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MURRIETA HILLS

Specific Plan No. SPM-4

Prepared for:

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set within the rich historical texture and natural grace of inland Southern California. The Murrieta Hills Specific Plan balances and combines these diverse ingredients into a coherent, unified agenda for achieving the mutual goals of the City of Murrieta, the community and Murrieta Hills.

The Residential element of the plan incorporates a total of 362.6 acres, or nearly 36% of the project site. At buildout a maximum of 1,585 homes will be constructed, with a low overall density of 1.6 DU/AC. This density was calculated by dividing the total number of dwelling units by the total project acreage (1,585 ÷ 985.2 = 1.6 du/ac).

The Community Facilities/Open Space element comprises 553.5 acres, or 57% of the project site. Land uses within this element of the plan include a 184-acre memorial park, a 10-acre elementary school, a 46.5-acre linear park/riparian corridor and 313 acres of open space. The memorial park is a significant feature within the Specific Plan area. Owned and operated by the Rose Hills Memorial Park Association, the memorial park will serve the current and future cemetery needs of families throughout the area.

Non-Residential land uses comprise 69.1 acres of land, or 7% of the project site. These uses include a 10-acre neighborhood commercial/office center and a 59.1-acre major roadway network. Neighborhood commercial/office uses will target local residences and offer support uses, compatible with the memorial park.

Table 1
GENERAL LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY	DWELLING UNITS	%/ACREAGE
Residential	362.6	4.4	1,585	36%
Community Facilities/Open Space	553.5	—	—	57%
Non-Residential Uses	69.1	—	—	7%
PROJECT TOTAL	**985.2**	**1.6**	**1,585**	**100%**

D. PROJECT GOALS AND OBJECTIVES

In order to ensure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives have been identified. The design philosophy of the Murrieta Hills Specific Plan is based on the following goals and objectives:

- Coordinate the formulation and implementation of all applicable General Plan policies with City Planning staff.
- Minimize impacts to the natural environment with sensitive land use planning and development standards in harmony with the site's topographic, geologic, hydrologic and other environmental opportunities and constraints.

- Respond to the community's desire for open space and protection of environmentally sensitive areas by:
  - Developing the memorial park to high Rose Hills standards as a visual open space amenity.
  - Providing parkland and other passive and active recreational opportunities such as equestrian, pedestrian and bicycle trails, which complement the unique characteristics of the site.
  - Preserving a minimum of 25% of the project site as natural open space.
  - Preserving riparian areas, habitat and oak woodlands.
  - Emphasizing development in previously disturbed areas.
  - Incorporating significant environmental features, such as rock outcroppings and the riparian corridor, into the overall community character.
- Conserve Southern California's precious water resources by:
  - Using reclaimed water when reasonably available for memorial park irrigation.
  - Working with water agencies to determine the feasibility of additional water saving measures and reclaimed water uses.
- Meet Murrieta's and Southwest County's growing need for a larger memorial park and a broader range of related services.
- Enhance the Jobs-Housing Balance by providing approximately 600 new permanent memorial park and commercial jobs within, and accessible to the local community. This addresses policies of the City of Murrieta, the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment Plan and Riverside County's Growth Management Element Policy Advisory Committee.
- Support City, County and agency goals by providing timely, fully funded project related infrastructure facilities.
- Provide a safe, efficient project road system to mitigate project related traffic impacts.
- Address the diverse needs of Murrieta by creating an aesthetically pleasing, coherently planned community complementing its environment with a range of housing types, commercial opportunities and educational facilities.
- Provide a high quality architectural and landscape architectural design theme, which is influenced by materials and forms traditionally used in this region.

III. INTRODUCTION

A. SCOPE OF DEVELOPMENT/CONSERVATION ISSUES ADDRESSED

An Initial Study of the project has been prepared, and a Notice of Preparation (NOP) was distributed to the State Clearinghouse, Responsible Agencies, and other interested parties on March 30, 1993. The objective of distributing the Initial Study and NOP was to identify and determine environmental issues of concern so that these issues might be fully examined. Comments received during the NOP process have been addressed in topical sections of the accompanying Murrieta Hills EIR. The Initial Study and copies of the NOP, NOP distribution lists and comments resulting from distribution of these documents are contained in Appendix C of the EIR.

The Initial Study outlined probable significant adverse environmental impacts to be addressed in the EIR. The Specific Plan responds to these environmental concerns in the following manner:

- Minimizes impacts to the natural environment by sensitive land use planning and development standards in harmony with the site's topographic, geologic, biologic and hydrologic environmental opportunities and constraints.

- Responds to the community's desire for open space and protection of environmentally sensitive areas, by preserving oak woodland and riparian habitat in the site's 46.5-acre community linear park. In addition, steep hillsides greater than 25% are preserved in open space, and much of the proposed development is planned in previously disturbed areas.

- Supports City, County and agency goals by providing timely, project-related infrastructure facilities in conjunction with the City-initiated Public Facilities Financing Plan (PFFP).

- Minimizes visual impacts to surrounding areas by sensitive grading techniques and proper site planning.

- Provides a lush, green memorial park along the I-215 Scenic Highway, buffering adjacent proposed residential, commercial and institutional uses.

- Conforms with the City's General Plan Circulation Element, providing for future transportation routes through the site. Provides a safe and efficient project road system to mitigate project-related, as well as cumulative traffic impacts.

B. PROJECT SETTING

The project site is located approximately four miles north of the central portion of the City of Murrieta, as depicted on Figure 1-1, *Regional Map*. Surrounding communities include Murrieta Hot Springs, Wildomar, Perris, Hemet and Sun City. Primary access to the City of Murrieta is provided by Interstates 215 and 15. Specifically, the 985-acre Murrieta Hills site is contiguous to the northeast portion of the City of Murrieta. The property is bounded on the east by I-215 and Scenic View Road which parallels I-15; on the north by Keller Road and residential and agricultural land uses; on the south by the Greer property and another property of a different ownership consisting of residential/agricultural land uses; and

on the west by undeveloped land. While the current land use pattern is rural and low density, the construction of recently approved Specific Plans and other development projects is altering the character of the land to a more intense, suburban community. The pattern of growth is radiating out of the City of Murrieta and is reaching the northerly boundary of the City and the Murrieta Hills project area. Primary access to the site is provided by I-215 with an existing interchange at Scott Road, one mile to the north, and Clinton Keith Road, two miles to the south. Keller Road provides direct, primary access to the site, while Zeiders Road provides secondary access. Scenic View Road is an existing frontage road which parallels I-215, providing tertiary access to the Memorial Park. Figure 1-3, *Vicinity Map*, depicts the site and its environs.

C. ACREAGE SCHEDULE OF SPECIFIC PLAN AREAS

The Murrieta Hills Specific Plan provides the City of Murrieta, community groups, public service districts and future developers, a comprehensive set of plans, conditions and programs for guiding the systematic quality development within Murrieta Hills. At the time of this Specific Plan preparation, the City of Murrieta's General Plan had not yet been adopted. However, the City Council established criteria for processing Specific Plans concurrently with the preparation of the General Plan. As part of the General Plan process, goals and policies were drafted to provide direction during the Plan's preparation. The Murrieta Hills Specific Plan implements the applicable draft General Plan guidelines, goals and objectives.

The Murrieta Hills Specific Plan assures development of the proposed land use plan as a coordinated project involving the orderly phasing of memorial park, residential, neighborhood commercial/office and open space uses. It also provides the public infrastructure and community facilities needed to satisfy the City's desire for well planned, quality growth. At full buildout, a maximum of 1,585 homes will be constructed on a 362-acre portion of the total 985-acre site. The residential component's overall density is 1.6 DU/AC. The Specific Plan also designates 184 acres for use as a memorial park. Visual order and tranquility are of paramount importance as the memorial park develops over time. The Specific Plan provides this order through a site plan carefully designed to physically and visually integrate and buffer the future residences and memorial park, and with quality development standards that will assure the memorial park an appropriate environment.

Within the 184-acre memorial park, permanent interment and cremation services will be provided with a combination of a burial park, mausoleums for vault or crypt interments and columbaria for cinerary interments. Non-interment uses may include chapels and an administration building, mortuary/funeral home/flower shop, employee and visitor parking facilities, service yard and a multi-purpose activity area. The project design ensures solitude and peacefulness for the memorial park, and sites this key element to take full advantage of the area's natural beauty.

In keeping with the goals and objectives of the Specific Plan, the project's residential element provides a wide range of housing opportunities. Murrieta Hills will offer a combination of attached and detached homes on lots ranging in size from 4,000 square feet to over one-half acre estates. California State affordable housing mandates and SCAQMD/SCAG Air Quality Management Plan directives will be satisfied by the attached single family homes and the smaller size lots. The broad selection of housing types will allow future homebuyers to move-up to a more expensive estate style home, move laterally, or even move down to a smaller home, while remaining in the same community.

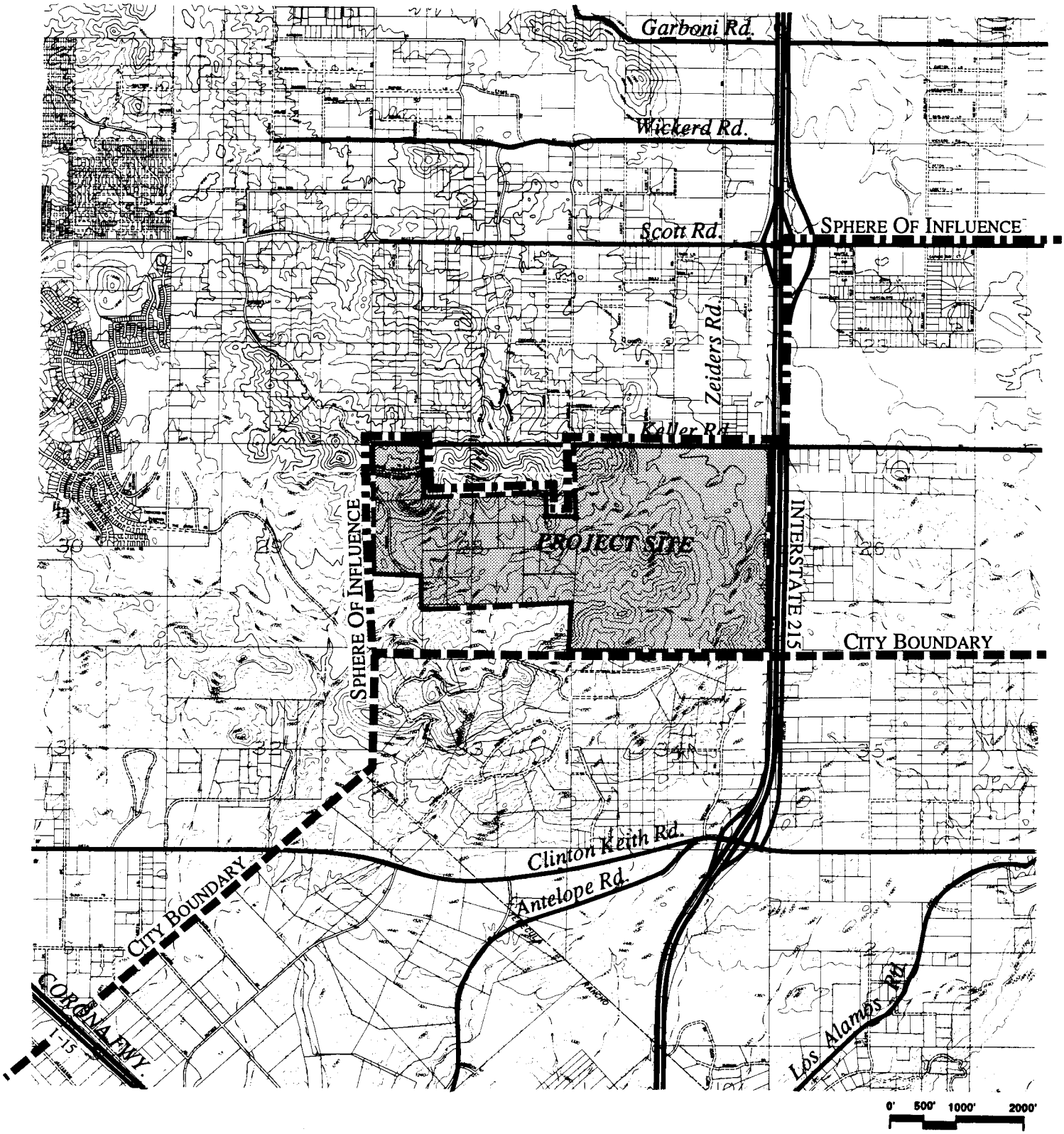


FIGURE 1-3

MURRIETA HILLS ▪ VICINITY MAP

Prepared For : MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

The community facilities/open space element of the plan will offer Murrieta Hills residents a variety of active and passive, community oriented recreational opportunities, while preserving the site's important natural qualities. The project protects environmentally sensitive topography and ecological resources by committing approximately 543.5 acres, or 56 percent of the property to: open space (313 AC); memorial park (184 AC); and linear park/riparian corridor (46.5 AC). These areas will preserve rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak woodlands, and other significant biological communities. The thought and care taken to satisfy both environmental and human needs is exemplified by the 46.5-acre linear park/riparian corridor paralleling Keller Road. This park will provide residents with a place to socialize, picnic and play games, to stroll, ride or bicycle along the community trail, or to simply be refreshed by the beauty of the preserved oak woodlands.

Located in the northeast portion of the site, a 10-acre neighborhood commercial/office center is an integral part of the Murrieta Hills Specific Plan. This center, identifiable from Interstate 215, will primarily serve local residents. Potential uses anticipated in the commercial center include, but are not limited to, grocery stores, flower shops, retail shopping, banks, professional offices, child care, restaurants/fast food and other service-oriented establishments. The commercial/office center, school and cemetery will contribute to the region's jobs/housing balance by providing employment opportunities to local and regional residents.

Regionally important north-south and east-west roadways are defined by the Murrieta Hills Specific Plan. The proposed street alignments and classifications for the City of Murrieta General Plan Circulation Element will adequately serve future project traffic volumes. Landscaped streetscenes will add continuity and bring a pedestrian scale to all major roads. Similarly, major streetscenes will incorporate roadway paseos, which may consist of parallel or meandering sidewalks and greenbelts in a park-like setting. Entry monumentation and accent landscape treatments will provide a sense of arrival as one approaches the Murrieta Hills community. Table 2, *Land Use Summary*, summarizes the land uses proposed by the Murrieta Hills Specific Plan.

Murrieta Hills will be many things -- a memorial park developed and operated to the highest standards by the respected Rose Hills Memorial Park Association, attractive homes, community facilities and public infrastructure, local employment opportunities, and preservation of ecological values - all set within the rich historical texture and natural grace of inland Southern California. The Murrieta Hills Specific Plan balances and combines these diverse ingredients into a coherent, unified agenda for achieving the mutual goals of the City of Murrieta, the community and Murrieta Hills.

D. STATEMENT OF POLICY/REGULATORY NATURE OF PLAN

The Murrieta Hills Specific Plan has been prepared pursuant to the provisions of the California Government Code Section 65450, which grants local planning agencies the authority to prepare a Specific Plan of development for any area covered by a General Plan, for the purpose of establishing systematic methods for implementation of the agency's General Plan. At the time of this Specific Plan preparation, the City of Murrieta's General Plan had not yet been adopted. Therefore, the proposed Murrieta Hills Specific Plan document was prepared in accordance with the draft goals and policies set forth by the General Plan Advisory Committee in the Draft General Plan released by the City in December of 1993.. The City's General Plan, upon completion, will establish objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards

of environmental safety, infrastructure, quality of structural design, quality of planning and contain the provisions to maintain aesthetic quality and cultural identity. The Murrieta City Council has established criteria allowing Specific Plans within the City of Murrieta to be processed concurrently with the General Plan.

At the time this document was prepared, the 985-acre project site was located within the northwest portion of the City of Murrieta's Sphere of Influence boundary (see Figure 1-2, *Aerial Photo*). The project proponent plans to apply to the Local Agency Formation Commission (LAFCO) for annexation into the City of Murrieta.

1. DISCRETIONARY ACTIONS AND APPROVALS

The Specific Plan will be used by the public agencies in connection with their subsequent corresponding decisions:

- **City of Murrieta Planning Commission**
  - Recommendation to the City Council as to EIR certification.
  - Recommendation to the City Council regarding adoption of the Specific Plan by Resolution.
  - Recommendation to the City Council regarding approval of the Change of Zone (Adoption of Zoning Ordinance) to Specific Plan (SP) No. SPM-4.
  - Recommendation to City Council regarding revised CUP for the cemetery.
  - Recommendation to the City Council regarding Development Agreement.
- **City Council**
  - EIR certification.
  - Adoption by resolution of Specific Plan.
  - Approval of the Change of Zone to Specific Plan (SP) No. SPM-4.
  - Approval of revised CUP.
  - Approval of Development Agreement.
- **LAFCO**
  - Approval of project annexation into the City of Murrieta.

LU-1.1f Multi-Family designations should be located near or adjacent to major streets and public transportation.

Not applicable.

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 2 and less intense residential projects from commercial and industrial uses is required.

Not applicable.

LU-1.1h The minimum lot size in a standard subdivision in the Single-Family 1 designation shall be 7,200 square feet, unless clustering is done within a Master Plan Overlay area.

Not applicable.

LU-1.1i All residential developments are subject to the density and lot size requirements established in the General Plan. Any adopted City regulation, 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.

Not applicable.

LU-1.1j Residential target densities shall be considered the maximum permitted density unless the proposed project can demonstrate exceptional project merits and/or complies with state density bonus affordable housing requirements. Project merit evaluation may include the provision of exemplary open space and recreational amenities, the development of community infrastructure, and quality project design features.

Murrieta Hills lies within the Residential Rural Designation (0.4-2.0 du/ac) of a Master Plan Overlay. The midpoint target density of 1.2 du/ac may be exceeded up to the maximum of 2.0 du/ac if the project displays exceptional project merits such as exemplary open space and recreational amenities, the development of community infrastructure and quality design features. Murrieta Hills proposes an overall density of 1.6 du/ac by including the following exceptional project merits:

1. <u>Memorial Park</u>
The 184-acre Memorial Park proposed within Murrieta Hills represents a long-term commitment to an exceptional, aesthetic and economically beneficial open space use. By virtue of its location both within the plan and along I-215 at the northern entrance to the City, the Memorial Park will forever convey the rural character of Murrieta to incoming visitors. The Memorial Park will contribute economically to the city by attracting visitors from a wide surrounding area. While in Murrieta, these visitors will purchase goods and services such as lodging, food, gifts, flowers and gasoline. The project's Fiscal Impact Report estimates that the Memorial Park and commercial area of the Specific Plan will generate over 600 new jobs in Murrieta. Rose Hills Memorial Park Association (owner/operator of the Memorial Park) encourages local community events such as rose-pruning demonstrations, weddings in the chapel and other similar cultural activities which

of buyers contributes to the vitality of the overall community. The design of small lot neighborhoods permits preservation of aesthetically valuable lands including 313 acres of open space, 184 acres of Memorial Park, and 46.5 acres of linear park. The community design preserves rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak woodlands and other environmentally sensitive areas.

A maximum of 261 4,000 SF lots will be developed within the community, 16 percent of the total number of lots proposed within Murrieta Hills. These lots are proposed for Planning Areas 17 and 25 where innovative site design will ensure a living environment consistent with the overall high quality of the entire Specific Plan area. Development will not occur in significant areas of 25 percent slope or greater. A portion of Planning Area 17 will be developed adjacent to Keller Road where the grading for this master plan roadway will disrupt a relatively small area characterized by some fragmented slopes exceeding 25%. The grading of Keller Road is necessary to accommodate the City's design standards for an urban arterial. The varied topography of the project site precludes the use of a neo-traditional style grid system.

LU-1.11 Projects in the Master Plan Overlay areas of at least ten acres but not exceeding 200 acres shall be master planned. Projects that are 200 acres or more in size shall require the preparation of a specific plan.

Not applicable.

Objective LU-1.2 ***Commercial Land Uses*** A mixture of Commercial land use designations that provide for the full spectrum of commercial needs.

Policies

LU-1.2a Regional commercial centers shall be located with convenient freeway access in order to draw customers from outside the Plan Area.

Not applicable.

LU-1.2b Community commercial centers will serve the daily shopping of residents within the Plan area and should be located on arterial streets. Sites should not exceed 30 acres in size.

Not applicable.

LU-1.2c Neighborhood commercial centers will serve convenience shopping needs and be located immediately adjacent to neighborhoods. Sites generally range from 3 to 10 acres in size.

Not applicable.

LU-1.2d Professional office centers will provide personal, medical, and business services.

Not applicable.

LU-1.3b Multiple Use Area 1 is located within the Golden Triangle planning area and is intended to be the Central Business District (CBD) of the City, where uses of a more intense nature are intended to be developed. Professional office, health care related uses, hotels, and the integration of residential uses with particular attention to compatibility are expected to occur here.

Not applicable.

LU-1.3c Multi-family and office uses shall be subject to the General Plan policies and Development Code regulations governing Multi-Family-2 and Professional Commercial designations respectively.

Not applicable.

LU-1.3.d Multiple-Use Area 3 will have low-scale development (pedestrian oriented) with harmonious design to fit the character of the existing single-family neighborhood and any adopted design guidelines. Noise from the I-15 Freeway will be buffered and mitigated through project design. The Freeway frontage will have superior design treatment to ensure visual aesthetics are protected.

Not applicable.

LU-1.3.e Multiple-Use Area 3 may have individual uses on single parcels; or multiple uses may be located on these parcels provided the uses are integrated with one another to create a pleasing pedestrian scale development.

Not applicable.

LU-1.3.f Multiple-Use Area 2 will feature uses that serve and support the freeway orientation of the site. Motels or hotels with freeway serving commercial uses, and industrial uses are encouraged to locate in this area to provide services for visitors. Residential uses in this area are prohibited.

Not applicable.

LU-1.3g All proposed Multiple-Use developments shall provide detailed site plans, architectural packages, and sufficient justification for the project. Multiple-Use developments larger than ten acres shall be master planned. All development regulations, as they relate to applicable design guidelines, development impact fees, and development intensities must be complied with.

Not applicable.

Objective LU-1.4 ***Industrial Land Uses*** Provide for Industrial land use districts that will accommodate employment opportunities for the citizens and tax base for the City finances.

Policies

LU-1.5a Encourage joint-use agreements between the City and other governmental agencies, including school districts to provide recreation facilities.

Specific Plan: Ch 1, VII 5.
EIR: 3-208; 3-225.

LU-1.5b Recreational/Resort land uses shall be developed to provide recreational and/or vacation destinations.

Not applicable.

LU-1.5c Pursue the establishment of recreational facilities along creeks within the Plan Area.

Specific Plan: Ch 1, VII 3; Ch 1, V 3; Ch 1, VI 6&7; Ch 1, VII 2.
EIR: 2-11; 3-207.

Objective LU-1.6 ***Civic Land Uses*** Civic and institutional uses to serve, protect, and educate all citizens of Murrieta.

Policies

LU-1.6a Designate existing school district administrative, elementary, middle school, and high school sites as Civic/Institutional in the Land Use Element.

Not applicable.

LU-1.6b Designate land used for public facilities or services as Civic/Institutional including water and sewer facilities, public safety stations and other civic activities.

Not applicable.

LU-1.6c A civic center shall be encouraged to locate in the Historic Murrieta area.

Not applicable.

LU-1.6d Churches may be located within any land use designation, with special attention to compatibility issues within residential areas.

Specific Plan: Ch 2, 11-12.

LU-1.6e Locate City service providers on common sites by siting police, fire, and park facilities on the same property where feasible.

Not applicable.

Objective LU-1.7 ***Open Space*** Open Space designated lands utilized for recreation, trails, and natural preservation.

LU-1.8e The City may adopt district-specific design guidelines in order to capitalize on a locational asset, preserve the character of a historic district, or ensure the cohesive development of an area.

Specific Plan: Ch 2, 1.

LU-1.8f Amend the City Lighting Ordinance to specify that new development and capital improvement projects which include street lighting be required to use low-pressure sodium (LPS) street lights.

Not applicable.

Objective LU-1.9 ***Nonconforming Land Uses*** Transition non-conforming land uses to conforming land uses.

Policies

LU-1.9a Land uses that conform to the applicable land use regulations in effect at the time the use was established but do not conform to the policies of this General Plan, will be allowed to continue operation (except as they apply to Policy 1.9c).

Not applicable.

LU-1.9b Expansion or reconstruction of non-conforming land uses will be reviewed on a case by case basis.

Not applicable.

LU-1.9c Non-conforming off-site signage, including billboards, shall be abated, based upon a schedule determined by the City.

Not applicable.

Goal LU-2 Rural/Equestrian Character

Preservation of the community's rural/non-urban characteristics in appropriate locations in the Plan Area.

Objective LU-2.1 ***Livestock*** Provide for the keeping of horses and other livestock on residential property.
Policies

LU-2.1a Provide large-lot single-family home sites in the Equestrian Residential and Rural Residential designations for the keeping of horses and other livestock. Special overlay zones may also be established that prohibit the keeping of horses and/or livestock in designated areas of the City.

Specific Plan: Ch 1, VI 4.

LU-2.2e The City should review, and if feasible, develop rural road standards for selected areas in the Plan Area.

Specific Plan: Ch 1, VIII 1-3.

Objective LU-2.3 ***Conflicts with Existing Agriculture*** Maintain agricultural land as a high community priority and minimize conflicts with new land uses.

Policies

LU-2.3a Encourage existing agriculture uses to maintain operation as long as economically viable to farmer or operator.

Not applicable.

LU-2.3b New land uses locating adjacent to existing agriculture uses shall be responsible for buffering against potential land use conflicts.

Not applicable.

LU-2.3c It is the responsibility of developers of new residential projects to notify buyers or tenants of potential land use conflicts with existing agriculture operations.

Not applicable.

Goal LU-3 Orderly Growth Pattern

Orderly growth with public services and compatible surrounding land uses.

Objective LU-3.1 ***Existing Urban Services*** Infill development, where existing facilities and services exist, occurs first.

Policies

LU-3.1a Encourage development of vacant land that is presently served by existing urban services prior to the development of land that is not served. Urban services include streets, water, sewer, and other utilities and services.

In recent years, the County of Riverside has approved several Specific Plans near the project site and several more are in the planning or processing stages, indicating that future growth in this area is anticipated. The Murrieta Hills property is presently served by existing urban services. Adequate regional circulation is provided to the site by Interstate 215 which is located immediately east of the project site. Other existing roads adjacent to the project site include ; Keller Road, an east-west two-lane road which parallels the site's north boundary; Antelope Road, a two-lane freeway frontage road east of I-215; and Scenic View Road, a two-lane north-south freeway frontage road adjacent to the project's east boundary. A 12-inch water main is located in Keller Road at the northerly property boundary and telephone facilities exist along Keller Road and within the project site. Solid waste collection is

Policies

LU-3.2a Review all development proposals to ensure adequate public facilities are available.

The project is being thoroughly reviewed to ensure adequate public facilities through the process of preparing and certifying the Murrieta Hills EIR. Mitigation measures contained in the EIR for public services and facilities require project review by the city and the various agencies providing service to the site.

LU-3.2b All new development will provide the appropriate level of services and utilities to adequately serve the proposed uses.

An important element of the overall development proposal is the provision of adequate infrastructure and utilities to service the site at full build-out. The Specific Plan document contains master circulation, water, sewer, and drainage plans to accommodate the needs of the project. The water, sewer and drainage plans have been reviewed for engineering feasibility by both the project civil engineer and Eastern Municipal Water District (EMWD) and the planned circulation system has been reviewed in a traffic study prepared for the project's EIR.

In its analysis, the EIR examined all of the utility and service providers including EMWD (water, reclaimed water and sewer), GTE (telephone), Southern California Gas Company (natural gas), Local Solid Waste Management Enforcement Agency (solid waste), Southern California Edison (electricity), the City of Murrieta (police and fire), the County of Riverside (library) and Menifee Union School District and Perris Union High School District (schools). The EIR prepared for the project analyzed potential impacts to public services and utilities and concluded that adequate levels of service will be available to meet project needs.

The phasing and financing of all public services and utilities is being comprehensively addressed by the project proponents and the City of Murrieta through the preparation of a project specific Public Facilities Financing Plan and a Development Agreement. With the analysis and implementation of the PFFP and Development Agreement, the City will ensure that adequate service levels are maintained to support future development.

LU-3.2c All development will have adequate public facilities to serve the project assured prior to the issuance of building permits.

Facility providers (as listed in response to Policy LU-3.2 above) have indicated their ability and willingness to meet the needs of the project. Agreements with EMWD (Contract 92-1) to provide reclaimed water to the site have already been reached. Implementation of the project will comply with the regulations of the City of Murrieta regarding the provision of adequate public facilities prior to the issuance of building permits.

LU-3.2d No development, or annexations, shall be considered unless all fiscal, infrastructure, and public services impacts, and related mitigation if necessary, are clearly identified. Appropriate studies to determine adequacy and/or mitigation will be determined by the City, in conjunction with the service providers and LAFCO (if necessary).

and the school districts are discussing for school site dedication or payment of in lieu fees in accordance with State requirements. Adequate library service will be provided through the collection of taxes.

LU-3.3e In order to ensure that adequate school facilities are available when development entitlements are requested, the city shall on an annual basis:

i) Request that school districts serving the Plan area indicate the level of facilities presently available to serve development requiring discretionary review;

ii) Request that school districts serving the Plan area provide a status report of overcrowding of facilities within school district boundaries and identify available classrooms as well as the need for additional adequate school facilities to serve proposed development, status of applications for state funding, eligibility for such funding in relation to authorized state bonds for such funding; and,

iii) Request school districts serving the Plan area to provide the city with identification of impacts which are anticipated as a result of proposed development.

The school districts serving the proposed area have been designated as the "Mitigation Monitors" for development impacts resulting from project approval. Because a notice of compliance from the Districts will be required prior to approval of each final tract map and plot plan, the City has provided responsibility for the control of facilities management to the Districts. These measures are required for the convenience of the school district and ensures that the project will not negatively affect the district.

LU-3.3f Recognizing that the provision of adequate school facilities is the responsibility of the State, the school districts, developers, and the City, the City of Murrieta shall:

i) Coordinate with developers and school districts in the legislative approval process to ensure that school sites are adequately sized, located to meet increases in demand and will be available as needed as part of phasing of development of projects including such school sites. All development proposals of 75 acres or more not within a master plan or specific plan shall be evaluated by the school district and the city for possible inclusion of a ten net usable acre elementary school site;

ii) Coordinate efforts for public financing by school districts, the city, or both, to ensure timely availability of adequate school facilities to the extent state funding or other sources are not assured or received by school districts on a timely basis in order to provide school facilities for such developments;

iii) Coordinate the planning and location of schools and other related public facilities at the earliest possible stage of the development process;

iv) Coordinate the preparation of development and school services data, projections, needs assessments and available financing therefor, including state funding and efforts to achieve the highest possible priority for such funding for the community.

The analysis provided in the Murrieta Hills EIR addresses the impacts of the proposed project upon the school districts and requires mitigation that meets City General Plan policy requirements and those of the school district prior to final map approval. This includes the negotiation of development fees in accordance with all State laws in effect at the time development occurs.

LU-3.3h Identify financing programs to provide affordable utilities to Commercial, Business Park, and Industrial designated lands.

Not applicable.

LU-3.3i New development and redevelopment shall underground all on-site distribution utilities.

Specific Plan: Ch 1, IX 4.

Objective LU-3.4 ***Regional Compliance*** Compliance with federal, state, county, and other regional programs as they pertain to issues that extend beyond Murrieta city limits.

Policies

LU-3.4a The City shall strive to ensure compatible land use interface at the City's boundaries.

Specific Plan: Ch 1, VI 2A, 2B; Ch 3, Sections III and IV

LU-3.4b The City shall comply with procedures and programs of the County of Riverside and the Local Agency Formation Commission for future annexations.

EIR: 2-18 - 20.

LU-3.4c The City shall pursue the annexation of the Sphere of Influence area.

Not applicable.

Goal LU- 4 Special Areas

Identify and plan for the preservation, development, or other special circumstance of areas of the Plan Area that are of unique environmental, historical, or economic concern.

Objective LU-4.1 ***Historic Murrieta*** Establish Historic Murrieta as the governmental and cultural focal point of the City.

Policies

LU-4.1a The Historic Murrieta area, and the Downtown Planning Area in general, will continue to expand the traditional town development pattern with a grid street design and urban land use intensities to support a pedestrian oriented population.

Not applicable.

Policies

LU-4.3a The Golden Triangle Central Business District (CBD) should provide for developments of a more intense nature in terms of FAR and height than other areas of the City.

Not applicable.

LU-4.3b A master plan shall be developed and approved for the Multiple Use Area 1 portion of the Golden Triangle Planning Area prior to commencement of any development. The master plan shall address relevant environmental issues including, but not limited to, drainage, circulation, water distribution, design, uses, compatibility with existing uses, and utilities.

Not applicable.

LU-4.3c Golden Triangle development standards shall include provisions for the consolidation of office uses and a mixture of building types with open space amenities. All development shall be buffered from any residential area.

Not applicable.

Goal LU-5 Redevelopment

Revitalize private and public lands in need of redevelopment or those that are underdeveloped due to lack of public facilities.

Objective LU-5.1 ***Public Facilities and Revitalization*** Establish and maintain a redevelopment area program in the City of Murrieta to provide needed public facilities and revitalization.

Policies

LU-5.1a Develop and implement a redevelopment program under the California Community Redevelopment Law to coordinate and pursue community improvement and revitalization activities.

Not applicable.

LU-5.1b Survey the community for project areas, which may include land, building, or other improvements, and evaluate these areas for blight and the feasibility of redevelopment.

Not applicable.

LU-5.1c Formulate a redevelopment plan for each project area and adopt by ordinance of the City Council based upon the recommendation of the Planning Commission.

Not applicable.

H-1.1d Encourage the development of affordable housing which is oriented towards meeting the existing, future and special housing needs of Murrieta, such as that for lower income households, senior citizens, large families, handicapped persons, etc.

Specific Plan: Ch 1, VI 1; VI 5.

H-1.1e Offer incentives to parties interested in developing housing that will assist the city in housing the special needs population.

Not applicable.

H-1.1f Affordable housing developments which serve low income or other special needs groups shall incorporate the following criteria:

- Disperse high-density affordable housing developments throughout the community on lots generally ranging from 5 to 15 acres, limiting high density clusters to 150-unit segments.
- Projects that include affordable housing shall disperse the affordable units throughout the project with the market rate units. The exterior of the affordable units shall be indistinguishable from the market rate units.
- Provision of amenities such as recreational facilities and enriched landscaping.
- Design to provide a safe living environment and minimize potential maintenance problems.

Specific Plan: Ch 1, VI 1-5; Ch 3, IV 30-32.

H-1.1g Pursue all funding available from private sources, and County, State, and Federal Governments to assist in the development of affordable housing.

Not applicable.

H-1.1h Allow for the provision of transitional housing and emergency shelters throughout the city as required by State law.

Not applicable.

H-1.1i Pursue the establishment of a Redevelopment Agency which will be a valuable resource in establishing needed low income housing through the 20 percent set-aside funds.

Not applicable.

H-1.1j In order to reduce construction costs some residential development should be allowed to use non-standard construction techniques.

Not applicable.

H-1.1k The City will strive to meet its regional fair share of affordable housing, as determined by the Southern California Association of Governments (SCAG).

Not applicable.

H-1.1l The City shall plan and coordinate housing development in the Sphere of Influence area, with the intent of annexing the Sphere area to assist in meeting regional housing goals and promoting orderly growth.

Not applicable.

Goal H-2: Preserve and Maintain Existing Affordable Housing.

Preserve, maintain, and improve the existing housing stock with special attention to existing affordable housing.

Objective H-2.1 Provide programs for the maintenance and rehabilitation of the existing housing stock.

Policies

H-2.1a Encourage the maintenance and repair of existing owner-occupied and rental housing to prevent deterioration of the housing in Murrieta.

Not applicable.

H-2.1b Encourage the rehabilitation of substandard and deteriorating housing where feasible.

Not applicable.

H-2.1c Where possible take action to promote the replacement of those substandard units which cannot be rehabilitated.

Not applicable.

H-2.1d Provide and maintain an adequate level of community facilities and municipal services throughout the city.

Not applicable.

H-2.1e Use Code Enforcement Staff and procedures to ensure the maintenance and appearance of lots and buildings.

Not applicable.

H-2.1f Encourage retention of existing rental units affordable to low and moderate income households.

Not applicable.

H-2.1g Encourage new and renovated housing developments to use technological advancements that conserve natural resources such as water and energy.

Not applicable.

Goal H-3: Remove Governmental Constraints

Remove or minimize governmental constraints on the development, preservation, or improvement of the housing stock.

Objective H-3.1 Periodically review the General Plan, Development Code, and other City rules and regulations to eliminate constraints to affordable housing opportunities.

Policies

H-3.1a Continuously review all applicable ordinances and standards impacting residential development and remove or reduce requirements determined extraneous and that do not serve to encourage quality residential development.

Not applicable.

H-3.1b Review existing densities as specified by the Land Use Element on a regular basis to determine if these density ranges are constraining the City's ability to achieve the future housing goals of the City for all socioeconomic segments of the population.

Not applicable.

H-3.1c Periodically review General Plan land use designations and zoning classifications for vacant or underdeveloped land on a regular basis to determine if reclassification to a residential use or redesignation to a higher density is necessary to assist in meeting future housing demands for all socioeconomic segments of the population.

Not applicable.

H-3.1d Periodically review fees and exactions collected from residential development on a regular basis to determine if such fees act as a constraint to the development of affordable housing and correct fee amounts accordingly.

Not applicable.

H-3.1e The City shall consider waiver of specified fees in residential developments that propose housing units that will be affordable to lower income households.

Not applicable.

Goal H-4: Provide Housing Opportunities to Everyone

Housing opportunities for all households regardless of race, color, religion, sex, family size, marital status, national origin, ancestry, age, or disability.

Objective H-4.1 Develop programs that secure equal and fair housing opportunities for all persons including those individuals with special needs.

Policies

H-4.1a Promote fair housing practices throughout the city.

Not applicable.

H-4.1b Promote housing which meets the special needs of handicapped and elderly persons.

Not applicable.

H-4.1c Encourage residential developments, both owner- and renter-occupied to include a broad mix of unit sizes to meet the housing needs of both large and small household sizes.

Not applicable.

H-4.1d Encourage the provision of sufficient rental units for families with children that may not be able to acquire a home through ownership.

Not applicable.

CIRCULATION ELEMENT

Goals, Objectives, and Policies

Goal C-1 Internal and Through Travel Needs

A circulation system that serves the internal circulation needs of the City, while also addressing the inter-community or through travel needs.

Objective C-1.1 Maintain no worse than a Level of Service "D" at all intersections during peak hours. Maintain no worse than a Level of Service "E" at freeway interchanges during peak hours.

Policies

C-1.1a Establish street standards and require that all new road facilities be constructed or upgraded, where feasible, to meet City standards with the ability to adjust these standards to accommodate individual circumstances.

Specific Plan: Ch 1, VIII 1-8.
EIR: 3-147; 3-174.

C-1.1b Require an adequate evaluation of potential traffic impacts associated with proposed new developments prior to project approval, and implementation of appropriate mitigation measures prior to, or in conjunction with, project development.

Specific Plan: Ch 1, VIII 2.
EIR: 3-147; 1-174.

C-1.1c Coordinate with Caltrans to implement necessary improvements at intersections where the agencies have joint jurisdiction.

Specific Plan: Ch 1, VIII 2.
EIR: Section 3.9

C-1.1d Encourage development of parallel roads at a suitable distance from the I-15 Freeway and the I-215 Freeway to provide adequate intervals between freeway ramp intersections and parallel road intersections along the freeway access routes.

Specific Plan: Ch 1, VIII 1-8.
EIR: 3-147; 3-174.

C-1.1e Annually evaluate the Circulation Element roadway plan through utilization of the City of Murrieta Traffic Model. The model shall be updated every three years, or as needed.

Not applicable.

C-1.1f Identify and evaluate the major intersections requiring special design treatment to increase their vehicular capacity.

EIR: Table 3.9A; 3.9C; Figure 3.9.13.

C-1.1g Minimize the number, properly space, and interconnect traffic signals in order to maximize progression and minimize the acceleration/deceleration that produces significantly higher vehicular emission and noise levels.

Not applicable.

C-1.1h Require appropriate right-of-way dedication and improvements through development project approvals.

Specific Plan: Ch 1, VIII 1-8.
EIR: Figure 3.9.15; 3.9.16.

Objective C-1.2 Establish adequate measures to ensure traffic safety.

Policies

C-1.2a Require new developments to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, or bicycle.

Specific Plan: Ch1, VIII 1-8.
EIR: 3-147;3-174.

C-1.2b Prohibit parking on all Urban Arterial, Arterial and Major roadways, except in areas subject to special design guidelines (ie. Historic Murrieta), to increase the traffic capacity of these roadways and provide for bike lanes.

Specific Plan: Ch 1, VIII 1-8.

C-1.2c Establish speed restrictions throughout the City that relate to the design and operating characteristics of roadways.

Not applicable.

C-1.2d Require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.

Specific Plan: Ch 1, VIII 1-8.
EIR: 3-147; 3-174.

C-1.2e Require that the development of new private driveways do not introduce significant traffic conflicts along General Plan roadways including collector and arterial streets and State Route 79.

Specific Plan: Ch 1, VIII 2.

C-1.2f Require that pedestrian and vehicular traffic be separated to the maximum feasible extent. Such separation may include parkways between streets and sidewalks.

Specific Plan: Ch V 11-22.
EIR: 3-205.

C-1.2g Establish an ongoing maintenance program to ensure the safety of the City's roadway system.

Not applicable.

Objective C-1.3 Preserve the quality of residential neighborhoods by maintaining the legally enforceable speed limits and by discouraging the flow of truck traffic and through traffic in these areas.

Policies

C-1.3a Enforce speed limits of 25 miles per hour in those areas defined by the California Vehicle Code as residential neighborhoods.

Not applicable.

C-1.3b To restrict truck traffic, allow truck routes on Major Arterials and above only with further restrictions by the establishment of weight restrictions where necessary.

Not applicable.

C-1.3c Review the design of all proposed new residential neighborhoods to ensure that "cut through" routes are minimized. This may include, but is not limited to limiting the length of the streets and traffic control signage.

Specific Plan: Ch 1, VIII 1-4.

Objective C-1.4 Establish financing programs which incorporate adequate funding for the City's roadway system.

Policies

C-1.4a Identify and evaluate potential local revenue sources for financing roadway system development and improvement projects.

Not applicable.

C-1.4b Pursue viable revenue sources to meet the roadway system funding needs from state and federal sources.

Not applicable.

C-1.4c Implement street widenings and other circulation improvements which are related to new development in conjunction with citywide growth management efforts.

Specific Plan: Ch 1, Pg VIII 1-8.
EIR: 3-147;3-174.

C-1.4d Pursue coordination of joint funding and development programs with adjacent cities and the County of Riverside for transportation related improvements in the Plan Area.

Specific Plan: Ch 1, XIII 1.

Objective C-1.5 Provide for flexibility in local residential street design where justified by land use density, topography, and special urban design situations.

Policies

C-1.5a In the areas designated Equestrian and Rural Residential, allow an appropriate reduction in the widths of right-of-way and improvement sections (including the waiving of curb, gutter, sidewalks, and streetlights when feasible and safe) on local serving streets to accommodate lighter traffic requirements and preserve rural character.

Specific Plan: Ch 1, VIII 1-3.

C-1.5b In hillside areas with slopes equal to or greater than 25 percent, allow reduced right-of-way and improvement sections to limit grading and cuts in topography, while allowing access for fire trucks and other emergency vehicles.

The Murrieta Hills Specific Land Use Plan has been designed to protect and preserve a significant topographically steep areas on-site. In keeping with this objective, the Circulation section of the Specific Plan allows for reduced roadway widths within local planning areas to allow further sensitivity to topography. To appropriately design rights-of-way in these areas, actual standards for reduction in roadway should be considered in conjunction with tract map review

C-1.5c In Master Plan Overlay areas, allow flexible design standards for local residential streets incorporating such urban design concepts as traditional neighborhood planning, pedestrian pockets, and others.

Specific Plan: Ch 1, VIII 1-3; Ch3, V 11.

C-1.5d In Special Areas, such as Historic Murrieta, allow Urban Arterial streets to adopt special design features, such as landscaped medians, lighting, and on-street parking.

Not applicable.

C-1.5e Create a unique entrance statement on all major entryways to the City through thematic landscaping and identification signage that may be utilized on all thoroughfares and trails throughout the City. Special attention should be paid to the freeway entrances to the City. CalTrans and the County should be approached in helping to enhance the landscaping along the freeway corridors throughout the City. Special attention to landscape medians should occur for at least the following streets:

- Los Alamos Road (Ivy Street), from Whitewood Road to Washington Avenue;
- Murrieta Hot Springs Road, from Adams Avenue to Washington Avenue;

- Jefferson Avenue, from Kalmia Street to Cherry Avenue; and
- Murrieta Creek Scenic Drive.

Not applicable.

Goal C-2 Regional Transportation System

A regional transportation system that serves existing and future travel between Murrieta and other population and employment centers within southwest Riverside County and the larger region.

Objective C-2.1 Interface with appropriate jurisdictions and agencies to encourage the timely improvement of roadway and transit facilities which address area-wide and regional travel needs.

Policies

C-2.1a Support the update and completion of the Riverside County General Plan Circulation Element in response to the City General Plan Circulation Element.

Not applicable.

C-2.1b Actively pursue the construction of a new access and frontage road connector system, south of the I-15/I-215 Confluence, and other recommended system improvements in cooperation with state and local officials including Caltrans, the City of Temecula, Riverside County, and local developers. Measures should be taken to preserve anticipated right-of-way needs and to identify funding mechanisms for the interchange improvement.

Not applicable.

C-2.1c Actively pursue the construction of a new east-west corridor and interchange south of Scott Road in cooperation with Caltrans, Riverside County, and local developers.

Specific Plan: Ch 1, VIII 1-4.

C-2.1d Actively pursue the improvements to existing interchanges within the City and construction of new overcrossings, such as a connection between Hancock Avenue and Alta Murrieta Drive south of the I-215/Los Alamos Road interchange, as required to achieve the adopted service level standards.

Not applicable.

C-2.1e Coordinate with Western Riverside Council of Governments, Riverside County, and Riverside County Transportation Commission to identify, protect, and pursue opportunities for light rail transit along major transportation corridors which connect Murrieta to other population centers.

Not applicable.

C-2.1f Encourage the formation of a special Southwest County task force which would be responsible for identifying and prioritizing selected system improvements having regional significance and the development of funding sources which would allow for the timely implementation of these improvements.

Not applicable.

C-2.1g Continue to work with public transportation agencies to provide adequate levels of service to Murrieta citizens.

Not applicable.

C-2.1h Plan and coordinate circulation improvements in the Sphere of Influence area to ensure orderly growth and adequate facilities.

Specific Plan: Ch 1, 1-8.
EIR:3-147; 3-174.

C-2.1i Actively pursue acquisition of right-of-way for an additional Murrieta Creek Scenic Drive on the west side of Murrieta Creek whenever and where appropriate.

Not applicable.

Goal C-3 Alternative Travel Modes

Accommodate alternatives to private automobile transportation that meet the needs of all City residents.

Objective C-3.1 Require dedication and/or construction of appropriate facilities in support of a public transportation system.

Policies

C-3.1a Coordinate with the Riverside Transportation Agency to provide fixed route transit service along transportation corridors connecting to employment and commercial areas, health care facilities, and major recreation areas.

Not applicable.

C-3.1b Require construction of bus turnouts with shelters adjacent to new developments where transit demand levels may be sufficient in the future to warrant such accommodations.

Specific Plan: Ch 1, VIII 4; VIII 8.
EIR: Figure 3.9.17.

C-3.1c Promote improved demand responsive transit services for elderly and disabled persons.

Not applicable.

C-3.1d Provide for express transit service through implementation of park-and-ride facilities along regional transportation corridors.

Not applicable.

C-3.1e Require pedestrian access from the interior of new residential areas to public transit stops be direct, convenient, and in conformance with the ADA.

Specific Plan: Ch 1, VIII 8; Ch 3, V 12.

Objective C-3.2 Provide a circulation network that accommodates the safe and efficient movement of cyclists on bike lanes (Figure IV-4) and bike trails.

Policies

C-3.2a Create a system of bicycle lanes within the street right-of-way to meet the needs of both the local and commuter cyclist. The lanes shall be designed for the safety of the cyclist. The lanes should be linked to regional systems where feasible.

Not applicable.

C-3.2b Adequate traffic control devices shall be provided for bicycle crossings.

Specific Plan: Ch 1, VIII 8.

C-3.2c Traffic signal phasing shall be adequate for bicycle turning and straight-through movements.

Not applicable.

C-3.2d Off-street bicycle trails should use open space corridors, flood control, and utility easements where possible. Such trails shall minimize automobile cross traffic and be linked to regional systems where feasible.

Specific Plan: Ch 1, VI 7; VI 61;VII 3.
EIR: 3-202; 3-205.

C-3.2e Class III bike lanes may be located on any street, as determined by the City and in conformance with adopted safety standards.

Not applicable.

Objective C-3.3 Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.

Policies

C-3.3a Review site plans to determine if residential, commercial, industrial, and office land uses are designed for pedestrian access. Future developments shall contain an internal system of trails linking schools, shopping centers, and other public facilities with residences.

The non-vehicular circulation system of the Murrieta Hills Circulation Plan plays as important part in the overall development plan. Pedestrian sidewalks will be provided alongside all project roadways and a multi-use trail will meander through the on-site linear park. As shown on Figure 3-25 of the Specific Plan, six foot wide meandering sidewalks will be located along all major roadways within the development. To create a pleasing pedestrian environment and encourage pedestrian circulation throughout the community, the sidewalks will be located within an enhanced landscape zone and will be designed to meander both horizontally and vertically where space and grades allow. Public use of the roadway network and pedestrian paths within the Memorial Park for walking and bicycling will also be possible at the discretion of the Memorial Park owner/operator. Incorporated into the design of project roadways are Class II bicycle lanes located within street rights-of-way.

To further encourage non-vehicular circulation within the community, a meandering multi-use trail is designed within the linear park to provide a combination of equestrian, jogging, walking and bicycling opportunities. This trail will continue through the entire length of the project site from the point where Keller Road leaves the property in the southwestern corner of the site to the point where Keller Road leaves the property in the northeastern corner of the site. It is anticipated that the trail will connect city-wide trial system planned on adjacent properties in conformance with General Plan alignments.

The Murrieta Hills Specific Plan encourages the site design of the commercial area to be pedestrian friendly. This area is intended to serve as a neighborhood commercial/office site with services and activities intended for use by the local neighborhoods and in support of the Memorial Park. The actual internal circulation system will be determined in conjunction with future plot plan review.

C-3.3b Require the installation of wheelchair ramps on all new sidewalks and comply with ADA ramping requirements.

Not applicable.

Objective C-3.4 Provide for the development of equestrian and hiking trails in appropriate areas of the City.

Policies

C-3.4a Locate hiking and equestrian trails in appropriate areas identified as permanent open space, agricultural edges, public utility ROW's and easements, flood control channels, and areas designated for rural and equestrian density.

A meandering multi-use trail network is designed within the project's 46.5-acre linear park to provide a combination of equestrian, jogging, walking and bicycling opportunities. This trail will continue through the entire length of the project site from the southwestern to northeastern corners of the property. It is anticipated that the trail will connect with segments of the city-wide trail system planned on adjacent properties. The design and location of the on-site multi-use trail was

reviewed by the Parks Commission which indicated that the Murrieta Hills trail program is fitting for the project. Access to the steep hillside open space areas on-site is not encouraged due to the steepness of these areas and the potential for erosion of hillsides due to disturbance. At the request of the Murrieta Parks and Recreation Department, no trails are planned in steep hillside open space areas.

C-3.4b At the time of precise alignment studies, and in conjunction with the required environmental assessments, the City shall review trail proposals to determine the likelihood of potential impacts upon, or from, existing or planned development. Mitigation measures or alternatives will be implemented where appropriate and feasible.

Not applicable.

C-3.4c Motorcycles and other motorized vehicles shall be prohibited from using the trail system.

Not applicable.

C-3.4d Promote bicycle and pedestrian trails along major home-work and other travel routes, where appropriate.

The non-vehicular circulation system of the Murrieta Hills Circulation Plan plays an important part in the overall development plan. Pedestrian sidewalks will be provided alongside all project roadways and a multi-use (including walking, jogging and bicycling) trail will meander through the on-site linear park. As shown on Figure 3-25 of the Specific Plan, six foot wide meandering sidewalks will be located along all major roadways within the development. To create a pleasing pedestrian environment and encourage pedestrian circulation throughout the community, the sidewalks will be located within an enhanced landscape zone and will be designed to meander both horizontally and vertically where space and grades allow. Daytime pedestrian use of Memorial Park will also be possible. Also incorporated into the design of project roadways are Class II bicycle lanes located within the street right-of-ways.

C-3.4e Where feasible, trail crossings shall be separated from roadways. Where separated crossings are not feasible, trail crossings shall be designed to occur at controlled intersections.

Specific Plan: Ch 1, VII 1-4.
EIR: 3-202; 3-205.

C-3.4f Coordinate the location of trails to connect with regional trail systems, including the Santa Rosa Perimeter Trail.

Not applicable.

Goal C-4 Parking

An adequate supply of private off-street and public parking.

Objective C-4.1 Enforce and periodically update the zoning ordinance which specifies minimum parking requirements for various types of land use.

Policies

C-4.1a Enforce the parking ordinance and standard requirements such as necessary design features, the number of required handicapped parking spaces, etc. in conjunction with the parking ordinance.

Specific Plan: Ch 1, VIII 3; Ch 2, 42-49.

C-4.1b Pursue methods of encouraging the provision of increased on-site parking supply through a range of techniques including redevelopment activities.

Specific Plan: Ch 1, VIII 3; Ch 2, 42-49.

Objective C-4.2 Provide joint-use and public parking facilities where needed by special assessment districts or other mechanisms.

Policies

C-4.2a Require developers to provide adequate on-site parking and/or to contribute to a program to acquire and/or maintain off-site joint use facilities.

Specific Plan: Ch 1, VIII 3; Ch 2, 42-49.

C-4.2b Work cooperatively with developers and the business community to develop funding mechanisms for the construction of future parking facilities.

Specific Plan: Ch 1, VIII 3; Ch 2, 42-49.

Goal C-5 Peak Hour Traffic Flow

Manage peak hour traffic flow and demand on the circulation system to reduce traffic congestion where necessary and feasible.

Objective C-5.1 Provide for the development and monitoring of Travel Demand Management (TDM) programs at locations where trip-making is concentrated.

Policies

C-5.1a Require transportation demand management plans to be submitted for preliminary review at the Specific Plan or Plot Plan stage of site development and submitted for final approval prior to the issuance of building permits, in accordance with the City's Transportation Demand Management Ordinance.

Specific Plan: Ch 1, VI 11-12.
EIR: Section 3.9.

C-5.1b Encourage the implementation of employer Transportation Demand Management (TDM) requirements included in the Southern California Air Quality Management District's Regulation 15 of the Air Quality Management Plan.

Not applicable.

C-5.1c Establish a local Congestion Management Plan and monitor the performance and effectiveness of travel demand management programs within the City.

Not applicable.

CONSERVATION AND OPEN SPACE ELEMENT

Goals, Objectives, and Policies

Goal COS-1 Water Resources

Conserve and Manage water resources, which include surface waters, groundwater, imported water supplies, and waste water.

Objective COS-1.1 ***Coordinated Water Management*** Facilitate the long-term availability of water resources for the community, including the provision of a safe and sufficient water supply and distribution system. Coordinate water resource management with federal, state, and regional agencies.

Policies

COS-1.1a Support and cooperate in the coordinated management of water resources which may include any of the following concerns:

- watershed management;
- floodplain management;
- groundwater basin management;
- reclamation of water;
- water harvesting;
- water conservation; and
- wetlands.

Not applicable.

COS-1.1b Maximize the beneficial uses of all water resources, including storm and lawn runoff and reclaimed water.

Specific Plan: Ch 1, IX 1-8.
EIR: 3-231; 2-233.

COS-1.1c Balance the recreational, environmental, and habitat opportunities associated with water resources.

Not applicable.

COS-1.1d Work and cooperate with agencies responsible for the protection of water quality for all waters of the General Plan Area.

Not applicable.

COS-1.1e Ensure that all opportunities for the mitigation of environmental impacts are evaluated and optimized in terms of water resources. [for example: creek restoration/ mitigation banking.

EIR: Section 3.4.

COS-1.1f Work and cooperate with agencies concerned with the preservation and enhancement of any significant wetland within the General Plan Area.

Not applicable.

Objective COS-1.2 ***Surface Waters*** Conserve and properly manage surface waters within the General Plan Area through the protection of the watershed and natural drainage system.

Policies

COS-1.2a Pursue opportunities for establishing waterways as multi-purpose corridors for flood control, recreation, wildlife habitat, groundwater recharge, and utility easements or right-of-ways.

Specific Plan: Ch 1, VII 3; VI 61; VI 7.
EIR: 2-11; 3-207.

COS-1.2b Preserve Murrieta Creek as a natural, scenic, and recreational corridor, recognizing measures needed for flood control.

Not applicable.

COS-1.2c Preserve Warm Springs Creek as a wildlife and recreation corridor, while accommodating flood control measures.

Not applicable.

COS-1.2d Seek to retain natural drainage courses where health and safety are not jeopardized. Prohibit occupation or obstruction of natural drainage courses. If modifications to these courses become necessary, such as for protection from flood hazards, require improvements to continue natural functions and to convey a natural appearance wherever technically feasible.

Specific Plan: Ch 1, V 4; VII 3; IX 6-8.
EIR: 2-11; 3-207.

COS-1.2e Alternatives to hard-lined bottoms and side slopes within flood control facilities shall be required where technically feasible. Techniques such as the naturalistic grading of slopes and other landforms, the use of earthen landscaped swales, revegetation, rock rip-rap or rock-lined concrete, if necessary, are preferable to conventional concrete channels.

Not applicable.

COS-1.2f Where technically feasible, channel designs shall maintain normal flows and allow the recharge of soil moisture and underlying aquifers. Pervious channel linings such as ungrouted rock rip rap and vegetation are encouraged. Prohibit the conversion of natural watercourses to culverts, storm drains, or other underground structures except where required to protect public health and safety and to allow necessary road crossings and provide sound engineering design. Revegetation must be addressed in the channel's hydraulic analysis and the design of downstream culverts.

Not applicable.

COS-1.2g Encourage the use of open space and drainage easements, the clustering of new development, and appropriate building setbacks as flood-hazard protection and stream preservation tools.

Not applicable.

COS-1.2h Encourage the use of natural drainage courses as natural boundaries between neighborhoods.

Specific Plan: Ch V 2-3; VI 2A.

COS-1.2i Provide support for creek maintenance and protection activities.

Not applicable.

COS-1.2j Seek funds for creek restoration from grant and mitigation programs such as the following:

- Urban Stream Restoration Program;
- Land and Water Conservation Fund Program;
- Habitat Conservation Fund Program;
- Urban Forest Grant Program;

- Non-point Source Implementation Program;
- Environmental Water Program;
- Environmental License Plate Fund;
- Watershed Enhancement Program;
- Water Quality Planning Program; and
- Environmental Enhancement Mitigation Program.

Not applicable.

COS-1.2k Preserve Cole Creek as a natural, scenic, and recreational corridor, recognizing measures needed for flood control.

Not applicable.

COS-1.2l Coordinate with interested agencies, and pursue the establishment of special preservation and improvement design guidelines for significant creek areas, including Murrieta Creek and Warm Springs Creek.

Not applicable.

Objective COS-1.3 ***Groundwater*** Protect and enhance the local groundwater supply.

Policies

COS-1.3a Wherever possible, promote increased aquifer recharge in that portion of the watershed lying within the General Plan boundaries.

Temporary detention of stormwater in on-site retention ponds will augment percolation already occurring on site. Preservation of major drainages in their natural state will allow continued on-site percolation of stormwater

COS-1.3b Where possible, the flood control plan for storm waters should encourage the retention of water for percolation into the groundwater to conserve it for future uses and to mitigate downstream flooding.

Temporary detention of stormwater in on-site retention ponds will augment percolation already occurring on site. Preservation of major drainages in their natural state will allow continued on-site percolation of stormwater

COS-1.3c Encourage the use of supplementary water supplies for groundwater recharge.

Not applicable.

COS-1.3d Protect the groundwater supply from all sources of contamination.

Not applicable.

COS-1.3e Ensure that projects located in areas of shallow groundwater protect against discharging contaminated water into the storm drain system by following NPDES permitting procedures.

EIR: 3-64.

Objective COS-1.4 ***Thermal Waters*** Maintain the hot springs as a community asset.

Policy

COS-1.4a Seek the protection and enhancement of all existing hot springs.

Not applicable.

Objective COS-1.5 ***Reclaimed Water*** Encourage the development and utilization of a reclaimed water supply.

Policies

COS-1.5a The use of reclaimed water shall be required, where appropriate and feasible, for parks, golf courses, cemeteries, green belts and other such open space developments which typically use water at comparatively high rates.

Specific Plan: Ch 1, V 11; IX 1-4; Ch 3, V 33.
EIR: 3-231; 3-233.

COS-1.5b Utilize opportunities for open space uses around regional water reclamation facilities and associated percolation ponds.

Not applicable.

COS-1.5c Minimize encroachment of potential contamination sources around water reclamation facilities and percolation ponds.

Not applicable.

COS-1.5d Encourage the use of reclaimed water, where appropriate and feasible, as a water source for industrial use and to irrigate large landscaped areas.

Specific Plan: Ch 1, V 11; IX 1-4; Ch 3, V 33.
EIR: 3-231; 3-233.

Objective COS-1.6 ***Water Conservation Practices*** Implement comprehensive water conservation measures as necessary to ensure sufficient water supplies for human consumption, sanitation, and fire protection.

Policies

COS-1.6a Require new construction and development to install water-conserving fixtures and appliances

Specific Plan: Ch 1, V 11.

COS-1.6b Encourage the retrofitting of existing systems with water-conserving fixtures and appliances.

Not applicable.

COS-1.6c Require new construction and development to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.

Specific Plan: Ch 1, V 11; VI 5; Ch 3, V 1-33.

COS-1.6d Encourage the retrofitting of existing landscapes to incorporate the principles and practices of sound landscape design and management, particularly those conserving water and energy.

Not applicable.

COS-1.6e Utilize the programs and assistance of state and regional water agencies to increase water conservation throughout the community.

Not applicable.

COS-1.6f Encourage, whenever appropriate and feasible, development techniques which minimize surface run off and allow replenishment of soil moisture. Such techniques may include, but not be limited to, the on-site use and retention of storm water, the use of pervious paving material (such as turf block, walk-on-bark, pea gravel, and cobble mulches), the preservation of vegetative covers, and efficiently designed and managed irrigation systems.

Specific Plan: Ch 3, V 27-33.
EIR: 3-63.

COS-1.6g Where appropriate, require new developments to install dual plumbing systems to provide for the use of reclaimed water.

Specific Plan: Ch 1, IX 1-4.
EIR: 3-238.

Goal COS-2 Biotic Resources

Conserve biotic resources in both natural and urban environments.

Objective COS-2.1 ***Habitat Protection*** Biotic Resources in the Plan Area, including vegetation, wildlife, and all special status species, shall be conserved through the protection of habitats and the mitigation of impacts due to development.

Policies

COS-2.1a Coordinate with regional, state, and federal agencies to achieve common goals for habitat and species conservation.

Not applicable.

COS-2.1b Encourage donation or exchange of lands with sensitive biotic resources to non-profit environmental organizations or responsible agencies.

EIR: Section 3.5. Liinear park will be dedicated to the City's Parks and Recreation Department.

COS-2.1c Preserve opportunities for establishing waterways as wildlife corridors and encouraging flood control techniques which allow the establishment of habitats. Use other open space corridors or greenbelts to link natural areas where possible. Reestablish important wildlife corridors which may have been damaged.

Specific Plan: Ch 1, VII-3
EIR: 2-11; 3-207.

COS-2.1d Ensure that all opportunities for the mitigation of environmental impacts are explored. Encourage the establishment of mitigation banks to protect or restore habitat within the Plan Area.

Not applicable.

COS-2.1e Retention of existing biologically functioning wetlands shall be preferred over replacement with manufactured wetlands.

Not applicable.

COS-2.1f In the review of development projects, assess the total habitat value of a site, rather than simply the presence or absence of special status species.

EIR: 3-109.

COS-2.1g Continue to implement regional habitat conservation programs for endangered species.

Not applicable.

COS-2.1h Pursue the creation of a habitat corridor from Antelope Hills to Murrieta Creek.

The proposed project is located at the northeastern edge of the Antelope Hills, and is approximately 4.5 miles from Murrieta Creek. Due to the distribution of development around the Murrieta Hills property and the active agricultural operations in the central and northeastern sections of the property, it is unlikely that major wildlife movement occurs through thesite. However, minor wildlife movement through thesite by small

numbers of bobcat and coyote probably still occurs. According to LSA staff biologist Karen Kirtland (pers. comm. November 15, 1994), the proposed project will not block wildlife movement. The watercourse within the project site, which is currently the primary habitat corridor, will be preserved within the project's linear park framework, and therefore the direct connection with Murrieta Creek from the project site will be protected. For these reasons, development of the Specific Plan will not preclude the City's development of a habitat corridor from Antelope Hills to Murrieta Creek.

COS-2.1i Develop and create an endangered species habitat data bank.

Not applicable.

COS-2.1j Development projects for major arterials and bridges in the City that would directly or indirectly impact biotic resources as a result of construction or post construction activities shall be designed to ensure that impacts to biotic resources are avoided or adequately mitigated. Consideration of the following issues shall be reflected in the design of such projects:

- Potential for conflicts between active recreational use and areas of wildlife habitat.
- The impacts of vehicular noise, light and glare on wildlife habitat.
- Potential for surface water contamination of watercourses and riparian habitat.
- Plant materials that compliment natural habitat areas and support wildlife.
- Regional Plans and the need for wildlife corridors.

EIR: 3-107 - 110.

COS-2.1k Areas that contain significant natural habitat shall be included in the development and implementation of a wildlife and habitat management plan. The goal of the wildlife and habitat management plan will be to set forth specific development guidelines to ensure the preservation and survival of sensitive, unique, or locally limited flora and fauna that currently exist in the General Plan area.

EIR: 3-110 - 121.

COS-2.1l Wildlife corridors within the General Plan area shall be established and preserved in perpetuity to permit free movement of resident and migratory wildlife and to integrate this free movement with the preservation of General Plan area wetland resources. Such corridors shall include the floodplain of Murrieta Creek, Warm Springs Creek, their associated tributaries and Cole Creek. Plans and projects proposed in sensitive areas shall preserve these major wildlife corridors and identify and preserve in perpetuity additional localized or project-specific wildlife movement corridors identified in the CEQA analysis required for such a project. Such localized corridors shall connect to the corridors associated with Murrieta Creek, Warm Springs Creek, and Cole Creek.

EIR: 2-11.

COS-2.1m Where proposed roadways or roadway improvement projects cross wildlife corridors, project proponents in consultation with the City of Murrieta and CDFG, shall design road

crossings to accommodate wildlife corridors and facilitate the free passage of fish and wildlife species.

EIR: Section 3.5.

COS-2.1n All projects in the vicinity of a natural watercourse shall implement the use of "Best Management Practices" to avoid contamination of riparian habitat from urban stormwater run-off.

Not applicable.

COS-2.1o Establish and implement a "no net loss" wetland policy for the entire General Plan area. Avoidance of wetlands shall be a priority and, when not feasible, impacts shall be kept to a minimum. Compensation shall occur for any loss of wetland acres and/or values to ensure meeting the no-net loss goal.

Murrieta Hills' EIR mitigation measure 3.5.8 reinforces the General Plan's policy of "no net loss" of sensitive wetland habitat. The 0.6 acre loss attributable to the proposed project will be revegetated completely with habitat of equal or greater value. In addition, State and federal resource agencies that have jurisdiction over the water courses (California Department of Fish and Game and the U.S. Army Corps of Engineers) have more rigorous policies that enforce the same provision of no net loss. Because the development will have to go through these agencies for agreements and permits, the City of Murrieta is assured of enforcement of this policy.

COS-2.1p Require the project proponent for each project containing wetlands to conduct a wetland delineation study. Wetland delineation studies shall be conducted by a qualified biologist in conformance with the most current U.S. Army Corps of Engineers methodology. The wetland delineation will be submitted to the Corps for formal verification and the City shall not accept any applications for land use entitlement unless accompanied by a Corps verified wetland delineation report.

An integrated riparian habitat mitigation plan will be developed as part of the more detailed permitting/agreement processes with the Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) and will include input from the U.S Fish andGame (USFWS) and CDFG. Permit conditions that will be set forth by the Corps as part of the 404 permit process and by CDFG in a Streambed Alteration Agreement will make habitat mitigation for these areas a legally binding obligation."

COS-2.1q Prior to the filling or other adverse site modifications of any of the verified delineated waters of the US, an individual permit, written authorization under an existing nationwide permit, or a written response stating that no further action is required, shall be obtained from the US Army Corps of Engineers.

An integrated riparian habitat mitigation plan will be developed as part of the more detailed permitting/agreement processes with the Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) and will include input from the U.S Fish andGame (USFWS) and CDFG. Permit conditions that will be set forth by the

Corps as part of the 404 permit process and by CDFG in a Streambed Alteration Agreement will make habitat mitigation for these areas a legally binding obligation."

COS-2.1r Require project proponents, where applicable, to obtain a Streambed Alteration Agreement. The Agreement shall be submitted to DFG at least 30 days prior to the filling or adverse modification of any of the delineated wetland habitats including Murrieta Creek, Warm Springs Creek, and Cole Creek.

An integrated riparian habitat mitigation plan will be developed as part of the more detailed permitting/agreement processes with the Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) and will include input from the U.S Fish andGame (USFWS) and CDFG. Permit conditions that will be set forth by the Corps as part of the 404 permit process and by CDFG in a Streambed Alteration Agreement will make habitat mitigation for these areas a legally binding obligation."

COS-2.1s Require that all wetlands avoided and/or otherwise preserved be dedicated to the City or other appropriate non-profit entity, through covenants enforceable by the City to ensure their maintenance and survival in perpetuity.

The City's Parks and Recreation Department will own and manage the linear park.

COS-2.1t All project proponents proposing development in SKR habitat areas shall participate in "Section 7" consultation with the U.S. Fish and Wildlife Service. If the City is a member of the HCA, the rules and procedures of the HCA shall apply. Both procedures could allow incidental take under section 10(a) of the Endangered Species Act. Issuance of a 10(a) permit would enable the City to issue development permits resulting in the "incidental take" of SKR, where take is defined as any activity that would harm, kill, harass, or endanger SKR in the course of construction.

Murrieta Hills' EIR mitigation measure 3.5.6 states that "SKR surveys shall be conducted per the USFWS guidelines to update the status of the SKR on site not more than one year prior to issuance of grading permits. These surveys shall be subject to approval by the USFWS. Should SKR not be found, no mitigation will be required. If surveys establish that SKR is on site, the project proponent will be required to pay the SKR fee for take of the habitat, provided that the amount of take does not exceed the jurisdictional allotment.

COS-2.1u The City of Murrieta shall pursue joining the Riverside County Habitat Conservation Agency.

Not applicable.

COS-2.1v Areas dedicated as open space and other areas of natural habitat shall be protected from damage by off-road vehicles and other habitat-damaging disturbances such as camping, and unrestricted access by house pets. Areas shall be protected through fencing, signing and policing to indicate that such activities are prohibited.

Specific Plan: Ch 1, VIII 3.
EIR: 3-120.

COS-2.1w Preserve an open space corridor along Cole Creek connecting to Murrieta Creek and to the areas of designated open space to the south. The corridor shall be maintained in a natural condition to promote the movement of wildlife.

Not applicable.

COS-2.1x Prior to project approval within Cole Canyon, the City of Murrieta shall require that the project proponent prepare a plant and wildlife management plan. The plan shall be prepared and implemented in cooperation with The Nature Conservancy and reserve managers to conserve and protect biological resources in this area.

Not applicable.

Objective COS-2.2 ***Supportive Land Use Strategies*** Land use and landscape strategies and standards which protect wildlife habitats and important vegetation.

Policies

COS-2.2a Encourage the use of cluster development, large lot districts, and open space and drainage easements to protect stream beds, vegetation, soils and wildlife.

Specific Plan: Ch 1, VII 3.

COS-2.2b Establish adequate buffer areas between sensitive habitats and development. Provide adequate setbacks to protect riparian habitats from roads and structures. To the maximum degree feasible, designate as lands located within 100 feet from the top of bank or outside edge of riparian vegetation or a wetland boundary, which ever is greater, as open space lands. Prohibit grading, structures, planting of exotic plant species, and native vegetation removal within the 100-foot buffer zone. Periodically review minimum riparian area setbacks to determine if setback distances are effective, and revise if necessary.

Specific Plan: Ch 1, VI 61-63; Ch 3, III 17-20.
EIR: 2-11.

COS-2.2c Require the use of sound conservation practices in the management of grading, drainage, protection of soils, protection of wildlife habitat areas, replacement of shrubs and ground covers, and the protection and replacement of indigenous trees.

