007 with an effective date of October 19, 2007. This Santa Rosa Highlands Specific Plan is being proposed by PDM Partners LP ("Applicant") for the development of a community designed to reflect the residential character of Murrieta.

Named for the local ecological reserve and plateau that's part of the historic Rancho Santa Rosa land grant 4 miles to the southwest, the proposed Santa Rosa Highlands Specific Plan is being submitted to replace the previously approved Plaza de Murrieta Specific Plan which provides for up to 322 residential dwelling units using higher density planning areas along with a 7.66 acre retail planning area at the corner of Jefferson Avenue and Lemon Street. To create these retail and higher density residential planning areas the Plaza de Murrieta Specific Plan required a more extensive earthwork design that was discovered to include the export of an estimated 960,000 cubic yards of soil from this Specific Plan area.

In contrast the Santa Rosa Highlands Specific Plan incorporates a primarily balanced earthwork rough grading design to achieve the lower density residential Planning Areas with the only anticipated soil export being proposed to provide materials that may be necessary for a local Tract in Murrieta, if this material is deemed to be needed, through a separate agreement

and haul permit by that Developer. This was proposed to limit impacts by moving the material locally at a shorter distance. The Santa Rosa Highland Specific Plan can also be raised slightly to balance rough grading materials onsite should this export material not be required. This was achieved by eliminating the retail planning area projected to struggle with an identity and purpose at an inferior location behind existing retail centers along Kalmia Street (which have seen their own recent challenges with retail occupancy levels), along with eliminating the higher density residential Planning Areas that included Live Work housing which are in lower demand and typically developed in urban locations with flat topography in closer proximity to commerce and other services.

Shown for reference, Table 1.0-A is the Land Use Statistical Summary and Exhibit 1.0-2 is the Land Use Plan from the existing Plaza de Murrieta Specific Plan.

EXHIBIT 1.0-2 PLAZA DE MURRIETA LAND USE MAP

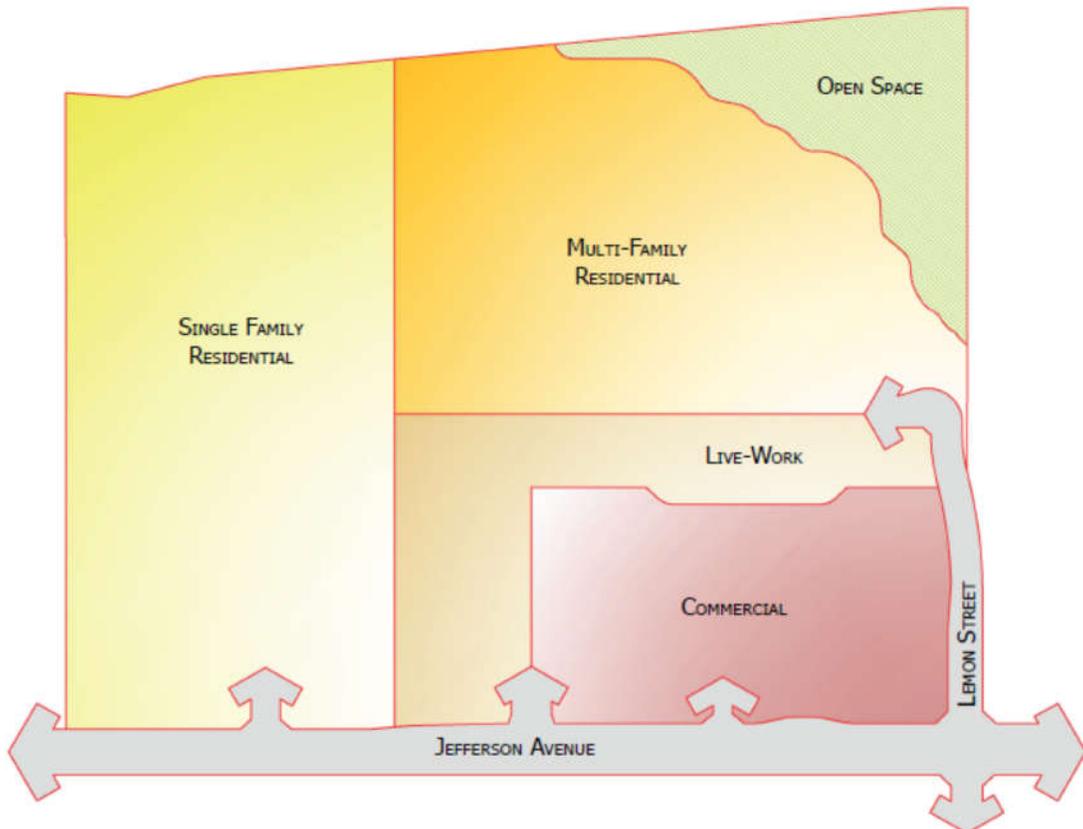


TABLE 1.0-A PLAZA DE MURRIETA LAND USE STATISTICAL SUMMARY

Planning Area	Land Use	Dwelling Units	Acreage	Density
1	Single Family Detached Residential (SFDR-5)	95	17.70	5.4 DU/AC
2	Townhome 1 Residential (T1 R)	140	14.08	9.9 DU/AC
3	Townhome 2 Live/Work Residential (T2 L/W R)	87	6.07	14.3 DU/AC
4	Village Commercial (VC)	-	7.66*	-
5	Open Space (OS)	-	4.03	-
	Circulation	-	2.71	-
TOTAL		322	52.25	7.2**

*Village Commercial acreage not included in overall residential density calculation.

**Residential density excluding Village Commercial acreage.

1.1 SANTA ROSA HIGHLANDS SPECIFIC PLAN PURPOSE AND OBJECTIVES

The Specific Plan comprehensively describes residential, recreational, open space and circulation land-use areas planned for the Development. The adoption of a Specific Plan establishes the zoning for the project site and defines the development regulations, requirements, and design guidelines governing development. A Specific Plan also provides more flexibility than existing City zoning which may have been adopted during past housing cycles, for other regions of the City, or to solve an unrelated issue at the time. When adopted the Specific Plan will establish the procedures and requirements to approve development within the project site to ensure that the City of Murrieta General Plan is implemented.

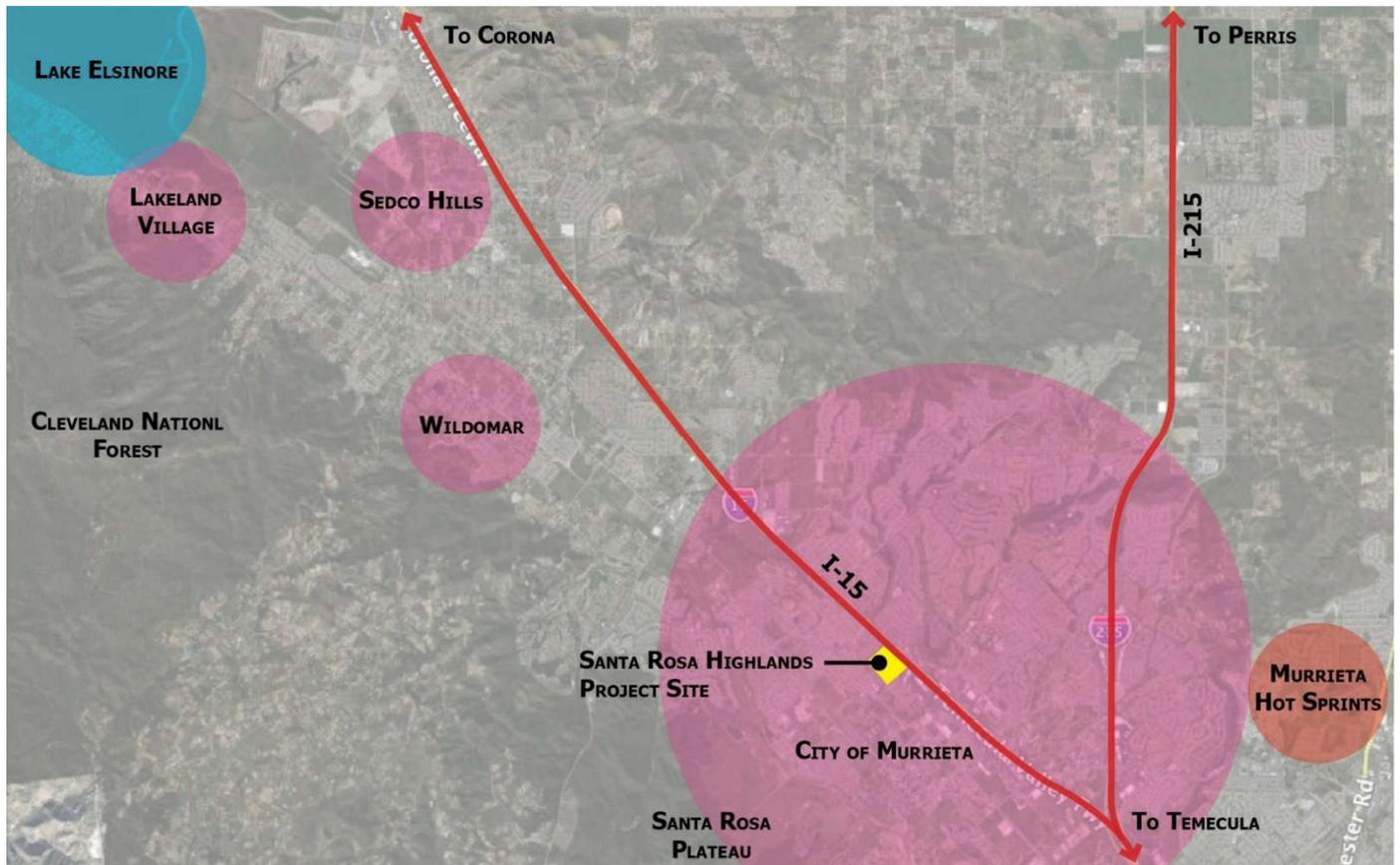
The Specific Plan is designed to follow these guiding principles:

- Create a unique high quality community consisting of a variety of single-family residential housing configurations.
- Connect the land uses and homes within the Specific Plan with surrounding public facilities and existing communities by creating a Development that is compatible with the predominate surrounding character.
- Provide recreational opportunities for residents including a central green; open play areas, pocket parks, tot lots, picnic area, and clubhouse connected through a system of pedestrian pathways.
- Emphasize bicycle and pedestrian accessibility and mobility to encourage alternate modes of travel.
- Provide diversity in architectural design with a choice of housing types and opportunities to address a variety of lifestyles and life stages within the marketplace.
- Significantly limit grading export on public roadways in comparison to the Plaza de Murrieta Specific Plan thereby reducing potential environmental impacts as discussed in the Mitigated Negative Declaration to surrounding uses, residents, and the community character.

1.2 REGIONAL SETTING

The Specific Plan area is located west of Interstate 15 Freeway, bordered by and northeast of the intersection of Jefferson Avenue and Lemon Street in the City of Murrieta. Surrounding the Specific Plan area is existing retail and multi-family development to the south, existing residential neighborhoods to the north and west, and a private residential treatment and education center directly across Jefferson Avenue to the west. The nearest Interstate 15 freeway interchange is at Kalmia Street located approximately one half mile south and less than one half mile east, the City of Murrieta's administrative offices and emergency services are located less than one mile south on Jefferson Avenue (Exhibit 1.1).

The City of Murrieta located in southwestern Riverside County, bordered by Temecula to the south and the newly incorporated cities of Menifee and Wildomar to the north. With neighboring Temecula, Murrieta forms the southwestern anchor of the Inland Empire region. It is almost equidistant to San Diego, Los Angeles, and Orange County, California.

EXHIBIT 1.2-1 REGIONAL VICINITY MAP (Specific Plan and Surrounding Areas)**1.3 REGIONAL BACKGROUND**

The City was incorporated in 1991 and adopted a General Plan in conformance with State statutes. The City's General Plan covers approximately 33.61 square miles of incorporated City limits and approximately 8.34 miles of unincorporated county land within the City's Sphere of Influence. The General Plan is a comprehensive first step in unifying the community. The General Plan is a "blueprint" for future growth by providing long-term policy guidelines for the City's physical, economic, social and environmental changes.

The urbanized area of the City is characterized by a combination of old and new development. Land uses such as rural residential and lower density development are generally located west of Interstate 15 (I-15). Along Jefferson Avenue is a business park and freeway serving commercial uses. In contrast, several new master planned communities are located within the central and eastern portions of the City. The northern portion of the City is largely undeveloped with some low density residential land uses.

Factors influencing and forming the preparation and design of this Specific Plan include: zoning, the General Plan land use designation, sensitivity to surrounding development, the need for transitional land uses, biological and geological features of the project site, the need for a variety of housing types and price levels, the requirement for annexation of all Parcels to Western Municipal Water District, the need for new housing, parks and open space, along with the current and projected availability of retail space and the impacts of exporting the amount of soil required by the previously approved Plaza de Murrieta Specific Plan.

1.4 GENERAL PLAN CONSISTENCY

The project site currently has a land use and zoning designation of Specific Plan (SP) per the City's General Plan and zoning ordinance due to the City's 2006 General Plan Update Program approved by the City Council on January 10, 2006.

As part of the 2006 General Plan Update Program, the City's General Plan Advisory Committee (GPAC) held a series of meetings from January 2004 to March 2005. During this time the, GPAC reviewed changes to the General Plan text,

Circulation Plan, and land use designations for over 50 sites. The project site was one property requesting a change in land use designation and zoning, which was identified as Site #1 in the General Plan Update Program.

EXHIBIT 1.4-1 EXISTING GENERAL PLAN DESIGNATIONS



As can be seen in Exhibit 1.4-1, the existing General Plan designation is reflective of the adopted Plaza de Murrieta specific plan shown on Exhibit 1.0-2. Although several amendments to the Plaza De Murrieta have been proposed since its adoption by the City of Murrieta, none have been adopted. Therefore, the Plaza De Murrieta Specific Plan is exactly reflective of the existing general plan.

The Santa Rosa Highlands Specific Plan responds to the current and anticipated future market conditions by focusing on high quality medium and low density residential housing while significantly reducing soil export in comparison to the prior Specific Plan it is proposed to replace.

1.5 EXISTING CONDITIONS

Geologically, the site is located in the Peninsular Ranges Geomorphic Province of California. These ranges are characterized by steep, elongated valleys that trend west to northwest. The topography is controlled by the Elsinore fault zone that extends from the San Gabriel River southwesterly to the United States/Mexico border. Locally to the southwest the Santa Rosa Plateau sets on the southern portion of the Santa Ana Mountain Range, part of the Peninsular Range which extends 900 miles from the Los Angeles Basin to tip of Baja California. The site is underlain by recent alluvial deposits and Quaternary bedrock consisting of Pauba formation and an unnamed sandstone formation. The surface soils are generally comprised of clayey sands. Based on the geotechnical report prepared for the Project site by Pacific Soils Engineering dated August 24, 2006, the closest active fault is the Wildomar fault located approximately 328 feet to the west. This fault is capable of producing moderate magnitude earthquakes. Potentially active faults were encountered transecting the southwesterly portion of the site along Jefferson Avenue. The southern corner of the project site is located within an Alquist-Priolo Earthquake Fault Zone. Based on a Geotechnical Report prepared by Pacific Soils Engineering dated August 24, 2006, a Provisional Habitable Structure Setback Zone is required along a fault in the southern corner of the project adjacent to Jefferson Avenue and Lemon Street as illustrated on Exhibit 1.3.

The topography of the site is generally around 1,205 feet above sea level along the northwesterly portion of the site and slopes up generally to 1,245 feet in the central portion of the site and slopes generally downward to 1,185 feet along the southeasterly portion of the site, as shown in Exhibit 1.3. Natural drainage patterns exist from north to south and from west to east creating three distinct drainage areas as shown in Section 4.4. The highest point of the site slopes downwards along the southerly and easterly portions. Offsite flows currently enter at the northern boundary south of Interstate 15, flows entering at the northwest boundary are generated from existing residential tracts to the north and continue to flow southerly after entering the site and crossing Jefferson Avenue through an existing storm drain facility.

An arborist survey (September 20, 2006 prepared by LSA Associates, Inc.) was previously conducted to inventory the trees on site according to the requirements of the City of Murrieta Municipal Code, Title 16.42: Tree Preservation. The arborist measured and assessed the health of every tree on site. In general, the report concluded that the native trees were young riparian species located along two drainages running across the eastern and western corners of the site. A tree appraisal shall be prepared and approved by the City of Murrieta Landscape Architect as part of the Tentative Map application. The site also contains a few mature willows and cottonwoods in the drainages. The non-native trees vary greatly in their health status with many of the eucalyptus trees being old, senescent, have infestations and damaged by fire. Several other tree species are present on site and vary in condition. Please see the report for detailed analysis of each tree. The trees in Planning Area 4 will be preserved or replanted as part of the requirements of the environmental permits reviewed and approved by the resource agencies.

Recent biological surveys were conducted between November 2014 and January 2015 with those results being made part of a general biological resource report by Helix Environmental Planning. Jurisdictional delineations were conducted up to January 2015 with a recent field walk conducted with agency participation to confirm the extents of current jurisdictional portions of the project site. Previously a general biological resource report was prepared by LSA on October 23, 2006. As indicated in these reports the site includes non-native grassland, ruderal vegetation, California Sage Scrub (CSS), and riparian scrub/woodland. A DBESP (Determination of Biologically Equivalent or Superior Preservation) for the Plaza de Murrieta Specific Plan was issued by U.S. Fish and Wildlife Service in March 2007 designating the 4-acre open space area (Planning Area 5) as a habitat mitigation area to offset project related impacts to riparian/riverine habitats.

Species surveys were originally conducted by LSA in 2006 along with the more recent; 2015 Least Bell's Vireo (*Vireo bellii pusillus*) Survey Report for the Santa Rosa Highlands Development Project in the City of Murrieta, Riverside County, California (August 10, 2015 by Helix Environmental Planning); Results of a Burrowing Owl Presence/Absence Survey Conducted for the Santa Rosa Highlands Development Project Located in Riverside County, California (July 15, 2015 by Glenn Lukos Associates) along with the prior; A Nesting Season Survey, Burrowing Owl (*Athene cunicularia hypugasa* - September 7, 2011 prepared by Principe and Associates). These surveys were primarily conducted to verify the presence of current or prior habitat on site which is located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP (County of Riverside Western Riverside Multiple Species Habitat Conservation Plan). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years on the site. The Least Bell's vireo species was reportedly not seen or heard on the Project site. It was also noted that brown-headed cowbirds (*Molothrus ater*) were not observed during the vireo survey.

Surrounding uses include existing single family residential to the north; the Grand Isle Senior Apartment complex and the Village Walk retail shopping center to the south; the existing Oak Grove Center (nonprofit educational and residential center) and existing residential to the west; and the I-15 Freeway to the east. The only structure on the property was a decommissioned water tank located in the southeastern portion of the site and removed in 2013. Otherwise the project site has remained vacant since approximately 2004 when the existing structures from prior occupants were removed.

EXHIBIT 1.5-1 EXISTING TOPOGRAPHY

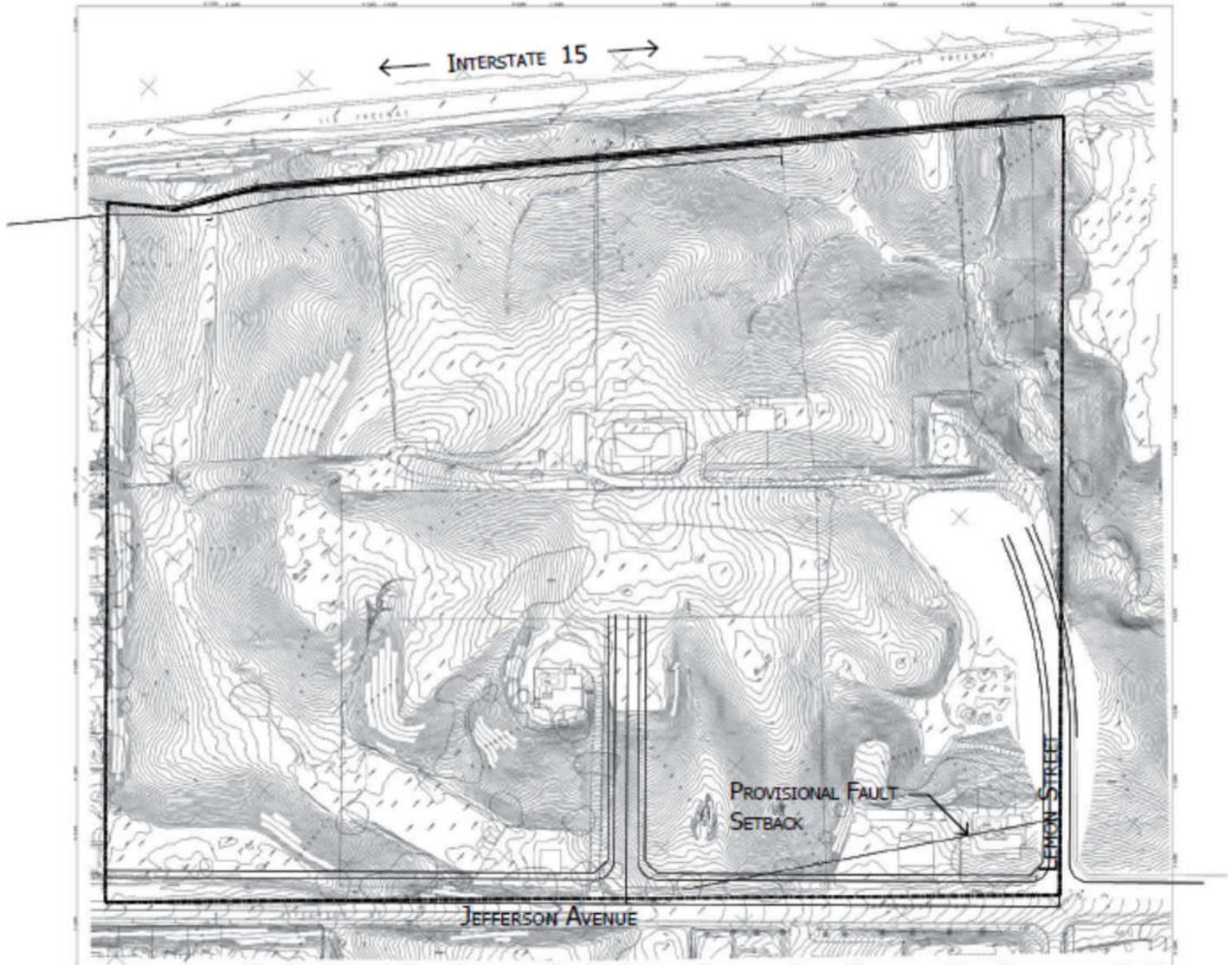


TABLE 1.5-A PLAZA DE MURRIETA EARTHWORK REPORT (Consultant Archive Files Excerpt) COMPARED TO THE PROPOSED SANTA ROSA HIGHLANDS EARTHWORK DESIGN

<u>Plaza de Murrieta (Volumes Report 1/17/2008)</u>		<u>Santa Rosa Highlands Estimated Earthwork</u>	
Raw Cut volume:	1,330,709.9 C.Y.	Raw Cut Volume:	723,290 C.Y.
Raw Fill volume:	370,013.6 C.Y.	Estimated Remedial Volume:	105,000 C.Y.**
Export / (Import):	960,696.3 C.Y.*	Adjusted Fill Volume:	804,680 C.Y.**
		Export / (Import):	23,610 C.Y.**

* "Export" refers to the amount of existing soil material required to be removed per the Plaza de Murrieta Specific Plan design to lower the site to design elevations. Using 10 cubic yard trucks this could take 96,069 truck haul trips on local streets and highways for a minimum of 30 work weeks (8 trucks at 8 hours per day) in order to export this amount of existing material likely to several different yet unknown locations that could use this amount of material.

** "Estimated Remedial Volume" refers to unsuitable underlain soils determined by the Soils Engineer to be removed below existing elevations and re-compacted to provide suitable structure support. "Adjusted Fill Volume" estimates 9.5% shrinkage on excavated fill material during compaction along with 0.5' subsidence of compacted fill. "Export" indicates adjustments that can be made to supply material to a local tract as requested. Soil generated from utility installations and other site development can be used as fill material, no soils should need to be imported to this site to complete rough grading.

12.0 LAND USE

The proposed Santa Rosa Highlands Specific Plan ("Specific Plan") establishes the regulations, development standards and design guidelines for the residential land use areas and associated non-residential uses. The Specific Plan will govern development of the Specific Plan area and is consistent with the goals and policies of the City of Murrieta General Plan in creating a livable residential community served by open space areas offering opportunities for social gathering and recreation uses for residents and visitors alike.

In addition to a variation of residential uses, the Specific Plan features an open space program that includes a central green, focal parks, linear parks, and preserved natural open space areas. To encourage and promote pedestrian circulation throughout the various planning and recreational use areas, a pedestrian connectivity plan utilizing multi-use pathways and trails has also been incorporated.

EXHIBIT 2.0-1 AMENDED LAND USE PLAN

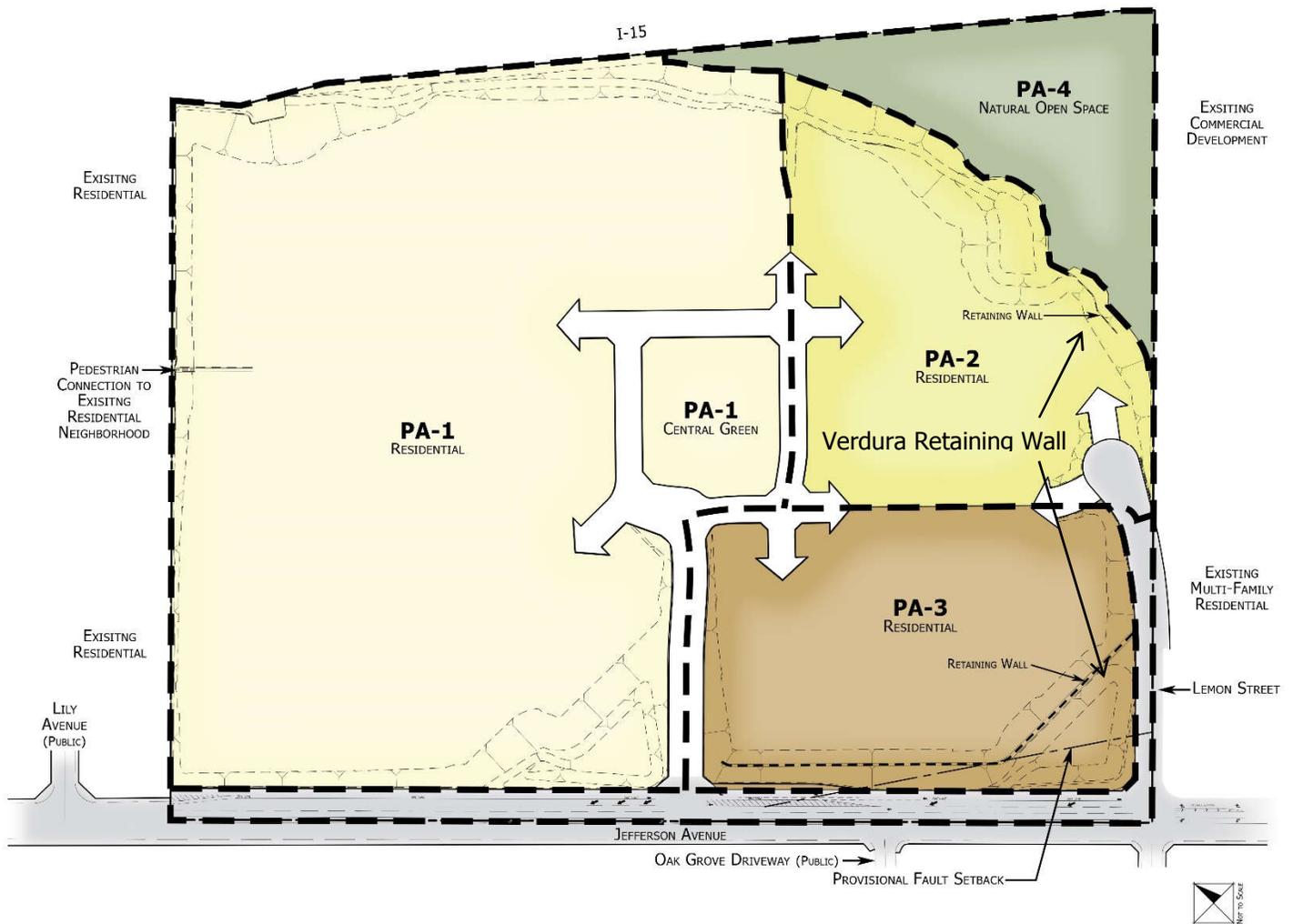


Table 2.0-A provides the proposed Land Use Statistical Summary, it illustrating the land use, acreage, density and number of dwelling units associated with each of the Planning Areas and Land Use Designations.

TABLE 2.0-A LAND USE STATISTICAL SUMMARY

Planning Area	Land Use	Net Acreage	Maximum Dwelling Units	Maximum Density
1	Home Type 1 - Single Family Detached Residential (SFDR-1) Home Type 2 - Single Family Detached Residential (SFDR-2)	28.89	128	4.43 DU/AC
2	Home Type 3 - Single Family Detached Courtyard Residential (SFDR-3) Home Type 4 - Single Family Attached Duplex Residential (SFAR-1)	8.17	68	8.32 DU/AC
3	Home Type 3 - Single Family Detached Residential Courtyard (SFDR-3) Home Type 4 - Single Family Attached Duplex Residential (SFAR-1)	8.84	74	8.37 DU/AC
4	Preserved Open Space	4.10		
TOTALS		50	270	5.40 DU/AC

2.1 PLANNING AREAS

Within the Santa Rosa Highlands Specific Plan, there are various natural and man-made conditions that affect the siting and viability of different land uses. The Land Use section examines appropriate land uses for the area based upon the natural and man-made conditions, as well as the goals and objectives of the City of Murrieta.

Exhibit 2.0 is the Santa Rosa Highlands Specific Plan Land Use Plan. It illustrates the distribution of Planning Areas and Land Use Designations. The Specific Plan includes four (4) Planning Areas that are described as follows:

2.1.1 Planning Area 1

Planning Area 1 is designated as Single Family Detached Residential and allows for single-family detached Home Type 1 and Home Type 2. (SFDR-1 Minimum 5,000 square foot Lots and SFDR-2 Minimum 4,500 square foot Lots). As depicted in Table 2, this Planning Area will consist of up to 128 single-family detached residential lots on 28.89 gross acres including 6.39 acres of circulation area at a maximum average density of 4.43 dwelling units per gross acre. The minimum lot size along the northeast boundary (transition zone) and adjacent to the existing single family homes within this Planning Area is 5,000 square feet. Planning Area 1 and the associated single-family detached homes will serve as a transition between the existing single-family developments along the northwesterly perimeter and future development.

Planning Area 1 includes the Central Green open space and recreation area (see Exhibit 2.1). The Central Green will include a variety of recreational features including tot lots, water play area, covered barbeque areas, game tables and open lawn areas to serve the neighborhood. The Central Green will provide both active and passive uses for the residents. This Planning Area also includes a series of focal parks and segments of the linear parkway and trail system to encourage pedestrian circulation throughout the project and offers connectivity to the adjacent San Ravelle residential neighborhood to the north.

2.1.2 Planning Area 2

Planning Area 2 is designated as Single Family Detached Residential and allows for single-family detached Home Type 3 and attached Home Type 4 (SFDR-3 single-family detached residential courtyard homes and SFAR-1 single-family attached duplex homes). This Planning Area will consist of up to 68 single-family residential units on 8.17 gross acres including 2.04 acres of circulation area at an average density of 8.32 dwelling units per gross acre as depicted in Table 2.

Planning Area 2 includes a variety of focal parks, and an overlook park offering views into Planning Area 4. These parks will include a variety of recreational amenities. A comprehensive pedestrian system has been developed which allows pedestrian travel throughout the Planning Area to adjacent neighborhoods.

2.1.3 Planning Area 3

Planning Area 3 is designated as Single Family Detached and Attached Residential and allows for single-family detached Home Type 3 and single-family attached Home Type 4 (SFDR-3 single-family detached courtyard homes and SFAR-1 single-family attached duplex homes). This Planning Area will include up to 74 single-family residential units on 8.83 gross acres including 2.53 acres of circulation area at an average density of 8.37 dwelling units per gross acre when Home Type 4 are included. This Planning Area is designed to provide a transition between the proposed residential parcels and the existing commercial uses and multi-family residential land uses along the southeasterly perimeter of the Project.

Planning Area 3 also includes pocket parks and a pedestrian paseo connecting this Planning Area to the other Planning Areas and adjacent neighborhoods via Lemon Street and Jefferson Avenue parkways and sidewalks. These open space areas provide a variety of recreational amenities such as tot lots and barbeque areas to serve various age groups of the future residents.

The southern corner of Planning Area 3 also contains a Provisional Habitable Structure Setback Zone along a fault adjacent to Jefferson Avenue and Lemon Street as illustrated on Exhibit 1.3 and throughout this document. The Slope built upon this Setback Zone features a Verdura earth filled retaining wall which will be landscaped across the surface.

2.1.4 Planning Area 4

Planning Area 4 is comprised of entirely of preserved natural open space and is approximately 4.10 gross acres. It therefore has a zoning designation of OS (Open Space). This Planning Area is located at the southeast corner of the site that contains a natural watershed area. This area will not include recreational uses other than viewing from the bluff trails, and provides for preserved open space in a natural or enhanced environment. While residential development will not be permitted within this Planning Area, manufactured slopes, retaining walls, and detention basin improvements are allowed.

2.2 HOME TYPES

2.2.1 Single-Family Detached Residential Homes (SFDR-1, SFDR-2, SFDR-3):

Three types of single-family detached residential development products are planned for the project site, providing an appropriate and logical transition between the surrounding development and proposed land uses within the site:

Home Type 1 (SFDR-1) residential category in Planning Area 1 is located within the northern portions of the site and will consist of conventional single-family detached residential dwelling units with front vehicular access provided from interior streets. Residential areas consisting of this home will be a minimum lot size of 5,000 square feet. To ensure compatibility with the existing adjacent single-family residential neighborhood along the northerly property boundary and in response to comments originally provided during the adoption of the Plaza de Murrieta Specific Plan, the Santa Rosa Highlands Specific Plan designates only Home Type I within this "Edge Zone" along the northwest perimeter.

Home Type 2 (SFDR-2) residential category in Planning Area 1 will also consist of conventional single-family detached residential dwelling units with front vehicular access provided from interior streets. Residential areas

consisting of this home will be a minimum lot size of 4,500 square feet. These homes are located within the center portion of the site as a transition between Home Type 1 and Home Type 3.

Home Type 3 (SFDR-3) residential category in Planning Areas 2 and 3 will consist of cluster layout single-family detached residential dwelling units that utilize shared private automobile motor courts to access the garage and dwelling. This home type features a common area maintained front entry area and a private side or rear yard area that is privately maintained. Residential areas will be developed at a minimum size of 2,000 square feet site are per dwelling unit. These homes are placed towards the easterly and southerly edges of the property, in closer proximity to the existing adjacent multi-family and commercial uses to create an appropriate transition of density.

2.2.2 Single Family Attached Residential Homes (SFAR-1):

Home Type 4 residential category in Planning Areas 2 and 3 will consist of single-family attached duplex housing units configured on shared lots. This home type utilizes private common area walkways to access front-loaded entries with private drive aisles accessing front-loaded side-by-side 2-car garages. Each building will consist of a maximum of two units (some single unit buildings may be used), with all Units incorporating an adjacent private yard space.

2.2.3 Allowed Uses for all Home Types:

Permitted uses:

1. Single family detached dwellings and their accessory uses.
2. Public or private parks; recreation buildings, and associated structures.
3. Private vehicle storage garages.
4. Private residential recreational facilities.
5. Satellite Dishes / Antennas (restricted to side or rear elevations).
6. Child Day Care up to 8 Children.
7. Home occupations in accordance with the City’s development code.
8. Model Homes / Sales Offices.
9. Residential Accessory Uses and Structures (storage, garden, cabanas, greenhouse structures).
10. Residential Care Homes up to 6 clients.
11. Neighborhood Monument signs.
12. Temporary uses such as; construction trailers, parking, material and equipment storage, real estate signs and directional signage in accordance with the City’s development code.

Conditionally permitted uses:

1. Places of worship.
2. Home Schools.
3. Assisted Living / Rehabilitation / Skilled Nursing.
4. Childcare facilities over 8 Children (in accordance with the City’s development code).
5. Residential Care Homes over 6 Clients.

2.3 PARKS, TRAILS AND OPEN SPACE

A centrally located "Central Green" amenity at approximately 1.50 acres shall be the focal feature and is planned to provide a variety of open space and recreation amenities. A social common space, and a multi-use open space area, it is intended to include a tot lot, open play areas, picnic, clubhouse facilities, and other amenities in a park-like environment. Additionally there will be approximately 1.64 acres of focal parks and paseos within approximately 11.94 acres of open space along with the approximately 4.10 acres of preserved natural open space in Planning Area 4. These approximately 16.04 total acres of open space areas will serve multiple functions including recreation, active open space, preserved natural open space, and pedestrian circulation. A comprehensive system a pedestrian pathways and trails have been incorporated into the master plan and will provide connectivity within the community and to surrounding neighborhoods.

EXHIBIT 2.3-1 OPEN SPACE AND RECREATION PLAN

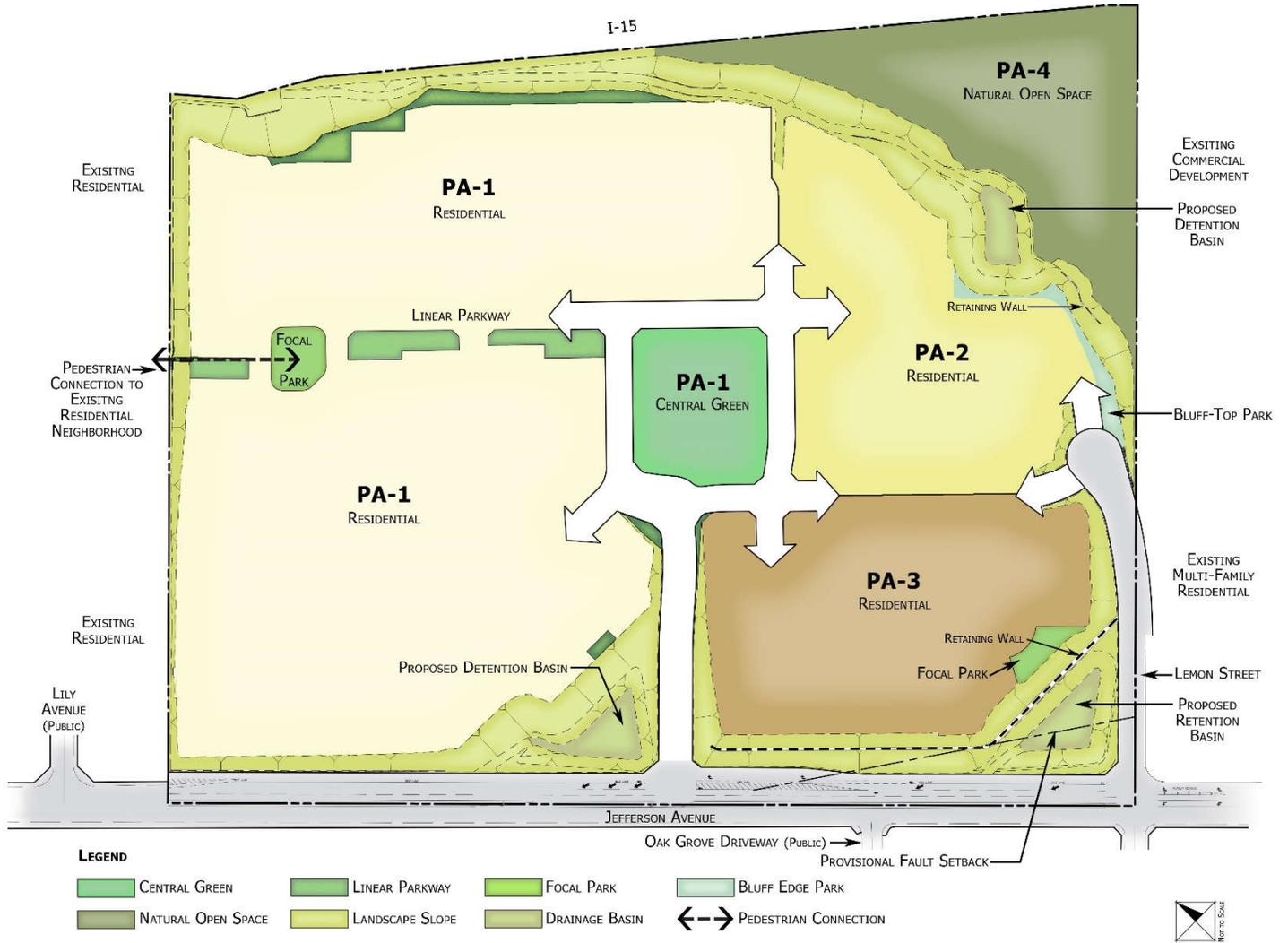
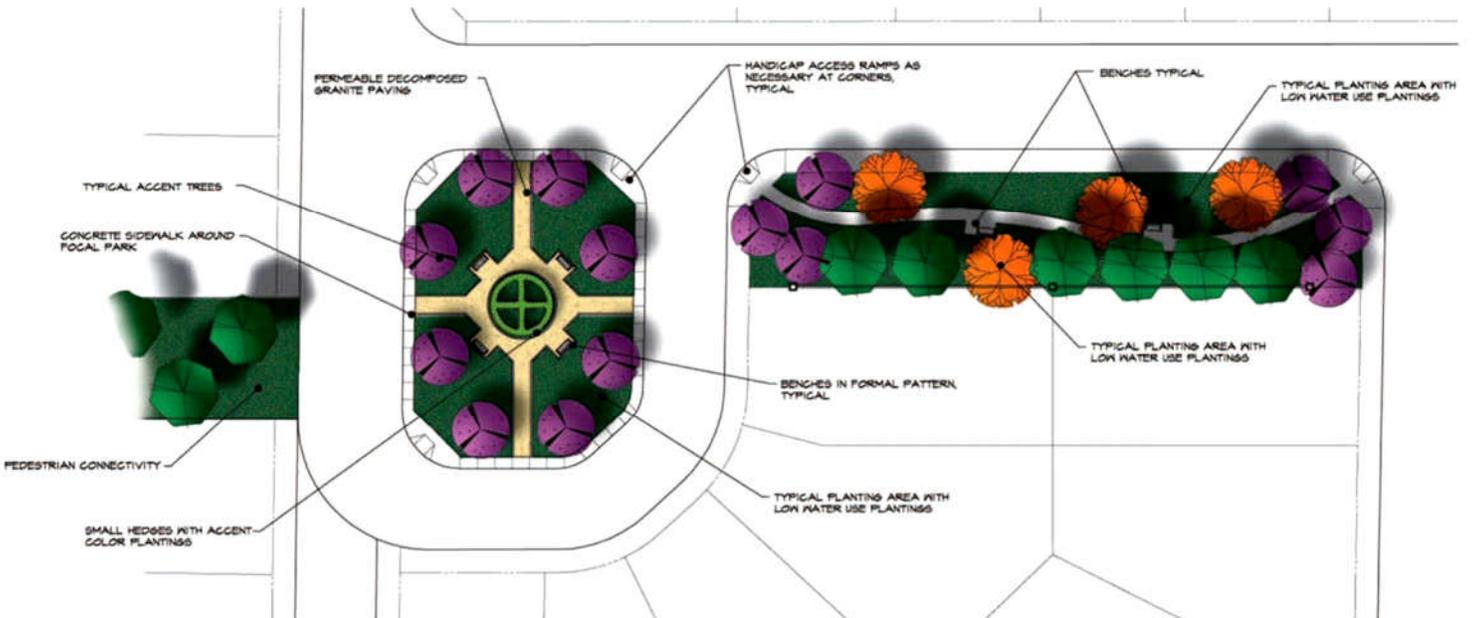


EXHIBIT 2.3-2 FOCAL PARK AND LINEAR PARKWAY CONCEPT



3.0 DESIGN STANDARDS PURPOSE AND INTENT

The Design Standards are a set of guidelines provided to ensure that the vision for Santa Rosa Highlands will be fully realized is an attractive and welcoming place to live. This section of the specific plan will provide architectural and neighborhood planning criteria that describe various techniques and elements encouraged in the design of the homes and neighborhoods at Santa Rosa Highlands. Appropriate selection of architectural styles, materials, landscaping and building massing is an important part in creating quality homes in a pleasing living Environment.

In an effort to encourage creativity and innovation, these guidelines are intended to be used as a tool to inspire architectural creativity while maintaining the character and quality of the overall neighborhood. These guidelines are meant to express intent rather than absolutes, thereby allowing a certain level of flexibility in fulfilling the intended design goals and objectives the sketches and graphic representations and are to be used as general aids in understanding the basic intent of these guidelines.

3.1 ARCHITECTURAL PHILOSOPHY

The design criteria in these guidelines are intended to encourage quality architecture and authenticity while allowing for creativity and flexibility in building design.

Like the historical architectural styles used for inspiration, floor plans should be developed that emphasize simple rectangular shapes and that are assembled together in an uncomplicated manner.

Each home should be designed to take a "neighborhood view" of the Streetscene. Consideration should be given to the characteristics of footprint and massing, how the home is plotted on the lot, how the plan relates to the adjacent home, and how groups of homes can be developed with harmony.

Single-family detached home series shall have a minimum of three floor plans. Each floor plan must be designed with a minimum of three architectural styles emphasizing a variety of massing, roof layout, details, window composition, and color variation. Proper scale and proportion of architectural elements and appropriate choice of details will be emphasized in achieving a high level of quality.

3.2 NEIGHBORHOOD CHARACTER

The Neighborhood Character envisioned for Santa Rosa Highlands will evoke the look and feel of a traditional residential neighborhood utilizing contemporary design and construction methods. To accomplish this, the home designs being emphasized should incorporate a variety of architectural styles and influences providing for flexibility while connecting to Murrieta and the surrounding region's historic past, such as the use of the Murrieta railway depot design as the intended theme for the Central Green Clubhouse.

The Land Use Plan delineates up to four (4) Home Types within three (3) Planning Areas while allowing for some flexibility between these areas. Home Types I and II represent traditional neighborhood character with mostly front facing homes, full driveways and exclusive use private side and rear yard areas. Home Type III will be built around a shared automobile motor court while featuring private entry areas and exclusive use private side or rear yards depending on configuration or placement of the dwelling. Home Type IV provides for slightly more affordable home ownership with attached duplex, triplex or fourplex buildings and exclusive use patio or balcony areas.

Overall the design concept is intended to blend the traditional architectural styles found in Southern California with contemporary lifestyles and building methodologies. Acceptable architectural styles shall include but are not limited to Spanish, Bungalow, Cottage, Monterey, Traditional, Territorial Ranch, and American Farmhouse. The styles are appropriate to the region, address the needs and lifestyles of the residence, and support the overall community theme reflective of the City of Murrieta.

3.3 RESIDENTIAL DESIGN STANDARDS

3.3.1 Home Type 1 - Single-Family Detached (SFDR-1)

Lot Frontage

Lots front the private street and are served from the front or could be served from the side.

Building Orientation

Primary entrances to all homes shall address the residential streets and shall provide clear access to the residence from the street.

Lot Criteria

- Minimum lot width 50'
- Minimum lot depth 95'
- Minimum lot size 5,000 S.F.

Front Setbacks

- All front setbacks are measured from the property line at back of sidewalk
- Front living area 10'
- Porch with single story plate line 8'
- Front entry garage 20'
- Turn in garage with single story plate 10'

Minimum Side Setbacks

- Interior 5'
- From residential street 7'

Rear Setbacks

- Main structure 15'
- Garage (single story plate line) 5'
- Patio cover 5'
- Second story deck 10'

Lot Coverage

- Maximum lot coverage 50%

Maximum Building Height

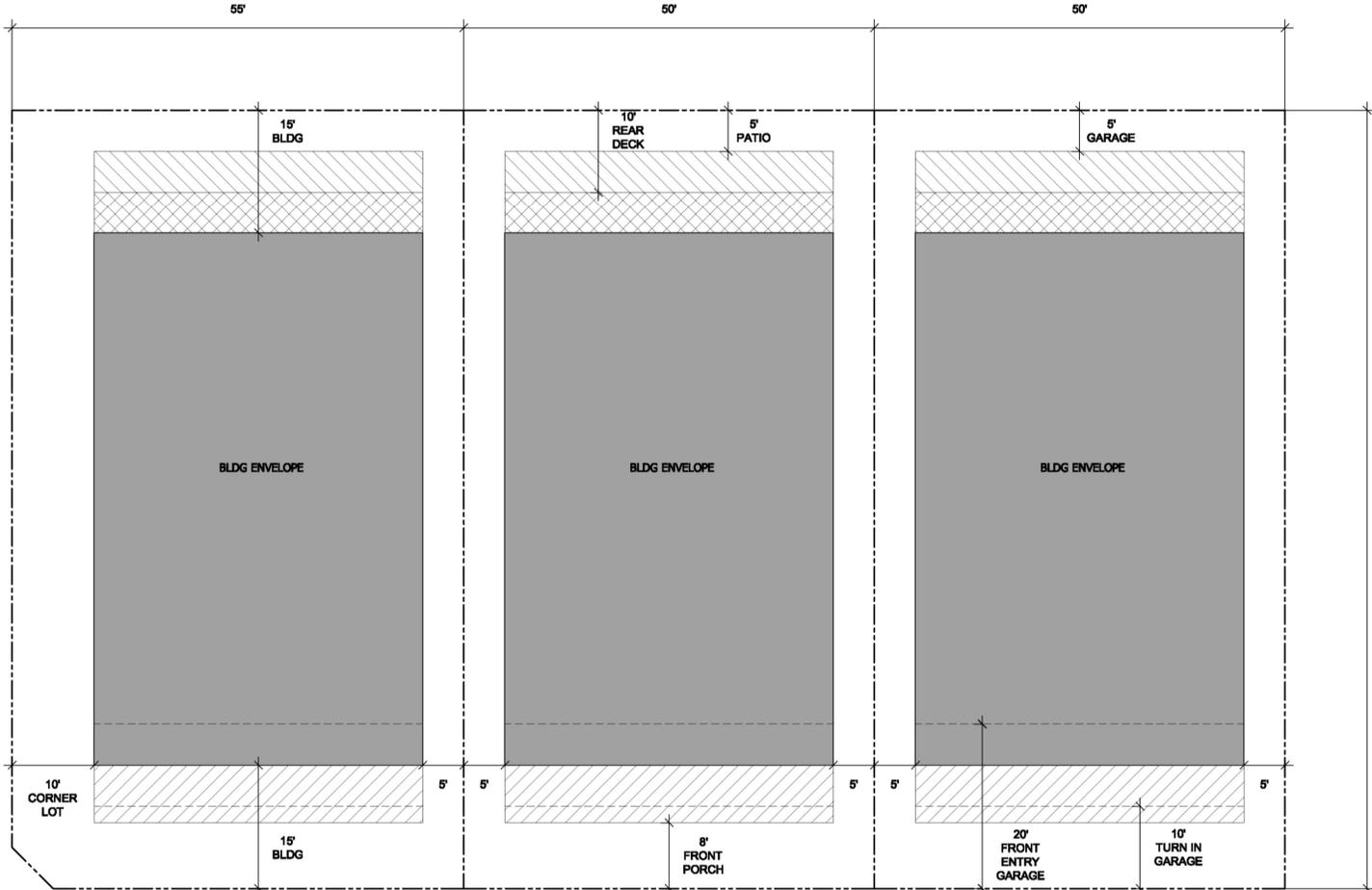
- Main structure 35'

Parking

- Min. number of spaces required 2 garage spaces



EXHIBIT 3.3-1 HOME TYPE 1 PLOT PLAN CONCEPT



Note: Architectural projections may encroach a maximum of 3' into the required front, rear, or side setback areas; however, in no case shall such projections be closer than 3' to any property line.

3.3.2 Home Type 2 - Single-Family Detached (SFDR-2)

Lot Frontage

Lots front the private streets and are served from the front or could be served from the side.

Building Orientation

Primary entrances to all homes shall address the residential streets and shall provide clear access to the residence from the street.

Lot Criteria

- Minimum lot width 45'
- Minimum lot depth 90'
- Minimum lot size 4,050 S.F.

Minimum Front Setbacks

- All front setbacks are measured from the property line at back of sidewalk
- Front living area 10'
- Porch with single story plate line 8'
- Front entry garage 18'

Minimum Side Setbacks

- Interior 5'
- From residential street 7'

Minimum Rear Setbacks

- Main structure 15'
- Garage (single story plate line) 5'
- Patio cover 5'
- Second story deck 10'

Lot Coverage

- Maximum lot coverage 50%

Maximum Building Height

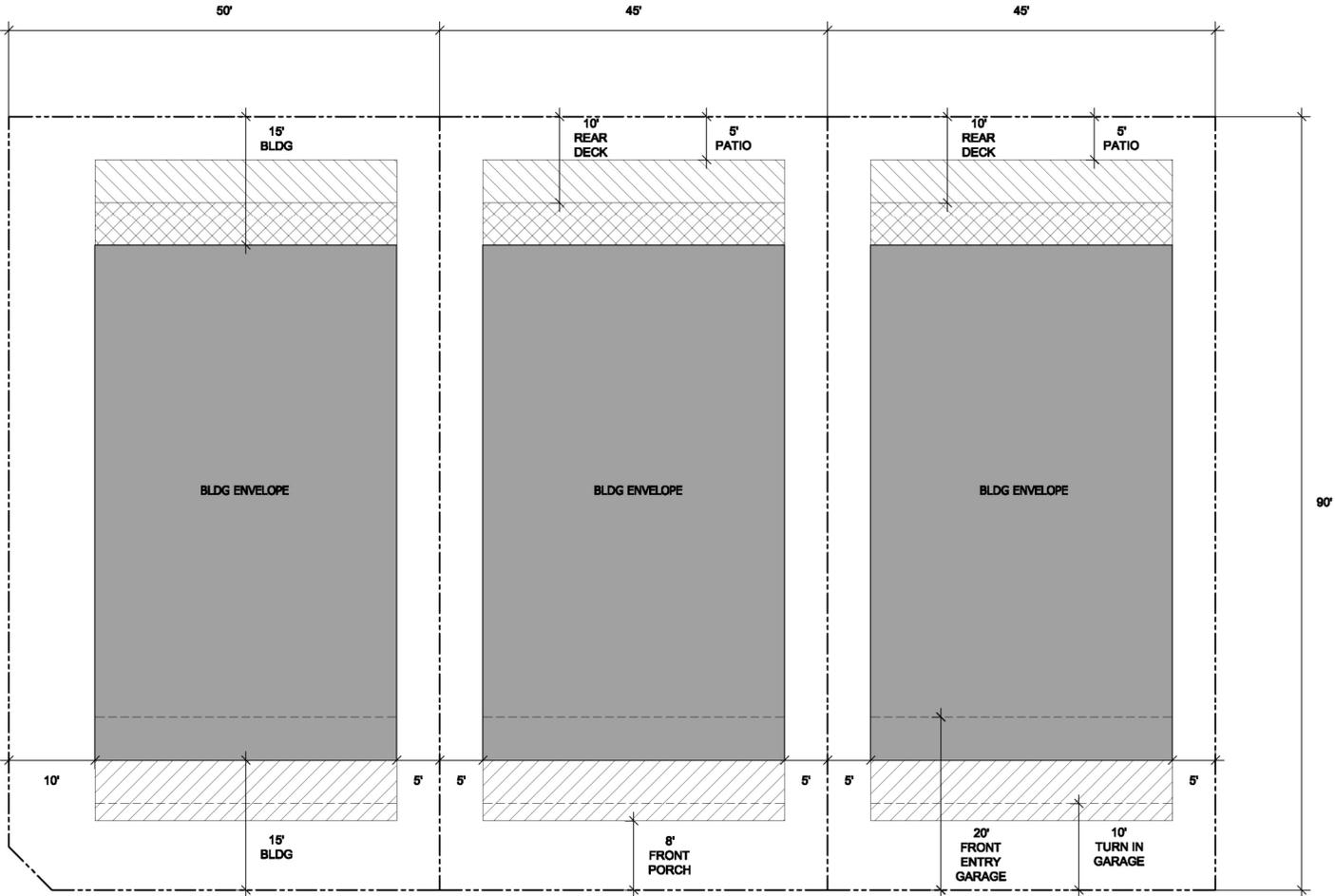
- Main structure 35'

Parking

- Min. number of spaces required 2 garage spaces



EXHIBIT 3.3-2 HOME TYPE 2 PLOT PLAN CONCEPT



Note: Architectural projections may encroach a maximum of 3' into the required front, rear, or side setback areas; however, in no case shall such projections be closer than 3' to any property line.

3.3.3 Home Type 3 - Courtyard Single-Family Detached (SFDR-3)

Lot Frontage

Lots front and are served by a private shared residential motorcourt from the front or could be served from the side.

Building Orientation

Primary entrances shall address the shared residential motorcourt or a shared paseo.

Lot Criteria

- Minimum width 40'
- Minimum depth 50' (62' to C of shared driveway)
- Minimum Condominium Boundary (Single DU) 2,450 S.F.
(Center of shared drive aisle, including private yard)

Minimum Front Setbacks

- All front setbacks are measured from the edge of the shared motorcourt
- Front living area 5'
- Porch with single story plate line 3'
- Garage 3'

Minimum Side Setbacks

- Interior 3'
- From residential street or R/W 5'

Minimum Rear Setbacks

- Main structure 5'
- Patio cover 3'

Lot Coverage

- Maximum lot coverage (Condominium Boundary) 55%

Maximum Building Height

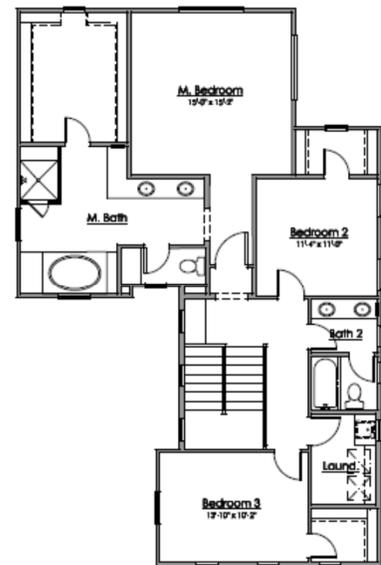
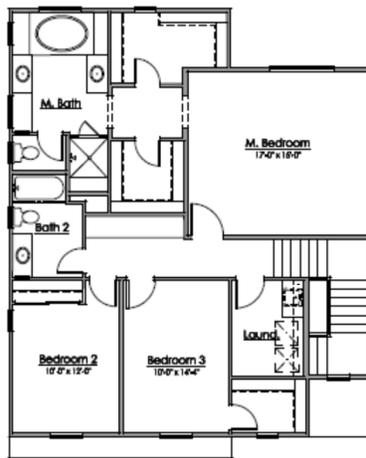
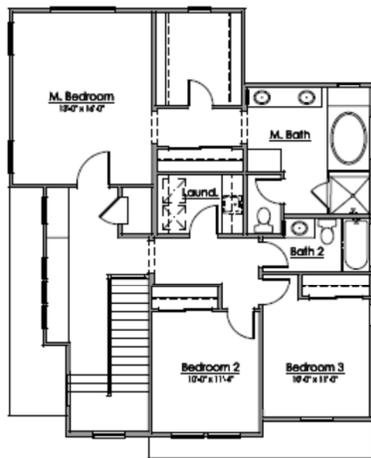
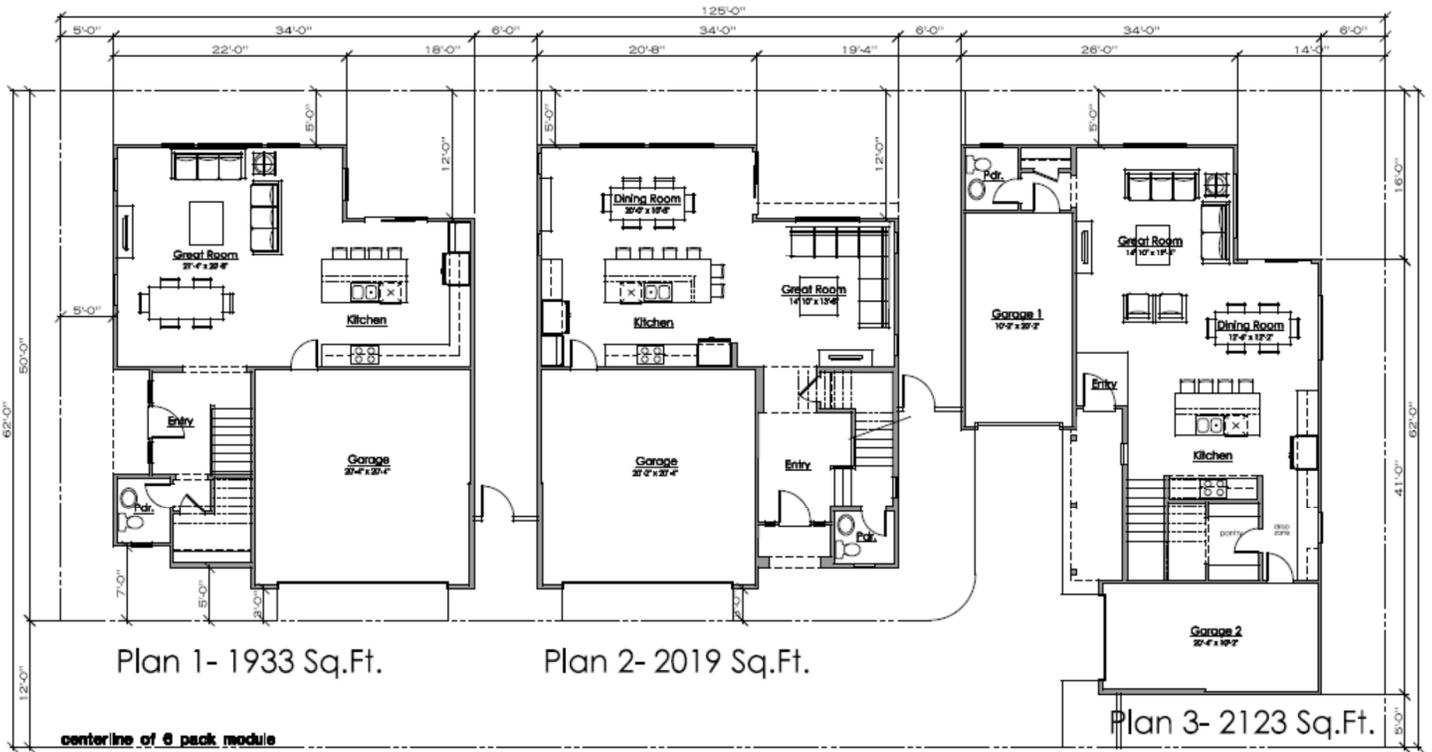
- Main structure 35'

Parking

- Min. number of spaces required 2 garage spaces + 0.5 guest spaces



3.3-3 HOME TYPE 3 - CONCEPTUAL PLANS



3.3.4 Home Type 4 - Single Family Attached Duplex

Dwelling Frontage

Homes front the private street and are served from the front or could be served from the side.