Specific Plan: Ch 1, V 5-10; Ch 3, V 31-32
EIR: 3-10; 3-65,66; 3-119; 3-121; 3-96,97.

COS-2.2d Provide natural areas in urban settings to increase species diversity and provide wildlife viewing opportunities for residents of the City.

Specific Plan: Ch 1, VII 1-4.
EIR: 2-11.

COS-2.2e Require strict covenants, codes, and restrictions for all land owners adjacent to riparian preserves to prohibit the dumping of refuse or yard clippings, the removal of vegetation, or the planting of exotic species within the riparian buffer zone.

Not applicable.

COS-2.2f All new project submittals shall be reviewed for their potential environmental impact to biotic resources. Unless a determination is otherwise made by the Planning Department, new projects on vacant land shall have a preliminary "walk-over" field inspection performed by a qualified biologist. Further action regarding biotic resources shall be consistent with the City's CEQA Guidelines.

EIR: 3-67 - 121.

COS-2.2g Evaluate proposals for new development in high fire hazard areas for their potential impact on natural habitat resulting from brush clearance. Where significant impacts are likely to occur mitigation measures shall be provided to avoid or off-set such impacts.

Specific Plan: Ch 3, III 15-18; V 27.
EIR: 3-99 - 121.

Objective COS-2.3 ***Landscape Quality*** Develop programs to protect, enhance, and increase the amount and quality of the landscape to maximize aesthetic and environmental benefits.

Policies

COS-2.3a Identify and protect the characteristics and qualities of the landscape that are valued by the community and comply with local, state, and federal regulations for habitat preservation.

Specific Plan: Ch 3, V 1-11.
EIR: 2-11; 3-25; 3-107.

COS-2.3b Establish density and development standards that protect and reflect the character and quality of existing neighborhoods and minimize the loss of landscaped area.

Specific Plan: Ch 1, VI 1-10; Ch 3, V 27-28.

COS-2.3c Survey existing street trees and other specimen trees throughout the community. Identify and protect those with historic or visual significance.

Specific Plan:Ch V 31-32
EIR: Figure 3.5.3.

COS-2.3d Establish a street tree program which identifies appropriate varieties, required sizes and spacing, maintenance/replacement standards, and planting schedules.

Specific Plan: Ch V, 11-22.

COS-2.3e Require any new landscaped areas requiring permits to respect and incorporate the distinctive elements of the existing community landscape, including the retention of existing on-site trees, to the maximum extent feasible.

Specific Plan: Ch 1, V 1-5; Ch 3, V 1-33.

COS-2.3f Develop standards, procedures, and guidelines for sound landscape design and management.

Specific Plan: Ch 1, V 1-5; Ch 3, V 1-33.

COS-2.3g Encourage and support community efforts to enhance the landscape.

Specific Plan: Ch I, V 1-5; Ch 3, V 1-33.

Goal COS-3 Land Resources

Soil conservation, watershed protection, the preservation of significant landforms, and the responsible management of mineral resources.

Objective COS-3.1 ***Landform Protection*** Maximize protection of topographic resources for the benefit of the community, maintaining their valuable visual and landmark qualities.

Policies

COS-3.1a Develop alternative engineering standards which use the natural topography to advantage.

Not applicable.

COS-3.1b Protect the vegetative cover on slopes and hillsides and discourage any surfacing which unnecessarily increases run-off.

Not applicable.

COS-3.1c Develop alternate street standards appropriate for hillside locations.

The Murrieta Hills Specific Land Use Plan has been designed to protect and preserve significant on-site environmentally sensitive areas. In keeping with this objective, the Circulation section of the Specific Plan allows for reduced roadway widths within residential planning areas. To appropriately design rights-of-way in these areas, alternatives to standard roadway widths are encouraged to be considered in conjunction with tract map review.

COS-3.1d Site new infrastructure on hilltops/hillsides only when alternative sites are not available.

Forthcoming.

COS-3.1e Control development on prominent ridgelines and hillside viewsheds to maintain the visual integrity of the landform and reduce negative aesthetic impacts.

Murrieta Hills' EIR mitigation measure 3.2.5 requires a line of sight visual analysis to be submitted to the City's Planning Director prior to the issuance of building permits. For portions of the site that are visible, mitigation will substantially modify project effects.

COS-3.1f Review site planning and architectural design for compatibility with the surrounding landscape.

The Murrieta Hills community is designed to be compatible with the surrounding landscape. The existing natural environment of Murrieta Hills is characterized by varied topography, rock outcrops and stands of native coast live oak. The community design concept, as detailed in the Murrieta Hills Community Design Manual, focuses on preserving and enhancing the existing natural character of the site. Simplicity is the primary focus of the landscape plan, utilizing a plant palette that respects and enhances the existing native plant communities. Complementing the landscape theme, hardscape elements such as walls, fences and entry monumentation are designed to evoke the same respect for the natural environment.

COS-3.1g Require lands which exhibit unique or significant topographic features and ridgelines to maintain those features.

The Murrieta Hills community design has planned for the preservation of significant topographic resources throughout the project. The community facilities/open space element of the plan protects environmentally sensitive topography and ecological resources by committing approximately 543.5 acres, or 55 percent of the property to open space uses including 313 of natural open space, 184 acres of memorial park and 46.5 acres of linear park/riparian corridor These acres will preserve rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak woodlands, and other environmentally sensitive areas

COS-3.1h An erosion and sediment control plan shall be implemented for the grading and construction phases of new development projects, with particular attention given to projects proposed in areas with slopes over 25 percent. In accordance with City guidelines, specific erosion control measures should be designed by the project team and reviewed by the City prior to issuance of a grading or construction permit. Erosion control measures may include:

- minimizing land disturbance;
- limiting grading during the wet season;
- sprinkling exposed soil during grading;
- immediate revegetation of cut and fill areas; and
- employment of structural erosion and sediment control measures such as silt fences, straw bales, perimeter ditches or similar techniques when grading extends into the wet season.

Specific Plan: Ch 1, V 5-10; Ch 3, V 22-27.

COS-3.1i The City shall conduct a study to identify and map significant ridgelines, knolls, canyons and other topographic features that warrant preservation.

This study has not been completed by the City. Visual analyses for Murrieta Hills were conducted as detailed in Section 3.2, Landform/Visual Resources (pp 3-13 through 3-33), of the EIR. Landform features are identified and the project's impact on these features has been described. Due to the project's design, whereby significant topographic features and steep slopes are preserved as open space, and mitigation measures the EIR concludes the project's impacts to landform and visual resources are reduced to a level below significance. The approved project EIR will be a basis for the City's mapping effort as it applies to the Murrieta Hills project.

COS-3.1j Until the time that guidelines, ordinances, and plans are developed to protect hillsides, ridgelines, creeks, historic districts and scenic highways or roadways, interim procedures shall be put in place to ensure that proposals potentially affecting these areas are thoroughly reviewed and conditioned to eliminate significant impacts.

It is expected that the City will have a Hillside Ordinance against which the project can be evaluated prior to approval. If that does not occur, a thorough Landform/Visual analysis has been provided in the project's EIR (Section 3.2, pages 3-13 through 3-33) which concludes that significant impacts are eliminated.

Objective COS-3.2 ***Preservation of Significant Slopes*** Identify and preserve significant slopes (slopes equal to, or greater than, 50%, with a vertical rise of 30 feet or more) and limit disturbance of slopes of 25% or more.

Policies

COS-3.2a Preserve significant slopes equal to or exceeding 50% (2 horizontal units to 1 vertical unit), with a vertical rise of 30 feet or more.

The Murrieta Hills project preserves all siginficant on-site slopes equal to or exceeding 50%, with a vertical rise of 30 feet or more.

COS-3.2b Apply conservation standards that limit grading to the minimum extent necessary and minimize vegetation removal in areas of slopes equal to or exceeding 25%, and reduce negative aesthetic impacts of such grading/vegetation removal.

The Murrieta Hills Specific Plan grading is tailored to the existing tography of the project site. The grading plan is senitive to and reflects natural landforms by preserving steep hillsides, rugged peaks and ridgelines in natural open space and by utilizing contour grading techiques to soften the appearance of manufactured slopes. Mitigation measure 3.2.20 in the projects EIR requires that the visual effects be minimized through grading contours.

COS-3.2c Designate a Hillside Overlay Zone or District and adopt an ordinance to regulate development and grading in hillside areas. At a minimum, the ordinance shall provide grading, landscape, and building regulations and special review procedures, as well as identifying areas for preservation.

Not applicable.

COS-3.2d Require projects to perform site specific slope analysis, identifying slopes in the following ranges: 0-25%; 25-50%; and greater than 50%.

A slope analysis was prepared as part of the EIR, and indicates that approximately 660 acres contain slopes of up to 25 percent; 292 acres contain slopes between 26 and 49 percent, and 33 acres contain slopes of 50 percent or greater within the project site.

COS-3.2e Significant areas with slopes of 25 percent or over shall be considered unsuitable for types of development which require extensive grading or land disturbance.

The Murrieta Hills project preserves five major landform areas within the boundaries of the project where significant areas with slopes of 25 percent or over exist. These areas are incorporated into the open space and memorial park planning areas of the project where they will be protected from development as open space.

Objective COS-3.3 ***Soil and Mineral Resources*** Protect the soil and mineral resources of the Plan Area.

Policies

COS-3.3a Minimize soil erosion through control of flooding and sedimentation.

Specific Plan: Ch 1, IX 6-8; Ch 3, V 22-27.
EIR: 3-61; 3-66.

COS-3.3b Direct growth away from areas containing fragile or erosion-prone soils

Not applicable.

COS-3.3c When making land use decisions, consider the location and reclamation of mines, undeveloped mineral deposits, and related activities.

Not applicable.

COS-3.3d Recognize the value of existing mining areas and facilities. New land uses locating adjacent to existing mining operations shall be responsible for buffering against potential land use conflicts.

Not applicable.

COS-3.3e Ensure the reestablishment of vegetation to protect exposed soils and the use of native plantings to protect and restore floodplain soils.

Not applicable.

COS-3.3f All projects involving grading in the vicinity of a natural watercourse shall implement the use of "Best Management Practices" to control erosion during all construction activities.

Not applicable.

Goal COS-4 Energy Resources

Responsibly managed and conserved energy resources.

Objective COS-4.1 ***Alternative Energy Sources*** Promote alternative forms of energy sources and new technologies.

Policies

COS-4.1a Encourage the development and use of renewable energy sources such as solar, wind, and geothermal within the Plan Area.

Not applicable.

COS-4.1b Encourage the use of energy efficient technology in all new and retrofitted development. Such technology may include energy efficient building designs, efficient lighting systems, and the use of energy efficient appliances.

Not applicable.

COS-4.1c Encourage the reuse and recycling of products and materials.

Not applicable.

COS-4.1d Encourage reduced vehicle trips through parking incentives, car pooling, mass transit opportunities, and expanded use of telecommunications.

Specific Plan: Ch 1, V 11-12.
EIR: Section 3.9.

COS-4.1e Pursue the development of a comprehensive energy plan for Murrieta. Any future plan should include provisions for the use of solar panels, fuel efficient public vehicles, and the promotion of energy efficiency and conservation.

Not applicable.

Objective COS 4.2 ***Energy Conservation*** Conserve existing energy resources.

Policies

COS-4.2a Decrease dependence on nonrenewable energy sources such as electricity, natural gas, and transportation fuels by applying energy conservation techniques in public facilities. Appropriate conservation concepts include improved technology, the reduction of unnecessary use, and the conservation of related resources.

Not applicable.

COS-4.2b Implement Title 24 Building Energy Standards for residential, commercial, institutional, and industrial structures through the process of issuing building permits.

Not applicable.

COS-4.2c Promote utility-sponsored conservation programs for the community.

Not applicable.

COS-4.2d Implement the proposals of the Regional Air Quality Management Plan (AQMP) and the Air Quality Element of the Murrieta General Plan.

Not applicable.

COS-4.2e Develop and implement an Integrated Waste Management Program, in compliance with state law.

Not applicable.

Goal COS-5 Cultural/Historic Resources

Protect and enhance cultural and historic resources and develop those opportunities which will serve the cultural needs and identity of the community.

Objective COS-5.1 ***Civic and Cultural Facilities*** Develop civic and cultural arts facilities that accommodate the cultural activities and administrative functions of the community.

Policies

COS- 5.1a Explore options for creating a civic center complex within or in close proximity to the Historic Murrieta district.

Not applicable.

COS-5.1b Establish a library for the community of Murrieta.

Not applicable.

COS-5.1c Support the establishment of museums and galleries within or near the Historic Murrieta district.

Not applicable.

COS-5.1d Encourage the creation of a senior citizens center.

Not applicable.

COS-5.1e Promote Murrieta as a location for institutions of research and higher education.

Not applicable.

COS-5.1f Encourage the creation of a youth activity center.

Not applicable.

COS-5.1g Require new developments to contribute fees to the City Library to offset project demand on library services.

Not applicable.

Objective COS-5.2 ***Archaeologic/Paleontologic/Historic Preservation*** Preserve Murrieta's paleontologic and archaeologic resources, as well as historic sites, structures, and landscape features as a legacy from the City's past and as unique characteristics that shape the community's identity.

Policies

COS-5.2a Produce, adopt, and update a Historic Resources Inventory. A comprehensive survey of historic resources within the General Plan Area, conducted in conformance with State survey standards and guidelines, shall provide the basis for the inventory.

Not applicable.

COS-5.2b Promote the designation of eligible resources to the National Register of Historic Places, the State Landmarks Program, the State Point of Historic Interest Program, and the County Landmarks Program.

Not applicable.

COS-5.2c To the extent feasible, preserve historically and architecturally significant sites, structures, and landscape features throughout the community and encourage appropriate adaptive reuse of historic structures and sites in order to prevent disuse, disrepair, and demolition.

Not applicable.

COS-5.2d Adopt a Historic and Scenic Preservation Ordinance that provides for the preservation of historic resources within the General Plan Area. The ordinance shall permit the alteration,

demolition, and/or moving of historic structures and features after the issuance of a Certificate of Appropriateness and/or a Certificate of Hardship.

Not applicable.

COS-5.2e Establish a Murrieta Historic and Scenic Preservation Commission whose responsibilities shall be defined in the City Historic and Scenic Preservation Ordinance.

Not applicable.

COS-5.2f Issue design and development guidelines that address historic and scenic character districts, historic sites, structures, roads, and other landscape features. These guidelines shall guide public works projects, infill development, and such elements as signage and landscaping.

Not applicable.

COS-5.2g Adopt plans to preserve Historic Murrieta and the Los Alamos Historic Corridor area. Identify characteristic features and develop guidelines for infill development. Equestrian, bicycle, shuttle van, and pedestrian access shall be encouraged. [See also Land Use: Special Areas]

Not applicable.

COS-5.2h Encourage the development of programs to educate City officials, employees, and citizens about the historic resources of the General Plan Area.

Not applicable.

COS-5.2i Encourage active community involvement in the development and implementation of historic preservation.

Not applicable.

COS-5.2j Recognize the importance of Native American resources to our understanding of the past and ensure the identification and protection of these resources within the City of Murrieta. Inform and educate the citizens of Murrieta regarding the identification and preservation of Native American resources in their community.

Not applicable.

COS-5.2k Research the feasibility for establishing a museum/ repository to archive and display the archaeologic and paleontologic resources found in the City.

Not applicable.

COS-5.2l To protect significant cultural resources in the City, the Planning Department should, as part of the environmental review process, forward descriptions of proposed projects to the Eastern Information Center (EIC) at U.C. Riverside for an assessment to determine resource

significance and the need for any mitigation (i.e. surveying, testing, data recovery, or monitoring).

EIR: 3-122.

COS-5.2m In order to protect paleontologic resources in the City, projects located within the High Sensitivity area shown on the Paleontologic Sensitivity Map that would involve grading of previously undisturbed parcels (i.e. no excavation or trenching) should be required to prepare and complete a standard paleontologic resource mitigation program. For projects located within the area designated Undetermined Sensitivity a field survey conducted by a qualified paleontologist should be required to determine if resources would be impacted by excavation. If the potential for impacts on paleontologic resources exists, a standard paleontologic resource mitigation program would be prepared and completed.

EIR: Section 3.6.

COS-5.2n In the event that any archaeologic or paleontologic resources are discovered during site excavation or construction, all activities affecting the site shall cease, and the contractor shall contact the City Planning Department. The Planning Department shall follow environmental review procedures to determine significance of the resources and appropriate mitigation measures.

EIR: 3-126, 127.

Objective COS-5.3 ***Landscape Features*** Recognize, identify, and protect landscape features for their cultural and historic value.

Policies

COS-5.3a Inventory historic landscape features including roads, trails, trees, groves, gardens, open spaces, ridges, boulders, creekbeds, and viewsheds.

Not applicable.

COS-5.3b Where appropriate, incorporate historic landscape features into City parks, parkways, historic districts, scenic character districts, and a system of historic open space linkages.

Not applicable.

COS-5.3c Develop a historic and scenic road program that designates appropriate roads within the General Plan Area, identifies their major features, and specifies distinctive road standards. The program shall be developed in cooperation with local residents and community interest groups.

Not applicable.

Goal COS-6:

Rural Character Preserve, enhance, and maintain the rural character of appropriate areas.

Objective COS-6.1 ***Rural Character*** Preserve and enhance features contributing to the rural and equestrian character of the community.

Policies

COS-6.1a Designate General Plan Areas for rural and equestrian residential land uses.

Not applicable.

COS-6.1b Identify and preserve outstanding rural features in areas which will undergo development. Encourage the incorporation of local characteristics and rural elements into the design and siting of new development.

Not applicable.

COS-6.1c Encourage equestrian activity within master planned developments by permitting facilities such as stables, corrals, and riding trails in common area facilities.

Not applicable.

COS-6.1d Identify General Plan Areas that have unique rural/non-urban characteristics and develop design guidelines for new development and infrastructure. The guidelines should include, but are not limited to, the use of rural road standards, right of way treatments (wood rail fencing), signage, building materials, and architecture.

Not applicable.

Goal COS-7 Park and Recreation

Provide open spaces of sufficient quality and quantity to serve both the active and passive recreational needs of the community.

Objective COS-7.1 ***Master Park System*** Develop and maintain a well-balanced master park system that will provide recreation opportunities for all residents of the community.

Policies

COS-7.1a Establish and maintain a per capita acreage standard of 5 acres of local parkland per 1,000 population.

The Murrieta Hills project has been designed to preserve a variety of unique topographic and biological resources on-site. To preserve these resources, the project accommodates recreation uses such as picnicking, open turf play, tot lots and trails. Field sports and other active recreational uses may be available to community residents within the 10-acre

elementary school site (7.5 acres of a typical 10.0-acre school are devoted to "physical education" facilities such as ballfields, turf and hard court areas). The total projected population for the Murrieta Hills project is 4,112 persons as calculated using the population density formulas from the City of Murrieta General Plan Master Environmental Assessment (MEA). To satisfy the requirement of 5 acres of local park land for each 1,000 residents, the project would therefore require 18.8 acres of park land. Subsequently, upon approval of the General Plan by the Murrieta City Council, the population factor was increased to 2.86 persons per household which results in a project requirement for 21.5 acres of local parkland. The Murrieta Hills project satisfies this requirement by providing 7.75 acres of active park area within the linear park, by receiving 25 percent park credit for non-active areas of the linear park (9.68 acres) and by providing 4.1 acres of excess recreation acreage at the proposed school site. This totals 21.53 acres of park land credit. It should also be noted that the Memorial Park, although not a formal recreation area, does offer various open space amenities as well as community and civic programs that will complement the recreational facilities planned as part of the residential component of the Specific Plan.

COS-7.1b Develop parks to provide three levels of service for the community, with City-wide Parks as the highest priority:

City-wide Parks shall be geographically located to be accessible to all areas of the City and Sphere. Three parks are desired, each of which is generally 50 to 100 acres in size. These parks shall accommodate City-wide activities and may include swimming pools, lighted game fields, community buildings, picnicking, passive uses (if at least 60 acres or more in size), and trail heads. Adequate parking and safety features are required.

Community Parks shall accommodate community-wide activities and may feature swimming pools, large game fields, night lighting, community buildings, and sizable areas for picnicking and passive uses. Community parks may also encompass natural features such as rivers or lakes or cultural resources such as historic sites and structures. This park type requires service by transportation routes and adequate parking. An appropriate size for this park is twenty acres or larger of level, usable area.

Neighborhood Parks shall be geographically located to be easily and safely accessible to a particular neighborhood by bicycle or walking. These parks may be general use parks or park-school facilities that serve active recreational needs. Neighborhood parks may feature game fields, courts, playground areas, wading pools, picnic facilities, and passive lawn areas. They may vary considerably in size, but a recommended range is from seven to twenty acres of level, usable area.

The project's open space and recreation program satisfies neighborhood and community park needs through provision of a 46.5 linear park, expanded roadway paseos, a Memorial Park as school site and multi-use trails. The City of Murrieta Park and Recreation Department staff have indicated that a city-wide sports park will be developed in less topographically sensitive and more centrally located areas of the city. The project will participate in city-wide programs designed to satisfy city-wide park needs.

COS-7.1c Reclassify existing parks into standard categories and renovate as necessary to provide the recreation facilities and opportunities needed for the areas they serve.

Not applicable.

COS-7.1d Distribute park land 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:

City-wide Park	City-wide service area
Community Park	1 to 2 mile service radius
Neighborhood Park	1/2 to 1 mile service radius

Through its open space and recreation program and through the Memorial Park's community and civic activities programs, the Murrieta Hills project satisfies community and neighborhood park service area requirements. A city-wide park will be located off-site south of the project area according to the City's Parks and Recreation Department. Funding for city-wide parks will be secured through city-wide assessments

COS-7.1e Develop active community sports parks throughout the community.

City of Murrieta Park and Recreation Department staff have indicated that city-wide sports parks will be developed in less topographically sensitive and more centrally located areas and more centrally located area of the city and will be funded via a city-wide mechanism.

COS-7.1f Minimize conflicts between parks and surrounding land uses.

The Murrieta Hills Community Design Manual includes guidelines for the establishment of special edge conditions between the various on-site recreation/open space areas and adjacent residential uses. Most residential development is separated from the proposed Memorial Park by a secondary highway and substantial landscape buffering. Planning Area 2, which is adjacent to the Memorial Park, is separated from the park by a community theme wall or fence at the property line and a manufactured slope planted with a moderate to dense landscape buffer. Residential development adjacent to the linear park will be separated by manufactured slope transitions and appropriate native plant material to provide privacy while maintaining views into the park from residential back yards.

COS-7.1g Encourage the establishment of youth activity centers within parks.

The Murrieta Hills Specific Plan includes design guidelines and a site plan for the 46.5-acre linear park. The site plan for the linear park calls for active use play areas to be provided within the limits of the park. More formal organized youth-oriented activities may be conducted within the linear park subject to the desires of the Murrieta Parks and Recreation Department

COS-7.1h Adopt a ten-year Park and Recreation Master Plan which includes facility and park development standards, methods for park acquisition and development, and procedures for park and recreation fees and dedications. The Plan shall identify the location of potential

park land areas, as well as the current and projected park and recreation needs of the community. Review the Park and Recreation Master Plan on an annual basis.

Not applicable.

COS-7.1i Integrate the park system with a comprehensive system of trail linkages, including regional facilities.

A meandering multi-use (including walking, jogging and bicycling) trail network is designed within the linear park to provide a combination of equestrian, jogging, walking and bicycling opportunities. This trail will pass through the entire length of the linear park and continue through the project from the point where Keller Road leaves the property in the southwestern corner of the site to the point where Keller Road leaves the property in the northeastern corner of the site. It is anticipated that the trail will connect with segments of the city-wide trail systems planned on adjacent properties according to General Plan alignments and criteria.

COS-7.1j Cooperate with federal, state, and county agencies to provide regional open space and recreation facilities for local residents.

Not applicable.

Objective COS-7.2 ***New Development*** Develop additional open space, parkland, recreational facilities, and trails correlated to the opportunities and demands of new development:

Policies

COS-7.2a New development shall implement the requirements as specified in the Park and Recreation Master Plan.

Figure V-2 of the General Plan designates two "Proposed Neighborhood Parks" for the Murrieta Hills site. According to General Plan criteria, a neighborhood park is eight acres in size resulting in a General Plan designation of 16 acres of neighborhood parks within Murrieta Hills. The Specific Plan proposes a 46.5 acre linear park which exceeds this requirement

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).

The Quimby Act requires the dedication of at least three acres of park land for each 1,000 persons residing in Murrieta Hills. The project meets this requirement by providing over 21.5 acres of park land credit in compliance with the City's General Plan recommendation of five acres of park land for each 1,000 residents as discussed in response to Policy COS-7.2c below. No additional Quimby fees are anticipated.

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.

The Murrieta Hills project has been designed to preserve a variety of unique topographic and biological resources on-site. To preserve these resources, the project accommodates recreation uses such as picnicking, open turf play, tot lots and trails. Field sports and other active recreational uses may be available to community residents within the 10-acre elementary school site (7.5 acres of a typical 10.0-acre school are devoted to "physical education" facilities such as ballfields, turf and hard court areas). The total projected population for the Murrieta Hills project is 4,112 persons as calculated using the population density formulas from the City of Murrieta General Plan Master Environmental Assessment (MEA). To satisfy the requirement of 5 acres of local park land for each 1,000 residents, the project would therefore require 18.8 acres of park land. Subsequently, upon approval of the General Plan by the Murrieta City Council, the population factor was increased to 2.86 persons per household which results in a project requirement for 21.5 acres of local parkland. The Murrieta Hills project satisfies this requirement by providing 7.75 acres of active park area within the linear park, by receiving 25 percent park credit for non-active areas of the linear park (9.68 acres) and by providing 4.1 acres of excess recreation acreage at the proposed school site. This totals 21.53 acres of park land credit. It should also be noted that the Memorial Park, although not a formal recreation area, does offer various open space amenities as well as community and civic programs that will complement the recreational facilities planned as part of the residential component of the Specific Plan.

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 tot he 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.

The planned preservation of significant topographic and biological resources on-site have guided the project's design. The community facilities/open space element of the Specific Plan offers community residents a variety of open spaces to preserve the site's important natural qualities. The project protects steep topography and ecological resources by committing approximately 543.5 acres, or 55 percent of the property, to open space (313 AC), memorial park (184 AC), and linear park/oak woodlands corridor (46.5 AC). These acres will preserve rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak tress, and other environmentally sensitive areas.

COS-7.2e Recreational opportunities provided by new development shall not encourage or induce trespass on adjacent private lands.

The Murrieta Hills Community Design Manual includes guidelines for the establishment of special edge conditions between the various on-site recreation/open space areas and adjacent residential land uses. Most residential development is separated from the proposed Memorial Park by a secondary highway and substantial landscape buffering. Planning Area 2, which is adjacent to the Memorial Park is separated from the park by a community theme wall or fence at the property line and a manufactured slope planted with

a moderate to dense landscape buffer. Residential development adjacent to the linear park will be separated by manufactured slope transitions and appropriate native plant material to provide privacy while maintaining views into the park from residential back yards.

COS-7.2f Attached residential development projects that exceed established target densities shall provide on-site common usable open space and recreational facilities. Such projects may receive partial credit against their park dedication and development fees.

Not applicable.

COS-7.2g Proposed new development shall be reviewed to determine potential park sites, consistent with Figure V-2.

Figure V-2 of the General Plan designates two "Proposed Neighborhood Parks" for the Murrieta Hills site. According to General Plan criteria, a neighborhood park is eight acres in size resulting in a General Plan designation of 16 acres of neighborhood parks within Murrieta Hills. The Specific Plan proposes a 46.5 acre liner park which exceeds this requirement.

COS-7.2h Encourage the development of private and commercial recreation facilities.

A 184-acre Memorial Park is proposed within the Murrieta Hills community to be privately owned and maintained by the Rose Hills Memorial Park Association. Although not a formal recreation area, the Memorial Park will provide a variety of recreational opportunities. The non-interment area of the Memorial Park will include various uses including a multi-purpose activity area. This area will feature organized community activities such as rose pruning demonstrations, lectures and educational seminars, community theater and other spacial events at the discretion of the owner/operator. During daytime hours, the Memorial Park will be open so the public may enjoy the natural amenities located within the park.

COS-7.2i Residential developments shall financially contribute to the city's parkland development, consistent with an established Parkland Development Fee Ordinance, or construct the necessary parkland improvements.

The Murrieta Hills project has been designed to preserve a variety of unique topographic and biological resources on-site. To preserve these resources, the project accommodates recreation uses such as picnicking, open turf play, tot lots and trails. Field sports and other active recreational uses may be available to community residents within the 10-acre elementary school site (7.5 acres of a typical 10.0-acre school are devoted to "physical education" facilities such as ballfields, turf and hard court areas). The total projected population for the Murrieta Hills project is 4,112 persons as calculated using the population density formulas from the City of Murrieta General Plan Master Environmental Assessment (MEA). To satisfy the requirement of 5 acres of local park land for each 1,000 residents, the project would therefore require 18.8 acres of park land. Subsequently, upon approval of the General Plan by the Murrieta City Council, the population factor was increased to 2.86 persons per household which results in a project requirement for 21.5 acres of local parkland. The Murrieta Hills project satisfies this requirement by providing 7.75 acres of active park area within the linear park, by receiving 25 percent park credit for non-active

areas of the linear park (9.68 acres) and by providing 4.1 acres of excess recreation acreage at the proposed school site. This totals 21.53 acres of park land credit. It should also be noted that the Memorial Park, although not a formal recreation area, does offer various open space amenities as well as community and civic programs that will complement the recreational facilities planned as part of the residential component of the Specific Plan. The project will satisfy its Quimby Act obligations by providing the developed park lands described above.

Objective COS-7.3 ***Conservation of Park Resources*** Effectively conserve and utilize park resources.

Policies

COS-7.3a Wherever feasible, park facilities shall protect, conserve, and utilize resources of unique character and value for the community, including significant scenic and visual resources, cultural/historic resources, as well as such natural resources as water features, wildlife habitats, and native vegetation.

A 46.5-acre linear park is planned within the Murrieta Hills community. This park has been designed to preserve and enhance the existing oak woodlands corridor, which traverses the site in a southwest to northeast direction. Additional plantings of oaks, sycamores and other plant material will be planted to enhance this important community amenity. To protect visual resources, 55% of the project site is preserved in open space use. The 313-acre hillside open space area is not proposed for recreational use since it contains steep areas and topographic features that could be damaged by human disturbance.

COS-7.3b Wherever feasible, park facilities shall conserve and responsibly manage all water, land, and energy resources.

Not applicable.

COS-7.3c Where feasible and desirable, the managing public agency providing park and recreation services should enter into agreements and joint ventures with other agencies in order to provide more activities, programs, and maintenance, avoid duplication of effort, and to ensure the most efficient use of taxpayer's monies.

Not applicable.

COS-7.3d Seek out and aggressively pursue all forms of federal, state, private foundation, and endowment support to assist in acquisition, development, and programming of park and recreation resources.

Not applicable.

COS-7.3e Encourage neighborhood groups, organizations, clubs, and businesses to take a greater interest and financial responsibility in the improvement of the park and recreation system through the donation of goods, services, and financial support.

Not applicable.

COS-7.3f Actively seek cooperation with school districts in the location of future school sites to allow for adjacent park acquisition and subsequent park/school complexes.

Not applicable.

Objective COS-7.4 ***Accommodations for Special Needs*** Public recreation areas shall provide access and accommodations to persons with special needs, such as physical restrictions and disabilities and all age groups.

Policies

COS-7.4a Playgrounds shall be designed to provide reasonable safety, variety, and challenge and to integrate the activities of children with and without disabilities.

Not applicable.

COS-7.4b Require existing and new facilities to comply with the Americans with Disabilities Act of 1990.

Not applicable.

COS-7.4c Provide programs and facilities to serve senior citizens and the disabled in the Plan Area.

Not applicable.

Objective COS-7.5 ***Off-Highway Vehicle Use*** Regulate Off-Highway Vehicle use to allow recreational enjoyment while protecting sensitive natural resources.

Policies

COS-7.5a Prohibit the use of off-highway vehicles for recreational purposes on land other than one's own, except in a designated area or on existing roads where such use is permitted.

Not applicable.

COS-7.5b Provide sufficient guarantees to assure all permit stipulations are adhered to for all sanctioned off-highway vehicle events.

Not applicable.

COS-7.5c Allow no off-highway vehicle use in inappropriate areas, including those which provide habitat supporting special status plant or animal species or those areas containing fragile or erosion-prone soils.

Not applicable.

Goal COS-8 Community Trail System

Develop and maintain a comprehensive community-wide system of trails that complements both local and regional trail systems.

Objective COS-8.1 ***Trail Objectives*** Provide trails for pedestrian, hiking, bicycle, and equestrian needs. Create trails for a variety of trail experiences and educational opportunities where possible.

Policies

COS-8.1a Accommodate all compatible uses on a single trail where feasible and where the safety and security of all users can be protected.

Specific Plan: Ch 1, VI 7; VI 61-63; VII 3; Ch 3, IV 28-30; V 12.

COS-8.1b Develop and maintain trailhead access points for all primary trails with facilities appropriate to uses on the trail (hiking, equestrian use, bicycling, and mountain bicycling).

Specific Plan: Ch 1, VI 7; Ch 61-63; Ch 3, IV 28-30; V 12.

COS-8.1c The community-wide trails system should consider connections of park and recreational areas, schools, residential areas and other commonly used destination points.

Specific Plan: Ch 1, VI 7, VI 61-63; Ch 3, IV 28-30; V 12.

COS-8.1d Provide trail access to the community's natural, scenic, and cultural resources. Incorporate interpretive areas into the trail system to increase public awareness and foster community identity. These resources include:

- major scenic features
- native plant communities
- historic sites and structures
- interpreted archaeological and paleontological sites
- areas of geological interest
- significant local landforms
- creeks and reservoirs
- wildlife habitats

Not applicable.

COS-8.1e Connect trails to regional trail systems, including the Santa Rosa Perimeter Trail, and provide linkages to regional recreational facilities and adjacent communities.

Not applicable.

COS-8.1f Whenever feasible, integrate the community trails into multi-use corridors that include such other uses as creek and drainage facilities, utility lines, landscape greenbelts, wildlife

corridors/habitats, and other compatible uses. Trails along river and steam corridors shall be sited and designed to avoid impacts to riparian vegetation, wildlife, and water quality.

Not applicable.

COS-8.1g Encourage the use of volunteers and volunteer organizations to assist in development, operations, maintenance, and education activities related to trails.

Not applicable.

COS-8.1h Pursue the establishment of a Master Trails Plan, which identifies locations, funding mechanisms, improvement requirements, and uses of trails.

Not applicable.

Objective COS-8.3 ***Route Studies*** Prepare route studies which define and locate existing and future trail routes within prescribed study areas.

Policies

COS-8.3a Route studies shall identify and analyze trail opportunities and constraints, local issues and concerns, public need, and applicable standards and regulations for the study area.

Not applicable.

COS-8.3b Route studies shall be incorporated into, or developed in conjunction with the Master Trails Plan, and serve as the basis for acquisition of trail land.

Not applicable.

Objective COS-8.4 ***Trail Acquisition*** Acquire trail easements or rights-of-way through purchase or dedication.

Policies

COS-8.4a Work with local, county, state and federal agencies, interest groups, and private landowners in an effort to promote an interconnecting regional trail system, and to secure trail access through purchase, easements, joint use agreements, or by other means.

Not applicable.

COS-8.4b Use lands already in public ownership or proposed for public acquisition, such as rights of way for flood control channels, for trails wherever possible.

Not applicable.

COS-8.4c Use active and abandoned road, utility, and railroad rights-of-way for non-vehicular circulation when feasible.

Not applicable.

COS-8.4d Require proposed development adjacent to trail systems to dedicate land for trail-head access points. Existing right-of-way and surplus public properties should be utilized for these staging areas whenever possible.

Not applicable.

COS-8.4e Consider the opportunities and constraints of current land uses in trail alignment, design, and uses.

Not applicable.

COS-8.4f Acquire land for trails by methods other than direct purchase by the City whenever possible. This may include application for funds from grant and mitigation programs such as those offered by the California Department of Parks and Recreation and the California Department of Water Resources.

Not applicable.

COS-8.4g Maintain a current status map of all existing and proposed dedicated public trails and easements.

Not applicable.

Objective COS-8.5 ***Trail Standards*** Establish trail standards within the Master Trails Plan to serve as a general guide for trail development.

Policies

COS-8.5a General standards may be superseded by site-specific requirements or by the standards of managing agencies other than the City.

Specific Plan: Ch 3, IV 30.

COS-8.5b Use these standards to provide trails and access, to the maximum extent feasible, for trail users of all abilities and all ages, including the physically and visually disabled.

Specific Plan: Ch 1, VI 7; VI 61-63; Cg 3, IV 28-30; V 12.

COS-8.5c Define trail types in terms of trail hierarchy, terrain, and type of use. Include criteria for integrating trails into multiple-use corridors.

Specific Plan: Ch 1, VI 7; VI 61-63.

COS-8.5d Define location, design, and maintenance standards for each trail type. Specify safety requirements and necessary construction details.

Specific Plan: Ch 1, VII 6-7; Ch 3, IV 30; V 33.

Goal COS-9 Additional Open Space

Preserve open space areas that protect community resources and the community's health and safety.

Objective COS-9.1 ***Protection of Health and Safety*** Use open space areas to protect public health and safety.

Policies

COS-9.1a All dedicated open space or undeveloped areas shall meet design specifications for fire safety.

Not applicable.

COS-9.1b Preserve as open space any area that is determined necessary to prevent the unnecessary destruction of property or for the protection of public health and safety, such as earthquake fault zones, flood plains, or those necessary for fire breaks or fuel load reduction.

Not applicable.

Objective COS-9.2 ***Multiple Uses*** Promote multiple uses of open space areas wherever possible.

Policy

COS-9.2a Explore potential multiple uses of trails such as utility easements, transportation corridors, habitat areas, wildlife corridors, streams, greenways, buffer areas, parks, cultural resources, historic resources, scenic resources, agriculture, flood control, and groundwater recharge.

Not applicable.

Objective COS-9.3 ***Non-residential Development*** Open space areas within non-residential development.

COS-9.3a Encourage the creation of active and passive open space areas and facilities within non-residential developments.

Not applicable.

COS-9.3b Incorporate open space requirements into master planned commercial and industrial developments.

Not applicable.

Objective COS-9.4 ***Agriculture*** Encourage conservation of existing viable agricultural lands and related land uses within the General Plan Area.

Policies

COS-9.4a Encourage productive agricultural uses within Rural Residential and Equestrian Residential designations, including but not limited to, greenhouses, nurseries, livestock, and other agricultural activities.

Not applicable.

COS-9.4b The City will pursue the use of Williamson Act benefits on agricultural lands.

Not applicable.

Objective COS-9.5 ***Scenic Resources*** Protect and enhance the community's unique scenic resources.

Policies

COS-9.5a Define the location of Scenic Corridors within the community. Specify corridor widths and setback requirements for structures.

Not applicable.

COS-9.5b Establish grading and landscape standards for development within Scenic Corridors to provide a natural appearance and enhance views from the path of travel.

Not applicable.

COS-9.5c Develop sign ordinance standards for new and existing uses within Scenic Corridors.

Not applicable.

COS-9.5d Pursue processing of Interstate Highways 15 and 215 for Scenic Highways Designation with both the State and County.

Not applicable.

COS-9.5e Preserve the integrity of rural roads of local significance, such as Los Alamos Road, and integrate them with future land uses.

Not applicable.

COS-9.5f Require, where feasible, the underground location of utilities for projects requiring discretionary or ministerial action.

Not applicable.

COS-9.5g Support the architectural enhancement of bridges over Murrieta Creeks as a scenic resource.

Not applicable.

SAFETY ELEMENT

Goals, Objectives, and Policies

Goal S-1 Geology and Soils

Protect health and safety and minimize injury, loss of life, property damage, excessive maintenance, and social and economic impacts caused by geologic hazards.

Objective S-1.1 Reduce exposure to potentially hazardous geological conditions through the development review process and by maintaining comprehensive records of all geologic hazards.

Policies

S-1.1a Consider formation of "geologic hazard abatement districts" as authorized by Public Resources Code Section 2600 et seq., where existing or proposed development is threatened by geologic hazards and where feasible prevention, mitigation, abatement or control of such hazards is feasible.

Not applicable.

S-1.1b In planning new roadways, fault zones should be avoided. If such construction is necessary, special engineering practices and roadway design should be employed to reduce damage under seismic conditions and provide emergency access. New roadways should not cross fault zones unnecessarily.

Not applicable.

S-1.1c All development within the Alquist-Priolo Earthquake Fault Zoning Act shall be subject to the restrictions and requirements of the Act.

Not applicable.

S-1.1d Collect and maintain current information on geologic hazards and update city-wide mapping of geologic hazards on a continual basis.

Not applicable.

S-1.1e Prior to site development, projects located in areas where liquefaction, subsidence, landslide and fissuring are considered hazards shall be required to prepare geologic reports addressing site conditions, potential risk, and mitigation, to the satisfaction of the City Engineer.

Not applicable.

S-1.1f Require new projects to be designed and developed in accordance with recommendations set forth in any required geotechnical or geologic reports by conditioning projects, evaluating construction plans, and conducting field inspections.

Specific Plan: Ch 1, IV 6.
EIR: 3-1 - 12.

S-1.1g Require all grading and construction plans to clearly indicate required mitigation measures.

Not applicable.

S-1.1h Lower the intensity of development as the steepness of terrain increases in order to minimize grading and prevent creation of land instability. Development of steep slopes (exceeding 25% steepness) will be regulated through the adoption and implementation of a Hillside Development Ordinance. Proposed extensions of urban or suburban land uses into areas characterized by slopes over 25 percent and other generally unstable land with over 15 percent slopes shall be evaluated with regard to safety hazard prior to the issuance of any discretionary approvals.

Specific Plan: Ch 1, IV 4-5; Ch 3, III 1.
EIR: 3-25.

Goal S-2 Flood and Inundation

Minimize injury, loss of life, property damage, and economic and social disruption caused by man-made and natural flood and inundation hazards.

Objective S-2.1 Improve flood control systems and provide adequate protection in areas of the City subject to inundation, while protecting the habitat, recreational and aesthetic values of natural drainage ways where feasible.

Policies

S-2.1a Cooperate with the Riverside County Flood Control District and Water Conservation District in evaluating the effectiveness of existing flood control systems in the City and adjacent jurisdictions and improve and expand these systems as necessary to ensure that there is adequate capacity to protect existing and proposed development from stormwater runoff and flooding.

Not applicable.

S-2.1b Identify natural drainage courses and designate drainage easements to allow for construction of drainage facilities (if needed to protect the health, safety, and welfare of the community) and/or the preservation of natural drainage courses.

Not applicable.

S-2.1c Actively participate in and strongly promote timely completion of regional drainage plans and improvement projects which effect the City.

Not applicable.

S-2.1d Develop and maintain floodplain inundation evacuation plans in cooperation with the Riverside County Flood Control and Water Conservation District and the Murrieta Fire Protection District.

Not applicable.

S-2.1e All new development, including filling, grading and construction, proposed within designated floodplains, shall require the submission of a study prepared by a qualified hydrologist or engineer that determines whether the development would significantly increase flood hazard. The study shall provide specific mitigation measures that indicate how flood hazards would be eliminated or reduced to a less-than-significant level.

Not applicable.

S-2.1f All new construction within the 100 year floodplain shall be flood-proofed, with building pads above 100-year flood levels designed to allow unrestricted flow of floodwaters.

Not applicable.

S-2.1g If any fill is placed in floodplain areas, adequate channel capacities or floodplain storage area must be provided for flood waters to off-set displacement of floodplain storage.

Not applicable.

S-2.1h Surface water run-off from new development shall be controlled by on-site measures including, but not limited to the following:

- Structural controls;
- Restricting removal of vegetation;
- Restricting changes in topography; and
- Limiting areas of impervious surfaces.

Not applicable.

S-2.1i Developments within Federal Emergency Management Agency (FEMA) mapped flood plains shall provide all studies, calculations, plans and other information required to meet FEMA regulations. Applicants shall obtain a Conditional Letter of Map Revision (CLOMR) prior to

grading, recordation or other final approval of a project as well as a Letter of Map Revision (LOMR) prior to occupancy.

Not applicable.

Goal S-3 Dam Inundation Areas

Reduce the risk of flooding in areas of the City located within designated dam inundation areas.

Objective S-3.1 Establishment of land use regulations and emergency response plans that will prevent death, injury and property damage resulting from dam failure.

Policies

S-3.1a Maintain and update mapping of dam inundation areas within the City as new studies and projects are completed.

Not applicable.

S-3.1b Develop dam failure evacuation plans in cooperation with the Riverside County Flood Control District and the Murrieta Fire Protection District.

Not applicable.

S-3.1c Prohibit critical and essential uses within designated dam inundation areas.

Not applicable.

S-3.1d Discourage high occupancy uses within designated dam inundation areas.

Not applicable.

Goal S-4 Water Quality

Protect water resources in the Murrieta Plan Area from degradation due to urban development in their vicinity.

Objective S-4.1 Restrict the pollutants (metals, sediment, organics, or pesticides) which may be routed to natural creek channels via storm runoff or other return flows such as irrigation.

Policies

S-4.1a If surface water is collected for discharge, or a surface discharge is contemplated in any new development or as a result of drainage improvements, a National Pollution Discharge Elimination System (NPDES) permit must be obtained from the Regional Water Quality Control Board or local permitting agency.

Not applicable.

S-4.1b The City shall develop and apply standard grading conditions that address erosion and sedimentation control.

Not applicable.

S-4.1c The City shall develop and implement actions to improve the containment and clean up of hazardous material spills.

Not applicable.

S-4.1d Applicants for projects that impact a natural watercourse or mapped floodplain shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements.

Specific Plan: Ch 3, IV 30.
EIR: 3-118, 119.

Goal S-5 Water Contamination

Protect water resources of the underlying groundwater basin from contamination and potential degradation from urban development.

Objective S-5.1Prevent the ingress of any contaminants into the groundwater table.

Policies

S-5.1a Any industries or companies which plan to store hazardous or toxic materials shall obtain all necessary permits and comply with standards set forth by the EPA and Regional Water Quality Control Board.

Not applicable.

Goal S-6 Fire

Provide citizens of Murrieta with a fire safe community

Objective S-6.1 Provide a safe living environment ensuring adequate fire protection services to prevent and reduce the loss of life and property from structural, wildland, and wildland/urban fire damage.

Policies

S-6.1a In cooperation with the Murrieta Fire Protection District maintain and if necessary strengthen review of projects and development proposals, and upgrade fire prevention standards and mitigation measures in areas of high fire hazard, and throughout the City.

Not applicable.

S-6.1b Any development proposed within wildland fire hazard areas should be reviewed by the Murrieta Fire Protection District for compliance with the District's Fuel Modification Plan.

Specific Plan: Ch 3, III 15-19.

S-6.1c As part of the development review process ensure that water main capabilities are adequate to meet fire flow requirements for residential and commercial/industrial areas as set forth by the Murrieta Fire Protection District.

Specific Plan: Ch 1, IX 1-4.
EIR: 3-240.

S-6.1d In cooperation with the Murrieta Fire Protection District strive to achieve a five-minute, or less, response time for fire and medical emergencies, ninety percent of the time, to all areas within the City.

Not applicable.

S-6.1e Require all streets, roads, alleys, and other public ways, to be identified by name with a standard sign distinctly marked and clearly visible.

Not applicable.

S-6.1f Maintain current, accurate, and consistent address mapping and posting for all structures in the City. Ensure street names are not duplicated and are unique to distinguish from others in City. Discourage the use of complex and difficult to pronounce street names.

Not applicable.

S-6.1g In cooperation with the Murrieta Fire Protection District and the school districts serving the City, encourage and assist the districts in fire education programs using displays and demonstrations of the more involved aspects of fire safety (i.e. major contributing factors to fire hazard and the relationship of fire to human safety).

Not applicable.

S-6.1h Continue efforts to reduce fire hazards associated with older buildings, multi-family housing, and fire-prone industrial facilities throughout the City.

Not applicable.

S-6.1i In cooperation with the Murrieta Fire Protection District, continue to coordinate fire protection services with the Riverside County Fire Department, California Department of Forestry and all other agencies and districts with fire protection powers.

Not applicable.

S-6.1j In cooperation with the Murrieta Fire Protection District ensure all property in the City and successive uses of individual buildings comply with the latest edition of the Uniform Fire Code and other applicable building and fire standards.

Not applicable.

S-6.1k As new development occurs, ensure that outlying areas of the Plan Area can be served by fire communication systems. As necessary, provide for the construction of radio towers (repeater sites) to allow for adequate radio communication.

Specific Plan: Ch 1, XII 1-2.
EIR: 3-240.

S-6.1l In cooperation with the California Department of Forestry, and in accordance with all applicable State and local legislation, identify areas within the City, Sphere of Influence, and along the City boundaries, that present the potential for large scale wildland fires.

Not applicable.

Goal S-7 Police Protection

A highly effective City Police Department

Objective S-7.1 Control crime in the City by maintaining adequate police department staff, equipment, and facilities.

Policies

S-7.1a Strive to achieve unobligated patrol time equal to one-third or greater of a patrol shift.

Not applicable.

S-7.1b In order to provide adequate police service to new development, evaluate the feasibility of providing office space within planned and proposed fire stations to serve as field stations for police personnel.

Not applicable.

S-7.1c As new development occurs, ensure that outlying areas of the City can be served by police communication systems. As necessary, provide for the construction of radio towers (repeater sites) to allow for adequate radio communication.

Not applicable.

S-7.1d In cooperation with the Police Department, ensure all new development incorporates safe building/site designs, such as visible walkways/hallways and proper lighting of common areas and parking lots.

Specific Plan: Ch 1, VI 9; Ch 1, XII 3
EIR: 3-241.

S-7.1e In cooperation with the Police Department and school districts, encourage educational/liaison for gang and drug prevention programs.

Not applicable.

Goal S-8 Emergency Preparedness

Develop and utilize a City Multi-Hazard Functional Plan.

Objective S-8.1 Minimize the amount of loss of life, injury, property damage and disruption of vital services resulting from earthquakes, hazardous material incidents, and other natural and man-made disasters.

Policies

S-8.1a Support and expand existing emergency preparedness and disaster response programs, and initiate a program for post-disaster planning.

Not applicable.

S-8.1b In cooperation with the Murrieta Fire Protection District, continue to update the Multi-Functional Hazard Plan for the City of Murrieta on a regular basis.

Not applicable.

S-8.1c Continue to enhance emergency preparedness and awareness of public safety hazards through community education and self-help programs

Not applicable.

S-8.1d In cooperation with the Murrieta Fire Protection District continue to actively participate in Operational Area (Riverside County) Mutual Aid Region, and local planning, training, and coordinating exercises.

Not applicable.

Goal S-9 Aviation

Ensure the safety of persons and property within the French Valley Airport Influence Area.

Objective S-9.1 In cooperation with the Riverside County Airport Land Use Commission, ensure the development of land uses consistent with the guidelines set for the French Valley Airport Influence Area as specified in the French Valley Airport Land Use Plan.

Policies

S-9.1a Periodically evaluate existing land uses for compatibility with the French Valley Airport Land Use Plan.

Not applicable.

S-9.1b Projects in the City shall comply with the most recent Land Use Compatibility Guidelines for French Valley Airport.

Not applicable.

S-9.1c Height restrictions within the airport influence area should be set consistent with City standards and the Federal Aviation Administration Regulations, Part 77.

Not applicable.

Goal S-10 Hazardous Materials and Waste

Reduce threats to public health and safety from hazardous materials, especially threats induced by earthquakes and accidental leaks and spills.

Objective S-10.1 Ensure the safe and prudent use of hazardous materials, and control the quantity of hazardous materials handled within the City.

Policies

S-10.1a No specified hazardous waste facility shall be located within 200 feet of an active fault.

Not applicable.

S-10.1b Review proposed development projects involving the use, storage and disposal of hazardous materials with the intent of minimizing the magnitude and probability of a hazardous event.

Not applicable.

S-10.1c Assist in establishing and maintaining a team of Murrieta Fire Protection District firefighters trained for first level hazardous materials response and a vehicle properly equipped with protective clothing and material to initiate preliminary action and assist an advanced response team from a County-wide joint powers team or from the County of Riverside.

Not applicable.

S-10.1d Land uses involved in the production, storage, transportation, handling, or disposal of hazardous materials will be located a safe distance from land uses that may be adversely impacted by such uses.

Not applicable.

S-10.1e Incorporate by reference the relevant portions of County Hazardous Waste Management Plan.

Not applicable.

Objective S-10.2 Control the amount of hazardous wastes generated, stored, and disposed of by Murrieta residents.

Policy

S-10.2a Adopt a Household Hazardous Waste Element and implement appropriate programs consistent with the Public Resources Code.

Not applicable.

Objective S-10.3 Ensure safe transportation of hazardous waste.

Policies

S-10.3a Specified hazardous waste facilities shall use routes that can safely accommodate additional truck traffic, do not pass through residential areas, and use interstate or state divided highways as major routes.

Not applicable.

S-10.3b In cooperation with the County Environmental Health Services Department, Murrieta Fire Protection District and City Building and Safety Division require new businesses to submit detailed information regarding the amounts and types of hazardous materials used and hazardous waste generated, the business procedures used to manage these substances, and emergency procedures in place to handle an accident.

Not applicable.

NOISE ELEMENT

Goals, Objectives, and Policies

Goal N-1 Noise Sensitive Land Uses

A community where noise sensitive land uses are properly and effectively protected from excessive noise generators.

Objective N-1.1 Prevent and reduce noise impacts on sensitive receptors through proper siting of land uses, and through plan review and enforcement.

N-1.1a Control noise at its source through mitigation measures such as the use of insulation, earth berms, building design/ orientation, setbacks, staggered operating hours, and other techniques to ensure that noise levels do not exceed the limits established in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance.

EIR: 3-188, 189.

N-1.1b Limit the hours of construction activity in residential areas to reduce intrusive noise in early morning and evening hours and on weekends and holidays.

EIR: 3-189.

N-1.1c Protect the noise environment in existing residential areas by requiring mitigation measures for commercial, industrial or other proposed developments which would exceed the noise level standards set forth in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance as measured at any affected land use.

Specific Plan: Ch 2, 16, 17, 25.
EIR: 3-190.

N-1.1d Protect schools, hospitals, libraries, churches, convalescent homes, and other noise sensitive uses from noise levels exceeding those allowed in residential areas.

EIR: Section 3.10.

N-1.1e Locate noise sensitive uses away from excessive sources of noise unless mitigation measures are included in development plans which reduce noise to acceptable levels

EIR: 3-190.

N-1.1f New residential development should be discouraged where the ambient noise level due to commercial or industrial sources exceeds the noise level standards set forth in the Noise and Land Use Compatibility Guidelines and the City Noise Ordinance.

Specific Plan: Ch 2, 16, 17, 25.
EIR: 3-190.

N-1.1g If residential uses are constructed where ambient noise levels fall within the "normally unacceptable" range, as designated by the Noise and Land Use Compatibility Guidelines, this information shall be disclosed to all prospective residents and property owners.

Not applicable.

N-1.1h Require site design techniques such as building setbacks, placement of parking, maintenance and utility areas, and orientation of buildings, to minimize noise impacts.

Specific Plan: Ch 2, 10-26; 42-49.
EIR: 3-190.

N-1.1i Coordinate with the County of Riverside and adjacent jurisdictions to minimize noise conflicts between land uses along the City's boundaries.

EIR: Section 3.10.

Objective N-1.2 A comprehensive community Noise Ordinance, noise control guidelines, and City procedures.

Policies

N-1.2a Prepare guidelines that include City noise standards, a list of potential mitigation measures, and the methodology and format required for acoustical studies.

Not applicable.

N-1.2b Prepare and use noise guidelines and the contours provided in this element to determine if acoustical studies are required for new projects.

Not applicable.

N-1.2c Periodically review and update the Noise Element, Noise Ordinance, and guidelines, to ensure that noise exposure information and specific policies and regulations are consistent with changing conditions in the City and with the most recent noise control regulations.

Not applicable.

N-1.2d Prepare standards to address issues that have the potential for "disturbing the peace" of residential and "after-hours" non-residential areas, such as loud parties, car alarms, home and business alarms, yard maintenance, and hours of operation for construction activities.

Not applicable.

Goal N-2 Noise from mobile sources

Reduce and avoid noise impacts from mobile sources

Objective N-2.1 Reduce impacts from ground and air transportation.

Policies

N-2.1a The City should consider the following noise mitigation measures in the design of all future streets and highways and when improvements occur along existing freeway and highway segments:

- Alignment;
- Barriers;
- Lateral separation;
- Vertical profile; and
- Other appropriate noise attenuation techniques.

Specific Plan: Ch 1, VIII 1-4; Ch 3, V 11-22.
EIR: 3-190.

N-2.1b Work with Caltrans to achieve maximum noise abatement in the design of new highway projects or with improvements to interchanges along I-15 and I-215, and with widening of SR 79.

EIR: 3-190.

N-2.1c Designate truck routes and enforce their use in order to limit unnecessary truck traffic in residential and commercial areas.

Specific Plan: Ch 1, VIII 1-4.
EIR: 3-190.

N-2.1d Future noise impacts from development along master planned roadways should be quantified based on the posted speed limit, and ultimate roadway capacity.

EIR: 3-190.

N-2.1e Actively support enforcement of the California Vehicle Code relating to vehicle mufflers, modified exhaust systems, and vehical stereo systems.

Not applicable.

N-2.1f Work closely with the Airport Land Use Commission and other involved agencies in the development and review of planning and environmental studies associated with any expansion or change in flight patterns at French Valley Airport.

Not applicable.

N-2.1g Monitor activity at the French Valley Airport to ensure that existing and proposed land uses in the City and sphere of influence remain within the Airport Land Use Guidelines for Noise Compatibility.

Not applicable.

Goal N-3 Construction Noise

Reduce and avoid noise impacts from construction activities.

Objective N-3.1 Control excessive noise from construction activities.

Policies

N-3.1a Require a construction-related noise mitigation plan for projects adjacent to developed/occupied noise sensitive land uses. Such plan should show the location of construction equipment and how noise from this equipment will be mitigated by such methods as:

- Temporary noise attenuation barriers;
- Preferential location of equipment; and
- Use of current technology and noise suppression equipment.

EIR: 3-189.

N-3.1b Address noise impacts during environmental review for discretionary projects to ensure that noise sources meet City Noise Ordinance standards.

EIR: Section 3.10.

AIR QUALITY ELEMENT

Goals, Objectives, and Policies

Goal AQ-1 Regional Efforts

Improve air quality through regional efforts.

Objective AQ-1.1 Adopt and implement air quality policies in cooperation with neighboring jurisdictions through the Western Riverside Council of Governments (WRCOG) working in conjunction with the Environmental Protection Agency (EPA), the South Coast Air Quality Management District (SCAQMD),

Southern California Association of Governments (SCAG), and the San Bernardino Association of Governments (SANBAG).

Policies

AQ-1.1a Continue to work with the WRCOG Air Quality Coordinating Committee to implement regional and local programs designed to meet federal, state and regional air quality planning requirements.

Not applicable.

AQ-1.1b Adopt air quality plans and policies consistent with the direction of the South Coast Air Quality Management District's Air Quality Management Plan (AQMP) and the western Riverside County sub-regional Air Quality Implementation Program.

Not applicable.

AQ-1.1c Record actions taken to implement the regional Air Quality Management Plan so that periodic implementation reports can be prepared by WRCOG to support expeditious implementation of the AQMP.

Not applicable.

AQ-1.1d Work with WRCOG to develop a set of standard mitigation measures to offset project level impacts on air quality.

Not applicable.

AQ-1.1e Participate in the preparation of sub-regional, regional or county wide congestion management and growth management plans

Not applicable.

AQ-1.1f Cooperate with surrounding jurisdictions in the preparation and adoption of air quality measures to ensure mutual benefit and not place any jurisdiction at an economic disadvantage.

Not applicable.

AQ-1.1g Involve local citizens, the business community and interested groups and Individuals in the adoption and promotion of air quality programs.

Not applicable.

Goal AQ-2 Land Use Planning

Improve air quality through land use planning.

Objective AQ-2.1 Identify municipal code, zoning and/or land use practices that could have a beneficial impact on air quality.

Policies

AQ-2.1a Periodically, review ordinances that influence air quality to determine if changes are necessary based on improved technology and new regulations.

Not applicable.

AQ-2.1b Utilize land use and zoning practices, including the siting of development projects, the encouragement of job-site child care facilities, reduced parking requirements to encourage ride sharing, and appropriate land use designations to minimize air quality impacts and protect "sensitive receptors."

Specific Plan: Ch 1, V 10 -11; VIII 3.
EIR: 3-52, 53

AQ-2.1c To the maximum degree feasible, locate "sensitive receptors" (i.e. residences, schools, hospitals, convalescent homes, libraries, churches) away from pollution sources such as freeways, arterial, and other high emitting sources, or buffer sensitive receptors from these uses using landscaping, open space and other separation techniques.

Specific Plan: Ch 1, V 10-11; VI 1-8. The residential areas are buffered from I-215 by the Memorial Park. Linear parkways will be developed adjacent to each major on-site roadway to buffer residential areas from potential pollution sources.

AQ-2.1d Encourage multiple-use development projects that create a pedestrian style living environment and encourage use of mass transit.

Not applicable.

AQ-2.1e Pursue the establishment of City policies or regulations prohibiting smoking in public places.

Not applicable.

Goal AQ-3 Jobs/Housing Balance

Improve air quality through greater jobs/housing balance.

Objective AQ-3.1 Increased business development to improve air quality.

Policies

AQ-3.1a Cooperate with local, regional, state, and federal agencies to reduce vehicle miles traveled (VMT) and consequent emissions through job creation.

Not applicable.

AQ-3.1b Improve jobs/housing balance by encouraging the development, expansion, and retention of business, with emphasis on small business development.

EIR: Section 3.3, 3-51.

AQ-3.1c Improve access of businesses to institutions that provide education and job training to prepare local residents to fill the jobs these businesses create.

Not applicable.

AQ-3.1d: Encourage a mix of housing types, affordable to all segments of the population and near job opportunities, to further reduce vehicle trips and VMT.

Specific Plan: Ch 1, VI 1-5.
EIR: 3-52, 53.

Goal AQ-4 Reduction of Vehicle Trips and Vehicle Miles Traveled

Control emissions by reducing vehicle trips and vehicle miles traveled.

Objective AQ-4.1 Reduce mobile source emissions.

Policies

AQ-4.1a Encourage voluntary programs which would establish trip reduction plans for office, commercial, and industrial sites that generate 25 or more employees. Where possible, encourage existing businesses with 25 to 99 employees to establish trip reduction plans.

Not applicable.

AQ-4.1b Encourage merchants to provide incentives to customers that shift from single occupancy vehicles to transit, carpools, bicycles, foot, or other appropriate modes.

Not applicable.

AQ-4.1c Encourage transportation demand management (TDM) measures, including those which promote biking, ridesharing, telecommuting, and the use of mass transit or other appropriate modes.

Specific Plan: Ch 1, V 11-12.
EIR: 3-52, 53.

AQ-4.1d Promote the use of alternative work weeks and flextime among employers.

Not applicable.

AQ-4.1e Encourage the formation of Transportation Management Associations (TMA) for large companies and/or groups of companies.

Not applicable.

AQ-4.1f Provide potential TMA's with administrative guidelines and technical assistance during formative stages.

Not applicable.

AQ-4.1g Cooperate with the Riverside Transit Authority and other mass transit purveyors to improve the area transit system.

Not applicable.

AQ-4.1h Encourage operators of major outdoor events to submit a trip reduction plan which applies to both patrons and employees during the course of the event.

Not applicable.

AQ-4.1i Encourage new business developments and existing businesses with 25,000 or more square feet of floor area to establish telecommuting centers and work-at-home programs.

Not applicable.

AQ-4.1j Cooperate with the trucking industry to reduce peak hour deliveries. Furthermore, reevaluate any restrictions that currently hinder non-peak hour delivery.

Not applicable.

AQ-4.1k Encourage the development of facilities that incorporate park and ride, telecommuting, child care, and other business accessory support facilities.

Not applicable.

Goal AQ-5 Enhance Mobility

Enhance mobility to improve air quality.

Objective AQ-5.1 Maintain an orderly flow of traffic and improve mobility.

Policies

AQ-5.1a Ensure compliance with sub-regional, regional, or county wide Congestion Management Plans by reviewing development proposals to determine when and where new transportation facilities are needed.

Specific Plan: Ch 1, V 11-12.
EIR: 3-164 - 167.

AQ-5.1b Monitor local traffic and congestion to determine when and where new transportation facilities are needed.

Specific Plan: Ch 1, V-11.
EIR: 3-164 - 167.

AQ-5.1c Cooperate with local, regional, state, and federal agencies to achieve better transportation facility planning and development.

Not applicable.

AQ-5.1d Participate with WRCOG, SCAG, Riverside County, adjacent counties, and Caltrans in the establishment of High Occupancy Vehicle (HOV) lanes on the regional freeway, arterial, and highway system.

Not applicable.

AQ-5.1e Cooperate with neighboring jurisdictions in assessing the need for park-and-ride facilities along major commuter routes.

Not applicable.

AQ-5.1f Cooperate with neighboring counties to establish a mass transit distribution system at commuter destination locations.

Not applicable.

AQ-5.1g Manage the roadway system through planning, monitoring, and maintaining uniform street widths and levels of service for highways and intersections.

Specific Plan: Ch 3, V-11.
EIR: 3-164 - 167

AQ-5.1h Synchronize traffic signals to provide a more orderly flow of traffic and reduce congestion.

Not applicable.

AQ-5.1i Reduce emissions from local government fleet vehicles by equipping fleet vehicles with enhanced emission controls and purchasing new fleet vehicles which use electricity, methanol, compressed natural gas, or other clean alternative fuels.

Not applicable.

AQ-5.1j Cooperate with State, regional, and local agencies to develop peak hour/direction congestion pricing on highly congested travel corridors.

Not applicable.

AQ-5.1k Promote bicycle, transit, and shuttle facilities and services.

Not applicable.

Goal AQ-6 Energy Conservation

Reduce air emissions through energy conservation.

Objective AQ-6.1 Encourage energy conservation practices and recycling.

Policies

AQ-6.1a Incorporate energy conservation practices to reduce overall energy use within public buildings and facilities.

Not applicable.

AQ-6.1b Promote the development of incentives and/or regulations to reduce emissions from residential and commercial water heaters, swimming pools and spas.

Not applicable.

AQ-6.1c Encourage the protection of solar access for both existing and new property owners for the use of solar collectors. Support legislation advocating the use of solar energy, and other equivalent technologies that reduce energy use and improve air quality.

Not applicable.

AQ-6.1d Promote recycling of wastes and use of recycled materials. Additionally, adopt incentives, regulations and procedures, in compliance with Assembly Bill 939, to divert waste from landfills

Not applicable.

Goal AQ-7 Particulate Matter (PM_{10}) and Fugitive Dust Emissions

Reduce particulate matter (PM_{10}) and fugitive dust emissions.

Objective AQ-7.1 Reduce particulate matter and fugitive dust emissions in support of regional, state and federal regulations.

Policies

AQ-7.1a Adopt incentives, regulations, or procedures to reduce particulate matter and fugitive dust emissions from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, and off-road vehicles

Not applicable.

AQ-7.1b Adopt incentives, regulations, or procedures to reduce particulate matter and fugitive dust emissions from unpaved roads, maneuvering areas, and parking lots.

Not applicable.

AQ-7.1c To the degree feasible, eliminate controlled burns during periods of poor air quality.

Not applicable.

AQ-7.1d Where appropriate, establish controls and construction schedules in the City in an effort to reduce and maintain dust and emissions from grading, construction, and building demolition below South Coast Air Quality Management District threshold levels.

Not applicable.

AQ-7.1e Encourage agricultural practices that minimize the amount of particulate matter entering the atmosphere.

Not applicable.

Goal AQ-8 New Technology

Improve air quality through new technology.

Objective AQ-8.1 Support and implement innovative ideas and new technology.

Policies

AQ-8.1a Cooperate with governmental agencies and business interests and support legislation which facilitates the use of innovative ideas and new technology to improve air quality.

Not applicable.

AQ-8.1b Where feasible, adopt local ordinances for implementation of new technology that controls emissions and improves air quality as such technology becomes available.

Not applicable.

ECONOMIC DEVELOPMENT ELEMENT

Goals, Objectives, and Policies

Goal ED-1 Sound Economic Base

Provide citizens and businesses of Murrieta with a sound economic base.

Objective ED-1.1 ***Retail Commercial*** Capitalize on opportunities that create a positive balance between the supply of retail and demand for goods and services.

Policies

ED-1.1a Encourage retail development projects that can realistically satisfy area-wide or regional-based demand for goods and services.

Not applicable.

ED-1.1b Encourage retail development, expansion and remodeling projects that can effectively reverse or minimize outflows of resident expenditures to alternative retail facilities beyond the City limit.

Not applicable.

ED-1.1c Discourage retail development in small isolated pockets outside areas currently designated for retail land use by the General Plan.

Not applicable.

ED-1.1d Retail development in areas not currently designated for commercial land use by the General Plan should only be allowed when such projects are of adequate scale to effectively compete on a community or regional scale and posses sufficient market potential for success without significant impacts to the existing retail base.

Not applicable.

ED-1.1e Encourage development of a multi-dealer automotive sales center that satisfies regional demand for automotive purchases and is located to take advantage of freeway exposure and access.

Not applicable.

Objective ED-1.2 ***Office*** Capitalize on the City's tactical location at the confluence of two interstate freeways to create a financial, administrative, medical and business center serving the Southwest Riverside area.

Policies

ED-1.2a Encourage office projects of sufficient size and scope to establish a functional identity, or that are located within existing competitive concentrations of similar land use activity with adequate freeway visibility and convenient access.

Not applicable.

ED-1.2b Promote Murrieta as a hub for medical services and technology through active encouragement and recruitment of medical research and care facilities.

Not applicable.

ED-1.2c Encourage smaller scale office facilities within the design framework of larger retailing centers, business park projects, medical complexes or within effective concentrations of related land use versus isolated freestanding pockets.

Not applicable.

Objective ED-1.3 ***Industrial*** Develop an industrial base that imports jobs and exports products by capitalizing on the City's tactical location between the Inland Empire and San Diego market regions.

Policies

ED-1.3a Encourage industrial-oriented projects of sufficient size and scope to establish a functional identity and create a competitive concentration of similar land use activity with adequate freeway visibility and convenient access.

Not applicable.

ED-1.3b Recognize and promote industrial designated areas in the southwest sector of the City, along the I-215 Corridor, and in proximity to the French Valley Airport as the primary locales intended for industrial development.

Not applicable.

ED-1.3c Encourage small scale and individual projects at locations within or adjacent to larger projects of industrial development versus isolated pocket locations.

Not applicable.

ED-1.3d Emphasize industrial development that incorporates a business park subdivision design and permits individual developable lots.

Not applicable.

Objective ED-1.4 ***Housing*** Promote and encourage housing development that reflects the attractive non-congested living environment of Murrieta; represents an affordable value and quality product within the regional housing market; and is commensurate with income potential of local employment opportunities and resident job skills.

Policies

ED-1.4a Review housing policy, as required by State law, to ensure corresponding densities and product types can accommodate localized housing needs.

Not applicable.

ED-1.4b Encourage housing that is within economic reach of all income levels and family living styles inclusive of age-restricted housing, estate and ranch properties, single family detached, single family attached, townhomes, condominium flats, and apartments.

Not applicable.

ED-1.4c Strive to limit the burden of taxes and special assessment on residential development to a maximum of 2.0 percent of the total assessed value in concert with other taxing entities.

Not applicable.

ED-1.4d Seek and encourage ways to reduce the effective burden of taxes and other assessments on existing housing projects to the 2.0 percent maximum limit in concert with other taxing entities.

Not applicable.

Objective ED-1.5 ***Tourism and Leisure*** Promote Murrieta as an attractive tourist destination and leisurely living environment by supporting activities and projects that showcase natural amenities, open space settings, and historic activities of the surrounding region.

Policies

ED-1.5a Encourage the development of tourist and entertainment-type facilities such as hotels, dinner house establishments, a music and festival park, an amusement park, mineral hot springs, golf courses, visitor center, etc.

Not applicable.

ED-1.5b Encourage development and business activities that capitalize on natural amenities and resources of the area such as trail and tour guides, campgrounds, rodeos, equestrian breeding and training farms, nature and open space preserves, etc.

Not applicable.

ED-1.5c Promote and encourage future development of a full-service resort that incorporates the local mineral hot springs.

Not applicable.

ED-1.5d Encourage an alliance among local golf course facilities in order to attract professional tour events to Murrieta.

Not applicable.

Objective ED-1.6 ***Economic Quality of Life*** Promote the economic quality of life in Murrieta by providing diverse physical and intellectual attributes that serve community residents, business, and property.

Policies

ED-1.6a Encourage and support development and programs in urbanized areas of the community that create an uncongested setting through pockets of open space, natural siting, respect for vistas and landmark topography, etc., while providing necessary infrastructure.

Not applicable.

ED-1.6b Encourage and support development, policy, and programs in rural areas of the community that advocate the natural ambiance of Murrieta through open space preservation, natural siting, and minimal encroachment on landmark features that embody the region's physical environment.