Building Orientation

Primary entrances to all homes shall address the residential streets or a shared paseo.

Lot Criteria

- Minimum Condominium Boundary (Single DU) 2,400 S.F.
(Center of shared drive aisle, includes private yard)

Minimum Front Setbacks

- Front setbacks measured edge of shared drive aisle
- Front living area 2'
- Porch with single story plate line 2'
- Garage 3'

Minimum Side Setbacks

- Private Yard Fence 4'
- From residential street or R/W 5'

Minimum Rear Setbacks

- Main structure 8'

Minimum Building Separation

- Side/Side (Adjoining) 1" (Air Space)
- Side/Side (Non-Adjoining) 8'
- Front/Front (Opposing Units) 27'
- Rear/Rear 16'

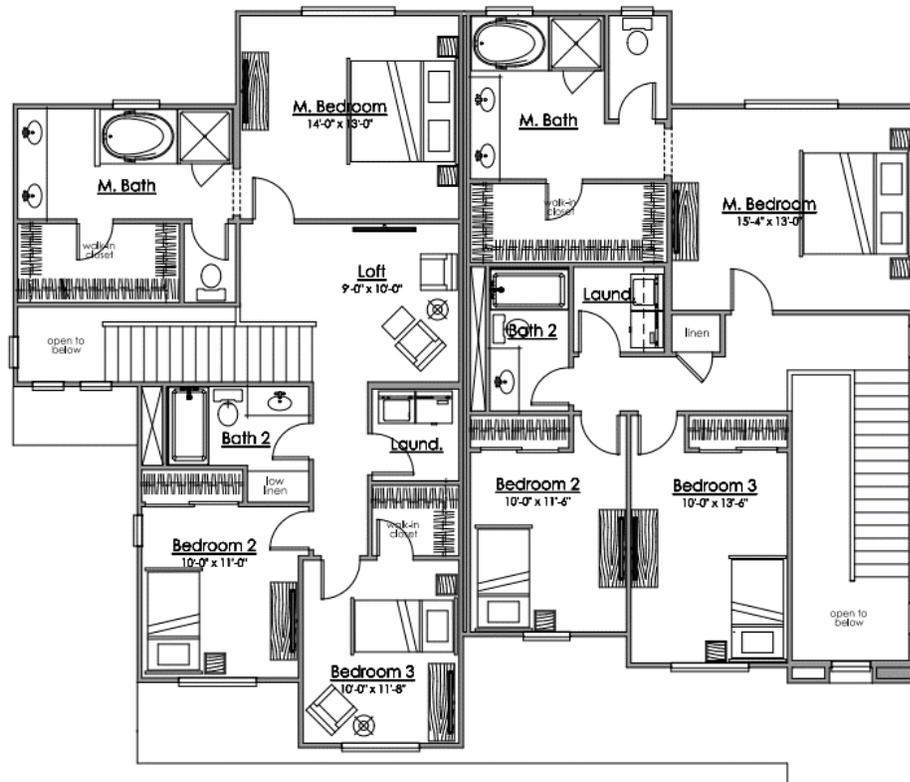
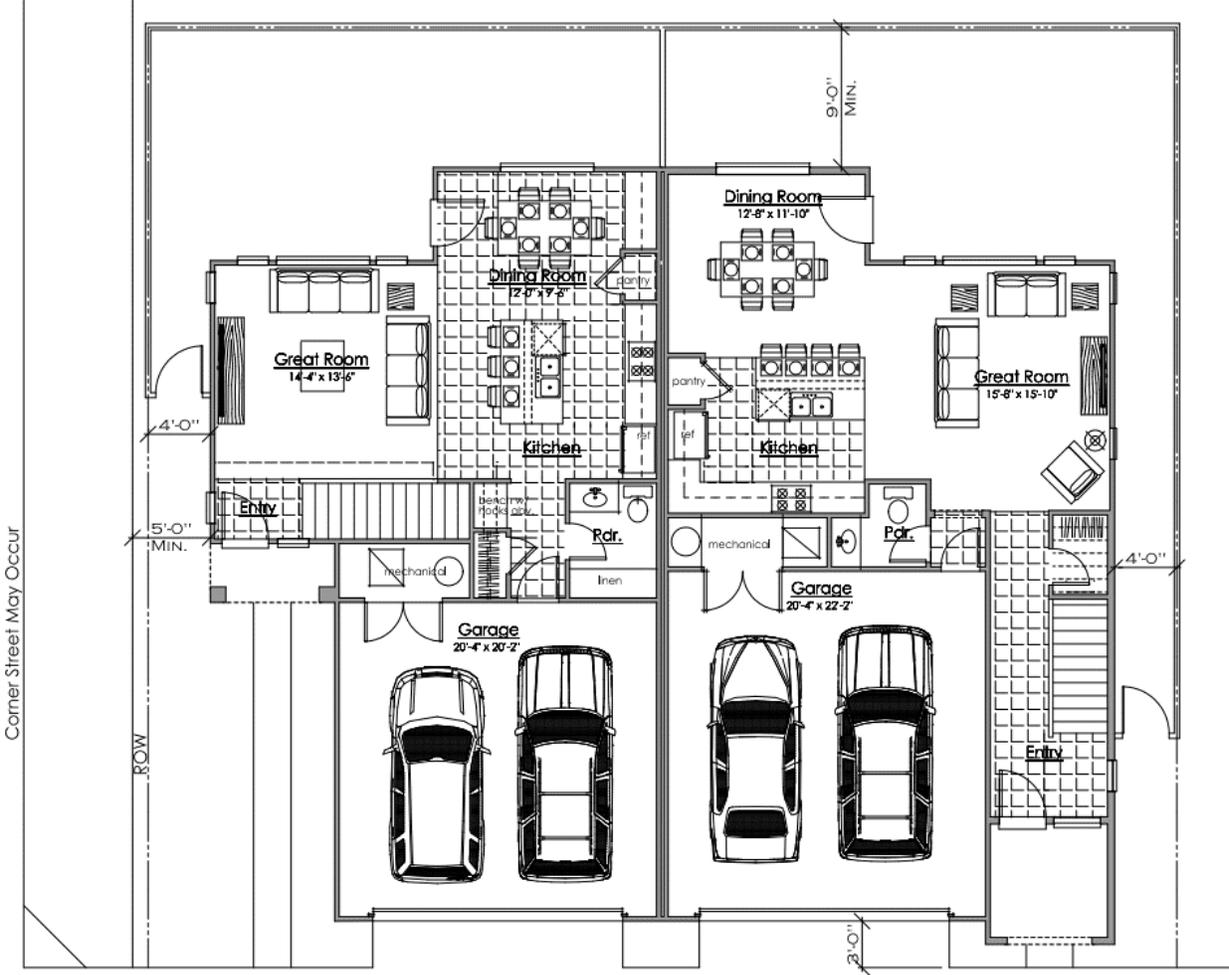
Maximum Building Height

- Main structure 35'

Parking

- Min. number of spaces required 2 garage spaces + 0.25 guest spaces

3.3-4 HOME TYPE 4 - CONCEPTUAL PLANS



3.4 RESIDENTIAL DESIGN TREATMENTS

3.4.1 Front Elevation Treatments

The living areas of the home and associated outdoor spaces will be the primary emphasis of the streetscape, with the Entry as the focal point. The garage should be de-emphasized, minimizing the impact of the garage door will be done by employing techniques such as varying garage door patterns, deep recessed door locations, variation of color and materials, employing side garage configurations to meet lot orientations, and emphasizing corner lot garage plotting techniques where available.

3.4.2 Setbacks

To emphasize an interesting streetscene and eliminate monotony, variable front setbacks will be encouraged along with other various techniques such as reverse plotting, enhanced corner plotting, and variable lot width programs are encouraged.

3.4.3 Building Massing and Articulation

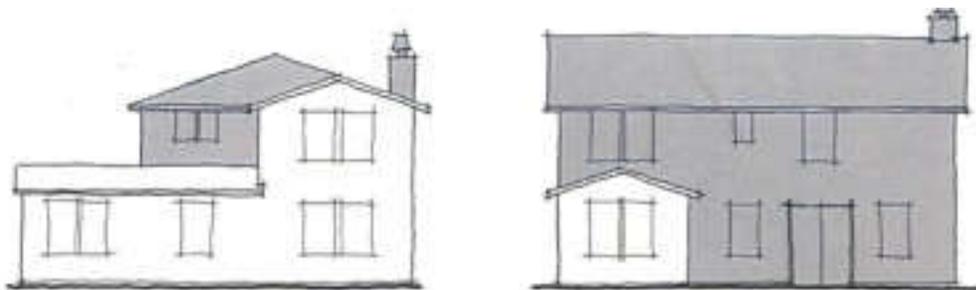
Creating streets that have a high-level of variety in building forms is a primary objective of these guidelines. The exterior massing of the home should reflect the room layouts of the home and organized to create a positive street environment. The general elements of building massing and articulation are:

- Front massing and entry
- Garage placement
- Roof form
- Architectural projections
- Rear articulation
- Corner lot articulation

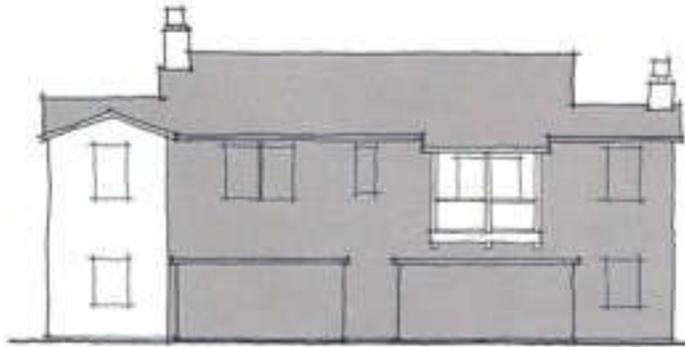
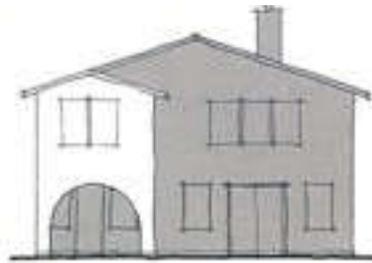
3.4.4 Front Elevation Massing and Scale

The front elevation contributes to the neighborhood "realm". Each home is expected to provide a positive contribution to the neighborhood fabric and exude those qualities of great design. Various design criteria will be emphasized such as:

- Building massing shall relate to architectural style
- Building details shall be in proportion to the overall elevation
- All homes shall have at least two major planes in front elevation massing
- Porches and loggias are encouraged to be a minimum of 6' in depth
- Building form should reflect the interior uses of the home
- Building massing should vary from house to house



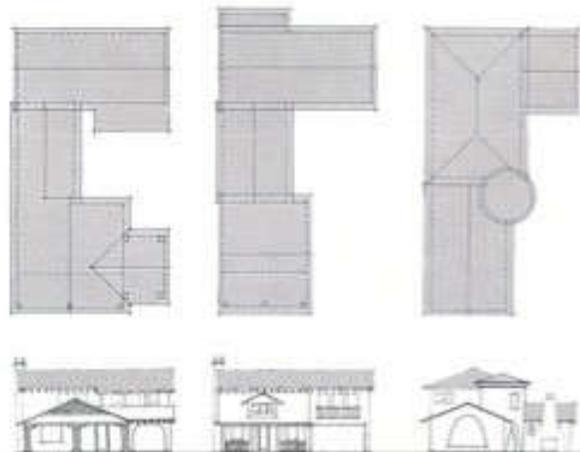
Medium Lots SFD

*Small Lots SFD**Paired Homes SFA**Patio Homes SFD*

3.4.5 Roof Forms

Roof form is an important design element, being viewed from the interior and exterior of the neighborhood and should contribute positively to the character of the community. A variety of roof forms and pitches will create a positive public realm. The following design criteria should be emphasized:

- Roofs shall be composed of a series of simple roof forms.
- Roof design shall avoid repetition in continuous gable-ends and similar ridge heights.
- Roofs shall vary in massing along streetscenes and open spaces.
- No more than two of the same main span roof configurations shall be adjacent to one another.
- Roof forms shall reinforce the architectural style of the home and be appropriate to that style.
- Roof pitches are encouraged to range from not less than 3:12 and not more than 6:12.



3.5 MATERIALS AND DETAILS

3.5.1 Windows and Doors

Windows & Doors

Windows are a key component of the overall building quality, design and character. Therefore emphasis should be placed on the grouping, size, type, placement and number of windows used on a building within energy code requirements.

- Windows shall be compatible and consistent with the architectural style of the building and visually relate and add aesthetic quality to the building elevation.
- Windows may be accentuated with a combination of architectural elements which complement the architectural style of the building: Examples of these include cornice heads, surrounds, shutters, recessed openings, planter boxes or other design elements.

Doors at entry locations traditionally use wood however lower maintenance materials incorporating wood grain texture and raised or recessed panels that contribute to the appeal of the door are encouraged.

- Doors shall be of a color, material and texture that complement the architectural style of the building.
- The entry doorway should be treated as an integral architectural element.

3.5.2 Entries

Building entries shall be emphasized utilizing design elements based on the architectural style of the structure.

- Inclusion of columns, pilasters, decorative fixtures or other related details.
- The use of recessed openings within a larger arched or decorative opening or inclusion of window openings.
- The use of a portico, awning, covered entry or patio projection from the building facade.

3.5.3 Exterior Materials and Colors

Buildings shall be unified in textures, colors and materials to provide continuity and a quality design theme within a Planning Area. It is the intent that buildings in Planning Area 2 and 3 are complimentary with the single family residential architectural designs, yet varied enough to create their own sense of place within the Santa Rosa Highlands community. The following guidelines will help ensure appropriate materials and colors are utilized.

- The use of finishes and materials that are compatible with the architectural design of the building to convey quality residential homes and within a desirable neighborhood.
- Accent materials should be used consistently and appropriately on the buildings to help improve the visual quality of the elevations and streetscene.
- Stucco is an appropriate material and often utilized in many architectural styles. Smooth, light sand or machine applied is appropriate. Grout shall be a color that is similar in tone and complimentary to the building color.
- Brick, stone, slate or stone veneers that are compatible with the building's design are strongly encouraged at the base of the building, on columns, posts or piers. The additional building detail should wrap around the front corners and end at the change of a building plane or no less than two (2) feet.
- Shutters, window treatments, wrought iron elements, planters or other exterior accent features shall be complimentary in quality and color to the primary building design.

3.5.4 Accessory Structures

Miscellaneous accessory structures shall be designed to architecturally integrate and blend with the overall building design.

Trash Bin Storage

1. Single Family Detached and Attached Homes shall include Trash and Recycle bin storage areas located within the garage or exterior private use areas.
2. Common Area Trash receptacles shall utilize complimentary design and colors with their surroundings and neighborhood theme.
3. Community Trash enclosures, if used, shall be located on an exterior accessible path of travel and softened with landscaping and architecturally compatible materials and colors, utilizing gates and an overhead trellis cover to screen the enclosure from above.
4. Pet Waste Dispensers should be provided at convenient locations throughout while avoiding placement in front of homes or focal points within the neighborhoods.

Mailboxes

Individual and group mailbox products shall be subject to the approval of the U.S.P.S. When choices are made available; colors and materials should reflect the design of the homes and neighborhood. The location of a common mailbox structure, referred to as Neighborhood Delivery & Collection Box Units, or NDCBU, it should be located near building entries, courtyard entries or recreation facilities in conjunction with U.S.P.S. standards, preferably minimizing visual impact while ensuring easy accessibility. Landscaping will be planted around the mailbox structure to soften the appearance and improve the visual quality of the structures.

Street Furniture

Urban street furniture such as bicycle racks, potted feature plants, raised landscaped planters, benches, water features, trash receptacles, decorative light poles, etc. shall be incorporated throughout the site to guide the pedestrian and to create a more inviting walking environment.

Mechanical Equipment

All mechanic equipment shall be screened from public view. Where feasible and appropriate, satellite receiver dishes and antennas shall be placed in recessed areas or locations not on the front elevation to minimize visibility from public streets and adjacent buildings.

EXHIBIT 4.0-1 CONCEPTUAL INFRASTRUCTURE PHASING PLAN

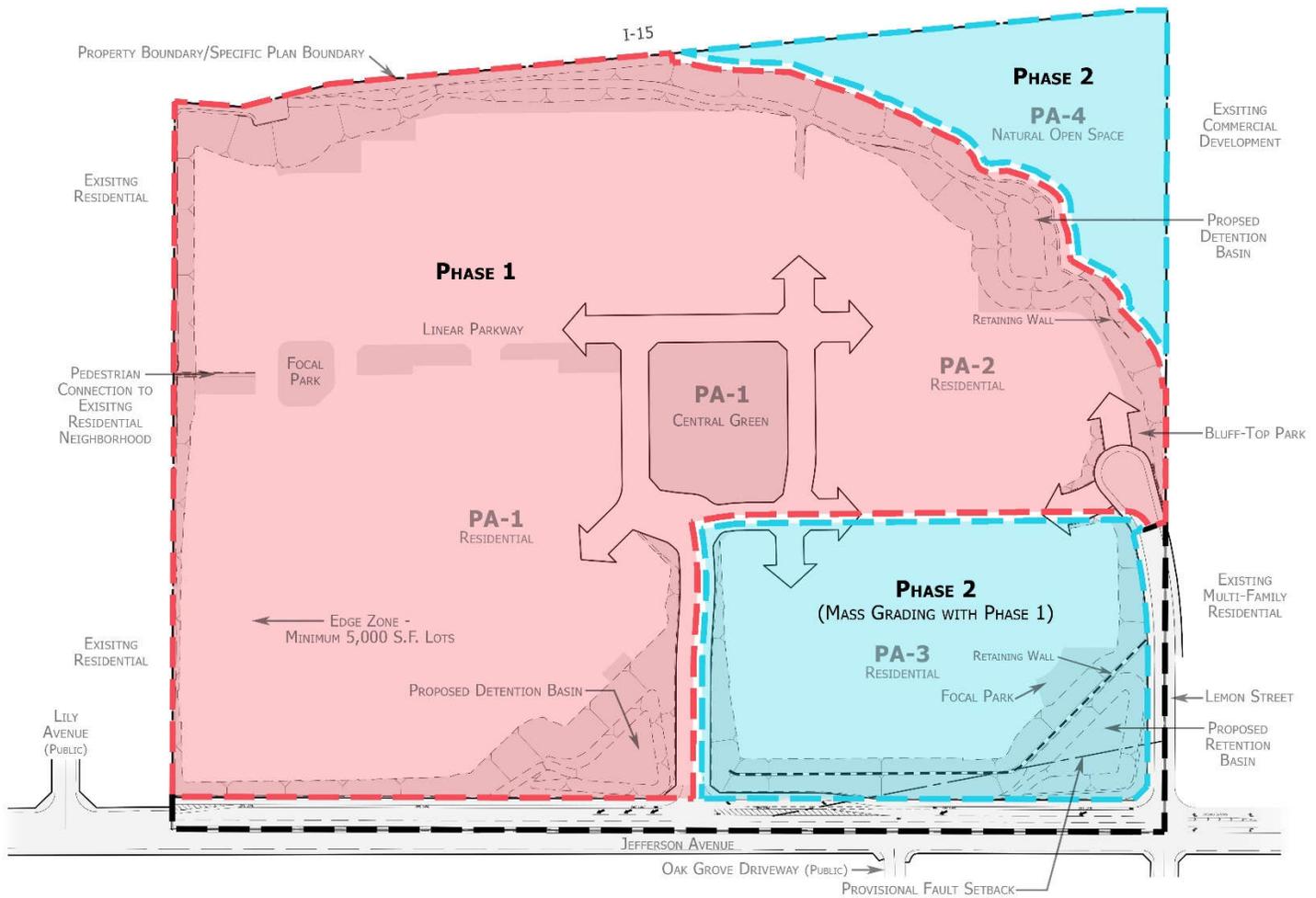


TABLE 4.0-A PHASING PLAN

PHASE	LAND USE	PLANNING AREA	MAXIMUM DWELLING UNITS
1	Single Family Detached Residential Dwellings, Roadways and Open Space	1, 2	196
2	Single Family Detached Residential Dwellings, Single Family Attached Residential Dwellings, Roadways and Open Space	3, 4	74
TOTAL			270

4.0 CONCEPTUAL INFRASTRUCTURE PHASING

The Santa Rosa Highlands Specific Plan proposes two infrastructure phases. Planning Areas 1 and 2 (Phase I) are anticipated to be completed by 2016 and Planning Area 3 (Phase 2) is anticipated to be completed by 2017. Planning Area 4 is preserved open space and will not be disturbed. Development is anticipated to begin along the western boundary and proceed to the east and southeast in increments based upon market demand and infrastructure requirements. All infrastructure associated with each phase of development will be installed with the construction of the corresponding phase and consistent with the requirements of the Mitigated Negative Declaration. Planning phases may be developed out of the expected sequence, provided the required infrastructure and services are in place at the time of development. Changes to the proposed phasing plan are subject to the approval of the City Planner. Exhibit 4.0-1 represents the breakdown of the Phasing Plan.

4.0.1 PHASING PLAN DESCRIPTION

The goal of the phasing plan is to develop the site in a logical and systematic approach by the orderly extension of roadways, public utilities, and infrastructure. Modifications to the Phasing Plan will not require an amendment to the Santa Rosa Highlands Specific Plan, but will be considered necessary to logically develop the site with the required services and infrastructure.

4.0.2 INFRASTRUCTURE PHASING GUIDELINES

1. The phasing sequence described herein is conceptual in nature based on current market demand and available financing. Therefore Planning Areas or development phases may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development. Therefore the proposed phasing is conceptual in nature and is intended to allow flexibility to respond to market forces and local housing needs.
2. Construction of the proposed project including recordation of final subdivision maps, may be done progressively in stages, provided vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety.
3. Grading within any development phase may encroach into an area of a future development phase in order to achieve an earthwork balance or implement a current phase. If such is the case, grading plans shall be prepared and grading shall be performed in a manner consistent with the overall Conceptual Grading Plan for the project, as well as the grading plans for the future development phase.

4.1 GRADING INFRASTRUCTURE

The project grading is greatly influenced by the four existing elevations on each side of the project site with existing development to the north and west, the interstate to the east and the commercial site to the south. Therefore, the site has been designed to match the existing street grades and minimize the need for any off site grading as much as possible. The proposed grading plan results in a "cut-fill" balance, limiting import or export of material to achieve the Conceptual Grading Plan design criteria. The project area is underlain by recent alluvial deposits and Quaternary bedrock consisting of Pauba formation and an unnamed sandstone formation. The surface soils are generally comprised of clayey sands. Another consideration as shown in Exhibit 4.1 and referenced in Section 4.4 is the preservation of three (3) existing pre-development drainage areas each with a properly sized stormwater basin located at the lowest elevation of within each drainage area.

The approximate 50-acre site occupies a part of a low-relief "rolling" highland on the northwest by a flat-bottomed, middle order canyon and on the southwest by Temecula Valley. The highest point of the site has an elevation of approximately 1,245 feet generally in the central portion of the site, and slopes downwards to the southeasterly portion of the site. Total relief is approximately 85 feet. Off-site grading will be incorporated along Jefferson Avenue frontage for right-of-way improvements.

The southern corner of the Project Site is located within an Alquist-Priolo Earthquake Fault Zone. Based on the Geotechnical Assessment prepared for the Project Site by Pacific Soils Engineering, Inc. dated August 24, 2006, a Provisional Habitable structure setback Zone is required along a fault in the southern corner of the project adjacent to Jefferson Avenue and Lemon Street (Exhibit 4.1-1). No habitable structures are permitted or proposed within this zone.

The grading concept was developed in compliance with the recommendations of the geotechnical report. The plan proposes that drainage devices and erosion control facilities are constructed in accordance with project design objectives as well as City standards. Interim erosion control measures shall be provided during construction phases.

Grading Master Plan Development Guidelines

1. All grading activities shall be in substantial conformance with the overall Conceptual Grading Master Plan as illustrated in Exhibit 4.1 and shall implement grading related mitigation measures outlined in the Geotechnical Studies for the Santa Rosa Highlands Specific Plan area per the City of Murrieta standards.
2. A soils report and geotechnical study shall be performed that further analyzes onsite soil conditions and slope stability prior to any grading permit process and shall include appropriate measures to control erosion and dust.
3. For erosion control purposes, all disturbed areas must comply with the construction General Permit.
4. Graded but undeveloped land shall be maintained weed free and planted within interim irrigated landscaping, such as hydroseed, per applicable standards unless building permits are obtained.

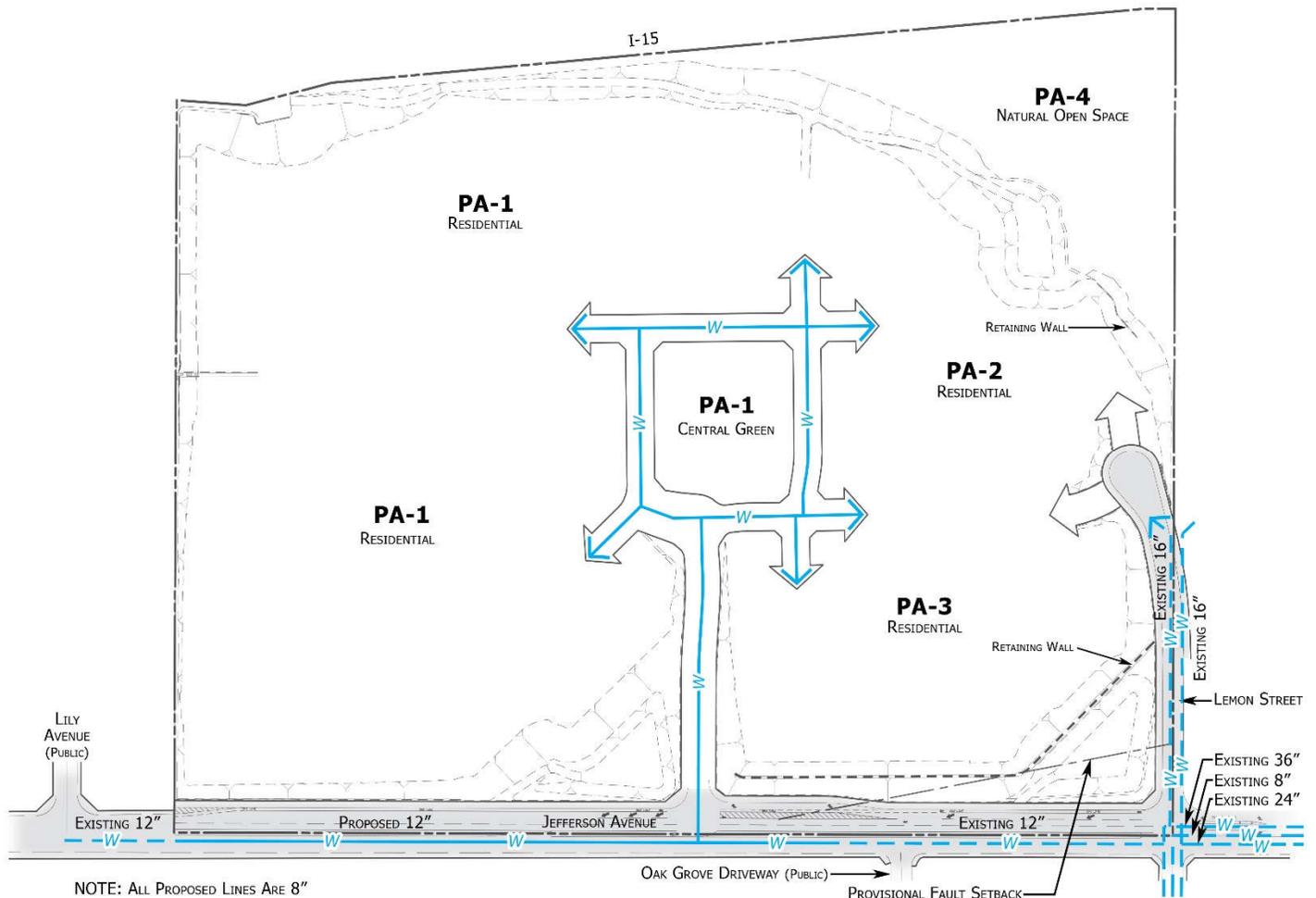
5. Slopes shall not be steeper than 2:1 as approved by the Public Works Department and confirmed in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control.
6. Retaining walls will be required to implement the Santa Rosa Highlands Specific Plan, as is shown on Figure 2.0-1. The exact size and location of such walls will be determined at the tentative tract map and final engineering stage. Crib walls are proposed along Jefferson and Lemon Street as well as perimeter slopes with landscaping incorporated into the overall design. Noise attenuation walls, if required, will not be subject to this requirement but will be subject to the recommendations of the noise study.
7. Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403 and NPDES.
8. All grading activities shall comply with the mitigation measures as outlined in the Santa Rosa Highlands Specific Plan Mitigated Negative Declaration.
9. The project shall comply with SB 18 regarding the finding of any Native American artifacts on site during grading and construction operations.

EXHIBIT 4.1-1 CONCEPTUAL GRADING PLAN



4.2 WATER INFRASTRUCTURE

EXHIBIT 4.2-1 CONCEPTUAL WATER INFRASTRUCTURE PLAN



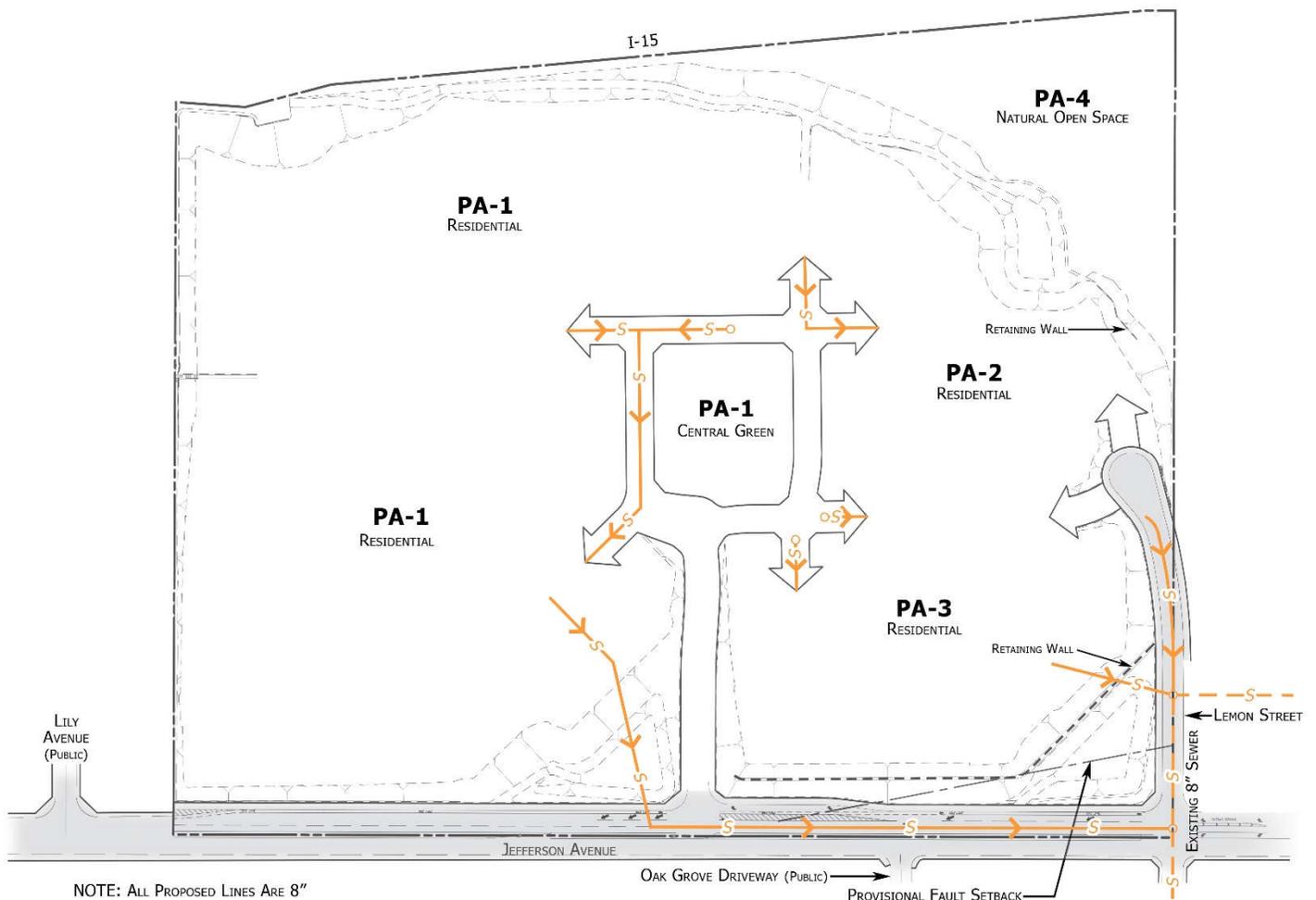
4.2.1 WATER INFRASTRUCTURE GUIDELINES

The project area is within the Western Municipal Water District (WMWD). As shown in Exhibit 4.1 there is an existing 12" water line within Jefferson Avenue along the west property line of the site and an existing 16" water line within Lemon Street along the south property line of the Santa Rosa Highlands Specific Plan area that would be used to provide domestic water for development of the Specific Plan area. Four (4) of the nine (9) Parcels are currently annexed to Western Municipal Water District (WMWD).