Not applicable.

ED-1.6c Encourage and support the development of a University or Community College to serve educational pursuits of area residents and provide a highly skilled employment pool attractive to business investment and economic growth.

Not applicable.

Goal ED-2 Strategic Approach to Economic Growth

Provide citizens and businesses of Murrieta with a strong economic base through a coordinated implementation strategy that is responsive and efficient.

Objective ED-2.1 ***Implementation Approaches*** Formulate and implement strategies that are responsive to critical economic goals of the community.

Policies

ED-2.1a Recognize a wide range of economic issues that could require responsive action, including but not limited to the following scope of implementation programs:

Development Review/Processing
Development Participation/Assistance
Land Acquisition/Siting Assistance
Project Specific Redevelopment/Revitalization
Area Specific Redevelopment/Revitalization
Public Infrastructure Requirements
Public Infrastructure Funding
Public Financing
Housing Opportunity
Housing Assistance
Public Services/Assistance
Business Retention
General Promotion (Local)
Business Promotion (Local)
Tourism or Other Specific Promotion
Promotional Programs/Campaigns
Business Training
Business Operating Assistance
Labor and Employment Analysis
Labor Skill/Employment Training
Business Development Analysis
Bus. Recruitment/Promo (Non-Local)
Business Investment Assistance

Not applicable.

ED-2.1b Recognize a wide range of implementation approaches that could be employed as part of a specific implementation strategy including but not limited to the following:

- Program of historical designation of key building and sites such as Murrieta Hot Springs, Historic Murrieta, Avaxat and Toatwi Indian Sites, Emigrant Trail, Santa Gertrudis Rest Stop, Alamos District, and Santa Rosa Rancho and Ecological Preserve.

- Program of recreation promotion for visitors and residents alike including the Santa Rosa Plateau, Murrieta Creek, and Lake Skinner.

- An industrial/commercial growth program that seeks to retain existing business and attract new business that is consistent with employment skills of Murrieta residents, generates sales tax, provides attractive images, and helps diversify the area's economic and employment base.

- A program to protect against negative impacts on the City retail base by requiring market analysis of larger-scale project and policy proposals.

- An infrastructure improvement program to ensure sufficient carrying capacity is available upon development through a coordinated program of financing, project prioritizing, and capital improvement.

Not applicable.

ED-2.1c Undertake implementation programs on a priority basis, but recognize that the dynamic nature of a market-based economy requires interim redirection of resources on a periodic basis if the community is to capitalize on viable opportunities.

Not applicable.

Objective ED-2.2 ***Implementation Coordination*** Coordinate the scope of implementation programs with other economic development efforts throughout the Southwest Riverside area.

Policies

ED-2.2a Recognize that economic development is a challenge accepted by several local area agencies and that the full scope of possible implementation approaches does not fall on any single entity.

Not applicable.

ED-2.2b Maximize efficiency and effectiveness of the economic strategy by minimizing duplication of effort for desirable program approaches under the responsibility of another agency.

Not applicable.

ED-2.2c Coordinate implementation efforts with programs carried out to other implementation agencies including but not limited to:

Murrieta Economic Development Commission
Murrieta Chamber of Commerce
Temecula Chamber of Commerce
Temecula-Murrieta Economic Development Corporation
Murrieta Redevelopment Agency

Not applicable.

ED-2.2d Utilize the Economic Development Commission to develop an overview perspective of all economic strategy efforts underway and to fulfill an advisory role to the City and other agencies involved in the specific formulation and execution of implementation programs.

Not applicable.

ED-2.2e Ensure that future annexations are fiscally beneficial to the City and are accomplished through a coordinated effort between the City, LAFCO, and other interested agencies.

Not applicable.

Goal ED-3 Special Economic Considerations

Identify and provide for special circumstances that merit unique directives regarding economic growth or revitalization.

Objective ED-3.1 ***Historic Murrieta*** Retain economic activities supporting the historic scale and character of the original downtown environment.

Policies

ED-3.1a Include the appropriate quantity and range of commercial activity (retail, office, etc.) that has been represented in the Historic Murrieta area as part of any revitalization program effort.

Not applicable.

ED-3.1.b Increase commercial and housing representation (supply) as necessary to render Historic Murrieta a commercially viable entity consistent with its functional operating scale.

Not applicable.

ED-3.1c Expand commercial representation and functional role of Historic Murrieta to the extent such an expansion/revitalization effort reflects sound economic planning and possesses realistic potential.

Not applicable.

ED-3.1d Encourage and support the formulation of a master plan for the Historic Murrieta area that defines the area's functional role and integrates a program of infrastructure development.

Not applicable.

ED-3.1e Encourage the location of a City Hall complex within Historic Murrieta, or the downtown area in general.

Not applicable.

Objective ED-3.2 ***Golden Triangle*** Facilitate a Central Business District of an intensity and scale commensurate with its regional orientation.

Policies

ED-3.2a The CBD shall serve as a primary location for advancing of the City's role as a location for institutions of higher learning, medical research and service hub within the Southwest Riverside Area.

Not applicable.

ED-3.2b Encourage the CBD as a center for area employment opportunities and City sales tax revenue.

Not applicable.

ED-3.2c Golden Triangle development standards shall include provisions for the consolidation of office uses and a mixture of building types with open space amenities.

Not applicable.

Objective ED-3.3 ***Madison Avenue*** Provide an effective concentration of regionally-oriented volume merchandisers that satisfies retail demands from within and beyond the City limit.

Policies

ED-3.3a Encourage high-volume retail outlets along the Madison Avenue Corridor from Murrieta Hot Springs Road to California Oaks Road.

Not applicable.

ED-3.3b Encourage concentration of retail centers in functional nodes at freeway intersection locations to maximize exposure and convenient access within the regional trade area environment.

Not applicable.

Goal ED-4 Fiscal Strength

Develop a strong fiscal operating position with the capacity to meet public service demands of residents and businesses.

Objective ED-4.1 ***Fiscal Structure*** Improve the ongoing fiscal revenue and cost structure of the City as well as fiscal growth potential inherent to land use development, business activities, and redevelopment/revitalization programs.

Policies

ED-4.1a Review the fiscal viability of future development projects in terms of net effect resulting from construction and probable land use activities.

Not applicable.

ED-4.1b Scrutinize the probability of market support for retail, lodging, and entertainment-based projects to ensure anticipated fiscal benefits can be realized and the competitive position of the City is not jeopardized by undermining market performance of effective merchandisers that may already exist in the City.

Not applicable.

ED-4.1c Review the City's fiscal revenue and cost structure on a periodic basis so that staff-level assessment of smaller-scale projects can be provided in a quick, cost-effective, and accurate manner.

Not applicable.

ED-4.1d Review large-scale projects involving any and all forms of land use development, redevelopment, or revitalization on a project-specific basis to determine fiscal viability and market potential.

Not applicable.

ED-4.1e For development projects and programs requesting public funding, infrastructure participation or revenue sharing, a fiscal and financing analysis should be required to aid in determining the merit of providing such assistance.

Not applicable.

ED-4.1f Review and evaluate operating efficiency and necessity of City-sponsored programs and services on a recurring basis to ensure residents and businesses are provided priority services in a cost-effective manner.

Not applicable.

ED-4.1g Review and evaluate General Plan policies, ordinances, and design standards on a periodic basis to ensure that adopted government controls accommodate development projects and business activities that are fiscally beneficial and achievable within realistic parameters that dictate our market-based economy.

Not applicable.

Objective ED-4.2 ***Infrastructure Capacity*** Develop a coordinated system of infrastructure in concert with growing service demands that provides for orderly and efficient development in the community.

Policies

ED-4.2a Formulate a master plan of infrastructure and capital improvements that satisfies service demands inherent to General Plan growth policies and is coordinated with infrastructure planning efforts of area service districts, utility companies, adjoining government agencies, and City departments or entities, such as Redevelopment, Parks and Recreation, and police and fire services.

Not applicable.

ED-4.2b Create a public facilities financing program that employs a diverse range of mechanisms to ensure long-term funding for infrastructure and related capital improvements as service capacity is demanded or when baseline facilities are required.

Not applicable.

ED-4.2c Develop a public financing strategy that recognizes the need to focus efforts towards specific service areas or infrastructure improvements such as storm drains on a priority basis in order to create infrastructure systems of sufficient scale to accommodate orderly and efficient residential and non-residential growth.

Not applicable.

ED-4.2d Large-scale development projects shall include a financing plan for infrastructure and related capital improvement that is consistent and coordinated with the City master plans.

Not applicable.

F. RELATIONSHIP TO OTHER JURISDICTIONS

The following relevant planning criteria were analyzed in order to provide a comprehensive understanding of land use and circulation patterns in the surrounding area.

1. ACTS/RIVERSIDE COUNTY MASTER PLAN OF ARTERIAL HIGHWAYS (MPAH)

Murrieta's Draft General Plan Circulation Element, the Airport Community Transportation Study (ACTS) and the Riverside County MPAH provided a basis for project circulation design and were considered by the traffic consultant in making recommendations for the *Murrieta Hills Circulation Plan.* Cumulative future roadway sizing for the project has been evaluated based upon future traffic projections of the Draft General Plan. The basis for the future volumes is the North Murrieta Traffic Model and the RIVSAN Traffic Model (see EIR Technical Appendices, *Traffic Impact Report*).

2. SOUTHWEST AREA COMMUNITY PLAN (SWAP)

At the time of Draft Specific Plan preparation, the City of Murrieta's General Plan was not yet approved. Initially, the City of Murrieta utilized the Riverside County SWAP guidelines as an advisory tool for development, along with interim draft goals and policies set forth by the General Plan Advisory Committee. The Murrieta Hills Specific Plan has been written pursuant to the City's draft General Plan goals, and does not reflect the SWAP designated land uses.

G. PROJECTS REQUIRED TO BE CONSISTENT WITH THIS PLAN

Adoption of the Murrieta Hills Specific Plan and Zoning Ordinance by the City Council will establish the official development policy of the City of Murrieta for Murrieta Hills. All future discretionary permits such as development plot plan, parcel or tract subdivision maps, and conditional use permits will need to be consistent with the Murrieta Hills Specific Plan to be approved.

The development of the property shall be in accordance with the mandatory requirements of all City of Murrieta Ordinances or as amended by this Ordinance and State laws. It also shall conform substantially with this approved Specific Plan, as filed in the Office of the City of Murrieta Planning Department, unless otherwise amended. Where a conflict, if any, arises between this Specific Plan and a City Ordinance, this Specific Plan shall take precedence. Notwithstanding the foregoing, any conflict arising between a provision of this Specific Plan and a future ordinance adopted solely for the purposes of public health or safety shall be reviewed by the City Attorney and/or City Planning Director whose interpretation of the conflicting provisions shall take precedence.

H. SEVERABILITY CLAUSE

If any term, provision, covenant or condition of this Specific Plan shall be determined invalid, void or unenforceable, the remainder of this Specific Plan shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Specific Plan.

IV. EXISTING CONDITIONS

The following discussion of existing physical site characteristics is provided as a brief summary to the environmental analysis, which is located in the accompanying EIR. Figure 1-4, *Constraints Summary*, offers a graphic depiction of the mappable natural project constraints.

A. HISTORY

The 985-acre Murrieta Hills property consists of undeveloped land. Historically, portions of the property were used for dry-farming operations. Approximately 200 acres are presently being leased to Mr. Hercules Bouris for barley cultivation. A portion of Section 28 is currently leased by the Greer family, who utilize the property for horticultural purposes. Much of the plant material grown on-site within the Greer nursery is being contract-grown for future use by the Rose Hills Company.

Approximately 326.1 acres of Section 28 were formerly owned by Mr. Edward Wright. Remnants of the 1933 Wright Homestead still stand today. The main structure is a multi-room stone house located above the main drainage along the eastern border of Section 28. Other structures associated with the Wright Homestead include a stone well, two stone water troughs, a barbecue, a tile floor or platform and a rectangular, roof structure.

B. LAND USE AND ZONING

The Murrieta Hills property is located in a sparsely developed area, surrounded by scattered rural residences and vacant land, as shown on Figure 1-2, *Aerial Photograph.* However, in recent years the County of Riverside has approved a number of Specific Plans in the area and several more are presently in the planning or processing stages. Within the City of Murrieta, numerous existing or approved Specific Plans lie to the south of the project, adjacent to I-215 and Clinton Keith Road. This large block of Specific Plan development includes California Oaks, Rancho Las Brisas, Rancho Acacia, Alta Murrieta, Murrieta Hot Springs, Murrieta Springs Mall, Warm Springs and Winchester Mesa. Proposed Specific Plans within and near the City of Murrieta and in close proximity to the project site include Greer Ranch, the Hamilton property, Murrieta Highlands and Golden City. To the northeast and west of the subject property, many existing and proposed Specific Plans lie within Riverside County's jurisdiction, including Menifee, Countryside, Audie Murphy Ranch, Menifee Ranch, Menifee Estates and the Farm. Development of the Murrieta Hills Specific Plan will fit within a logical and orderly development pattern of growth reflecting the surrounding urbanizing region.

The entire project site is zoned Rural Residential (R-R) and is generally surrounded by areas with the R-R designation as well. The Murrieta Hills Specific Plan will create site-specific zoning standards for the property, as presented in Chapter 2, *Specific Plan Zoning Ordinance*, of this document.

C. STREETS AND HIGHWAYS

The project site is located west of I-215 freeway, south of Scott Road and north of Clinton Keith Road in the City of Murrieta. Relatively low traffic generation is currently occurring within the immediate project vicinity. Existing roads adjacent to the project site include: Zeiders Road, a north-south directional, two-lane street, which dead-ends at the project's north boundary; Keller Road, an east-west

directional, two-lane dirt road, which parallels the property's north boundary line; Antelope Road, a two-lane, north-south freeway frontage road east of I-215; and Scenic View Road, a two-lane, north-south freeway frontage road adjacent to the project's east boundary. Scenic View Road is partially paved, then transitions into a private, gate-accessed dirt road, which provides access to the Greer property immediately south of the subject site.

D. PROPERTY OWNERSHIP

The Murrieta Hills property is owned in its entirety by Murrieta Hills, Inc. The property was purchased by Murrieta Hills, Inc. over a period of three years from four different property owners as follows:

- Albright Property - 621.9 acres, purchased December, 1986.
- Kratz Property - 7.3 acres, purchased February, 1988.
- Edwards Property - 11.5 acres, purchased July, 1988.
- Wright Property - 326.1 acres, purchased (exercised option) August, 1989.

E. INFRASTRUCTURE

1. EXISTING UTILITIES

a. WATER

There are currently limited existing water facilities adjacent to the Murrieta Hills project site. The existing Eastern Municipal Water District (EMWD) potable system is comprised of the following: a 12-inch water main in Keller Road; the Daily Tank, having a 210,000 gallon capacity; and a pump station, with a maximum pumping capacity of 986 gallons per minute (GPM).

b. SEWER

No existing gravity sewer facilities are located near the proposed project. The nearest existing sewer facilities are sited approximately 3.5 miles south of the proposed site near the Adobe Springs Assessment District. The nearest Sun City and Warm Springs facilities are located 4 miles north and 4.5 miles southeasterly of the site.

c. OTHER UTILITIES

Southern California Edison, GTE and the Gas Company will provide Murrieta Hills with electricity, telephone and gas services. Currently, none of these services exist on-site.

2. EASEMENTS

Existing easements identified on the Murrieta Hills property include the following:

- A centerline of 10-foot wide easement for road purposes, extending from Scenic View Road southwesterly to a location off-site.
- A 60-foot wide easement for road purposes located along the westerly project boundary.
- A 30-foot wide easement for street and public utility purposes located along the westerly and northwesterly project boundaries.
- A 60-foot wide easement for street and public utility purposes, extending from the far westerly project boundary, east for approximately 135 feet.
- Parcels 1, 2 and 3 of easements for drainage purposes, located in the northeasterly corner of the property adjacent to Keller Road and Scenic View Road.
- Murrieta Hills land use plan responds to these easements, and actions will be taken to accommodate, relocate or abandon the easements when development commences. The above easements are mapped and provided on Figure 3.8.2 in the accompanying EIR.

F. NATURAL RESOURCES

1. TOPOGRAPHY/SLOPE ANALYSIS

Topographically, the Murrieta Hills property ranges from moderate to steep slopes, as shown in Figure 1-5, *Slope Analysis*. Elevations on-site range from a low of approximately 1,600 feet above Mean Sea Level (MSL) to a high of approximately 2,300 feet above MSL. The elevation difference occurs over a distance of approximately one mile from the lowest point in the northeasterly corner of the site to the highest point in the southwesterly corner. The project site has a number of topographical features that offer natural aesthetic value. The accompanying EIR, Landform/Visual Resources Section, describes the various topographical features in detail.

The Murrieta Hills Land Use Plan responds to the site's natural topography by emphasizing proposed development in areas where previous disturbance has occurred, and by preserving major landforms containing slopes greater than 25% in open space. The large rock outcroppings on-site will become a focal point within the community.

2. SOILS

There are 11 soil types on the property, with Cajalco fine sandy loam the dominant soil type and Cieneba rocky sandy loam the second most prevalent. The remaining soil types are clustered into two main groups; one group consists of soils from the Las Posas series, and the other from the Cajalco series, with small intrusions from the Auld series and the Honcut series.

Cajalco fine sandy loam is a well drained soil located on most of the hills and steeper slopes of the project site. Cieneba rocky sandy loam consists of somewhat excessively drained soils on uplands, and occurs along the extreme eastern slope of the property. The other Cajalco soils, also fine sandy loams, are found at the mouth of the central drainage on-site, between Keller Road and the Scenic View Drive. The Las Posas series soils are well drained loam soils that form the base of the central valley area of the site.

3. GEOLOGY

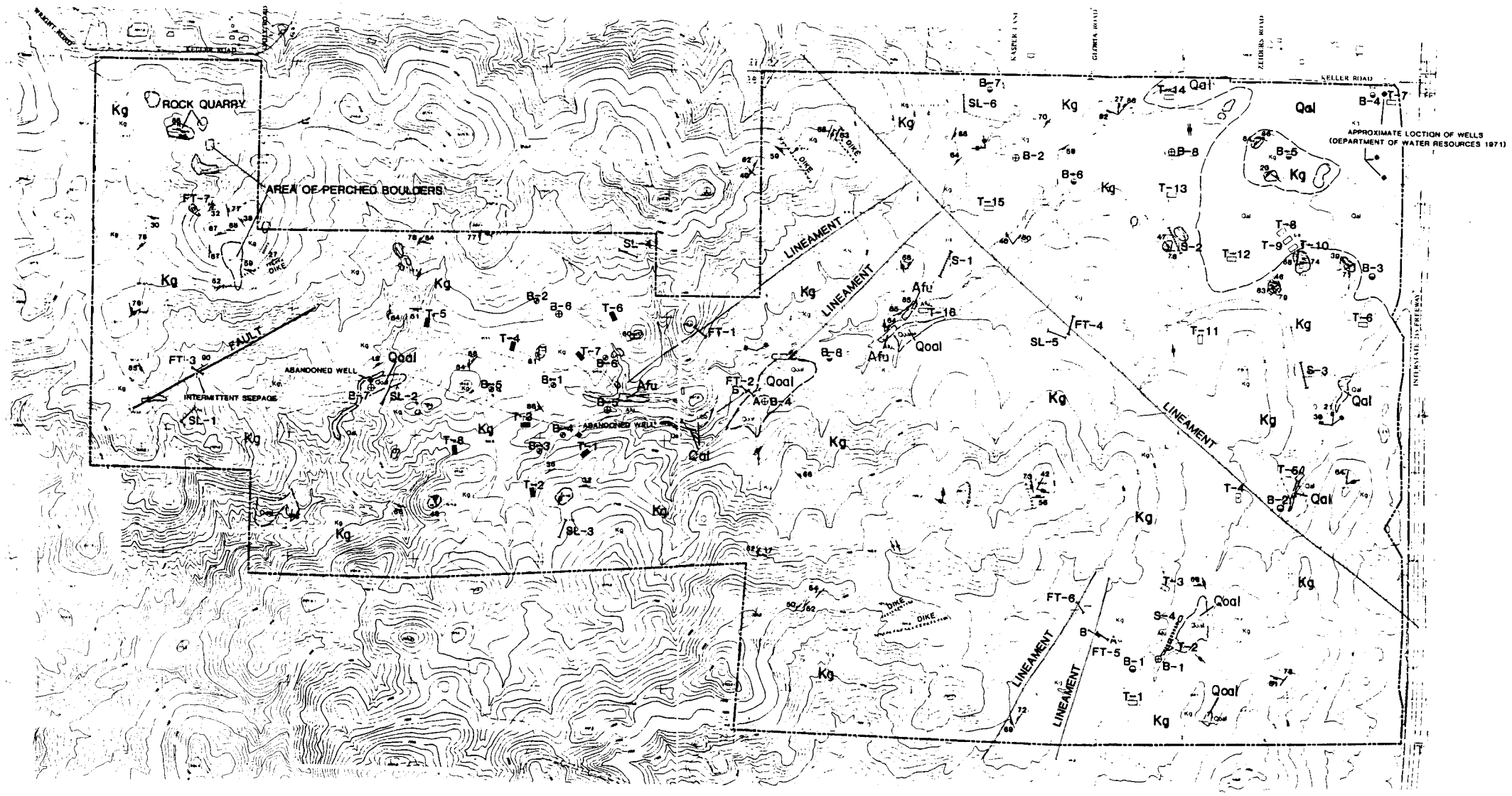
A preliminary geotechnical investigation of the Murrieta Hills property was conducted by Leighton and Associates to evaluate the general engineering characteristics of the underlying soils and to determine the existing geologic and seismic conditions. Geologic formations are mapped on Figure 1-6, *Geotechnical Map*.

Murrieta Hills is located along the Perris Block, an eroded mass of cretaceous and older crystalline rock, within the peninsular range geomorphic province. The Perris Block is bordered by the San Jacinto, Elsinore-Whittier and Cucamonga fault zones comprising the northeast, southwest and northwest borders respectfully. Locally, the project site lies within the Paloma Valley Ring Complex, a series of nearly vertical granitic ring dikes. Alluvial deposits overlie most of the granitic bedrock, which is otherwise exposed at the surface.

Results of the field investigation revealed several earth materials existing on-site: Artificial Fill (af), Alluvium (Qal and Qoal) and Granitic Bedrock (Kgr). The areas on-site designated Artificial Fill (af) generally exist along the two dirt access roads where they cross ravines and swales. Areas designated Alluvium (Qal) are generally confined to the drainage courses and the low-lying northeasterly portion of the site. Areas designated Older Alluvium (Qoal) cover the two elongated southwest-northeast trending valleys traversing the site. Areas of Alluvium with underlying Granitic Bedrock (Kgr) are located in the northeastern, southwestern and central portions. In the northwestern portion, granitic bedrock was observed at varying depths to be a highly weathered, fine to coarse grained granodiorite that is well decomposed. Along the southwestern and central areas, granitic bedrock becomes a moderately weathered, moderately decomposed, fine to medium grained 6 gabbro with a moderately spaced fracture and joint system.

The proposed Murrieta Hills Specific Plan is considered feasible from a geologic and geotechnical engineering standpoint. However, there are geotechnical conditions which may be constraints to site development and will require special attention during future planning and construction. Although the majority of the proposed development occurs in areas where granitic bedrock is the basement complex unit, it has been determined that all earth materials on-site appear to be consistently rippable to depths of 17 to 29 feet. Some locations on-site are rippable to depths of 40 to 46 feet with the use of heavy-duty grading equipment. As a result of these geologic conditions, the project has been designed in a manner that requires excavation (cut) ranging in depth from approximately 10 to 40 feet. Grading of the project site is intended to be tailored to the existing topography and typically maintains significant landforms. According to the project engineer, grading will balance on-site with approximately 3.8 million cy of cut and 3.8 million cy of fill, with an estimated 10% shrinkage rate. On-site soils possess a low potential for expansion.

GEOTECHNICAL MAP



LEGEND

EARTH UNITS

afu	UNDOCUMENTED ARTIFICAL FILL
Qal	RECENT ALLUVIUM
Qoal	QUATERNARY OLDER ALLUVIUM
Kg	CRETACEOUS GRANITIC BEDROCK

LEGEND

SYMBOLS

- APPROXIMATE LOCATION OF GEOLOGIC CONTACT
- APPROXIMATE LOCATION OF FAULT
- APPROXIMATE LOCATION OF AIR PHOTO LINEAMENT
- S-4 APPROXIMATE LOCATION OF SEISMIC REFRACTION LINE (LEIGHTON & ASSOC. 1987,B)
- SL-6 APPROXIMATE LOCATION OF SEISMIC REFRACTION LINE (THIS INVESTIGATION)
- VERTICAL JOINT ATTITUDE
- 65 JOINT ATTITUDE SHOWING DIP
- 80 FOLIATION ATTITUDE SHOWING DIP
- VERTICAL FOLIATION ATTITUDE
- 90 FAULT SHOWING DIP

SYMBOLS (CONTINUED)

- 30 ATTITUDE OF CONJUGATE JOINT SETS SHOWING DIP
- SURFICIAL FAILURE
- T-16 APPROXIMATE LOCATION OF TRENCH EXCAVATION (LEIGHTON & ASSOC. 1987,B)
- T-8 APPROXIMATE LOCATION OF TRENCH EXCAVATION (LEIGHTON & ASSOC. 1987,C)
- FT-7 APPROXIMATE LOCATION OF FAULT TRENCH
- B-8 APPROXIMATE BORING LOCATION (LEIGHTON & ASSOC. 1987,B)
- B-6 APPROXIMATE BORING LOCATION (LEIGHTON & ASSOC. 1987,C)
- B-8 APPROXIMATE BORING LOCATION (THIS INVESTIGATION)
- GRANITIC OUTCROP
- MAJOR ROCK OUTCROP
- XXXXXXXX APPROXIMATE LOCATION OF DIKE
- APPROXIMATE LOCATION OF GROUND WATE SEEPAGE
- 32 CONTACT SHOWING DIP

SOURCE : LEIGHTON & ASSOCIATES

Murrieta Hills is not located within the boundaries of the California Special Studies Zone. However, there are several active or potentially active faults within Southern California that could affect the site in terms of ground shaking. Of these, the San Andreas, San Jacinto and the Elsinore-Whittier fault zones are the most prominent due to their relatively high seismic potential and proximity. A detailed seismifaction study has been conducted for the project site, which further examines the possibility of any distinct lineations in granitic rocks exposed at the property. This report is included in the EIR Technical Appendices, *Geotechnical Investigation.*

4. HYDROLOGY

Murrieta Hills is located in Section 27 and a portion of Section 28, T6S, R3W, SBM, in Riverside County California.

The Murrieta Hills property consists of the upper reaches of three natural drainage basins, Warm Springs, Paloma Valley and Murrieta Valley. The majority of the site is situated in the Paloma Valley drainage basin. Areas of the project tributary to this basin are the northwesterly half of Section 27 and the east half of the project located in Section 28. The southeasterly portion of Section 27 is tributary to Warm Springs drainage basin. The remaining portion of the site, the west half of Section 28, is located in the Murrieta Valley drainage basin. The largest basin (Paloma Valley Basin) drainage flows through the site in a northeasterly direction. The computed 100-year, 1-hour storm peak for this basin is 723.2 cfs leaving the property at Keller Road. Runoff in the second major basin (Warm Springs Basin) flows through the site in an easterly and northeasterly direction. To accommodate both directions of stormwater runoff in this basin, the 100-year, 1-hour storm peak for this basin was computed at two separate locations along the eastern project boundary; estimated peak runoff consists of 362.0 cfs and 187.5 cfs, respectively. Runoff in the third major basin (Murrieta Valley Basin) flows in a southwesterly direction. The 100-year, 1-hour storm peak for this basin is 342 cfs leaving the southwest corner of the property.

5. BIOLOGY

A biological assessment of the Murrieta Hills project site was prepared by LSA Associates, Inc. (LSA). Four major plant communities are identified on the property, with a fifth community composed primarily of rock outcrops and a sixth community composed of disturbed habitats, which include active agricultural areas. The four plant communities include annual grasslands, coastal sage scrub, chamisal chaparral and oak woodland, their locations are depicted on Figure 1-7, *Biology Map.*

Due to the diversity and extent of habitats on-site, a significant amount of wildlife activity occurs. The major plant communities support a variety of wildlife, both threatened and non-threatened. A complete list of wildlife habitat associated with each plant community is presented in the EIR Technical Appendices, *Biological Assessment.*

Biological resources of special concern include the Stephens kangaroo rat (SKR), California gnatcatcher, oak woodland and riparian community. Development of the level portions of the site associated with project development may result in reduction of individual SKR and the habitat. The gnatcatcher may be potentially impacted by the loss of chamise chaparral, a secondary habitat; however, the habitat on-site is of poor quality. Other species sensitive to the loss of coastal sage scrub, chaparral and rock outcrops

include the Orange throated whiptail and the San Diego horned lizard. In addition, project development will result in a loss of nesting and foraging habitat for sensitive bird and animal species, however, this loss is not considered to be locally significant.

Implementation of the recommended mitigation measures identified in the *Biological Assessment* will mitigate many of the adverse impacts to biological resources due to the proposed project development. The combination of on-site preservation or replacement of natural open space mitigates most of the project impacts to below a level of significance.

Intermittent drainages (i.e., blueline streams) traverse the property as shown on the *Constraints Summary*. Existing drainages on-site are subject to consideration as important resources under the jurisdiction of both the Army Corps of Engineers (Corps) and the California Department of Fish and Game (CDFG). Because the project may result in modification to these drainages, it may be subject to review by these agencies. More detail regarding the Corps and CDFG's notification and permit process is provided in the accompanying EIR.

6. CULTURAL RESOURCES

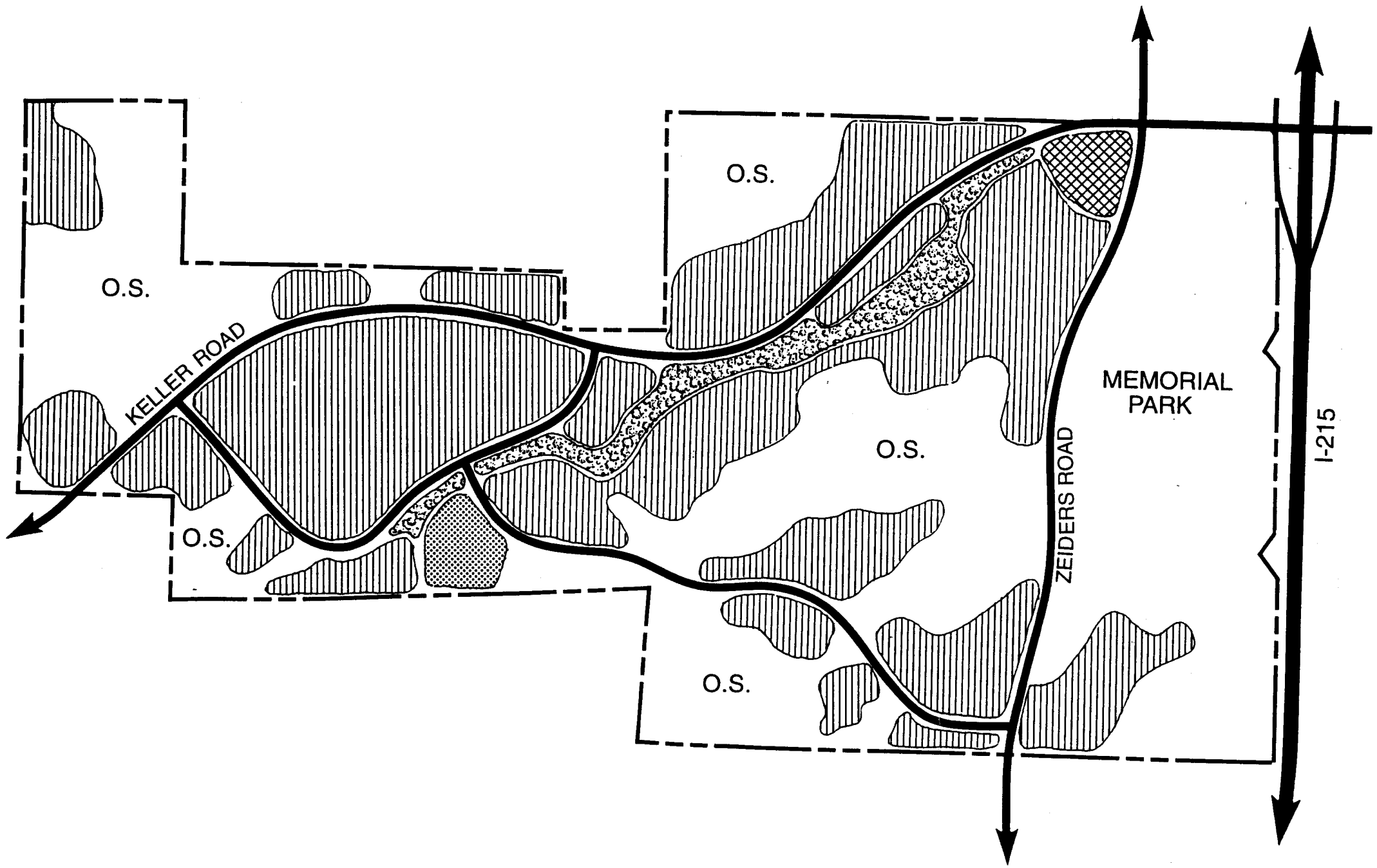
A Cultural Resource Assessment of the Murrieta Hills project site was conducted by LSA Associates, Inc. The assessment included a review of historical and archaeological literature, maps, and records pertaining to the project area, an intensive pedestrian survey of those portions of the project not already surveyed for cultural resources, and field checks of the six previously recorded prehistoric sites within the project. The study identified two previously unrecorded isolated prehistoric artifacts and several potentially historic structures on-site.

Previous archaeological investigations and recorded sites on the property indicate that six prehistoric sites were documented on the eastern half of the property. Three of these sites are milling stations consisting of grinding slicks and bedrock mortars, two are habitation sites with associated bedrock milling features and one is a rock shelter site.

Specific archaeological location and information contained in the Cultural Resource Assessment is not for general public view. Archaeological site locations must remain confidential in order to maintain the integrity of the sites. Such confidentiality is essential for the preservation of these non-renewable resources.

The cultural resources located on the Murrieta Hills property will be subject to both direct impacts resulting from road and building construction, and secondary impacts due to increased pedestrian and vehicular traffic. Recommended mitigation measures (see Technical Appendices, *Cultural Resource Assessment*) will be implemented to reduce direct impacts to the most significant sites and also to address secondary impacts.

OVERALL COMMUNITY DESIGN



LEGEND

- RESIDENTIAL
- COMMERCIAL
- SCHOOL
- LINEAR PARK / RIPARIAN
- O.S. — OPEN SPACE
- MAJOR PROJECT ROADS
- FREEWAY (I-215)

V. COMMUNITY DEVELOPMENT CONCEPT

A. OVERALL COMMUNITY DESIGN

The *Overall Community Design Concept* is illustrated on Figure 1-8. As shown, the Murrieta Hills community will consist of a mix of residential neighborhoods, natural open space and a school site with a linear park/riparian corridor as the community core. The eastern portion of the property is devoted to use as a memorial park.

All aspects of the Murrieta Hills Specific Plan shall be subject to full design review including architecture, site planning, landscaping, signage, grading, land use and zoning review. These guidelines are intended as a guide for development of the site and will ensure the City of Murrieta and the master developer that the project will develop with uses consistent with project design themes and maintain the overall community character.

B. MASTER LANDSCAPE PLAN

1. LANDSCAPING PLAN DESCRIPTIONS

As illustrated on Figure 1-9, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity and character. This section of the Specific Plan provides a general description of and development standards for the landscaping concept. Detailed landscaping information is provided in Chapter 3, *Community Design Manual*.

Entry monumentation will provide initial project identification and will be visible upon approaching the site. The Memorial Park identification and entry treatment at the project's northeast boundary will be visually identifiable by motorists driving on I-215 and Keller Road. Within the site, entry monumentation will be present at key intersections. Monumentation will be developed in a hierarchical format from Major Community and Memorial Park entries, to Neighborhood entries, which provide identification for the community as a whole and for each planning area.

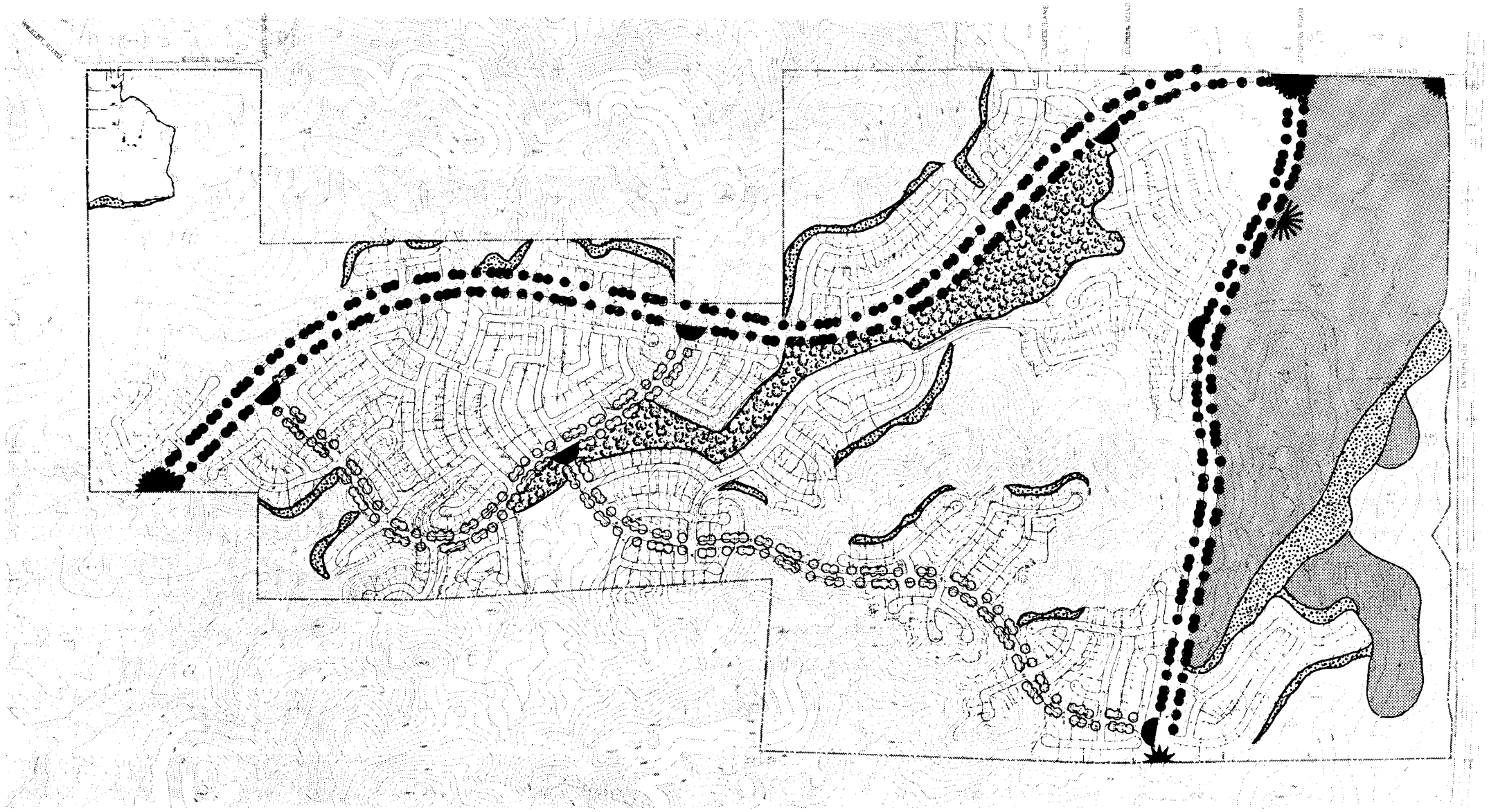
Landscaping within the project will articulate community design elements at the commercial center, linear park, and elementary school. Residential enclaves will be distinguished by varied planting themes. Landscaping will be used to identify the street system hierarchy, from major roads to collector roads, thus creating defined landscaped corridors. This shall be accomplished by careful consideration of the relationship between the street and plant material's characteristics, including size, form, texture and color. Roadway landscape treatments will be designed to enhance the natural and developed environment.

2. LANDSCAPING PLAN DEVELOPMENT STANDARDS

a. All detailed landscaping programs for planning areas and roadways will be prepared by a qualified landscape architect for review by City staff.

b. Project entry statements have been designed with landscaping and architectural treatments that project a high quality image for mixed-use development.

CONCEPTUAL LANDSCAPE PLAN



LEGEND

- MAJOR PROJECT STREET LANDSCAPE TREATMENT
- MINOR PROJECT STREET LANDSCAPE TREATMENT
- MAJOR PROJECT ENTRY LANDSCAPE FEATURE
- SECONDARY PROJECT ENTRY LANDSCAPE FEATURE
- NEIGHBORHOOD ENTRY LANDSCAPE FEATURE
- DEVELOPED AREA
- MEMORIAL PARK ENTRY LANDSCAPE FEATURE
- MEMORIAL PARK MANICURED LANDSCAPE TREATMENT
- RIPARIAN CORRIDOR / LINEAR PARK
- NATURALIZED LANDSCAPE TREATMENT
- NATURAL OPEN SPACE

c. The landscaping design for the site will include trees, shrubs and ground cover compatible with existing on-site vegetation, where feasible.

d. Special treatment areas will be designed to provide definition to certain planning areas as identified in Chapter 3, *Community Design Manual.*

e. Some entrance roads into the Murrieta Hills project will have planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme will include elements such as tree clustering to reinforce the project theme and character.

f. Planted raised medians may be established within any roadway right-of-way as long as access and safety criteria approved by the Murrieta City Engineer can be met.

g. Prior to issuance of building permits in any subdivision, improvement plans for the respective landscaped areas shall be submitted to the City Planning Department for approval. The improvement plans shall include, but not be limited to the following:

   1) Final grading plan.

   2) Irrigation plans certified by a landscape architect.

   3) A landscaping plan with seed mixes for mulching and staking methods; locations, type, size and quantity or plantings.

   4) A hardscaping plan with location, type and quantity of potential recreational amenities/facilities (for townhome planning area).

   5) Wall/fence treatment plans.

   6) Special treatment/buffer area treatment plans.

h. The applicant and/or developer shall be responsible for maintenance and upkeep of all slope planting, common landscaped areas and irrigation systems until such time as these operations are the responsibility of the City's CSD or other entity.

i. Development applications which incorporate developed open space areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or equestrian).

j. At the time of recordation of any tentative subdivision which contains common greenbelt or open space areas, the subdivision shall have those common areas conveyed to the City's CSD (the master maintenance organization).

k. The landscaping plan shall reflect the following water conservation methods, whenever possible: landscape with low water-use plants; group plants of similar water use to reduce

over-irrigation of low water-use plants; use mulch extensively, as mulch improves the water-holding capacity of the soil by reducing evaporation and maximizing water reaching the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems may be used as appropriate to increase irrigation efficiency.

l. The common open space irrigation system shall be designed to accommodate the future use of reclaimed water when made reasonably available by the water district.

m. Common areas identified in the Specific Plan shall be owned and maintained as follows:

1) 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 (including those in commercial areas). Acceptance of ownership by the City's CSD, a public park and open space maintenance organization, shall satisfy this condition.

2) Unless otherwise provided for in these standards, common areas shall be conveyed to the City's CSD as implementing development is approved or as any subdivision is recorded.

C. LANDFORM GRADING PLAN

1. GRADING PLAN DESCRIPTION

The Murrieta Hills Specific Plan grading is tailored to the existing topography of the project site. It is intended that the proposed plan be sensitive to and reflect natural landforms. (See Figure 1-10, *Grading Concept*). Many of the site's scenic natural resources, including steep hillsides, rugged peaks and ridgelines, rock outcroppings, oak woodlands and riparian habitat are preserved in natural open space, or incorporated into the development area landscape. Figure 11 illustrates examples of contour grading techniques which can be utilized to soften the appearance of manufactured slopes.

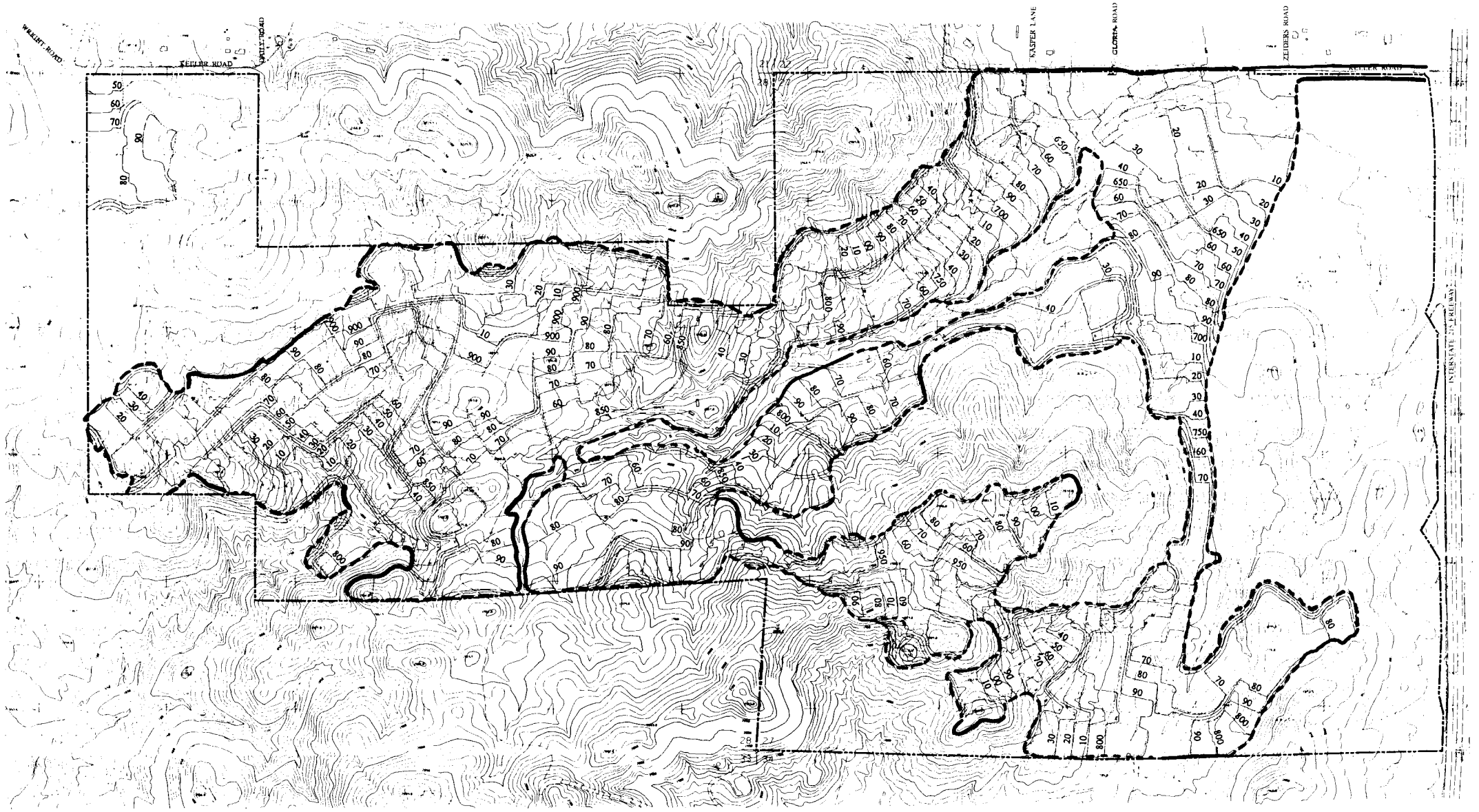
According to an earthwork quantity take-off conducted by the project engineer, it appears that the project site grading will balance and will not require import or export of materials. Based on the Grading Concept, a total of 3.9 million cubic yards of material will be moved (estimated shrinkage rate is 10%). This figure may vary as final grading plans are developed for each Planning Area. As discussed in the Technical Appendices, *Engineering Report*, the proposed grading scheme also establishes a basis for appropriate treatment of on-site and off-site drainage requirements, and accommodates a street system that meets City of Murrieta standards for acceptable minimum street grades. A conceptual grading plan for the memorial park shall be provided in the CUP application.

2. GRADING PLAN DEVELOPMENT STANDARDS

a. All grading activities shall be in substantial conformance with the overall *Grading Concept* (Figure 1-10), and shall implement any grading-related mitigation measures outlined in the EIR.

b. A preliminary Grading Plan shall be submitted for Planning Department approval at the tentative tract map and plot plan stages of development for the portion of the property in process. The preliminary Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include: techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (November through April), and preliminary pad and roadway elevations. Final Grading Plans shall be submitted for Planning Department approval prior to issuance of building permits.

GRADING CONCEPT



LEGEND

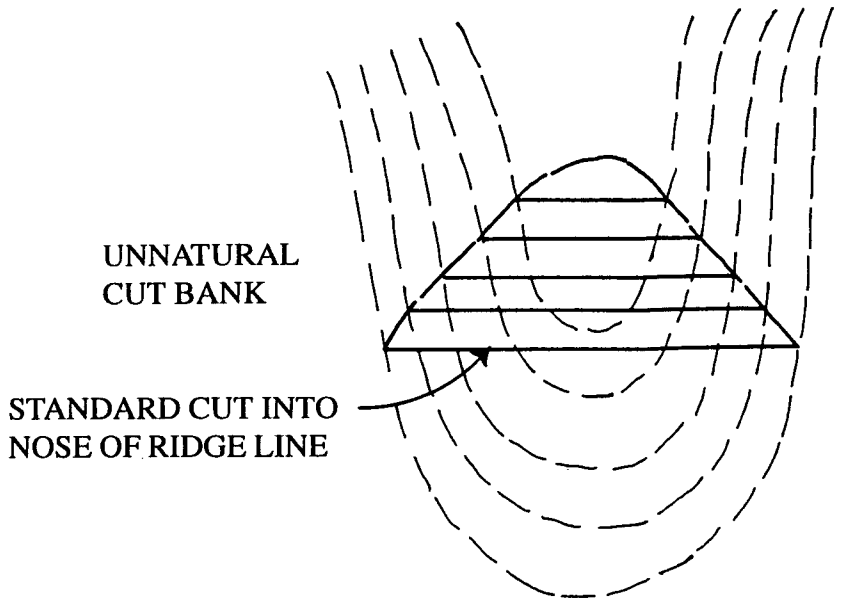
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EDGE OF GRADED PAD
- EDGE OF MANUFACTURED SLOPE

EARTHWORK

3.9 MILLION CY - CUT
3.9 MILLION CY - FILL

CONTOUR GRADING TECHNIQUES

AVOID



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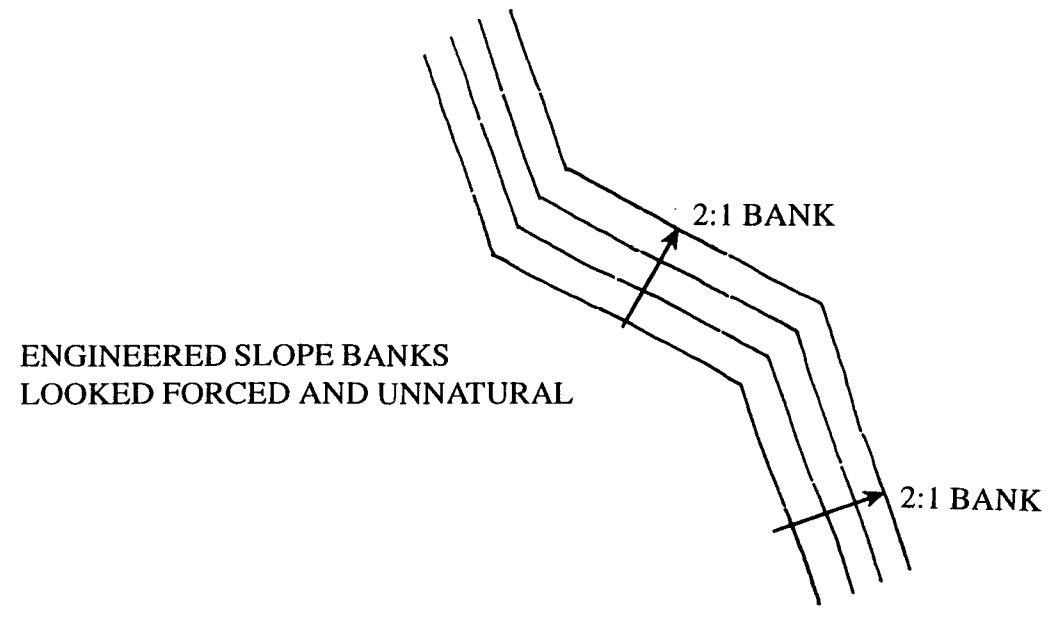

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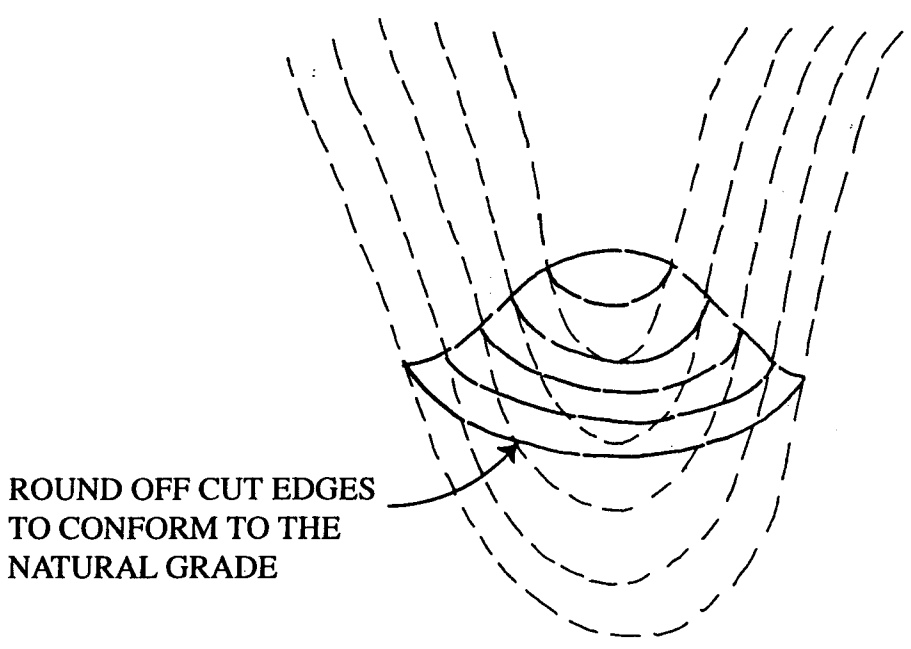

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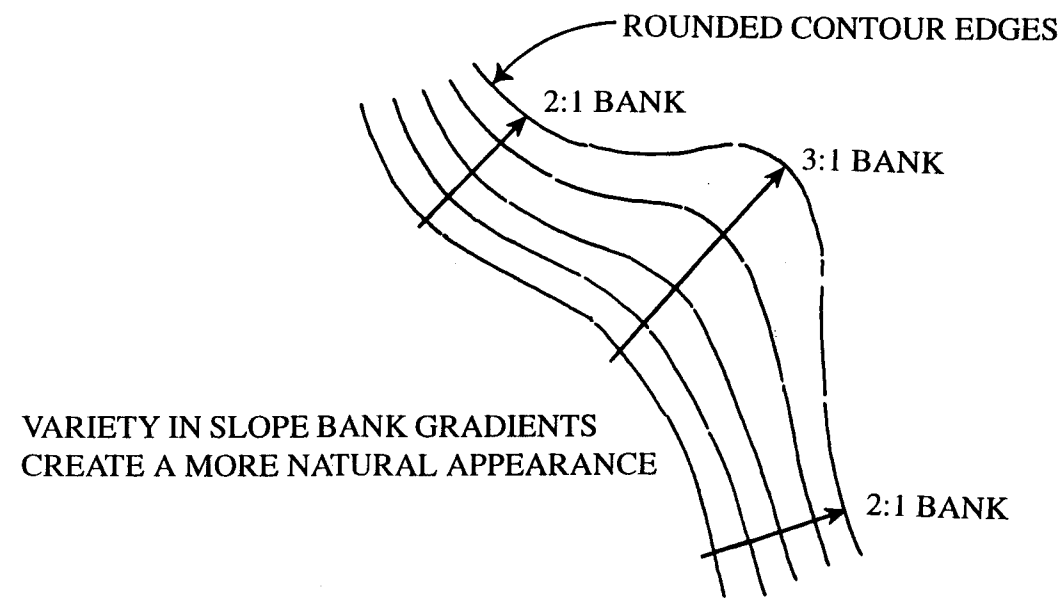


c. All streets shall have a gradient not exceeding 16%.

d. A conceptual grading plan for the memorial park shall be provided in the CUP application.

e. Graded slopes shall be landscaped to minimize visual impacts to surrounding areas.

f. The overall slope, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.

g. The toes and tops of all slopes higher than twenty feet (20') shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.

h. Cut or fill slopes exceeding one hundred feet (100') in horizontal length, if any, shall be graded to meander the toe and top of the slope.

i. Slopes exceeding ten feet (10') in vertical height shall be hydromulched, prior to final acceptance.

j. Prior to initial grading activities, a soils report and geotechnical study shall be performed to further analyze on-site soil conditions and slope stability and shall include appropriate measures to control erosion and dust. (See *Preliminary Geotechnical Investigations* in the EIR Technical Appendices.)

k. Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas adjacent to I-215, Keller Road and Zeiders Road.

l. Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.

m. Slopes steeper than 2:1 and higher than ten feet (10') are allowed provided they are recommended to be safe in a slope stability report prepared by a soils engineer and/or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control. The City's Grading Manual will be observed regarding setback requirements with regard to slopes.

n. Where cut and fill slopes are created higher than ten feet (10'), landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval.

o. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.

p. Angular forms shall be discouraged where slopes tie into natural landforms. The graded form shall reflect natural terrain, where possible.

q. Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control materials or concrete.

r. Unless otherwise approved by the City of Murrieta, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.

s. A grading permit shall be obtained from the City of Murrieta, as required by the City Grading Manual, prior to grading.

t. Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.

u. All project grading shall be in conformance with the City of Murrieta's Department of Public Works Grading Manual, Resolution No. 93-206.

D. AIR QUALITY IMPROVEMENT PLAN

The project area is located in the South Coast Air Basin (SCAB), and jurisdictionally, it is the responsibility of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB) to regulate it. SCAQMD, in coordination with the Southern California Association of Governments (SCAG), have adopted the 1991 Air Quality Management Plan (AQMP) which is the current framework for achieving attainment of federal and state air quality standards in the SCAB.

The 1991 AQMP is complementary to two other planning documents developed by SCAG: the Growth Management Plan (GMP) and the Regional Mobility Plan (RMP). The GMP presents policies that focus on measures to reduce the number and length of automobile trips. The GMP encourages providing housing opportunities in job rich subregions and in close proximity to employment centers. Recommended transportation improvements focus on implementation of the RMP, which includes infrastructure improvements, bus systems expansion and traffic pattern optimization.

The project shall comply with all AQMP control measures applicable to the proposed project. The City of Murrieta's Draft General Plan Air Quality section provides goals aimed at improving air quality.

- **Goal:** *Reduce particulate matter and fugitive dust emissions.*

  The project complies with this goal by:

  1) Ensuring that trucks hauling construction materials be covered to minimize material loss.

  2) Submitting a dust control plan to the City for approval prior to the issuance of grading permits.

  3) Discontinuing construction and grading during second stage smog alerts and in winds in excess of 25 mph.

4) At the time of Plot Plan and/or Tract Map review, the project applicant shall provide evidence to the Planning Director that all appropriate SCAQMD rules and regulations have been incorporated into the project design or a permit has been issued by the SCAQMD.

E. WATER CONSERVATION PLAN

The Murrieta Hills Specific Plan will adhere to sound conservation practices in regard to water and watersheds. The project water, reclaimed water and sewer facilities shall be designed in accordance with specifications of Eastern Municipal Water District (EMWD), and will be installed to the requirements of the EMWD. Reclaimed water will be used when it becomes reasonably available for irrigation of the memorial park.

Because water is a precious resource in Southern California, Murrieta Hills will promote water conservation practices through the use of water efficient landscaping, wise use of turf areas and appropriate use of irrigation technology and management. Murrieta Hills shall comply with City Ordinance No. 84-93, Water Efficient Landscape Requirements.

F. TRANSPORTATION DEMAND MANAGEMENT/CONGESTION MANAGEMENT

Transportation Demand Management (TDM) strategies involve measures which are intended to reduce vehicle trip generation or influence when vehicle trips are made. The Murrieta Hills Specific Plan encourages reduced vehicle trips by the following measures:

- At the time of Plot Plan and/or Tract Map review, the applicant will submit to the City of Murrieta Planning Director a plan for transit improvements, which may include bus shelters, benches and bus stop pedestrian access to facilitate transit usage by project residents and patrons at the commercial center.

- Prior to issuance of the first Certificate of Occupancy, the applicant for any residential development within the Specific Plan shall provide evidence to the Planning Director for review and approval that information encouraging future residents to utilize public transportation, to participate in carpools and vanpools, and to utilize telecommuting by providing information on public transportation, carpool/vanpool information assistance and other trip reduction methods, is provided in homeowner's packets given to all new home purchasers.

- At the time of Plot Plan and/or Tract Map review, the applicant shall submit for review and approval by the Planning Director a plan that provides information on reducing vehicular trips. The plan should encourage a reduction of vehicular trips by including information regarding public transportation opportunities, and by providing bicycle racks and other trip reducing concepts. The applicant shall distribute the approved plan to all future retail tenants within the project.

In addition, the following transportation system management actions should be followed in determining the location of transit stops along planned transit routes in the community:

- As development in the area occurs, the Riverside Transit Agency (RTA) should consider expanding service in the area.

- The recommended bus turnouts and potential future bus stop locations, shown on Figure 3.9.16 of the accompanying Murrieta Hills EIR, should be implemented consistent with applicable bus turnout design standards.

- To encourage ridesharing/transit ridership and to reduce commute trip impacts on access routes to the I-215 Freeway, a portion of the commercial parking area should be designated for park-and-ride use on weekdays between the hours of 6:00 a.m. and 6:00 p.m.

A further discussion of Transportation Demand Management (TDM) can be found in the accompanying EIR, Transportation/Circulation Section.

VI. LAND USE PLANNING

A. OVERALL LAND USE PLAN

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, City Comprehensive General Plan goals and objectives, development phasing and local community goals have been fully examined and considered.

1. SPECIFIC LAND USE PLAN

a. PROJECT DESCRIPTION

Upon completion, Murrieta Hills will comprise a high-quality mix of memorial park, residential, community facility and non-residential land uses. The memorial park will function independently of the Murrieta Hills residential community. An entry statement will visually distinguish the memorial park from the remaining community. In keeping with the serene nature of a memorial park, the residential neighborhoods have been appropriately sited to minimize any potential disturbances to this peaceful sanctuary. Natural topographic relief and the placement of Zeiders Road form a physical, as well as visual separation between the memorial park and the proposed residences.

The residential product types will meet a broad market need in the urbanizing City of Murrieta and include single family detached and attached dwelling units on lot sizes ranging from a minimum of 4,000 SF to a maximum of 1/2 acre+. Affordable housing products will be available in the form of duplexes and smaller lot sizes (4,000 and 5,000 SF), and will be primarily targeted for the first-time buyer or empty-nester. Larger lots, including 6,000 SF, 7,200 SF and 1/2 acre+ lots will accommodate the first-time and move-up homebuyer. At buildout, a maximum of 1,585 homes will be constructed on 362.6 acres of the total 985-acre site. Residential density will net approximately 4.4 DU/developable acre, while a low overall density of 1.6 DU/AC will be achieved. Figure 1-12A, *Specific Land Use Plan*, and Figure 1-12B, *Subdivision Illustration*, illustrates these proposed uses. It should be noted that Figure 1-12B is intended solely for illustrative purposes and no subdivision or other permit within the Specific Plan shall be required to be consistent with this Figure. Table 3, *Detailed Land Use Summary*, outlines the acreage and density for each planning area.

The community facilities/open space element features community-oriented uses which preserve many of the site's important natural resources. The project provides for educational and community recreational facilities. This is evidenced by the proposed 10-acre elementary school site and a 46.5-acre linear park/riparian corridor. A significant amount of open space is preserved within the project as an important community amenity, providing visual amenities and passive recreational opportunities for residents of all ages.

Non-residential land uses support the plan's residential and community facilities/open space elements. A 10-acre neighborhood commercial/office center is proposed as an integral part of Murrieta Hills. In keeping with the project's goals and objectives, new jobs will be accessible to

Table 3
DETAILED LAND USE SUMMARY

PLANNING AREA	LAND USE	ACREAGE	DENSITY RANGE* (DU/AC)	TARGET DENSITY	DWELLING UNITS
1	Memorial Park	184.0	--	--	--
2	5,000 SF	20.9	2-5	4.9	102
3	6,000 SF	32.3	2-5	3.8	122
4	5,000 SF	19.6	2-5	5.0	98
5	5,000 SF	8.6	2-5	4.9	42
6	Duplex	5.1	5-8	6.9	35
7	6,000 SF	22.4	2-5	4.1	92
8	Duplex	13.1	5-8	8.0	105
9	Elementary School	10.0	--	--	--
10	6,000 SF	6.4	2-5	4.0	26
11	7,200 SF	5.0	2-5	3.0	15
12	7,200 SF	7.3	2-5	3.0	22
13	Estate Lots (1/2 AC+)	12.7	0.4-2	1.3	16
14	7,200 SF	35.3	2-5	3.3	116
15	6,000 SF	32.6	2-5	4.3	142
16	7,200 SF	23.1	2-5	3.7	86
17	4,000 SF	8.9	5-8	7.0	62
18	7,200 SF	5.0	2-5	3.2	16
19	7,200 SF	8.2	2-5	3.0	25
20	6,000 SF	22.1	2-5	3.7	83
21	5,000 SF	19.5	2-5	4.8	93
22	Linear Park/Riparian Area	46.5	--	--	--
23	5,000 SF	13.1	2-5	4.6	60
24	5,000 SF	6.2	2-5	4.5	28
25	4,000 SF	35.2	5-8	5.6	199
26	Commercial	10.0	--	--	--
PLANNING AREA TOTALS		**613.1**	**--**	**4.4**	**1,585**
Major Roads		59.1			
Total Open Space • Natural Undisturbed Open Space • Manufactured Slopes Adjacent to Roadways • Manufactured Slopes Adjacent to Undisturbed Open Space		313.0 (288.3) (18.2) (6.5)			
PROJECT TOTAL		**985.2**		**1.6**	**1,585**

*NOTE: Density Range is broken down into the following categories: 1) 0.4-2 du/ac - *Low Density*; 2) 2-5 du/ac - *Medium Density*; and 3) 5-8 du/ac - *Medium High Density*.

the local community through the development of the commercial center, thus improving the region's jobs/housing balance. Approximately 59 acres of major north-south and east-west roadways will be constructed in conjunction with the non-residential element of the Specific Plan. Project roadways will be developed and landscaped in a manner that establishes a hierarchical network and visual continuity.

A detailed project description is provided below.

- **RESIDENTIAL**: Single family detached and attached residential density within the project will net approximately 4.4 dwelling units per developed acre (DU/AC). The Specific Plan was formulated based on the goal of providing a variety of product types and price ranges to promote a diverse community and to serve a wide variety of people and ways of living – young singles, elderly singles and couples, families with young children, young couples and large family households. The residential component of the plan accounts for 362.6 acres of the project site and contains 1,585 dwelling units. Single family detached lot sizes will range from a minimum of 4,000 square feet to a maximum of 1/2-acre+ estates, and are spread over three density ranges, *low* (0.4-2 DU/AC), *medium* (2-5 DU/AC) and *medium-high* (5-8 DU/AC). Attached single family units fall within the *medium-high* density category (5-8 DU/AC).

  - **Single Family Detached**:

    - ***1/2 Acre+ Estate Lots*** (1.3 DU/AC, low density) will consist of 16 dwelling units on 12.7 acres. These large lots are proposed for Planning Area 13, which is located in the northwest corner of the property. This planning area is accessible from existing off-site roadways, including Keller Road, Wright Road and Daily Road. Lot sizes in this planning area will generally conform with those of adjacent, off-site rural residences. Planning Area 13 will appeal to the move-up buyer seeking a larger, high quality, custom home in a rural atmosphere. These lots provide plenty of room for potential backyard recreation, such as equestrian facilities, tennis courts or swimming pools. Home sizes will typically be 2,000 square feet and larger.

    - ***7,200 Square Foot Lots*** (3.3 DU/AC, medium density) will consist of 280 dwelling units on a total of 83.9 acres. These units are proposed for Planning Areas 11, 12, 14, 16, 18 and 19, and are located in the western half of the property. The homes in these planning areas will primarily attract move-up buyers looking for a larger home. These homes will feature generous front and backyards for recreational purposes. Home sizes will typically range between 1,200 and 3,500 square feet.

    - ***6,000 Square Foot Lots*** (4.0 DU/AC, medium density) will consist of 465 dwelling units on a total of 115.8 acres. These units are proposed for Planning Areas 3, 7, 10, 15 and 20, and are primarily intended for the first-time or move-up homebuyer, seeking a medium-sized home and yard. Homes are expected to range in size from 1,100 to 3,000 square feet.

    - ***5,000 Square Foot Lots*** (4.8 DU/AC, medium density) will consist of 423 dwelling units on 87.9 acres. These units, proposed for Planning Areas 2, 4, 5, 21, 23 and

24, will meet the needs of first-time buyers and *"empty-nesters"*. These smaller homes will make efficient use of their lot size, leaving ample room for front and backyards. Homes are expected to range in size from 850 to 2,500 square feet.

- ***4,000 Square Foot Lots*** (5.9 DU/AC, medium-high density) will consist of 261 dwelling units on 44.1 acres. These units are proposed for Planning Areas 17 and 25, and are targeted for the first-time buyers, young families, *"empty-nesters"* and senior citizens. Front and backyard space will be reduced to accommodate those buyers seeking to minimize private lot maintenance. Future residents can take advantage of the passive and active recreational opportunities provided by the adjacent linear park. These homes will be the most affordable detached, single family residences within Murrieta Hills and are responsive to the City's General Plan housing affordability goals. Through their incorporation into the Murrieta Hills planned community, the 4,000 square foot lots offer an affordable housing opportunity without sacrificing livability or amenity. Future residents of these planning areas will benefit from the extensive open space, landscaping and recreational opportunities offered to residents of the project. Innovative site planning will be utilized in Planning Areas 17 and 25 to create a pleasing residential environment. Site planning techniques can include clustering, common courtyards, double reciprocal easements and patio home design. Home sizes will typically range between 850 to 2,500 square feet.

- **Single Family Attached**:

  - ***Single Family Attached*** (7.7 DU/AC, medium-high density) will consist of 140 dwelling units on a total of 18.2 acres. These attached units may consist of duplexes or some other attached product design, and are proposed for Planning Areas 6 and 8, located adjacent to the elementary school site and the linear park/riparian area. Offering a higher density, affordable, low maintenance housing alternative, the attached single family units are anticipated to attract first-time buyers, young families, *"empty-nesters"* and senior citizens. Young families will be convenienced by the adjacent elementary school and older adults will be able to take advantage of this low maintenance housing option and enjoy amenities of the linear park. Each dwelling unit will typically offer between 800 and 2,000 square feet of living space.

- **COMMUNITY FACILITIES/OPEN SPACE**: The Community Facilities/Open Space element of the Murrieta Hills Specific Plan features community-oriented uses as the focal point of the site plan. The memorial park, elementary school site, linear park/riparian corridor and natural open space provide a comprehensive amenity package, and respond to the community's desire for a broader range of public facilities.

  - **Memorial Park**: The 184-acre memorial park is proposed for Planning Area 1 and is located along the eastern project boundary, bounded by I-215, Keller Road and Zeiders Road. The memorial park will be used for cemetery purposes and will serve the current and future needs of Southwest Riverside County families. Principle access to the memorial park is provided just south of the intersection of Keller Road and Zeiders

Road. This main entrance will convey a grand entry statement signifying a sense of arrival. Additional access points are located further south along Zeiders Road, while Scenic View Road (an existing frontage road) provides interim tertiary and emergency access to the memorial park. In the future, Scenic View Road may be vacated to make room for a potential freeway on-ramp.

The memorial park's rolling green lawns, hillside gardens and chapels will be seen as a visual amenity, providing lush green open space along Interstate 215 and Zeiders Road. The memorial park will provide interment areas, non-interment areas and open areas within its boundaries. A memorial park master plan shall be prepared to illustrate the conceptual location and approximate acreage associated with each of the cemetery uses. The master plan and accompanying site design guidelines shall be included as part of a CUP application package to be submitted to the City and processed concurrently with this Specific Plan. Upon approval, the CUP will allow memorial park uses for the site in perpetuity. Flexibility in regards to phasing and memorial park development shall be built into the plan. Permitted and accessory memorial park uses are identified in Chapter 2, *Project Zoning Ordinance* of this document. For the purposes of this Specific Plan, the memorial park uses are defined as follows:

- ***Interment Area***: The majority of the memorial park's land will be used as a burial park for earth interments, mausoleums for vault or crypt interments and for columbaria for cinerary interments. Project water tanks, signage, temporary service yard, infrastructure and streets will be included in the interment areas.