1. All water lines shall be designed per the Western Municipal Water District (WMWD) requirements.
2. The project shall comply with Title 20, California Administrative Code Section 1604 (f) (Appliance efficiency standards), which establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, as well as Health and Safety Code Section 17621.3 which requires low-flush toilets and urinals in virtually all buildings.
3. The Final Mitigated Negative Declaration mitigation measures, standard Conditions of Approval, Development Standards and Project Design Guidelines shall be followed.

4.3 SEWER INFRASTRUCTURE

EXHIBIT 4.3-1 CONCEPTUAL SEWER INFRASTRUCTURE PLAN



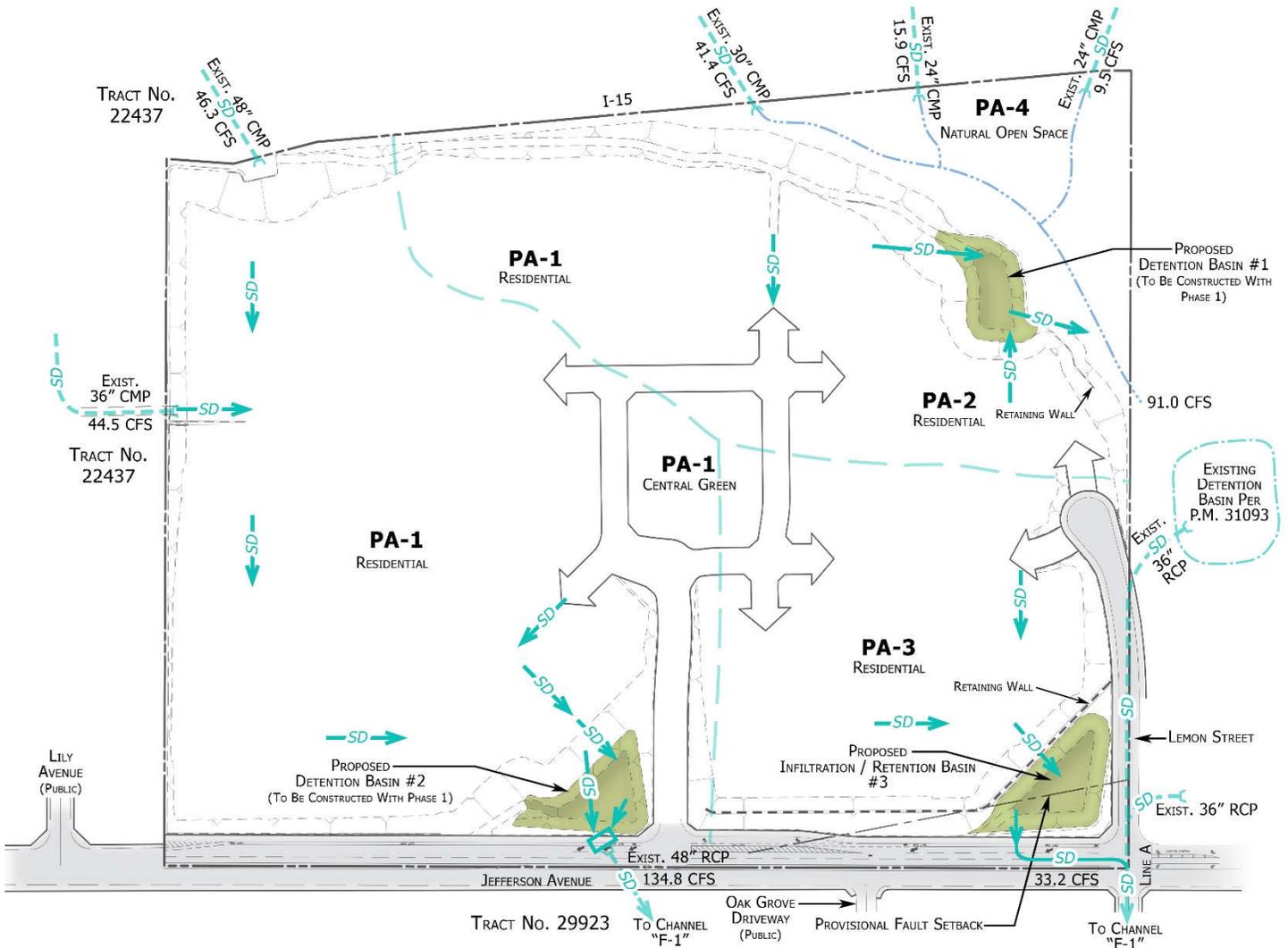
4.3.1 SEWER INFRASTRUCTURE GUIDELINES

The project area is within the Western Municipal Water District’s (WMWD’s) sewer service area. As shown in Exhibit 4.2 there is an 8” sewer main connection at the intersection of Jefferson Avenue and Lemon Street that would be the point of connection for the Santa Rosa Highlands Specific Plan area. Planning Areas 1, 2, and 3 will include 8” lines within streets that would gravity feed to the 8” main in Jefferson Avenue and Lemon Street.

1. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
2. Assurance for provision of adequate sewer service is required prior to approval of a subdivision map, and/or Development Plan for commercial uses in accordance with the State Subdivision Map Act.
3. All sewer lines shall be designed per the Western Municipal Water District requirements.
4. The Final Mitigated Negative Declaration mitigation measures, standard Conditions of Approval, and Project Design Guidelines and Development Standards shall be followed.

4.4 STORM DRAIN INFRASTRUCTURE

EXHIBIT 4.4-1 CONCEPTUAL DRAINAGE INFRASTRUCTURE PLAN



4.4.1 DRAINAGE INFRASTRUCTURE GUIDELINES

This project is located within the jurisdiction of the City of Murrieta and Riverside County Flood Control and Water Conservation District (RCFCWCD). The proposed drainage plan has been developed in accordance with local and County requirements for storm water quality and conveyance, utilizing the project’s natural areas, streets, gutters, catch basins and underground storm drain system convey runoff through the project site.

The proposed project will be built consistent with the existing topography and drainage of the project area. The existing natural flow pattern is from north to south and from west to east. The highest point of the site slopes downwards along the southerly and easterly portions of the site. Offsite flows enter the site at the northeastern boundary (south of Interstate 15) at four (4) locations and from the northwestern boundary (southeast of Tract No. 22437) at one (1) location.

The 100-year flow entering the site near the northwestern boundary from an existing 36" CMP is calculated to be 44.5 cubic feet per second (cfs) generated from Tract No. 22437 and continues southerly where it joins flows entering from an existing 48" CMP near the northeast corner calculated at 46.3 cfs, which also originates from Tract No. 22437. These flows are conveyed through the site to a detention basin (Basin #2) near the middle of the site along Jefferson Avenue and leave this drainage area at 134.8 cfs, crossing Jefferson Avenue and conveyed through Tract No. 29923 to join storm drain line F-1 channel, located southwest of the project site.

Flows entering the project at three other locations along the northeastern boundary (41.4 cfs from a 30" CMP, 15.9 cfs from a 24" CMP and 9.5 cfs from a 24" CMP) are generated from the existing school and commercial area located north of Interstate 15. These offsite flows will be left natural in an open space near the northeastern boundary of the site in Planning Area 4. This open space area will be persevered and serve as mitigation for the development of the site. These flows confluence with onsite flows from the eastern portion of the project's development area at the outlet of the eastern detention basin (Basin #1) and are conveyed offsite at a calculated flow of 91 cfs to an existing soft bottom detention basin on the neighboring Parcel 31093 located southwest of the site.

The southern on-site area flows to an infiltration basin (Basin #3) at the corner of Jefferson Avenue and Lemon Street, with a designed infiltration rate of 2.47 inches per hour. Runoff not retained within this basin is discharged to Jefferson Avenue at a calculated rate of 33.2 cfs and conveyed easterly to the existing storm drain line located within Lemon Street and then southwest to storm drain line F-1.

The majority of the required basins will be located at the bottom of manufactured slopes within each of the three (3) drainage areas. The flow rate and duration of discharging from each basin area will remain within ten (10) percent of the natural flow rate and duration for each of the project's drainage area.

Based on the MS4 Permit Requirements the development must incorporate Low Impact Development (LID) BMPs to the Maximum Extent Practicable (MEP). Per the MS4 Permit, if LID BMPs are deemed technically infeasible, then the project must implement Conventional Treatment Control BMPs. The project will implement a combination of LID BMPs to address potential runoff pollutants. These include site design measures, such as the use of landscaping areas, parkway landscaping and trees (canopy cover) to reduce contiguous impervious areas, routing roof drain downspouts to landscaping areas to promote runoff filtration, evapotranspiration and incidental infiltration, preservation of natural drainages and vegetation (Planning Area 4), as well as the use an infiltration basin (Basin #3) and two (2) water quality basins (Basins #1 and 2).

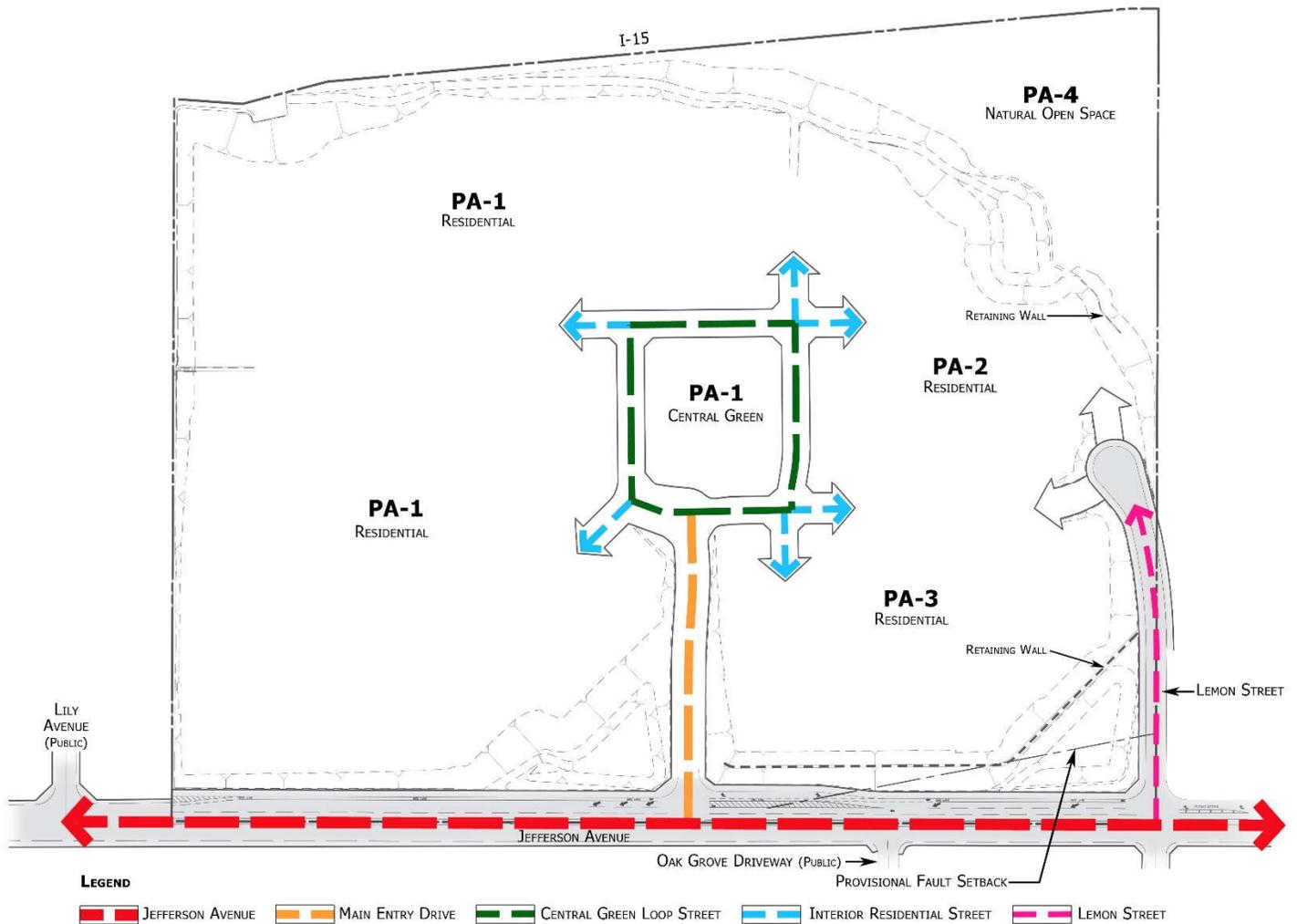
Drainage Infrastructure Guidelines

1. Drainage and flood control facilities and improvements shall be designed and constructed in accordance with the City of Murrieta and, where applicable, Riverside County Flood Control and Water Conservation District requirements.
2. Local drainage devices, including inlets/catch basins and storm drains to be constructed within street rights-of-way will be maintained by the HOA. City maintenance of drainage facilities will be evaluated on a case-by-case basis
3. All drainage facilities shall be designed to provide 100-year protection. 10-year storm flow should be contained within the curb with 100-year storm flow contained within the street right-of-way.
4. The detention basin shall be designed to adequately handle the 100-year flood flow within the confined area. It is anticipated that grading and construction of the detention basins shall be included in the initial stage for each area of the development.
5. Detention basin shall be sized based on 100-year post-development runoff, with freeboard adequate to prevent overtopping of the roadway in a 200-year event. The objective is to avoid the need for emergency spillways or upsizing downstream stormdrains.
6. Erosion control and Storm Water Pollution Prevention Plans (SWPPP) incorporating Best Management Practices (BMP) shall be prepared and implemented for the project grading and construction phases in accordance with the City of Murrieta and San Diego Regional Water Quality Control Board and National Pollutant Discharge Elimination Systems (NPDES). All projects proposing construction activities including: clearing, grading, or excavation which results in the disturbance of at least one acre of total land area, or activities which are part of a larger common plan of development, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Santa Rosa Highlands Specific Plan boundaries shall be subject to future requirements adopted by the County of Riverside and the City of Murrieta to implement the NPDES program.
7. A Preliminary Water Quality Management Plan (WQMP) shall be prepared in conjunction with the Tentative Tract Map to address water quality in accordance with the City of Murrieta guidelines and the MS4 Permit. A Final WQMP shall be prepared at the time final map(s) is prepared in accordance with County and City guidelines.
8. The Final Mitigated Negative Declaration mitigation measures, standard Conditions of Approval, and Project Design Guidelines and Development Standards shall be followed.

4.5 VEHICULAR CIRCULATION

The Vehicular Circulation Plan component identifies the Santa Rosa Highland Specific Plan’s street system and delineates vehicular transportation in and around the project site. The proposed project includes an efficient and safe circulation design that will accommodate traffic from land uses as well as public safety, security and public transportation needs. The on-site system is depicted on the Vehicular Circulation Plan (Exhibit 4.5-1).

EXHIBIT 4.5-1 CONCEPTUAL VEHICULAR CIRCULATION PLAN



Roads shown on the conceptual Circulation Master Plan will be constructed within the project as follows:

4.5.1 Jefferson Avenue (Between Lemon Street and Northern Property Boundary)

Jefferson Avenue is a public street bordering the western edge of the site that will be fully improved to its ultimate width as an Arterial Highway (110’ right-of-way). As illustrated in Exhibit 4.5.1-1 the typical cross-section consists of a 10’ raised median with up to three (3) 11’ wide travel lanes in each direction, a 5’ wide Bike Lane adjacent to the curb, and a 12’ wide parkway including a 5’ wide sidewalk and 7’ wide curb adjacent developer installed landscape parkway that will incorporate a water quality trench (Modified Std. 101). Shown on Exhibit 4.5.1-2 the northbound side between Lemon Street and the Central Entry Drive shall include three (3) 11’ wide through lanes with the #3 lane transitioning to a dedicated 12’ wide right turn lane (121’ right-of-way including a 4’ wide Bike Lane left of the right turn lane) with a 120’ long transition area leading to a 200’ long storage area ending at the ending curb radius (ECR) on Central Entry Drive (Modified Std. 207d). Continuing north from the Central Entry Drive Jefferson Avenue will continue with a 110’ right-of-way and transition from 3 to 2 through lanes after the #3 lane delineation ends 120’ from the ECR on Jefferson Avenue to combine with the #2 lane before a 120’ long striped transition aligns with the existing 88’ right-of-way at the north property boundary. On the southbound side at the Central Entry Drive a left turn lane shall be placed within the median with a 120’ long transition area leading to a 200’ long storage area ending at the beginning curb radius

(BCR) on Jefferson Avenue. Exiting the Project onto Jefferson Avenue from the Central Entry Drive will be restricted to right turns only into the northbound #3 lane. Exiting onto Jefferson Avenue from Lemon Street will include right and left turns through an existing signalized intersection. Parking will not be permitted along Jefferson Avenue.

EXHIBIT 4.5.1-1 JEFFERSON AVENUE (Modified Std. 101)

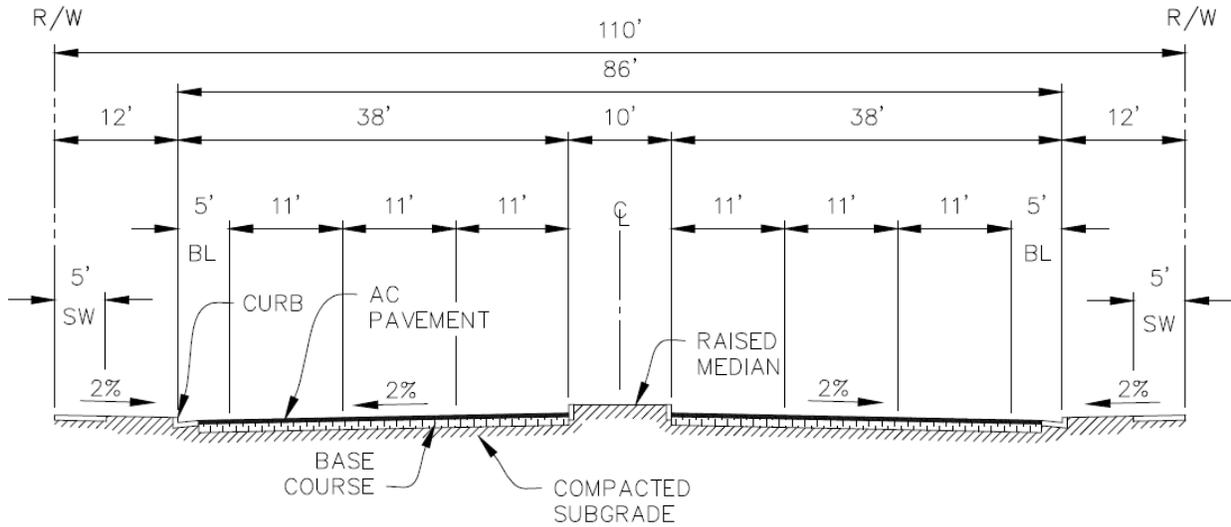
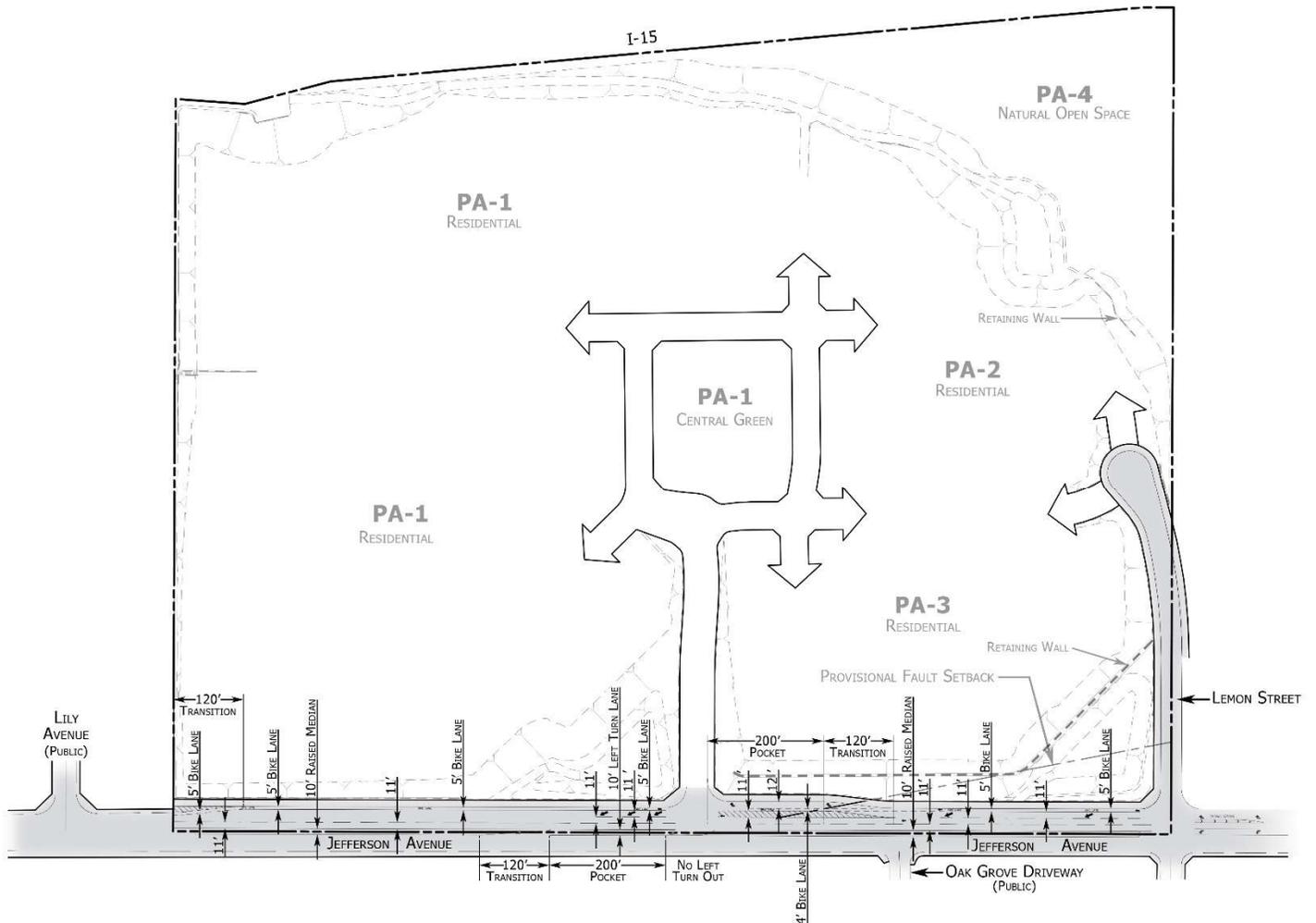


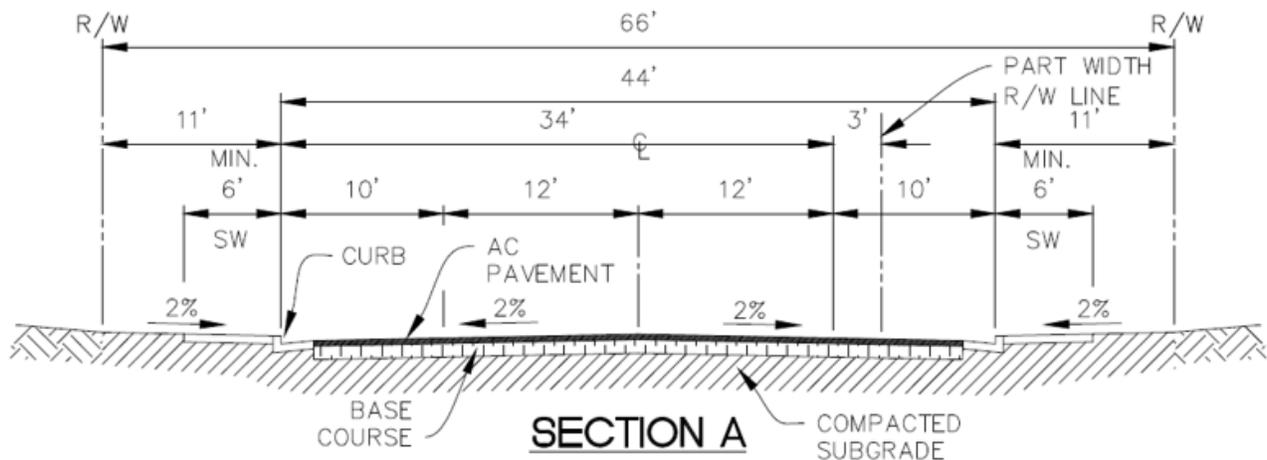
EXHIBIT 4.5.1-2 JEFFERSON AVENUE STRIPING



4.5.2 Lemon Street

Lemon Street is a public street bordering the southern edge of the site. Serving as one of the two Project's access streets this Lemon Street will be fully improved to its ultimate width as a Modified Collector Street (66' right-of-way). As illustrated in Exhibit 4.5.2-1 the typical cross-section consists of 44' width of pavement curb-to-curb with 1 travel lane in each direction. Lemon Street has an existing 10 foot parkway along the south side built during the Village Walk development and a planned 12' wide parkway adjacent to Santa Rosa Highlands which will include a 5' wide sidewalk and 7' wide developer installed curb adjacent landscape parkway incorporating a water quality trench. Lemon Street will include a cul-de-sac at the east end where it connects with the project's private interior residential streets and will be the only access street permitting left turns to travel southbound onto Jefferson Avenue through an existing signaled intersection. Parking is permitted along Lemon Street.

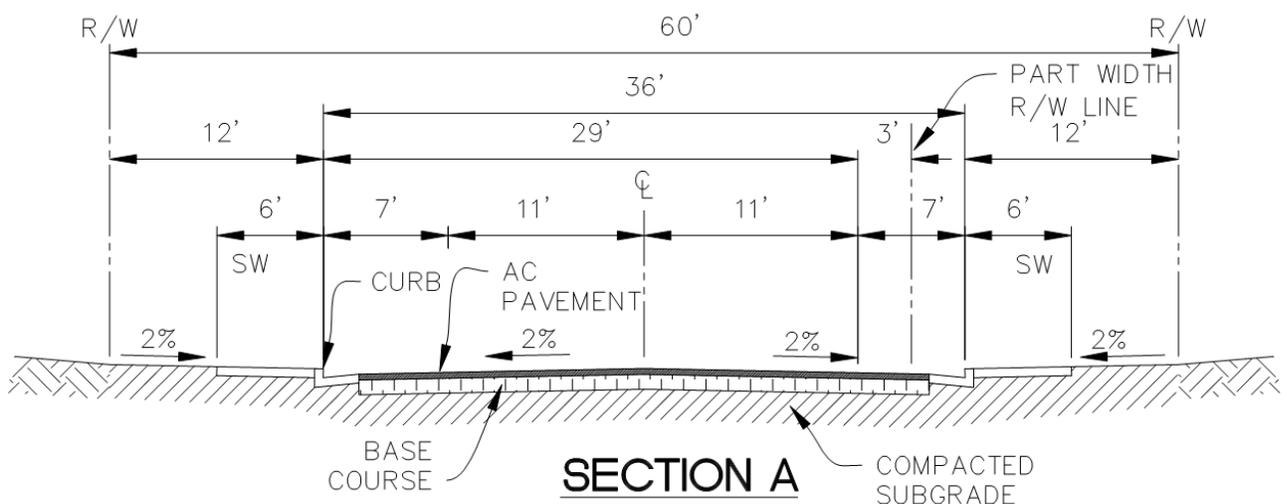
EXHIBIT 4.5.2-1 LEMON STREET (Modified Std. 105)



4.5.3 Central Entry Drive

The Central Entry Drive is a private street connecting to Jefferson Avenue and serves as one of two Project access streets near the center of the Project where it will provide access to Planning Areas 1, 2 & 3 along the western side of the Central Green amenity and will be fully improved to its ultimate width as a Modified Collector (60' right-of-way). As illustrated in Exhibit 4.5.3-1 the typical street cross-sections consist of one travel lane in each direction including a 12' wide parkway with a 6' wide curb adjacent sidewalk and a 6' wide developer installed landscape parkway. Left turns onto Jefferson Avenue will not be allowed due to the proximity to Lemon Street, where left turns are provided through an existing signaled intersection. On-street parking will not be permitted along the Central Entry Drive.

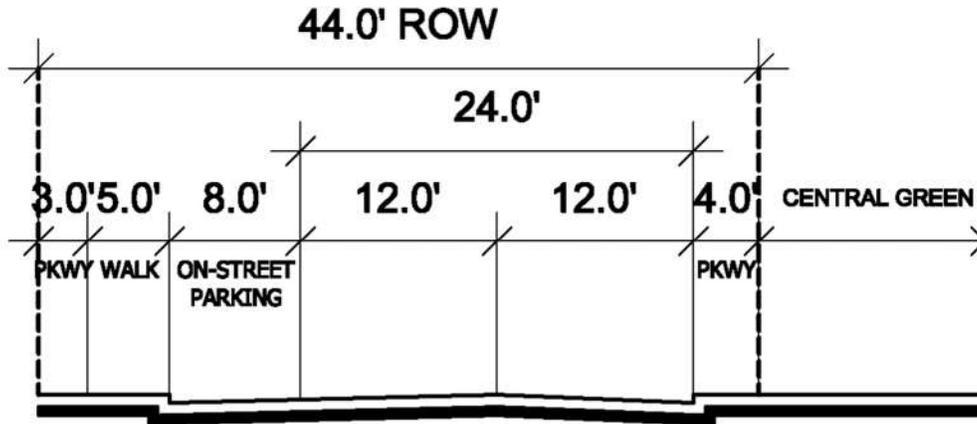
EXHIBIT 4.5.3-1 CENTRAL ENTRY DRIVE (Std. 107)



4.5.4 Central Green Loop Street

Central Green Loop Street is a private street encircling the Central Green amenity and provides access to Planning Areas 1, 2 & 3 from the Central Entry Drive. It will be fully improved to its ultimate width as a Modified Local Street (48' right-of-way) as illustrated in Exhibit 4.5.4-1. Street A consists of one travel lane in each direction within 36 feet curb-to-curb width with a 4 foot curb adjacent developer installed landscaped parkway complimenting the Central Green on the inside edge and a 5 foot curb-adjacent sidewalk adjacent to a 3 foot developer installed landscape parkway and on-street parking in front of the homes along the outside edge.

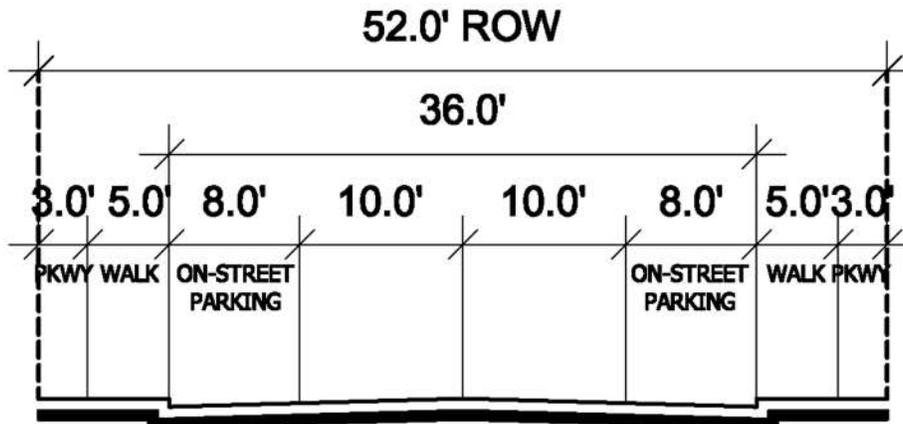
EXHIBIT 4.5.4-1 CENTRAL GREEN LOOP



4.5.5 Interior Residential Streets

Interior Residential Streets are private streets that will be fully improved to their ultimate width as a Modified Local Street (52' right-of-way) as illustrated in Exhibit 4.5.5-1. These streets will consist of one travel lane in each direction within 36 feet curb-to-curb width with a 4'-6" sidewalk behind the curb and a 3 foot developer installed landscape parkway when single family residences are located on both sides of the street. On-street parking is permitted on both sides of all interior residential streets, except on the outside radius of all corners which will be marked for no parking as agreed to with the Murrieta Fire Department.

EXHIBIT 4.5.5-1 INTERIOR RESIDENTIAL STREETS

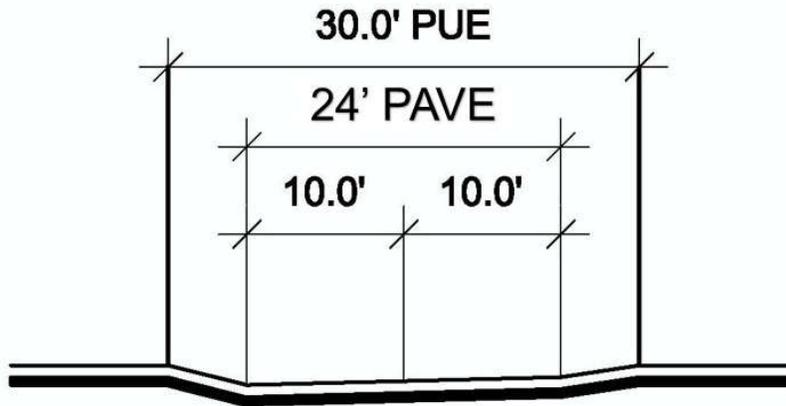


Posted "No Parking" restriction on outside radius of all corners per Murrieta Fire Department.

4.5.6 Private Drive Aisles

Private Drive Aisles will be fully improved to their ultimate width as a private drive aisle as illustrated in Exhibit 4.12. The private drives will consist of one travel lane in each direction within 24 feet of pavement surface width. Parallel parking is not permitted along drive aisles as these streets only serve to provide vehicular access to the garages located within the Courtyard Single-Family detached and Single Family Attached Homes.

EXHIBIT 4.5.6-1 PRIVATE DRIVES



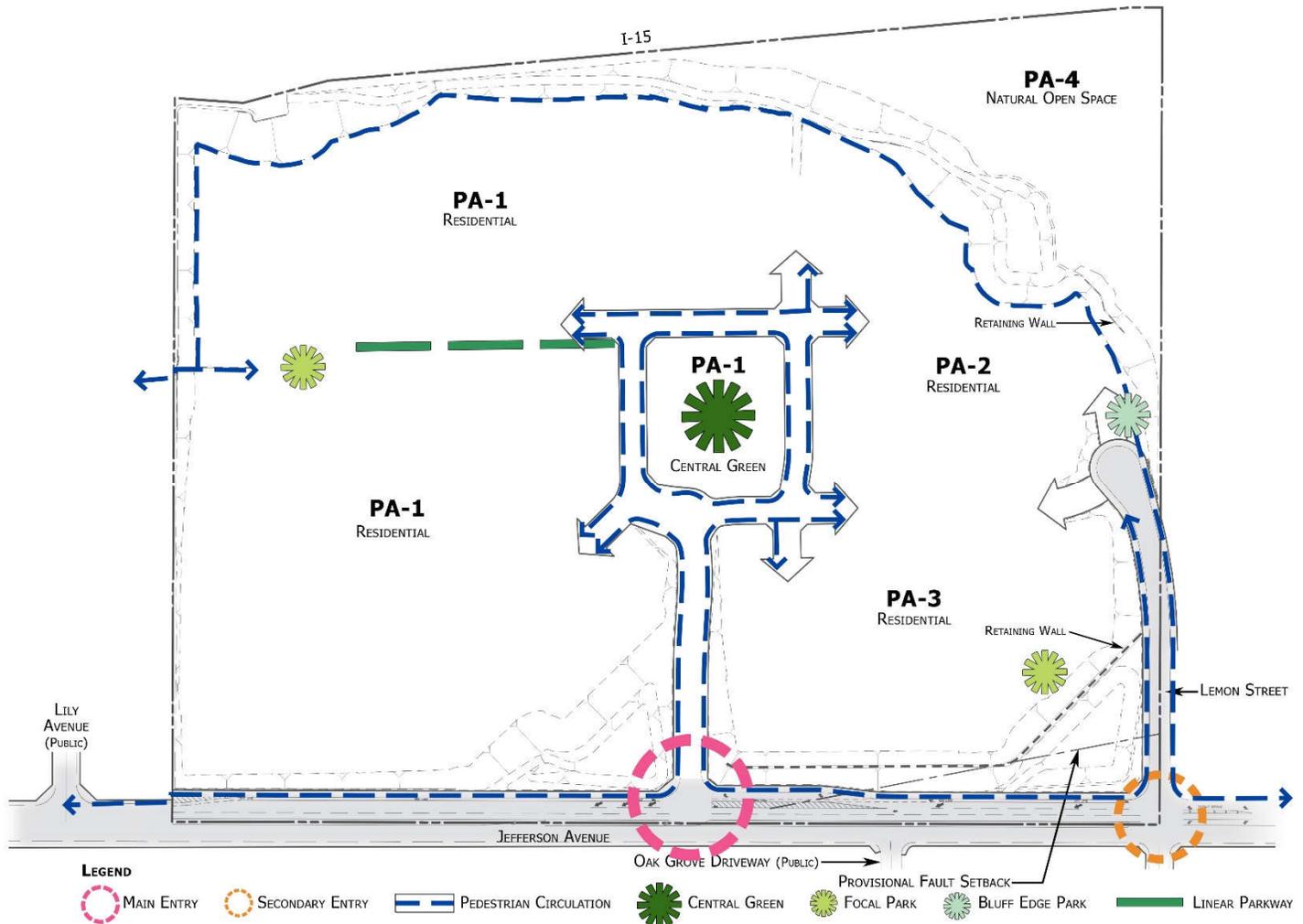
Additional Project Circulation Design Standards are as follows:

1. Lower traffic speeds are encouraged through the use of traffic calming measures such as narrow streets, curb bulbs, neck downs, raised medians, tree-lined streets, and on-street parking.
2. Create a pedestrian friendly environment by providing improved intersections and pedestrian crosswalks including mid-block crossings and medians to cue drivers that they are in a pedestrian area.
3. Assessment districts or similar financing mechanisms may be proposed to finance major roadway improvements.
4. All modified public roads (Jefferson Avenue, Main Street and Lemon Street) shall be constructed to ultimate City of Murrieta standards in accordance with the Circulation Element of the City of Murrieta General Plan.
5. The approved Specific Plan, standard Conditions of Approval, Project Design Guidelines and Development Standards shall be followed.

4.6 PEDESTRIAN CIRCULATION

Pedestrian Circulation is encouraged throughout the Project through street adjacent sidewalks, paseos, and trails that connect the Project to surrounding neighborhoods and encircle the Project. As shown in Exhibit 4.6-1 pedestrian connections will be provided from Lemon Street, Central Entry Drive and through a pedestrian only access at the end of Sweet William Drive within the San Ravelle Community to the north.

EXHIBIT 4.6-1 PEDESTRIAN CIRCULATION



4.7 PUBLIC TRANSPORTATION

While located within a moderately suburban setting, the Project Site will encourage alternative means of transportation by consulting with the existing transit agency, Riverside Transit Authority (RTA), which serves Riverside County and connects to other Transit systems serving other Counties including San Diego, Orange County and Los Angeles County. Currently RTA 23 Stop 6 is located within 1/2 mile at the corner of Jefferson Avenue and Kalmia Street which provides access to all other RTA routes through Transfer Stations. RTA also provides connections to Metrolink and Amtrak rail services and partners with Dial-A-Ride and other similar services throughout the area to provide senior and disabled transportation along with their "Bikes On Bus" programs.

4.8 PUBLIC UTILITIES

Telecommunications and Television

Verizon is the existing telephone service provider to the Project Site. The provider will deliver service to the home that will enable telephone, voice mail, cable and high-speed data services, as well as video on-demand and other potential optional services. Proposed on-site facilities and hardware will be placed underground from connection points within Jefferson Avenue.

Natural Gas

Southern California Gas Company (a Sempra Energy Utility) will provide natural gas to the Project Site within underground pipeline systems from connection points within Jefferson Avenue.

Electricity

Southern California Edison (an Edison International Company) will provide electricity service to the Project Site from existing facilities within the area. Proposed facilities to serve the project will be owned and operated by SCE and located underground from connection points within Jefferson Avenue or Lemon Street.

Solid Waste

The City of Murrieta provides solid waste collection services for the City and will provide service to the Project Site.

4.9 PUBLIC SCHOOLS

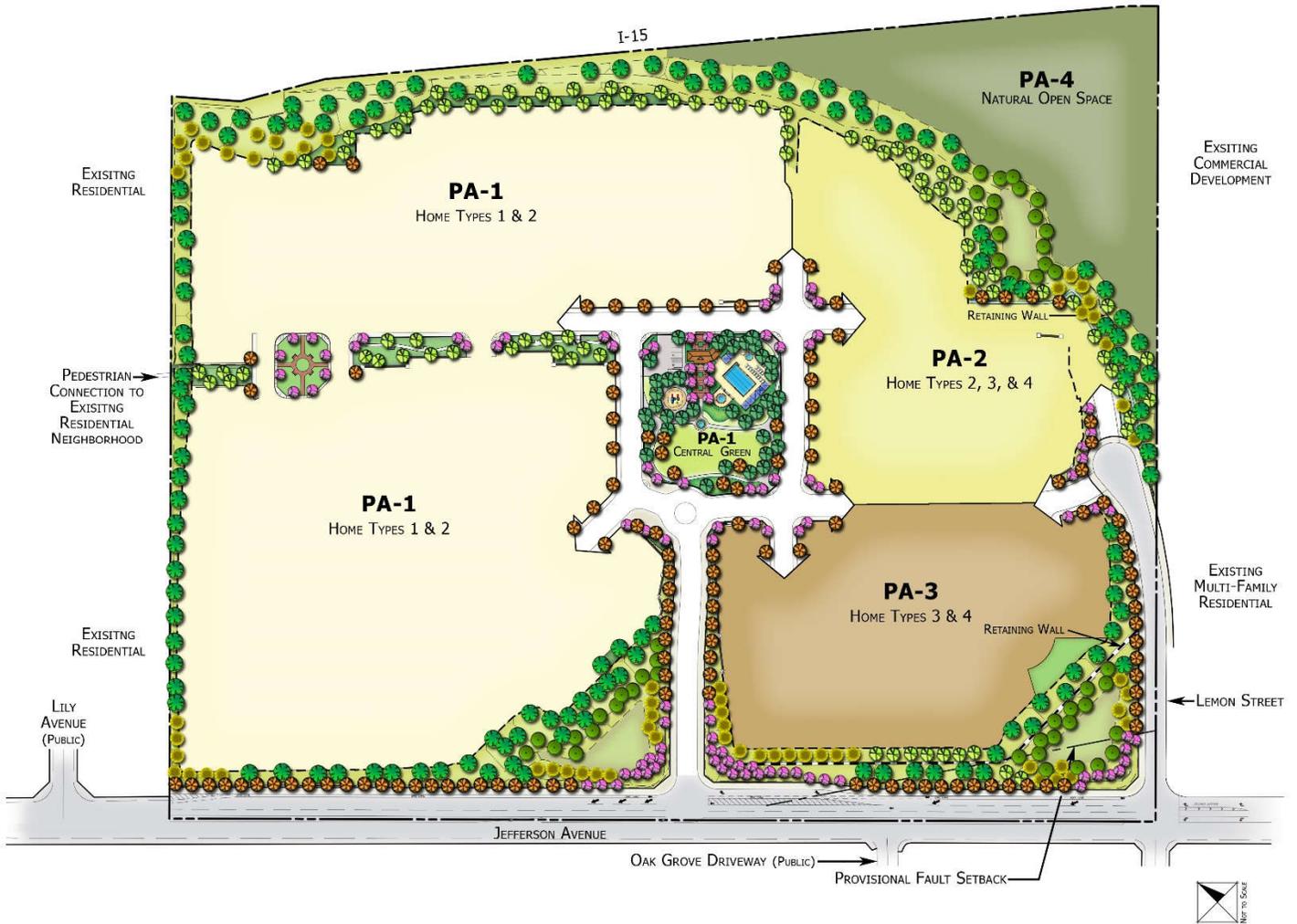
The Murrieta Valley Unified School District provides public education services to the Project residents through the following schools based on current District boundary maps.

- Murrieta Elementary School; 24725 Adams Avenue (0.9 driving miles south)
- Thompson Middle School; 24040 Hayes Ave (1.3 driving miles west)
- Murrieta Valley High School; 42200 Nighthawk Way (1.0 driving miles west)

5.0 LANDSCAPE DESIGN INTRODUCTION

Landscape design and quality open space areas are key components in the proposed Santa Rosa Highlands Specific Plan. These guidelines serve to provide a comprehensive approach to balancing landscape materials selected for this region and in accordance with City Plant Guides with the proposed architectural character to provide a logical relationship between neighborhoods, recreational amenities, parks, open space areas, parkways, paseos, and the surrounding land uses.

EXHIBIT 5.0-1 CONCEPTUAL LANDSCAPE DESIGN MASTER PLAN



5.1 PARKS, OPEN SPACE AND PEDESTRIAN CONNECTIVITY

Exhibit 5.1 demonstrates the project's approximately 16.25 acres of open space, parks and paseos. The parks are designed to provide a variety of recreational opportunities and serve the needs of the various age groups of the residents and the nearby community. The primary open space Feature Amenities include the approximately 1.50 acre Central Green, Bluff Edge Park, Pocket Parks, and Linear Paseo Parks and various Focal Parks with a variety of recreational amenities.

The 4.10 acre Open Space area in Planning Area 4 will be left in its natural state and will not be accessible for recreational use. The Open Space area contains environmentally sensitive riparian habitat. Through the balanced grading approach designed for the Santa Rosa Specific Plan (planned for no import of export to reach rough grade elevations), grading impacts have been mostly eliminated in comparison to the Plaza de Murrieta design for the development.

As depicted in Exhibit 5.1-1 these Feature Amenities are linked together through landscaped pedestrian pathways and linear paseo parks to provide pedestrian connectivity between the Planning Areas including views of the preserved natural open space in Planning Area 4 and connect to areas outside the Project while helping to define these feature areas throughout.

EXHIBIT 5.1-1 CONCEPTUAL OPEN SPACE PLAN

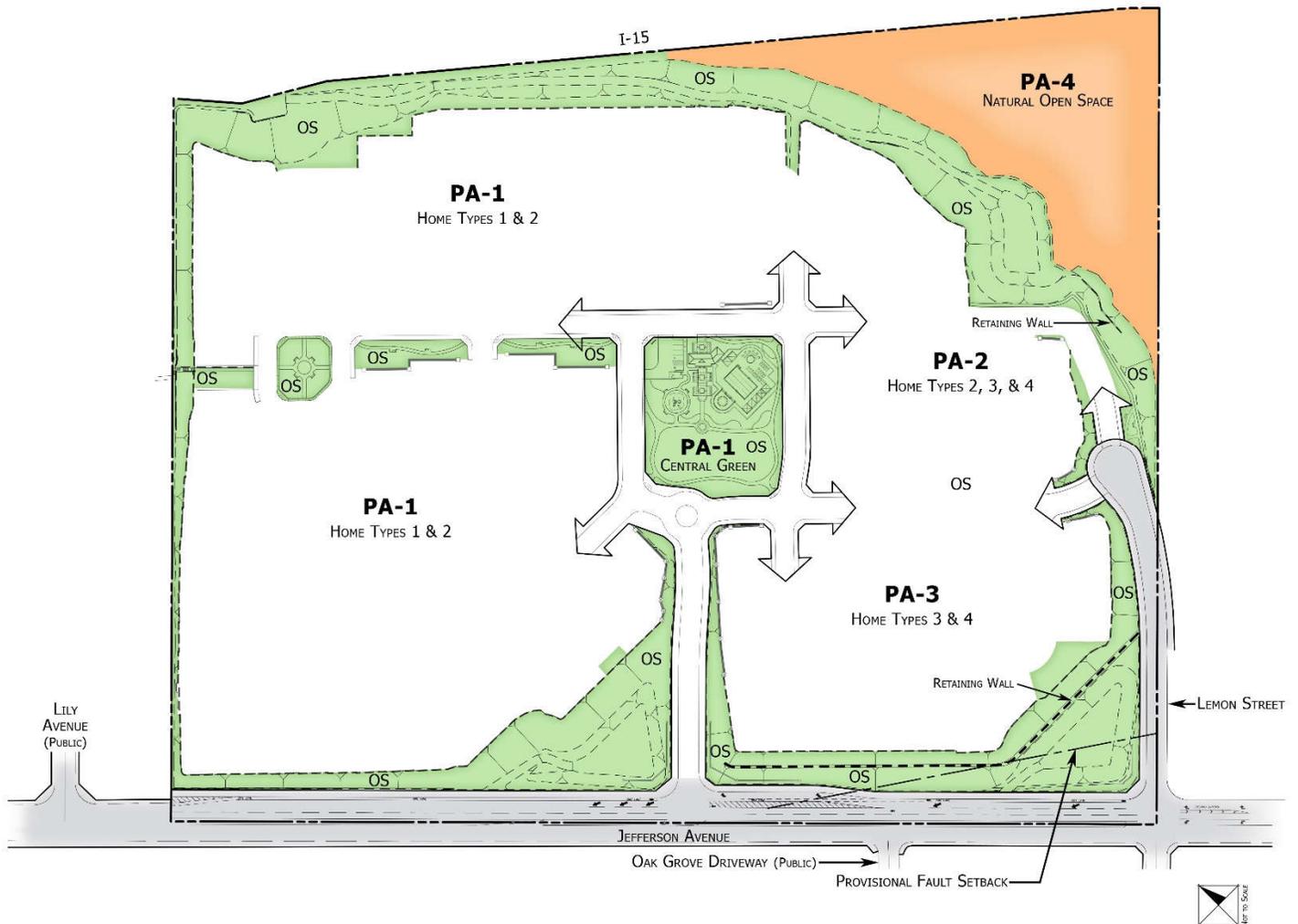
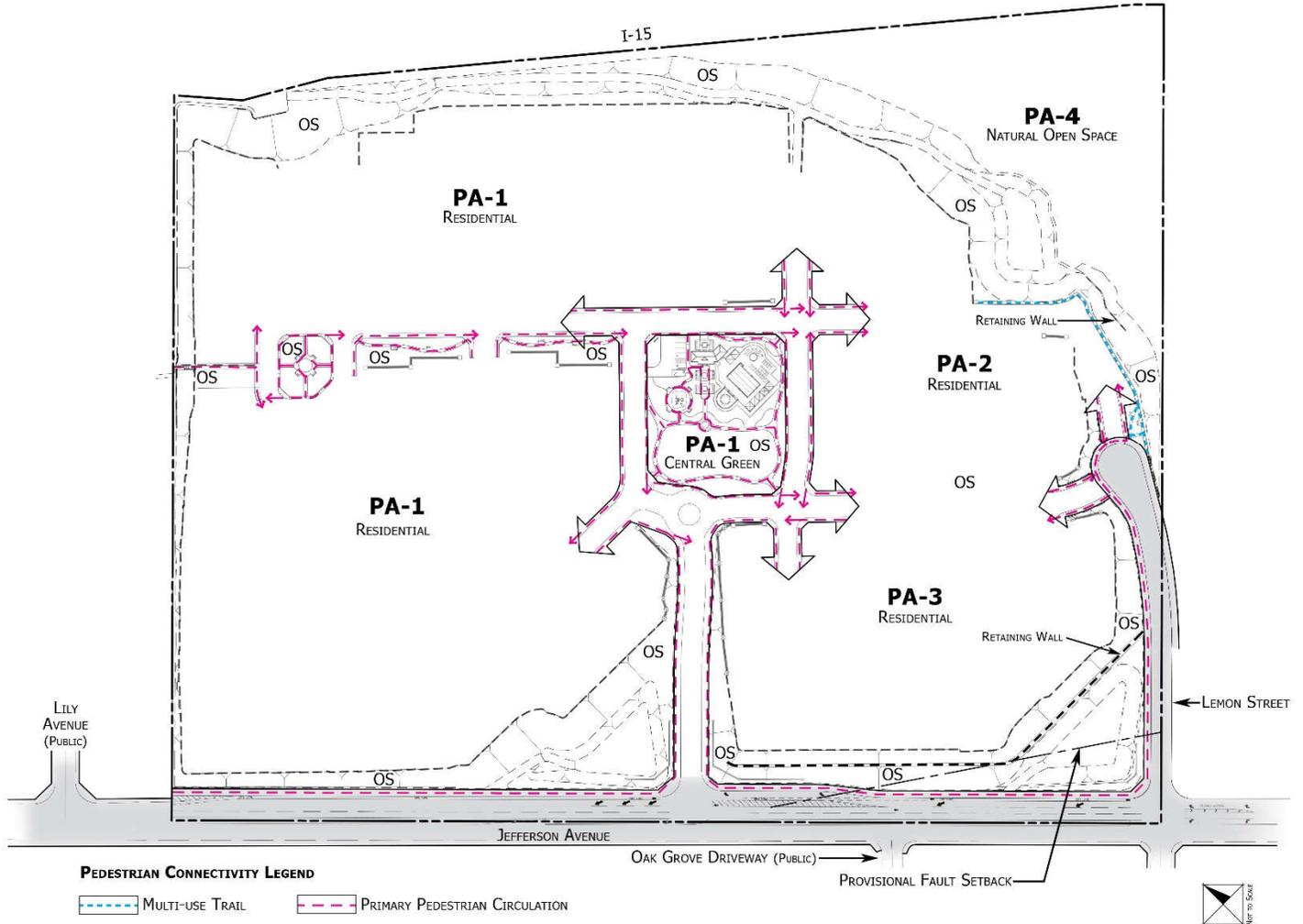


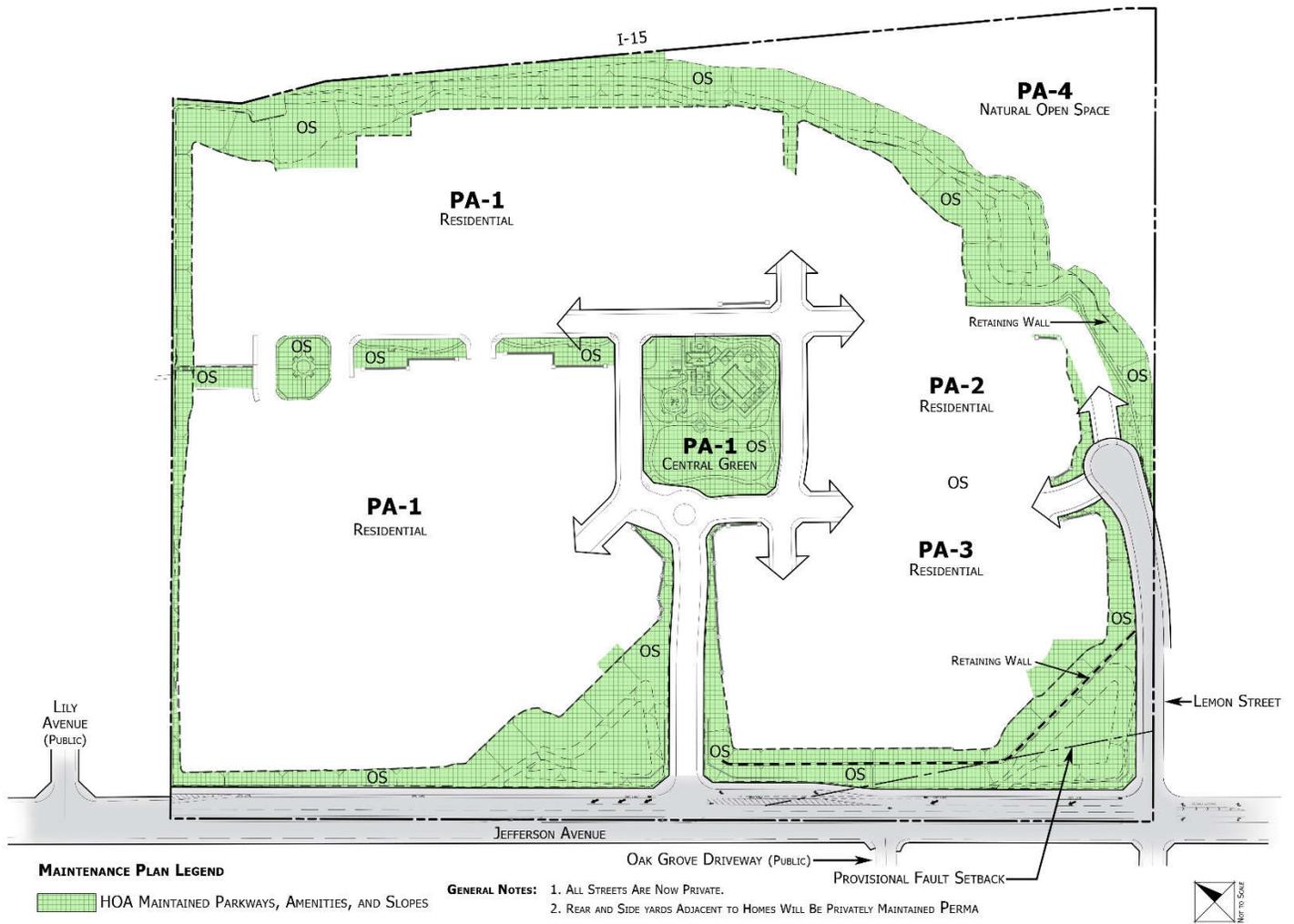
EXHIBIT 5.1-2 CONCEPTUAL PEDESTRIAN CONNECTIVITY PLAN



5.2 MAINTENANCE

To ensure the landscaping and streetscapes are maintained in a consistent and healthy manner, a Maintenance Responsibility Map has been developed as shown on Exhibit 5.2. This map identifies which areas to be maintained by the individual homeowner, the future Homeowner’s Association(s) (HOA) and the City. As illustrated the Murrieta Community Services Department (MCSD) will maintain the parkways and sidewalks inside of the right-of-way along Jefferson Avenue and Lemon Street. The future HOA(s) will maintain the interior streetscapes, community monumentation and walls, landscape easements, internal paseos, focal parks and the sloped area adjacent to the interstate right of way. The Open Space area in Planning Area 4 will be HOA maintained and is intended to be left in its natural state to the maximum extent possible in order to lessen the overall impacts of the Development.

EXHIBIT 5.2-1 CONCEPTUAL MAINTENANCE RESPONSIBILITY MAP



5.3 PRIMARY FEATURE AMENITIES

5.3.1 Central Green

As depicted in Exhibit 5.3.1, the Central Green will be approximately 1.50 acres and will be developed at the terminus of the Central Entry Drive in Planning Area 2. The Central Green will include the primary recreational facilities for the Community, and may include but not limited to the following amenities:

Active Amenities

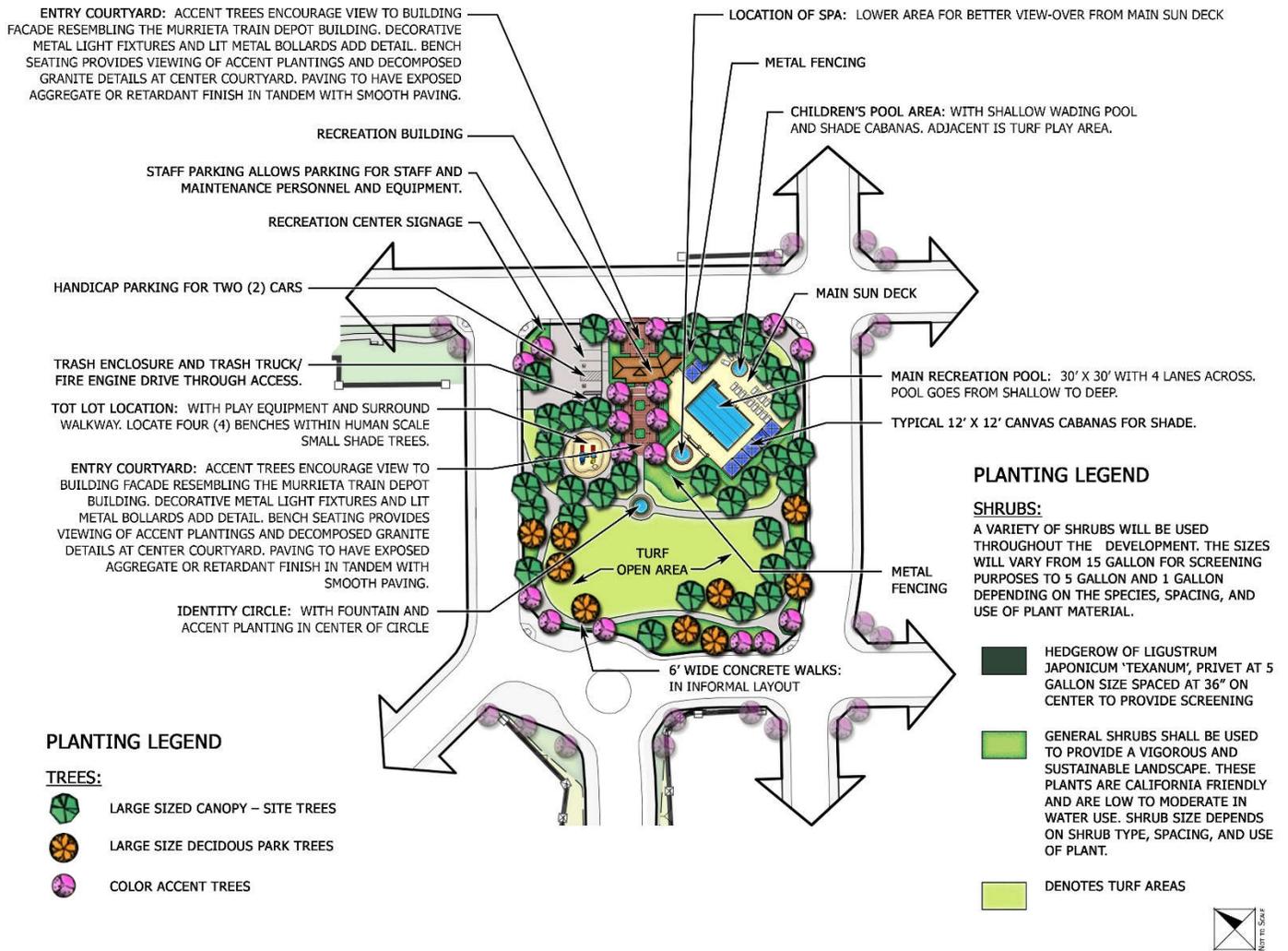
1. Outdoor Swimming pools
2. Outdoor Spa
3. Children’s Recreational facilities
4. Pedestrian pathways
5. Multi-Use Clubhouse, modeled after the Murrieta Train Depot circa 1885

Passive Amenities

1. Entry Courtyards
2. Water features
3. Open lawn areas with shade trees
4. Seating and viewing areas
5. Covered trellises
6. Landscaped pedestrian pathways

The Central Green is strategically designed and located to be a key component of the community. There will be a long view down the Central Entry Drive leading to the landscaped intersection with decorative paving, across the green and to the recreational facilities. The structures will be architecturally designed to be compatible with the overall theme of the community and project entry monumentation. Guest parking will also be provided at the Central Green, as well as pedestrian pathways to encourage pedestrian travel to the recreational facilities.