- ***Non-Interment Area***: This land area is identified as the main entry drive and gardens, administrative area, mortuary/funeral home/flower shop, employee and visitor parking facilities, the permanent service yard/crematory and the multi-purpose activity area. It is anticipated that the multi-purpose activity area will feature organized community activities such as rose pruning demonstrations, lectures and educational seminars, community theater and other special events under the discretion of Rose Hills.

- ***Open Area***: Riparian areas and intermittent streams will not be used for burial purposes and shall be preserved as undisturbed open space. Limited road access will be allowed through these open space areas to service elevated internment areas.

- **Elementary School**: A 10-acre elementary school site is proposed for Murrieta Hills, within Planning Area 9. This school will be under the jurisdiction of the Menifee Union School District to serve local students enrolled in grades K through 6. Recreation equipment provided by the School District may include the following activities: playground equipment, basketball courts, softball fields and soccer fields. Recreational equipment and playfields located on school grounds may be available for public use at the discretion of the School District.

- **Linear Park/Riparian Corridor**: A 46.5-acre linear park is planned, within Planning Area 22. The park has been designed to preserve and enhance the existing riparian

corridor, which traverses the site in a southwest to northeast direction. A variety of oaks, sycamores and other riparian oriented plant material will be planted to embellish this important community amenity. Recreation enthusiasts of all ages will enjoy the many passive and active recreational opportunities afforded by the linear park. A meandering trail network will follow the corridor's edge, providing a combination of recreational uses such as horseback riding, jogging, walking and cycling. In addition, the linear park will contain flat areas of lawn suitable for picnicking, open play or informal ball games, and several mini parks with tot lots and picnic grounds. The linear park forms a lush green window to the residential element of the Murrieta Hills community, and provides a landscape buffer between the proposed residences and Keller Road. Detention ponds will be sited in or adjacent to the park to detain runoff flows so that the developed discharge will not exceed that of the historic undeveloped discharge. The proposed detention basins will serve a multi-purpose use; detaining runoff during storms and providing unfenced, open, turf play areas for passive or active recreation.

- **Open Space**: Nearly one-third, or approximately 313 acres of the project site is preserved in open space. The open space element provides for development that is environmentally sensitive and respects the existing topography and natural resources on-site. The open space area can be broken down into the three categories described below:

  - ***Natural Undisturbed Open Space***: Approximately 288.3 acres of natural undisturbed open space will be preserved in the Murrieta Hills community. Within this area, rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak woodlands and other significant biologic communities will be preserved in their natural state. Natural open space will be a tremendous asset to the community and form a pristine backdrop for the proposed memorial park, residences, commercial center and school. Brush management will be employed in areas where the natural open space interfaces with the proposed development. Through wet-zone plantings, thinning techniques and other fuel modification measures, fire hazards will be greatly reduced. A more detailed discussion regarding brush management is provided in Chapter 3, Section V, *Landscape Design.*

  - ***Manufactured Slopes Adjacent to Project Roadways***: This category includes approximately 18.2 acres of manufactured slopes built at varying heights to accommodate project roadway construction. These areas will employ the necessary erosion control methods and be revegetated in a manner that harmoniously blends with the roadway paseo landscape program.

  - ***Manufactured Slopes Adjacent to Undisturbed Open Space***: This category includes approximately 6.5 acres of manufactured slopes built at varying heights to accommodate primarily residential building pads. These areas will also employ the necessary erosion control and brush management methods, and will be landscaped in a manner that harmoniously blends with the existing undisturbed slopes.

- **NON-RESIDENTIAL USES**: Non-residential uses are planned to directly support the residential and community facilities/open space elements. A neighborhood commercial/office center and an efficient roadway network comprise the non-residential category as described below:

  - **Neighborhood Commercial/Office**: The Murrieta Hills Specific Plan enhances the jobs/housing balance by providing new permanent commercial/office and memorial park employment opportunities accessible to the local community. A variety of uses will be accommodated in the commercial/office center, including, but not limited to, grocery stores, retail shopping, banks, professional offices, child care, restaurants/fast food and other service-oriented uses. In addition, service commercial uses may complement the memorial park with uses such as flower shops, card and gift shops, mortuary and other related uses. The 10-acre commercial/office center planned for Planning Area 26 will be identifiable from I-215 and accessible via nearby freeway on- and off-ramps.

  - **Major Roads**: Major north-south and east-west roadways totalling 59.1 acres will be implemented in conjunction with the proposed Specific Plan. The City of Murrieta General Plan Circulation Element will adequately serve project traffic volumes. On-site traffic will be handled by an efficient hierarchical roadway system consisting of urban arterial, major, secondary, collector and local roads. Major intersections, project entries and areas of special interest are designed with accent landscape treatments and may be combined with architectural details such as project walls, signage or porticoes, in order to stimulate the senses while driving or passing by. Landscaped streetscenes will add continuity and bring a pedestrian scale to all of the major roads. Similarly, many of the major streetscenes incorporate roadway paseos, which consist of meandering sidewalks and greenbelts in a park-like setting. Landscape treatments along these roads will reflect a plant palette that complements the Murrieta area and is compatible with the mature stands of oak woodlands and riparian habitat.

b. LAND USE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the residential, memorial park, open space, recreational and non-residential uses proposed for Murrieta Hills, planning standards or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section VI.C., *Planning Area Development Standards*, will assist in accommodating the proposed development and provide adequate transitions between neighboring residential and non-residential uses.

In addition to these planning standards, project wide development standards also have been prepared which complement the conditions within each planning area. These project-wide development standards are as follows:

1) The total Specific Plan shall be developed with a maximum of 1,585 dwelling units on 985.2 acres, as illustrated on the Figures 1-2A & 1-12B). General permitted uses will include residential, memorial park, commercial, elementary school, open space and recreation, and circulation elements.

2) All outdoor project lighting shall be in accordance with Mt. Palomar Observatory standards.

3) 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 with this Specific Plan No. SPM-4 as filed in the office of the City of Murrieta Planning Department, unless otherwise amended.

4) Except as noted or defined within this Specific Plan or Zoning Ordinance (Chapter 2), portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for the development shall not be considered part of the adopted Specific Plan.

5) The proposed number of dwelling units contained in an implementing residential application may exceed the maximum expressed in such planning area by not more than 20% provided that an equal or greater number was unused in a previously approved application within another planning area.

6) Flag lots shall not be permitted except as approved by the Planning Director.

7) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian, bicycle and equestrian).

8) Passive solar techniques will be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate where possible, making sure that walls are properly insulated and installing simple heat storage systems.

9) Final development densities for each planning area shall not exceed those shown for each planning area by more than 20% and shall be determined through the appropriate development application up to the maximum density identified based upon, but not limited to, the following: a) Adequate availability of services; b) Adequate access and circulation; c) Sensitivity to landforms; and, d) Housing types and/or conservation or other opportunities.

10) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit construction or other development activity in such open space.

11) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual residential tract:

    a) Circulation for pedestrians, private and emergency vehicles and police patrols.
    b) Lighting of streets, walkways and bikeways.
    c) Visibility of doors and windows from the street and between buildings.
    d) Fencing height limits and allowed materials.

12) Prior to the recordation of any final map or issuance of any building permit within Specific Plan No. SPM-4, the first applicant or their successor-in-interest for a subdivision or building

permit within a planning area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

B. LAND USE REGULATION

This Specific Plan will be used by the City of Murrieta to guide and control land development throughout Murrieta Hills. Development of the site will be in accordance with the infrastructure plans, development standards and the Zoning Ordinance contained herein. Future Tract Maps and Plot Plans will be reviewed by the City relative to substantial conformance with this Specific Plan. If proposed future land development projects within this site are not in substantial conformance with this Specific Plan, then the City may choose to either decline to approve the project(s), or formally amend the Specific Plan.

The Specific Plan Zoning Ordinance (see Chapter 2) establishes use restrictions and development standards for each land use to be developed within the Murrieta Hills Specific Plan project area. These provisions should be used in conjunction with the general *Land Use Development Standards* provided in Section VI.A.1.b and the *Planning Area Development Standards* detailed in Section VI.C of this chapter.

The Specific Plan Zoning Ordinance has been drafted and tailored to specifically provide detailed land use restrictions and development as outlined in this Specific Plan. The Specific Plan Zoning Ordinance will give the City control over proposed development, which will in fact be more restrictive than the existing City of Murrieta Comprehensive Zoning Ordinance.

In cases where the Specific Plan Zoning does not address a particular land use regulation, the City's Zoning Ordinance shall be followed.

C. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for Murrieta Hills have been established at four levels: *Land Use Development Standards*(Section VI.A.1.b); *Community Design Manual* (Chapter 3); *Zoning Standards* (Chpater 2) and *Planning Area Development Standards* to which this section is devoted.

Planning areas were selected on the basis of logical, separate units of development. Criteria considered in this process include uniformity of use as it pertains to zoning, and relationship to adjoining product and surrounding topography.

The planning area graphics for this section (Figures 1-13A through 1-13Z) were derived from the *Conceptual Landscape Plan* (Figure 1-9). The site plans depicted are only conceptual. Although development may conform closely to some elements of the illustrative plans provided in Chapter 3, actual lotting will not be determined until the tract map stage. The CUP will provide site planning standards for the Memorial Park.

A Specific Plan Zoning Ordinance was prepared for this Specific Plan document (see Chapter 2). The zoning provisions within that Ordinance establish use restrictions for each planning area. The zoning provisions shall be used in conjunction with the Planning Area Standards for each planning area.

1. PLANNING AREA 1: *MEMORIAL PARK*

a. DESCRIPTIVE SUMMARY

Planning Area 1, as depicted in Figure 1-13A, provides for the development of a 184-acre memorial park. Visual order and tranquility are of paramount importance as the memorial park develops over time. The project site plan has been carefully designed to provide this order by physically and visually separating proposed residences from the memorial park. The memorial park will serve the current and future needs of Southwest Riverside County. Permanent interment and cremation services will be provided with a combination of a burial park for earth interments, mausoleums for vault or crypt interments and columbaria for cinerary interments. A memorial park master plan and site design guidelines will be included as part of a CUP application to be processed concurrently with the Specific Plan.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary and secondary access to Planning Area 1 will be provided from Zeiders Road, with temporary tertiary access available via Scenic View Road (an existing frontage road).

2) Major intersection monumentation, as shown on Figures 3-2 and 3-3, is planned at the intersection of Keller Road and Zeiders Road.

3) A memorial park/residential interface, as shown on Figure 3-13, will exist between the proposed Memorial Park and the adjacent residential land uses in Planning Area 2.

4) A Memorial Park conceptual site plan shall be provided in the CUP application.

5) Roadway landscape treatments, as shown on Figures 3-29, 3-32 and 3-33, are planned along Keller Road and Zeiders Road.

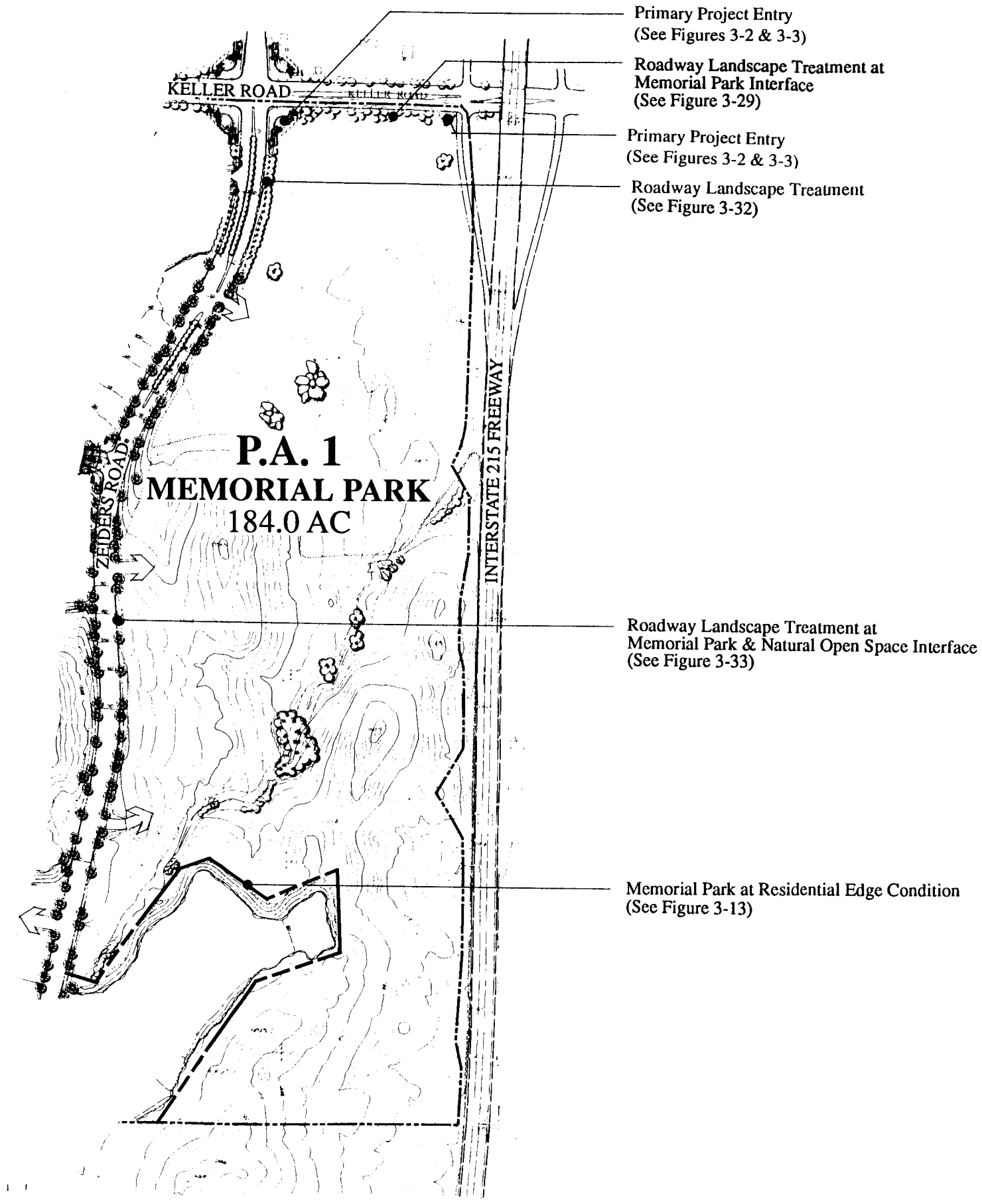
6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

7) Please refer to the Murrieta Hills Memorial Park CUP for specific Design Guidelines and other related design criteria.

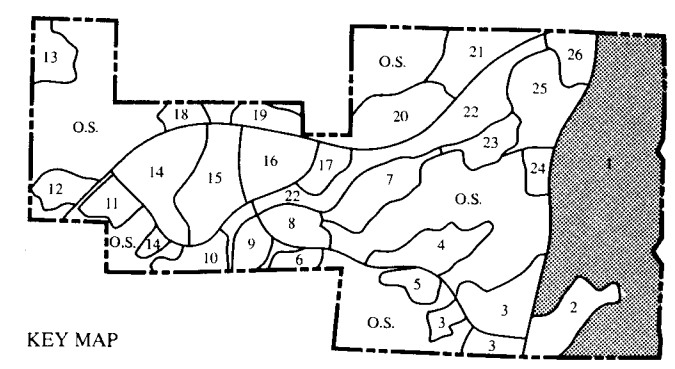
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 1



Memorial Park
184.0 AC.



KEY MAP

2. PLANNING AREA 2: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 2, as depicted in Figure 1-13B, provides for the development of 20.9 acres devoted to medium density residential uses. A maximum of 102 dwelling units are planned at a target density of 4.9 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 2 will be provided from Zeiders Road.

2) A secondary project entry treatment, as shown in Figure 3-4, is planned along Zeiders Road at the projects' southern boundary.

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Zeiders Road and the entrances into Planning Area 2.

5) A memorial park/residential interface, as shown on Figure 3-13, will exist between the proposed residences in Planning Area 2 and the adjacent Memorial Park in Planning Area 1.

6) A roadway landscape treatment, as shown on Figure 3-31, is planned along Zeiders Road.

7) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 2 and the adjacent natural open space for fuel modification purposes.

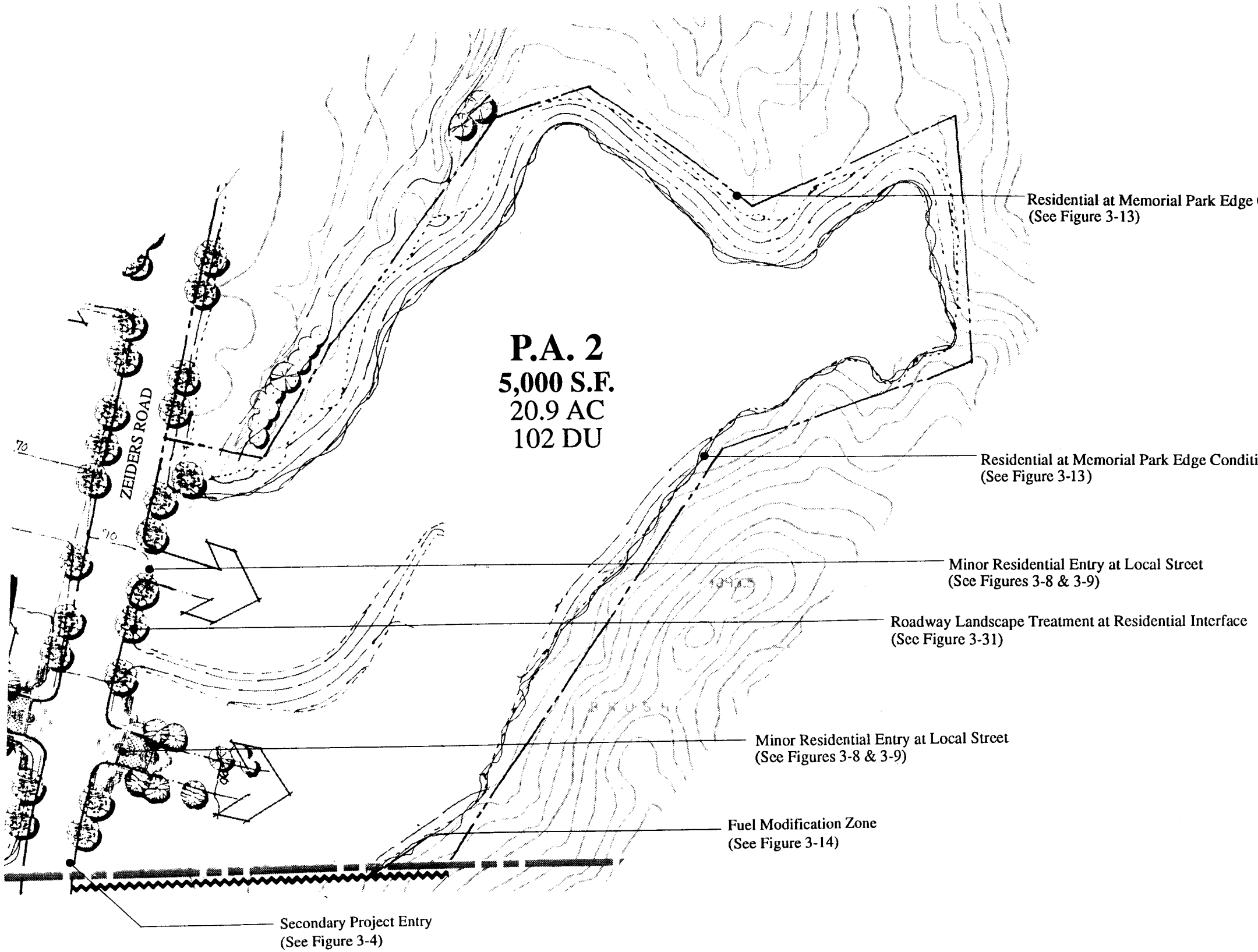
8) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

9) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

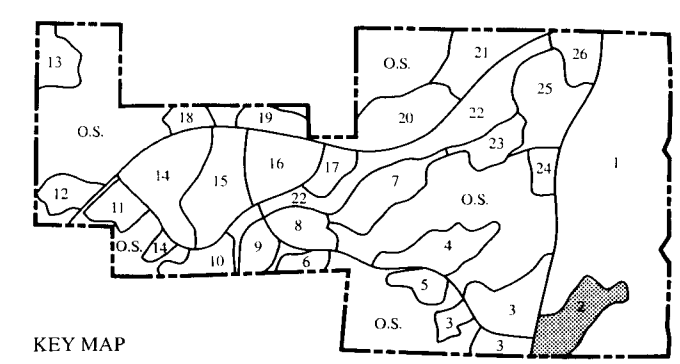
10) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 2



5,000 S.F. Minimum Lot Size
20.9 AC.
4.9 DU/AC Target Density
102 DU.



KEY MAP

0' 100' 200'

MURRIETA HILLS ▪ *Prepared For :* MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

FIGURE 1-13B

3. PLANNING AREA 3: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 3, as depicted in Figure 1-13C, provides for the development of 32.3 acres devoted to medium density residential uses. A maximum of 122 dwelling units are planned at a target density of 3.8 DU/AC. Lot sizes will be a minimum of 6,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 3 will be provided from Zeiders Road and Collector Road "B".

2) A secondary project entry treatment, as shown in Figures 3-4 and 3-5, is planned along Zeiders Road at the southern project boundary.

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersections of Zeiders Road and the entry into Planning Area 3, and at Collector Road "B" and all entries into Planning Area 3.

4) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 3 and the adjacent natural open space for fuel modification purposes.

5) Roadway landscape treatments, as shown on Figures 3-31, 3-35 and 3-37, are planned along Zeiders Road and Collector Road "B".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

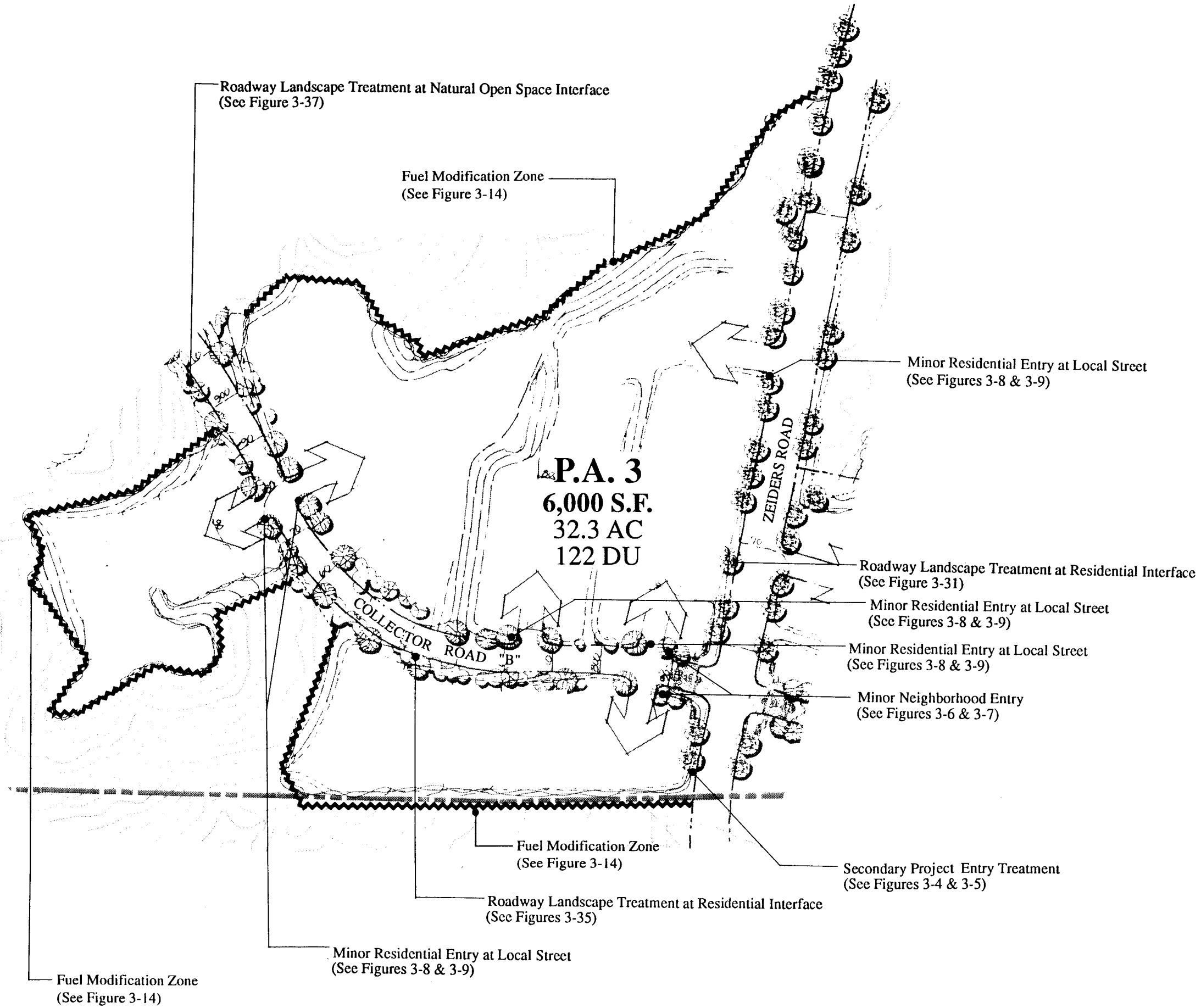
7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

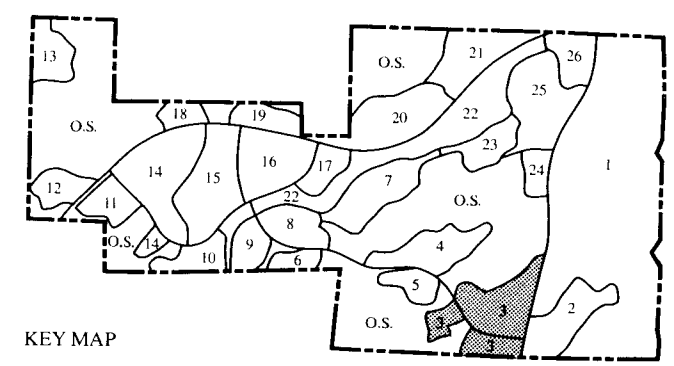
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 3

6,000 S.F. Minimum Lot Size
32.3 AC.
3.8 DU/AC Target Density
122 DU





0' 100' 200'

4. PLANNING AREA 4: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 4, as depicted in Figure 1-13D, provides for the development of 19.6 acres devoted to medium density residential uses. A maximum of 98 dwelling units are planned at a target density of 5.0 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 4 will be provided from Collector Road "B".

2) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the access points to Planning Area 4, along Collector Road "B".

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 4 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-35, is planned along Collector Road "B".

5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

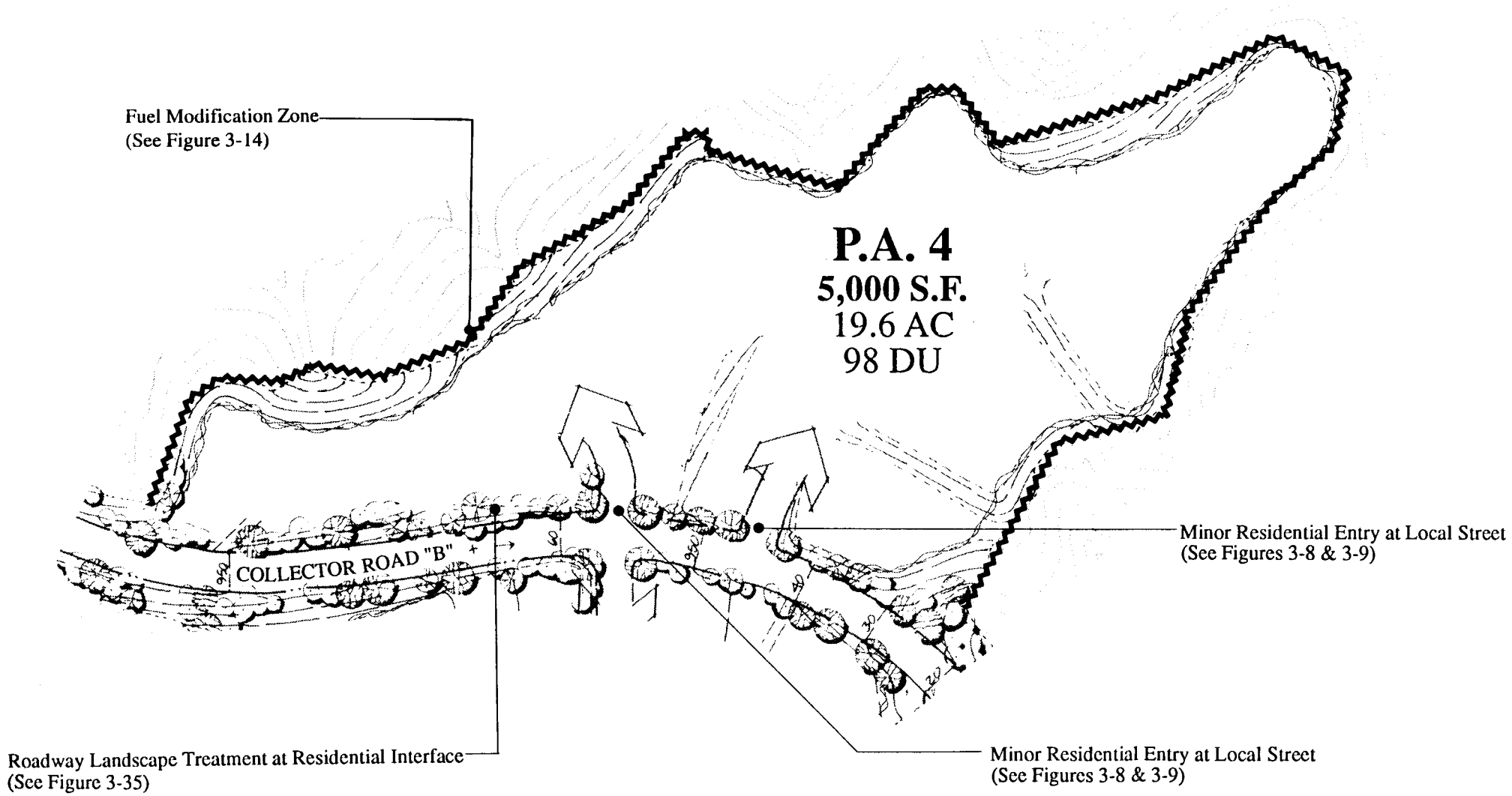
6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

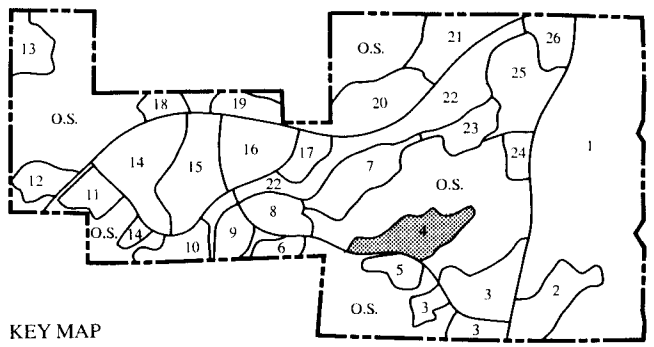
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 4

5,000 S.F. Minimum Lot Size
19.6 AC.
5.0 DU/AC Target Density
98 DU.





KEY MAP

0' 100' 200'

FIGURE 1-13D

5. PLANNING AREA 5: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 5, as depicted in Figure 1-13E, provides for the development of 8.6 acres devoted to medium density residential uses. A maximum of 42 dwelling units are planned at a target density of 4.9 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 5 will be provided from Collector Road "B".

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Collector Road "B" and the entrance into Planning Area 5.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 5 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-35, is planned along Collector Road "B".

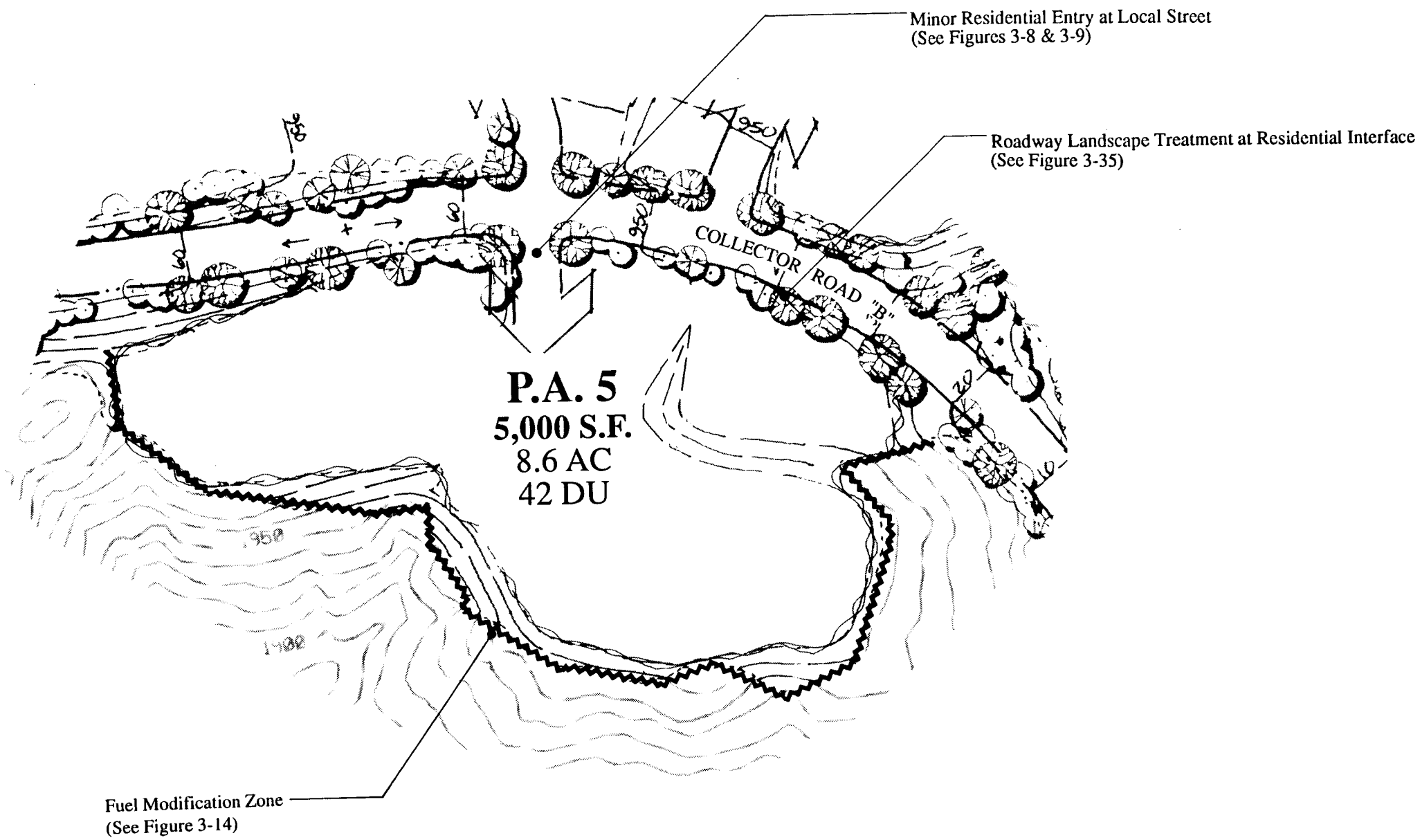
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

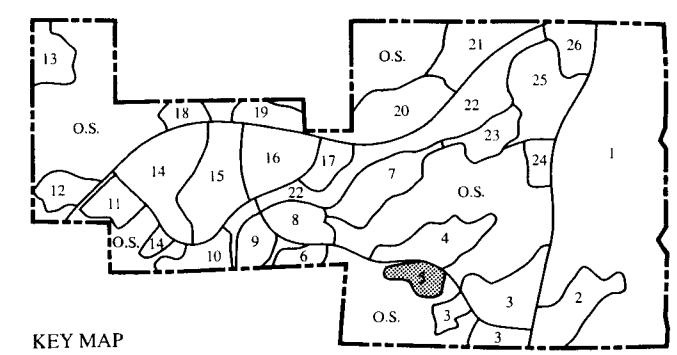
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 5



5,000 S.F. Minimum Lot Size
8.6 AC.
4.9 DU/AC Target Density
42 DU.



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6. PLANNING AREA 6: *DUPLEX RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 6, as depicted in Figure 1-13F, provides for the development of 5.1 acres devoted to medium high density residential uses. A maximum of 35 dwelling units are planned at a target density of 6.9 DU/AC (density range 5-8 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 6 will be provided from Collector Road "B".

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Collector Road "B" and the entrance into Planning Area 6.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 6 and the adjacent natural open space for fuel modification purposes.

4) A residential/school interface, as shown on Figure 3-16, will existing between the proposed residences in Planning Area 6 and the adjacent elementary school in Planning Area 9.

5) A roadway landscape treatment, as shown on Figure 3-35, is planned along Collector Road "B".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

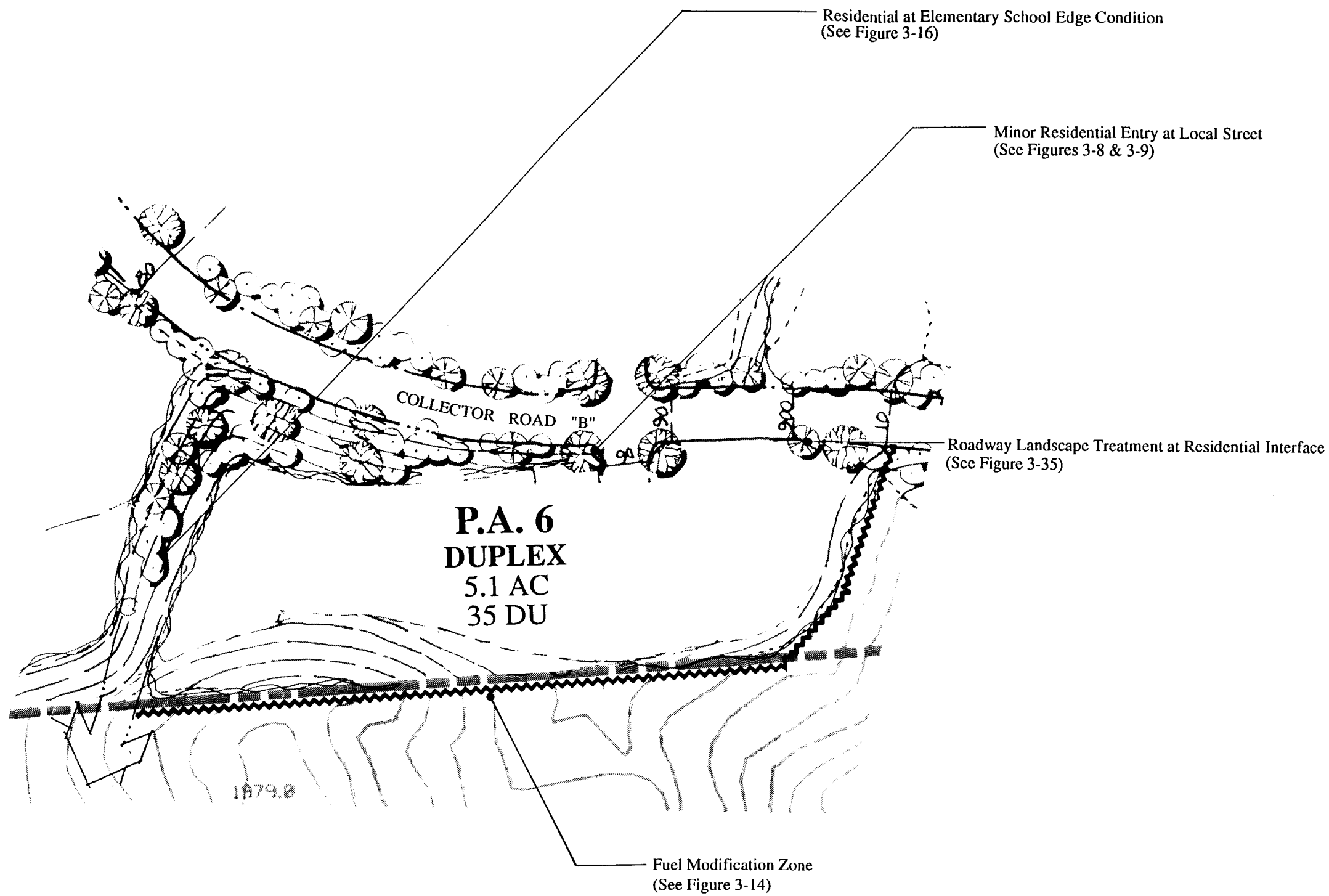
7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

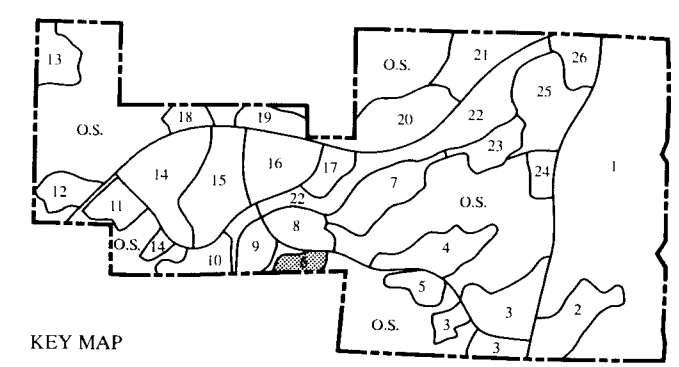
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 6

Duplex
5.1 AC.
6.9 DU/AC Target Density
35 DU.





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7. PLANNING AREA 7: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 7, as depicted in Figure 1-13G, provides for the development of 22.4 acres devoted to medium density residential uses. A maximum of 92 dwelling units are planned at a target density of 4.1 DU/AC. Lot sizes will be a minimum of 6,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 7 will be provided from a local interior road that intersects with Zeiders Road and Collector Road "B".

2) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 7 and the adjacent natural open space for fuel modification purposes.

3) A residential/linear park interface, as shown in Figure 3-15, will existing between the proposed residences in Planning Area 7 and the adjacent linear park in Planning Area 22.

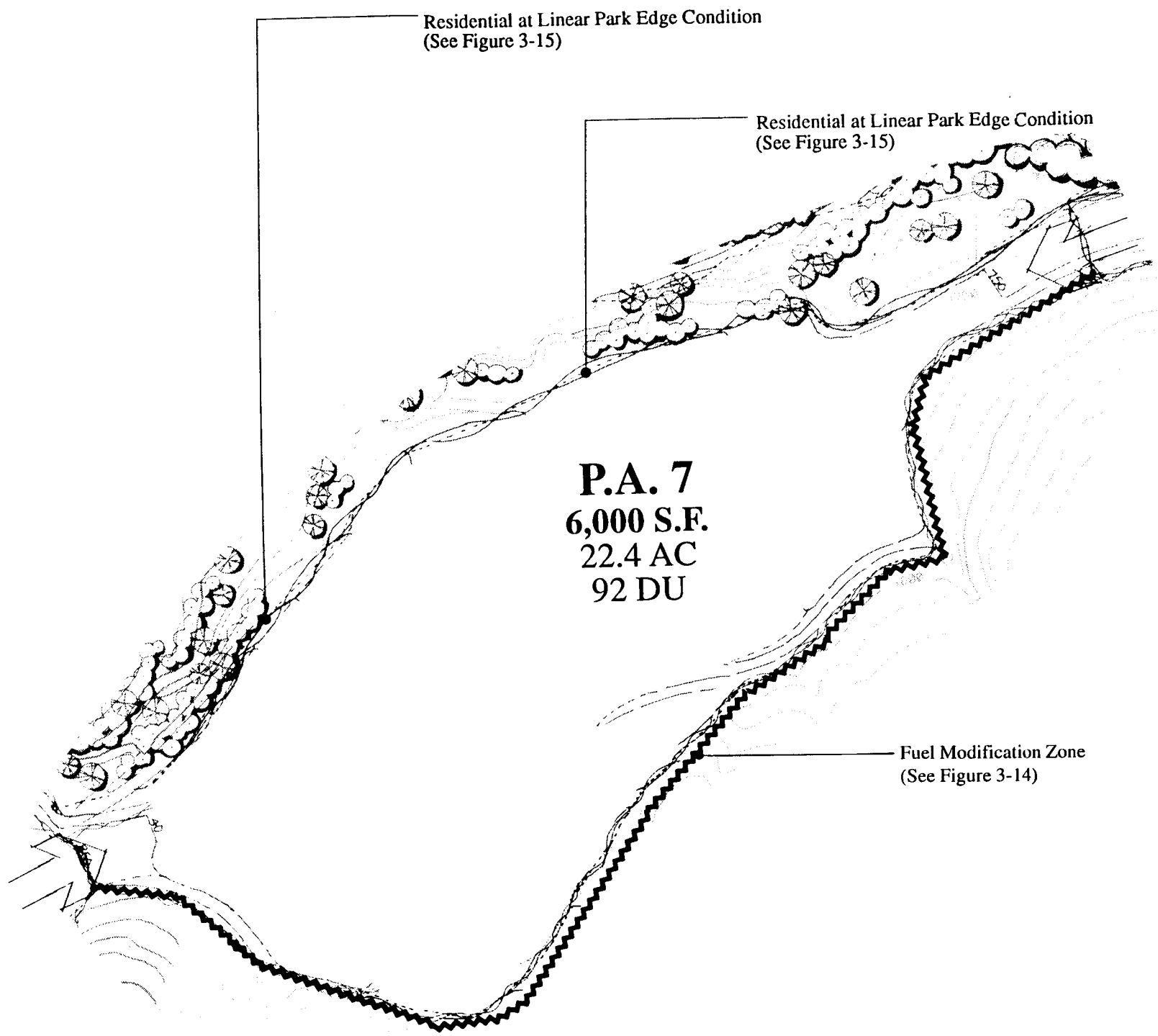
4) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

5) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

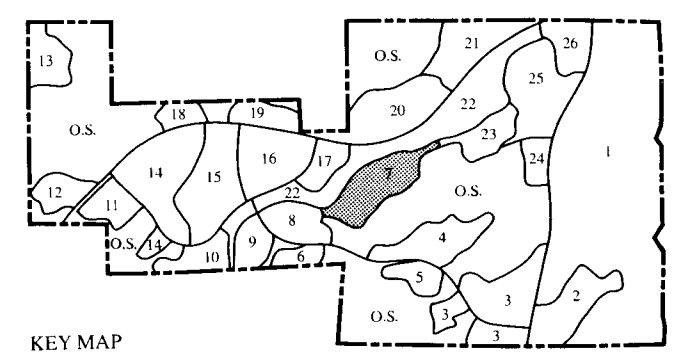
6) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 7



6,000 S.F. Minimum Lot Size
22.4 AC.
4.1 DU/AC Target Density
92 DU.



KEY MAP

0' 100' 200'

8. PLANNING AREA 8: *DUPLEX RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 8, as depicted in Figure 1-13H, provides for the development of 13.1 acres devoted to medium high density residential uses. A maximum of 105 dwelling units are planned at a target density of 8.0 DU/AC (density range 5-8 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 8 will be provided from Collector Road "B".

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Collector Road "B" and the entrance into Planning Area 8.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 8 and the adjacent natural open space for fuel modification purposes.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 8 and the adjacent linear park in Planning Area 22.

5) A roadway landscape treatment, as shown on Figure 3-35, is planned along Collector Road "B".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 8

Residential at Linear Park Edge Condition
(See Figure 3-15)

COLLECTOR ROAD "A"

P.A. 8
DUPLEX
13.1 AC
105 DU

Fuel Modification Zone
(See Figure 3-14)

COLLECTOR ROAD "B"

Minor Residential Entry at Local Street
(See Figures 3-8 & 3-9)

Roadway Landscape Treatment at Residential Interface
(See Figure 3-35)

Duplex
13.1 AC.
8.0 DU/AC Target Density
105 DU.

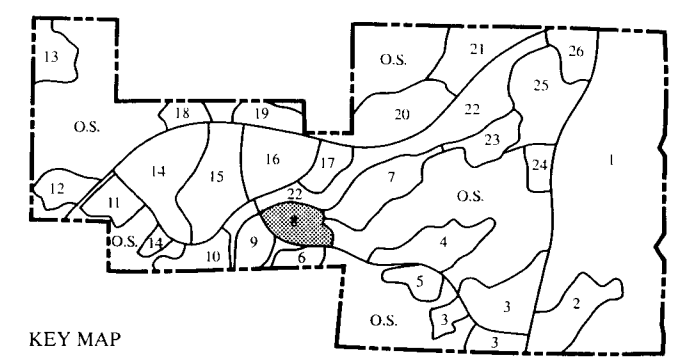


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FIGURE 1-13H

9. PLANNING AREA 9: *ELEMENTARY SCHOOL*

a. DESCRIPTIVE SUMMARY

Planning Area 9, as depicted in Figure 1-13I, provides for the development of a 10.0-acre elementary school site. If the School District declines to purchase this site for development of an elementary school, the project proponent reserves the right to develop this site with medium density residential uses with minimum lot sizes of 6,000 square feet and a density range of 2-5 DU/AC. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 10. Access would be taken from Collector Road "B" and a minor residential entry, as shown on Figures 3-8 and 3-9, would be required. In this case, the land use edge condition, as depicted on Figure 3-15, would not be needed. A maximum total of 40 dwelling units would be allowed at a target density of 4.0 DU/AC. This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project shall not be exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 9 will be provided from Collector Road "B".

2) A minor residential entry, as shown on Figures 3-8 and 3-9, will be required at the intersection of Collector Road "B" and the entrance into Planning Area 9, if Planning Area 9 develops with residential, rather than elementary school uses.

3) A residential/open space interface, as shown on Figure 3-14 will exist between the proposed residences in Planning Area 9 and adjacent open space for fuel modification purposes, if Planning Area 9 develops with residential, rather than elementary school uses.

4) A residential/achool interface, as shown on Figure 3-16, will exist between the proposed school and adjacent residential uses in Planning Area 6. This condition will not be required if Planning Area 9 develops with residential uses.

5) A roadway landscape treatment, as shown on Figure 3-36, is planned along Collector Road "B".

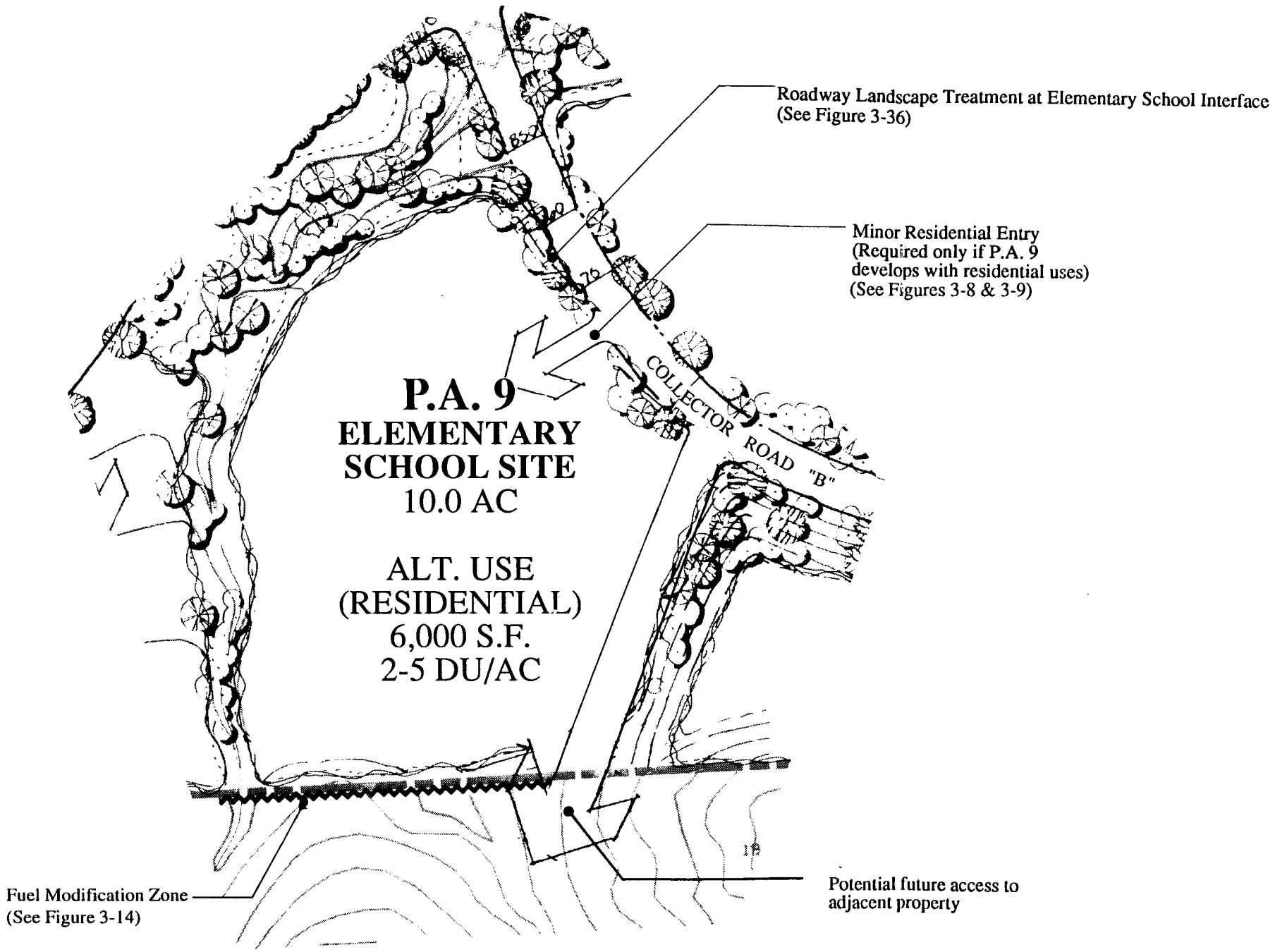
6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint. Potential future access to adjacent property south may be needed and shall be considered during subdivision mapping for Planning Area 9.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

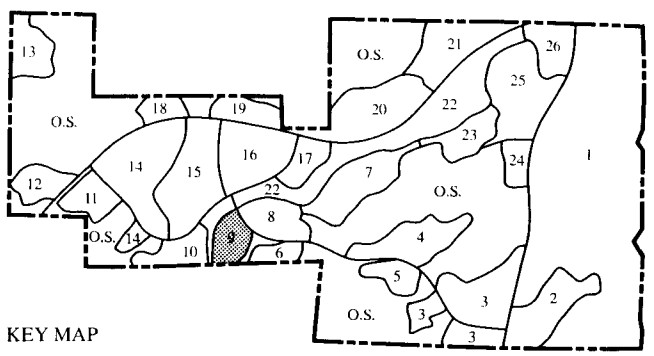
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 9



Elementary School
10.0 AC.



10. PLANNING AREA 10: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 10, as depicted in Figure 1-13J, provides for the development of 6.4 acres devoted to medium density residential uses. A maximum of 26 dwelling units are planned at a target density of 4.0 DU/AC. Lot sizes will be a minimum of 6,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 10 will be provided from Collector Road "A".

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Collector Road "A" and the entrance into Planning Area 10.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 10 and the adjacent natural open space for fuel modification purposes.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 10 and the adjacent linear park/riparian corridor in Planning Area 22.

5) A roadway landscape treatment, as shown on Figure 3-35, is planned along Collector Road "A".

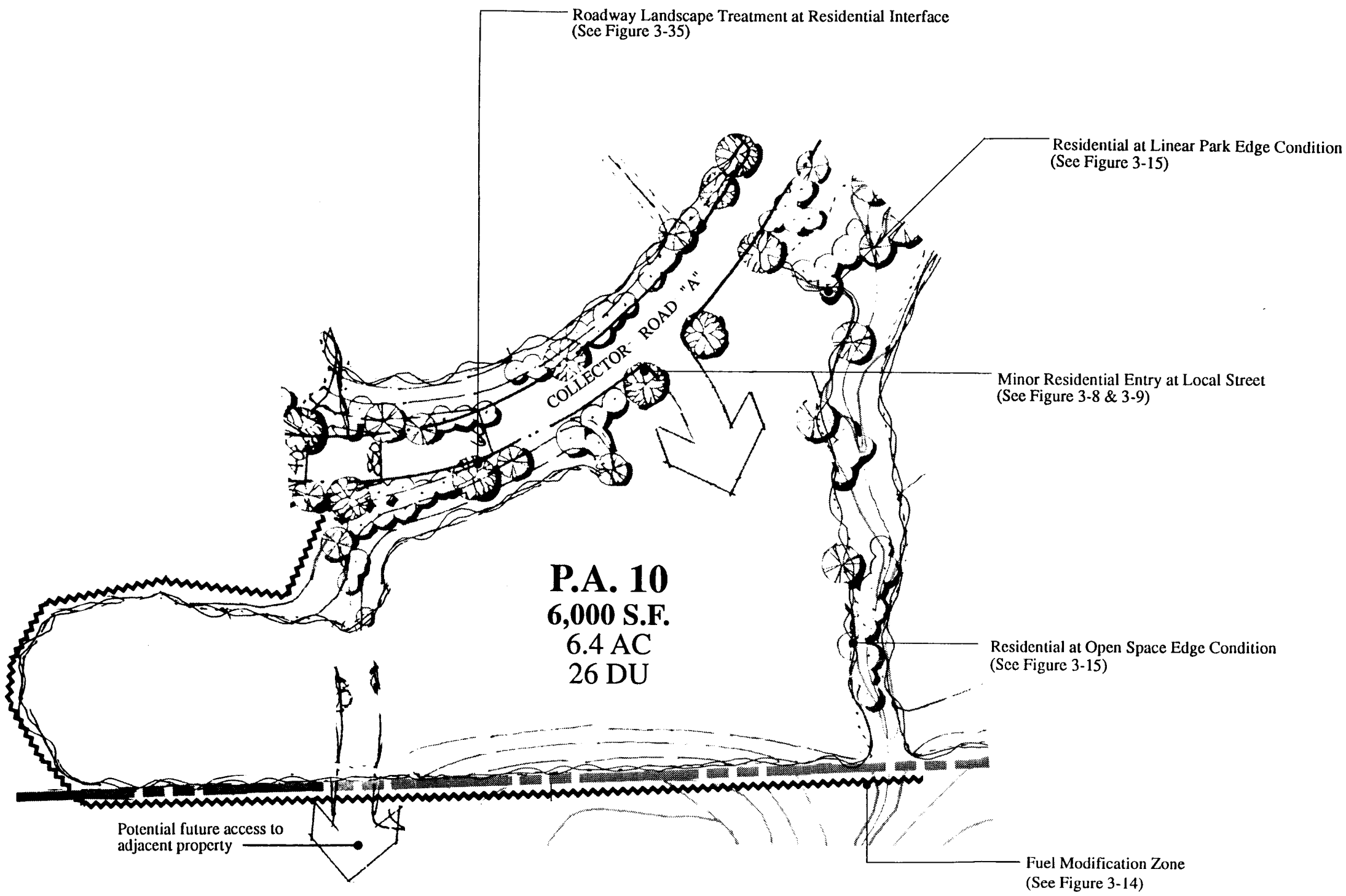
6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint. Potential future access to adjacent property south may be needed and shall be considered during subdivision mapping for Planning Area 10.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

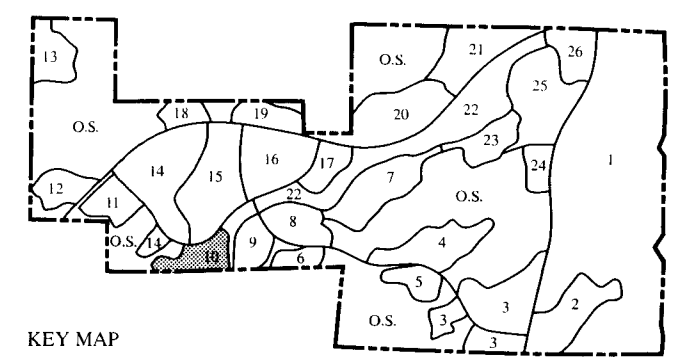
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 10



6,000 S.F. Minimum Lot Size
6.4 AC.
4.0 DU/AC Target Density
26 DU



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11. PLANNING AREA 11: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 11, as depicted in Figure 1-13K, provides for the development of 5.0 acres devoted to medium density residential uses. A maximum of 15 dwelling units are planned at a target density of 3.0 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 11 will be provided from Collector Road "A".

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Keller Road and Collector Road "A".

3) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Collector Road "A" and the entrance into Planning Area 11.

4) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 11 and the adjacent natural open space for fuel modification purposes.

5) Roadway landscape treatments, as shown on Figures 3-26 and 3-35, is planned along Keller Road and Collector Road "A".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

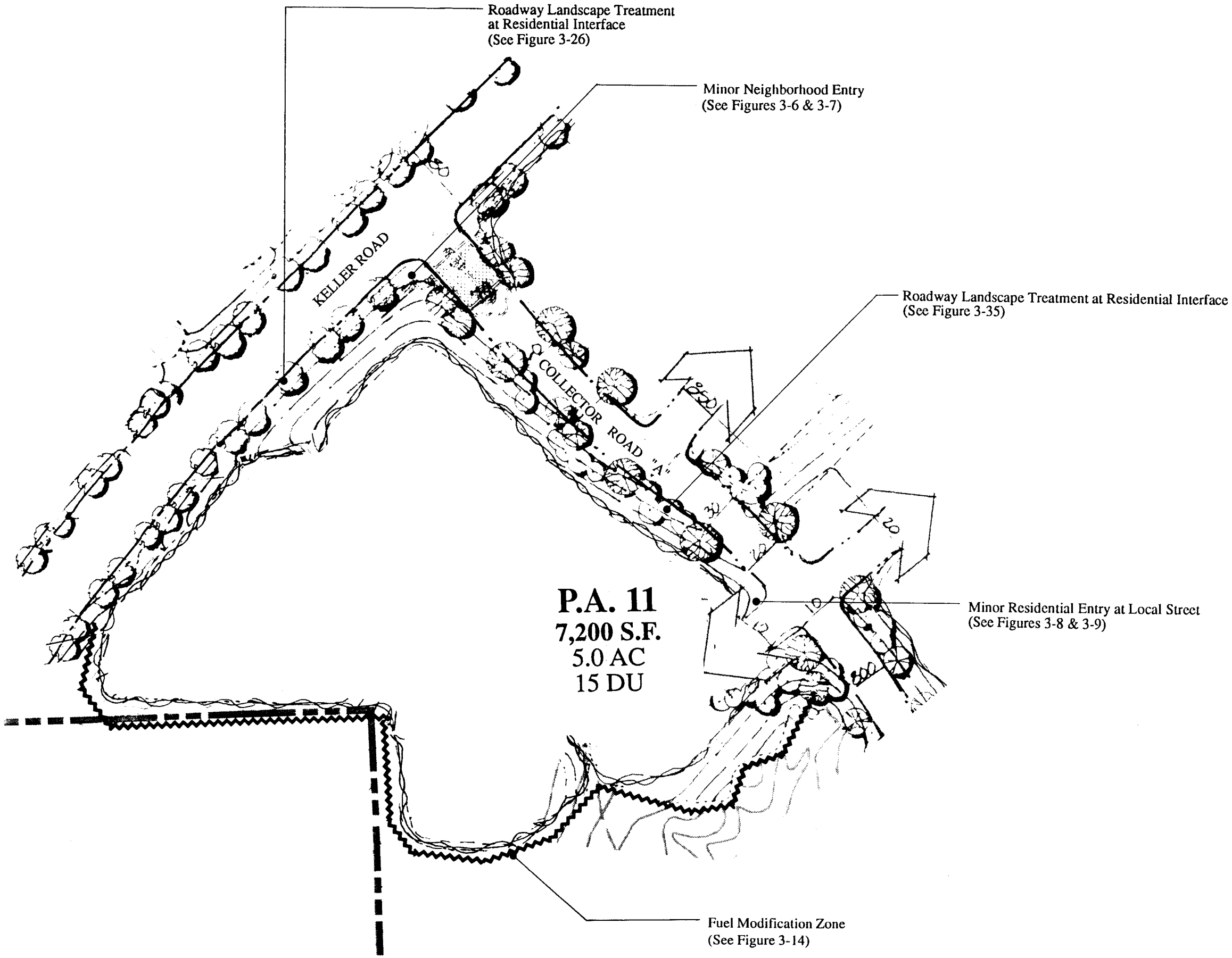
7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

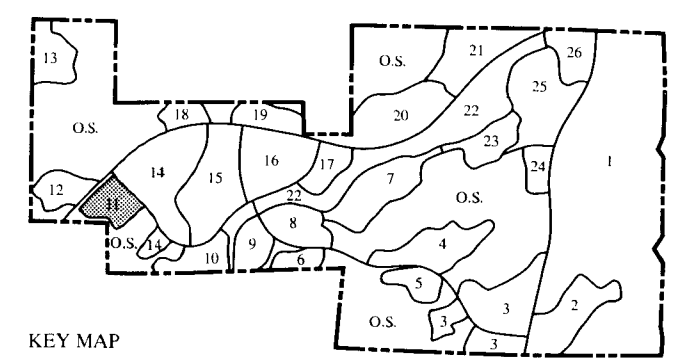
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 11

7,200 S.F. Minimum Lot Size
5.0 AC.
3.0 DU/AC Target Density
15 DU.





KEY MAP

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FIGURE 1-13K

12. PLANNING AREA 12: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 12, as depicted in Figure 1-13L, provides for the development of 7.3 acres devoted to medium density residential uses. A maximum of 22 dwelling units are planned at a target density of 3.0 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 12 will be provided from Keller Road.

2) A secondary project entry treatment, as shown in Figures 3-4 and 3-5, is planned at Keller Road and the southwesterly project boundary.

3) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Keller Road and the entrance into Planning Area 12.

4) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 12 and the adjacent natural open space for fuel modification purposes.

5) A roadway landscape treatment, as shown on Figure 3-26, is planned along Keller Road.

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

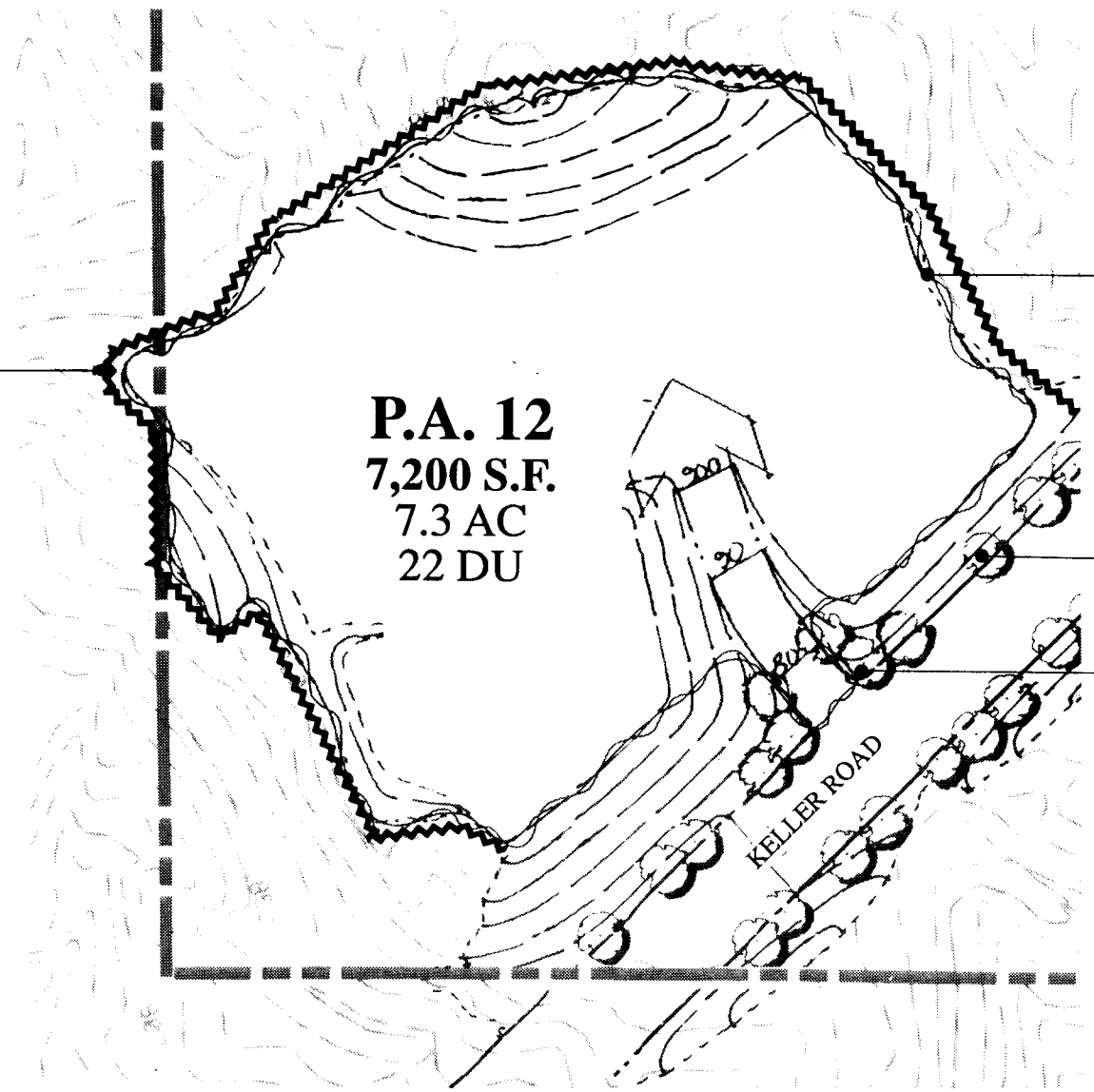
7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 12

7,200 S.F. Minimum Lot Size
7.3 AC.
3.0 DU/AC Target Density
22 DU.



Fuel Modification Zone
(See Figure 3-14)

Residential at Open Space Edge Condition
(See Figure 3-14)

Roadway Landscape Treatment
at Residential Interface
(See Figure 3-26)

Minor Residential Entry at Local Street
(See Figures 3-8 & 3-9)

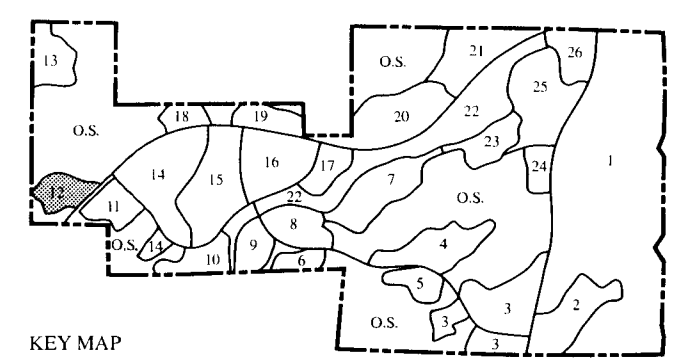


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FIGURE 1-13L

13. PLANNING AREA 13: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 13, as depicted in Figure 1-13M, provides for the development of 12.7 acres devoted to low density residential uses. A maximum of 16 dwelling units are planned at a target density of 1.3 DU/AC. Lot sizes will be a minimum of 1/2 acre (density range 0.4-2 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 13 will be provided from Wright Road and Keller Road, via an existing off-site circulation network.

2) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 13 and the adjacent natural open space for fuel modification purposes.