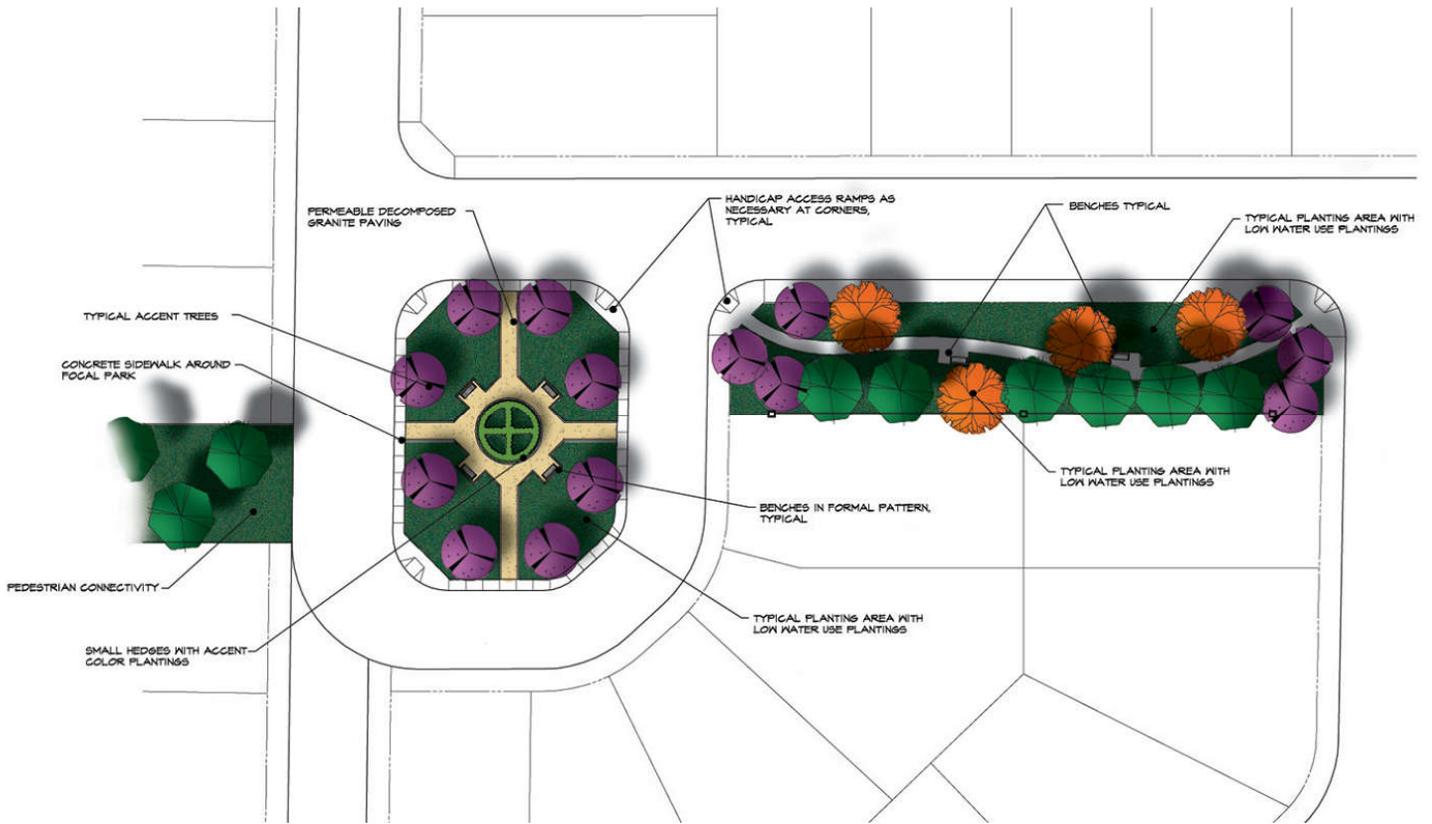
EXHIBIT 5.3.1-1 CONCEPTUAL CENTRAL GREEN PLAN



5.3.2 Linear Paseo Parks

Linear Paseo Parks extend from the Central Green through Planning Area 1 and include one of the Santa Rosa Highlands Focal parks while providing pedestrian connectivity and passive open space areas that terminate in the existing San Ravelle single family neighborhood through a paseo at the end of Sweet William Lane. These linear parks and the Focal Park create continual greenscape pedestrian connections and will include bench seating and shade trees while providing a softened street scene. The landscape design guidelines for development of the Paseo Parks will include enhanced paving and bench seating, tot lot with play equipment, open lawn play areas, shade trees, paseo trees, and accent trees.

EXHIBIT 5.3.2-1 CONCEPTUAL LINEAR PASEO & FOCAL PARK PLAN



PLANTING LEGEND:

TREES:



LARGE SIZED CANOPY - SITE TREES



LARGE DECIDUOUS PARK TREE



COLOR ACCENT TREES

SHRUBS:

A VARIETY OF SHRUBS WILL BE USED THROUGHOUT THE DEVELOPMENT. THE SIZES WILL VARY FROM 15 GALLON FOR SCREENING PURPOSES TO 5 GALLON AND 1 GALLON DEPENDING ON THE SPECIES, SPACING AND USE OF THE PLANT MATERIAL.



HEDGEROW OF LIGUSTRUM JAPONICUM 'TEXANUM', PRIVET AT 5 GALLON SIZE SPACED AT 36" ON CENTER TO PROVIDE SCREENING



GENERAL SHRUB PLANTING AREAS, THE FOLLOWING SHRUBS SHALL BE USED TO PROVIDE A VIGOROUS AND SUSTAINABLE LANDSCAPE. THESE PLANTS ARE CALIFORNIA FRIENDLY AND ARE LOW TO MODERATE IN WATER USE. SHRUB SIZE DEPENDS ON SHRUB TYPE, SPACING AND USE OF PLANT.

5.3.3 Bluff Edge Park and Preserved Natural Open Space

The Bluff Edge Park in Planning Area 2 is located at the terminus of Lemon Street and provides view of the adjacent preserved natural open space that comprises Planning Area 4. A shade arbor, bench seating and shade trees are some of the amenities planned for this area to utilize when viewing the open space area preserved in its natural or enhanced environment. Development will not be permitted within Planning Area 4.

EXHIBIT 5.3.3-1 CONCEPTUAL BLUFF EDGE PARK PLAN



5.4 PEDESTRIAN CONNECTIVITY

A strong emphasis has been placed on the pedestrian connectivity throughout the Project in an effort to provide a safe, efficient and pedestrian friendly means to travel within the Specific Plan area and to the surrounding residential and commercial land uses. Shown on Exhibit 5.1-2, the site design accommodates pedestrian pathways to all Planning and park areas utilizing landscaped parkways adjacent to the clearly identifiable pathways with street furniture including benches that provide places to rest along the way.

5.4.1 Pedestrian Elements

One of the major elements of the Santa Rosa Highlands Specific Plan is to create an environment that promotes and enhances the pedestrian experience as one travels into and throughout the community. The following are some of the concepts being incorporated to contribute to successful, pedestrian accessible neighborhoods.

5.4.2 Pedestrian Oriented Pathway Treatments

As part of the Master Landscape Plan, the pedestrian pathway system is designed to clearly define sidewalks, pathways or trails. Where possible, the sidewalks have been separated from the street to create a more pleasant walking environment (Central Green, Paseo and Focal Parks). Pathways are also part of the entry monumentation design and serve to connect with public right-of-ways surrounding the project.

- Pedestrian sidewalks will consist of natural color concrete with a light broom finish. Specialty areas such as in the Central Green Park may receive finishes of exposed aggregate or the antiqued appearance of old weathered concrete with a retardant finish. Agrarian character walkways such as 'Duckboard Decking' may be introduced to enhance the theme of the Agrarian style of Landscape.
- Plazas within each community will continue with use of interlocking pavers with weathered concrete appearance and colors in the warm earth tone ranges. Scoring patterns will be consistent with rural styles of concrete.
- Focal parks and trails will be provided with stabilized decomposed granite pathways to maintain the agrarian theme reminiscent of Murrieta in the Late 1800's.

5.4.3 Outdoor Lighting

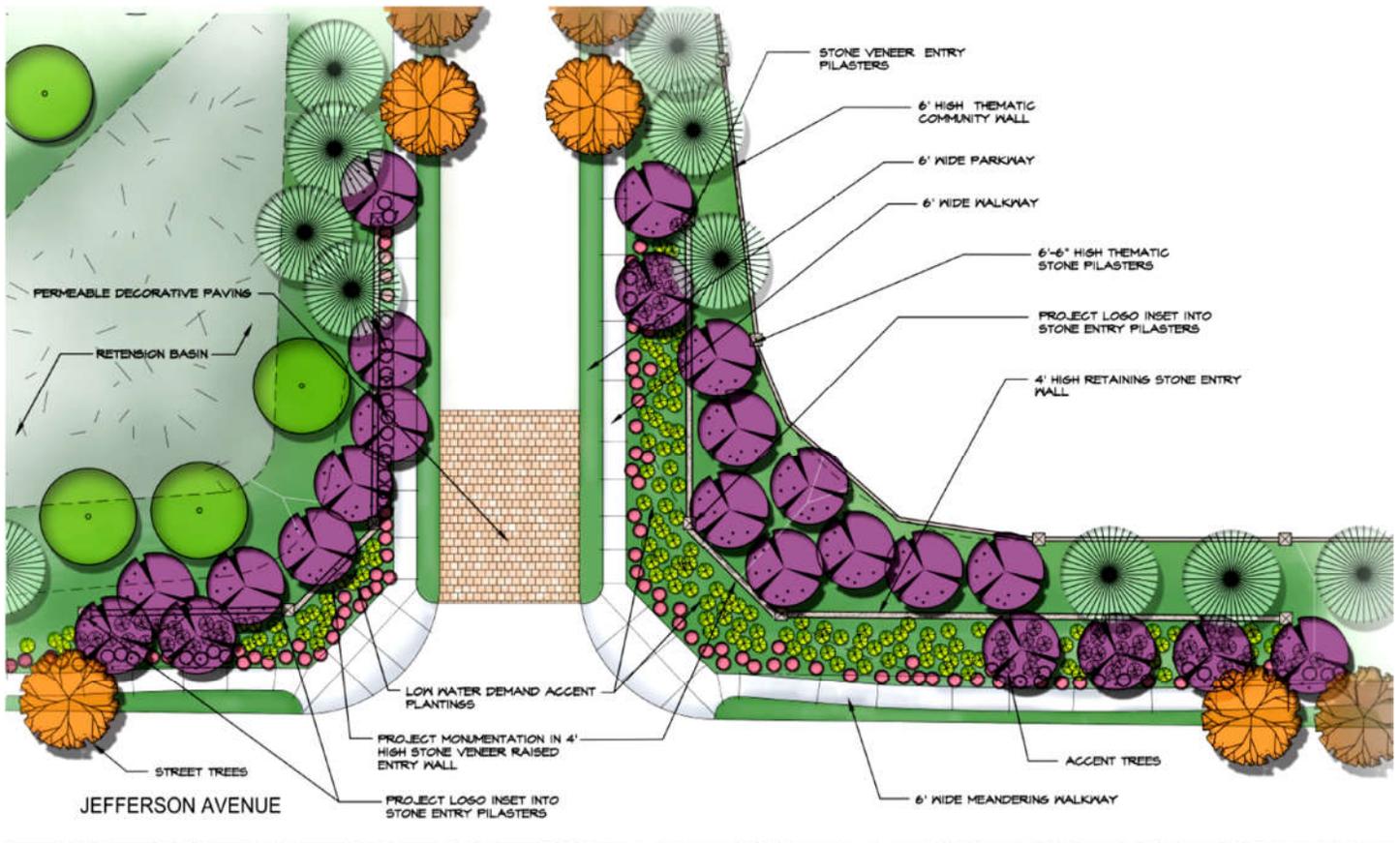
Outdoor light fixture bollards, landscape up-lights and light poles shall be architecturally integrated with the character of the adjacent land uses and appropriately placed throughout. The light fixtures shall be chosen to complement the architecture styles and located so they do not interfere with the pedestrian or vehicular circulation patterns of the project site while adhering to the goals of providing a safe pedestrian friendly environment per the City's Property Development and Use Standards, with low energy use fixtures such as low voltage LED lights encouraged throughout. Lighting also must comply with the requirements of the County of Riverside Ordinance No. 655 regarding light pollution as enacted for the benefit of the Mount Palomar Observatory.

5.5 PROJECT MONUMENTATION

The entry monumentation is the first impression of the community and sets a standard of quality while creating a sense of arrival into the development. Accordingly, a hierarchy of entry monumentation has been designed to distinguish between the Central and Lemon Street entries. Entry treatments also visually relate to the overall architectural style and theme of the residential buildings by having similar iconic elements, materials, and colors along with helping to direct vehicular and pedestrian traffic to the points of entry into the project.

There are two community entries: the Central Entry Drive from Jefferson Avenue that will be defined by the Central entry feature, and the Lemon Street entry that incorporates a similar entry monumentation treatment. The project monumentation elements are described in detail below.

EXHIBIT 5.5.1-1 CENTRAL ENTRY MONUMENTATION PLAN



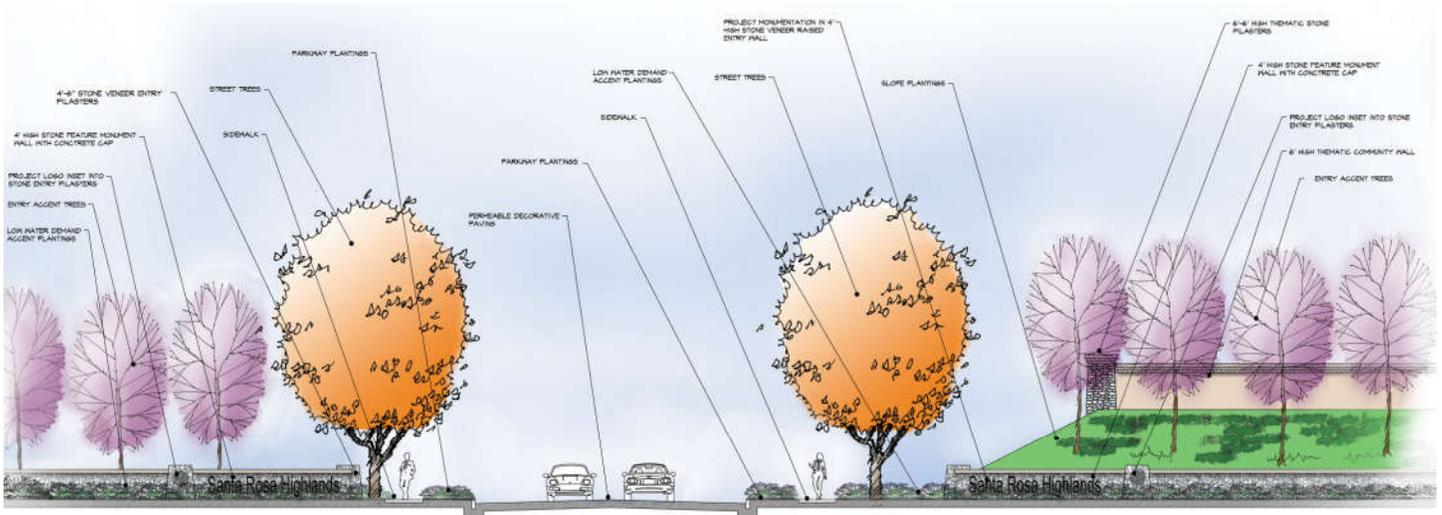
PRIMARY ENTRY ENLARGEMENT PLAN

5.5.1 Central Entry Drive Monumentation

The Central Entry Drive Monumentation is a key focal point along Jefferson Avenue and provides access to Planning Areas 1, 2 and 3 near the center of the Specific Plan area. It has been designed as a prominent, distinguished entry that sets the quality and character of the Development. The following is a list of the landscape design elements that will be incorporated into the Central Entry Drive:

- Monumentation Walls with Project Logo
- Thematic Community Walls with Stone Pilasters
- Accent Plantings
- Focal Street Trees

EXHIBIT 5.5.1-2 CONCEPTUAL CENTRAL ENTRY MONUMENTATION ELEVATION



PRIMARY ENTRY ELEVATION

5.5.2 Lemon Street Entry Monumentation

The Entry Monumentation at Lemon Street provides access at the south boundary of the Specific Plan area between Planning Areas 2 and 3. Like the Central Entry, this is another key focal point along Jefferson Avenue. Therefore similar landscape design elements will also be incorporated into the Lemon Street Entry Drive Monumentation.

EXHIBIT 5.5.2-1 CONCEPTUAL LEMON STREET ENTRY MONUMENTATION PLAN

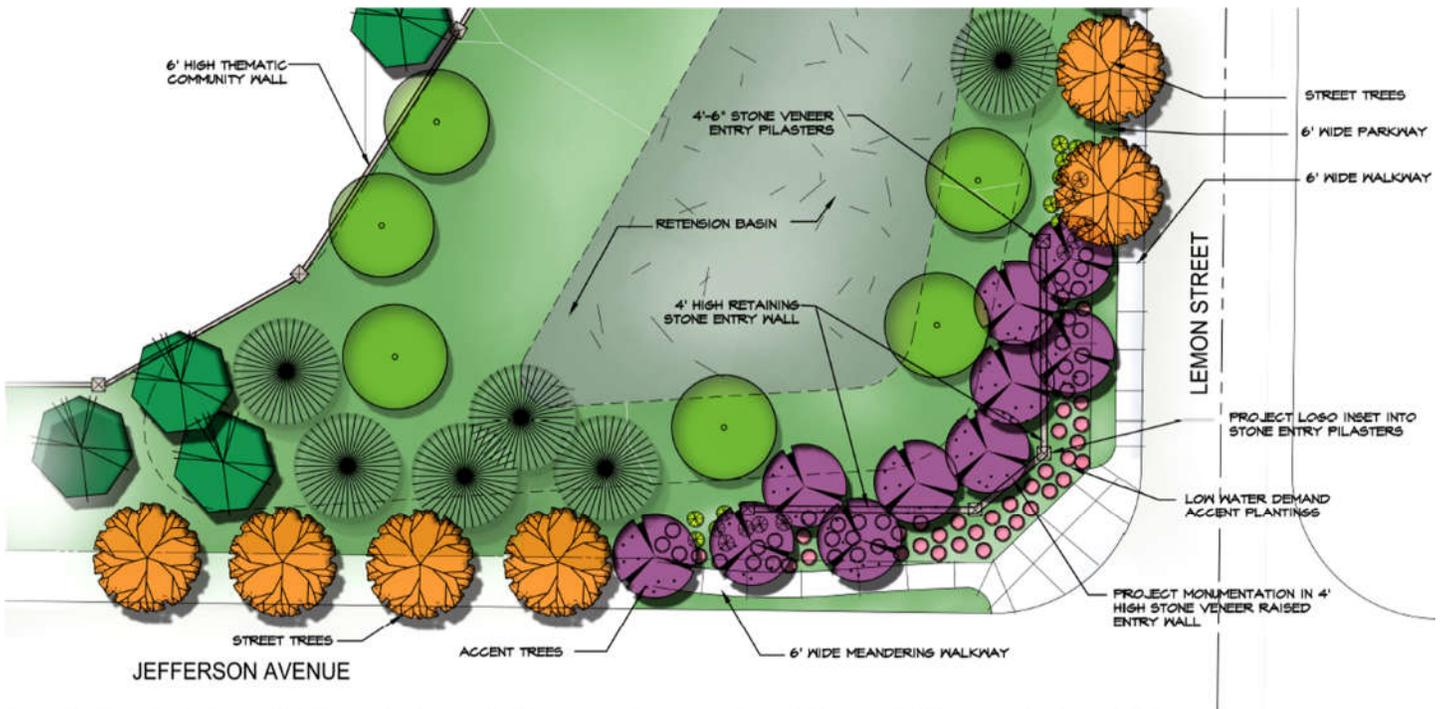
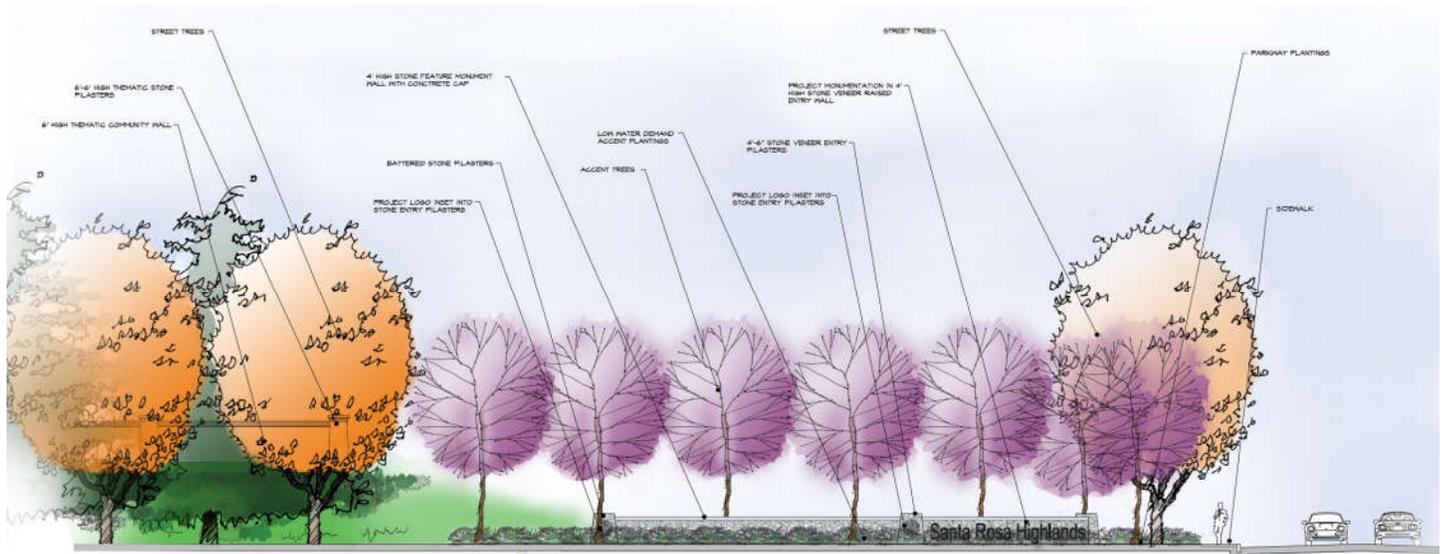


EXHIBIT 5.5.2-2 CONCEPTUAL LEMON STREET ENTRY MONUMENTATION ELEVATION**5.6 STREETScape TREATMENTS**

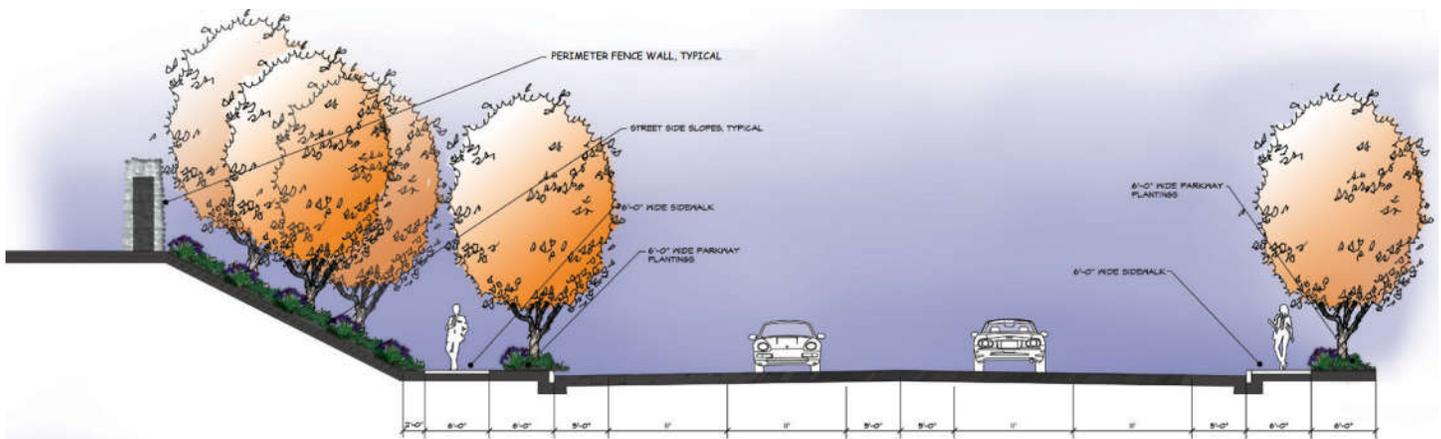
Streetscape treatments will be designed to compliment the residential land uses and architecture proposed within the community, help define the street system hierarchy within the Development and featuring drought tolerant plantings. Vehicular accent paving at the main entry on Jefferson Ave and Lemon Street will feature pavers blending with the agrarian theme of the Central Green. The use of pavers will assist in slowing traffic, providing drainage and assist in the identity of the Development. Streetscape designs shall be approved by the City and planted by the Developer. Except for the parkways within the Public right of way along Jefferson Avenue and Lemon Street, parkways will be maintained by the Homeowner's Association.

5.6.1 Jefferson Avenue

As referenced in Section 4.5.1, Jefferson Avenue is a public street and borders the project's western boundary while being the primary access street for Santa Rosa Highlands. Similar to the Central Entry Drive Monumentation, the landscape design for Jefferson Avenue will set the quality and character of the Development, utilizing plant massing and a variety of broad canopy trees for shade, evergreens, shrubs and ground cover per City Guidelines.

To create an enhanced landscape treatment along Jefferson Avenue, an additional landscape area will be provided by the Developer outside of the right-of-way on the slopes along the project boundary, and will be maintained by the Homeowner's Association. This will offer a softer landscaped edge and visually improve the streetscape.

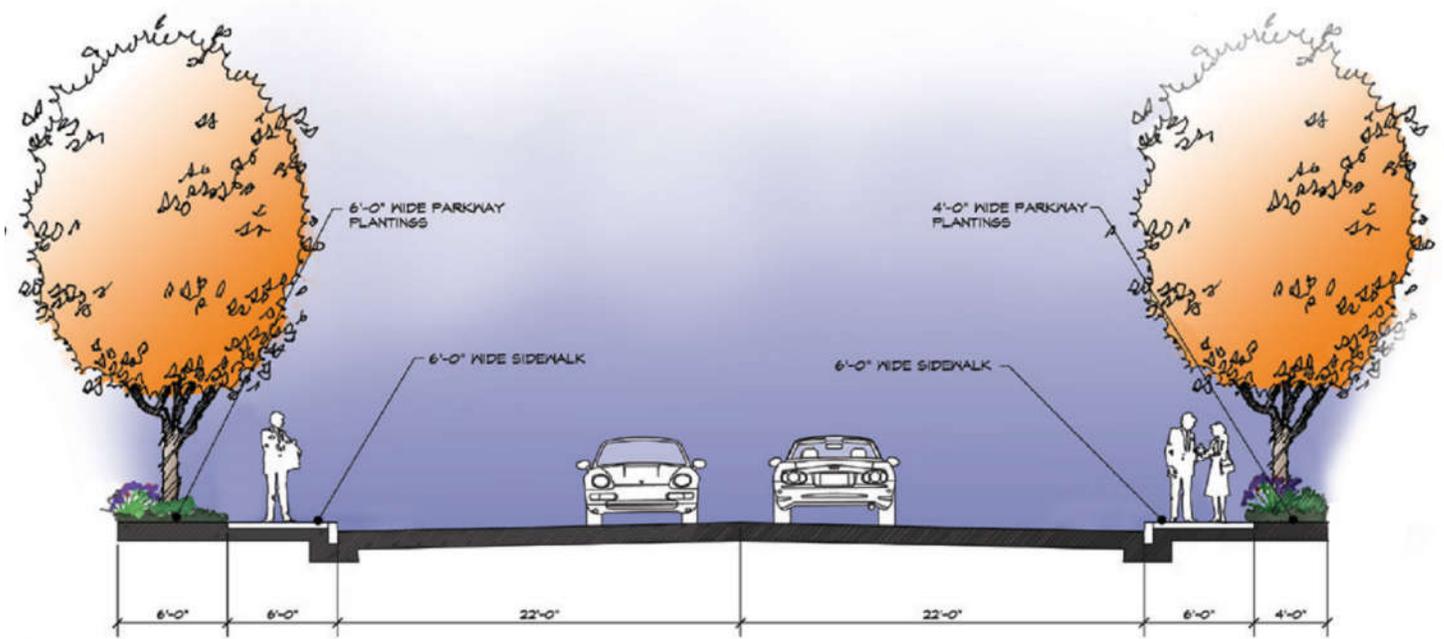
EXHIBIT 5.6.1-1 CONCEPTUAL JEFFERSON AVENUE LANDSCAPE SECTION



5.6.2 Lemon Street

Referenced specifically in Section 4.5.2, Lemon Street is a public street and borders the project's south boundary providing a secondary access point on Jefferson Avenue. Similar to Jefferson Avenue, Lemon Street will have landscaped parkways on both sides of the street that will help soften the sloped edges along street. The Lemon Street streetscape will be a formal planting theme with street trees and ground cover in the parkways with additional slope planting by the Developer and maintained by the Homeowner's Association inside the parkways.

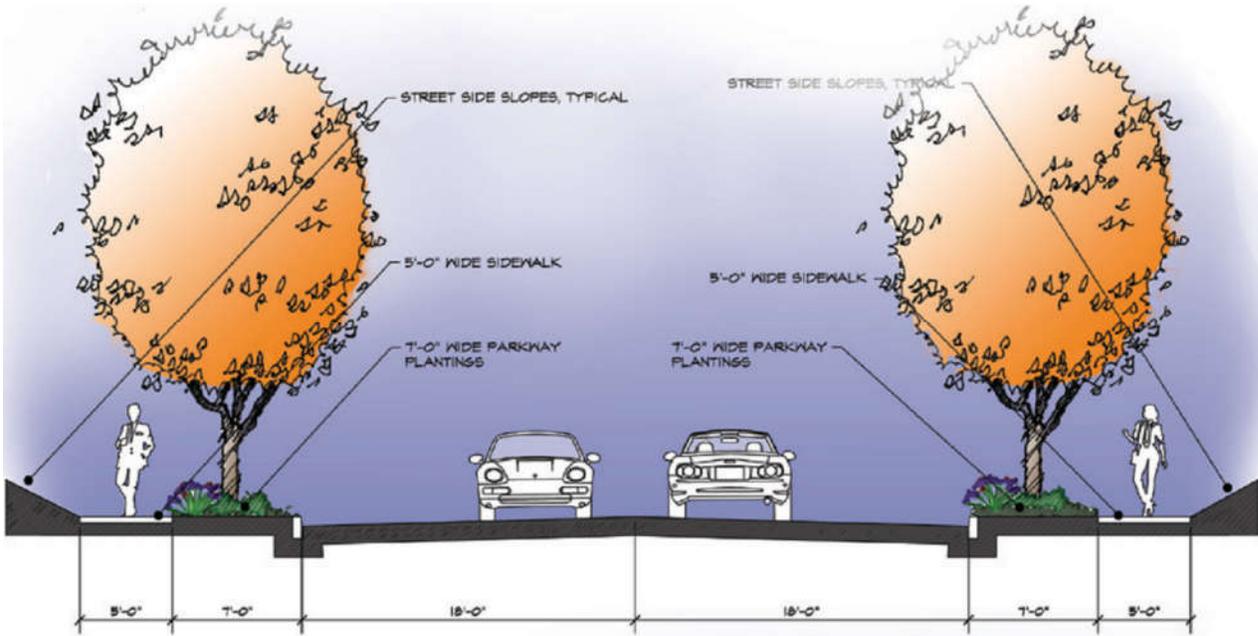
EXHIBIT 5.6.2-1 CONCEPTUAL LEMON STREET LANDSCAPE SECTION



5.6.3 Central Entry Drive

Referenced specifically in Section 4.5.3, the Central Entry Drive is a public street that provides access between off of Jefferson Avenue near the center of the Specific Plan area. In addition to Lemon Street, the Central Entry Drive will be a focal point of the Development and become the primary vehicular and pedestrian access point, terminating at the primary Feature Amenity, the Central Green. This streetscape will be designed to provide a safe and convenient pedestrian environment that links the Santa Rosa Highlands neighborhoods to Jefferson Avenue and adjacent communities and retail developments. Like Lemon Street, the streetscape will be a formal planting theme with street trees and ground cover in the parkways with additional landscape on the slopes and all maintained by the Homeowner's Association.

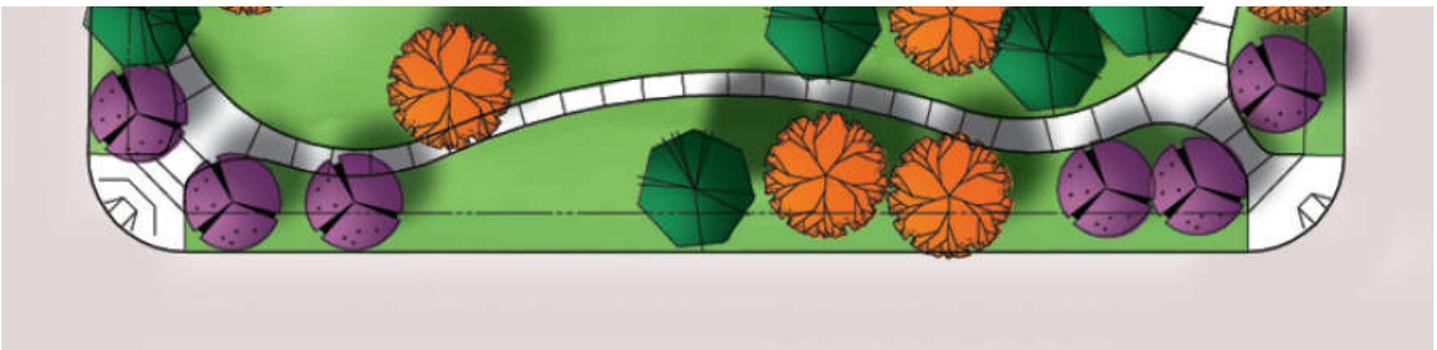
EXHIBIT 5.6.3-1 CONCEPTUAL CENTRAL ENTRY DRIVE LANDSCAPE SECTION



5.6.4 Central Green Loop

Referenced in Section 4.5.4, Central Green Loop is a public street encircling the Central Green feature amenity, while providing access to Planning Areas 1, 2 & 3 from the Main Entry Drive. The streetscape along the exterior side of this street will be planted similar to other Interior Residential Street parkways in the Development referenced in Section 5.5.5. However the treatment on the interior side will be made part of the Central Green amenity design referenced and include curb adjacent landscape with paseo paths set back from the street that connect to the Central Green amenity and the other pedestrian paths in the Development.

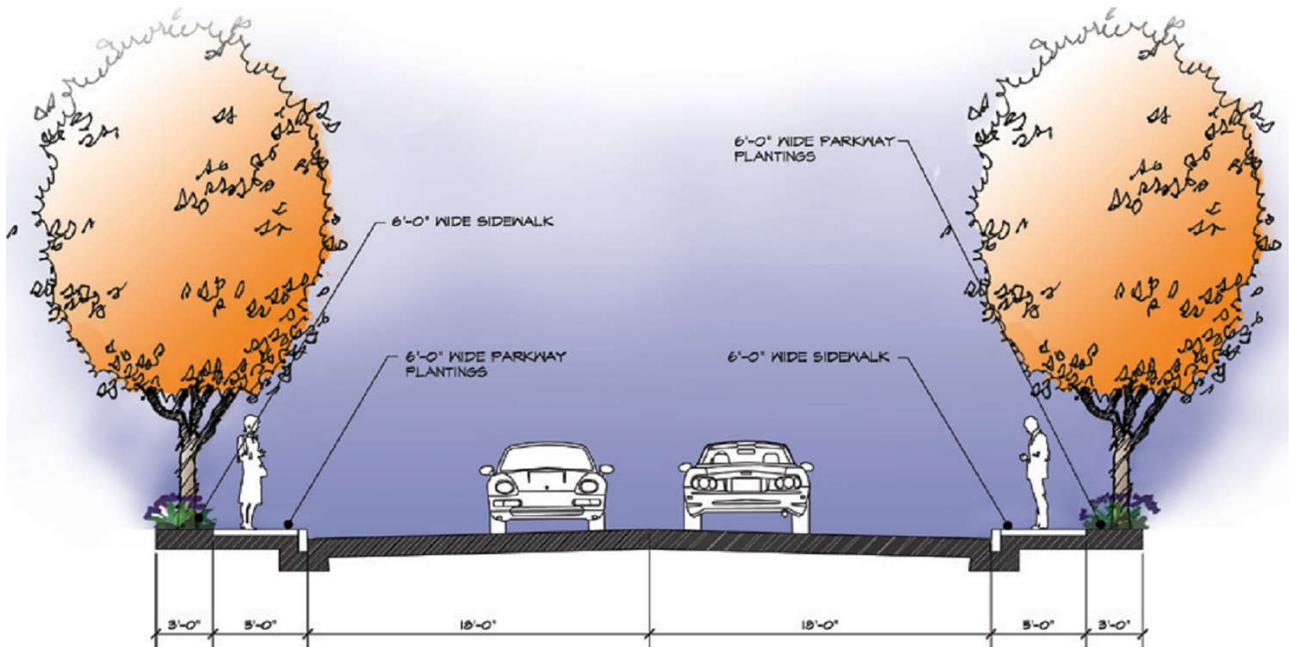
EXHIBIT 5.6.4-1 CONCEPTUAL CENTRAL GREEN PARKWAY PLAN



5.6.5 Interior Residential Private Streets

Referenced in Section 4.5.5, Interior Residential Streets are private streets that provide vehicular and pedestrian access throughout all of the Development Planning Areas. Streetscape treatments have been designed to soften the street edge with a landscaped three-foot easement planted by the developer including formal planting of canopy street trees and groundcover Planted by the Developer and maintained by the Homeowner's Association.

EXHIBIT 5.6.5-1 CONCEPTUAL INTERIOR RESIDENTIAL PRIVATE STREET LANDSCAPE SECTION



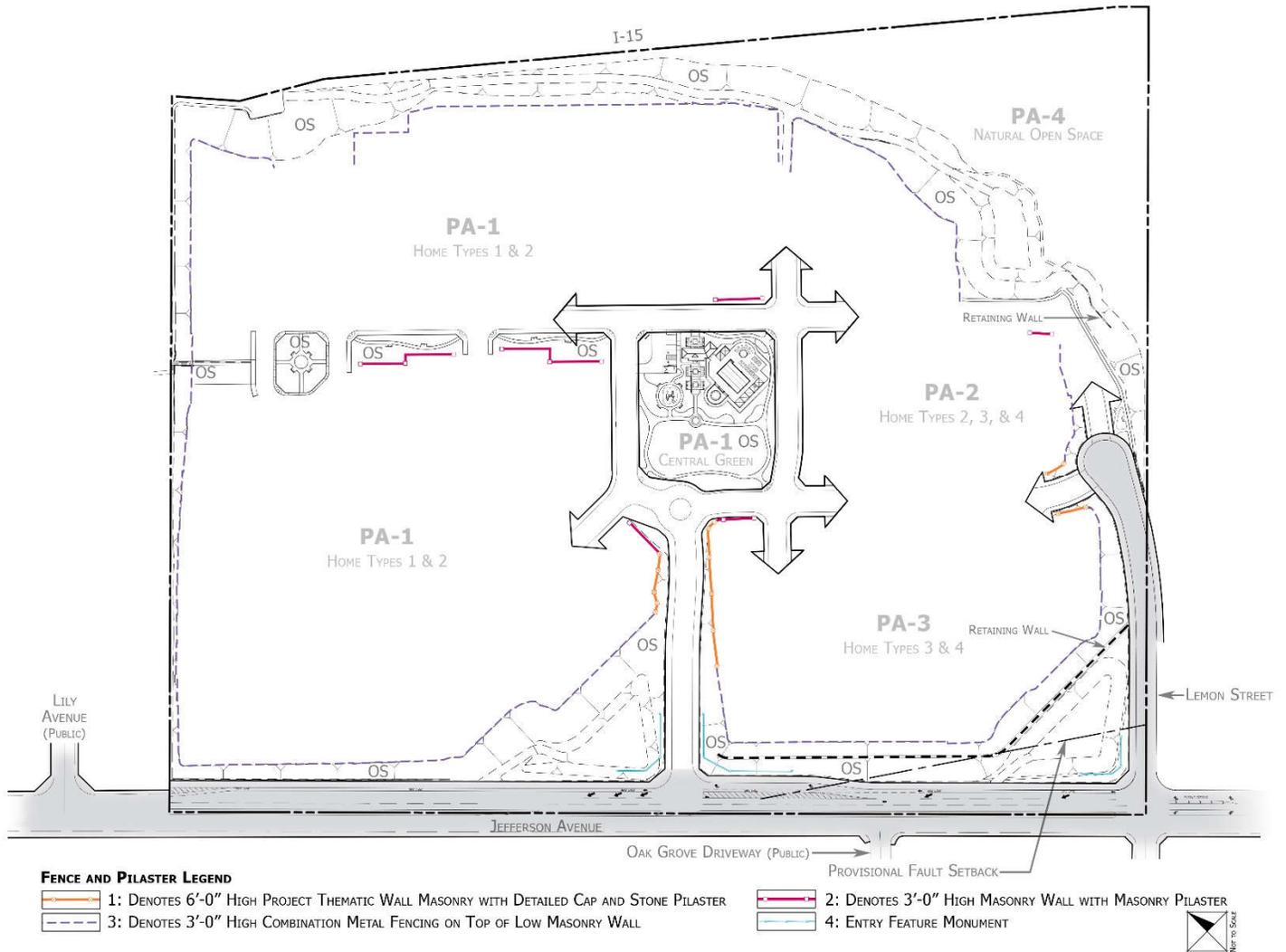
5.6.6 Private Drive Aisles

Referenced in Section 4.5.6, Private Drive Aisles are private and provide vehicle access to the individual garages in Planning Areas 2 and 3 for the Courtyard Single Family Detached and Single Family Attached residential homes. Along the paved Aisle the streetscape planting will continue up to the homes as part of the common area landscaping provided by the Developer and maintained by the Homeowner's Association and include trees, ground cover, plantings and other embellishments that complement the homes within the open space between the homes and the paved Aisles. Walkways will provide pedestrian connectivity from the Aisles to the homes. Due to their width and purpose, parallel parking will not be permitted with these Aisles, and planting will vary depending on location with inviting schemes used along the fronts of the homes and more privacy designed schemes for the sides and rear of the homes.

5.7 WALLS AND FENCES

Walls and Fencing will be provided for dwelling and infrastructure support, delineation of a specific areas, safety or protection from falling and privacy for the residents. Each wall or fence material will be chosen based on its purpose and visibility within the Specific Plan Area.

EXHIBIT 5.7-1 CONCEPTUAL MASTER FENCE PLAN



5.7.1 Retaining Walls

Retaining walls will be installed within the Development to provide dwelling and infrastructure support. Along Jefferson Avenue, modular crib walls will be utilized to provide drainage basin areas below the homes in Planning Area 3 while supporting homes above. Throughout the Development smaller concrete masonry unit block retaining walls will be built based on topography. As referenced in Section 4.1, the preservation of pre-development drainage areas influences the slope of the streets and the differences in elevation between lots requiring retaining walls to be constructed in order to protect the usable portions of the lots. Exact height and location of the retaining walls will be determined upon final engineering.

5.7.2 Community Wall

A project theme monumentation entry feature will be proposed at the main entry on Jefferson Avenue and Lemon Street. The primary entry feature wall will extend along Jefferson and be constructed of masonry and Stone pilasters. A secondary theme entry of lesser scale will be proposed at the corner of Jefferson Avenue and Lemon Street with the theme wall extending along Lemon until it enters the project. Both will incorporate stone veneer walls and pilasters relating to indigenous stone/cobble within the Murrieta area. The Agrarian theme may be enhanced with the introduction of wood members and or pergolas incorporated with the Stone entry feature.

5.7.3 Perimeter Walls and Fences

A combination of masonry and tubular steel fencing up to 6’ high will encompass the perimeter of the development adjacent to units are open space areas and take advantage of views where appropriate. The preserved natural open space in Planning Area 4 is not intended to receive any fencing unless required for safety considerations where grade elevation changes occur. When special views are offered looking from the development, a combination of low masonry and view fence or solid view materials (when required for sound attenuation) will be incorporated to maintain views from the project. Masonry walls will utilize earth tones throughout to support the design theme and blend in with the surrounding environment.

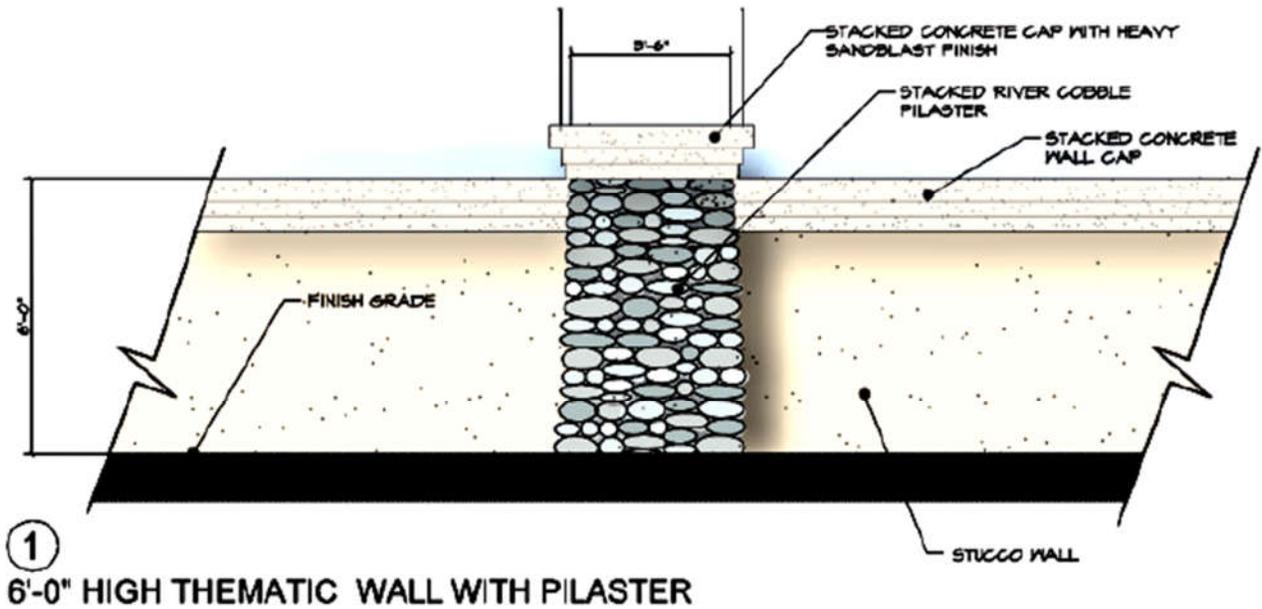
5.7.4 Privacy Walls and Fences

Tan color vinyl fencing along lot boundaries with side sections returning to the homes behind the front elevation shall be used to provide privacy. Fence locations are to be on rear and sideyards with a minimum 3’ wide access gate generally on the garage side of the dwelling. Fences along lot separation lines shall share the maintenance responsibility for these fences.

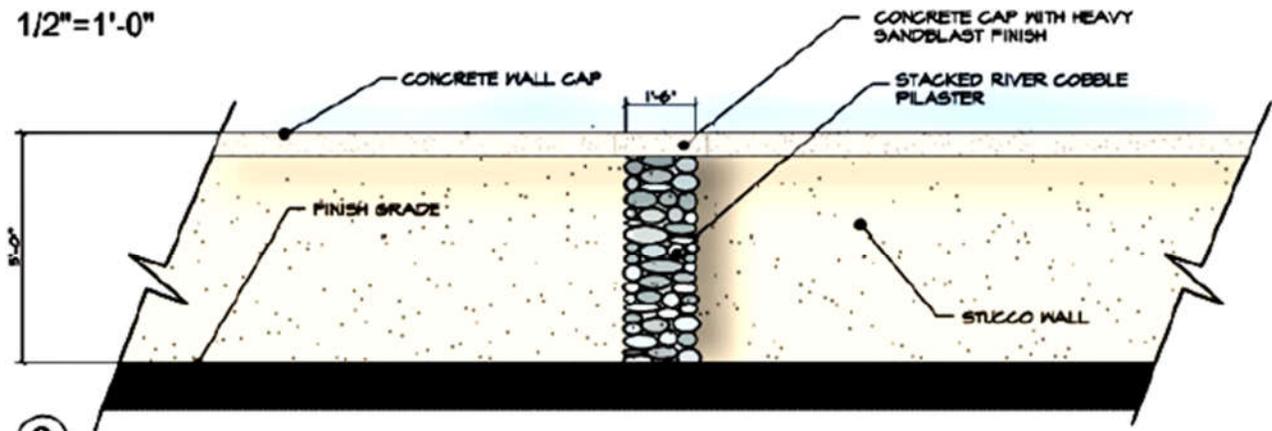
5.7.5 Pool Fence

A code compliant pool fence will be utilized in the Central Green to serve the proposed pool facility. The fence is proposed as wrought iron or tubular steel fencing with colored split face block pilasters and colored precision block caps to add visual interest to the pool fencing. The design of the pool fence will be compatible with the other fence types and compliment the architectural of the community recreation building.

EXHIBIT 5.7-2 CONCEPTUAL FENCE ELEVATIONS



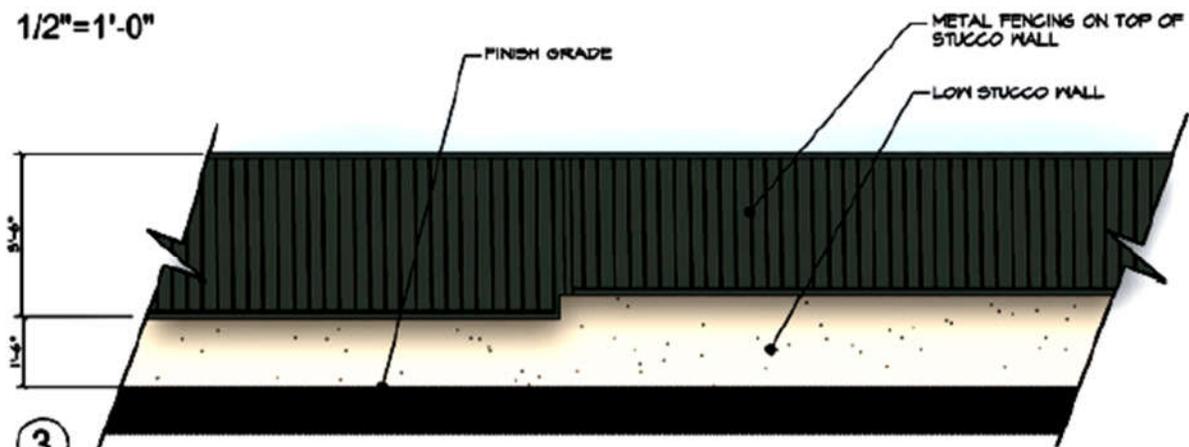
1/2"=1'-0"



②

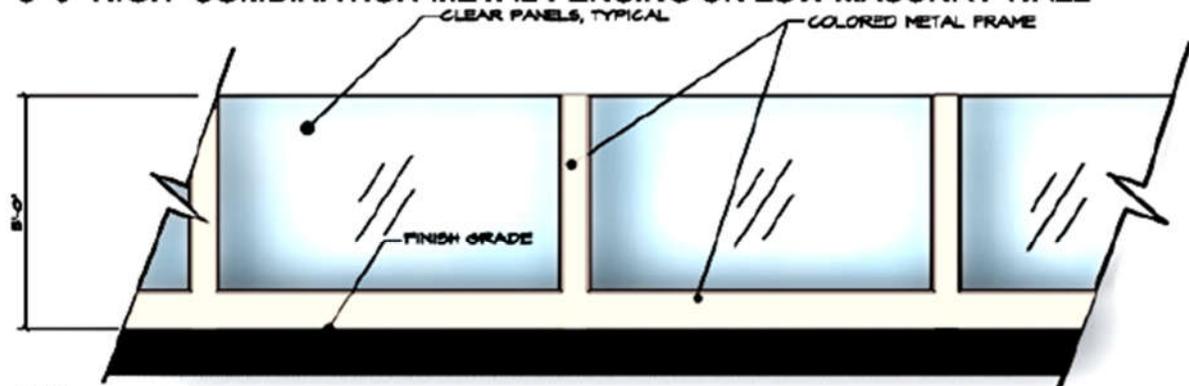
5'-0" HIGH MASONRY WALL WITH PILASTER

1/2"=1'-0"



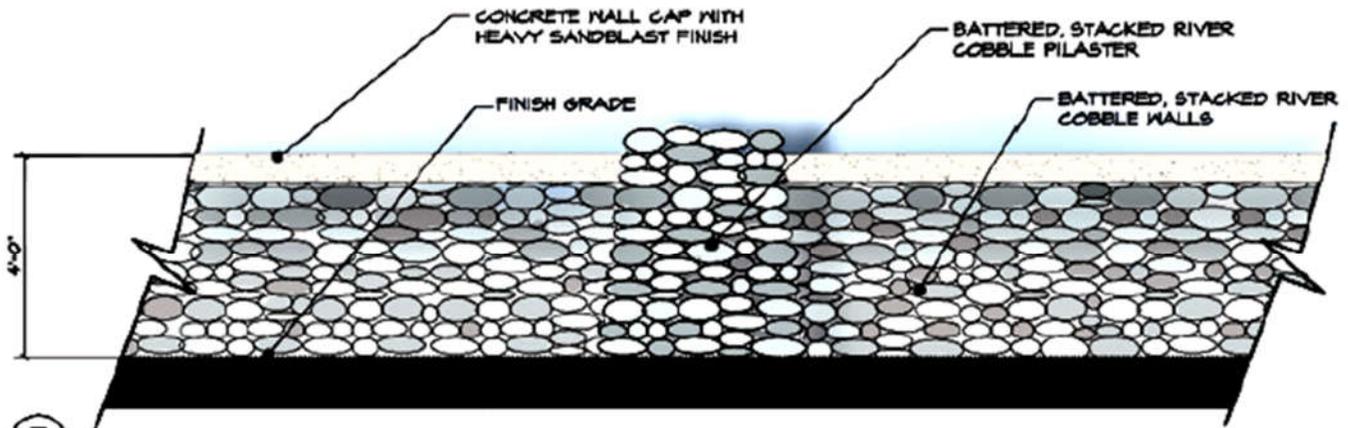
③

5'-0" HIGH COMBINATION METAL FENCING ON LOW MASONRY WALL



④

5'-0" HIGH CLEAR VIEW-THROUGH FENCE



5
4'-0" HIGH ENTRY FEATURE MONUMENT WALL AND PILASTER

5.8 SITE FURNITURE

- Site Furniture for the common areas of the Santa Rosa Highlands will feature an Agrarian design theme. These may include items such as benches, drinking fountains, and trash receptacles. Entry arbors and shade structures will include materials and details relating to this design theme.
- Site furniture in the Central Green will match the theme of the recreational building emphasizing the history and character of the late 1800’s Murrieta that fits into the Agrarian style. Furniture and amenities as described above will then relate to the time and architectural style of the clubhouse. This includes themed benches, tables, bike racks, light standards, bollards, trash receptacles and drinking fountain. Specialty amenities such as water features will incorporate river rock and stone in character with late 1800’s water delivery methods.
- Site furniture for the Focal parks will relate to the community theme for the housing community they are serving and be formal in nature to relate to the form of the focal park.

5.9 PLANT MATERIAL GUIDELINES

All planting requirements for the Santa Rosa Highlands shall follow the intent of the City of Murrieta planting guide. Selection of plant materials for landscaping taking into consideration the principle of hydro-zoning and Murrieta’s unique climate. Murrieta’s climate zone, according to the Sunset Western Garden Book, is zone 18. In WUCOLS, Murrieta is considered Region 4 - Inland Valley for water usage purposes. All landscape materials shall be subject to approval by the City for hydro-zoning, drought tolerance, appropriateness and consistency with a list of approved plant materials. Contact the City Landscape Architect to verify acceptance of plant materials that are not on the suggested list provided by the City of Murrieta.

Common areas, front yards and slope areas shall be developed utilizing the "CITY OF MURRIETA PLANTING AND IRRIGATION CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS FOR HOUSING TRACT PRODUCTION FRONT YARDS, SUBDIVISION TRACT AND COMMERCIAL SLOPES"

Fuel modification areas shall be incorporated into the landscape design as necessary when the slopes are adjacent or exposed to hazardous fire areas for the purpose of fire protection.

5.9.1 Landscape Area Ratio, Spacing and Size

The following minimums shall apply to planting ratio, spacing and size guidelines that will be utilized when developing the construction documents for subsequent landscape plans for projects within Santa Rosa Highlands and will follow the City of Murrieta Development Code Section 16.28. Larger species and higher ratios may certainly be used to achieve the comprehensive, quality landscape design concept within the Planning Areas when not in conflict with water efficiency requirements.

Minimum Landscaped Area by Planning Area (Percent of Site Area):

- PA 1: 25%
- PA 2 & 3: 10%

Minimum Required Mix of Plant Materials (Percent of required Landscaped Area):

- Trees (Drip Irrigation)
 - 24" Box 35%
 - 15 Gallon 65%
- Shrubs (Drip Irrigation)
 - Five Gallon 70%
 - One Gallon 30% (Herbaceous Only)
- Groundcover (Drip Irrigation)
 - Coverage 100% (Coverage within two years)

Landscaping materials shall be placed so they do not interfere with the site lighting, emergency access, fire hydrants or Utilities. Root barriers shall be used for Trees planted within five (5) feet of structures or infrastructure, large trees also should not be planted over underground utilities. Trees shall not be planted closer than 2'-6" to paved walkways.

5.9.2 Irrigation

Irrigation applications for all landscaped areas shall meet the City of Murrieta Municipal Code Section 16.28 for Water Efficient Landscaping and any current state drought mandates or other emergency regulations including AB 1881 State Water conservation ordinance. Drip/point source and/or dripline application techniques will be used. Overhead or conventional irrigation is to be used only within allowed turf areas and placed to avoid runoff.

Smart controllers, weather and historical based shall be used throughout all planting areas. All controllers shall be capable of having an automatic high/low flow shut off with alarm light on enclosures.

5.9.3 Plant Maintenance

All plants shall be kept in a healthy manner, monitored closely during the warranty period, and kept free of weeds and debris. Natural pruning techniques shall be encouraged rather than formal hedge type pruning, except where specifically designated for formal hedges.

5.9.4 Plant Palette

The following list are the recommended plant species for landscape improvements within the Santa Rosa Highlands Specific Plan. Plant material that is not listed herein or not listed on the City approved plant list shall be submitted and approved by the City Landscape Architect prior to being incorporated within the planting concepts. Due to revisions in the rough grading design in comparison to the previous Plaza de Murrieta project on this site there is no longer grading required within the riparian habitat in Planning Area 4, as a result there is in no need for onsite riparian habitat mitigation. However if planting is required near or adjacent to riparian habitat(s) those plant materials will be reviewed and approved by a qualified biologist to ensure non-invasive species. The City Landscape Architect shall then review the riparian species selections as provided by the Project Biologist.