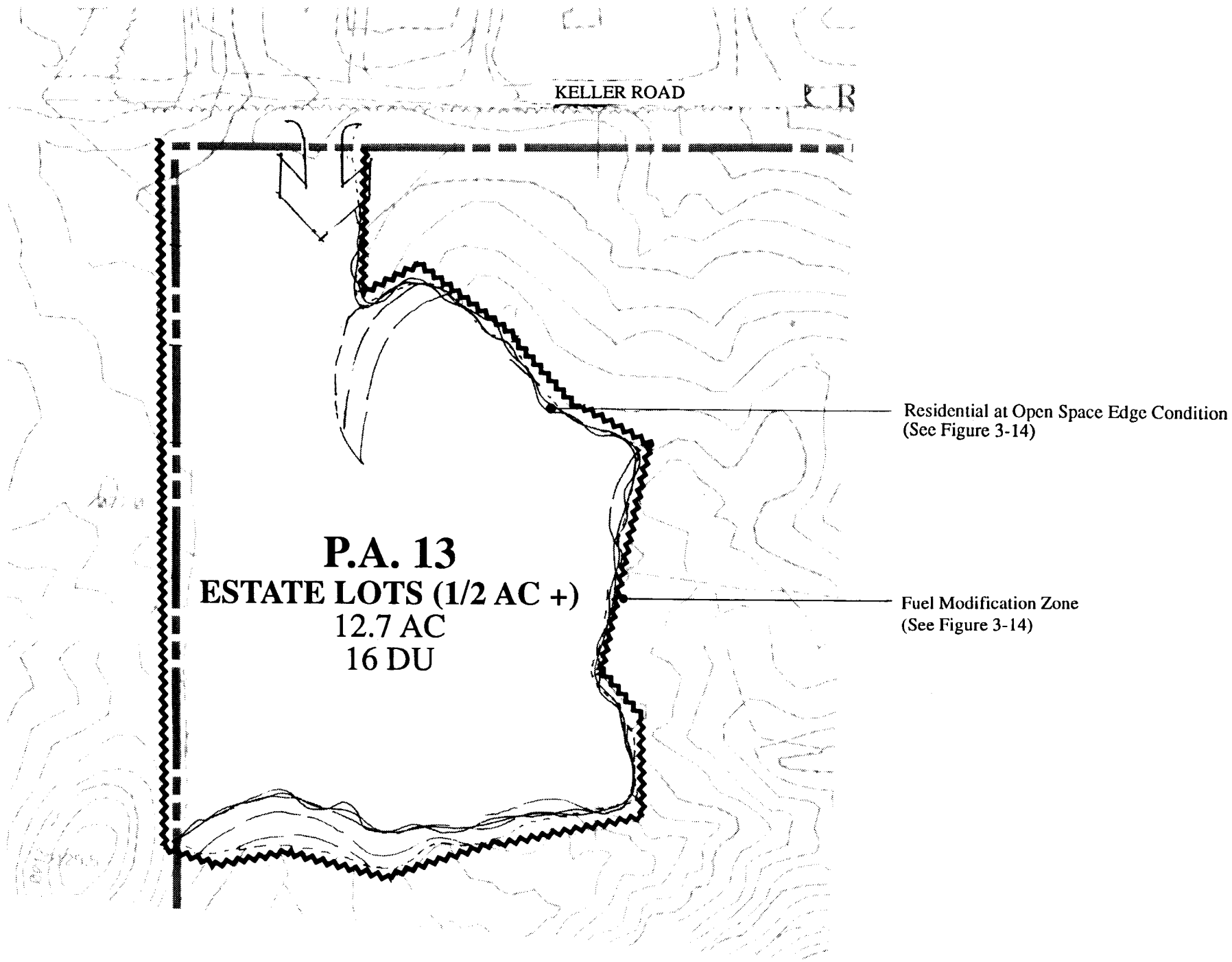
3) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

4) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

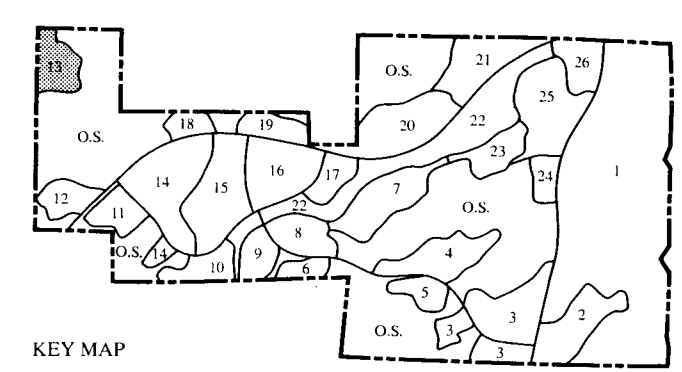
5) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 13



Estate Lots (1/2 AC +)
12.7 AC.
1.3 DU/AC Target Density
16 DU.



KEY MAP

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FIGURE 1-13M

14. PLANNING AREA 14: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 14, as depicted in Figure 1-13N, provides for the development of 35.3 acres devoted to medium density residential uses. A maximum of 116 dwelling units are planned at a target density of 3.3 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 14 will be provided from Keller Road and Collector Road "A".

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Keller Road and Collector Road "A".

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Keller Road and the entrance into Planning Area 14, and at Collector Road "A" and the entrances into Planning Area 14.

4) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 14 and the adjacent natural open space for fuel modification purposes.

5) Roadway landscape treatments, as shown on Figure 3-26, 3-27 and 3-35, are planned along Keller Road and Collector Road "A".

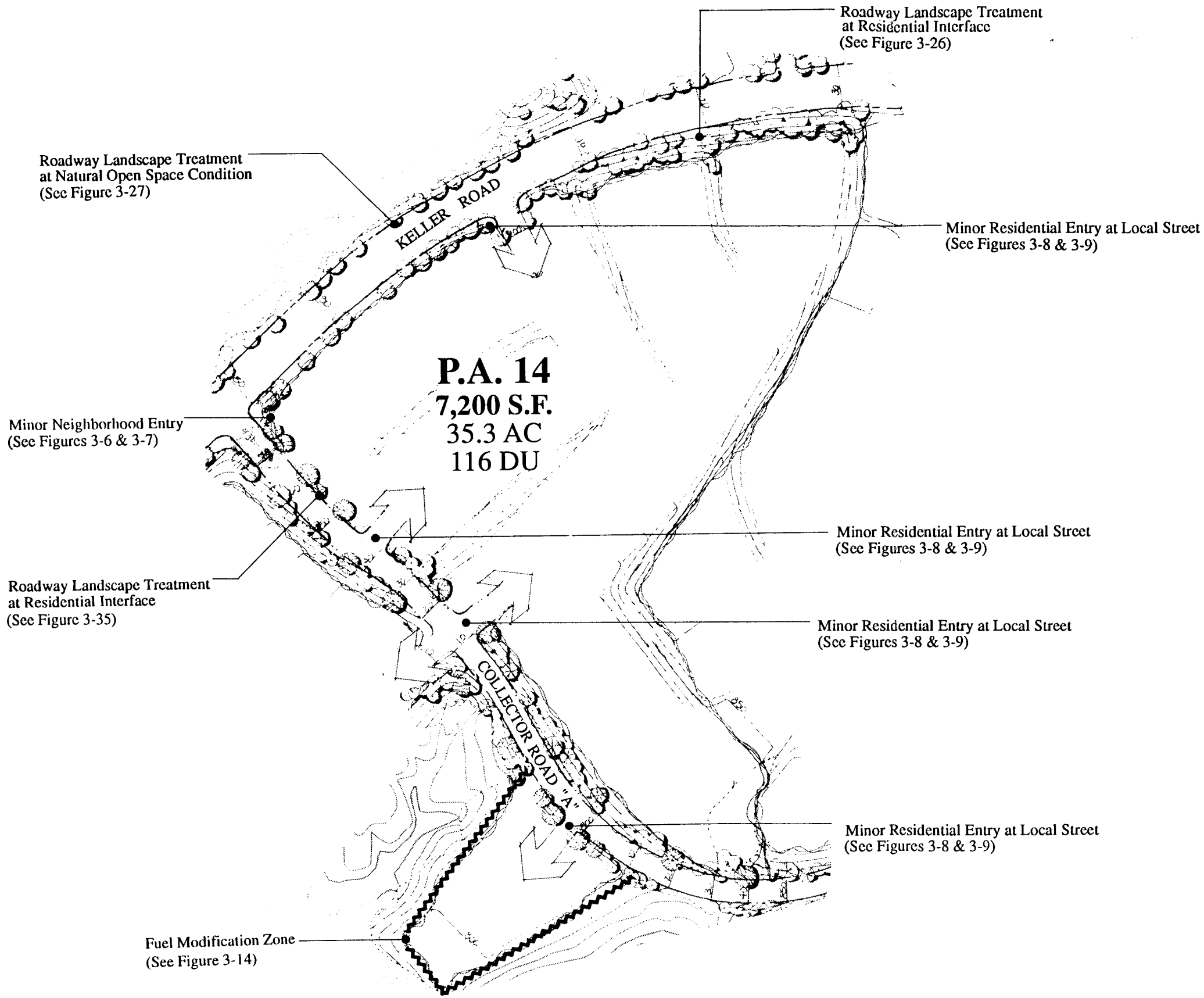
6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 14



7,200 S.F. Minimum Lot Size
35.3 AC.
3.3 DU/AC Target Density
116 DU.

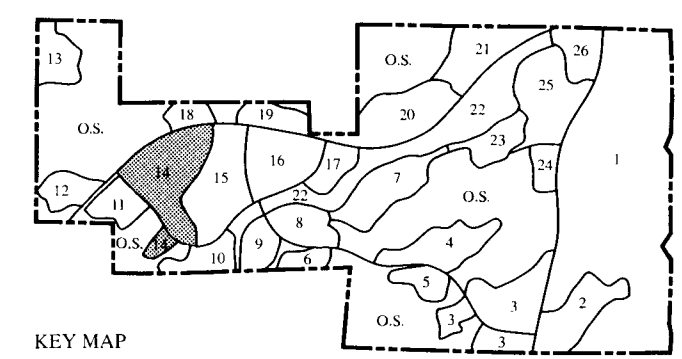


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FIGURE 1-13N

15. PLANNING AREA 15: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 15, as depicted in Figure 1-13O, provides for the development of 32.6 acres devoted to medium density residential uses. A maximum of 142 dwelling units are planned at a target density of 4.3 DU/AC. Lot sizes will be a minimum of 6,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 15 will be provided from Keller Road and Collector Road "A".

2) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Keller Road and the entrance into Planning Area 15, and at Collector Road "A" and the entrances into Planning Area 15.

3) Roadway landscape treatments, as shown on Figure 3-26 and 3-35, are planned along Keller Road and Collector Road "A".

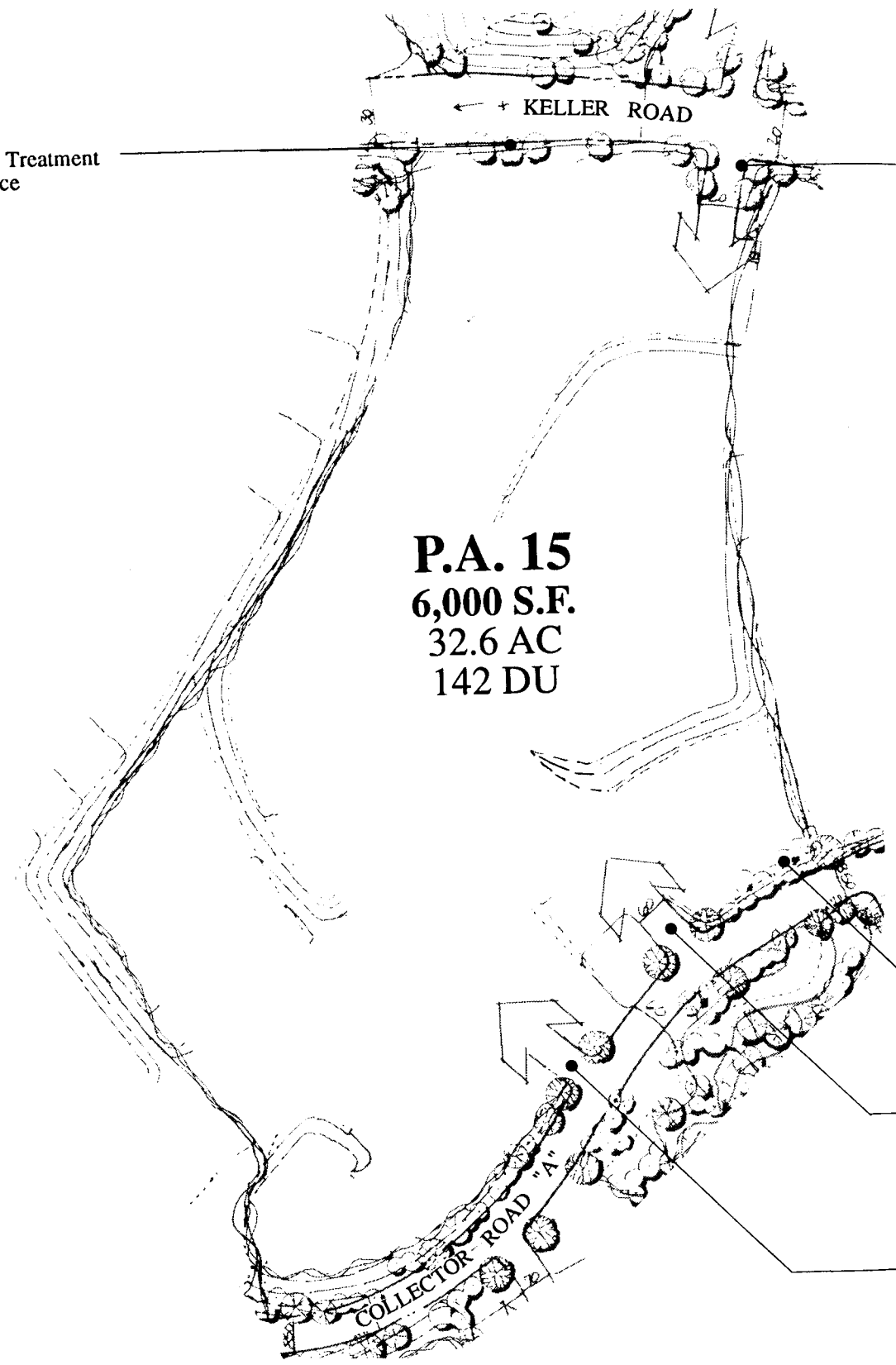
4) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

5) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

6) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 15



Roadway Landscape Treatment
at Residential Interface
(See Figure 3-26)

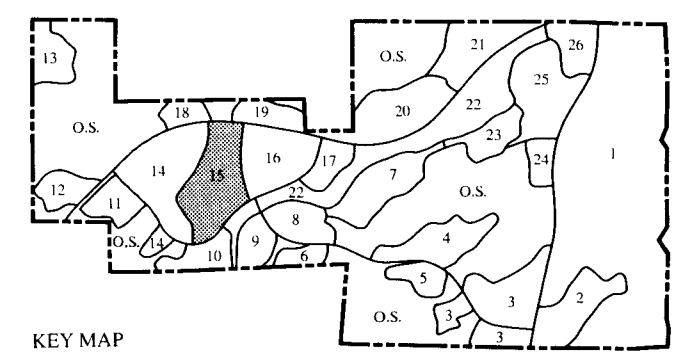
Minor Residential Entry at Local Street
(See Figures 3-8 & 3-9)

Roadway Landscape Treatment
at Residential Interface
(See Figure 3-35)

Minor Residential Entry at Local Street
(See Figures 3-8 & 3-9)

Minor Residential Entry at Local Street
(See Figures 3-8 & 3-9)

6,000 S.F. Minimum Lot Size
32.6 AC.
4.3 DU/AC Target Density
142 DU.



KEY MAP

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FIGURE 1-13O

16. PLANNING AREA 16: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 16, as depicted in Figure 1-13P, provides for the development of 23.1 acres devoted to medium density residential uses. A maximum of 86 dwelling units are planned at a target density of 3.7 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 16 will be provided from Collector Road "A".

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Keller Road and Collector Road "A".

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersections of Collector Road "A" and the entrance into Planning Area 16, and Keller Road and the entrance into Planning Area 16.

4) Roadway landscape treatments, as shown on Figure 3-26 and 3-35, are planned along Keller Road and Collector Road "A".

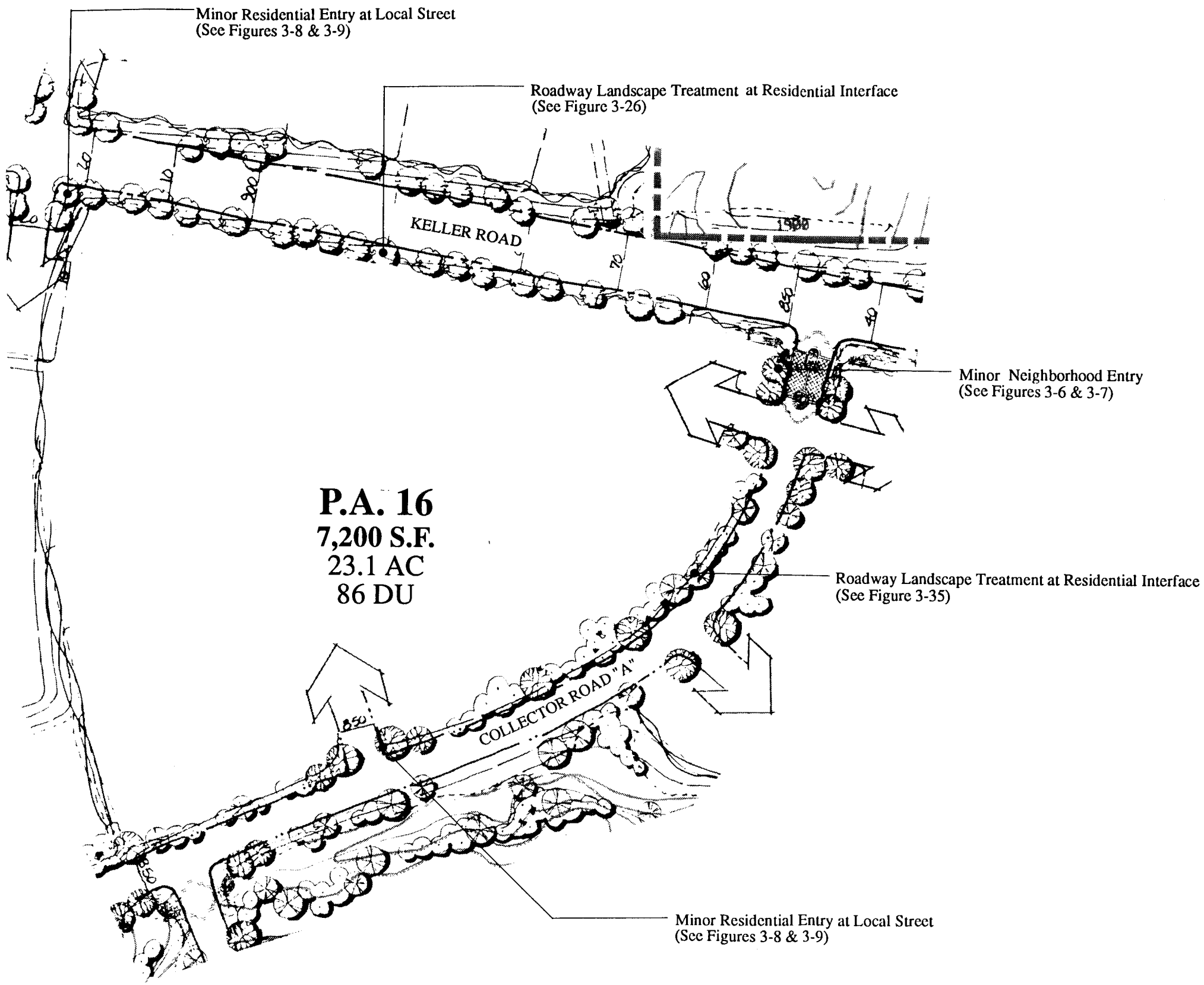
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

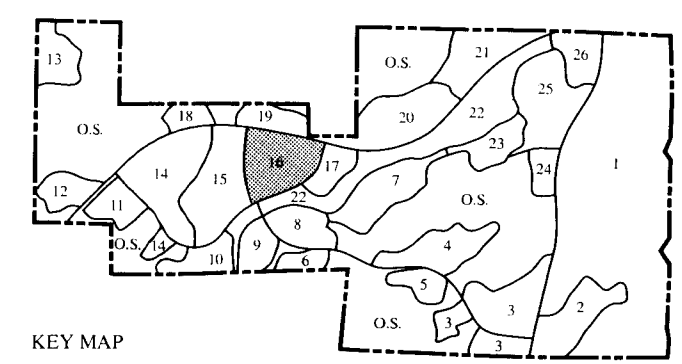
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 16



7,200 S.F. Minimum Lot Size
23.1 AC.
3.7 DU/AC Target Density
86 DU.



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17. PLANNING AREA 17: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 17, as depicted in Figure 1-13Q, provides for the development of 8.9 acres devoted to medium high density residential uses. A maximum of 62 dwelling units are planned at a target density of 7.0 DU/AC. Lot sizes will be a minimum of 4,000 square feet (density range 5-8 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 17 will be provided from Keller Road and Collector Road "A".

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Keller Road and Collector Road "A".

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Collector Road "A" and the entrances into Planning Area 17.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 17 and the adjacent linear park in Planning Area 22.

5) Roadway landscape treatments, as shown on Figure 3-26 and 3-35, are planned along Keller Road and Collector Road "A".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

17. PLANNING AREA 17: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 17, as depicted in Figure 1-13Q, provides for the development of 8.9 acres devoted to medium high density residential uses. A maximum of 62 dwelling units are planned at a target density of 7.0 DU/AC. Lot sizes will be a minimum of 4,000 square feet (density range 5-8 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 17 will be provided from Keller Road and Collector Road "A".

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Keller Road and Collector Road "A".

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Collector Road "A" and the entrances into Planning Area 17.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 17 and the adjacent linear park in Planning Area 22.

5) Roadway landscape treatments, as shown on Figure 3-26 and 3-35, are planned along Keller Road and Collector Road "A".

6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

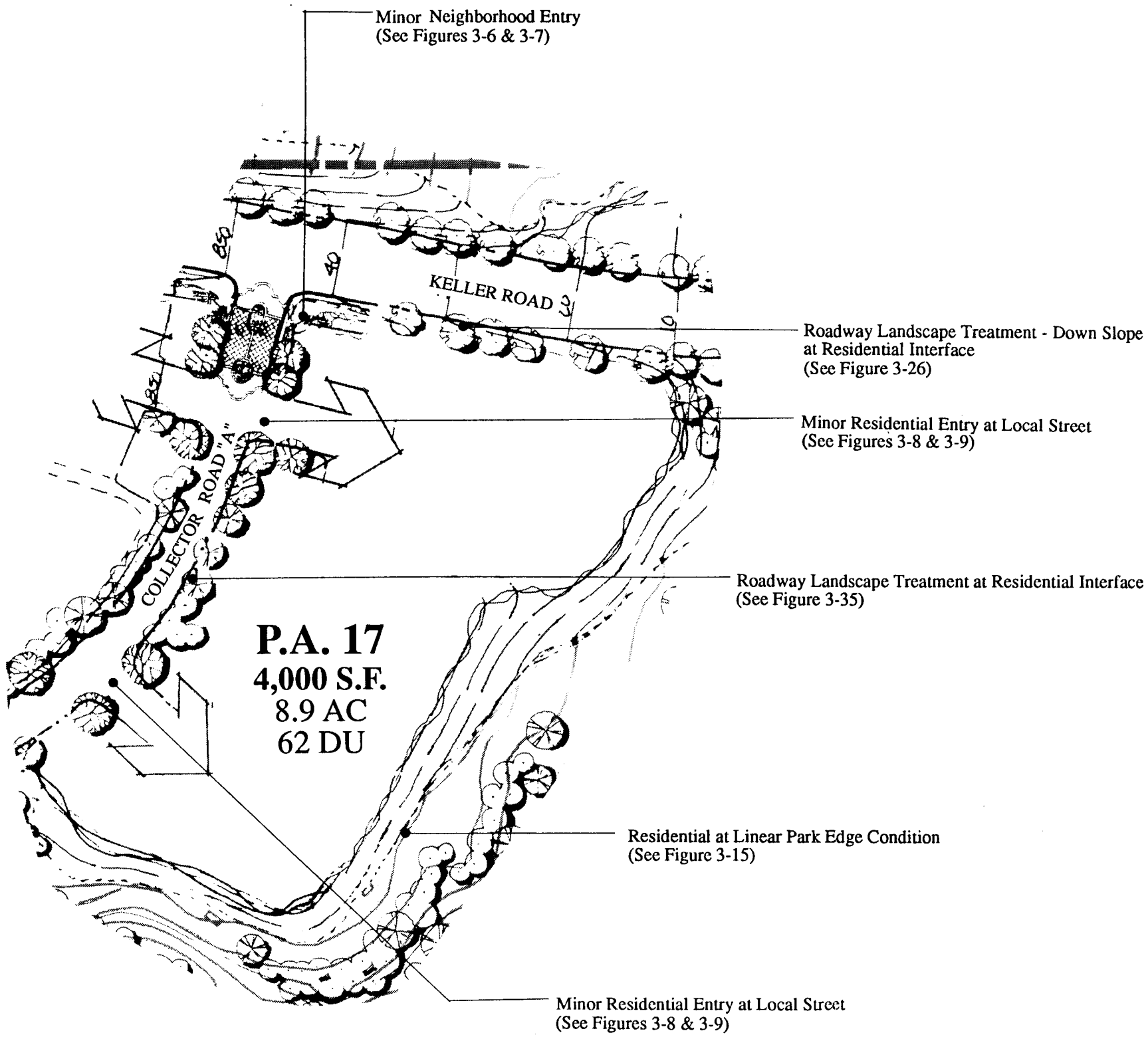
7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

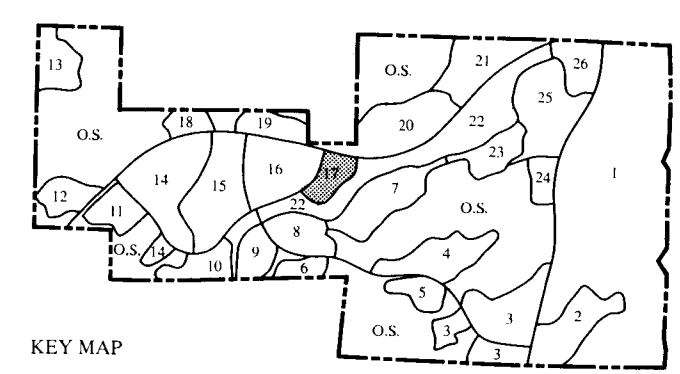
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 17

4,000 S.F. Minimum Lot Size
8.9 AC.
7.0 DU/AC Target Density
62 DU.





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18. PLANNING AREA 18: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 18, as depicted in Figure 1-13R, provides for the development of 5.0 acres devoted to medium density residential uses. A maximum of 16 dwelling units are planned at a target density of 3.2 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 18 will be provided from Keller Road.

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Keller Road and the entrance into Planning Area 18.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 18 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-26, is planned along Keller Road.

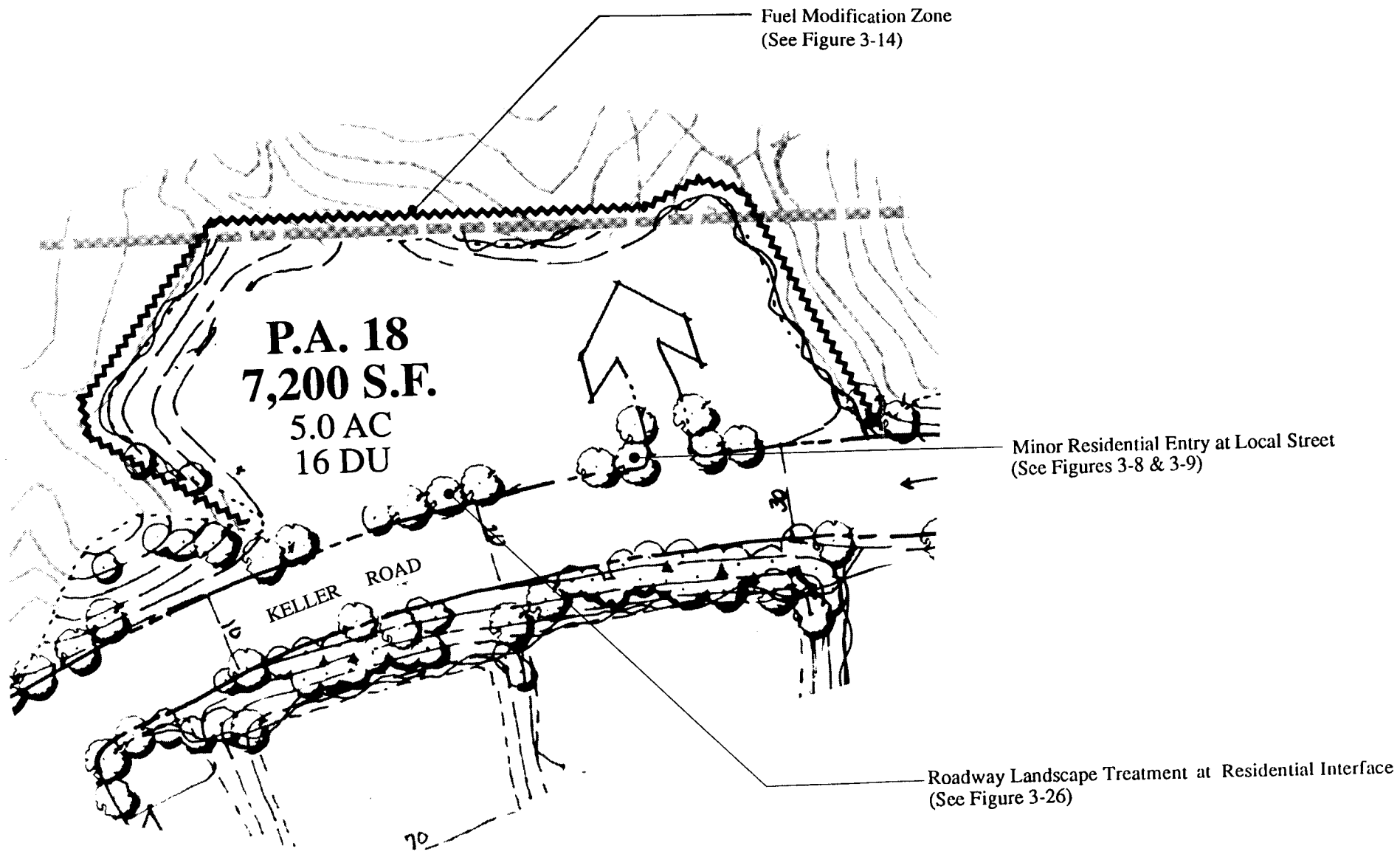
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

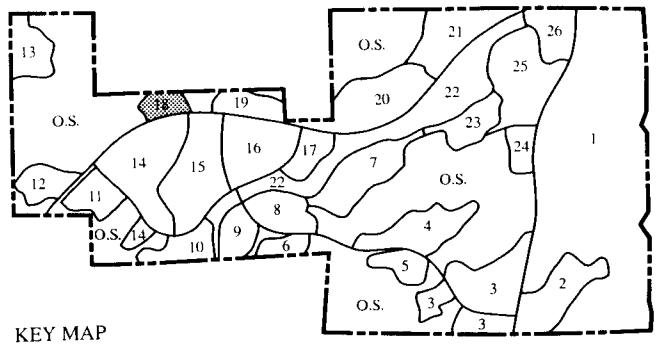
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 18



7,200 S.F. Minimum Lot Size
5.0 AC.
3.2 DU/AC Target Density
16 DU.



KEY MAP

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19. PLANNING AREA 19: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 19, as depicted in Figure 1-13S, provides for the development of 8.2 acres devoted to medium density residential uses. A maximum of 25 dwelling units are planned at a target density of 3.0 DU/AC. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 19 will be provided from Keller Road.

2) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Keller Road and the entrance into Planning Area 19.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 19 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-26, is planned along Keller Road.

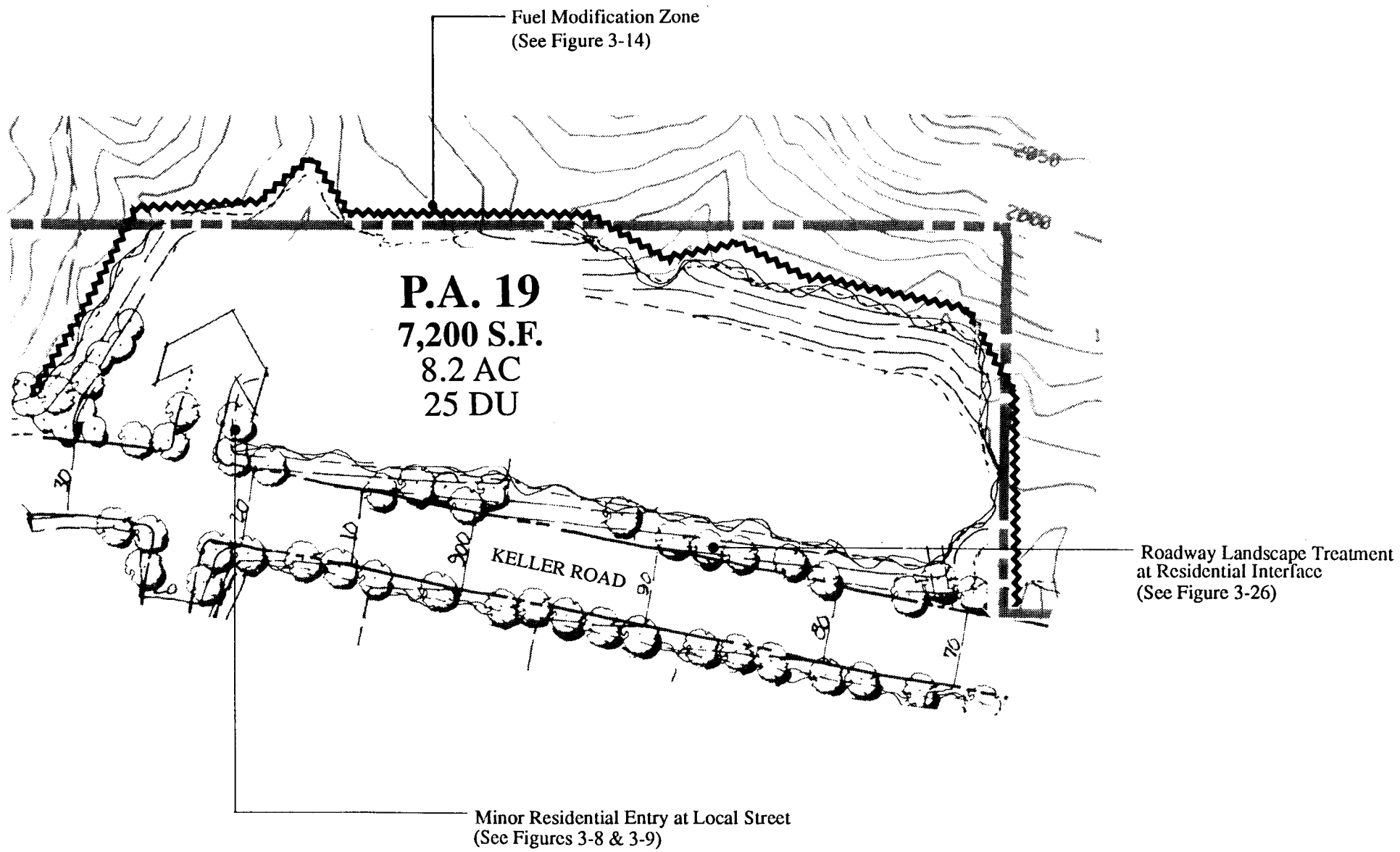
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

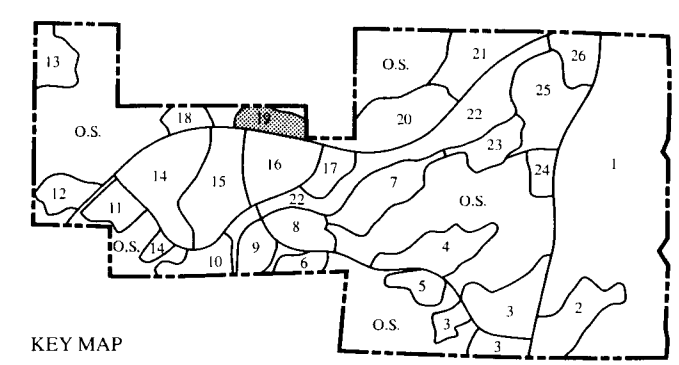
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 19



7,200 S.F. Minimum Lot Size
8.2 AC.
3.0 DU/AC Target Density
25 DU.



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20. PLANNING AREA 20: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 20, as depicted in Figure 1-13T, provides for the development of 22.1 acres devoted to medium density residential uses. A maximum of 83 dwelling units are planned at a target density of 3.7 DU/AC. Lot sizes will be a minimum of 6,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 20 will be provided from Keller Road.

2) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Keller Road and the entrances into Planning Area 20.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 20 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-26, is planned along Keller Road.

5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

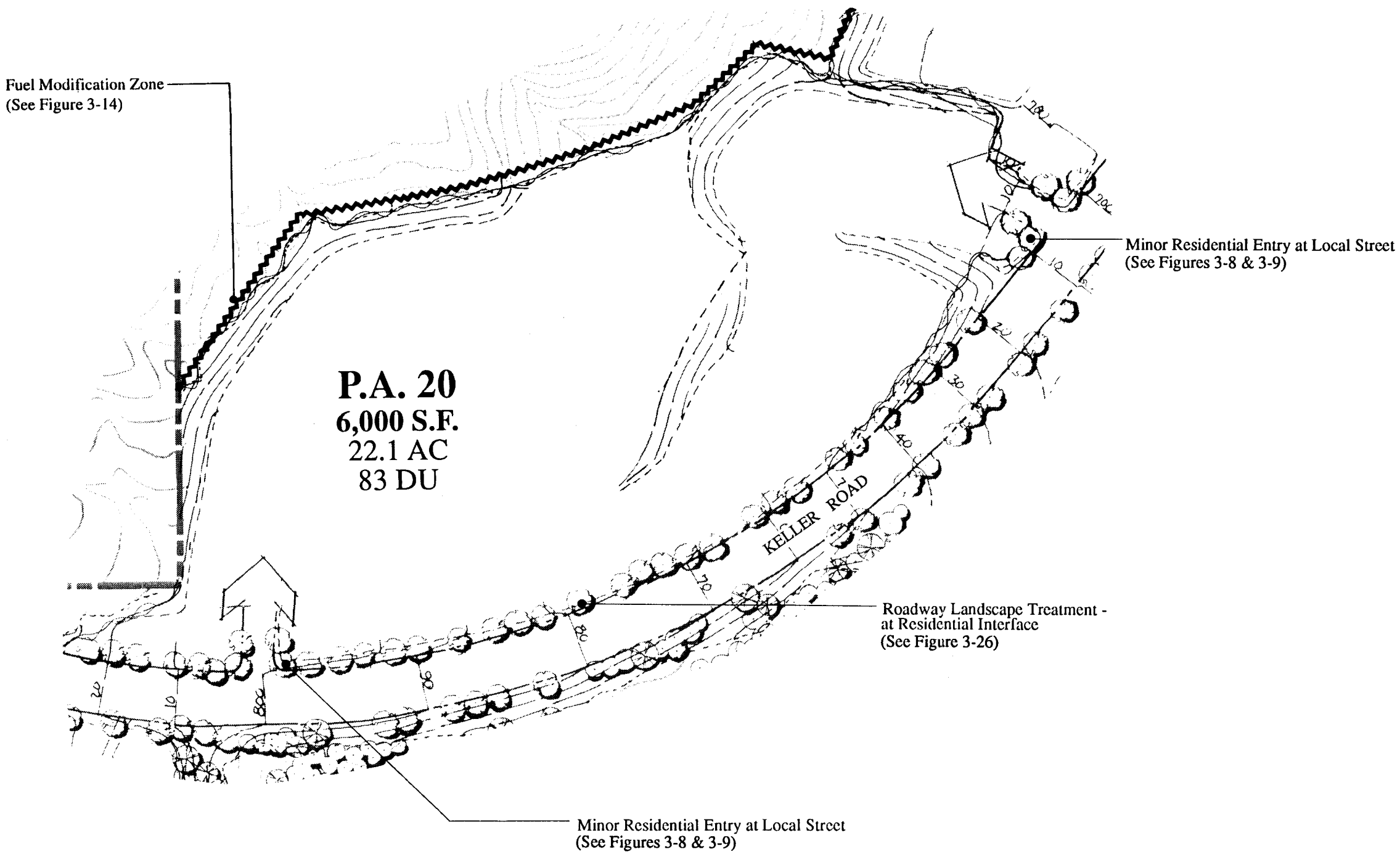
6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

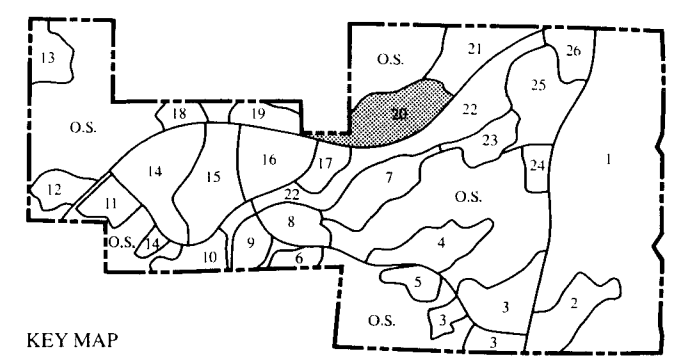
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 20

6,000 S.F. Minimum Lot Size
22.1 AC.
3.7 DU/AC Target Density
83 DU.





KEY MAP

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FIGURE 1-13T

21. PLANNING AREA 21: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 21, as depicted in Figure 1-13U, provides for the development of 19.5 acres devoted to medium density residential uses. A maximum of 93 dwelling units are planned at a target density of 4.8 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 21 will be provided from Keller Road.

2) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersection of Keller Road and the entrances into Planning Area 21.

3) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 21 and the adjacent natural open space for fuel modification purposes.

4) A roadway landscape treatment, as shown on Figure 3-26, is planned along Keller Road.

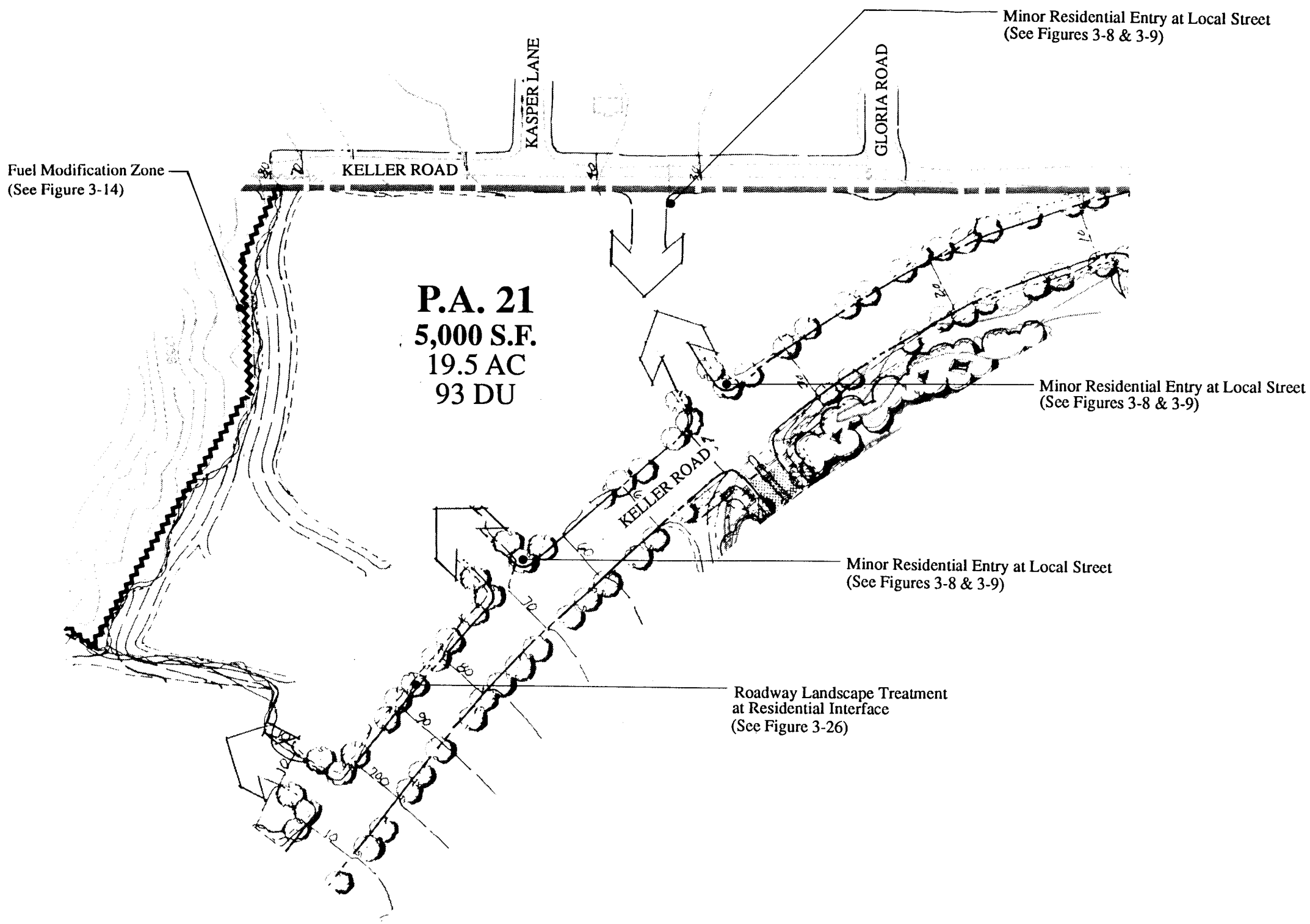
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 21



5,000 S.F. Minimum Lot Size
19.5 AC.
4.8 DU/AC Target Density
93 DU.

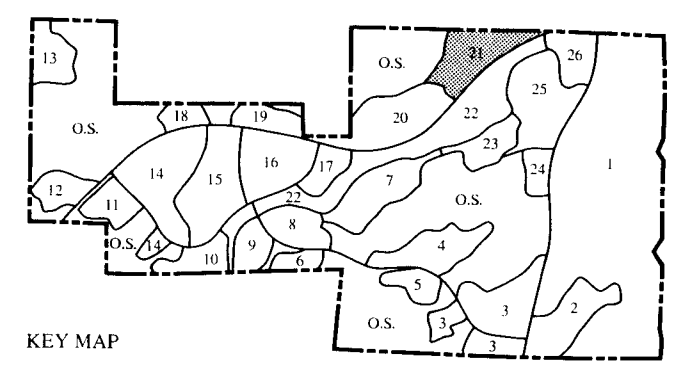


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FIGURE 1-13U

22. PLANNING AREA 22: *LINEAR PARK/RIPARIAN AREA*

a. DESCRIPTIVE SUMMARY

Planning Area 22, as depicted in Figure 1-13V, provides for the development of 46.5 acres as a linear park/riparian corridor. The park will preserve and enhance the existing riparian habitat and embellish the adjacent area with additional riparian plantings. Approximately 5.8 acres of flat lawn area will be available for open play or informal ball games. Within this flat lawn area, approximately 3 acres will function as a detention basin. In addition, approximately 1.95 acres of usable, active recreation nodes will be interspersed throughout the linear park. These areas will take the form of mini-parks and shall contain at least one of the following items: tot lots, picnic grounds and barbecue facilities. A multi-purpose trail will follow the stream's natural course, promoting equestrian, pedestrian and mountain biking uses. For a complete description of the proposed uses and a conceptual site layout, please see Chapter 3, *Community Design Manual.*

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 22 will be provided from Keller Road, Collector Road "A" and pedestrian paths from Planning Areas 7, 8, 10, 17, 23 and 25.

2) Minor neighborhood entries, as shown in Figures 3-6 and 3-7, are planned at the intersections of Collector Road "A" and Collector Road "B", and at Keller Road and the entrance into Planning Area 22.

3) A minor residential entry, as shown in Figures 3-8 and 3-9, is planned at the intersection of Keller Road and the entrance into Planning Area 25.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed linear park in Planning Area 22 and the adjacent residential uses in Planning Areas 7, 8, 10, 17, 23 and 25.

5) The linear park conceptual site plan is illustrated on Figure 3-22.

6) Roadway landscape treatments, as shown on Figures 3-28 and 3-38, are planned along Keller Road and Collector Road "A".

7) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

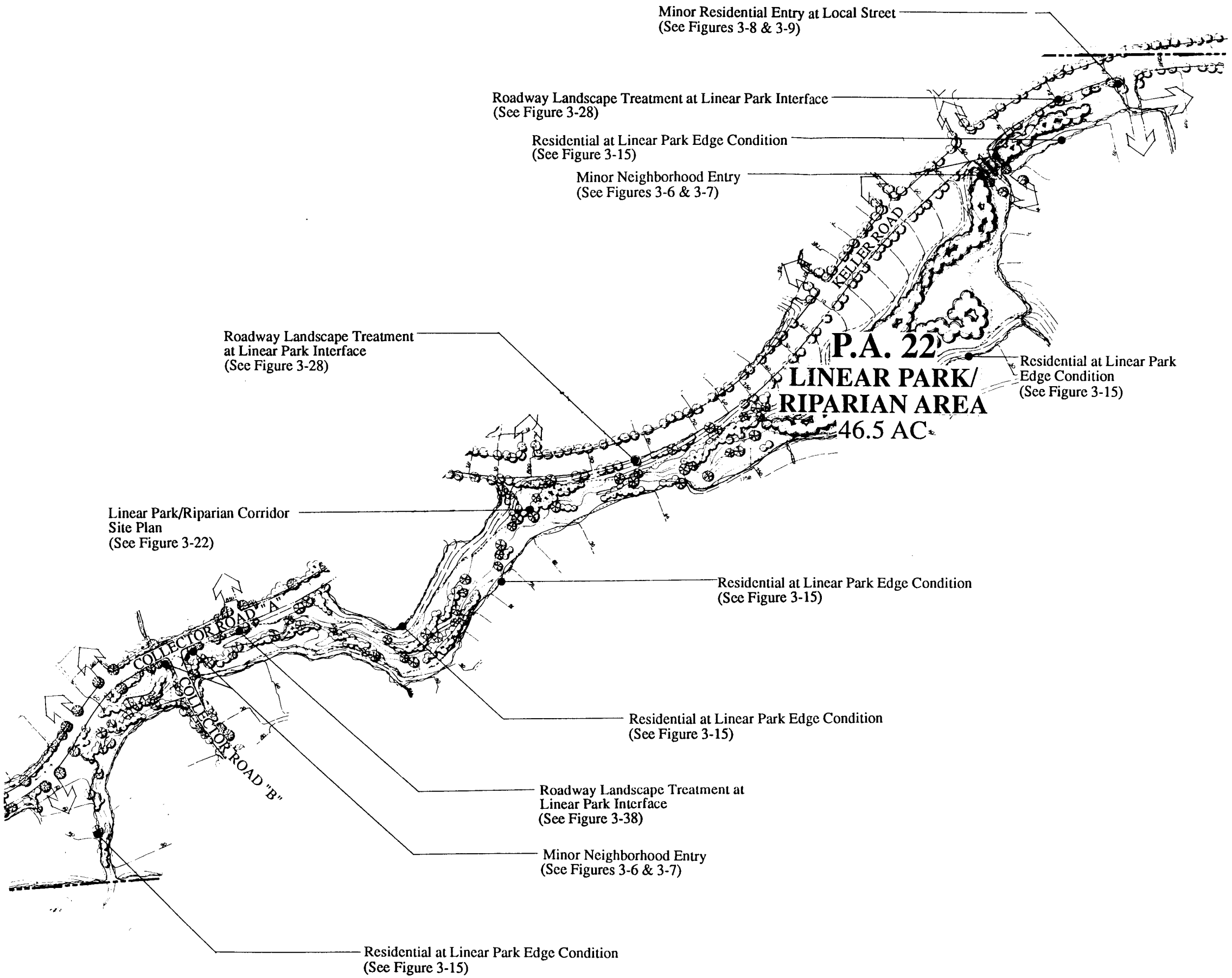
8) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

9) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 22

Linear Park/Riparian Area
46.5 AC.



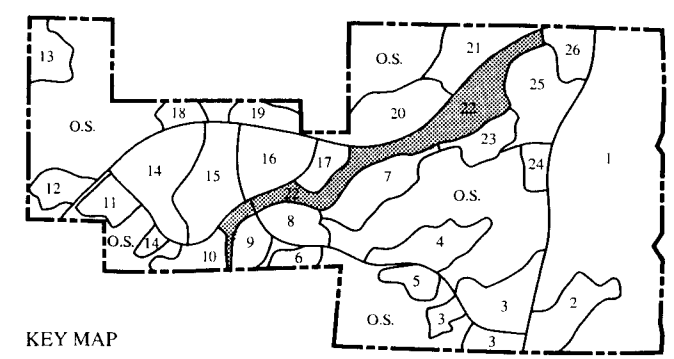


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FIGURE 1-13V

23. PLANNING AREA 23: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 23, as depicted in Figure 1-13W, provides for the development of 13.1 acres devoted to medium density residential uses. A maximum of 60 dwelling units are planned at a target density of 4.6 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 23 will be provided from a local road that intersects with Zeiders Road and Collector Road "B".

2) A residential/open space interface, as shown in Figure 3-14, will exist between the proposed residences in Planning Area 23 and the adjacent natural open space for fuel modification purposes.

3) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 23 and the adjacent linear park in Planning Area 22.

4) A roadway landscape treatment, as shown in Figure 3-38, is planned along the interior road, which intersects with Zeiders Road and Collector Road "B".

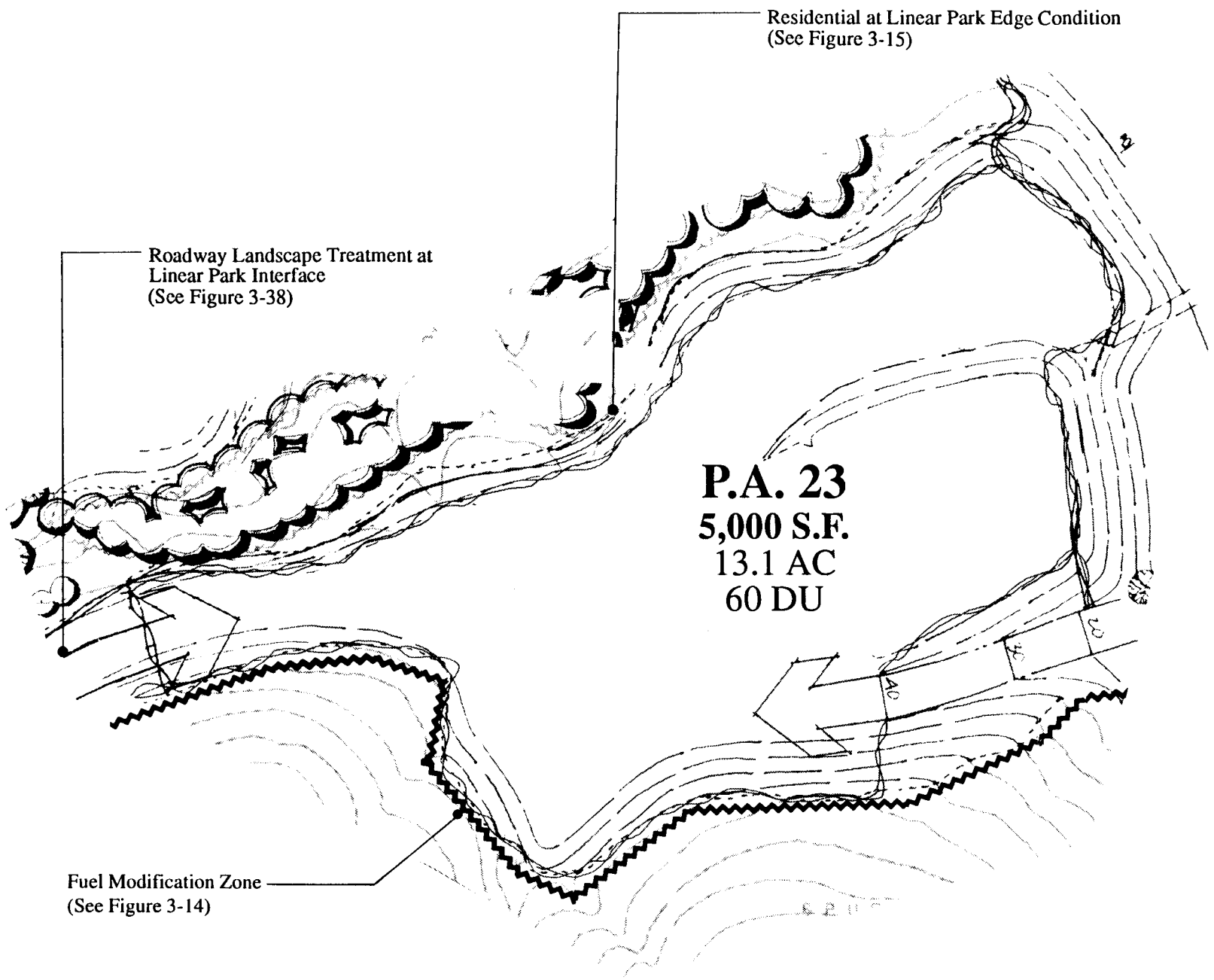
5) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

6) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

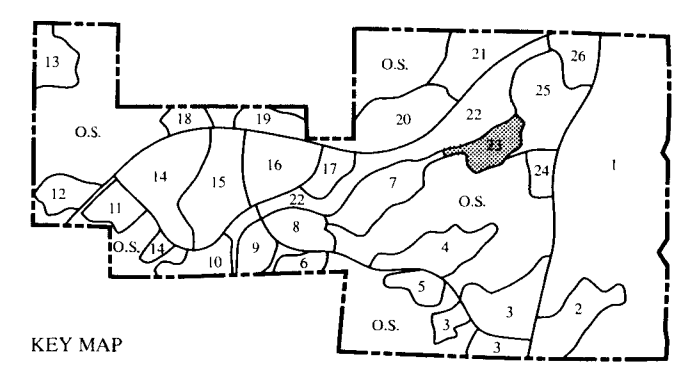
7) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 23



5,000 S.F. Minimum Lot Size
13.1 AC.
4.6 DU/AC Target Density
60 DU.



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24. PLANNING AREA 24: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 24, as depicted in Figure 1-13X, provides for the development of 6.2 acres devoted to medium density residential uses. A maximum of 28 dwelling units are planned at a target density of 4.5 DU/AC. Lot sizes will be a minimum of 5,000 square feet (density range 2-5 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 24 will be provided from Zeiders Road and a local (east-west) road.

2) A minor neighborhood entry, as shown on Figures 3-6 and 3-7, is planned at the intersection of Zeiders Road and the local (east-west) road.

3) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of the local (east-west) road and the entrance into Planning Area 24.

4) A roadway landscape treatment, as shown in Figure 3-31, is planned along Zeiders Road.

5) A residential/open space interface, as shown on Figure 3-14, will exist between the proposed residences in Planning Area 24 and the adjacent natural open space for fuel modification purposes.

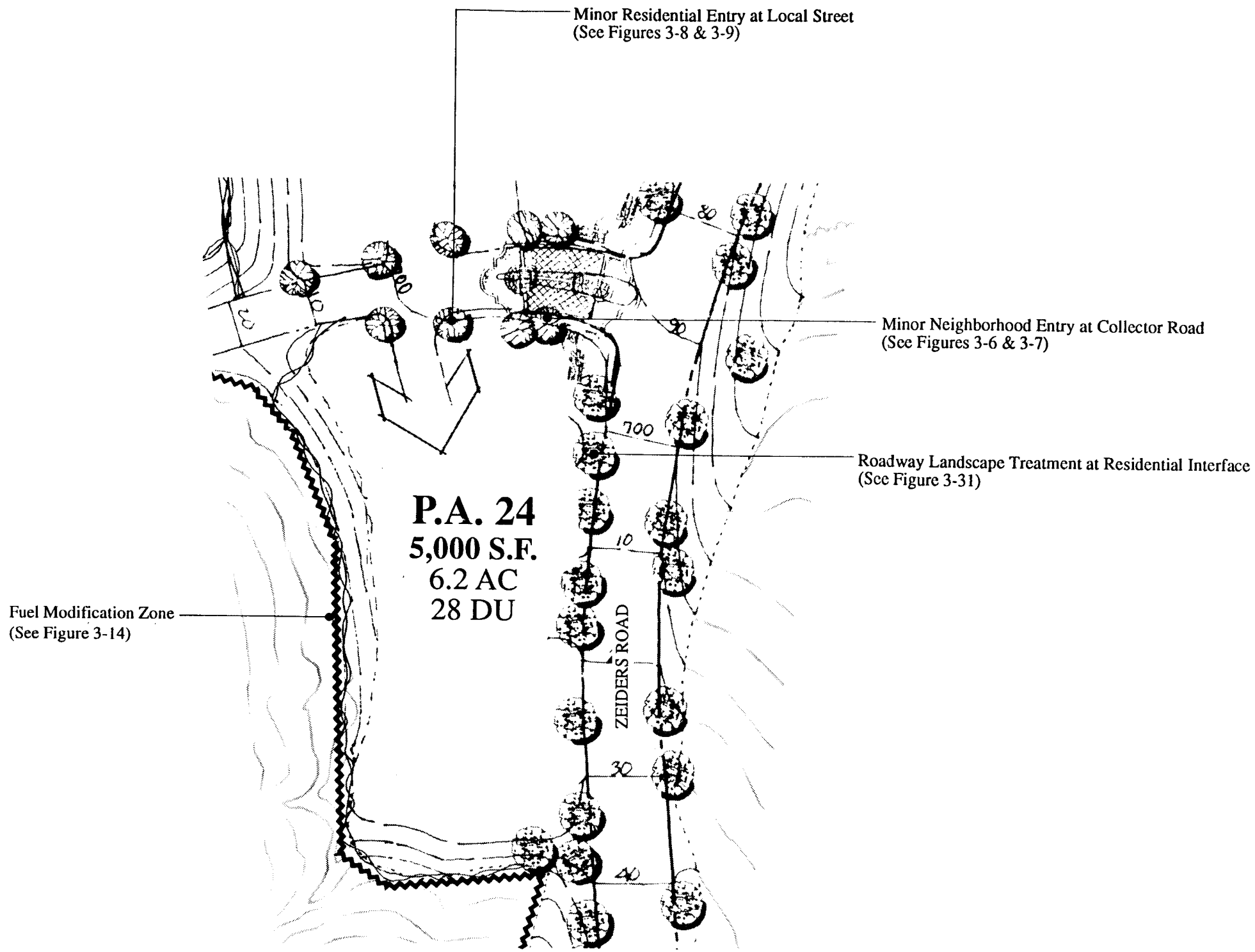
6) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

7) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

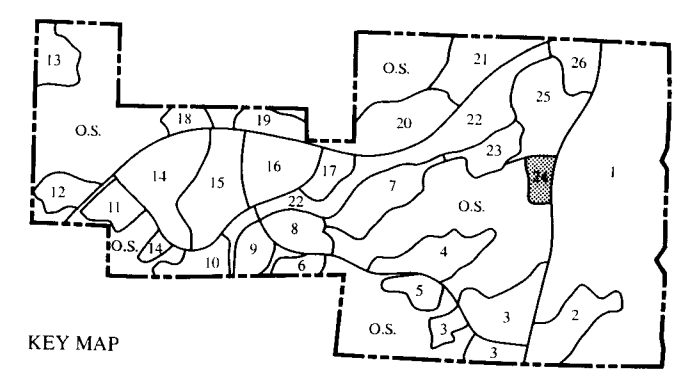
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 24



5,000 S.F. Minimum Lot Size
6.2 AC
4.5 DU/AC Target Density
28 DU.



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25. PLANNING AREA 25: *SINGLE FAMILY RESIDENTIAL*

a. DESCRIPTIVE SUMMARY

Planning Area 25, as depicted in Figure 1-13Y, provides for the development of 35.2 acres devoted to medium high density residential uses. A maximum of 199 dwelling units are planned at a target density of 5.6 DU/AC. Lot sizes will be a minimum of 4,000 square feet (density range 5-8 DU/AC).

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 25 will be provided from Zeiders Road, Keller Road and a local (east-west) road.

2) Minor neighborhood entries, as shown on Figures 3-6 and 3-7, are planned at the intersections of Zeiders Road and the local (east-west) road and at Keller Road and the primary entrance into Planning Area 25.

3) Minor residential entries, as shown on Figures 3-8 and 3-9, are planned at the intersections of Keller Road and the entrance into Planning Area 25 and at the local (east-west) road and the entrance into Planning Area 25.

4) A residential/linear park interface, as shown on Figure 3-15, will exist between the proposed residences in Planning Area 25 and the adjacent linear park/riparian corridor in Planning Area 22.

5) A residential/commercial interface, as shown on Figure 3-17, will exist between the proposed residences in Planning Area 25 and the adjacent commercial site in Planning Area 26.

6) Roadway landscape treatments, as shown in Figures 3-28 and 3-31, are planned along Keller Road and Zeiders Road.

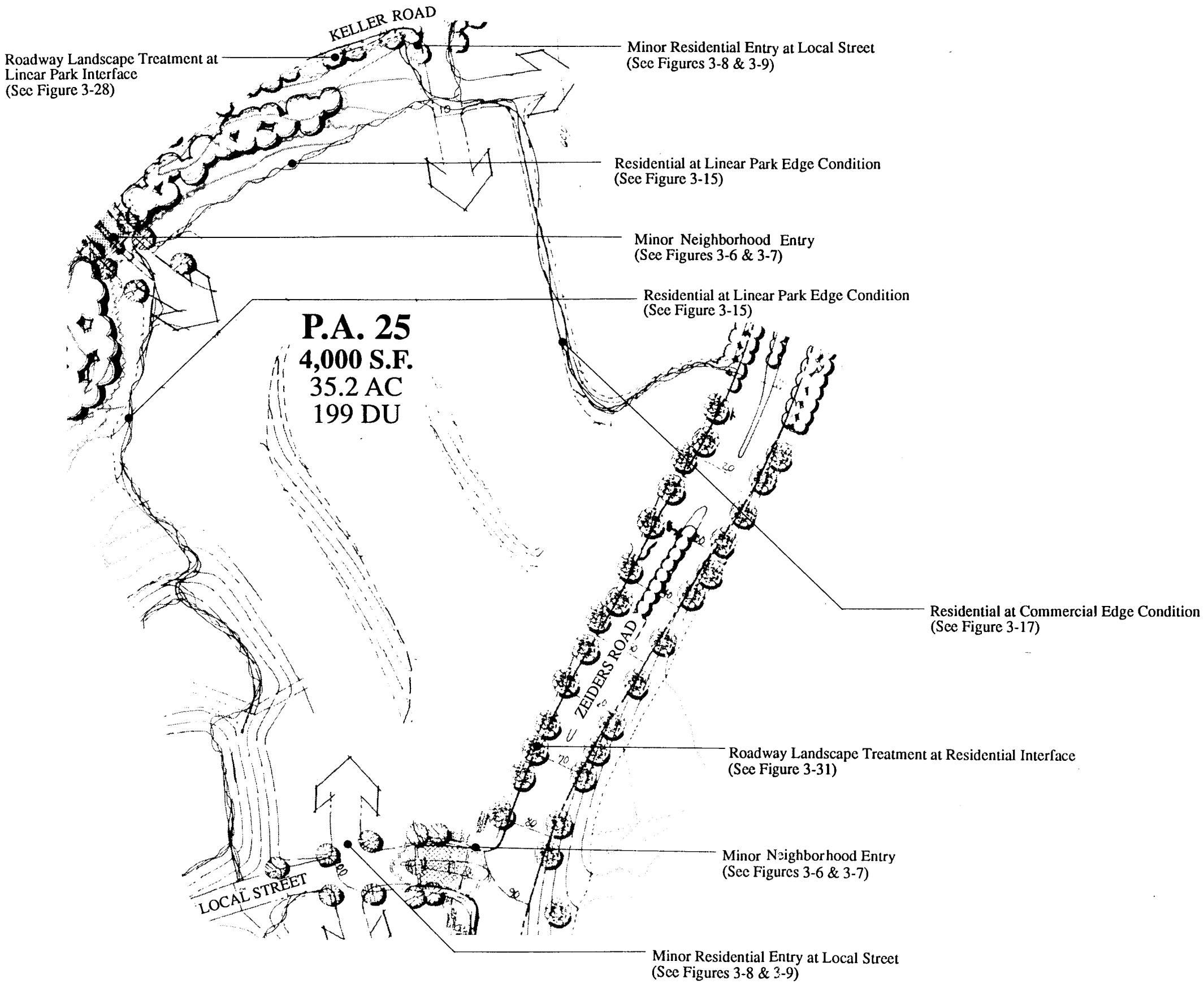
7) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

8) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria.

9) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 25



4,000 S.F. Minimum Lot Size
35.2 AC.
5.6 DU/AC Target Density
199 DU.

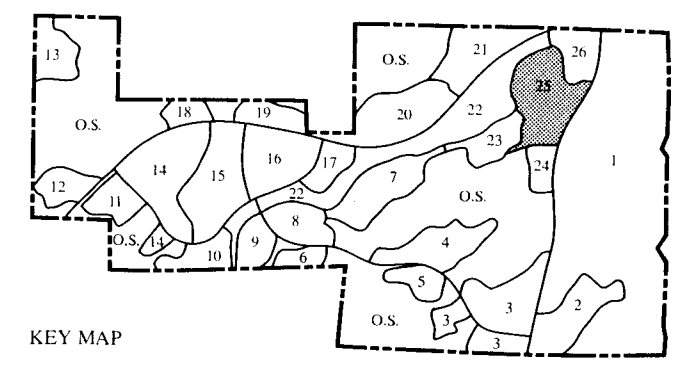


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FIGURE 1-13Y

26. PLANNING AREA 26: *COMMERCIAL/OFFICE*

a. DESCRIPTIVE SUMMARY

Planning Area 26, as depicted in Figure 1-13Z, provides for the development of a 10.0-acre neighborhood commercial/office center. The commercial center will provide service-oriented uses primarily to local residents. Typical uses permitted within this center shall include, but not be limited to, grocery stores, retail shopping, banks, professional offices, child care, restaurants/fast food and other service-oriented uses. In addition, service commercial uses may complement the memorial park with uses such as flower shops, card and gift shops, mortuary, small motel and other related uses. The Specific Plan Zoning Ordinance (Chapter 2) provides a complete list of permitted uses in the commercial center.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Chapter 2 (Specific Plan Zone Ordinance).

c. PLANNING STANDARDS

1) Primary access to Planning Area 26 will be provided from Zeiders Road and Keller Road.

2) A major intersection treatment, as shown on Figures 3-2 and 3-3, is planned at the intersection of Keller Road and Zeiders Road.

3) A minor residential entry, as shown on Figures 3-8 and 3-9, is planned at the intersection of Keller Road and the entrance into Planning Area 26.

4) Commercial entry monumentation, as shown in Figures 3-10 and 3-11, is planned at the intersection of Zeiders Road and the entrance into Planning Area 26.

5) A residential/commercial interface, as shown on Figure 3-17, will exist between the proposed commercial center in Planning Area 26 and the adjacent residential uses in Planning Area 25.

6) Roadway landscape treatments, as shown on Figures 3-30 and 3-34, are planned along Keller Road and Zeiders Road.

7) The access arrows depicting Planning Area entrances are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

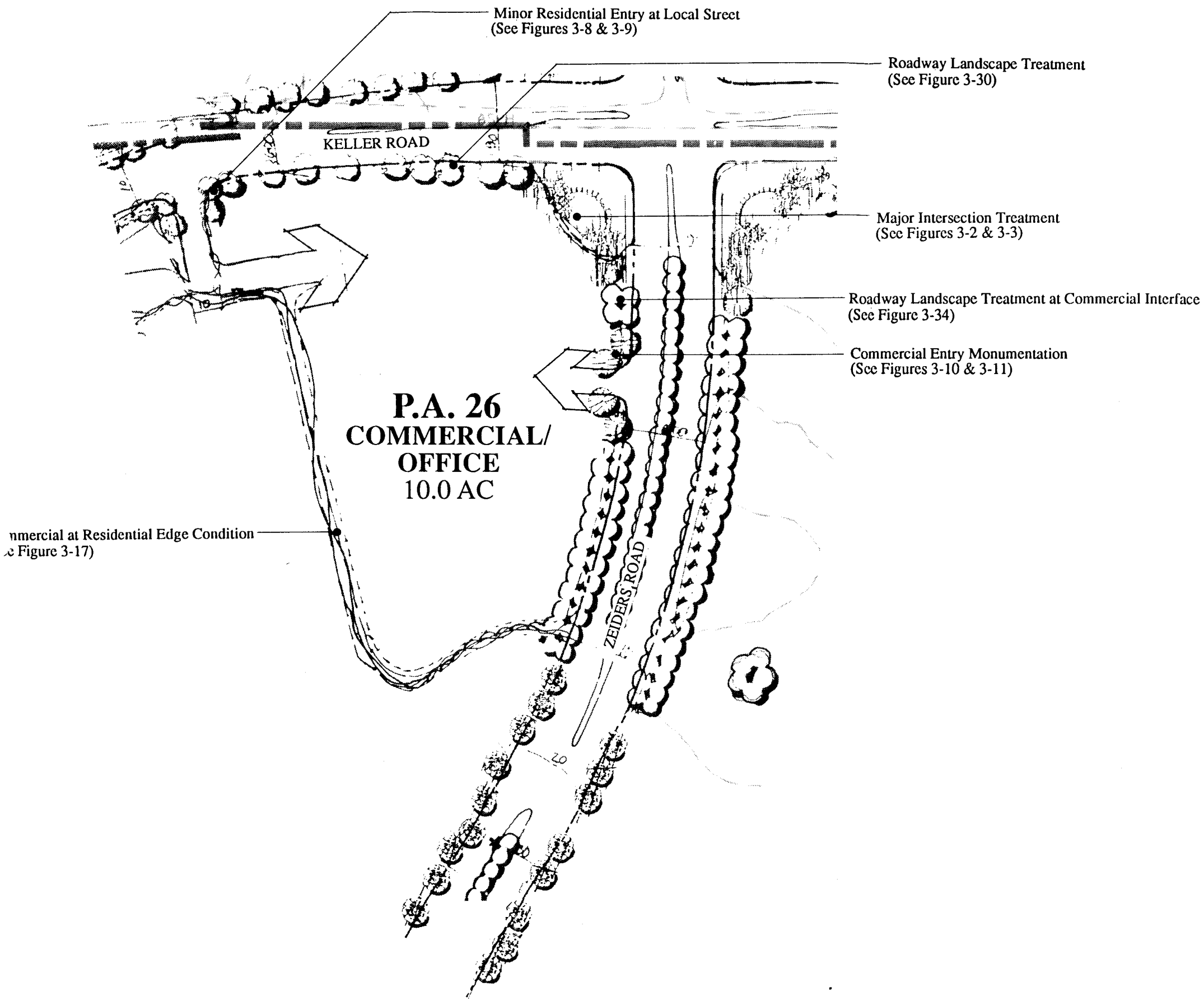
8) Please refer to Chapter 3, for specific Design Guidelines and other related design criteria. Signage criteria for commercial areas are contained in the Specific Plan Zone Ordinance for this Specific Plan.

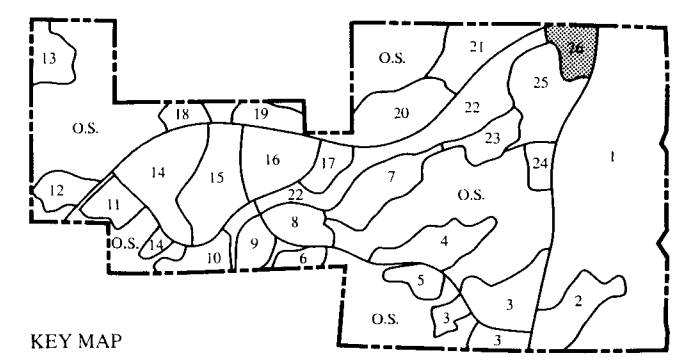
8) Please refer to the following Development Plans and Standards contained within this chapter that apply site wide:

V.B:	Landscaping Plan	IX:	Drainage Plan
V.C:	Grading Plan	IX:	Water and Sewer Plans
VI:	Specific Land Use Plan	XII:	Public Facilities
VII:	Open Space and Recreation Plan	XIII.D:	Development Phasing
VIII:	Circulation Plan		

PLANNING AREA 26

Commercial/Office
10.0 AC.





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VII. PARKS AND OPEN SPACE PLAN

A. OPEN SPACE AND RECREATION PLAN

A major unifying element of the Murrieta Hills community is the Open Space and Recreation program. Planned park and recreation open space uses within Murrieta Hills reflect the site's special topography and natural values. Murrieta Hills features public and semi-public amenities such as the 46.5-acre linear park/riparian corridor, natural open space totalling 288 acres, 24.7 acres of manufactured slope area, a 10-acre elementary school site, the memorial park and roadway landscaped paseos.

Although the school playground, at the discretion of the school district, may provide recreational opportunities both during and after school hours; and the memorial park will provide a lush green visual amenity; and roadway paseos, which provide landscape setbacks and pedestrian walkways along major community streets, will promote public participation, these three uses are not included in the open space and recreation total acreage calculation. The accountable open space and recreation elements comprise 359.5 acres, or 36% of the project site as shown on Table 4.

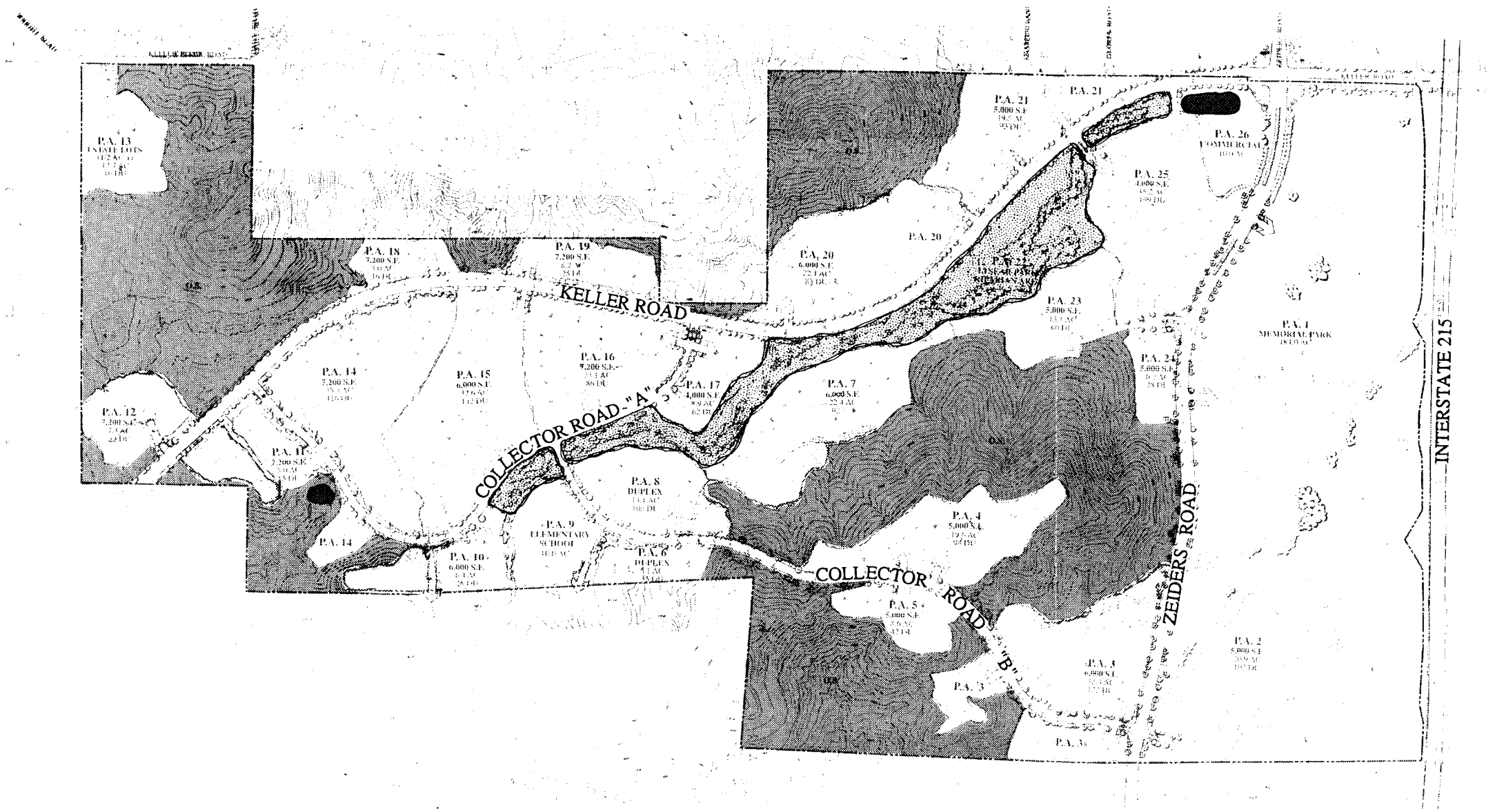
Table 4
OPEN SPACE/RECREATION PLAN

COMMUNITY OPEN SPACE AND RECREATION OPPORTUNITIES		ACREAGE
A.	Linear Park/Riparian Corridor	46.5
B.	Natural Open Space	288.3
C.	Manufactured Slopes Adjacent to Project Roadways	18.2
D.	Manufactured Slopes Adjacent to Undisturbed Open Space	6.5
TOTAL		**359.5**

The planned preservation of unique topographic and biological resources on-site have guided the project's park and open space design. In an effort to preserve these resources, the project has been designed to accommodate recreational uses such as picnicking, open turf play, adventure play, tot lots and trails within and around sensitive areas and open space areas on-site. Field sports and other active recreational uses may be available to community residents within the previously noted elementary school site.

The Murrieta Hills Open Space and Recreation Plan is illustrated on Figure 1-14, and a more detailed discussion of the community recreation opportunities is provided below:

OPEN SPACE & RECREATION PLAN



LEGEND

- LINEAR PARK/ RIPARIAN CORRIDOR (46.5 AC)
- NATURAL, OPEN SPACE (288.3 AC)
- DETENTION BASINS

NOTE : APPROX. 18.2 AC OF MANUFACTURED SLOPES ADJACENT TO PROJECT ROADWAYS AND APPROX. 6.5 AC OF MANUFACTURED SLOPES ADJACENT TO UNDISTURBED OPEN SPACE ARE PROVIDED IN THE MURRIETA HILLS SPECIFIC PLAN

1. LINEAR PARK/RIPARIAN CORRIDOR

A 46.5-acre linear park is planned, as shown in Planning Area 22. The park has been designed to preserve and enhance the existing riparian corridor, which traverses the site in a northeast to southwest direction. Oaks, sycamores and other riparian oriented plant material will be planted to embellish this important community amenity. Both passive and active recreational opportunities are afforded by the linear park. A meandering trail network will follow the corridor's edge, providing a combination of horseback riding, jogging, walking and bicycling opportunities. Approximately 5.8 acres of flat lawn area will be available for open play or informal ball games. Approximately 1.95 acres of usable, active recreation nodes will be interspersed throughout the linear park. These areas may take the form of tot lots, picnic and barbecue facilities and scenic lookout points. In addition to these usable flat areas, approximately 4 acres of land will be set aside adjacent to the linear park to function as a detention basin. These detention areas will be available as passive open areas available for public use. The linear park/riparian corridor conceptual site plan is provided in Chapter 3, *Community Design Manual.*

2. NATURAL OPEN SPACE

Approximately 288.3 acres of natural open space will be preserved in the Murrieta Hills community. Within this area, rugged peaks, prominent ridgelines, steep terrain, rock outcroppings, oak woodlands and other significant biologic communities will be preserved in their natural state. Natural open space will be a tremendous asset to the community and form a pristine backdrop for the proposed residences, commercial center, school site and memorial park. Where natural open space abuts residential areas, fuel modification will be allowed. Trails and/or other recreational amenities are not proposed for natural open space areas due to rugged terrain, steep slopes and potential visual impacts.

3. MANUFACTURED SLOPES ADJACENT TO PROJECT ROADWAYS

This category includes approximately 18.2 acres of manufactured slopes built at varying heights to accommodate project roadway construction. These areas will employ the necessary erosion control methods and be revegetated in a manner that harmoniously blends with the roadway paseo landscape program.

4. MANUFACTURED SLOPES ADJACENT TO NATURAL OPEN SPACE

This category includes approximately 6.5 acres of manufactured slopes built at varying heights to accommodate primarily residential building pads. These areas also will employ the necessary erosion control and brush management methods, and will be landscaped in a manner that harmoniously blends with the existing natural open space.

5. ELEMENTARY SCHOOL RECREATION FACILITY

A 10-acre elementary school site is proposed for Murrieta Hills, as shown in Planning Area 9. This school will be under the jurisdiction of the Menifee Union School District and serve local students enrolled in grades K through 6. Recreational equipment and play fields for school children also may be used by the community. Recreation equipment provided by the School District may include the following activities: playground equipment, basketball, softball and soccer fields. According to the State of California Department of Education criteria, approximately 7.4 acres of the 10-acre school site would be devoted to public education facilities. If the District elects not to purchase the school site, the project

proponent reserves the right to develop this site with residential uses compatible with adjacent proposed residential neighborhoods. The school site and all associated recreational activities shall be owned and maintained by the governing school district.

6. MEMORIAL PARK

Although the memorial park will be privately owned and maintained, its grounds will remain open to the public for daily use. Memorial park roads and paths may be used by the community for a variety of recreational purposes, such as a leisurely walk through the interpretive gardens or an early morning jog, as governed by the rules and regulations of the memorial park developer.

7. ROADWAY PASEOS

Roadway paseos provide landscape setbacks and pedestrian walkways along the major community streetscenes and stimulate a variety of visual experiences along the neighborhood's edge. Landscaped parkways and community sidewalks are incorporated into the roadway paseo. Community members can take advantage of the many recreational functions of the roadway paseo, such as bicycling, jogging, skateboarding, rollerblading, or simply walking down its path. Roadway paseos are further illustrated in the roadway landscape treatments and cross-sections provided in Chapter 3, *Community Design Manual* (Figures 3-26 to 3-38).

8. FUEL MODIFICATION ZONES

To limit fire hazard, fuel modification zones will exist between development and open space where plant material will be pruned and maintained to reduce fire fuel. These zones will extend between 50 and 150 feet from rear yard property lines which abut natural open space or manufactured slopes, providing an harmonious transition from development to natural open space. Thinning of vegetation for fuel modification will allow increased passive recreational use of these areas for walking and hiking.

9. PARKLAND REQUIREMENTS

The Quimby Act requires the dedication of at least three (3) acres of parkland per 1,000 population residing in Murrieta Hills. However, the local Park Code requirement per the Murrieta CSD (formerly CSA 143) is 4.0 acres per 1,000 population and the Draft Murrieta General Plan recommends 5.0 acres per 1,000 population. The following population density formulas from the Draft City of Murrieta MEA were used to determine park dedications and payment of in-lieu fees:

Two dwelling units per structure = 2.64 persons per DU.
Single family dwelling units with attached garage = 2.59 persons per DU.

Based on this formula, the total projected population for the project site is 4,112.1 persons as calculated below in Table 5. Using the City's population density formula for park dedication, the local park code of 4.0 acres of parkland per 1,000 persons, the project would require 16.4 acres of improved parkland. As shown in Table 6, proposed active park area within the linear park/riparian corridor totals approximately 7.75 acres. The project proponent is seeking twenty-five percent (25%) credit for the remaining 38.75-acre portion of the environmentally significant linear park, or 9.68 acres, bringing the park credit total to 17.4 acres, exceeding the local park code requirement of 16.4 acres.

Table 5
POPULATION PROJECTION

	DWELLING UNITS	PERSONS PER DWELLING UNIT	POPULATION PROJECTION
	1,445 (single family)	2.59	3,742.5
	140 (multi-family)	2.64	369.6
TOTALS:	**1,585 DU**	—	**4,112.1**

Based upon the General Plan park recommendation of 5.0 acres of parkland per 1,000 population, the proposed project would need a total of 18.8 acres of parkland, or 1.4 acres of additional parkland above the 17.4 acres currently allocated. As shown in Table 6, the applicant is proposing to satisfy this additional parkland acreage demand through a shared use agreement with the governing school district regarding the ten-acre elementary school site proposed for the project. Based upon public school facility land allocation factors, approximately 2.6 acres of excess acreage at this school site would be available for recreational uses. This 2.6 acres, when applied to the prior parkland acreage credit of 17.4 acres, would result in a potential parkland credit of 20.0 acres, thereby exceeding the General Plan park ratio by 1.2 acres. It should also be noted that the proposed memorial park, although not a formalized recreational area, does offer various open space amenities that will complement the recreational facilities planned as part of the residential component of the Specific Plan.

Table 6
PARKLAND CREDIT

LAND USE	ACREAGE	% CREDIT	TOTAL CREDIT
Riparian Corridor (active park area)	7.75	100%	7.75
Riparian Corridor (natural area)	38.75	25%	9.68
Subtotal	—	—	**17.4 AC**
Memorial Park	184.0	0%	0.0
School Site	10.0	—	2.6[1]
TOTAL	—	—	**20.0 AC**

The above combination of parkland credit and shared use is the most feasible and environmentally sensitive solution to satisfying the future park needs of this community. The determination of park

(1) Based on a shared-use agreement with the governing school district and public school facility land allocation factors.

improvements, obligations and/or credit by the developer shall be based upon the recommendation of acceptable design and improvement plans for parks by the Director of Parks and Recreation. The actual authority for recommending park credit rests with the City's Park and Recreation Commission with final approval by the City Council.

B. OPEN SPACE AND RECREATION PLAN DEVELOPMENT STANDARDS

1. The linear park/riparian corridor will be provided for the benefit of all residents within the community.

2. The linear park/riparian corridor may contain the following facilities/equipment: tot lot(s), equestrian trail, open play areas and picnic facilities. A conceptual site plan of this area is provided in Chapter 3, *Community Design Manual.*

3. Planning Area 9 will be provided for an elementary school site subject to acquisition by the School District. The school will have playgrounds and areas which may contain the following facilities: playground equipment, basketball, softball and soccer fields.

4. All recreational facilities will be landscaped and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.

5. All recreational facilities will provide parking where appropriate in accordance with City of Murrieta standards.

6. Landscaping within recreation and open space areas will be further governed by the *Landscaping Plan Development Standards* (Section V.B.2) and the *Community Design Manual* (Chapter 3).

7. Development applications which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or equestrian).

8. All open space and parks not directly associated with a particular neighborhood will be the maintenance responsibility of the City's CSD. These areas include all designated open space, including natural open space, manufactured slopes, drainage courseway, fuel modification zones, open space/easements and the linear park/riparian corridor.

C. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of the Maintenance District is important in maintaining landscape quality in the project area.

Common areas identified in the Specific Plan shall be owned and maintained as follows:

a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in commercial areas).

Acceptance by the City's CSD, a public park and open space maintenance organization, shall satisfy this condition.

b) Unless otherwise provided for in these standards, common areas shall be conveyed to the City's CSD as implementing development is approved or any subdivision is recorded.

c) Merger with the City's CSD shall take place prior to or concurrent with the issuance of any occupancy certificate or issuance of any building permit for any approved development permit (use permit, plot plan, etc.).

It is anticipated that maintenance associations, if formed, will be established as follows:

> The master maintenance organization shall be charged with the unqualified right to assess the individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The master maintenance organization shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities as necessary. The maintenance of the memorial park will be the responsibility of Rose Hills, the cemetery developer.

1. MEMORIAL PARK

The Memorial Park will be owned and maintained by the Rose Hills Memorial Park Association, the Memorial Park developer. Rose Hills will create a perpetual or endowment care fund for cemetery maintenance. All perpetual care fund principal amounts will be invested. Only the investment income will be used for cemetery maintenance. An endowment care fund is initially required by State law to deposit $35,000.00 to establish the fund. More information on endowment care funds is provided in the Memorial Park CUP application.

2. OPEN SPACE AND PARKS

All open space and park areas that are not directly associated with a particular neighborhood, will be the responsibility of the City's CSD. These areas include all designated open space, including natural open space, manufactured slopes, drainage courseway, open space/easements and the linear park/riparian corridor.

3. PROJECT ROADWAYS

All public roadways will be designed and constructed to standards acceptable to the City, and will be entered into the City system of roads maintenance as approved by the City Council. Roadway paseos within the City right-of-way will be maintained by the City's CSD.

4. SCHOOL SITE

It is anticipated that the future school site would be owned and operated by the Menifee Union School District.

VIII. TRANSPORTATION AND CIRCULATION

A. CIRCULATION PLAN

As the result of a thorough traffic analysis conducted by Robert Kahn, John Kain and Associates (see EIR Technical Appendices), a project roadway concept has been developed as illustrated in the *Circulation Plan* (Figure 1-15). The Draft Murrieta General Plan Circulation Element, Riverside County Master Plan of Arterial Highways, ACTS, the North Murrieta Traffic Model and the RIVSAN Traffic Model were considered by the traffic consultant in making the recommendations.

Principle east-west roadway access to the site will be achieved via Keller Road (134' R.O.W.) which will connect with Interstate 215 eastward of the site. Primary north-south access through the project will be achieved via Zeiders Road (88' R.O.W.), which will connect to the south with Pabesu Road and Clinton Keith Road. Collector Roads "A" and "B" (66' R.O.W.) provide internal project circulation and form a loop with Keller and Zeiders Roads. On-site circulation will be accommodated by a hierarchical network of roadways. Each road's location and size are designed to facilitate the efficient movement of traffic throughout the site. The main objective of the circulation plan is to provide direct and convenient access to the individual residential neighborhoods, school site, recreation areas, commercial center and to the memorial park entry, through a safe and efficient system of urban arterial, secondary, collector and local roadways. Roadway cross-sections are illustrated in Figures 1-16, 1-17 and 1-18.

Access to Planning Area 13, located in the northwest corner of the site will be provided by a local road extension via Wright Road. Wright Road is an existing dirt road that provides access to the northwest portion of the site, ultimately connecting to Bundy Canyon Road further north. Wright Road provides access to existing rural residences north of the subject property. Daily Road provides an alternate route to this area linking Scott Road and existing Keller Road. Daily Road is a dirt road which currently provides access to numerous rural residences off-site.

Proposed traffic signals and stop signs are illustrated on Figure 1-19, *Traffic Control Plan*. The proposed street alignments and classifications comply with the *City of Murrieta's Draft General Plan Circulation Element*, as shown in the Murrieta Hills PFFP (Chapter 4), and will adequately serve future project traffic volumes. It should be noted that the EIR analyzed the year 2010 cumulative conditions without the Keller Road/I-215 interchange and without the extension of Keller Road to the west. Without these improvements, traffic volume increases generated by the project on the future circulation system can be accommodated within Level of Service C levels when the roadway network is improved in conjunction with the proposed General Plan Circulation Element. In order to accommodate forecasted post 2015 traffic volumes, additional roadway improvements beyond those identified in the General Plan Circulation Element are required. The project proponent will contribute substantially towards an area-wide roadway improvement program, as a result of Transportation Uniform Mitigation Fees (TUMF) and additional City of Murrieta infrastructure development fees. This fee shall be used to mitigate the impact of cumulative growth on traffic circulation in the following ways:

- Upgrade/extend Keller Road west of the proposed new Keller Road Interchange with the I-215 Freeway to an Urban Arterial classification; and,

- Upgrade/extend Zeiders Road between Scott Road and Clinton Keith Road as a Secondary/Major/Arterial to replace the previously suggested McElwain Road extension and to serve area-wide north-south travel needs.

The project traffic analysis estimates that 23,726 total trip ends will be generated per day by the proposed project, with 14,198 production trip ends and 9,528 attraction trip ends. (Please refer to the *Traffic Study* in the Technical Appendices, for a more detailed discussion of traffic-related impacts.)

B. CIRCULATION DEVELOPMENT STANDARDS

1. Traffic impact study reports shall be provided with submittal of each Tentative Tract Map or Plot Plan as required by the City of Murrieta. The traffic impact study report shall be required to evaluate peak hour conditions at intersections significantly impacted by each phase of development.

2. Along the Keller Road/Baxter Road corridor west of Zeiders Road, full access locations with median breaks should be a minimum of at least 1,200 feet from the nearest intersection or as approved by City Engineering Department.

3. Sight distance at each intersection shall be reviewed with respect to standard CALTRANS/City of Murrieta sight distance standards at the time of preparation of final gradings, landscape and improvement plans.

4. Ultimate intersection lane requirements shall be provided per the project traffic report.

5. The project collector roadway systems shall be implemented per the project traffic report.

6. Heavy through traffic should be prevented from residential neighborhoods, major roadways will be implemented as non-access roadways, and residential neighborhoods shall be served by smaller residential collectors.

7. The subdivision shall comply with the on-site street improvement recommendations/mitigations outlined in the project traffic analysis including internal design.

8. On-site roads are defined as:

    - Urban Arterial (134' R.O.W.) - Keller Road
    - Secondary (88' R.O.W.) - Zeiders Road
    - Collector (66' R.O.W.) - Collector Roads "A" and "B"
    - Local Streets (60' R.O.W.) - Interior Project Roads

9. Landscape requirements will be based on street width in accordance with the roadway landscape treatments as depicted in Section Chapter 3, *Community Design Manual.*

10. Future bus turnouts and potential future bus stop locations should be incorporated into the Land Use Plan, as depicted on the *Circulation Plan*, Figure 1-15.

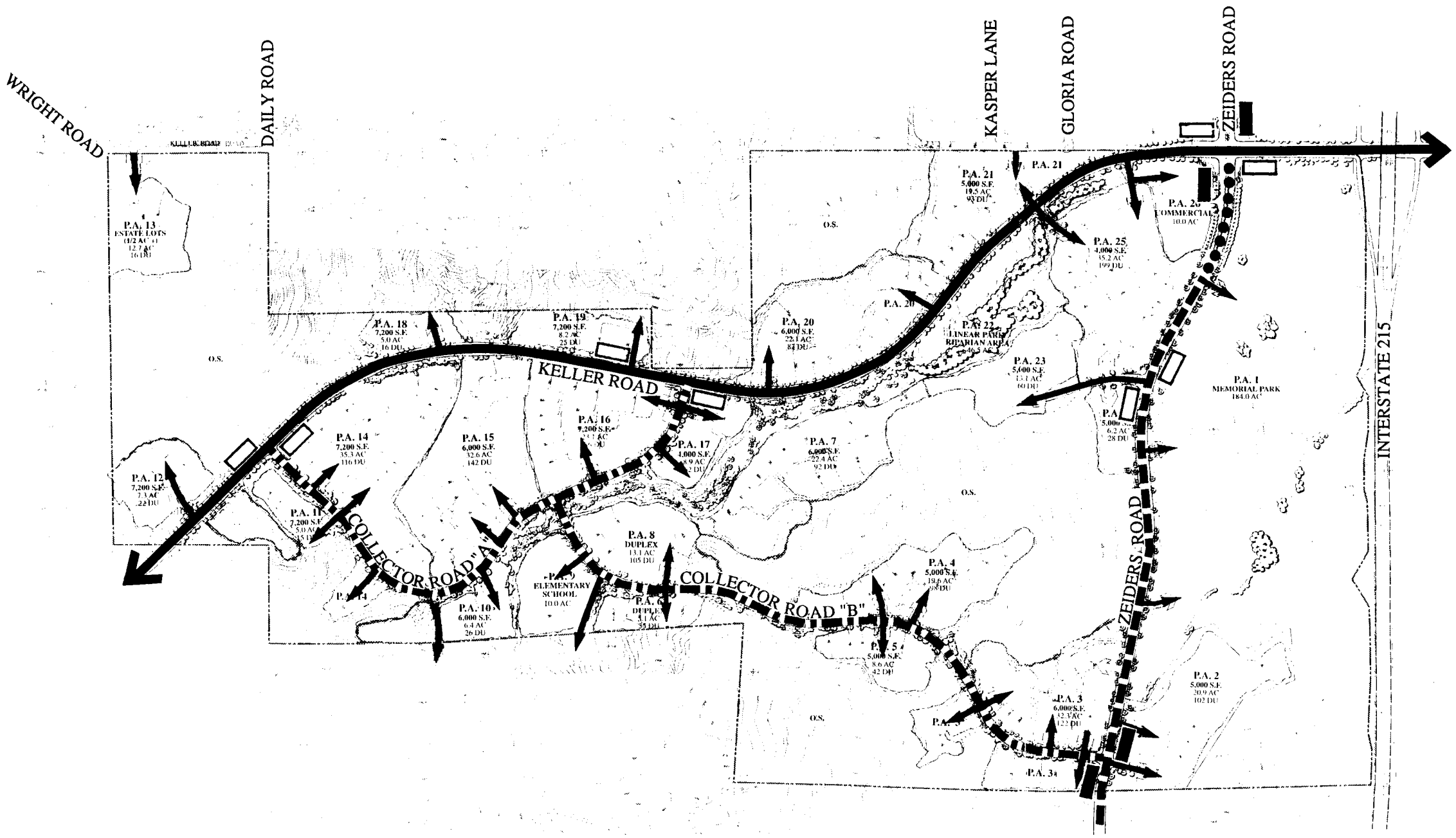
11. The internal circulation system within the Memorial Park shall be defined as a part of the Conditional Use Permit (CUP).

12. The access arrows depicting Planning Area entrances (see Section VI.C, *Planning Area Development Standards*) are conceptual in nature and do not represent final locations or number of entrances. The exact location and number of access points into individual Planning Areas shall be subject to review and approval at the subdivision or plot plan stage and must be designed and located to provide adequate and safe access from a traffic and fire safety standpoint.

13. A portion of the commercial/office parking area (Planning Area 26) shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m., to encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to I-215.

14. Public Street grades shall not exceed a maximum gradient of 16%.

CIRCULATION PLAN

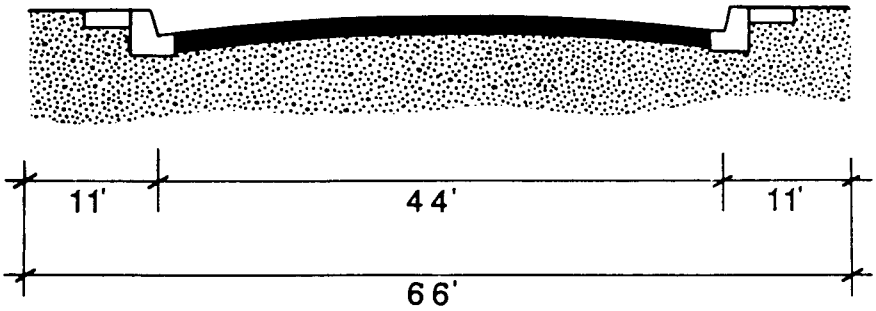


NOTE:
AN ENHANCED CROSS-SECTION HAS BEEN PROVIDED FOR ZEIDERS ROAD BETWEEN KELLER ROAD AND THE MEMORIAL PARK ENTRANCE. THIS CROSS-SECTION IS DESIGNED TO ACCOMODATE SOUTH BOUND DOUBLE LEFT TURNS ON ZEIDERS ROAD INTO THE MEMORIAL PARK AND ONE ADDITIONAL NORTH BOUND LANE TO FACILITATE EXITING THE MEMORIAL PARK NORTH BOUND ONTO ZEIDERS ROAD AND A FREE RIGHT TURN ON TO KELLER ROAD FROM ZEIDERS ROAD.

LEGEND

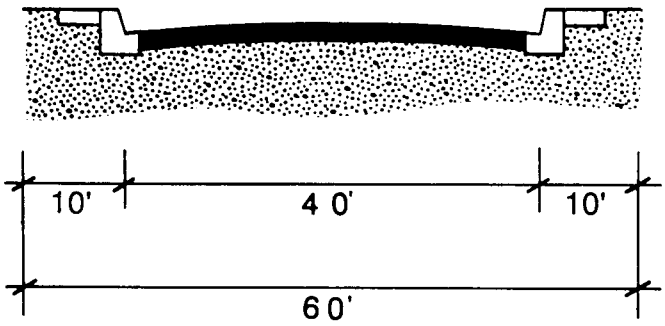
- URBAN ARTERIAL - 134' R.O.W.
- ENHANCED COLLECTOR - 114' R.O.W.
- SECONDARY HIGHWAY 88' R.O.W.
- COLLECTOR ROAD - 66' R.O.W.
- LOCAL ROAD - 60' R.O.W. *
- BUS TURNOUT
- BUS STOP

FIGURE 1-15



COLLECTOR - 66' R.O.W.

INTERNAL PROJECT ROADWAYS

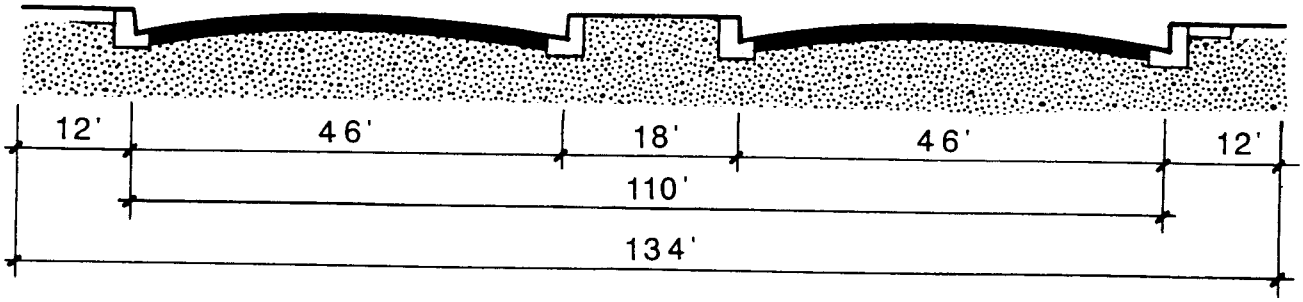


LOCAL - 60' R.O.W.

FIGURE 1-16

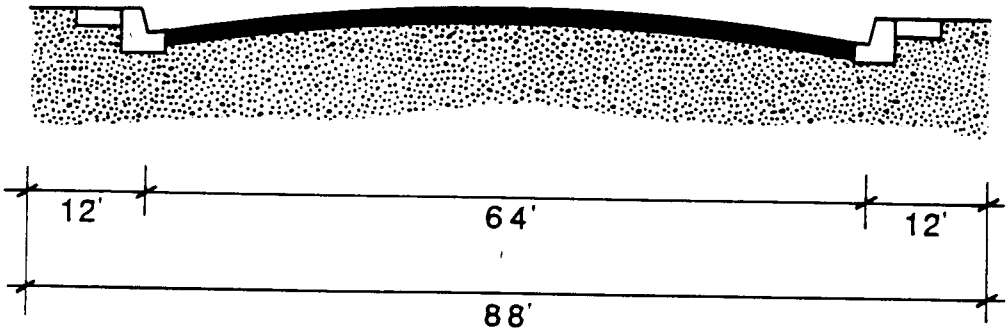
MURRIETA HILLS ▪ ROADWAY CROSS-SECTIONS

Prepared For : MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*



URBAN ARTERIAL - 134' R.O.W.

KELLER ROAD



SECONDARY HIGHWAY - 88' R.O.W.

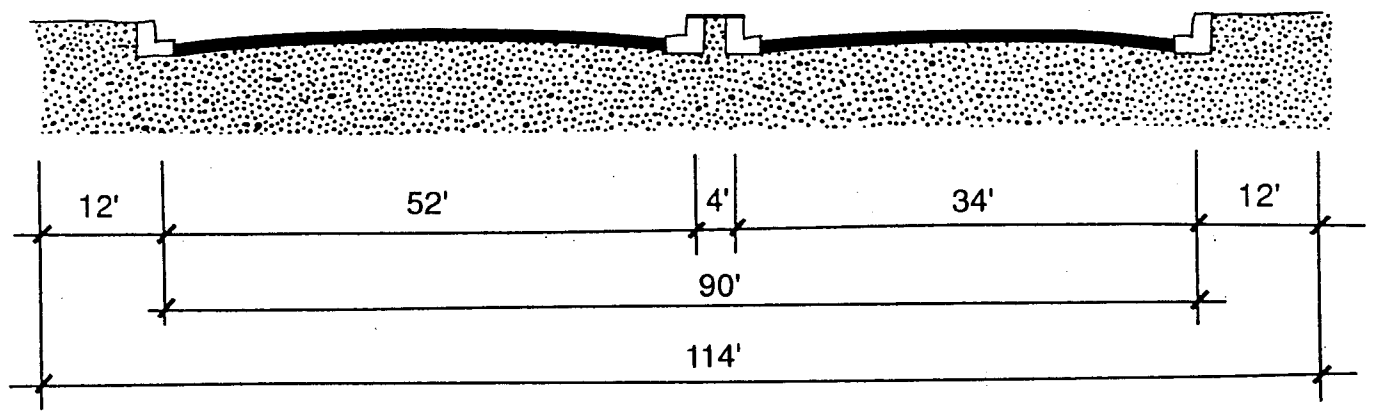
ZEIDERS ROAD

FIGURE 1-17

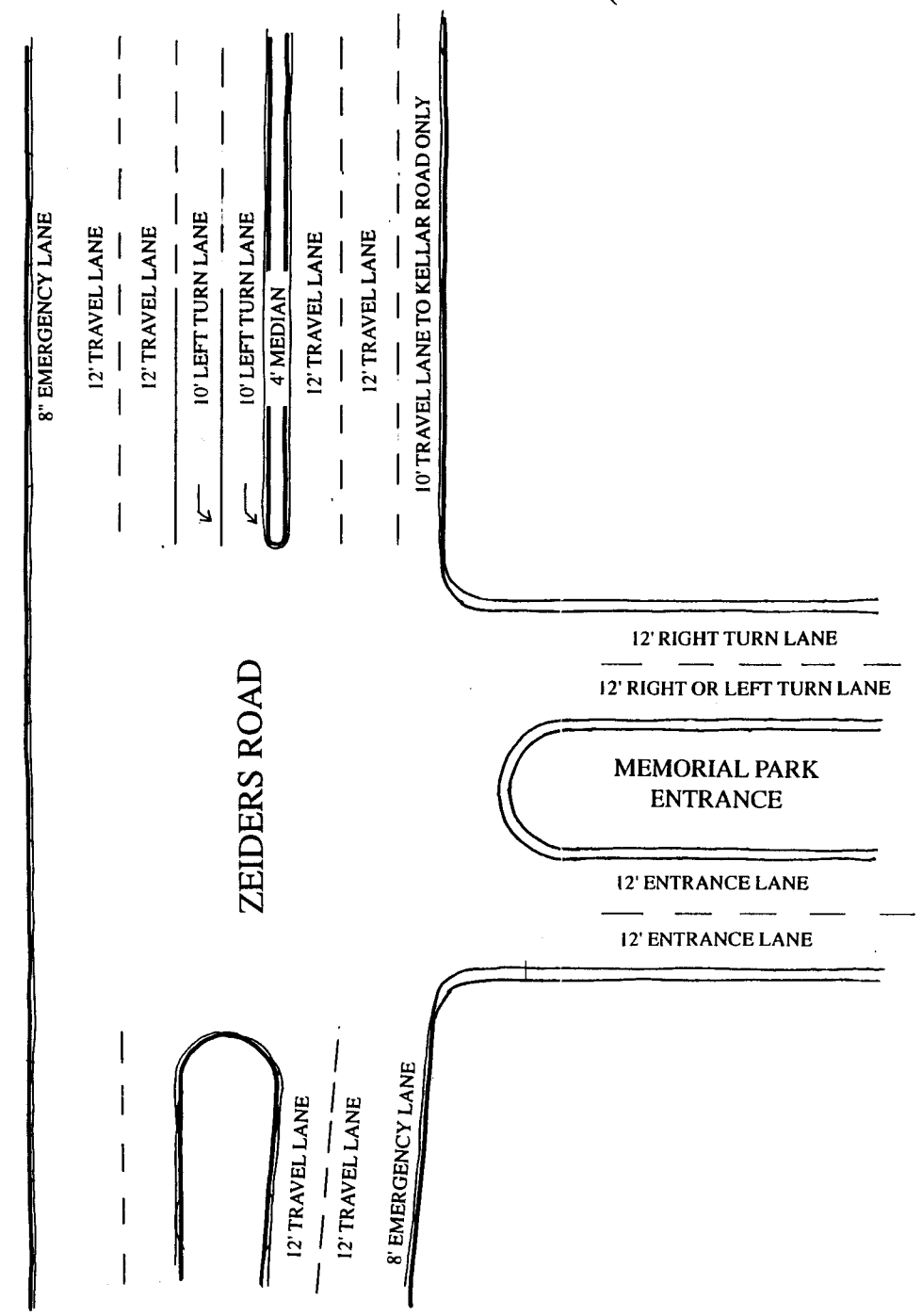
MURRIETA HILLS ▪ ROADWAY CROSS-SECTIONS

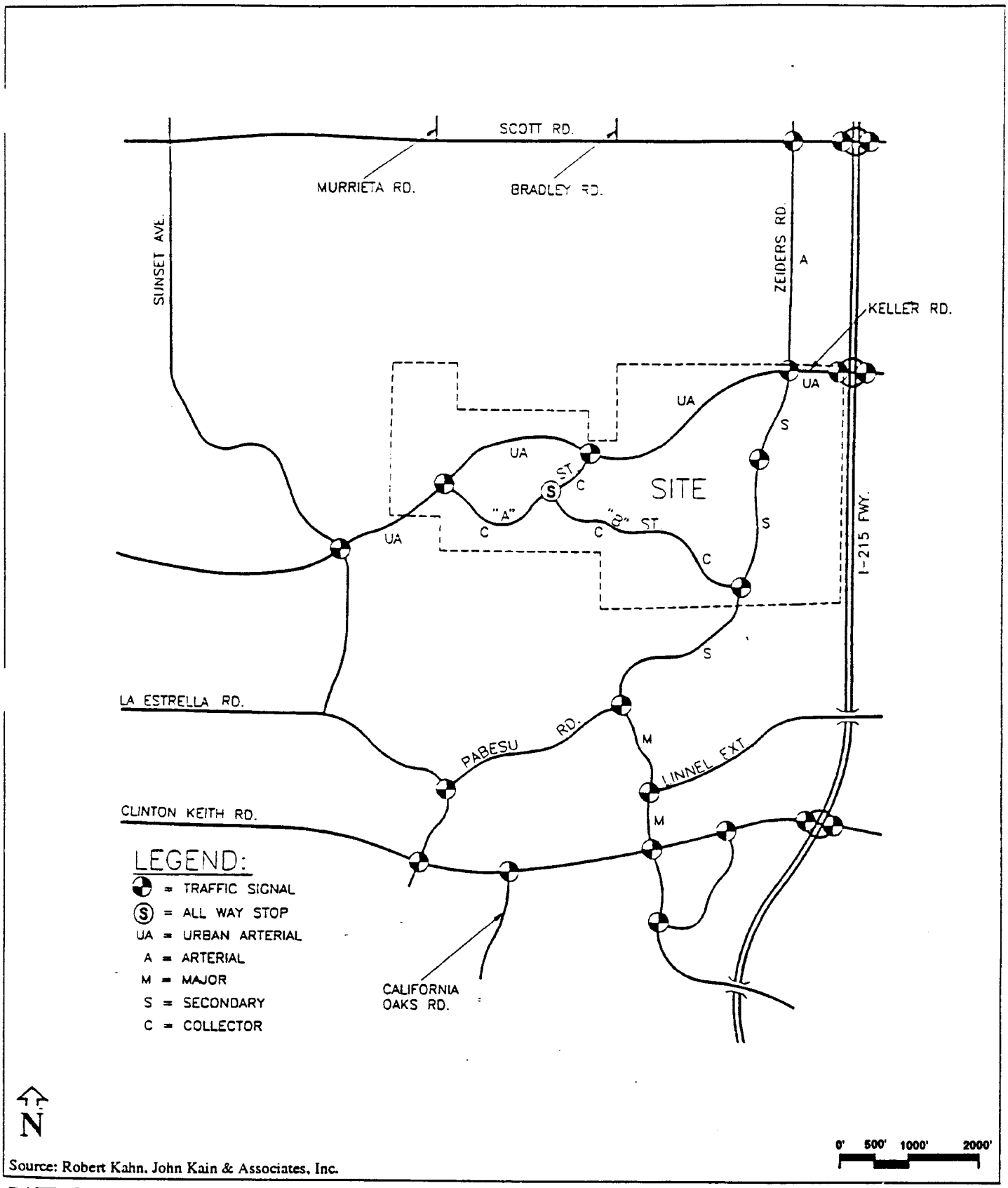
Prepared For : MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

ROADWAY CROSS SECTIONS
(Zeiders Road at Memorial Park)



ENHANCED SECONDARY - 114' R.O.W.
ZEIDERS ROAD AT MEMORIAL PARK





Source: Robert Kahn, John Kain & Associates, Inc.

DATE : 8-26-93

FIGURE 1-19

MURRIETA HILLS ▪ TRAFFIC CONTROL PLAN

Prepared For : MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

IX. WATER, SEWER AND STORM DRAINAGE

A. WATER, RECLAIMED WATER AND SEWER PLAN

Eastern Municipal Water District (EMWD) will provide water and sewer services for the subject property. Existing water, sewer and reclaimed water facilities adjacent to the project site are limited. The accompanying EIR, Public Services and Utilities Section, evaluates project impacts to water, sewer and reclaimed water services, and the Murrieta Hills Public Facilities Financing Plan (Chapter 4) identifies on-site public facility needs and provides phased preliminary cost estimates and funding sources for each facility.

1. WATER

There is an exiting 12-inch water line in Keller Road at the northerly boundary of the subject site. The 12-inch water line does not have the capacity to service the development needs of the proposed development. The nearest available water line adequate to service the project is a 48-inch line located approximately 3 miles east of the subject site at the intersection of Keller and Leon Roads.

Eastern Municipal Water District Master Facilities Plan proposes to ultimately service the Murrieta Hills Development with a 24-inch to 36-inch transmission main and 1750 elevation zone, 10.62 MG tank. The transmission main will connect into the existing 48-inch line at Leon Road.

The Murrieta Hills Specific Plan requires the master plan 24 - 36-inch off-site transmission main and 10.62 million gallon storage tank be in place to feed two proposed on-site storage tanks. One on-site storage tank will service the 1960 elevation zone and requires a capacity of 2.9 million gallons to service on-site needs, EMWD regional needs may require this tank to be increased to 4 million gallons. The second on-site storage tank is necessary to service Planning Areas 4 and 5 located above the 1960 zone. This tank is estimated to be 0.37 million gallons and will be at a 2116 elevation zone.

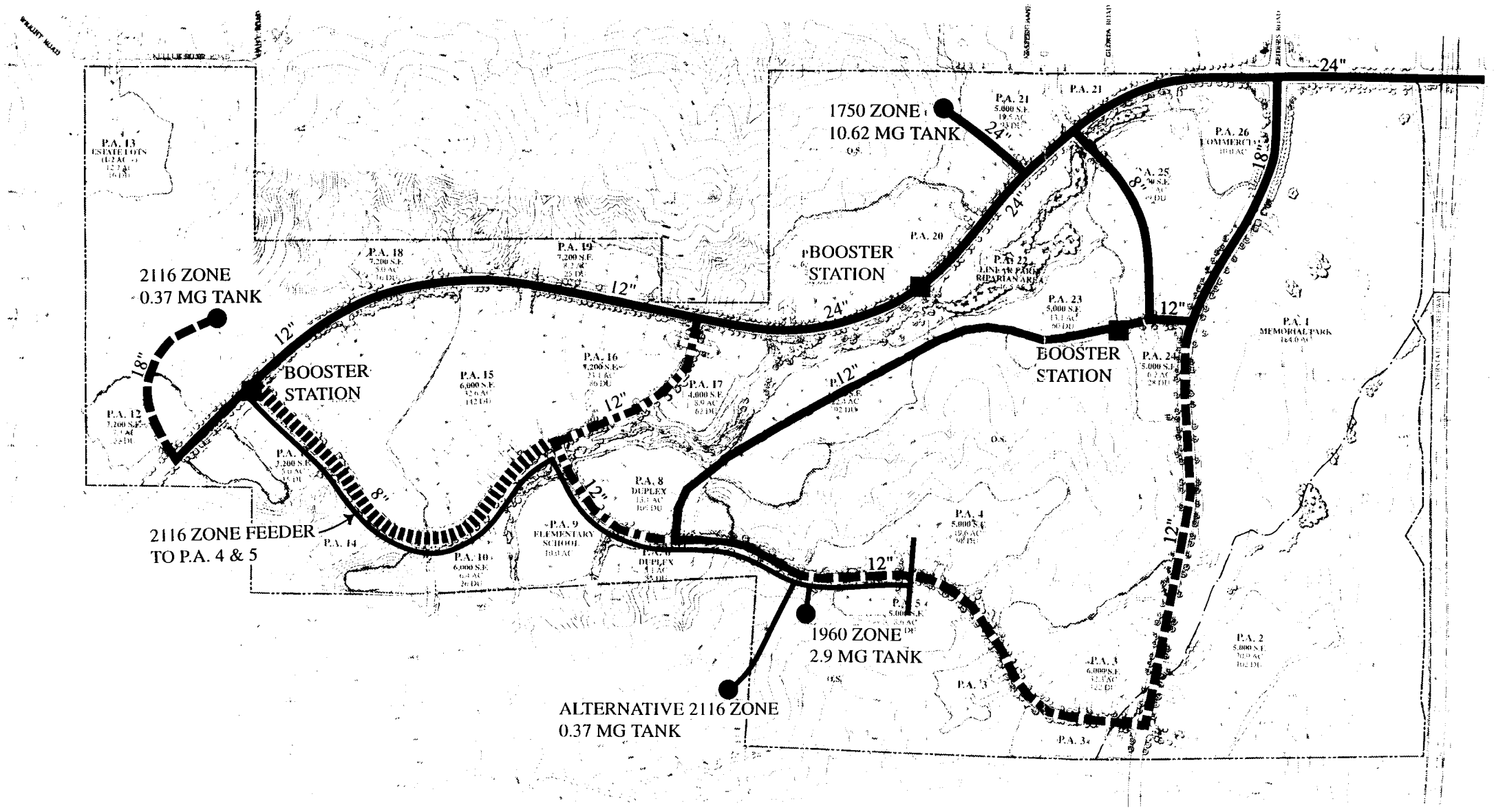
With the construction of the proposed off-site and on-site master plan water facilities, the project will have adequate water capacity to service full development of the Murrieta Hills Specific Plan.

2. RECLAIMED WATER

A major use of reclaimed water for the project site will be irrigation for the Memorial Park. Proposed reclaimed water facilities are shown on Figure 1-21, *On-Site Reclaimed Water Facilities Plan.* The Murrieta Hills Specific Plan will use reclaimed water for irrigation of the Memorial Park and other landscape needs. EMWD proposes to serve Murrieta Hills with a 12-inch reclaimed transmission main that will connect with the existing 24-inch reclaimed waterline in Leon Road. Murrieta Hills will participate with other property owners to construct the Master Plan as discussed in the MHPFFP (Chapter 4).

All proposed reclaimed water facilities constructed within the Murrieta Hills Specific Plan will conform to the National Pollutant Discharge Elimination System (NPDES) established by the City of Murrieta, Riverside County Flood Control and the State Water Resources Control Board.

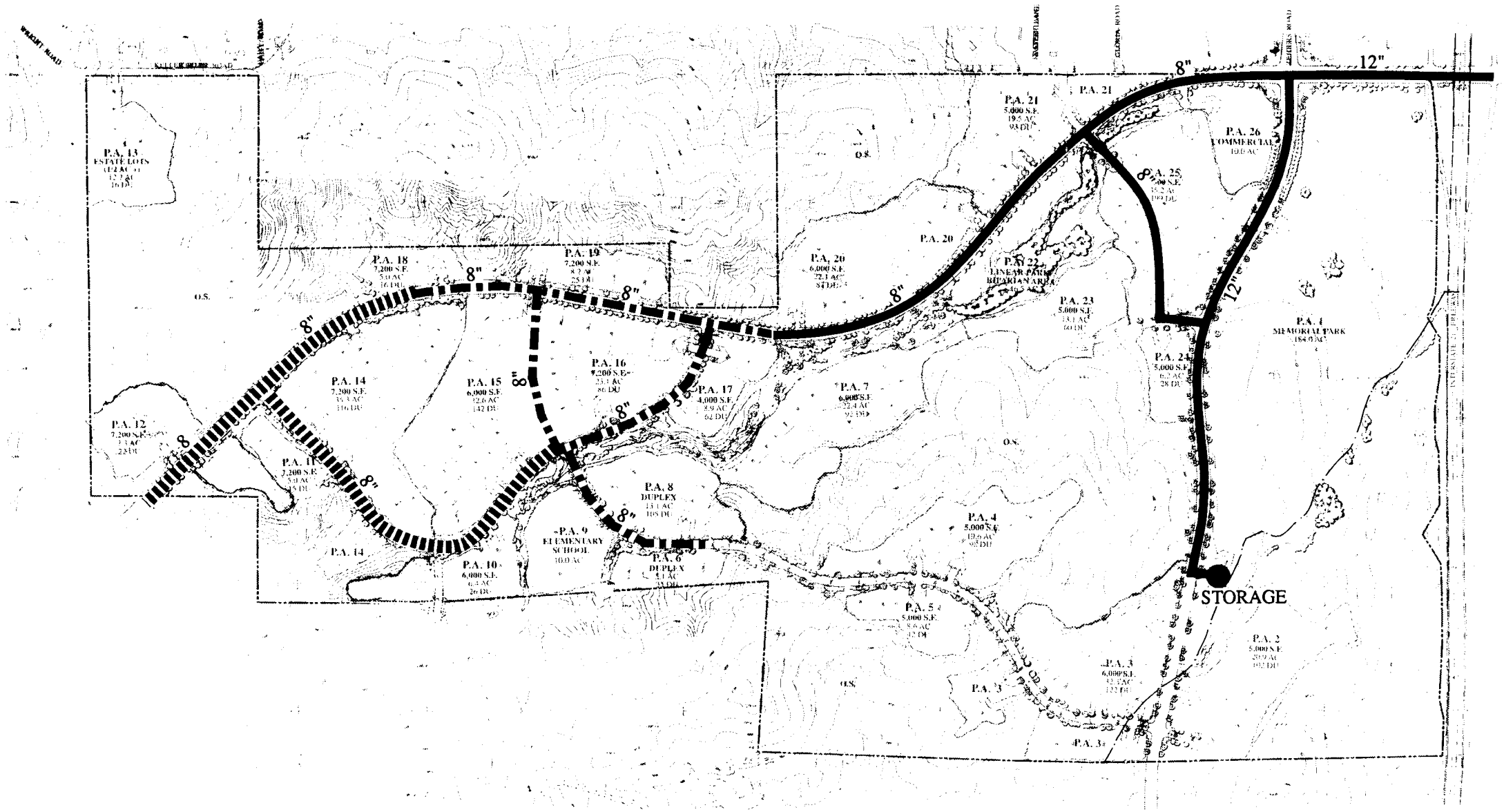
ON-SITE EMWD MASTER WATER FACILITIES PLAN



LEGEND

- PHASE I PROPOSED WATER LINE (SIZE AS NOTED)
- PHASE II PROPOSED WATER LINE (SIZE AS NOTED)
- PHASE III PROPOSED WATER LINE (SIZE AS NOTED)
- PHASE IV PROPOSED WATER LINE (SIZE AS NOTED)

ON-SITE RECLAIMED WATER FACILITIES PLAN



LEGEND

- PHASE I PROPOSED WATER LINE (SIZE AS NOTED)
- PHASE III PROPOSED WATER LINE (SIZE AS NOTED)
- PHASE IV PROPOSED WATER LINE (SIZE AS NOTED)

NOTE : NO ON-SITE RECLAIMED WATER FACILITIES ARE PLANNED FOR PHASE II.

3. SEWER

Currently, no existing gravity sewer facilities are located near the Murrieta Hills project. The closest available sewer line is a 54" line located approximately four miles north of the subject property at Newport Road and Haun Road. The EMWD Facilities Master Plan identifies a future 15" sewer main proposed at the northerly boundary of the Murrieta Hills project site. This future 15" line will convey waste to an existing 54" inch main located in Newport Road and then on to the Sun City Regional Water Reclamation Facility. Murrieta Hills will participate with other property owners to construct the master plan line as discussed in the MHPFFP (Chapter 4). In addition, Figure 1-22 depicts the proposed on-site sewer system to serve the proposed project.

All proposed sewer facilities constructed within the Murrieta Hills Specific Plan will conform to the National Pollutant Discharge Elimination System (NPDES) established by the City of Murrieta, Riverside County Flood Control and the State Water Resources Control Board. In addition, the proposed sewer plan will conform with all design and construction standards as set forth by EMWD.

The proposed regional sewer, water, reclaimed water and storm drain improvements depicted herein, provide service for the Murrieta Hills Specific Plan as well as other parcels of land within the benefit area of each proposed improvement. It is anticipated that the Murrieta Hills Specific Plan and other developments enter into an agreement to provide a mechanism (i.e., AD, CFD) to finance the proposed improvements.

B. WATER, RECLAIMED WATER AND SEWER PLAN DEVELOPMENT STANDARDS

1. All water and sewer lines shall be placed underground.

2. Except as otherwise limited by EMWD, RWRF Contract 92-1, all water, sewer, and reclaimed lines will be sized and located in cooperation with EMWD and the City of Murrieta Infrastructure Committee.

3. All lines will be designed in accordance with requirements and specifications for Eastern Municipal Water District.

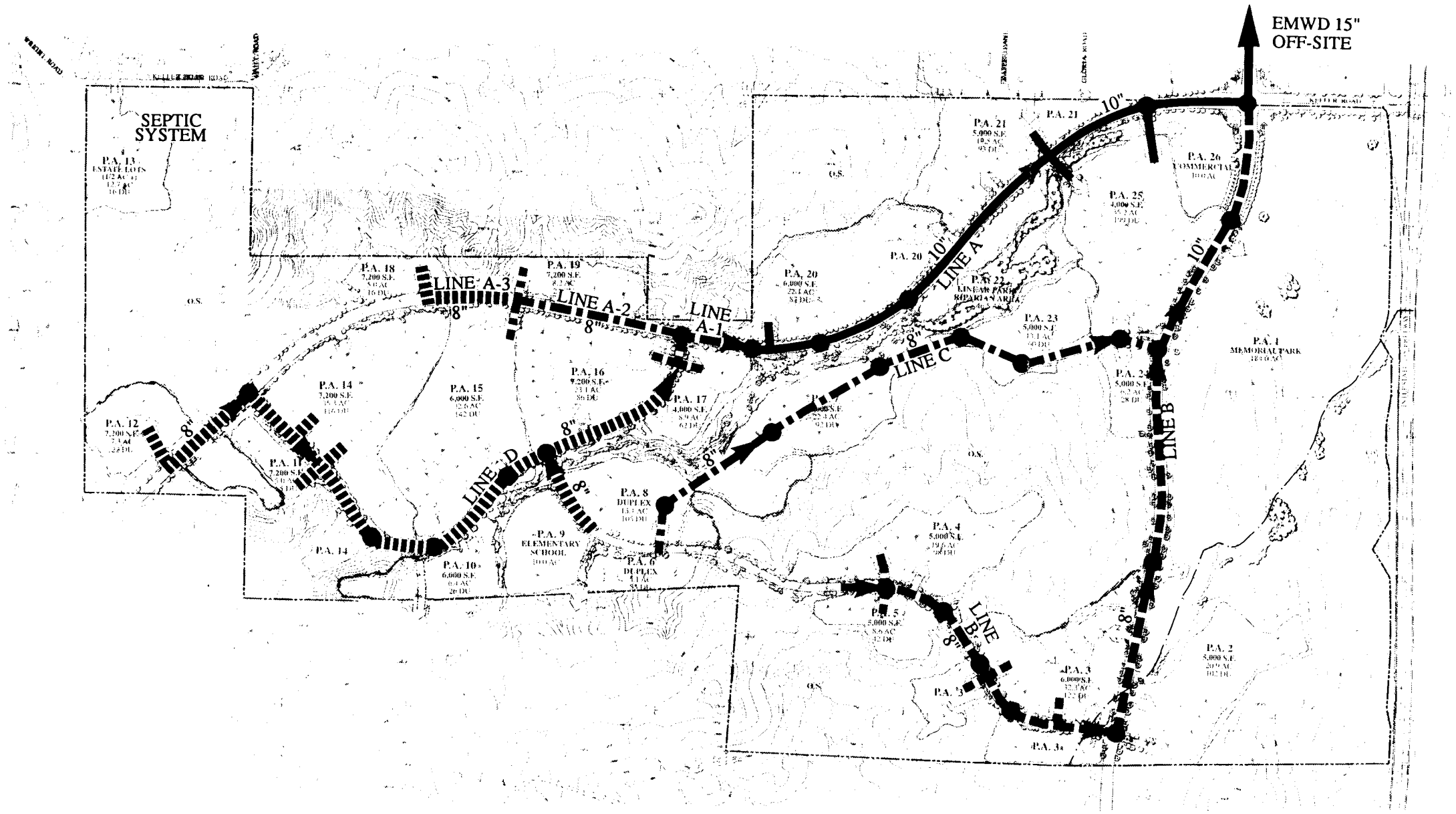
4. The infrastructure system will be installed to the requirements of the E.M.W.D. and Riverside County Flood Control District (RCFCD).

5. Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.

6. The project will comply with EMWD reclaimed water distribution and usage requirements as set forth in EMWD Ordinance No. 68, as amended, and that certain Reclaimed Water Agreement (EMWD, RWRF Contract No. 92-1, dated February 6, 1992) as amended.

7. The master water, reclaimed water and sewer facilities are based on EMWD's Facilities Master Plan, EMWD's preliminary engineering report, AD No. 16, 9/92, and EMWD review of preliminary infrastructure plans prepared by the project civil engineer.

ON-SITE EMWD MASTER SEWER FACILITIES PLAN



LEGEND

- PHASE I PROPOSED SEWER LINE (SIZE AS NOTED)
- PHASE II PROPOSED SEWER LINE (SIZE AS NOTED)
- PHASE III PROPOSED SEWER LINE (SIZE AS NOTED)
- PHASE IV PROPOSED SEWER LINE (SIZE AS NOTED)
- MANHOLE

C. DRAINAGE PLAN

The proposed project area consists of the upper reaches of three natural drainage basins, Warm Springs, Paloma Valley and Murrieta Valley (existing drainage basins are shown on Figure 1-23). The majority of the site is situated in the Paloma Valley drainage basin. Areas of the project tributary to this basin are the northwesterly half of Section 27 and the east half of the project located in Section 28. The southeasterly portion of Section 27 is tributary to Warm Springs drainage basin. The remaining portion of the project, the west half of Section 28, is located in the Murrieta Valley drainage basin.

The proposed grading of the project divides the site into three major drainage basins, "A", "B" and "C", as depicted on Figure 1-23, *Drainage Plan.* Basin "A" is tributary to Paloma Valley and consists of Planning Areas 4, 6, 7, 8, 9, 10, 13, 15, 16, 17, 19, 20, 21, 22, 23, 25 and 26. The majority of the storm runoff from these Planning Areas will discharge to the existing natural drainage channel and linear park/riparian corridor. The project grading plan will generally maintain the existing historic drainage patterns on-site. Off-site flows will be conveyed through the various planning areas via storm drains connecting to major natural drainage channels. Developed runoff flows will be collected by drainage swales, street curb and gutters, and directed to catch basins or existing natural drainage channels.

Off-site downstream properties along Keller Road, under existing conditions, are subject to flooding during major storms events. Proposed development will increase storm runoff at Keller Road from 680 cfs to approximately 820 cfs during a 100 year storm event.

A major detention basin is proposed to be located on-site to mitigate any potential of additional flooding during a 100 year storm to off-site downstream Keller Road properties. This detention basin is proposed to be located on the westerly side of Planning Area 25. The detention basin will be sized to reduce the 100 year developmental increase runoff to the estimated existing 100 year runoff of 680 cfs.

Basin "B", tributary to Murrieta Valley, is located in the westerly portion of the site and consists of Planning Areas 11, 12, 14 and 18. Runoff from these areas is routed to the southwest portion of the site.

The proposed development will increase storm runoff at the southwesterly boundary of the project between Planning Areas 10 and 11. The existing 100 year storm runoff will be increased from 336 cfs to 410 cfs. A second detention basin is proposed to be located in the drainage course southeasterly of Planning Area 11 and will be designed to detain the incremental increased 100 year runoff.

Planning Area 13 is a tributary to Murrieta Valley. The proposed estate lots in this area and the runoff generated by this portion of development will not exceed the historic undeveloped runoff.

Basin "C", tributary to Warm Springs, is located in the easterly portion of the site and consists of Planning Areas 1, 2, 3, 5 and 24. Developed runoff form Planning Areas 3, 5 and 24 will discharge to the existing drainage channels or swales located in Planning Area 1.

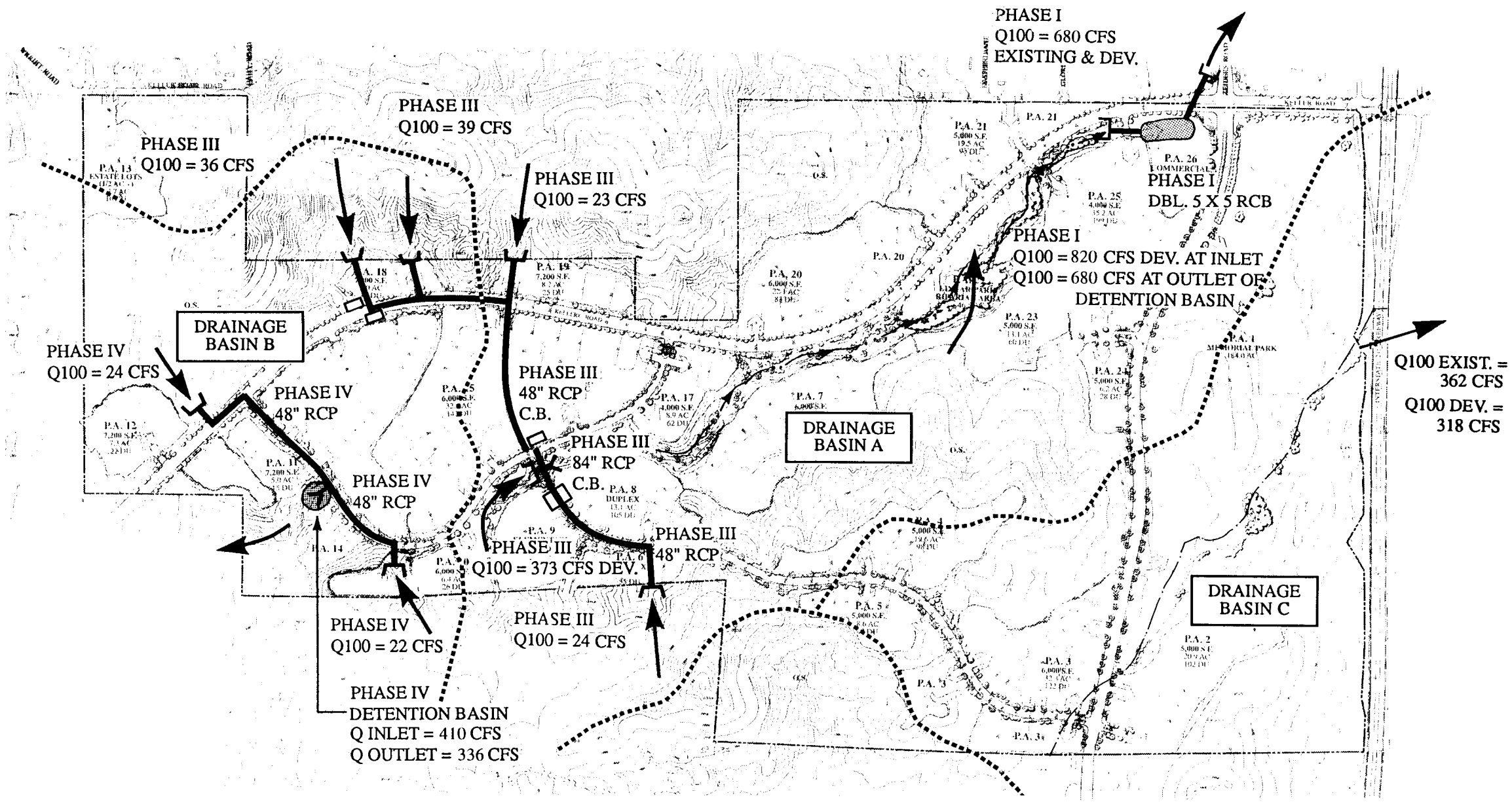
For additional information regarding engineering and phasing of master-planned drainage facilities, please see Chapter 4 (MHPFFP) and the EIR Technical Appendices, *Engineering Report.*

D. DRAINAGE PLAN DEVELOPMENT STANDARDS

1. Drainage and flood control facilities and improvements shall be designed and constructed in accordance with City of Murrieta and Riverside County's Flood Control and Water Conservation District criteria.

2. Drainage facilities located in roadway right-of-way are to be maintained by the County Flood Control District. Drainage facilities not located in roadway right-of-ways will be either maintained by the City of Murrieta, the City's CSD or be privately maintained. Maintenance responsibilities for drainage facilities will be determined upon filing of individual tract maps.

DRAINAGE PLAN



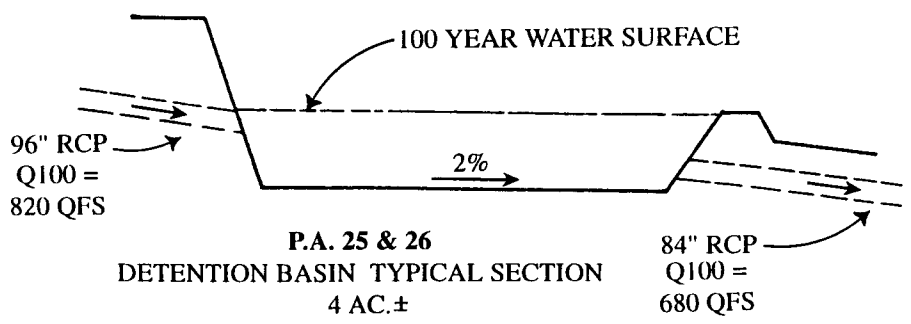
LEGEND

- EXISTING NATURAL DRAINAGE COURSE TO REMAIN
- DETENTION BASINS
- PROPOSED DRAINAGE FACILITY (TYPE & SIZE AS INDICATED)
- INLET STRUCTURE
- OUTLET STRUCTURE
- DRAINAGE BASIN BOUNDARY

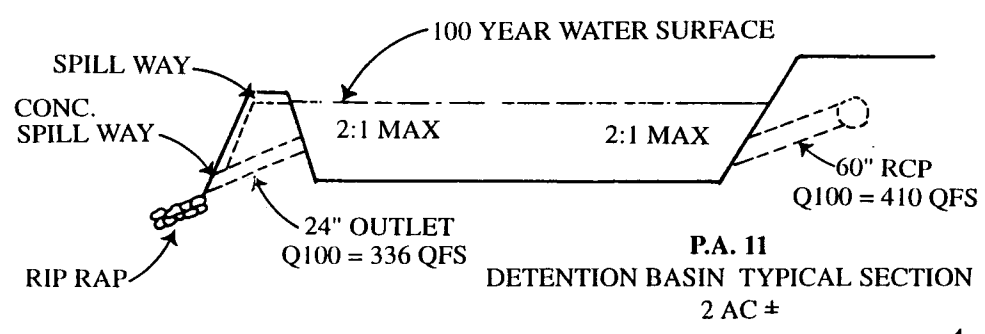
NOTES :

NO PHASE II

PHASES AND Q-FLOW AS NOTED



P.A. 25 & 26
DETENTION BASIN TYPICAL SECTION
4 AC.±



P.A. 11
DETENTION BASIN TYPICAL SECTION
2 AC ±

X. SOLID WASTE

A. ASSEMBLY BILL 939

The site will be served by the Local Solid Waste Management Enforcement Agency for Riverside County (LEA). Its main office is at 1737 Atlanta Avenue in the City of Riverside. The LEA enforces State regulations and County ordinances that pertain to solid waste collection and disposal. The agency does not have any plans for expansion at this time. A Class II public solid waste disposal site is located in the City of Lake Elsinore. In addition, the Winchester Solid Waste Disposal Site is located approximately seven miles northeast of the project site, west of the City of Hemet. Both of these facilities will provide solid waste services to the site.

In response to regional and statewide concerns, Assembly Bill 939 (AB 939), the California Integrated Solid Waste Management Act of 1989, and its implementing regulations (adopted on March 19, 1990), have established mandatory goals for the reduction of solid waste. The main purpose of the statue is to reduce, recycle and reuse solid waste to the maximum extent feasible. AB 939 requires that cities and counties reduce the amount of solid waste being sent to landfills by 25 percent over the next three years (by January 1, 1995), and by 50 percent over the next eight years (by January 1, 2000). To insure that cities meet this mandate, they are required to prepare a Source Reduction and Recycling Element ("SRR Element") for approval by the California State Solid Waste Management Plans incorporating the plans for all cities located within the County. The City is currently in the process of preparing a SRR Element in compliance with AB 939. Subsequent to preparation of the Element, the City will be required to submit the document to Riverside County for its ultimate incorporation into the County Integrated Solid Waste Management Plan.

Curbside residential refuse service in the City does include a curbside program for recycling and diversion of greenwaste. Containers are provided for newspaper and other recyclables (such as glass, aluminum and plastic) and stickers are provided for labeling trash containers and bags that contain greenwaste.

Murrieta Hills Specific Plan will comply with all State and local-level policies established in regard to solid waste disposal.

XI. ENERGY

A. ENERGY PROVIDERS

1. ELECTRICITY

Southern California Edison (SCE) will serve the project location from its Newcomb and Sun City substations, both of which are in the City of Menifee. At this time, SCE does not have any plans to expand these facilities.

2. NATURAL GAS

Natural gas service would be provided to the site by Southern California Gas Company. The Gas Company has gas facilities proposed at Antelope Road and Clinton Keith Road. The availability of natural gas service is based upon present conditions of gas supply and regulatory policies, according to the Gas Company. Typical demand for residential uses is identified below:

Single Family	799 therms/year/dwelling unit
Multi-Family (4 or less)	482 therms/year/dwelling unit
Multi-Family (5 or more)	482 therms/year/dwelling unit

B. FACILITIES

Southern California Edison has determined that the proposed project will not adversely affect electrical demand. During construction of Murrieta Hills, electrical facilities may have to be removed or relocated.

According to the Riverside County Comprehensive General Plan Utilities Map, a major natural gas transmission line is located on the east side of I-215, at the site's easterly boundary.

C. ENERGY CONSERVATION MEASURES

Murrieta Hills will employ passive solar heating techniques whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

Development within Murrieta Hills will be required to comply with Title 24 energy code requirements.

XII. OTHER PUBLIC FACILITIES

A. SCHOOLS

The proposed Murrieta Hills Specific Plan project is located within the boundaries of a single elementary school district and a high school district. The districts are the Menifee Union School District for elementary and middle school students and the Perris Union High School District for high school students. At the present time, there are no schools located in the vicinity of the project site. The Perris Union High School District is considering purchasing a new high school site at Craig and Bradley Streets in Sun City. The District is proposing to finance construction of the school through the use of State funds to finance half of the costs and the CFD assessment of $25 per year for existing residents and $129 per year for new residents. The CFD has not yet been voted on.

Within the Perris Union High School District there are two schools within the City of Perris which would serve the project site: Perris High Annex, grade 9 only, located 14 miles from the project site; and Perris High School, grades 10-12, located 10 miles from the site. Perris High Annex has an enrollment capacity of 837 and is approaching capacity. Perris High has a capacity of 1,971 with a current enrollment near 1,400 students. The District, as noted above, has plans to open a new high school in 1995-96.