Planting List:**TREES, LISTED BY AREA:****CENTRAL GREEN****STREET TREES:**

- PLATANUS ACERIFOLIA 'COLUMBIA' - LONDON PLANE
- QUERCUS VIRGINIANA - SOUTHERN LIVE OAK

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - PISTACIA CHINENSIS - CHINESE PISTACHE

- MEDIUM SIZE:
 - ARBUTUS MARINA 'STANDARDS' - NCN
 - CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

EVERGREEN VERTICAL TREES:

- CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWER ITALIAN CYPRESS
- PODOCARPUS 'ICEE BLUE' ICEE BLUE YELLOW WOOD

ACCENT TREES:

- CERCIDIUM 'DESERT - MUSEUM' NCN
- LAGERSTROEMIA SPECIES – CRAPE MYRTLE

LINEAR PASEO AND FOCAL PARK

STREET TREES:

- PLATANUS ACERIFOLIA 'COLUMBIA' - LONDON PLANE
- QUERCUS VIRGINIANA - SOUTHERN LIVE OAK

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
- LARGE DECIDUOUS:
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- CERCIS OCCIDENTALIS - WESTERN REDBUD
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

BLUFF EDGE PARK

STREET TREES:

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
- LARGE DECIDUOUS:
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- CERCIS OCCIDENTALIS - WESTERN REDBUD
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

CENTRAL ENTRY DRIVE

STREET TREES:

- ARBUTUS MARINA 'STANDARDS' - NCN

- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

LEMON STREET ENTRY

STREET TREES:

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

JEFFERSON AVENUE PARKWAY

STREET TREES:

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

LEMON STREET PARKWAYS**STREET TREES:**

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

CENTRAL GREEN PARKWAYS**STREET TREES:**

- PLATANUS ACERIFOLIA 'COLUMBIA' - LONDON PLANE
- QUERCUS VIRGINIANA - SOUTHERN LIVE OAK

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

INTERIOR RESIDENTIAL PARKWAYS**STREET TREES:**

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL

CANOPY - SITE TREES:

- LARGE SIZE:
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
 - PINUS TORREYANA
- LARGE DECIDUOUS
 - KOELREUTERIA BIPINNATA - CHINESE FLAME
 - PISTACIA CHINENSIS - CHINESE PISTACHE

ACCENT TREES:

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA

GENERAL PLANT PALETTE:**TREES:****STREET TREES**

- ARBUTUS MARINA 'STANDARDS' - NCN
- LAURUS NOBILIS 'SARATOGA' - BAY LAUREL
- KOELREUTERIA BIPINNATA - CHINESE FLAME
- PLATANUS ACERIFOLIA 'COLUMBIA' - LONDON PLANE
- QUERCUS VIRGINIANA - SOUTHERN LIVE OAK

CANOPY - SITE TREES

- LARGE SIZE
 - OLEA EUROPAEA 'WILSONII' – FRUITLESS OLIVE
 - PISTACIA CHINENSIS - CHINESE PISTACHE
 - PLATANUS ACERIFOLIA 'COLUMBIA' - LONDON PLANE
 - QUERCUS AGRIFOLIA – COAST LIVE OAK
- MEDIUM SIZE
 - ARBUTUS MARINA 'STANDARDS' - NCN
 - CERCIDIUM 'DESERT MUSEUM' - NCN
 - CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA
 - GEIJERA PARVIFLORA - AUSTRALIAN WILLOW

SLOPE AREA PLANTINGS

- AESCULUS CALIFORNICA - CALIFORNIA BUCKEYE
- CEDRUS DEODARA - DEODAR CEDAR
- CERCIS OCCIDENTALIS - WESTERN REDBUD
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA
- PINUS TORREYANA – TORREY PINE
- QUERCUS AGRIFOLIA COAST LIVE OAK
- QUERCUS ENGELMANII - MESA OAK
- PINUS ELДАРICA – AFGHAN PINE
- UMBELLULARIA CALIFORNICA - CALIFORNIA BAY LAUREL (RIPARIAN AREAS, PER BIOLOGIST)

EVERGREEN VERTICAL TREES

- CALOCEDRUS DECURRENS - INCENSE CEDAR
- CEDRUS DEODARA - DEODAR CEDAR
- CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWER ITALIAN CYPRESS
- CUPRESSUS ARIZONICA – ARIZONA CYPRESS
- PODOCARPUS 'ICEE BLUE' ICEE BLUE YELLOW WOOD

ACCENT TREES

- CERCIDIUM 'DESERT - MUSEUM' NCN
- CERCIS OCCIDENTALIS - WESTERN REDBUD
- CHITALPA TASHKENTENSIS 'PINK DAWN' 'STANDARDS' - CHITALPA
- LAGERSTROEMIA SPECIES – CRAPE MYRTLE

COURTYARD - PATIO TREES

- CERCIS OCCIDENTALIS - WESTERN REDBUD
- CHILOPSIS LINEARIS 'BURGUNDY' – DESERT WILLOW

- LAGERSTROEMIA SPECIES – CRAPE MYRTLE
- PHOTINIA X FRASERI - FRASER'S PHOTINIA

RETENTION BASIN TREE PLANTINGS: (CALIFORNIA NATIVE ONLY)

- ALNUS RHOMBIFOLIA – WHITE ALDER
- PINUS TORREYANA – TORREY PINE
- PLATANUS RACEMUSA – CALIFORNIA SYCAMORE
- QUERCUS AGRIFOLIA – COAST LIVE OAK

SHRUBS – GROUNDCOVER:

LOW FOREGROUND - ACCENT PLANTINGS

- ALOE X 'BLUE ELF' - NCN
- ANIGOZANTHOS 'VELVET SERIES' – KANGAROO PAW
- ARTEMESIA RIGIDA - FRINGED WORMWOOD
- BERLANDIERA LYRATA - CHOCOLATE FLOWER
- BOUTELOUA GRACILIS - GRAMA GRASS
- BULBINE FRUTESCENS 'TINY TANGERINE' - NCN
- CHRYSACTINIA MEXICANA - DAMIANITA
- DALEA CAPITATA 'SIERRA GOLD' - NCN
- DIANELLA SPP. - FLAX LILLY
- DYMONDIA MARGARETAE – DYMONDIA
- HEUCHERA MAXIMA - ISLAND ALUM ROOT (SHADE)
- HESPERALOE PARVIFOLIA - RED OR YELLOW YUCCA
- ILEX VOMITORIA 'STOKES' - DWARF YAUPON HOLLY
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' – TEXAS RANGER
- MAHONIA REPENS - CREEPING MAHONIA (SHADE)
- MANFREDA X 'SILVER LEOPARD' - SILVER LEOPARD TEXAS TUBEROSE
- TEUCRIUM CHAMAEDRYS - GERMANDER
- TULBAGHIA VIOLACEA 'SILVER LACE' – VARIEGATED SOCIETY GARLIC
- ZEPHYRANTHES CANDIDA - WHITE RAIN LILLY

MEDIUM SIZED PLANTINGS

- ARBUTUS UNEDO 'COMPACTA' - STRAWBERRY SHRUB
- CALLISTEMON 'LITTLE JOHN'
- EPILOBIUM CANUM – CALIFORNIA FUCHSIA
- GALVEZIA SPECIOSUM 'FIRECRACKER' - ISLAND BUSH SNAPDRAGON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' – TEXAS RANGER
- MUHLENBERGIA CAPILARIS 'REGAL MIST' - REGAL MIST MUHLY
- PUNICA GRANATUM 'NANA' - DWARF POMEGRANITE
- RHAPHIOLEPIS SPECIES - INDIA HAWTHORN
- ROSMARINUS 'TUSCAN BLUE' ROSEMARY
- SALVIA GREGGII - 'PINK' & RED AUTUMN SAGE
- HESPERALOE PARVIFOLIA – RED YUCCA

LARGE BACKGROUND PLANTINGS

- CEANOTHUS 'CONCHA' -
- HETEROMELES ARBUTIFOLIA - TOYON
- DODONAEA VISCOSA 'ATROPURPUREA' HOP BUSH

SLOPE PLANTINGS

- ACACIA 'DESERT CARPET'
- BACCHARIS PILULARIS 'PIGEON POINT' - COYOTE BRUSH
- CISTUS 'SUNSET'
- HETEROMELES ARBUTIFOLIA - TOYON
- CEANOTHUS GRISEUS 'HORIZONTALIS' CARMEL CREEPER
- MUHLENBERGIA RIGENS – DEER GRASS

- MYOPORUM PARVIFOLIUM 'PUTAH CREEK' NCN
- RHAMNUS CALIFORNICA 'EVE CASE' – COFFEEBERRY
- RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
- RHUS OVATA - SUGAR BUSH
- ROSMARINUS OFFICINALIS 'PROSTRATA'

VINE PLANTINGS

- CLYTOSTOMA CALLESTEGIOIDES VIOLET TRUMPET VINE
- MACFADYENA UNGUIS – CATI CAT'S CLAW
- PARTHENOCISSUS TRICUSPIDATA BOSTON IVY
- ROSA BANKSIAE LADY BANKS ROSE

SHRUBS – BASIN PLANTINGS (CALIFORNIA NATIVE)

- ARCTOSTAPHYLOS SPECIES
- BACCHARIS PILULARIS 'PIGEON POINT' COYOTE BRUSH
- CEANOTHUS SPECIES
- ERIOGONUM FASCICULATUM 'DANA POINT'
- HETEROMELES ARBUTIFOLIA
- RHAMNUS CALIFORNICA CULTIVARS
- ROSA CALIFORNICA – CALIFORNIA WILD ROSE
- SALVIA 'POZO BLUE'
- SAMBUCUS MEXICANA
- VIGUIERA LACINIATA – SAN DIEGO SUNFLOWER

TURF

LOW WATER DEMAND RHIZONOMUS FESCUE, OR APPROVED SPECIES OF MOWED AND UNMOWED GRASS

6.0 LAND USE REGULATIONS - SPECIFIC PLAN ADOPTION AND ADMINISTRATION

The Santa Rosa Highlands Specific Plan and its accompanying Mitigated Negative Declaration are regulatory documents, to be adopted by Ordinance by the City of Murrieta. Upon its adoption, this Specific Plan will effectively become the zoning code and regulate all development within the Specific Plan Area thereby defining land uses, densities, and development standards for the project area which shall supersede the City's current Development Code and Zoning Ordinance, as well as the currently adopted Plaza de Murrieta Specific Plan.

Within individual land uses, specific development standards and regulations will govern the design and construction of the community, as well as ensure compatibility with surrounding properties. This section identifies the major components of land use, circulation, water service, wastewater treatment and disposal, storm drain and flood control, grading, and other infrastructure systems that are required to serve the Santa Rosa Highlands Specific Plan.

Where regulations and standards are not specified, the provisions of the Murrieta Development Code shall be used to regulate that specific element of the development. The Planning Department will enforce the provisions of the Santa Rosa Highlands Specific Plan, City Development Code (if applicable), and Subdivision Ordinance for all projects located within the Santa Rosa Highlands Specific Plan.

6.1 AMENDMENTS TO THE SPECIFIC PLAN

The Santa Rosa Highlands Specific Plan may be amended as necessary in the same manner it was adopted, by Ordinance. Said amendment or amendments shall not require a concurrent Specific Plan Amendment unless it is determined by City staff that the proposed amendment would substantially affect the Specific Plan goals, policies, or programs. An environmental assessment form shall accompany the proposed amendment; however, the Mitigated Negative Declaration certified for the project should be consulted when evaluating environmental effects from a plan amendment. If further environmental documentation is required, it will be a focused analysis and action, as documented in Section 15162 and 15182 of the California Environmental Quality Act (CEQA) Guidelines.

Minor modifications to the approved Santa Rosa Highlands Specific Plan, which will not affect the general intent, purpose or goals of the Specific Plan, shall be approved administratively by the City Planner. The Specific Plan is not a static document and is expected to be modified over time and during implementation. It is not unusual for minor changes to take place in a project between approval of the Specific Plan and the submittal of the development applications. Since a Specific Plan document includes detailed architecture, its own zoning code and detailed design guidelines and development standards, the City Planner has the authority to approve minor modifications which may include, but not be limited to the following:

1. Changes in the size of Planning Areas not exceeding 10 percent (10%) of the gross area, and does not exceed the maximum density in the Planning Area as outlined in Section 2.
2. A transfer of dwelling units between Planning Areas shall be permitted, not to exceed 10 percent (10%) of the total number of dwelling units in the Planning Area provided the total maximum density for the Project is not exceeded.
3. Changes in the location of pedestrian pathways and linkages, paseos, and parking lots. In addition, modifications or adjustments to building orientation, footprints, or lot configuration from the typical examples shown in the Santa Rosa Highlands Specific Plan. Such changes are anticipated upon final engineering and plot plan review, and shall not constitute a Specific Plan amendment, but may be approved by the Planning Commission with a Development Plan application, on a noticed agenda. Changes in monumentation design, height, signage, materials, and colors as long as the proposed changes are compatible with the overall architectural theme and quality presented in the Specific Plan. Changes in materials and colors that are compatible with typical wall and fencing details shown in the Specific Plan. Increases in height not to exceed 20 percent of the maximum allowed by the Specific Plan, unless additional height is deemed necessary for environmental or grading purposes (i.e. sound attenuation or retaining walls).
4. Reductions from required front setbacks not to exceed 40 percent (15' minimum setback); rear and side setbacks not to exceed 30 percent (3' minimum setback) for lots with physical constraints due to slope conditions, lotting configurations or street corners are permitted and subject to Minor Variance provisions to be approved by the Planning Director.
5. Phasing that differs from the Conceptual Phasing Plan and the Public Facilities Phasing Plan as long as infrastructure and community facilities needs of the community are met.

6.2 APPROVALS AND ENTITLEMENTS

Actions and entitlements to implement the Santa Rosa Highlands Specific Plan may include:

a) Tentative Maps and/or Parcel Maps

The City of Murrieta Subdivision Ordinance shall apply to all development within the Specific Plan as required by the Subdivision Map Act. Should a conflict occur between the Specific Plan and the Murrieta Subdivision Ordinance, the Murrieta Subdivision Ordinance or State Map Act shall take precedence in order to comply with the Subdivision Map Act. The subdivision process will allow for the creation of lots as tentative parcel or tract maps. The mapping of the property within this area will allow for implementation of the phasing plan within the project. Parcel Maps may be processed to allow for recordation of Planning Areas, which may be accomplished by (but not required to be done in this manner) merging existing parcels, or portions of existing parcels, where lot boundaries are not yet defined. Conditions of approval for the individual tracts will establish specific requirements from various departments and agencies for improvements of streets, utilities, drainage facilities, and other requirements needed for the health and safety of the individual homeowner within the project.

b) Mitigated Negative Declaration (MND)

The MND evaluates potential impacts associated with development of the project, and identifies measures to mitigate the impacts. As part of the preparation of the Specific Plan, an effort was made to determine the relevant opportunities and constraints for the project, so that, when completed, the project will be sensitive to the environmental constraints of the site.

c) Grading and Improvement Plans

A mass-grading plan consistent with the Specific Plan conceptual grading plan will be submitted for approval by the City. Approval of the mass-grading plan by the Director of Public Works will allow grading of the site for development of the project area. A National Pollution Discharge Elimination System (NPDES), approval contingent on the developer obtaining a Notice of Intent and preparation of a Storm Water Pollution Prevention Plan along with an approved tentative parcel or tract map, will be required prior to approval of grading plans. Improvement plans, such as street, water, sewer, and drainage plans will be submitted to the City and other applicable agencies for review and approval prior to recordation of final maps.

d) Final Map Review, Approval, and Recordation

The final parcel map(s) and any final tract maps will be submitted to the City for approval prior to recordation with the County of Riverside.

e) Discretionary Approvals

Various land use permits including Minor Conditional Use Permit applications will be submitted to the City for review and approval by the Planning Commission. Remaining Land Use Permits (Product Review, Landscape and Fence Designs, Sign Programs) will be reviewed and approved by the City Planner; however, any application may be sent for Administrative Hearing or to the Planning Commission for their review and approval at the discretion of the City Planner.

If the Specific Plan conflicts with the Development Code, the Specific Plan shall prevail. If the Specific Plan is silent on an issue, the City's Development Code shall be implemented. The City Planner has the authority to make an interpretation on a development issue, standard, intent, etc., that is in question, and render a decision without requiring a Specific Plan Amendment. All changes shall meet the design quality, character, and intent of the Specific Plan.

6.3 LAND USE DEVELOPMENT STANDARDS

In order to ensure the orderly and sensitive development of the residential and recreational uses proposed for the Santa Rosa Highlands Specific Plan, special techniques, standards or guidelines have been created for each Planning Area as outlined in Sections 2 and 3.

In addition to these Specific Plan standards, the following project-wide development standards have been prepared as applicable:

1. All uses and development standards will be in accordance with the Santa Rosa Highlands Specific Plan and the City of Murrieta Development Code. In addition the Santa Rosa Highlands Specific Plan will be further defined by the project objectives, the project design guidelines, and future detailed development proposals including subdivisions, plot plans and conditional use permits.
 - a. If specific Development Standards have not been established or if an issue, condition or situation arises or occurs that is not clearly understandable in the Santa Rosa Highlands Specific Plan, then those regulations and standards of the City of Murrieta Development Code that are applicable for the most similar use, condition or situation shall apply as determined by the Planning Director. The Director has the authority to make an interpretation and setback adjustment without a Specific Plan Amendment. Such an interpretation would be processed through a substantial conformance application and approved administratively by the Planning Director.
 - b. Whenever a use has not specifically been listed as being a permitted use in a particular zoning district within the Santa Rosa Highlands Specific Plan, it shall be the duty of the Planning Director to determine if said use is: (1) consistent with the intent of the zone; and (2) compatible with other listed permitted uses. Any person aggrieved by the decision may appeal to the Planning Commission and the Planning Director has the discretion to bring any interpretation to the Planning Commission for review and approval.
2. The setback requirements are as specified within each Planning Area. All setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line or property line, to the foundation point of the closest structure (not including patios or porches).
3. Two parking spaces in a fully enclosed garage shall be provided for each single family residence.
4. The standards contained within this document will supersede the City of Murrieta Development Code. If the Specific Plan is silent, all development will follow the City of Murrieta Development Code.
5. Development of the property shall be in accordance with the requirements of all City ordinances and State laws; and shall conform to the Santa Rosa Highlands Specific Plan, and its subsequent amendments.
6. Lots created pursuant to the Santa Rosa Highlands Specific Plan and any subsequent tentative maps shall be in substantial conformance with the development standards of the Santa Rosa Highlands Specific Plan Zoning applied to the property, and all other applicable Santa Rosa Highlands Specific Plan standards.
7. Development applications which incorporated common areas shall be accompanied by design plans for the common areas, specifying location, timing for completion and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or bicycle).

6.4 ANNEXATIONS

Annexation to Western Municipal Water District and Metropolitan Water District of Southern California

In order to serve the site with potable water, five (5) of the project site's nine (9) parcels must be annexed to both Western Municipal Water District (WMWD) and the Metropolitan Water District of Southern California (MWD). As the site is located within the areas defined under the current "Agreement Regarding Annexation of the Murrieta Window Area" application to the County of Riverside Local Agency Formation Commission (LAFCO) will not be necessary for this site within term of this Agreement.

6.5 FINANCING MECHANISMS

The major infrastructure and construction costs for the Santa Rosa Highlands Specific Plan and offsite areas will be financed through appropriate funding mechanisms acceptable to the City of Murrieta. This may include private financing; community facilities districts); the formation of one or more assessment districts); the application of funds from certain City, County, State and other agency fee programs; and/or some other acceptable financing mechanisms available to the City.

Final determination as to the facilities to be constructed and as to maintenance responsibilities - whether publicly or privately maintained, will be made prior to the recordation of the final maps. In order for the project to be fiscally self-sufficient, the following financing options may be considered for implementation:

Facilities and Services

- Private capital investment for the construction of facilities
- Community Facilities District (CFD) or similar financing mechanism or special district to provide funding for the construction of a variety of public facilities and the provision of public services

The City, developer and builders will cooperate to ensure that the public facilities are built in accordance with all requirements as established in the Santa Rosa Highlands Specific Plan.

Main components of sewer and water facilities for the Santa Rosa Highlands Specific Plan area will be financed by participation of the property owners and Western Municipal Water District. The cost of constructing relevant off-site infrastructure facilities will be funded on a per share basis to be determined prior to construction.

6.6 MAINTENANCE

Successful operation of maintenance districts and associations are important in maintaining quality in the Santa Rosa Highlands development. It is anticipated that maintenance responsibilities for common project facilities will be divided among a Master Homeowners' Association, Neighborhood Association(s) or a similar mechanism.

Operation and Maintenance

- By individual property owner
- By private, Property Owners or Homeowners Association
- By Community Facilities District (CFD) or other special district

6.6.1 Homeowner's Association

Common areas identified in the Santa Rosa Highlands Specific Plan shall be owned and maintained by a permanent public or private master maintenance organization to assume ownership and maintenance responsibility for all common recreation areas, parks, linear parks, monumentation, wall/fencing, pathways, open space, circulation systems, landscaped areas. The MCSD is responsible for all areas within the right-of-way on all public roadways.

6.6.2 Open Space and Parks

All open space areas and parks, which are not directly associated with a particular neighborhood, will be the responsibility of a Master Homeowners' Association, or a third party owner. The natural Open Space area contained in Planning Area 4 is intended to be dedicated to the Murrieta Community Services District (MCSD).

6.6.3 Roadways, Water and Sewer

All public roadways, private streets and water and sewer systems shall be designed and constructed to standards acceptable to the City of Murrieta. All public roadways will be entered into the City of Murrieta systems of roads for operation and maintenance as approved by the City. All other private roadways and water and sewer improvements shall be maintained by a Master Homeowners' Association(s). A financial analysis will be done to show that roads and landscaping maintenance can be maintained by an HOA for an extended period of time (e.g. 30 to 40 years).

The proposed project site is currently designated for Specific Plan uses in the General Plan Land Use Element. The General Plan land use designation and zoning for the Project site was changed from Business Park with Master Plan Overlay (EBP-MPO) to Specific Plan (ESP) as part of the City's 2006 General Plan Update Program approved by the City Council on January 10, 2006. The Land Use Designation was a compromise to allow the site to retain some job generating land uses and to provide an appropriate land use transition between the existing residential neighborhood to the north and the commercial center under construction to the south.

Santa Rosa Highlands was purposefully designed to have a smooth and appropriate transition of land uses with the detached single family residential adjacent to the existing residential development. The plan includes a wide variety of housing types, transitioning from the lowest density single-family detached homes to cluster single-family detached, single-family attached, and townhome residential building types moving easterly as Santa Rosa Highlands engages the existing commercial center and multi-family housing to the south. This ensures a very appropriate and smooth transition of uses within this in-fill site. The proposed land use plan also contributes to the overall diversity of housing stock in Murrieta, a goal of the City.

The following section outlines how, or to what degree, the proposed project is consistent with applicable goals and policies of the Land Use Element of the City's General Plan:

6.7 LAND USE GOALS AND POLICIES

Goal LU-1.1	"A complete balanced distribution and orderly growth of residential, commercial, industrial, recreational, civic, and open space land uses."
Policy LU-1.1c	The Project contains a mix of residential land uses that includes both single-family attached and detached townhomes, recreational and open space uses that will provide limited onsite services for project residents. As an integral part of the larger neighborhood that includes existing residential, commercial, and multi-family uses, Santa Rosa Highlands will be a critical in-fill development component that completes this area. Once this project is complete, it will help contribute to the balance of jobs in this portion of the City.
Response:	Overall the project will provide approximately 3.1 acres of parks. The project will include an approximate 1.50 acre Central Green with a recreational facilities, a series of focal parks, an extensive pedestrian pathway system and landscaped linear paseos throughout the site to serve the Santa Rosa Highlands residents and the adjacent community.
Policy LU-1.1d	Multi-Family 1 projects, and any future designated Multi-Family 2 projects should be discouraged from being developed on lots less than 5 acres or greater than 15 acres in size.
Response:	The Santa Rosa Highlands Specific Plan includes its own Zoning Ordinance (and land use designation) to ensure the proposed Comprehensive Land Use Master Plan will be development in accordance with the Specific Plan. As part of the Zoning Ordinance, Planning Area 3 ESFA Residential contains 8.83 acres and requires a minimum lot size of five acres. The minimum lot sizes are consistent with the policy's goal of ensuring an adequate minimum lot size of the proposed development.
Policy LU-1.1f	Multi-Family designations should be located near or adjacent to major streets and public transportation.
Response:	The proposed project has a land use designation of Specific Plan and is located adjacent to two major streets (Jefferson Avenue and Lemon Street). In addition, the site is located adjacent to the I-15 Freeway. Jefferson Avenue is designated as a Modified Secondary Highway E88' and 99' R/W) and Lemon Street is designated as a Modified Collector Street (66' R/W).
Policy LU-1.1g	Multi-family designations should be located near commercial uses and may be used to buffer single- family areas from commercial. Buffering of all Single Family 1 Residential and less intense residential projects from commercial and industrial uses is required.
Response:	The Santa Rosa Highlands Specific Plan proposes a very logical and appropriate transition of land uses and is consistent with this General Plan policy. The townhome residential units were purposely located adjacent to and surrounding the Village Commercial and the commercial center under construction to the south. In addition, the Specific Plan proposes single family residential adjacent to the existing San Ravelle single-family residential development. Therefore, the townhome products are serving as a buffer between the residential and commercial uses on and off site.
Policy LU-1.1i	All residential developments are subject to the density and lot size requirements established in the General Plan. Any adopted City regulations, such as, but not limited to, design guidelines, environmental mitigations, and impact fees that have authority on a particular site must also be complied with.

Response:	All land uses and densities set forth in the Santa Rosa Highlands Specific Plan are consistent with the density requirements established in the General Plan. The Santa Rosa Highlands Specific Plan contains its own Design Standards, including minimum lot sizes, land use densities, development standards, architectural design and landscape guidelines, and permitted land uses. Given the /and Use Designation of Specific Plan for the site, the proposed lot sizes and densities in the Specific Plan are consistent with the General Plan.
Policy LU-1.1j	Multi-family residential target densities shall be considered the maximum permitted density unless the proposed project can demonstrate exceptional project merits that exceed the Development Code standards concerning, but not limited to open space, recreational amenities, the development of community infrastructure, and project design features, and/or complies with state density bonus affordable housing requirements.
Response:	The proposed Townhome Residential land uses within the Santa Rosa Highlands Specific Plan at 9.06 du/acre are below the Multi-family 1 Residential target densities (10.1 – 15) set forth in the General Plan. However, the General Plan /and Use Designation is Specific Plan. Therefore, the Specific Plan densities shall be applied to the project. The project does demonstrate exceptional merits by creating a comprehensive, master planned community with a central green and recreational facility, several focal parks and linear paseo parks with a variety of recreational amenities, extensive pedestrian pathway system that allows pedestrian connectivity to all neighborhoods within the project, landscaped streetscapes and quality community monumentation.
Policy LU-1.1n	Residential developments shall utilize varied front yard and side yard setbacks. No minimum side yard setback shall be adjacent to another minimum side yard setback within a residential development.
Response:	Design guidelines and development standards have been established and are included in the Design Standards of the Santa Rosa Highlands Specific Plan document. These guidelines and development standards have been tailored to consistently implement the development throughout the community. A variety of front yard setbacks are encouraged and side yard projections are allowed.
Goal LU-1.7a	"Provide open space designated land utilized for recreation, trails, and natural preservation."
Response:	The Santa Rosa Highlands Specific Plan contains 4.10 acres of preserved natural open space in Planning Area 4. If approved by the appropriate resource agencies, trails, pathways or viewing areas will be provided.
Policy LU-1.7a	Open space shall be provided in all developments, based on standards established in the Development Code.
Response:	Response: The Santa Rosa Highlands Specific Plan provides approximately 3.11 acres of usable park space (within approximately 12.15 acres of total maintained open space) throughout the development that will offer a variety of park types and recreational amenities to meet the needs of the various age groups of the future residents. Additionally as stated above in Goal LU-1.7a, the Specific Plan contains 4.10 acres of natural open space in Planning Area 4 that may have trails, pathways or viewing areas if such amenities are approved by the appropriate resource agencies.

6.8 HOUSING GOALS AND POLICIES

Goal H-1	Develop a diversified housing stock in terms of housing type, density, price, and tenure that meets future housing needs of all socioeconomic groups within Murrieta.
Response:	The project will provide a variety of housing types to accommodate the existing and projected housing needs in the City. The project provides both single-family detached and attached housing units with a range of densities. This variation in density is possible through the clustering of units. Single-family lots will be a minimum of 5,000 square feet, cluster single-family detached residential will be a minimum of 2,000 square feet, SFA residential units will be clustered on a minimum of 5,000 square foot lots, offering a variety of housing opportunities for all socioeconomic groups in the City.
Goal H-4	Housing opportunities for all households regardless of race, color, religion, family size, marital status, national origin, ancestry, age, or disability.
Response:	The project will provide a variety of housing opportunities for various income levels regardless of race, color, religion, family size, marital status, national origin, ancestry, age, or disability.

6.9 OPEN SPACE AND RECREATION OBJECTIVES AND POLICIES

Policy COS-7.1a	Establish and maintain a per capita acreage standard of 5 acres of local parkland per 1,000 population.
Response:	The Specific Plan contains 3.11 acres of parkland within 12.15 acres of maintained open space that includes the Central Green, several Focal Parks and Linear Paseo Parks throughout the site, as well as an extensive paseo system. Additionally, the applicant will provide most of the parkland on-site and will pay all in-lieu fees to compensate for the remaining parkland requirement.
Policy COS-7.1b	Develop parks to provide three levels of service for the community, with City-wide Parks as the highest priority.
Response:	The Santa Rosa Highlands Specific Plan contains 3.11 acres of parkland that includes the Central Green, several Focal Parks and Linear Paseo Parks throughout the site, as well as extensive paseo system. The Central Green will include a recreation facility, a swimming pool, open turf areas and other related recreation amenities. In addition, focal parks with a variety of tot lots amenities, pathways and open turf areas will be provided throughout the project site offering a wide variety of recreational services for residents. These parks have been designed as an integral part of the project. In addition, the applicant will be paying in-lieu fees for the additional park acreage needed to comply with the parkland requirement that will help with the citywide parkland development.
Policy COS-7.1d	Distribute parkland such that all geographic areas of the City will be located within the service radii of local parks. The following service areas are recommended standards for local parks:

Response:	As referenced herein, the Specific Plan contains approximately 3.11 acres of parkland which includes a Central Green in Planning Area 1, several Focal and Linear Paseo Parks and an extensive paseo system in Planning Areas 1, 2 and 3 to connect these recreational amenities. The Central Green will include a recreation facility, a swimming pool, open turf areas and other related recreation amenities. In addition, the focal and paseo parks will include a wide variety of tot lots amenities, pathways and open turf areas. All parks are located throughout the project providing residents easy access to recreation amenities. In addition, the focal park in Planning Area 1 was strategically located to be adjacent to the existing San Ravelle development so that the residents would have direct pedestrian access.
Policy COS-7.1f	Minimize conflicts between parks and surrounding land uses.
Response:	The proposed project is laid out in such a way as to minimize conflicts between parks and surrounding land uses. Parks are located adjacent to the residential land uses and away from busy streets such as Jefferson Avenue.
Policy COS-7.1g	Encourage the establishment of youth activity centers within parks.
Response:	The Specific Plan proposes the development of a recreation facility at Central Green. This recreation center will include various recreational amenities, a swimming pool, open turf areas and other related features. Also, within the focal and linear paseo parks throughout the site, game courts may be provided to encourage youth activities.
Objective COS-7.2	Develop additional open space, parkland, recreational facilities, and trails correlated to the opportunities and demands of new development:
Response:	The Santa Rosa Highlands Specific Plan is providing a variety of open space, parks, focal and linear paseo parks, tot lots, recreational amenities and trails. In addition, an extensive pedestrian system will provide linkages between parks (Planning Areas 1, 2 and 3) and the natural open space area (Planning Area 4) throughout the Specific Plan area. These paseos will create a pedestrian friendly environment that contributes to the pedestrian character of Santa Rosa Highlands.
Policy COS-7.2b	Require, by ordinance, the dedication of local park acreage, the payment of fees, or some combination of both for park and recreation purposes, as authorized by the Quimby Act (Section 66477, Subdivision Map Act).
Response:	The developer is providing a combination of dedicating parkland, open space and paying a portion of parkland fees to comply with Quimby Parkland requirements. The Specific Plan has been designed to create a pedestrian friendly environment with the incorporation of a variety of parks and paseos. The Specific Plan contains 3.11 acres of parkland that includes the Central Green, several focal and linear paseo parks throughout the site and an extensive pedestrian pathway system as part of approximately 12.15 acres of maintained open space and approximately 4.10 acres of preserved natural open space.
Policy COS-7.2c	Require all new residential development, whether a subdivision is required or not, to provide for local park and recreation facilities at a rate equivalent to the established acreage per capita standard of 5 acres per 1,000 population.
Response:	The Specific Plan contains 3.11 acres of parkland that includes the Central Green, several focal and linear paseo parks throughout the site and an extensive pedestrian pathway system. The project will comply with the requirement set forth in City's General Plan parkland requirement of 5 acres per 1,000 population by providing 3.11 acres of parkland on-site and by paying in-lieu fees for the remaining parkland requirement.

Policy COS-7.2d	Encourage proposals for new development to offer significant areas for recreation, trails, scenic, and other open space uses. Clustered development, land dedication to the City or an open space agency, dedication or purchase of conservation easements, and, in unique situations, the transfer of development rights are potential methods of retaining open space areas.
Response:	The proposed project will include areas for recreation, parks, landscaped paseos and open space conservation area. Development has been clustered in order to create significant open space, pedestrian trails, recreation areas and scenic opportunities. These open space and recreation areas will be maintained by the Homeowners Association(s) as identified on the Maintenance Responsibility Map (Exhibit 5.2), including the open space area in Planning Area 4 (approximately 4.10 acres). Planning Area 4 is an environmentally protected area and will be preserved in an 'as-is' condition.