The Menifee Union School District includes two schools, located in the Menifee area, approximately two miles from the project area, which would serve the project site: Menifee Elementary School, grades K-5, and Menifee Valley Middle School, grades 6-8. Menifee Elementary has a capacity of 1,200 students with a current enrollment of 1,100, and Menifee Valley Middle School has a capacity of 920 students with a current enrollment of 880. There are currently no plans to expand Menifee Elementary School; however, the District does plan to expand Menifee Valley Middle School if State funds are obtained.

To help meet the needs of future residents, the Murrieta Hills Specific Plan calls for the potential on-site location of an elementary school on approximately ten acres adjacent to proposed residential and open space uses. This proposed school site will serve grades K-6 and is centrally located within Planning Area 9 of the community. This school will be under the jurisdiction of the Menifee Union School District. Recreation equipment provided by the School District may include the following activities: playground equipment, basketball, softball and soccer fields. Recreational equipment and playfields located on school grounds may be available for public use at the discretion of the School District.

B. FIRE PROTECTION

The City of Murrieta Fire Department (MFD) provides fire protection services for the City of Murrieta. MFD services include fire suppression, prevention, planning and engineering, and emergency medical services. They also provide weed abatement, inspection, public education, disaster preparedness, statistical resources, and urban search and rescue services to Murrieta residents.

The County of Riverside Fire Department and the California Division of Forestry provide "back-up" by way of Automatic Aid and Mutual Aid Agreements. It is anticipated that upon the project's annexation into the City, the MFD will extend its service boundaries to include Murrieta Hills.

At this time, the MFD has three fully operational fire stations, each manned seven days per week, 24 hours a day with a four-person paid engine company, and three stations proposed for construction. The

ultimate MFD staffing with all six stations fully operational is anticipated to be 27 captains, 18 engineers and 50 firefighters. In addition to these stations which are included in the MFD's long-range plans, the Department has had discussions with landowners in the Sphere Area for two additional station sites located at the intersection of Clinton Keith Road and Meadowlark Road, and at the future intersection of Briggs Road and Keller Road. Table 7, *MFD Station Locations and Equipment*, provides a summary of the existing and proposed fire stations.

Table 7
MFD STATION LOCATIONS AND EQUIPMENT

STATION NUMBER	LOCATION	EQUIPMENT
1	41825 Juniper Street	3 Engines, 2 Brush Trucks, 1 Rescue Squad, 1 95-foot Aerial Platform Quint
2	40060 California Oaks Road	2 Engines, 1 Brush Truck, 1 Ambulance
3	39985 Whitewood Road	1 Engine, 1 Brush Truck, 1 95-foot Aerial Platform Quint
4 (proposed)	Near the intersection of Nutmeg Street and Douglas Avenue in the western portion of the City.	--
5 (proposed)	Near the intersection of Adams Avenue and Elm Street in the southern portion of the City.	--
6 (proposed)	Near the intersection of Keller Road and Antelope Road in the northern portion of the City.	--

The Specific Plan area will be served primarily by Station No. 6, proposed near the intersection of Keller Road and Antelope Road in the Golden City Specific Plan. Until Station No. 6 is operational, the area will be served by Station No. 2. Except for a small westerly portion of the project site, Murrieta Hills is within a five-minute response time for Fire Station No. 6. Fire Station No. 2's five minute response time radius limit is just outside project boundaries.

C. COMMUNICATIONS

1. TELEPHONE

The proposed project will be served by the Sun City central office of the GTE Service Corporation in the Sun City Exchange. Telephone facilities exist along Keller Road and within the project area. There are currently no plans for expansion of the facilities.

2. CABLE T.V.

King Videocable Company will provide Cable T.V. services and programs to customers residing in Murrieta Hills. King Videocable Company is an affiliate of King Broadcasting Company and operates within Riverside County. The Riverside County Operations office is located at 566 Birch Street in Lake Elsinore and serves approximately 22,000 customers in the region.

3. PUBLIC SAFETY

The Riverside County Sheriff's Department currently provides services to the sphere area until the area is annexed into the City, at which time the Murrieta Police Department will provide services to the project. The Murrieta Police Department currently has no jurisdiction and will assist the Sheriff's Department only upon request. Assistance will be limited to response in life threatening situations.

Upon annexation, services provided by the Murrieta Police Department will include receiving and dispatching emergency calls for services (police, fire, medical) via the *"911"* system; responding to police calls for service; providing visible patrols; enforcing all laws; investigating traffic collisions; and providing crime prevention educational programs.

The current service area boundaries correspond with the City limits; existing police facilities are located at 40080 California Oaks Road, next to Fire Station No. 2, Staff levels consist of a total of 34 full-time personnel including 1 Chief of Police, 1 Lieutenant, 5 Sergeants, 18 Police Officers, 8 Dispatcher-Clerks and 1 Secretary. The current sworn officer-to-population ration is 0.8 officers per 1,000 citizens.

For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:

- Circulation for pedestrians, vehicles and police patrols.
- Lighting of streets, walkways and bikeways.
- Visibility of doors and windows from the street and between buildings.
- Fencing heights and materials.

D. LIBRARIES

The proposed project will be served by library facilities located at 27521 Ynez Road, in the City of Temecula. This library is a 2,000 square foot facility and contains 13,000 volumes. In addition, there are two other libraries in the area near the proposed project site. These include the Lake Elsinore branch library and the Sun City library.

XIII. IMPLEMENTATION

A. ZONING PROVISIONS

The *Murrieta Hills Zoning Ordinance* (see Chapter 2) establishes use restrictions and development standards for each land use within the project area. These provisions should be used in conjunction with the *Land Use Development Standards* provided in Section VI.A.1.b, and the *Planning Area Development Standards* detailed in Section VI.C of this chapter.

The intent of the project zoning ordinance is to preserve and promote the public health, safety and general welfare of the community. The zoning ordinance will give the City control over proposed development, which will in fact be more restrictive than the existing City of Murrieta Comprehensive Zoning Ordinance.

Licenses and permits for land development shall be issued only when it has been determined by the City (all departments, officials or public employees vested with the authority to issue permits or licenses) that the proposed land uses are in conformance to the provisions of this Ordinance.

B. PUBLIC FACILITIES FINANCING PLAN

An important companion to the Murrieta Hills Specific Plan is the City of Murrieta's Northeast Public Facilities Financing Plan (NMPFFP). The City of Murrieta will be the lead agency responsible for preparing the NMPFFP. The NMPFFP will address the build-out impacts on infrastructure and public facilities for a large portion of the City's sphere of influence, and will include a financing plan establishing proposed methods to fund all needed facilities.

The Murrieta Hills Public Facilities Financing Plan (MHPFFP) (see Chapter 4) has been prepared in accordance with the guidelines set forth by the City of Murrieta's NMPFFP. The Murrieta Hills PFFP will: 1) assist City staff in preparing Public Facility Financing Plan(s) which will be consistent with and implement the General Plan; 2) follow a consistent format, facilitating review by key decision makers and the public; and 3) provide a clear direction for preparation of the NMPFFP, with the aim of minimizing costs and time delays associated with the process.

The MHPFFP identifies the various public facilities required to support the master planned community of Murrieta Hills and ensures City officials as well as the master developer that these public facilities are provided at the time they are needed. The MHPFFP identifies on-site public facility needs and improvements required to serve the project site.

Preliminary cost estimates for each public facility improvement as well as funding sources appropriate for the type of facility proposed are identified. The MHPFFP is intended to be a flexible document. The goal of the Plan is to assure that adequate levels of service are achieved for the significant public facilities impacted by the project. The assumed growth projections and related public facility needs are subject to numerous outside influences such as the economy, future City land use approval decisions and market demands. The funding sources specified herein are subject to change due to future available financing programs or requirements of state and federal laws.

C. COMMUNITY DESIGN MANUAL

The *Murrieta Hills Community Design Manual* is provided in Chapter 3 of this document. Utilization of the Community Design Manual will help achieve a high quality, aesthetically cohesive environment for the Murrieta Hills community. Specifically, the *Community Design Manual* objectives are:

- To assure the City of Murrieta that the Specific Plan area will develop in accordance with the quality and character proposed in this document.
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain the desired quality.
- To provide guidance to City staff, the Planning Commission and the City Council during their review of development projects in the Specific Plan area.
- To provide guidance in formulating concise development guidelines for the various planning areas within the Specific Plan boundaries.

The *Community Design Manual* shall be flexible and illustrative in nature. The guidelines within can, overtime, accommodate unanticipated conditions, such as changes in lifestyle, buyer's tastes, economic conditions, community desires and the overall marketplace.

The *Community Design Manual* is organized into four areas: 1) Design Review Process; 2) Community Design Guidelines; 3) General Development Guidelines; and 4) Landscape Design Guidelines. The manual is designed to aid City staff in their review of future subdivisions within Murrieta Hills, and to ensure that they are in substantial conformance with the overall community design character expressed in this document.

D. DEVELOPMENT PHASING

1. PUBLIC FACILITY PHASING DESCRIPTION

In order to ensure timely development of public facilities, a phasing plan has been prepared for the 10-acre elementary school site and the 46.5-acre linear park/riparian corridor (see Figure 1-24, *Phasing Plan*). The Murrieta Hills PFFP (Chapter 4) discusses phasing in detail.

2. PUBLIC FACILITY PHASING SCHEDULE

Improvement plans for common areas, including the linear park/riparian corridor and the elementary school site, shall accompany all development applications within the planning areas as shown below.

Public facility construction shall be phased as provided on Table 8, *Public Facilities Phasing*.

3. PROJECT PHASING PLAN DESCRIPTION

The proposed project has four (4) primary phases and numerous sub-phases to be developed over a projected 10-year period, in response to market demands, according to a logical and orderly extension of roadways, public utilities and infrastructure. (See Figure 1-24, *Phasing Plan* and Table 9, *Phasing Plan.*)

An application for Conditional Use Permit shall be prepared and processed concurrently with the Specific Plan. The CUP will indicate the general phasing of development for cemetery build-out. The memorial park will be phased and developed in accordance with future demand.

4. PROJECT PHASING STANDARDS

a. Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the respective tract, shall be submitted to the City Planning Department for approval. The improvement plans shall include:

- Final Grading Plan
- Irrigation Plans certified by a landscape architect
- Fence Treatment Plans
- Special Treatment/Buffer Area Treatment Plans

Table 8
PUBLIC FACILITIES PHASING

	PUBLIC FACILITY	SIZE OF SITE
PHASE I		
a. PLANNING AREA 22	**Linear Park/Riparian Corridor (portion)**	**32.7 AC**
Improvement plans shall be submitted when the first tract in Planning Areas 20, 21, 23 24, 25 or 26 are submitted. Improvements for this portion of the linear park/riparian corridor shall be completed prior to the issuance of the 308th building permit associated with Planning Areas 20, 21, 23, 24, 25 and 26 and prior to any construction in Phase II.		
PHASE II		
No public facilities are planned for this Phase.		
PHASE III		
a. PLANNING AREA 22	**Riparian Corridor (portion)**	**9.7 AC**
Improvement plans shall be submitted when the first tract in Planning Areas 6, 7, 8, 16 or 19 are submitted. Improvements to this portion of the riparian corridor shall be completed prior to the issuance of the 229th building permit associated with Planning Areas 6, 7, 8, 16 and 19 and prior to any construction in Phase IV.		
b. PLANNING AREA 9	**Elementary School**	**10.0 AC**
To be constructed by the school district in accordance to their pupil demand and funding capabilities.		
PHASE IV		
a. PLANNING AREA 22	**Riparian Corridor (portion)**	**4.1 AC**
Improvement plans shall be submitted when the first tract in Planning Areas 10, 11, 12, 13, 14, 15 or 18 are submitted. Improvements to this portion of the riparian corridor shall be completed prior to the issuance of the 235th building permit associated with Planning Areas 10, 11, 12, 13, 14, 15 and 18.		

Table 9
PHASING PLAN

PHASE I

LAND USE	PLANNING AREA	MAXIMUM ACRES	DENSITY (DU/AC)	DWELLING UNITS
SFD - 6,000 SF	20	22.1	3.7	83
SFD - 5,000 SF	21	19.5	4.8	93
SFD - 5,000 SF	23	13.1	4.6	60
SFD - 5,000 SF	24	6.2	4.5	28
SFD - 4,000 SF	25	35.2	5.6	199
Commercial	26	10.0	--	--
Memorial Park*	1	184.0	--	--
Linear Park/Riparian Corridor	22	32.7	--	--
PHASE I SUBTOTAL		**322.8**	**--**	**463**

PHASE II

LAND USE	PLANNING AREA	MAXIMUM ACRES	DENSITY (DU/AC)	DWELLING UNITS
SFD - 5,000 SF	2	20.9	4.9	102
SFD - 6,000 SF	3	32.3	3.8	122
SFD - 5,000 SF	4	19.6	5.0	98
SFD - 5,000 SF	5	8.6	4.9	42
SFD - 4,000 SF	17	8.9	7.0	62
PHASE II SUBTOTAL		**90.3**	**--**	**426**

PHASE III

LAND USE	PLANNING AREA	MAXIMUM ACRES	DENSITY (DU/AC)	DWELLING UNITS
MF - Duplex	6	5.1	6.9	35
SFD - 6,000 SF	7	22.4	4.1	92
SFA - Duplex	8	13.1	8.0	105
Elementary School	9	10.0	--	--
SFD - 7,200 SF	16	23.1	3.7	86
SFD - 7,200 SF	19	8.2	3.0	25
Linear Park/Riparian Corridor	22	9.7	--	--
PHASE III SUBTOTAL		**91.6**		**343**

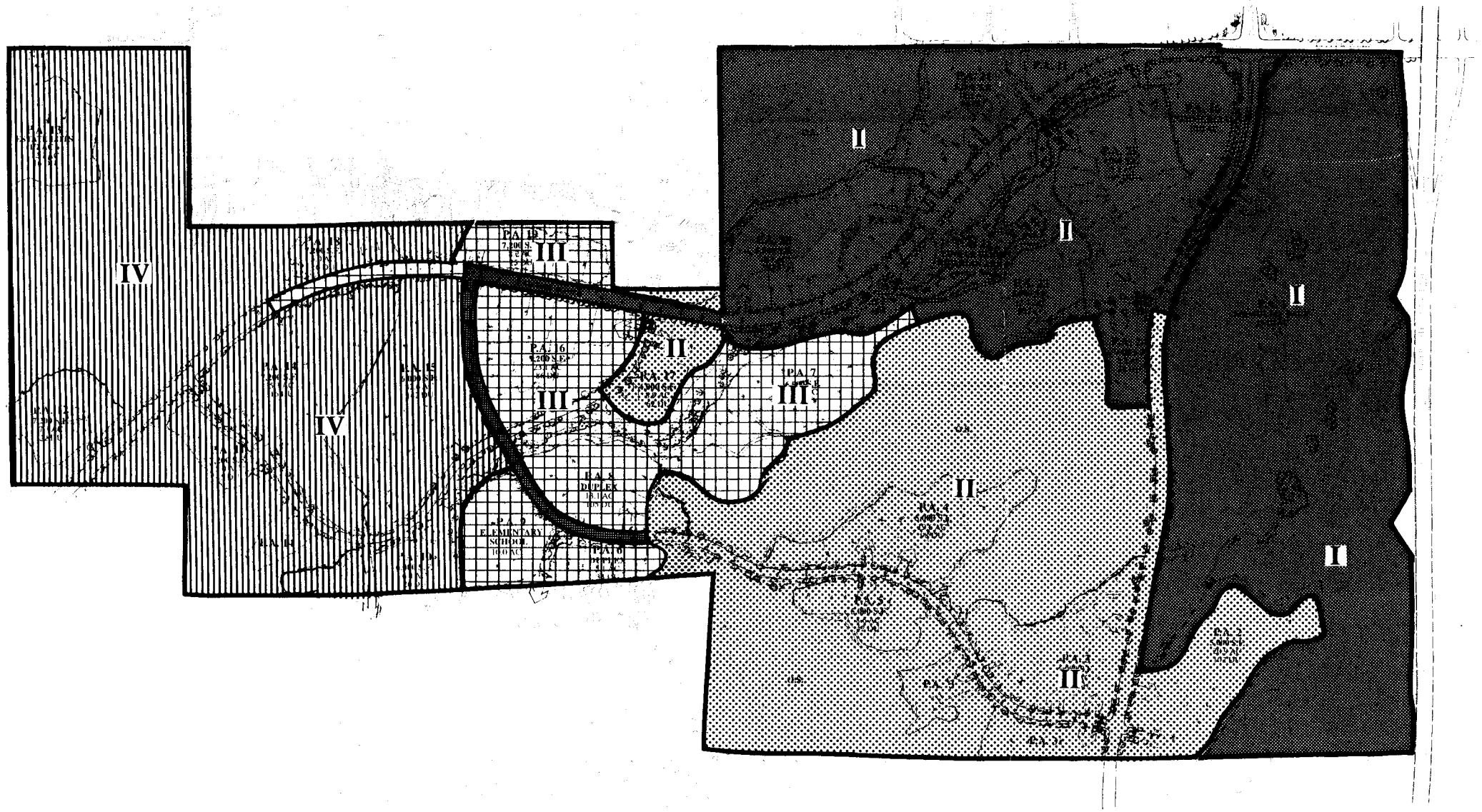
Table 9
PHASING PLAN
(continued)

PHASE IV

LAND USE	PLANNING AREA	MAXIMUM ACRES	DENSITY	DWELLING UNITS
SFD - 4,000 SF	10	6.4	4.0	26
SFD - 7,200 SF	11	5.0	3.0	15
SFD - 7,200 SF	12	7.3	3.0	22
Estate Lots	13	12.7	1.3	16
SFD - 7,200 SF	14	35.3	3.3	116
SFD - 6,000 SF	15	32.6	4.3	142
SFD - 7,200 SF	18	5.0	3.2	16
Linear Park/Riparian Corridor	22	4.1	--	--
PHASE IV SUBTOTAL		**108.4**	**--**	**353**
PLANNING AREA SUBTOTALS		**613.1**	**--**	**1,585**
Major Roads	--	59.1	--	--
Open Space	--	313.0	--	--
PROJECT TOTAL		**985.2**	**1.6**	**1,585**

NOTE: The inception of the memorial park is included in Phase I development, however, specific phasing of the memorial park shall be provided in the CUP application.

PHASING PLAN



LEGEND

- II — PHASE I
- II — PHASE II
- III — PHASE III
- IV — PHASE IV

NOTE : PHASING OF THE MEMORIAL PARK SHALL BE FURTHER DETAILED IN THE CONDITIONAL USE PERMIT APPLICATION, TO BE PROCESSED CONCURRENTLY WITH THIS SPECIFIC PLAN.

E. SUBSEQUENT DEVELOPMENT ENTITLEMENT

Subsequent development entitlements to the Murrieta Hills Specific Plan may include conditional use permits, tentative maps, final maps, public use permits, plot plans, site plan reviews and variances. These procedural permits could be used to implement the Specific Plan and would require review and approval by the City of Murrieta Planning Department.

F. MITIGATION MONITORING

The mitigation monitoring and reporting program has been prepared in compliance with Public Resources Code Section 210866. It describes the requirements and procedures to be followed by the project proponent and the City of Murrieta to ensure that all mitigation measures adopted as part of this project will be carried out as described in the EIR.

Mitigation measures can be implemented in three ways: 1) redesign, which is verified by plan check and inspection; 2) compliance with various codes, ordinances, policies, standards and conditions of approval that are satisfied prior to or during construction and verified by plan check and/or inspection; and 3) monitoring and reporting after construction is completed.

Table 1.3.A, *Executive Summary Matrix*, in the accompanying Murrieta Hills EIR summarizes the key components of this mitigation monitoring program and provides an inventory of the project mitigation measures. For this project, the adopted mitigation measures will be implemented through a combination of the above described three methods.

XIV. ENVIRONMENTAL REVIEW PROCESS

A. PROJECTS EXEMPT FROM ADDITIONAL REVIEW

Project implementation will involve various discretionary approvals form the Lead Agency (City of Murrieta) as well as from Responsible Agencies. For purposes of CEQA, the term *"Responsible Agency"* includes all public agencies other than the Lead Agency that have discretionary approval over the project. CEQA Section 15231 specifies *"A Final EIR prepared by a Lead Agency...adopted by a Lead Agency shall be conclusively presumed to comply with CEQA for purposes of use by Responsible Agencies which were consulted."* The EIR, by analyzing the maximum development scenario for the project site, will cover the environmental documentation necessary for approval of subsequent site development plans. The following discussion outlines the details of the requested discretionary actions.

- ***EIR Certification***

  The Murrieta Hills EIR addresses the project's compliance with CEQA requirements including identification of project impacts, mitigation measures and project alternatives.

- ***Development Agreement***

  As part of the overall develpoment plan and implementation of this project, Murrieta Hills, Inc. will seek to enter into a Development Agreement or Agreements with the City of Murrieta regarding build-out of the Murrieta Hills site. These agreements will address such issues as overall project intensity, land uses, phasing and implementation of facilities and infrastructure and responsibility of costs related to specific infrastructure improvements. These agreements will vest and protect both the applicant's right to develop the subject property per the approved Specific Plan and consistent with the proposed development standards set forth for the project, in addition to protecting the City's desire to provide a Land Use Plan consistent with its General Plan and in the best interests of the City.

- ***Zone Change***

  A Zone Change is required to redesignate the project site from Rural Residential (R-R) to Specific Plan (including memorial park uses) designation. The Murrieta Hills Specific Plan will create site specific zoning standards for the property. This Zone Change is being processed concurrently with the Murrieta Hills Specific Plan.

- ***Revised CUP for Memorial Park***

  A Conditional Use Permit (CUP) shall be submitted to the City specifying in greater detail proposed development of the 184-acre memorial park. Approval of the CUP application will grant the memorial park uses in perpetuity. A CUP application was previously prepared and filed with the County of Riverside on September 11, 1989. The CUP application for the Murrieta Hills property allowed the establishment of a memorial park on 403 acres. CUP 3049 was approved by the Riverside County Board of Supervisors on March 12, 1991.

- ***Annexation***

Concurrent with the filing of the Specific Plan, the project applicant has applied to the Local Agency Formation Commission (LAFCO) for annexation into the City of Murrieta. The project is currently within the City's Sphere of Influence boundary within the County of Riverside.

In addition, the project site is currently within two separate water agency districts, i.e., Elsinore Valley Municipal Water District (EVMWD) and EMWD. As part of this project,t the landowner is requesting that the Murrieta Hills project site be annexed and included entirely within the EMWD. This process has already been initiated by the landowner. As a result, EVMWD will be a Responsible Agency as defined by CEQA and in their review of this document.

B. PROJECTS SUBJECT TO ADDITIONAL REVIEW

An environmental assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. SPM-4.

- ***Tentative and Final Subdivision Maps***

A Tentative Tract Map(s) will subsequently be required for implementation of the Specific Plan area, possibly including the Memorial Park. These maps will divide the site into lots for improvement and development purposes. Specifically, these maps will provide for the subdivision of various uses to facilitate initial grading, roadway construction, and infrastructure improvements. Open space improvements, along with fuel modification areas, will also be designated and provided for as part of these maps.

XV. SPECIFIC PLAN ADMINISTRATION

A. SPECIFIC PLAN FEES

TO BE PROVIDED BY THE CITY OF MURRIETA

B. SPECIFIC PLAN AMENDMENT PROCEDURES

Specific Plan Amendment procedures shall be consistent with those set forth in the City of Murrieta Zoning Ordinance.

1. SPECIFIC PLANS

Specific Plans and amendments thereto, shall be adopted in accordance with the provisions of the City of Murrieta Zoning Ordinance. Any Specific Plan may be set for hearing upon order of the Planning Commission or City Council.

2. APPLICATIONS FOR SPECIFIC PLAN OF LAND USE

a. The owner of real property, or a person authorized by the owner, shall have the right to request that the City initiate an amendment to an adopted Specific Plan for the real property. Ultimately, the decision to amend the Specific Plan rests with the City Council. The right to request consideration of an amendment to the Specific Plan does not imply that the plan will be approved. Whenever any State law or the City General Plan or any ordinance requires the adoption of a Specific Plan as a condition to the approval of a project, an application for a Specific Plan shall be made pursuant to this section.

b. A proposal to adopt or amend a Specific Plan shall not be considered at a public hearing until all procedures required by the City of Murrieta rules implementing the California Environmental Quality Act (CEQA) to hear a matter have been completed.

c. Applications shall be made in writing to the Planning Director on the forms provided by the Planning Department and shall be accompanied by the fee set forth by the City of Murrieta. The application shall supply all required information. The Specific Plan shall contain a text, diagram, plan and exhibits. The form and content of the plan shall be as prescribed by the Planning Director but shall contain, at a minimum, the following:

    1) A diagram, text and exhibits describing the site, proposed land uses, circulation, public facilities and services, and phasing.

    2) A discussion of how the Specific Plan implements the applicable elements of the City's General Plan.

    3) A description of site development standards.

4) Wherever a proposed Specific Plan of land use is for a project subject to the Alquist-Priolo Special Studies Zones, all requirements under Riverside County Ordinance No. 457 shall be completed as a part of the processing of the Specific Plan.

5) Whenever a proposed Specific Plan of land use will substantially determine the location of any building sites for structures, a flood protection study shall be submitted with the Specific Plan along with the fee set forth by the City of Murrieta.

3. DETERMINATION OF PROJECT CONFORMANCE WITH ADOPTED SPECIFIC PLAN

Whenever an application for an implementing project varies from and is not in substantial conformance with the adopted Murrieta Hills Specific Plan, an amendment to the Specific Plan shall be adopted pursuant to the City of Murrieta procedures.

XVI. SPECIFIC PLAN ENFORCEMENT

A violation of the requirements of the Murrieta Hills Specific Plan as adopted by the City Council constitutes a violation of the Murrieta Zoning Ordinance.

XVII. APPENDICES

A. LEGAL DESCRIPTION

B. TECHNICAL STUDIES (Bound Separately)

- Geology
- Air Quality
- Hydrology/Water Services
- Biology
- Cultural
- Transportation/Circulation
- Noise
- Fiscal Impact Analysis

Appendix A
LEGAL DESCRIPTION

DESCRIPTION

PARCEL 1:

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THOSE PORTIONS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED JUNE 12, 1947 IN BOOK 841 PAGE 36 AND AUGUST 6, 1947 IN BOOK 845 PAGE 416, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION IN A FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 7, 1952 AS INSTRUMENT NO. 33881, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED JULY 20, 1978 AS INSTRUMENT NO. 150636, OFFICIAL RECORDS.

PARCEL 2:

PARCELS 1 THROUGH 4, INCLUSIVE AND LOTS A THROUGH G, INCLUSIVE OF PARCEL MAP NO. 14140 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79 PAGES 79 AND 80, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; AND
THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND
THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND
THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION, DISTANT NORTHERLY THEREON, 276.33 FEET FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 64.80 FEET;
THENCE SOUTH 34° 40' 00" WEST, 1169.13 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 335 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 670 FEET, MORE OR LESS TO A POINT THAT BEARS SOUTH 70° 40' 00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 70° 44' 00" EAST, 1056.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
ALL IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; AND
THENCE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND
THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE

DESCRIPTION

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION, DISTANT NORTHERLY THEREON, 276.33 FEET FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 64.90 FEET;
THENCE SOUTH 34° 40′ 00" WEST, 1169.13 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 665 FEET, MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 470.70 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ROBERT EARL THOMAS, BY DEED RECORDED JUNE 17, 1969 AS INSTRUMENT NO. 60315 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAND CONVEYED TO ROBERT EARL THOMAS, 513.21 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ANTHONY B. EDWARDS, AN UNMARRIED MAN, BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 96574 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTH 13° 02′ 00" EAST ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO ANTHONY B. EDWARDS, 785.70 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
THENCE NORTH 70° 44′ 00" EAST ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO ANTHON B. EDWARDS, 711.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION, DISTANT NORTHERLY THEREON, 276.33 FEET FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 64.90 FEET;
THENCE SOUTH 34° 40′ 00" WEST 1169.13 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 335 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 670 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 70° 44′ 00" WEST FROM THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO ANTHONY B. EDWARDS, AN UNMARRIED MAN BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 96574 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; AND THE TRUE POINT OF BEGINNING;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 330 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 470.70 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ROBERT EARL THOMAS, BY DEED RECORDED JUNE 17, 1969 AS INSTRUMENT NO. 60315 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAND CONVEYED TO ROBERT EARL THOMAS, 513.21 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO ANTHONY B. EDWARDS;
THENCE SOUTH 13° 02′ 00" EAST, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO ANTHONY B. EDWARDS, 785.70 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
THENCE SOUTH 70° 44′ 00" WEST 344.80 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

DESCRIPTION

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION, DISTANT NORTHERLY THEREOF, 276.33 FEET FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 64.80 FEET;
THENCE SOUTH 34° 40' 00" WEST, 1169.13 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 335 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 670 FEET, MORE OR LESS TO A POINT THAT BEARS SOUTH 70° 44' 00" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 70° 44' 00" EAST, 1056.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
ALL IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PROPERTY IS ALSO SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY.

PARCEL 5:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;
AND
THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER;
AND
THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER;
AND

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION, DISTANT NORTHERLY THEREON, 276.33 FEET FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION, 64.90 FEET;
THENCE SOUTH 34° 40' 00" WEST 1169.13 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 335 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION, 670 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 70° 44' 00" WEST FROM THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO ANTHONY B. EDWARDS, AN UNMARRIED MAN BY DEED RECORDED MAY 27, 1977 AS INSTRUMENT NO. 96574 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION, 330 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 470.70 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO ROBERT EARL THOMAS, BY DEED RECORDED JUNE 17, 1969 AS INSTRUMENT NO. 60315 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

DESCRIPTION

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAND CONVEYED TO ROBERT EARL THOMAS, 513.21 FEET TO THE NORTHWEST CORNER OF SAID LAND CONVEYED TO ANTHONY B. EDWARDS;
THENCE SOUTH 13° 02′ 00" EAST, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO ANTHONY B. EDWARDS, 785.70 FEET TO THE SOUTHWESTERLY CORNER THEREOF;
THENCE SOUTH 70° 44′ 00" WEST 344.80 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING;

ALL IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 6:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO JOHN D. NEHEN AND WIFE RECORDED SEPTEMBER 13, 1948 IN BOOK 1010 PAGE 217, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO ROBERT EARL THOMAS RECORDED JUNE 17, 1969 AS INSTRUMENT NO. 60315, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO ANTHONY B. EDWARDS RECORDED MAY 27, 1977 AS INSTRUMENT NO. 96574, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO BRENDA J. WRIGHT RECORDED OCTOBER 13, 1977 AS INSTRUMENT NO. 202850, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO PAUL G. WRIGHT AND BETTY J. WRIGHT RECORDED OCTOBER 13, 1977 AS INSTRUMENT NO. 202851, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO DEBORAH L. WRIGHT RECORDED OCTOBER 13, 1977 AS INSTRUMENT NO. 202852, OFFICIAL RECORDS.

PARCEL 7:

THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND
THENCE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND
THENCE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER;
ALL IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 8:

THAT PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION 28, 276.33 FEET NORTHERLY FROM THE EAST QUARTER CORNER THEREOF;
THENCE CONTINUING NORTHERLY ON THE EASTERLY LINE OF SAID SECTION, 530.46 FEET;
THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 849.30 FEET;
THENCE SOUTH 13° 02′ EAST, 785.70 FEET;

DESCRIPTION

THENCE NORTH 70° 44′ EAST, 711.60 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

THAT PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID SECTION 28, 211.43 FEET NORTHERLY FROM THE EAST QUARTER CORNER THEREOF;
THENCE SOUTH 34° 40′ WEST, 1169.13 FEET;
THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 28, 665 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID SECTION;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 28, 961.58 FEET TO THE POINT OF BEGINNING.

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

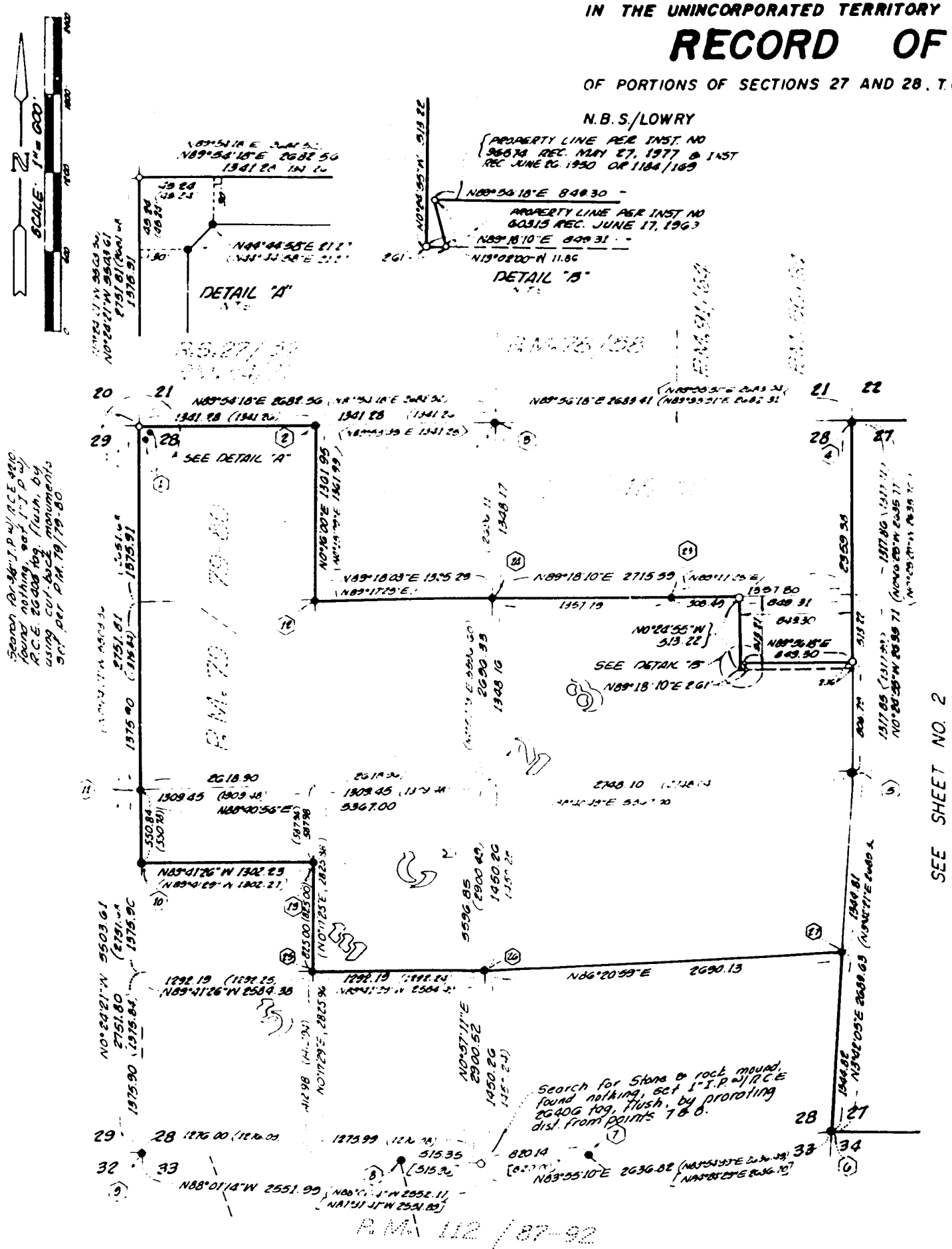
SHEET 1 OF 2 SHEETS

RECORD OF SURVEY

OF PORTIONS OF SECTIONS 27 AND 28, T.6S., R.3W., S.B.M.

N.B.S./LOWRY

FEB, 1988



RECORDER'S STATEMENT

FILED THIS 9TH DAY OF February, 1988, AT 11:00 A.M. IN BOOK 82 OF RECORDS OF SURVEY, AT PAGE 96, 97, AT THE REQUEST OF THE COUNTY SURVEYOR.
WILLIAM E. CONERLY, COUNTY RECORDER

BY Gina Huntley, DEPUTY
NO. 42176 FEE $8.00

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT, AT THE REQUEST OF Rose Hills Memorial Park IN February, 1988

Michael J. Stein
RCE 26406
EXP. DATE 3-31-92

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 8TH DAY OF FEB, 1989.
LeRoy D. Smoot, COUNTY SURVEYOR

BY: Gerald A. Stayner, DEPUTY
L.S. 3739
EXP. DATE 6-30-92

COUNTY SURVEYOR'S CERTIFICATE OF COMPLIANCE

THIS MAP HAS BEEN EXAMINED THIS ____ DAY OF ____, 19__ FOR COMPLIANCE WITH THE PROVISIONS OF THE SUBDIVISON MAP ACT AND ANY APPLICABLE LOCAL ORDINANCE ENACTED PURSUANT THERETO.

LeRoy D. Smoot, COUNTY SURVEYOR

BY: _____ DEPUTY
L.S. _____
EXP. DATE _____

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF SECTION 28, T.6S., R.3W., S.B.M., BEING N.0°24'21"W. PER P.M. 79/79-80.

● --- INDICATES FOUND MONUMENTS AS NOTED ON SHEET 2 OF 2 SHEETS

○ --- INDICATES SET 1" I.P. w/ R.C.E. 26406 TAG, FLUSH

( ) -- INDICATES RECORDED DATA PER P.M. 79/79-80

[ ] -- INDICATES RECORDED DATA PER P.M. 112/87-92.

⟨ ⟩ -- INDICATES RECORDED DATA PER P.M. 133/48-50.

RIV. CO. 88-52

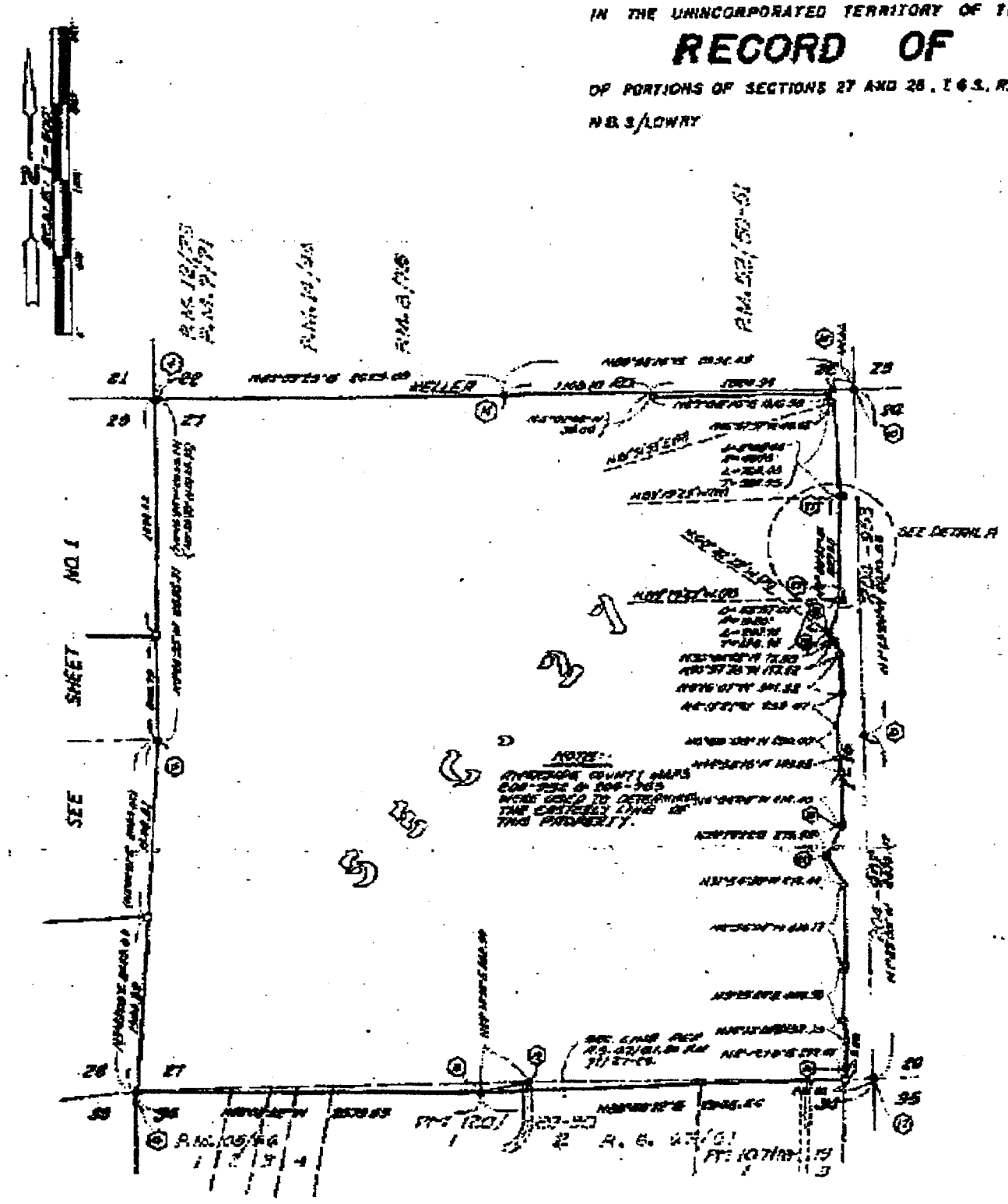
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, CALIFORNIA

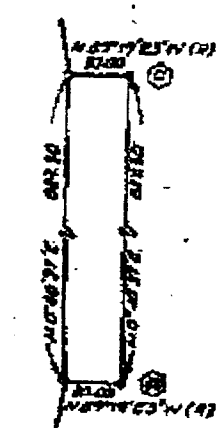
RECORD OF SURVEY

OF PORTIONS OF SECTIONS 27 AND 28, T.6 S., R.3 W., S.B.M.

N.B. 3/LOWRY

FEB., 1988





SHEET 2 OF 2 SHEETS

DESCRIPTION OF FOUND MONUMENTS:

(1) FD 1" I.P. W/R.C.E. 5313 BRS. FLUSH, ACCEPTED AS PROPERTY CORNER, PER P.M. 12179-80.

(2) FD 1" I.P. W/L.S. 5960 TAG, 2" HIGH ACCEPTED AS 1/16 COR., PER P.M. 34613, 12179-80 AND P.M. 13314-78.

(3) FD 3/4" I.P. W/L.S. 4270 TAG, FLUSH, ACCEPTED AS N 1/4 COR. OF SEC. 28, PER P.M. 3414, 12179-80 AND P.M. 13314-80.

(4) FD 3/4" I.P. BENT WITH CAP AND "LOOSE AT CROSSING OF LOWRY", 6" HIGH ACCEPTED AS TRUE N.E. COR. OF SEC. 28, PER P.M. 14133, P.M. 1171, P.M. 12128-79, P.M. 12179-80, P.M. 13314-80.

(5) FD 3/4" I.P. TAP (BENT MISS. 6" OF) ACCEPTED AS THE "EXTENDED" SEC. CORN., AND "25" ON THE PAPER, ACCEPTED AS THE 1/4 COR. OF SEC. 25, PER P.M. 12179-80.

(6) FD. MOUND OF ROCKS, NO PIPE THE FOUND, ACCEPTED AS THE S.E. COR. OF SEC. 28, PER P.M. 31,106, P.M. 31,108, P.M. 20,127-80, P.M. 20,129-80, P.M. 11,127-80, SAY P.M. 7/C.C. 5/2000 PER. (FIELD).

(7) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, ACCEPTED AS THE WEST 1/4 SECT. COR. OF PARCEL 2.5 OF P.M. 17,131/87-90.

(8) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, ACCEPTED AS THE WEST 1/4 SECT. COR. OF PARCEL 1.5 OF P.M. 17,131/87-90.

(9) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, IN MOUND OF ROCKS, ACCEPTED AS THE S.W. COR. OF SEC. 28, PER P.M. 12179-80 AND P.M. 31,127/87-90.

(10) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, ACCEPTED AS PROPERTY COR., PER P.M. 12179-80.

(11) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, IN MOUND OF ROCKS, ACCEPTED AS THE W.N. COR. OF SEC. 28, PER P.M. 12179-80.

(12) FD 1" I.P. W/L.S. 5960 TAG, ACCEPTED AS PROPERTY COR., PER P.M. 13,125/88-90, 3" HIGH.

(13) FD 1" I.P. W/L.S. 5960 TAG, ACCEPTED AS PROPERTY COR., PER P.M. 19,123-88, 3" HIGH.

(14) FD 1" I.P. W/ TAG, 18" GRAVEL ACCEPTED AS THE N.W. COR. OF SEC. 27, PER P.M. 31,123, P.M. 31,131, CONSISTENT, SAY R.C.S. 3/2000 TAG.

(15) FD 3" BRASS CAP AND "CAL. DEPT. OF TRANSPORTATION T.6S., R.3W., 1963, SECT. 5200, (2116)" ACCEPTED AS THE N.E. COR. OF SEC. 27, PER 2W CO. MAP 004-0481, 6 PM, 11/30-8, FLUSH.

(16) FD 3" BRASS CAP AND "CAL. DEPT. OF TRANSPORTATION T.6S., R.3W., 19 [illegible] 1970", ACCEPTED AS THE E.1/4 COR. OF SEC. 27, PER 2W CO. MAP 004-0481, 6 PM, 11/30-8, FLUSH.

(17) FD 1" I.P. W/L.S. 4270 TAG, 4" HIGH, ACCEPTED AS THE S.E. COR. OF SEC. 27, PER P.M. [illegible], NO 2W CO. MAP.

(18) FD 1" I.P. W/ TAG, 5" HIGH IN MOUND ACCEPTED AS THE S.W. COR. OF SEC. 27, PER P.M. [illegible] AND [illegible] NO 2W CO. MAP.

(19) FD 3" BRASS CAP AND "CALTRANS CORS 5 [illegible] 1/2 R.C." ACCEPTED AS THE 6 INTER. OF THE WEST ABUTMENT OF THE BRIDGE ON HELLER CO., PALM CO. MAP NO. 1081/1995, FLUSH.

(20) FD 3" BRASS CAP REC. "E W 1/2 NO. [illegible] R.C.", PALM CO. MAP NO. [illegible], FLUSH.

(21) FD 3" BRASS CAP REC. "E W 1/2 NO. [illegible] PALM CO. MAP NO. [illegible], FLUSH.

(22) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, ACCEPTED AS THE N.W. COR. OF THE S.W.1/4 OF THE N.E.1/4 OF SEC. 28, NO REC.

(23) FD 1" I.P. W/L.S. 5960 TAG, FLUSH, ACCEPTED AS THE N.W. COR. OF THE S.W.1/4 OF THE N.E.1/4 OF SEC. 28, NO REC.

MURRIETA HILLS
Chapter 2
ZONING ORDINANCE

MURRIETA HILLS

SPECIFIC PLAN NO. SPM-4

Chapter 2
ZONING ORDINANCE

DRAFT

April 26, 1994

City of Murrieta

Director of Planning and Development
Stephen Harding

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INTRODUCTION

BACKGROUND AND SCOPE

This Specific Plan intends to define in more detailed terms the development parameters for the Murrieta Hills Planned Community, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines and development standards in accordance with the Specific Plan District Regulations of this Murrieta Hills Specific Plan.

The purpose of the plan is as follows:

A. Assure a high quality of development, consistent with City and Community goals and objectives, and those of the developer and/or his designated representative.

B. Create an economically viable plan that can be realistically implemented within current and projected economic conditions.

C. Provide for orderly planning and long-range development of the project to ensure community compatibility.

D. Facilitate adequate provision for community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance to the Developer that approved development will be allowed in a timely and economically viable manner.

E. Preserve open space and natural amenities on the property where possible.

F. Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

This Specific Plan provides the Murrieta Hills Specific Plan District Regulations as a supplement to other existing City regulations. The Specific Plan regulations supersede other regulations where there is a conflict; where a topic is not addressed by this Specific Plan, appropriate City regulations shall apply.

The Specific Plan, once approved, is the implementation tool of the Murrieta General Plan. It establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The Murrieta Hills Specific Plan District Regulations serve as an important tool through which the City will review and evaluate schematic, preliminary and final drawings of each individual project to be built in the Planned Community. Such guidance is imperative to the design review function.

These Specific Plan (SP) District Regulations are adopted pursuant to Ordinance No. 348. Article II, General Plan and Specific Plans; and Article XVIIa SP Zone (Specific Plan), of the Murrieta Municipal Code (MMC) and are intended to implement and integrate the Murrieta General Plan and the Murrieta

Hills Specific Plan for the Murrieta Hills Planned Community. These regulations set forth the development and use standards for all property within the Specific Plan by establishing:

- Setbacks
- Building heights
- Parking requirements
- Landscape requirements
- Use restrictions
- Animal regulations
- Density of development
- Lot size, width and depth
- Fencing requirements
- Signing regulations

The SP District Regulations are organized into three basic land use districts:

- Residential (Section 2.0)
- Commercial (Section 3.0)
- (Industrial: not applicable - Section 4.0 deleted)
- Special Purpose (Section 5.0)

Each of these three basic districts are further broken down into specific zoning districts.

1.0 GENERAL PROVISIONS

1.1 INTRODUCTION

This section intends to define the District Regulations for the Specific Plan Zoning set forth in the Murrieta Hills Specific Plan.

A. PURPOSE AND INTENT

The Specific Plan District Regulations for Murrieta Hills are intended to:

1. Provide for the orderly planning and long term development of Murrieta Hills so that the entire community and subsequent extensions of planning areas will provide an environment of stable and desirable character;

2. Provide reasonable assurance that this Specific Plan prepared in accordance with an approved General Plan will be acceptable to the City;

3. Enable the City to adopt measures providing for the development of the surrounding area compatible with the Planned Community Zone;

4. Enhance and implement the City of Murrieta General Plan;

5. Secure for the citizens of the City the social and economic advantages resulting from an orderly planned use of it's urban resources;

6. Establish conditions which will allow proposed land uses to exist in harmony within the community;

7. Provide for community facilities, such as transportation, water, sewage, parks, schools and other public requirements;

8. Provide flexibility in development standards and permit planned diversification in the location of land uses and structures;

9. Recognize the inherent influence that economic conditions and consumer needs will have in the establishment of the Murrieta Hills Planned Community;

10. Allow a diversity of uses, site relationships and heights of buildings and open space in planned building groups, while insuring compliance with the spirit, intent, and provisions of the Municipal Code;

B. AUTHORITY AND SCOPE

These district regulations, are established pursuant to Ordinance No. 348, Article II General Plan and Specific Plans and Article XVIIa SP Zone (Specific Plan), and are applicable to the area defined in the Land Use Section within this SP, and as hereinafter referred to as Murrieta Hills.

C. GENERAL

1. The individual acreages indicated on the Land Use Plan are indicated to the nearest one-tenth acre based on planimeter readings. Slight modifications that may result from technical refinements such as land surveys performed during the development permit and subdivision process will not require an amendment to this document, providing the spirit and intent is maintained.

2. Murrieta Hills has been divided up into (26) Planning Areas numbered from 1 to (26) for the general purpose of segregating land uses, identifying potential phasing areas, allocating incremental costs and responding to significant physical separations and may be used as the basis for describing any future phasing plans, sectional planning areas or precise plans.

D. RESIDENTIAL DENSITY AND DWELLING UNIT SUMMARY

The residential density governing this site is a maximum of 0-2 dwelling units per acre, as designated by the General Plan (Rural Residential or Single Family Residential 1) land use category. The General Plan Master Plan Overlay, which covers this site, allows the maximum density to be achieved with the use of various residential products which may be developed at various densities. The maximum number of dwelling units permitted for Murrieta Hills shall be 1585 dwelling units. The proposed mixture of residential types are as follows:

Land Use	Acres	Density	DU	%
RESIDENTIAL				
Estate Lots (1/2 ac +)	12.7	1.3	16	1
7,200 sf	83.9	3.3	280	18
6,000 sf	115.8	4.0	465	29
5,000 sf	87.9	4.8	423	27
4,000 sf	44.1	5.9	261	16
Duplexes	18.2	7.7	140	9
Residential Total	**362.6**	**4.4**	**1585**	**100**

E. DENSITY TRANSFER

In order to allow for density flexibility and residential diversity, the transfer of dwelling units from one residential category to another within the Specific Plan may be approved as part of this Specific Plan approval process or the Tentative Map approval process. Transfers of density shall be based on evidence that the proposed transfer would substantially improve spatial or functional relationships or would materially increase the quality of the land use, circulation or conservation pattern thereof. An increase in the number of dwellings must always be accompanied by a corresponding decrease in dwellings within a Planning Area in another area. The use of this transfer method shall not result in an increase in dwelling units of more than 20% in a particular planning area. The total dwelling unit total of 1,585

units shall remain the same. Should such a transfer be approved, applicable statistics and exhibits shall be revised in an administrative manner by the Planning Director without necessity of a Zone Change.

1.2 PRIVATE AGREEMENTS

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Ordinance.

1.3 REPEAL OF CONFLICTING ORDINANCES

Whenever the provisions of this Ordinance impose more or less restrictive regulations upon construction or use of buildings or structures, or the use of lands or premises, than are imposed or required by other ordinances previously adopted, the provisions of this Ordinance or rules or regulations promulgated hereunder shall govern.

1.4 GENERAL NOTES

A. PURPOSE AND INTENT

This section is included to provide definitions, methods of statistical computation, provision for services, relationship of this document to existing codes, and other miscellaneous notes required for clarification.

B. GENERAL NOTES

1. Any land use regulations not specifically covered by this plan and supplemental text, or included in subsequent approvals provided for in Section 1.2 herein, shall be subject to the zoning regulations of the Murrieta Municipal Code, (Ordinance No. 348 or its successor ordinance).

   The City of Murrieta adopted Ordinance No. 348 (the ordinance number for Riverside County's Land Use Regulations) at its incorporation to preserve the continuity of the previous County Zoning. It is expected that during the effective time of this Specific Plan that the City will adopt a zoning ordinance tailored to the needs of Murrieta. This new ordinance will be referred to herein as "its successor ordinance".

2. The several Land Use Districts and boundaries of said Districts and each of them hereby are established and adopted as shown, delineated and designated on the Murrieta Hills Land Use Plan of the City of Murrieta, Riverside County, which map, together with all notations, references, data, district boundaries, and other information thereon, is made a part hereof and is adopted concurrently herewith (see Figure 10 in Chapter 1 of the Specific Plan and Exhibit "A" of this Zoning Ordinance).

3. The original of the Murrieta Hills Land Use Plan shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall be also filed with the Planning Department.

4. All construction within the boundaries of the Murrieta Hills Specific Plan shall comply with all provisions of the construction and building codes applicable in the City of Murrieta.

5. Terms used in this ordinance shall have the same meaning as defined in the City of Murrieta Municipal Code unless otherwise defined herein.

6. The terms "Murrieta Hills", "the Murrieta Hills Planned Community", "this Planned Community", "this Specific Plan and "this SP," as used herein are interchangeable and refer to the SP Zoning on the land legally described in the Appendices.

7. Unless otherwise noted, references to section numbers and paragraphs are references to sections and paragraphs herein.

8. The Murrieta Hills District Regulations include this text and map (see Exhibit "A", Zoning Map) together with all references to the Municipal Code.

9. Following are the definitions for abbreviations used within the Specific Plan District Regulations:

Ac.	Acre (s)
Avg.	Average
CC&R'S	Covenants, Conditions & Restrictions
CC	Commercial-Community
CN	Commercial-Neighborhood
CO	Commercial-Office
CUP	Conditional Use Permit
D.U.	Dwelling Unit(s)
DU/AC	Dwelling Units Per Acre
FAR	Floor Area Ratio
GP	General Plan
Max.	Maximum
Min.	Minimum
MMC	Murrieta Municipal Code
MP	Memorial Park
No.	Number
OS-AR	Open Space-Active Recreation
OS-NR	Open Space-Natural Resource
OS-SU	Open Space-Streetscape/Utility R.O.W.
PA	Planning Area
PI	Public/Institutional
Res.	Residential
RP	Residential Planned Development
RS	Residential Single Family
SP	Specific Plan
UBC	Uniform Building Code

10. Circulation routes indicated on the Specific Plan/Circulation Plan show the general location of anticipated highways and collector streets. The addition, deletion, or other modification of circulation routes approved by the City Council as a result of a General Plan, Circulation Element Amendment may occur without a revision to this Specific Plan. The total dwelling units

permitted cannot be increased as a result of a circulation route change without this Specific Plan being amended.

11. Changes in the numbering of sections in the Municipal Code shall not require an amendment to this Specific Plan.

12. Public services and utilities will be provided by the following, unless otherwise approved during the adoption of this Specific Plan.

    a. Water - Eastern Municipal Water District

    b. Sewer - Eastern Municipal Water District

    c. Flood Control - City of Murrieta & County of Riverside

    d. Electrical - Southern California Edison

    e. Natural Gas - Southern California Gas

    f. School Facilities - Menifee Union and Perris Union School Districts

    g. Public Parks - City of Murrieta

    h. Fire Protection - City of Murrieta Fire District

    i. Police Protection - City of Murrieta Police Department

    j. Telephone Service - General Telephone

13. Whenever the regulations contained herein conflict with the regulations of Ordinance 348, Article XVIIa Specific Plan Zone of the Municipal Code, the regulations contained herein shall apply.

14. Grading may be permitted within this Specific Plan upon preparation of a grading plan and the securing of a grading permit. Any off-site grading shall be subject to the same approval process.

15. Net Residential Area/Density is the area devoted to residential use including: local residential streets, private open spaces, and residential lots; and, excluding arterial highways, major easements, and public parks and facilities. The net residential area as referred to in this Specific Plan is not to be confused with the area of residential lots. It is essentially the residential area indicated on the land use diagram as residential use.

16. References to regulations in the Municipal Code are references to the provisions in effect at the time of the implementation of this SP.

1.5 ENFORCEMENT

A. ENFORCEMENT BY CITY OFFICIALS

All officials charged with the issuance of licenses, or permits, shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with provisions of this Ordinance shall be void.

B. ACTIONS DEEMED A NUISANCE

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly approved Plot Plan, Variance, Conditional Use Permit, and/or this Ordinance, shall be declared to be unlawful and a public nuisance, and be subject to abatement in accordance with the local Ordinance.

C. REMEDIES

All remedies concerning this Ordinance shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs, or improvements, and shall not prevent the enforced corrections or removal thereof.

D. PENALTIES

Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this Ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.

1.6 ESTABLISHMENT OF SPECIFIC PLAN DISTRICTS

A. DIVISION INTO SPECIFIC PLAN DISTRICTS

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to regulate the areas of yards and other open area abutting and between buildings and structures, and to regulate the density of population, Murrieta Hills is hereby divided into the following Specific Plan Districts (see Figure 2-1):

Residential Specific Plan Districts

RR-20	Residential Rural-20 District (20,000 sq.ft.min.lot area)
RS-7.2	Residential Single Family-7.2 District (7,200 sq.ft.min.lot area)
RS-6	Residential Single Family-6 District (6,000 sq.ft.min.lot area)
RS-5	Residential Single Family-5 District (5,000 sq.ft.min.lot area)
RS-4	Residential Single Family-4 District (4,000 sq.ft.min. lot area)
RP- 8	Residential Planned Development- 8 District (max. 8 du./ac.)

Commercial Specific Plan District

CN	Commercial-Neighborhood District

Special Use Specific Plan District

MP	Memorial Park
OS-AR	Open Space-Active Recreation District
OS-NR	Open Space-Natural Resource District
OS-SU	Open Space-Streetscape/Utility ROW District
PI	Public/Institutional District

B. CHANGES TO THE SPECIFIC PLAN DISTRICT MAP

Changes to the boundaries of the specific plan districts shall be made by ordinance and shall be reflected on the Murrieta Hills Official Specific Plan District Map. Minor changes resulting from the more precise engineering of an approved final tract map may be made to the specific plan district map as an administrative matter. Such revisions shall be documented in the same manner as a formal amendment, showing the date and official action precipitating the revision.

1.7 DEFINITIONS

For the purposes of this Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by Ordinance No. 348 of the City of Murrieta Municipal Code (MMC).

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive. The word "Ordinance" refers to this Specific Plan.

Any aspect of land use regulation within Murrieta Hills Specific Plan not covered by these district regulations or subsequent plan approvals, shall be regulated by the applicable section of Murrieta Municipal Code (MMC).

2.0 RESIDENTIAL DISTRICTS

2.1 PURPOSE

In addition to the objectives outlined in Chapter 1, the Residential Districts are included in the Specific Plan District Regulations to achieve the following purposes:

A. To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the Murrieta Hills Specific Plan and with sound standards of public health, safety and welfare;

B. To ensure adequate light, air, privacy, and open space for each dwelling;

C. To minimize traffic congestion and to avoid the overloading of public services and utilities by phasing the construction of buildings in relation to the land area around them and infrastructure available;

D. To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences; and

E. To facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

F. The Residential Zones are established as follows:

Residential Rural	RR
Residential Single Family	RS
Residential Planned Development	RP

2.2 PERMITTED AND CONDITIONAL USES

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Where the symbol "N" appears said use is not Permitted. Permitted uses shall be subject to PlotPlan review.

PERMITTED USE MATRIX
RESIDENTIAL DISTRICTS

LAND USE	DISTRICT	
	RR/RS	RP
A. Residential Use		
1. Single-family dwelling	P	P
2. Duplex dwellings	C	P
3. Mobile homes on individual lots which are certified under the National Mobilehome Construction and Safety Standards Act of 1974	N	N
4. Group residential, for more than 6 persons, including but not limited to, boarding or rooming homes, dormitories, retirement homes	N	N
5. Multiple family dwellings	N	N
B. Agricultural Uses		
1. All types of horticulture	P	P
2. Agriculture crops	P	P
3. Keeping of a maximum of three (3) dogs or three (3) cats (over the age of four months) or combination thereof	P	P
C. Public and Semi-Public Uses		
1. Day nurseries, day care schools and nursery schools (over 6 children)*	C	C
2. Convalescent homes	N	N
3. Churches, convents, monasteries and other religious places of worship.	C	C
4. Essential public services, including but not limited to: schools, libraries, museums, parks, public works facilities and other civic uses	C	C
5. Public safety facilities such as police or fire stations	P	P

LAND USE	DISTRICT	
	RR/RS	RP
6. Public utility and public service sub-station, reservoirs, pumping plants, and similar installations	C	C
7. Recreational facilities, including but not limited to, country clubs, tennis and swim clubs, golf courses, racquetball and handball.	C	C
8. Recreational courts, including but not limited to, tennis, basketball and similar uses	P	P
9. Uses permitted in the open space district, here-in	P	P
10. Memorial parks including cemetaries and other associated ancillary uses including but not limited to: a. Chapels b. Arts, Crafts & Curio Shops c. Casket sales d. Catering services e. Flower shops f. Gift shops g. Hotel/motel, lodging facilities h. Nurseries and horticultural i. Parking lots and parking buildings j. Refreshment/flower stands k. Restaurants/cafeterias l. Outddor amphitheaters i. Storage buildings	C	N
D. Home Occupations		
1. Home occupations, subject to approval of a Home Occupation Permit	P	P
E. Accessory Uses and Buildings		
1. Accessory uses and accessory buildings customarily appurtenant to a permitted use.	P	P
2. Temporary tract offices and tract signs per City procedure	P	P
3. Recreational Vehicle Storage	P	N

* Subject to City Ordinance Standards

2.3 PROPERTY DEVELOPMENT STANDARDS

A. GENERAL STANDARDS

The following Property Development Standards shall apply to all land and buildings, other than accessory buildings, permitted in their respective residential land use district. Dimensions and standards are minimums. Minor variations may be permitted subject to plot plan or tract map approval providing that the minimums specified herein are maintained as average minimums. Lot widths and depths are typical minimums but may vary slightly with irregular shaped lots and site specific conditions. The parking standards for a planned Senior Citizen or "affordable" residential development may be reduced from those specified herein for the district in which it is located at the discretion of the City Council through the Conditional Use Permit (C.U.P.) procedure.

RESIDENTIAL PROPERTY DEVELOPMENT STANDARDS

		RR-20	RS-7.2	RS-6	RS-5	RS-4	RP-8
1.	Lot area (in net 000's S.F.) Minimum	20	7.2	6.0	5.0	4.0	3.5
2.	Lot width (in feet)* minimum	100	60	50	45	35	35
3.	Lot depth (in feet) minimum	150	100	90	85	75	40
4.	Maximum lot coverage (percentage)	50	50	50	50	50	50
5.	Minimum Frontage on cul-de-sacs and other irregular frontage (in feet)	100,70[1]	55,35[1]	50,35[1]	45,35[1]	35[1]	N/A
6.	Front yard setback (from Public Street R.O.W. in feet):						
	- To direct entry garage	35	30	30	30	25	18
	- To side entry garage	25	20	20	20	20	10
	- To main residence	35	20	20	20	15	10

[1] For lots fronting on knuckles or cul-de-sacs, the shorter distance is required. Lot frontage shall be measured at the property line. Frontages shown are minimums. City requirements for on-street guest parking shall also be observed.

		RR-20	RS-7.2	RS-6	RS-5	RS-4	RP-8
7.	Side yard setback (in feet):						
	a. to adjacent residential lot	20/10[2]	10/5[2]	10/5[2]	10/5[2]	10/5[2]	10/5[2]
	b. dist. btwn. detached units	20	10	10	10	10	10
	c. to adjacent street (corner lot)	15	10	10	10	10	10
8.	Rear yard setback (in feet)	40	15	10	10	10	10
9.	Building height, maximum (in feet)[3]						
	- Main Structure	50	40	40	40	40	50
	- Accessory Structures	18	15	15	15	15	15
10.	Number of stories, maximum	3	2	2	2	2	2

* Measured at the front yard setback line.

[2] May be modified with Plot Plan approval

[3] Subject to Plot Plan and/or C.U.P. approval, architectural features (including but not limited to chimneys and steeples) may exceed the height maximums.

A. CANDIDATE INSTITUTIONAL SITE

Land shall be set aside within the commercial site, Planning Area 26, and held in reservation for community institutions whose principal use shall be places of community service. The reservation shall carry with the land for a period not-to-exceed five (5) years from the approval date of the Specific Plan. Candidate sites shall be located on a street with a Secondary Street classification or higher. The selected site shall be shown upon the Specific Plan Land Use Plan using a note to indicate the potential site. If within such time said acreage is not secured, these acres shall revert to the underlying adopted Zoning districts, and development shall be permitted thereon according to the provisions of this text.

B. SPECIAL REQUIREMENTS

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the provisions of Chapter 3, the Community Design Manual and the regulations of the City of Murrieta governing said uses and activities.

C. "MINIMUM AVERAGE" STANDARDS

A "minimum average" standard is provided for lot area and lot width criteria for single family detached products in order to provide flexibility in lot design. This standard is intended to allow for a reduced absolute standard to accommodate special circumstances while precluding a majority of lots at or near the minimum. The average shall be calculated using all lots within the designated Planning Area of the Land Use Plan. Lot width shall be measured at the front yard setback line.

D. RECREATIONAL VEHICLES

The parking or storage of recreational vehicles in areas visible from the street for periods greater than 48 hours in RS districts shall be prohibited. RM district see Section 2.4 G. Such parking shall also be further regulated by the Murrieta Municipal Code.

E. SCHOOLS

1. Murrieta Hills has entered into an Agreement dated _____, with the Menifee Union School District to provide, among other things, for an elementary school site if required by Menifee Union School District. The Agreement also provides for the possibility that the School District will not require a site within Murrieta Hills or will determine within ten years after the purchase of the school site that it does not need the school site.

2. If the School District should reject the school site indicated on the Specific Plan then that site may be used for residential uses with minimum lot sizes of 6,000 sq. ft. and a density range of 2-5 du/ac.

3. If the School District should select an alternate site, then the school site originally indicated on the Specific Plan may be developed with residential with minimum lot sizes of 6,000 sq. ft. and a density range of 2-5 du/ac.

4. Any dwelling permitted by Paragraphs 2 or 3, shall be subject to the maximum number of dwellings specified in Land Use section of the Specific Plan, and shall be subject to these District Regulations.

2.4 PERFORMANCE STANDARDS

In all Residential Districts, the following performance standards shall be met:

A. EQUIPMENT

Air conditioners, antennas, ham radio antennas, solar panels, heating, cooling, ventilating equipment and all other mechanical, lighting, or electrical devices shall be so operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable Ordinances. Heights of said equipment shall not exceed the required height of the zone in which they are located.

Private, individual satellite dish antennas shall be screened from view from any public street. Community or association operated satellite dish antennas may be allowed subject to a Conditional Use Permit.

B. LANDSCAPING

Required front and exterior side yards shall be landscaped and shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either installation by the builder or developer.

The landscaping of all properties shall be subject further to Ord. 348, Article XIXh, Section 19.170, Water Efficient Landscaping Requirements; Article XIII, Section 13.20, The Mature Tree Preservation, Cutting and Removal Ordinance; and the provisions of Chapter 3, the Murrieta Hills Community Design Manual.

C. UTILITIES

All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility.

D. EXTERIOR NOISE

The acceptable outdoor noise exposure level, measured at the property line, for each residential district is given in the table as follows.

EXTERIOR NOISE LIMITS*

Receiving Land Use Districts	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
RS, RP, RR	60 dBA	55 dBA

* Environmental Noise - CNEL
* Nuisance Noise - not exceeded at any time

E. INTERIOR NOISE

The maximum permissible dwelling unit interior noise level is 45 dBA at all times.

F. ENERGY CONSERVATION

Buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, the following conservation considerations:

- Cogeneration;
- South facing windows;
- Eave coverage for windows;
- Double glazed windows;
- Earth berming against exterior walls;
- Greenhouses; and
- Deciduous shade trees.

2.5 ACCESSORY STRUCTURES

Accessory building and structures, attached or detached, used either wholly or in part for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the District whichever is less restrictive; except as herein provided.

A. Enclosed accessory buildings attached to the main building shall not be allowed to encroach into the required rear yard setback. Open structures, such as patios, may be allowed to encroach into the rear yard setback subject to approval by the Director of Planning and Development.

B. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.

C. A detached accessory structure may be located within an interior side yard or rear yard; provided, that such structure is located no closer than five (5) feet to an interior side or rear lot line and is at least six (6) feet from the main structure.

D. Porches, steps, architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls or bay windows may project not more than four (4) feet into any required front or rear yard area, and not into any required side yard more than one-half of said required side yard.

2.6 WALLS AND FENCES

In any required front yard or side yard adjacent to a street, a wall, fence, or hedge shall not exceed forty-two (42) inches in height, except as provided herein.

A. A wall, fence, or hedge* not more than six (6) feet in height may be maintained along the interior side or rear lot lines, provided, that such wall, fence, or hedge does not extend into a required front yard or side yard adjacent to a street except for noise attenuation as required by the City and as herein provided.

B. A wall, fence or hedge adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed forty-two (42) inches in height within the front or sideyard setback area of the lot. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility.

C. Fiberglass sheeting, bamboo sheeting or other similar temporary material shall not be permitted as a fencing material on street frontages.

* Unless restricted by wall and fencing plan/approved by the City.

2.7 SIGNS

No sign or outdoor advertising structure shall be permitted in any residential district except as provided in Section 6.0 of this Chapter.

3.0 COMMERCIAL DISTRICT

3.1 PURPOSE

This district is intended to provide for commercial, administrative and professional office uses that can meet high performance and development standards.

The Commercial District is intended to provide for an upscale Neighborhood Shopping Center which emphasizes commercial uses and professional offices. Activities shall be compatible and complementary to surrounding uses and consistent with the objectives of the approved General Plan. In addition, the Commercial District is structured to advance the following objectives:

A. To promote community diversity and interaction through the establishment of shopping centers which includes commercial, office, residential and civic uses.

B. To provide a setting of a mixture of land uses side by side, that are economically, socially and physically compatible.

C. To provide a community area which is generally suitable for higher intensity development adjacent to arterial highways, and central to the planned community.

D. To minimize traffic congestion by providing uses and services within the proximity of the local residential population.

E. The Commercial Zone is established as follows:

Commercial Neighborhood CN

3.2 PERMITTED AND CONDITIONAL USES

A. PERMITTED USES

Permitted uses are subject to Plot Plan review.

1. Commercial Uses: CN Uses

   a. Antique Shop
      Art Gallery
      Auto accessory store (no installation)

      Bakeries, retail
      Barber Shop
      Beauty Salon
      Book Store
      Boutique
      Business and Professional Office

Camera/Video sales and rental
Catalog sales
Churches or other Houses of Worship
Clothes cleaning (agency)
Clothing Store
Coffee Shop
Confectionery
Community Meeting Center
Community Park
Community Swim Facility

Dance/Art studio
Decorator and Home accessory shops
Delicatessen
Dressmaker or Millinery Shop
Drug Store

Financial Institution
Florist, Retail
Food/Grocery Store
Furniture Store

Gift and Novelty Shop

Hardware Store
Health Club
Health Education Club
Hobby Store
Home Appliance Store
Home Electronics Store
Hotel/Motel

Ice Cream Parlor

Jewelry Store

Leather Goods, Retail
Library
Limited Print Shop
Locksmith

Medical/Dental office or Clinic
Mortuary
Music Store

Paint Store
Parking lots and structures

Pet Shop/Grooming
Pharmacy
Photographic Studio
Post Office/Box Rentals

Residential
Restaurants (not live entertainment)
Realty Office

Shoe Store/Repair
Sporting Goods Store
Stationers and Card Shops
Supermarket
Studios for professional work in teaching fine arts

Tailor Shops
Telecommuting Center
Television Sales/Repair
Tennis Courts
Toy Shop
Travel Agency

Word-processing Center

b. Commercial parking lots for passenger vehicles;

c. Liquor store (package, off-sale only);

d. Coin-operated laundry, with maximum capacity washing units of twenty pounds and comparable drying equipment, and clothes cleaning agency;

e. Any other retail business or service establishment supplying commodities or performing services for residents of the neighborhood which is determined by the planning commission to be of the same general character as the above-mentioned retail business or service uses, and open during normal business hours of the above uses;

f. The Planning Commission may determine unlisted uses as being similar to listed uses if they appear to meet the spirit and intent of this section;

2. Administrative and Professional Office: CO Uses

a. Medical and dental offices and clinics, medical, optical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sale or distribution;

b. Administrative and executive offices;

c. Professional offices, for lawyers, engineers, architects;

d. Financial offices, including banks, and real estate and other general business offices;

e. Any other office use which is determined by the commission to be of the same general character as the above permitted uses;

f. Agricultural uses;

g. Prescription pharmacies;

3. Civic, Public and Quasi-Public: CN Zone

a. Community Park

b. Library

c. Post office/box rentals and post office terminals

d. Public safety facility such as fire station and/or police substation

4. Residential use: CN Zone

a. One story residential flats over commercial and office uses may be permitted subject to Plot Plan Review

B. ACCESSORY USES

1. Incidental services and incidental uses, such as restaurants, prescription pharmacies, and retail sales to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided there is no display or advertising visible from the public street;

2. Accessory uses and buildings customarily appurtenant to a permitted use or conditional use;

3. Satellite dish antenna, including roof-mounted satellite dishes, may be permitted subject to the following standards or conditions:

a. Dishes shall be screened from public view, using walls, fences, appropriate matching architectural materials or parapet walls

b. Dishes shall be of a neutral color, match the building or as otherwise approved by the City

c. A building permit shall be required

d. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antenna containing advertising material should be considered a sign.

4. Other accessory uses, which the Director of Planning and Development finds to be similar in character to the uses enumerated above.

C. USES REQUIRING A CONDITIONAL USE PERMIT

1. Public and quasi-public uses appropriate to the district, such as professional, business and technical schools of a public service type, not including corporation yards and warehouses;

2. Day nurseries and schools

3. Commercial parking lots and parking garages;

4. Radio and television broadcasting, excluding towers;

5. Restaurants with live entertainment, dancing, drive-through or sale of alcoholic beverages for consumption on the premises, or drive-in car service;

6. Electric substations and gas regulators;

7. Plant nurseries; and the sale of related hardware items provided they are clearly incidental and secondary to the plant nursery;

8. Automobile service stations;

9. Sale of beer or other alcoholic beverages for consumption on the premises which may include the sale of food;

10. Veterinary Clinic

11. The Planning Commission may determine unlisted uses as being similar to listed uses if they appear to meet the spirit and intent of this section;

3.3 PROPERTY DEVELOPMENT STANDARDS

The following property development standards apply to all land and buildings other than accessory buildings authorized in this district.

A. GENERAL REQUIREMENTS

The following requirements are minimums unless otherwise stated.

1.	Lot area, net square feet*	10,000
2.	Lot width (in feet)	100
3.	Lot depth (in feet)	100

4.	Front yard setback (in feet)	20
5.	Side yard setback each side (in feet)	10**
6.	Public street setback (in feet)	20
7.	Rear yard setback (in feet)	10
8.	Building height, (maximum)	45 feet or 3 stories, whichever is less
9.	Lot coverage (percent, net, maximum)	50%
10.	Floor Area Ratio (maximum) CO Uses = 0.50:1 CN Uses = 0.25:1	

* For condominium development, minimum lot area may be reduced to less than 10,000 sf for master planned building complexes subject to approval of a Plot Plan and/or air space map-tract map, however the total site shall be no less than 60,000 square feet.

** May be reduced to zero (0) with Plot Plan approval.

B. SPECIAL REQUIREMENTS

1. Along all street frontages situated across from any residentially zoned property, a minimum three foot high landscaped earthen berm shall be constructed. Along all other lot lines adjacent to residential districts, a maximum eight foot high wall or combination wall and berm may be constructed following review and approval of the Director of Planning and Development. Fences and walls should blend in with the site's architecture.

2. Streetscapes shall be enhanced to provide an easy access from the street to the building. Patios, circulation features and parking areas can be located in setback areas to help improve compatibility with adjoining parcels.

3. Reciprocal ingress and egress, circulation and parking arrangements shall be required where possible and feasible to facilitate vehicular movement between adjoining properties and to reduce driveways along busy thoroughfares.

4. Commercial business operations occurring between the hours of 11:00 p.m. and 6:00 a.m., not covered in any C.U.P. shall be subject to approval by the Director of Planning and Development.

3.4 GENERAL PERFORMANCE STANDARDS

The following performance standards are general guidelines intended to describe the overall minimum design standards for the Neighborhood Commercial/Office Center.

A. LANDSCAPING

The required front and exterior side (street side) yard setbacks shall be landscaped. Parking, driveways, and other decorative hardscape areas will be permitted within the required rear yard, and interior side yard. Landscaping shall consist predominantly of plant materials with special emphasis given to drought tolerant varieties and shall be irrigated by automatic sprinklers designed with water conserving mechanisms. All planting and irrigation shall be in accordance with the City's standards and guidelines. All landscaping shall be permanently maintained in a clean, healthy and thriving condition, free of weeds, trash and debris.

B. EQUIPMENT

All ground mounted mechanical equipment, including heating and air conditioning units and trash receptacle areas, shall be completely screened from surrounding properties.

C. UTILITIES

All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where required by utility provider.

D. LIGHTING

All light sources shall be shielded in such a manner that the light is directed away from streets and adjoining properties. Wall mounted luminaries shall be integrated within the architecture of the building.

E. ELECTRICAL DISTURBANCE, HEAT AND COLD, GLARE

No use, except a temporary construction operation, shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the lot.

F. FIRE AND EXPLOSIVE HAZARD

All storage of and activities involving flammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the Uniform Fire Code. All incineration is prohibited. Adequate smoke detectors shall be installed in all new construction.

G. NOISE

The maximum acceptable outdoor noise exposure level, measured at the property line, for the Commercial Districts is 70 dBA CNEL.

H. ODOR

No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

I. VIBRATION

No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot on which the use is located.

J. OUTDOOR STORAGE

Outdoor storage areas shall be entirely enclosed by visual barriers to adequately screen views from the external boundaries of the property.

K. ENERGY CONSERVATION

Buildings shall be located on the site to allow adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption.

L. TOXIC MATERIALS

No land or building shall be used or occupied in any manner which creates an unhealthful, dangerous, noxious or otherwise objectionable condition due to the use, storage or proximity to toxic materials.

M. LIQUID OR SOLID WASTE

The discharge or deposit of liquid or solid wastes shall be subject to the provisions of Local Sold Waste Management Enforcement Agency for Riverside County (LEA).

N. AESTHETIC STANDARDS

1. All uses at the perimeter of a Commercial District shall be landscaped to provide a buffered transition to adjacent uses.

2. Visual appearance shall be a principal consideration in the approval of Conditional Use Permits, especially any uses involving outdoor storage or activity. Consideration should be given to all prospective vantage points, including residential areas at higher elevations.

O. FLOOR AREA RATIO (FAR) AND ADDITIONS

Floor area ratios shall be calculated as the total floor area of a building(s) and or structure(s) divided by the total area of the subject lot . Floor area shall exclude the area of open lattice roofed (50% or more open) patios. Room additions may be permitted only when consistent with all property development standards, including building height and total floor area (FAR).

3.5 SIGNS

No sign or outdoor advertising structure shall be permitted in the Commercial District except as provided in Section 6.3 of this Chapter.

4.0 THIS SECTION DELETED

5.0 SPECIAL PURPOSE DISTRICTS

5.1 PURPOSE

These districts are intended for agriculture, open space, landscaping, recreation, public and quasi-public uses. Only those additional uses which are complementary to, and can exist in harmony with, open space are permitted. There is no lot size limitation and it is intended that this district may be applied to a portion of a lot provided that the remainder of the lot meets the requirements for which it is zoned.

The Special Purpose Districts are included in the Specific Plan District Regulations to achieve the following purposes:

A. To preserve open space for the conservation of natural resources;

B. Maintain the natural character of the land;

C. Provide for public/quasi-public and recreational uses;

D. Conserve areas of historic and community significance for the enjoyment of future generations;

E. Provide for private use of land under limited development; and

F. Promote public health and safety.

G. Special Purpose Zones shall be established as follows:

Open Space - Active Recreation	OS-AR
Open Space - Natural Resources	OS-NR
Open Space - Streetscape and Utility R.O.W.	OS-SU
Public / Institutional	PI

5.2 PERMITTED, TEMPORARY AND CONDITIONAL USES

The following uses shall be permitted uses where the symbol "P" appears and shall be permitted subject to a Conditional Use Permit where the symbol "C" appears. Uses shall be permitted subject to a Temporary Use Permit where the symbol "T" appears. Permitted uses shall be subject to Plot Plan review.

LAND USE	OS-AR	OS-NR	OS-SU	PI
Agriculture	P	P	P	P
Arboreta - (Horticultural Garden)	P	P	P	P
Christmas tree sales	T	-	T	T
Community Facilities	P	-	-	P

Conference Facilities	C	-	-	C
Day Care Facilities*	C	-	-	C
Fruit and vegetable stands	-	-	C	-
Heliport	-	-	-	C
Hotel/Motel, Lodging Facilities	C	-	-	C
Incidental Concessions	P	-	-	-
Nursery Facilities (Plant)	P	-	-	P
Parks and Recreation Facilities	P	P	P	P
Places of Worship	-	-	-	C
Public and Quasi-public uses	P	P	P	P
Recreation Facilities	P	-	-	P
Tract signs and offices, temp.	T	T	T	T
Tree farming	P	-	-	P
Utilities (public and private)	P	P	P	P

* Subject to City Ordinance

5.3 PROPERTY DEVELOPMENT STANDARDS

The following regulations shall apply to the site of a Permitted or Conditional Use. The requirements are minimum unless otherwise stated.

A.	Density - Maximum Dwelling unit per legal lot	0
B.	Lot width, (in feet)	0
C.	Lot depth, (in feet)	0
D.	Front yard, setback (in feet)	20
E.	Rear yard, setback (in feet)	20
F.	Side yard setback (in feet), each side	20/10
G.	Building height	35 feet or two stories, whichever is less
H.	Height of poles, clock towers, or special features	Per Plot Plan Approval

5.4 RECREATIONAL COURTS

Construction of recreation courts including necessary fencing and lighting may be permitted subject to Plot Plan approval and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

A. FENCES

A maximum 20-foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.

B. SETBACKS

Setbacks for the court shall be 10 feet from any property line

C. LIGHTING

A grid analysis shall be conducted to establish the height, spacing and intensity of all light fixtures. All lights and light fixtures shall be certified by a qualified lighting engineer to:

1. Be designed, constructed, mounted, and maintained such that, the light source is cut off when viewed from any point five (5) feet above the ground measured at the lot line.

2. Be designed, constructed, mounted, and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed 1/2 foot candle at ground level. Lighting shall be further limited to a 7:1 Illuminance ratio.

D. GLARE

The surface area of any recreational court shall be designed, painted, colored, and/or textured to reduce the reflection from any light incident thereon.

E. LANDSCAPING

Landscaping shall be installed as required between the fence and any adjacent property line.

5.5 SIGNS

Signs approved as a component of the Specific Plan shall be permitted within open space and recreation districts included within the Specific Plan. Other signs shall be permitted only as provided in Section 6.3 of these regulations.

6.0 COMPREHENSIVE SIGN REGULATIONS

6.1 PURPOSE

The provisions of this Section shall be known as the Comprehensive Sign Regulations. It is the purpose of these provisions to establish a comprehensive system for the regulation of on-site and off-site signs.

The City of Murrieta recognizes the need for signs as a means to identify businesses within the community. However, the City also recognizes that signing is an important design element of the physical environment. Regulations consistent with the goals and objectives of the community are necessary to ensure that the character and image the community is striving for, can be attained.

It is the purpose of this chapter to make the Murrieta Hills Planned Community attractive to residents, visitors, and commercial, industrial and professional businesses while maintaining economic stability through an attractive signing program. Specifically, the purposes of this chapter are to:

A. Protect the general public health, safety and welfare of the community; reduce possible traffic and safety hazards through good signing;

B. Direct persons to various activities and uses, in order to provide for maximum public convenience;

C. Provide a reasonable system of sign regulations, to ensure the development of a high quality visual environment;

D. Encourage signs which are well designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship to the business or use it identifies, and spacing between signs and buildings;

E. Encourage a desirable urban character which has a minimum of clutter;

F. Enhance the economic value of the community and each area, business and use thereof, through the regulation of such elements as size, number, location, design and illumination of signs; and

G. Encourage signs which are well located, and take into account the service and usage of adjacent areas.

6.2 PERMIT REQUIREMENTS AND REVIEW PROCEDURES

No person except a public officer or employee in performance of a public duty shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, except as provided below.

A. SIGN PERMIT EXCEPTIONS

The following signs shall be exempt from the sign permit requirements, however an electrical and/or building permit may be required. Any signage in excess of the specific exemptions listed below are prohibited:

1. Permanent window signage not exceeding twelve (12) square feet per business frontage and limited to the name of the business, service, or use, hours of operation, address and emergency information, except exposed neon tubing signs advertising products for sale on the premises, are permitted as permanent signs.

2. Temporary advertising signage painted on the window or constructed of paper, cloth, or similar expendable material affixed on the window, wall, or building surface, provided that all of the following conditions are met:

   a. The total area of such signs shall not exceed ten (10) percent of the window area, however, in all cases twelve (12) square feet per business frontage is permitted.

   b. Such signs shall be affixed to the surface for no more than thirty (30) continuous calendar days but for not more than sixty (60) days each calendar year, to promote a particular event or sale of product or merchandise.

3. Real Estate Signs for Residential Sales: One (1) sign per street frontage not exceeding four (4) square feet in area and five (5) feet in height, provided it is unlit and is removed within fifteen (15) days after the close of escrow or the rental or lease has been accomplished. Signs placed on the rear street frontage are prohibited. Open House signs not exceeding four (4) square feet in area and five (5) feet in height are permitted for directing prospective buyers to property offered for sale.

4. Political signs: Political signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any Municipal, County, State or Federal election shall be permitted subject to the following provisions and any other applicable provisions within this chapter.

   a. Any person, party, or group posting signs in the City shall abide by the Provisions herein set forth.

   b. All political signs shall be placed, erected, constructed, painted or assembled, no earlier than thirty (30) calendar days prior to the election and shall be removed no later than ten (10) calendar days following the date of the election.

   c. A political sign shall not exceed five (5) square feet in total area for one side in a residential district, and twelve (12) square feet in a commercial district. Double faced signs shall not exceed five (5) square feet per side in residential districts and twelve (12) square feet per side in commercial districts. No signs shall be placed in a manner that would obstruct visibility of or impede pedestrian or vehicular traffic, or to endanger the health, safety, or welfare of the community.

d. All political signs shall not exceed an overall height of six (6) feet from the finished grade immediately around the sign.

e. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted, or constructed on an authorized structure already providing illumination.

f. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall be posted on any public property or in the public right-of-way, if in the opinion of the Director of Planning and Development said sign impedes or renders dangerous public access to any public improvement, including but not limited to utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of a public right-of-way.

g. No political sign shall be posted in violation of any provisions of this section. Further, the Director of Planning and Development or his designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of said private property owner may be removed by said owner or representative of said owner.

5. Contractor or Construction Signs: For residential projects greater than four (4) dwelling units, commercial, and industrial projects, two (2) directory signs shall be permitted on the construction site for all contractors (may include financial institutions, real estate agents, subcontractors, etc.) not exceeding thirty-two (32) square feet each, unless legally required by government contracts to be larger. No sign shall exceed eight (8) feet in overall height and shall be located no closer than ten (10) feet to any property line. Such sign shall be removed upon the granting of occupancy by the City. For all other projects, a total of two (2) signs per development site may be installed with a maximum of four (4) square feet in area and five (5) feet in height for each sign. Such sign(s) shall be removed upon finalization of building permits.

6. Future Tenant Identification Sign: Future tenant identification signs may be placed on vacant or developing property to advertise the future use of an approved project on the property and where information may be obtained. Such signs shall be limited to one (1) per fronting street and to a maximum of ninety-six (96) square feet in area and twelve (12) feet in overall height each. Further, such signs shall be placed no closer than ten (10) feet to any property line. Any such sign shall be removed upon finalization of building permits. Where a project has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

7. Real Estate signs for Sale of Commercial or Industrial Property: One (1) sign per street frontage not to exceed thirty-two (32) square feet in area to advertise the availability of the property for sale, lease, or rent. No such sign shall exceed eight (8) feet in overall height and shall not be located within the public right-of-way. Where a property has in excess of 600 lineal feet of frontage, one additional sign for each 600 lineal feet is allowed.

8. Interior signs within a structure or building when not visible or readable, nor intended to be read from off-site or from outside of the structure or building.

9. Identification signs for a business, service or use no greater than four (4) square feet in area may be permitted. Said signs shall not be visible from the public right-of-way, shall be attached to the main building, shall be for pedestrian traffic, and shall not otherwise require a building permit.

10. Memorial tablets, plaques, or directional signs for community historical resources, installed by a City recognized Historical Society or civic organization.

11. Convenience signs and secondary directional signs not exceeding four (4) square feet in area.

12. Residential building identification signs used to identify individual residences and not exceeding four (4) square feet in area.

13. One name plate per parcel not exceeding four (4) square feet in area for single family residential uses and agricultural uses.

14. Official and legal notices issued by any court, public body, person, or officer or in furtherance of any nonjudicial process approved by state or local law.

15. Signs providing direction, warning, or informational signs or structures required or authorized by law or by Federal, State, County, or City authority.

16. A single official flag of the United States of America and/or two (2) flags of either the State of California, or other states of the United States, counties, municipalities or official flags for nations, and flags of internationally or nationally recognized organizations or the company flag. Flags shall be a maximum of five (5) feet by eight (8) feet unless otherwise specifically approved on a Site Plan.

17. Signs of public utility companies, indicating danger or which serve as an aid to public safety, or which show locations of underground facilities or public telephones.

18. Safety signs on construction sites.

19. One (1) freestanding time and temperature sign that conveys time and temperature only and not exceeding twelve (12) square feet in area nor fifteen (15) feet in height, or not higher than the roof line, whichever is less, when combined with business identification in accordance with Section 7.3, and counted toward sign area for the freestanding sign.

20. One (1) wall mounted time and temperature sign that conveys time and temperature only not exceeding twelve (12) square feet in area shown when combined with business identification in accordance with Section 7.3, and counted toward sign area for the wall sign.

21. "No Trespassing", "no parking," and similar warning signs not exceeding four (4) square feet.

22. Signs on public transportation vehicles regulated by a political subdivision, including but not limited to buses and taxicabs.

23. Signs on licensed commercial vehicles, provided such vehicles are not used or intended for use as portable signs or as may be prohibited in Section 7.2.B.

24. A change of copy conforming to an approved Comprehensive Sign Program. All other changes of copy shall comply with this section.

25. Incidental signs for automobile repair stores, gasoline service stations, automobile dealers with service repairs, motels and hotels, showing notices of services provided or required by law, trade affiliations, credit cards accepted, and the like, attached to a freestanding sign, structure or building; provided that all of the following conditions exist:

    a. The signs number no more than four (4).

    b. No such sign projects beyond any property line.

    c. No such sign shall exceed an area per face of four (4) square feet.

26. Copy applied to fuel pumps or dispensers by the manufacturer such as fuel identification, station logo, and other signs required by the law.

27. Agricultural signs, either wall or freestanding types, non-illuminated, and not exceeding four (4) square feet for lots two (2) acres or less and sixteen (16) square feet for lots greater than two (2) acres, identifying only the agricultural products grown on the premises. The number of such signs shall be one (1) per street frontage or a maximum of two (2), with all signs to be located below the roof line and freestanding signs to be no higher than eight (8) feet.

B. PROHIBITED SIGNS AND LIGHTING

All signs and lighting not expressly permitted are prohibited in all zones, including but not limited to the following:

1. Roof signs.

2. Flashing lights or signs (except time and temperature signs).

3. Animated signs or lights (conveying the illusion of motion).

4. Revolving or rotating signs.

5. Vehicle signs (when parked or stored on property to identify a business or advertise a product).

6. Portable signs (except where permitted in this section).

7. Off-site signs (except temporary subdivision signs).

8. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be so placed, erected or constructed on a utility pole, traffic device, traffic sign, warning

sign, or so as to impede access to any public improvement, or to obstruct the vision of any such signs except as may be permitted in Section 7.2.A.4 of this section.

9. Signs located on public property except as may be permitted in by Section 7.2.A.4 of this section or those required by a governmental agency.

10. Signs within the public right-of-way prohibited by the Streets and Highways Code (Sec. 101 et. seq. and Sec. 1460 et. seq.), the Vehicle Code (Sec. 21400 et. seq.) and the Public Utilities Code (Sec. 7538 et. seq.).

11. Signs blocking doors or fire escapes.

12. Outside light bulb strings and exposed neon tubing outside of building (except for temporary uses such as Christmas tree lots, carnival, and other similar events with prior approval of the City).

13. Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in this section.)

14. Advertising structures (except as otherwise permitted in this section).

15. Statuary (statues or sculptures) advertising products or logos of the business that are located outside of the structure that houses the business.

16. The use of decals, stick-on or transfer letters, or tape on the walls or parapets of buildings, fences, walls or other structures.

17. Readerboard/changeable copy signs, either electric or non-electric except as permitted in this section.

18. Signs which purport to be or are an imitation of or resemble official traffic warning devices or signs, that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

C. SIGNS RELATING TO INOPERATIVE ACTIVITIES

Signs pertaining to activities or business which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within thirty (30) days after the premises has been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this chapter and local ordinance.

D. ENFORCEMENT, LEGAL PROCEDURES, AND PENALTIES

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by the Municipal Code. Unauthorized illegal signs may be abated by the City in accordance with local ordinance. If said sign is stored by the City the owner may recover said sign from the City upon payment to the City of any storage and/or removal charge incurred by the City. The minimum

charge shall be no less than three dollars ($3.00) per sign. All signs removed by the City may be destroyed thirty (30) calendar days following removal. If any sign, in the opinion of the Director of Planning, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of said removal charged to the property owner in accordance with local ordinances.

E. CONSTRUCTION AND MAINTENANCE

1. Construction: Every sign and all parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations and the Uniform Building Code.

2. Maintenance: Every sign and all parts, portions, and materials shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked, or broken surfaces, and malfunctioning or damaged portions of a sign shall be repaired or replaced within thirty (30) calendar days following notification of the business by the City. Noncompliance with such a request will constitute a nuisance and will be abated. Any maintenance, except a change of copy, which does not involve structural changes is permitted.

6.3 PERMITTED SIGN REGULATIONS

Sign permits may be issued for signs included under this section provided the signs are in compliance with all other applicable laws and ordinances.

A. SIGNS PERMITTED IN ANY LAND USE DISTRICT

The following signs may be permitted in any land use district. These signs are in addition to those signs expressly permitted in each land use district and are subject to the provisions listed:

1. Convenience Signs: On-site signs no greater than six (6) square feet necessary for public convenience or safety may be approved by the Director of Planning or his designee. Signs containing information such as "entrance," "exit," or directional arrows shall be designed to be viewed from on-site or from an area adjacent to the site by pedestrians or motorists. Signs that convey advertising or products shall not be considered a convenience sign.

2. Comprehensive Sign Program for Employment Park Districts: A Comprehensive Sign Program shall be developed for the neighborhood commercial center. The purpose of the program shall be to integrate signs with building and landscaping design into a unified architectural unit. This shall be achieved by:

   a. Using the same or complementary background color on all signs;

   b. Using an identified color palette for sign lettering.

   c. Using the same type of cabinet supports, or method of mounting for signs of the same type, or by using the same type of construction material for components, such as sign

copy, cabinets and supports, or by using dissimilar signing determined compatible by the Director of Planning.

d. Using the same form of illumination for all signs, or by using varied forms of illumination determined compatible by the Director of Planning.

e. Allowing the use of different colors for logos.

3. Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand opening, new management, inventory sales, Christmas tree lots, parades, rodeos, and fairs that are to take place within Murrieta Hills.

a. Community Special Events such as a rodeo or community fair may be permitted the following signage:

(1) No more than four (4) off-site signs up to thirty-two (32) square feet and eight (8) feet in height to publicize the even indicated above.

(2) Temporary advertising signing consistent with the requirements set forth in Section 6.2.A.2.

b. Commercial Special Events such as grand openings, Christmas tree lots, painted seasonal holiday window displays, and notice of new management may be permitted the following signage:

(1) No more than four (4), thirty-two (32) square foot or smaller, eight (8) feet in height, on-site, freestanding, special event signs.

(2) All other on-site special event signs can be either wall and window signs, flags, banners and pennants. Inflatable advertising devices of a temporary nature may be permitted. In no case shall any signage, flag, pennant, inflatable device, or banner be placed above the roof line.

4. On-Site Subdivision Signs:

a. One (1) temporary, on-site subdivision sign not to exceed 64 square feet total area for two (2) sides or 32 square feet for one (1) side and total overall height of twelve (12) feet may be permitted on each Circulation Element street frontage of the property being subdivided, not to exceed two (2) such signs for all phases of any subdivision; otherwise a maximum of one (1) sign is permitted.

b. Such sign shall be for the identification of a subdivision, price information and the developers name, address, and telephone number.

c. Such signs shall be removed within ten (10) calendar days from the date of the final sale of the land and/or residences or within twenty-four (24) months, whichever comes first.

Extensions of twelve (12) months may be approved by the Director of Planning and Development.

d. Signs shall be maintained in good repair at all times.

e. A cash deposit of three hundred dollars ($300) per sign shall be deposited with the sign application to ensure compliance with this chapter and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.

5. Off-Site Subdivision Directional Sign:

a. A maximum of four (4) signs may be used to lead customers to the site.

b. Signs shall be made of panels which shall be no longer than seventy-two (72) inches by twelve (12) inches each and shall be grouped on a single, double or four-sided sign kiosk. Such structure shall contain no more than seven (7) panels per side nor exceed seven (7) feet in height.

c. A sign kiosk shall be located not less than three hundred (300) feet from an existing approved sign site. Further, each sign may only contain the name of the planned community, subdivision, developer or development logo and a directional arrow.

d. The placement of each sign structure and its copy shall be reviewed and approved by the Director of Planning and Development prior to installation.

e. All kiosks that are to be placed on private property shall be with prior written consent of the property owner, to allow the City, in the event of noncompliance, to enter said property and remove the sign. A copy of said consent shall be filed with the Department of Planning prior to the acceptance of a sign permit application.

f. A kiosks location plan shall be prepared showing the site of each kiosk and shall be submitted to and approved by the Director of Planning and Development prior to the acceptance of a sign permit application.

g. Any sign approved for a particular subdivision within Murrieta Hills Specific Plan shall not be changed to another subdivision without prior approval of the Planning Director.

h. There shall be no addition, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved. Further, no other directional signing may be used as posters, portable signs, vehicle signs, trailer signs or temporary subdivision (bootleg) signs.

i. All off-site subdivision signs not conforming to this ordinance shall be deemed a public nuisance and removed.

j. A three hundred dollar ($300) cash deposit shall be placed with the City to ensure compliance with this chapter. Any sign placed contrary to the provisions of this chapter may be removed by the City and the cost of removal shall be deducted from said deposit. Additional costs incurred by the City resulting from the removal of illegal signs shall be charged to the developer.

k. Said sign shall be allowed until the units within the subdivision are sold out, or for a period of twenty-four (24) months, whichever occurs first. Extensions of twelve (12) months may be approved by the Director of Planning and Development.

B. MEMORIAL PARK SIGNS

All signage within the memorial park shall be covered by criteria established through the Memorial Park CUP/Plot Plan/Design Guidelines review.

6.4 DESIGN STANDARDS

Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings, or type of business on the site, and to the extent possible, signs located on commercial sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area.

A. RELATIONSHIP TO BUILDINGS

Signs located upon a lot with only one main building housing the use which the sign identifies, shall be designed to be compatible with the predominant visual elements of the building, such as construction materials, color, or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with predominant visual design elements common or similar to all such buildings or the buildings occupied by the "main tenants" or principal uses.

The Director of Planning and Development may condition approval of any sign to require such visual elements to be incorporated into the design of the sign where such element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

B. RELATIONSHIP TO OTHER SIGNS

Where there is more than one (1) freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one (1) or more of the following five (5) design elements:

1. Type of construction materials (such as cabinet, sign copy, supports);

2. Letter style of sign copy;

3. Type or method used for supports, uprights or structure on which sign is supported;

4. Sign cabinet or other configuration of sign area; or

5. Shape of entire sign and its several components.

C. LANDSCAPING

Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscaped area shall be maintained in a neat, healthy, and thriving condition.

D. ILLUMINATION AND MOTION

Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).

E. SIGN COPY

The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product), is prohibited.

F. RELATIONSHIP TO STREETS

Signs shall be designed so as not to obstruct any pedestrian, bicyclist, or driver's view of the street right-of-way.

7.0 OFF-STREET PARKING

7.1 PURPOSE

All regulations set forth in this section are for the purpose of providing convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone.

The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

The provisions and standards set forth in this section apply primarily to non-residential uses. The standards for residential uses are included in Section 2.4, Property Development Standards for residential districts.

7.2 GENERAL PROVISIONS

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed, for any new use established, for any addition or enlargement of an existing building or use, and for any change in the occupancy of an existing building.

B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement, or change and not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.

C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.

D. The requirements of this ordinance shall apply to temporary as well as permanent uses.

E. All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully usable during workday periods or as needed by the use of the premises.

F. Where the application of these schedules results in a fractional parking space then the fraction shall be rounded to the higher whole number.

G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.

H. In the calculation of parking requirements for centers, off-peak hour uses from the normal operating hours of the center shall not be counted toward the parking requirement.

I. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

J. A maximum of 25 percent (1/4) of the parking spaces required on any site may be provided as "compact" spaces for non-residential uses subject to approval of the Director of Planning and Development at the time of Plot Plan review.

7.3 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

	Use	Minimum Off-Street Parking Required
A.	**Administrative and Professional Services**	1 space/300 square feet of gross floor area; minimum of 4 spaces.
B.	**Shopping Centers and Gen'l. Commercial Uses, except as noted below:**	1 space/200 square feet of gross floor area.
	1. Eating & drinking estab- lishments (not-fast food)	1 space/each 2-1/2 seats or 1 space/50 square feet of seating area where there are no fixed seats.
	2. Fast food restaurants with drive-in or drive through	1 space/each 7 seats plus one (1) space per employee, minimum 15 spaces and an on-site queue line for at least eight (8) vehicles when drive-through is included.
	3. Gasoline dispensing and/or automotive services stations	2 spaces plus four (4) for each service bay
	4. Appliance and/or furniture stores	1 space/600 square feet of gross floor area.
	5. `Hotels and motels	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot.
	6. Medical and dental offices or clinics, veterinary offices or clinics	1 space/200 square feet of gross floor area; minimum of 5 spaces.
	7. Commercial recreation facilities	

a.	Bowling alleys, billiard halls	5 spaces/alley plus 2 for each billiard table plus required parking for other uses on the site.
b.	Parks (public or private)	To be determined by the Director of Planning and Development.
c.	Tennis, handball, and racquetball facilities	To be determined by the Director of Planning and Development.

C. Public and semi-public uses

1.	Day nurseries, day care schools	1 space/staff member plus 1 space/5 children or 1 space/10 children if adequate drop-off facilities are provided. Drop-off facilities mush be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of drop-off facilities proposed shall be determined by the Director of Planning and Development.
2.	Convalescent and/or nursing homes	1 space/3 beds.
3.	Hospitals	1-1/2 space/bed.
4.	Educational institutions, public or private	
a.	Elementary and junior high school	1 space per employee plus 5 spaces.
b.	Senior high schools	1 space per 4 students
c.	Colleges and vocational schools	.5 spaces/faculty member and employee plus 1 space/3 students.
d.	Churches, convents, monasteries, other religious institutions,	1 space/3.5 seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium where there are no

and other spaces of public assembly	fixed seats. Space on bench seating will be determined by the UBC
e. Cemeteries	Per MMC/Memorial Park CUP
5. Public Utilities	To be determined by the Director of Planning and Development.

D. Single Family Residential and Multiple Family Residential

1. RR, RS, RP	2 garage spaces per unit + 2 guest spaces in driveway. At least one guest space per unit on the street.

E. Handicapped Parking Requirements

Handicapped parking requirements are established by California Administrative Code, Title 24 of the State Building Code.

F. Bicycle Parking Requirements

The matrix below contains the minimum bicycle parking requirements. Only those uses identified in the matrix are required to install bicycle parking. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

1. Administrative and Professional Services	1 space/ 3,000 sq.ft. with a minimum of 4 spaces.
2. Shopping centers with 50,000 square feet of gross floor area	1 space/33 automobile parking spaces required
3. Eating and drinking establishments	1 space/500 sq.ft. with a minimum of 2 spaces.

4.	Medical and dental offices or clinics, veterinary offices or clinics	1 space/300 sq.ft. with a minimum of 2 spaces.
5.	Commercial Recreation	1 space/33 automobile spaces required
6.	Churches	1 space/3,000 sq.ft. with a minimum of 4 spaces.

G. Motorcycle Off-Street Parking Requirements

Motorcycle parking spaces shall be provided for all uses, except residential, at the following rate:

1. Uses with 25 to 100 automobile parking spaces shall provide one designated space for use by motorcycles.

2. Uses with more than 100 automobile parking spaces shall provide two (2) motorcycle parking spaces and one motorcycle parking space for every additional 100 automobile parking spaces provided.

7.4 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all parking areas required by the Specific Plan District Regulations.

A. GENERAL REQUIREMENTS

The following are minimums unless otherwise stated:

1. Residential

   a. Covered in a garage or carport - 10' x 20' each space

   b. Uncovered - 9' x 19' each space

2. All others shall use the Parking Table on the following page. (See Attached table)

3. Motorcycle parking space: 4 feet by 8 feet.

4. Bicycle parking space: 2 feet by 6 feet.

5. Surfacing: All parking stalls for automobile, handicapped, motorcycle, and bicycle and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or any other similar all-weather surfacing approved by the Director of Public Works and subject to current city standards.

6. Striping and Identification

   a. Automobile: All parking stalls shall be clearly outlined with double lines (hairpin) on the surface of the parking facility.

   b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.

   c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle usage.

   d. Bicycle: All bicycle spaces shall be clearly identified.

B. SPECIAL REQUIREMENTS

1. Within a parking lot area the perimeters, ends of aisles, and finger(island) planter or tree well planters shall be located and landscaped so that no parking space is more than 30 feet from a tree trunk. Any unused space resulting from the design of the parking area shall be used for landscaping purposes.

2. All parking lot landscaped areas shall have a minimum inside planting dimension of four (4) feet and be separated from vehicular areas by a six (6) inch high, six (6) inch wide Portland concrete cement curbing. A twelve (12) inch wide walk shall be located within the landscape area where it is adjacent to parking stalls.

3. All Landscaping areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris, and trash.

4. All parking facilities shall have lighting in accordance with the current City standards. The lighting shall be designed and installed so as to confine direct rays to the site. Parking lot lights shall be a maximum height of eighteen (18) feet from the finished grade of the parking surface and directed away from the property lines.

5. All parking facilities shall be graded and drained so as to provide for the disposal of all surface water on the site.

PARKING TABLE

A	B	C	D	E	F	G
0	8'-0"	8.0	12.0	23.0	28.3	---
20	9'-0"	15.0	12.0	26.3	42.0	32.5
30	9'-0"	17.3	12.0	18.0	46.6	37.8
45	9'-0"	19.8	13.0	12.7	52.5	46.5
60	"	21.0	18.0	10.4	60.0	55.5
70	"	21.0	19.0	9.6	61.0	57.9
80	"	20.3	24.0	9.1	64.3	62.7
90	"	19.0	24.0	9.0	62.0	---

A PARKING ANGLE
B STALL WIDTH
C STALL TO CURB
D AISLE WIDTH
E CURB LENGTH PER CAR
F CURB TO CURB
G STALL CENTER

6. In all R zones , the parking of motorized and non-motorized vehicles shall be subject to the following requirements:

   a. No motorized or non-motorized vehicle shall be parked, stored or kept in the front yard except on the driveway.

   b. If motorized or non-motorized vehicles are to be parked, stored, or kept on the lot, other than as permitted above, they must be screened from view and be for the personal use of the resident.

7.5 PERFORMANCE STANDARDS

A. MAINTENANCE

All parking facilities required by this ordinance shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. The parking facilities shall not be used for the storage of merchandise, or for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis pursuant to Section 5.2. (Temporary Uses).

B. SHOPPING CARTS

All shopping centers that use shopping carts shall provide convenient and safe on-site storage/return areas for the shopping carts.

C. SPECIAL REQUIREMENTS

Handicapped, motorcycle, and carpool parking areas, when required, shall be located within close proximity of the entrance to the facility.

8.0 ADMINISTRATION

8.1 PURPOSE

The Land Use District Map (Figure __) and these Specific Plan District Regulations shall be administered as provided for herein.

8.2 STANDARD PROCEDURES

A. GENERAL

The Administrative Procedures, Conditional Uses, Variances, Plot Plans, Ord. 348 Article XVIII shall be utilized as applicable to the administration of the Murrieta Hills Specific Plan.

B. SPECIFIC PLANS (SP)

The administration of the Specific Plan shall be as provided for in Ord. 348, Article II and Article XVIIa, except that the Director of Planning and Development may accept less detail or require additional detail to suit the scope of the SP.

8.3 PLOT PLAN AND ARCHITECTURAL APPROVAL

A. PURPOSE

The purpose of the plot plan and architectural approval is to review proposed projects to determine compliance with the provisions of these regulations and to promote orderly and harmonious development with good design character as described within this Specific Plan.

B. APPLICATION

This approval process is applicable to projects within all districts except the RS district, where the Tentative Tract Map approval process may be used. Single family detached units on lots of/or exceeding 4,000 sf may use the Tentative Tract Map to satisfy the Plot Plan Review requirement. Commercial and industrial projects shall be reviewed by the Plot Plan procedures as specified in Ord. 348, Article XVIII, Section 18.30..

C. PROCEDURES

The procedures shall be as specified in Ord. 348, Article XVIII, General Provisions.

8.4 TEMPORARY USES

A. PURPOSE

The provisions of this section shall be known as the Temporary Use Regulations and shall provide regulations for the uses hereinafter enumerated. Temporary uses are subject to approval by the Director of Planning, except as noted.

B. TEMPORARY USES LISTED

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than (5) calendar days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a conditional use permit.

2. Christmas tree sales lots, halloween pumpkin sales, and other holiday sales subject to not more than forty (40) calendar days of site occupation and operation in any calendar year.

3. Subdivision sales offices, sales information centers, sale pavilions, and model home complexes located within the subdivision, subject to the following minimum requirements:

   a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision, trailers may be used for no more than ninety (90) calendar days or until such time as the subdivision sales offices have been completed whichever is less;

   b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than ninety days subject to site plan and architectural review approval, and the maximum use
   period listed below;

   c. An asphaltic concrete paved parking lot shall be provided with sufficient parking spaces to accommodate said use;

   d. Faithful performance bonding in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required; and

   e. Other conditions that the Director of Planning and Development deems necessary to assure that the sales office will not constitute a nuisance or be objectionable to the residential uses in the neighborhood.

4. Outdoor art and craft shows and exhibits, subject to not more than three (3) calendar days of operation or exhibition in any sixty (60) calendar day period.

5. Contractors' offices and storage yards on the site of an active construction project.

6. Mobilehome residences for security purposes on the site of an active construction project.

7. Outdoor display and sales located within commercially zoned properties not to exceed more than five (5) calendar days in any sixty (60) calendar days and subject to appropriate conditions of the Planning Department.

8. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods of less than ninety days, if said products are raised on the premises.

9. Temporary use of properly-designed mobile trailer units for classrooms, offices, banks, etc., for periods not to exceed ninety days subject to a Temporary Use Permit. Requests for such uses of

more than ninety days in duration shall require the approval of a Conditional Use Permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.

10. For any agricultural and animal husbandry activity or project (4-H, FFA, or similar) conducted for educational purposes or school credits, a Temporary Use Permit may be granted in any district when the Director of Planning and Development determines that such use will not cause a public nuisance relative to sanitation and health conditions.

11. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner.

12. Additional uses determined to be similar to the foregoing in the manner prescribed by Section 8.2 of these regulations.

C. PERMITS AND BONDS

All temporary uses shall be subject to the issuance of a Temporary Use Permit by the Director of Planning and Development and other necessary permits and licenses, including but not limited to building permits, sign permits, and solicitors or vending licenses. In the issuance of such a permit, the Director shall indicate the permitted hours of operation and any other conditions, such as walls or fences and lighting, which are deemed necessary to reduce possible detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, except those listed under 3, 6, 7, 11, and 12 above, a cash deposit may be required to be deposited by the City. This cash deposit shall be used to defray the costs of cleanup of the property by the City in the event the permittee fails to do same.

D. EXTENSION OR MODIFICATION OF LIMITS

Upon written application, the Director of Planning and Development may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Director determines that such extension or modification is in accordance with the purposes of the zoning regulations.

E. CONDITION OF SITE FOLLOWING TEMPORARY USAGE

Each site occupied by a temporary use shall be left free of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

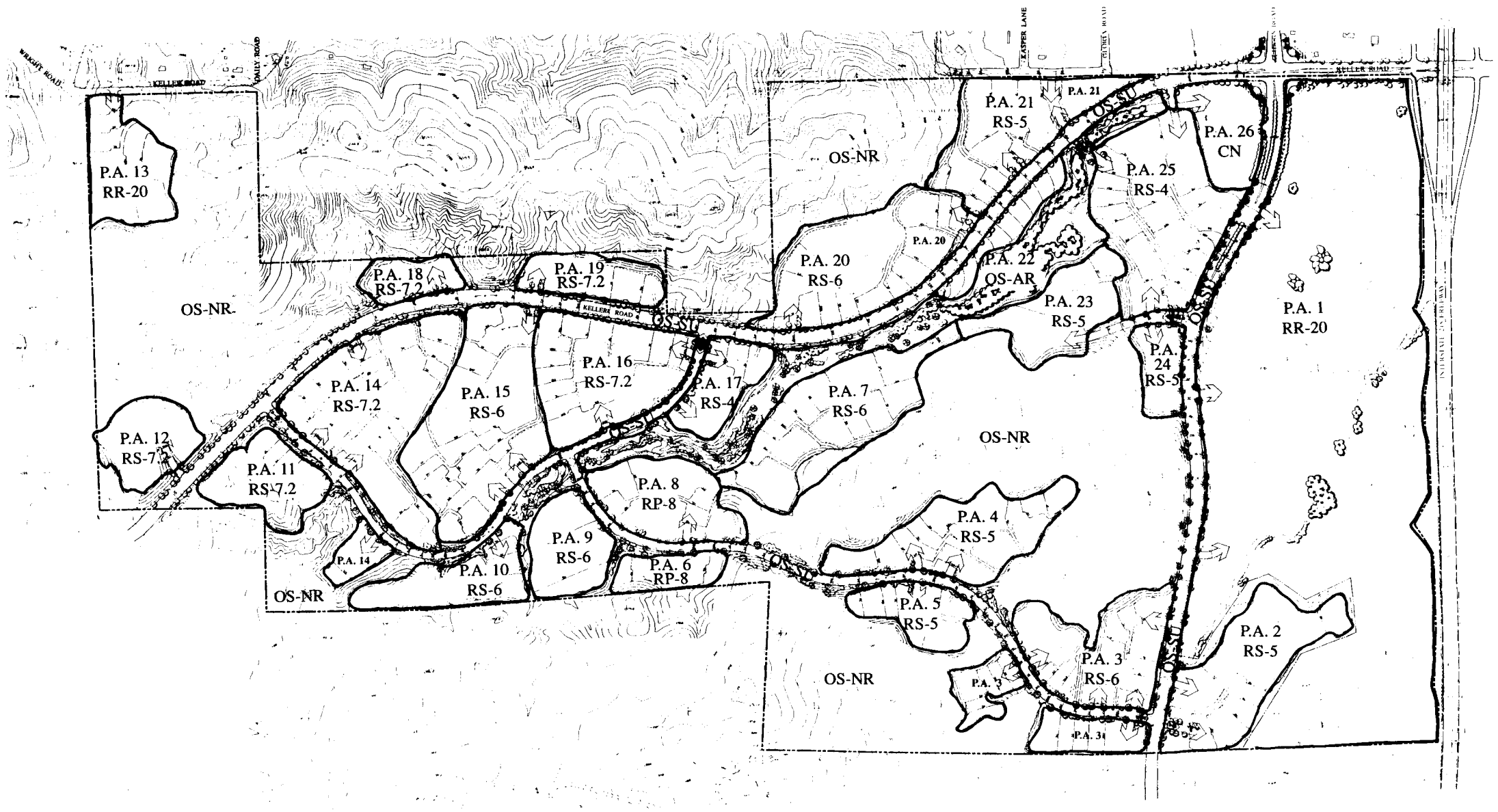
F. FEE

The application shall be accompanied by a fee established by the Fee Ordinance to cover the cost of processing the application prescribed in this section. This fee may be waived by the approving authority for charitable groups that do not need any public services.

8.5 OTHER PROVISIONS

In the event that these regulations do not address any particular matter relevant to the proper development and use of property within Murrieta Hills Specific Plan, the provisions of Ordinance 348 of the MMC shall apply.

ZONING MAP



LEGEND

RESIDENTIAL

RR	RESIDENTIAL RURAL RR-20 (P.A. 1 & 13)
RS	RESIDENTIAL SINGLE FAMILY RS-7.2 (P.A. 11, 12, 14, 16, 18, 19) RS-6 (P.A. 3, 7, 9, 10, 15, 20) RS-5 (P.A. 2, 4, 5, 21, 23, 24) RS-4 (P.A. 17 & 25)
RP	RESIDENTIAL PLANNED DEVELOPMENT RP-8 (P.A. 6 & 8)

COMMERCIAL

CN	NEIGHBORHOOD COMMERCIAL (P.A. 26)

SPECIAL PURPOSE DISTRICTS

OS-AR	OPEN SPACE - ACTIVE RECREATION (P.A. 22)
OS-NR	OPEN SPACE - NATURAL RESOURCES (ALL OPEN SPACE)
OS-SU	STREETSCAPE AND UTILITY R.O.W. (ALL MAJOR STREETS)
PI	PUBLIC INSTITUTIONAL (NONE)

MURRIETA HILLS

Chapter 3

COMMUNITY DESIGN MANUAL

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I. INTRODUCTION

A. PURPOSE AND INTENT

The Community Design Manual will help achieve a high quality, aesthetically cohesive environment for the Murrieta Hills community by guiding site plan design, landscaping and architectural character within the Murrieta Hills community.

Specifically, the objectives of the Community Design Manual are:

- To assure the City of Murrieta that the Specific Plan area will develop in accordance with the quality and character proposed in this document.
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain a high quality community.
- To provide guidance to City staff, the Planning Commission and the City Council during their review of development projects within the Specific Plan area.
- To provide guidance in formulating concise development guidelines for the various planning areas within the Specific Plan boundaries.

The Community Design Manual is intended to be flexible and is therefore illustrative in nature. As a working document, the guidelines within this chapter can, over time, accommodate unanticipated conditions, such as changes in lifestyles, buyers' tastes, economic conditions, community desires and the overall marketplace.

B. ORGANIZATION

The Community Design Manual has been organized into four areas: 1) Design Review Process; 2) Community Design Guidelines; 3) General Development Guidelines (including architecture, site planning, signing, lighting and parking; and 4) Landscape Design Guidelines. This manual has been designed to aid in the review of future subdivisions within Murrieta Hills and ensure that they are in substantial conformance with the overall community design character expressed in this document.

C. COMMUNITY DESIGN CONCEPT

The existing natural environment of Murrieta Hills is characterized by varied topography, rock outcrops and significant stands of native coast live oak. The community design concept focuses on preserving and enhancing the existing natural character of the site. Simplicity will be the primary focus of the landscape plan, utilizing a plant palette that respects and enhances the existing native plant communities through the use of native and appropriate non-native drought tolerant species. Complementing the landscape theme, hardscape elements within the community, such as entry monumentation, signage, walls and fences, will evoke the same respect for the natural environment.

Both the landscape and architectural theme planned for the project will be influenced by materials and forms that have been traditionally used in this region. These traditional vernacular styles, including "California Ranch", "Craftsman" or "Bungalow" and a specialized form of "Spanish Colonial", can be a unifying element as they are all closely related and have historically influenced each other.

II. DESIGN REVIEW PROCESS

A. PROCESS SUMMARY

Design review shall be conducted by both the master developer and the City of Murrieta. The builder(s) shall first conduct pre-design meetings with the master developer and develop a preliminary design for a particular parcel. The master developer shall review and approve the design concept and submittal package before any formal application is made to the City of Murrieta.

B. MASTER DEVELOPER REVIEW PROCESS

Builders shall submit the following materials to the master developer prior to formal application to the City of Murrieta:

- Site Plan
- Colors and Materials Sample Board
- Floor Plans
- Building Elevations
- Conceptual Landscape Plan
- Plant Palette
- Grading Plan
- Any other materials requested by the master developer

The master developer shall review and approve all architectural and landscape plans to ensure that proposed design concepts are compatible with the overall design concept of the Murrieta Hills community.

The master developer is expected to continually review designs as the City's review process progresses. Once final plans are approved by the City, the master developer shall be provided with a complete set of all final plans.

C. CITY OF MURRIETA DESIGN REVIEW PROCESS

Design review by the master developer as described in B., above, should be completed before formal review by the City of Murrieta.

At the time of preparation of this Specific Plan, the City of Murrieta was utilizing County of Riverside Ordinance No. 348 to regulate development. After approval of the Murrieta General Plan, the City will prepare and adopt a Development Code which will include a development review process; therefore, each builder should contact the City of Murrieta for current requirements.

III. COMMUNITY DESIGN GUIDELINES

A. CIRCULATION

1. STREETS

The circulation system is designed to support ultimate development of Murrieta Hills as well as adjacent areas. The circulation system necessary to accommodate phased buildout of Murrieta Hills will include a series of local, collector and secondary roads constructed to City standards and performance criteria. Those facilities that provide area-wide circulation benefits and are not required by the Murrieta Hills buildout include full-width improvements to Keller Road and Zeiders Road, and the proposed interchange at Keller Road and I-215. Please refer to Chapter 1, Section VIII, *Transportation and Circulation*; and Chapter 4, Section III.B, *Circulation*, for detailed discussions of circulation design and phasing.

2. CORRIDORS/TRAILS

The non-vehicular element of the Murrieta Hills Circulation Plan plays an important part in the overall plan. Pedestrian sidewalks will be provided alongside all project roads and a combination pedestrian/bicycle trail will meander through the linear park.

B. GRADING

The Murrieta Hills Specific Plan grading is tailored to the existing topography of the site. Many of the site's scenic natural resources, including steep hillsides, rugged peaks and ridgelines, rock outcroppings, oak woodlands and riparian habitat are preserved in natural open space or incorporated into the land use and landscape design for the project.

The proposed site plan responds to the site's natural topography by emphasizing proposed development in areas where previous disturbance has occurred and by preserving major landforms containing slopes greater than 25% in open space.

In areas where manufactured slopes are created, state-of-the-art grading techniques will be employed to prevent erosion and sedimentation during and after the grading process. Graded slopes shall reflect the natural terrain, where possible, and shall utilize contour grading techniques. The toes and tops of all slopes higher than twenty feet (20') shall be rounded with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding. Project grading shall comply with the requirements set forth in this Specific Plan (see Chapter 1, Section IV.C) and the City of Murrieta Grading Manual, Resolution No. 93-206, adopted May 4, 1993.

C. ENTRIES AND KEY INTERSECTIONS (See Figures 3-1 through 3-11)

Entries and key intersections within Murrieta Hills reinforce a community hierarchy established by the various street standards within the community. These features are created through a thematic blend of hardscape and landscape elements, providing strong landmarks, a sense of place and orientation within the community. (Please refer to Figure 3-1, *Community Design Manual Key Map*, for specific locations.)

1. PROJECT ENTRIES (See Figures 3-2 through 3-5)

Project entries within the Murrieta Hills community will consist of:

- *One primary entry feature at the corner of Keller Road and I-215.* This entry will primarily identify the Memorial Park in the northeast corner of Planning Area 1. This entry is not included in the Specific Plan; it will be presented and processed with the Memorial Park through a separate CUP submittal.

- *Major Intersection - Primary Project Entry* (see Figures 3-2 and 3-3). This entry will be developed at the major intersection of Keller Road and Zeiders Road. It will be characterized by low, rustic stone walls with community identification signage, lighting and informal massing of plant material.

- *Secondary Project Entries* (see Figures 3-4 and 3-5). These entries will occur in two locations: 1) on Zeiders Road, approaching the project from the southeast boundary, and 2) on Keller Road, as one enters the project from the southwest boundary. These entry walls will be of stone and "grow out of" the surrounding slopes, supplemented with project identification signage, lighting and a natural/native landscape concept.

2. MINOR NEIGHBORHOOD ENTRIES (See Figures 3-6 and 3-7)

These entries identify entrances into residential areas primarily at the intersections of arterials (Keller and Zeiders Roads) and collector roads. Smaller in scale than project entries, these are characterized by opposing stone pilaster monuments, lighting and informal accent landscape planting.

3. MINOR RESIDENTIAL ENTRIES (See Figures 3-8 and 3-9)

These entries will identify local street entries into individual residential enclaves. Low stone pilaster monuments will provide a "low key" entry element complemented by lighting, accent trees and informal planting.

4. COMMERCIAL/OFFICE ENTRIES (See Figures 3-10 and 3-11)

Entries into the commercial/office site will be complementary to residential entries, but be slightly more formal and refined, characterized by low entry walls, accent lighting and an organized planting theme.

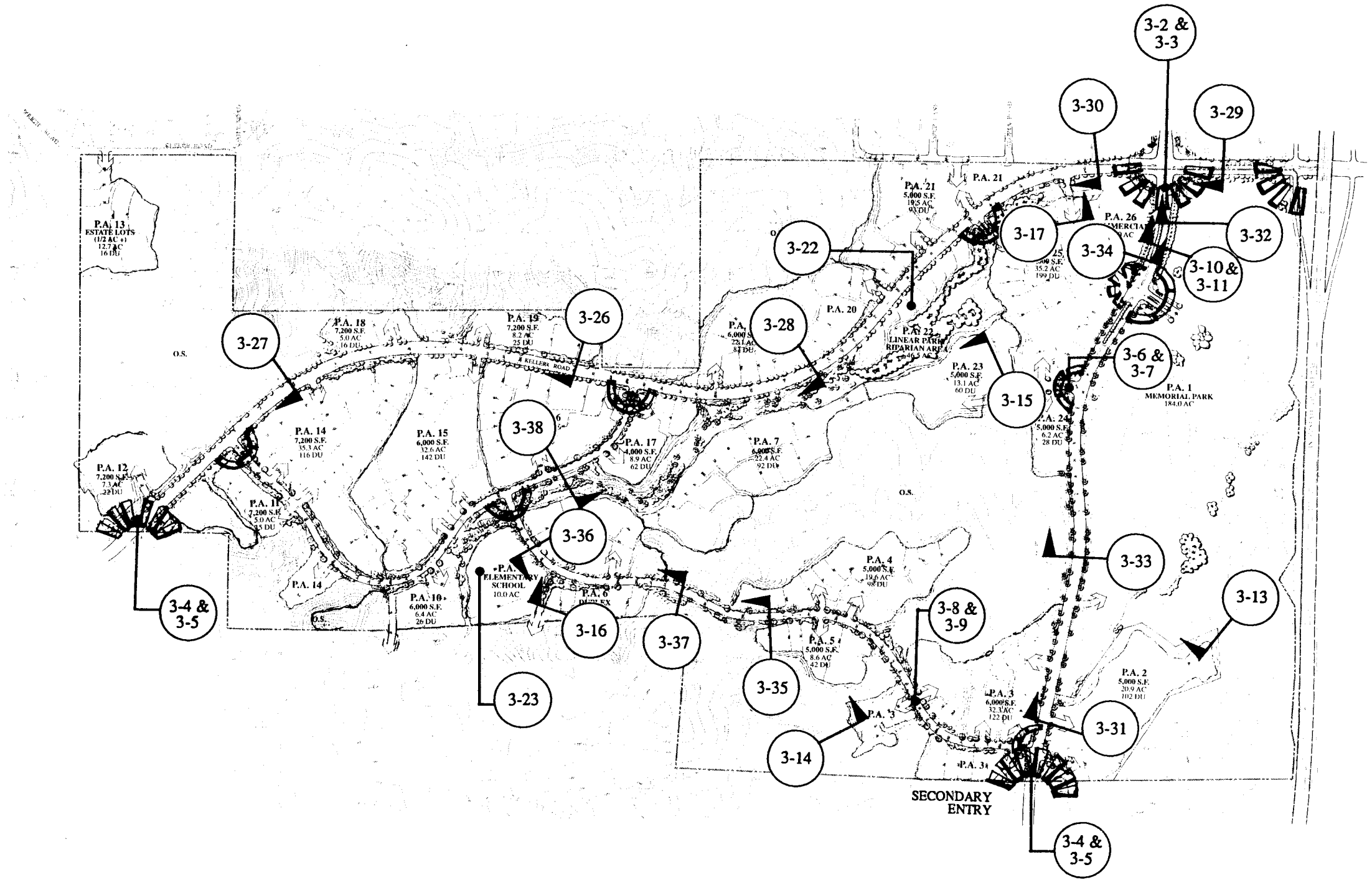
D. COMMUNITY FENCES AND WALLS (See Figure 3-12)

Community fences and walls are a major visual element and have been carefully designed to complement the overall theme; they will be easy to maintain and provide a durable, long term edge.

1. MASONRY WALLS AND TUBULAR STEEL FENCING

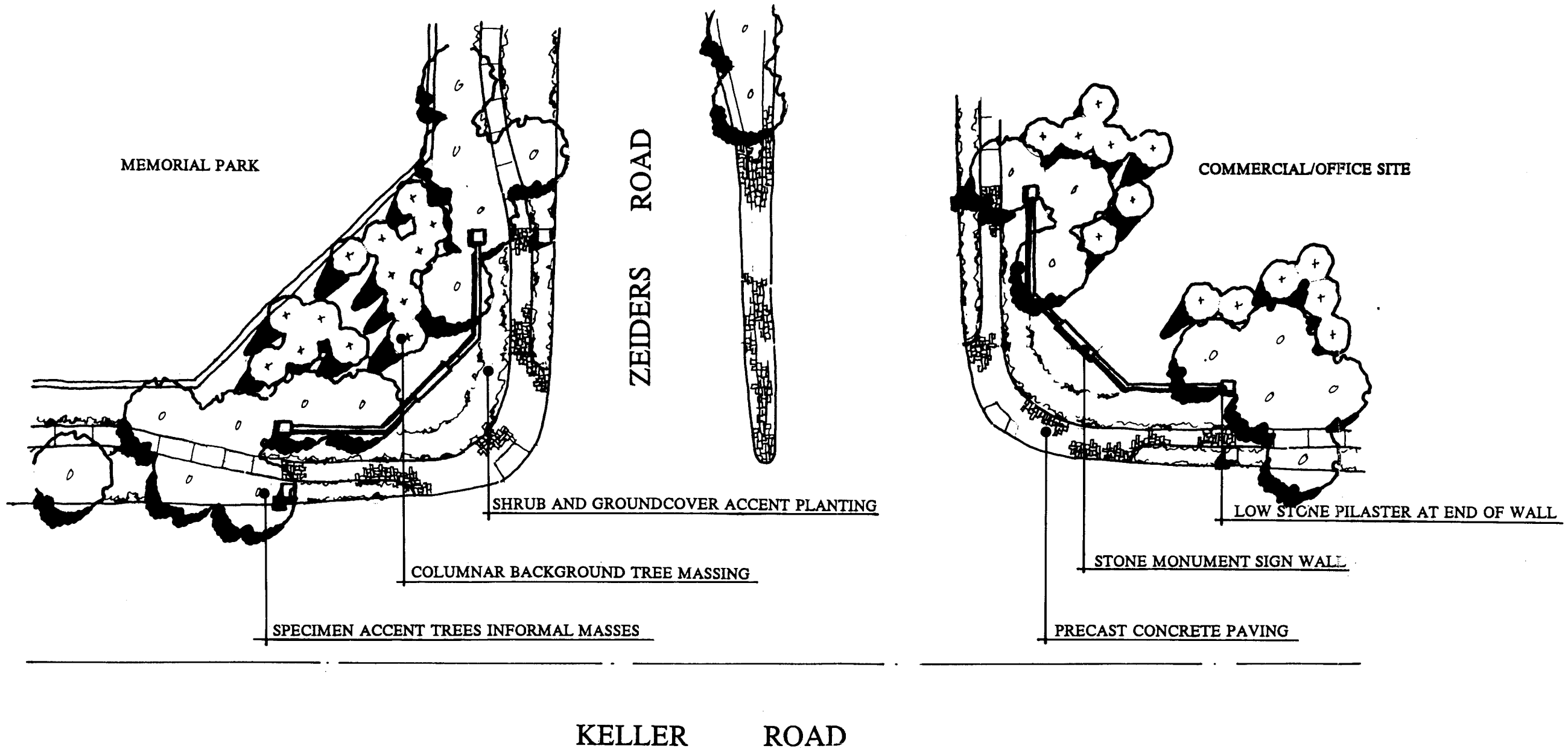
These community walls and fences define "private" and "public" spaces, occurring along arterial and collector streets (local streets at side yard conditions) and at the top and/or bottom of common area slopes.

COMMUNITY DESIGN MANUAL
KEY MAP

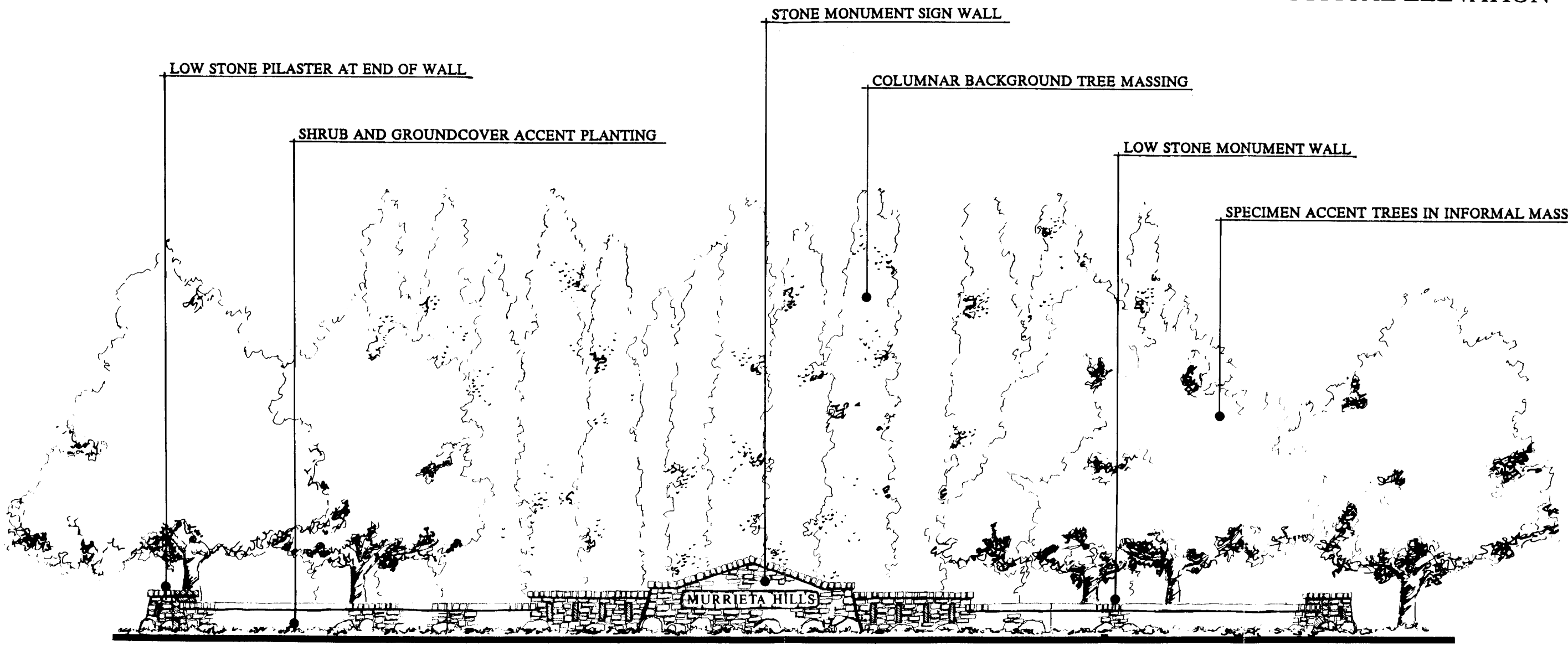


NOTE : LOCAL STREETS ARE CONCEPTUAL

MAJOR INTERSECTION TREATMENT : PRIMARY PROJECT ENTRY - TYPICAL PLAN VIEW



MAJOR INTERSECTION TREATMENT : PRIMARY PROJECT ENTRY - TYPICAL ELEVATION



SECONDARY PROJECT ENTRY - TYPICAL PLAN VIEW

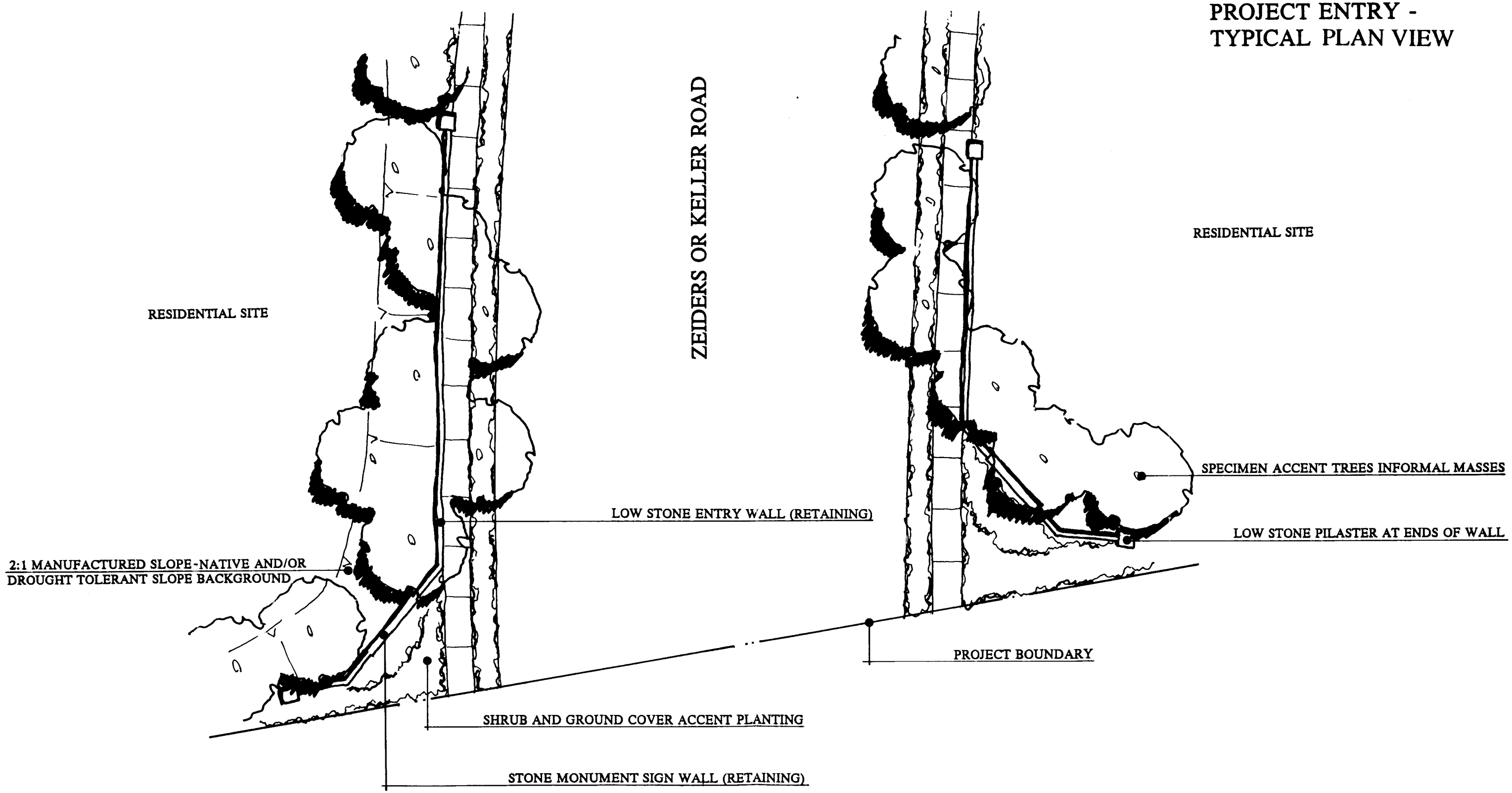
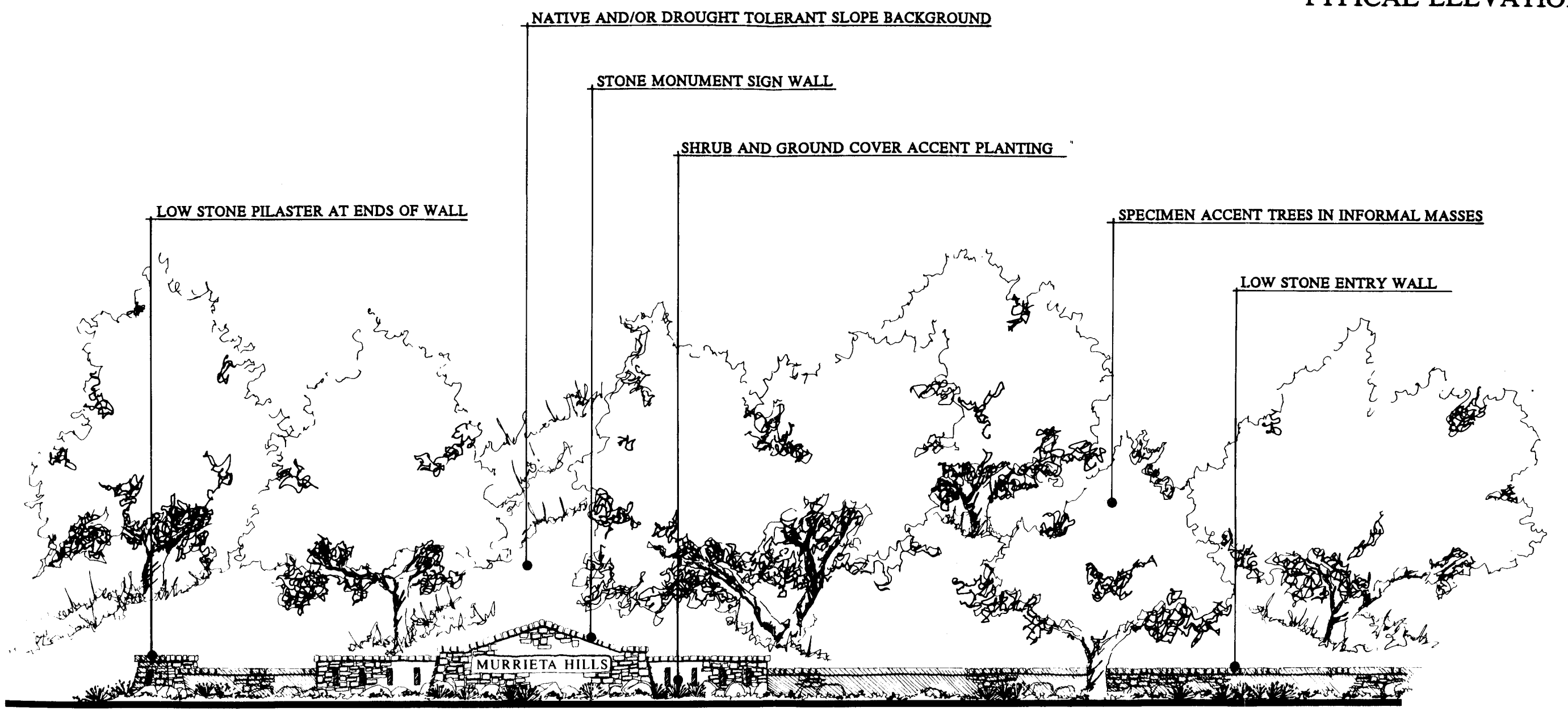


FIGURE 3-4

SECONDARY PROJECT ENTRY - TYPICAL ELEVATION



MINOR NEIGHBORHOOD ENTRY - TYPICAL PLAN VIEW

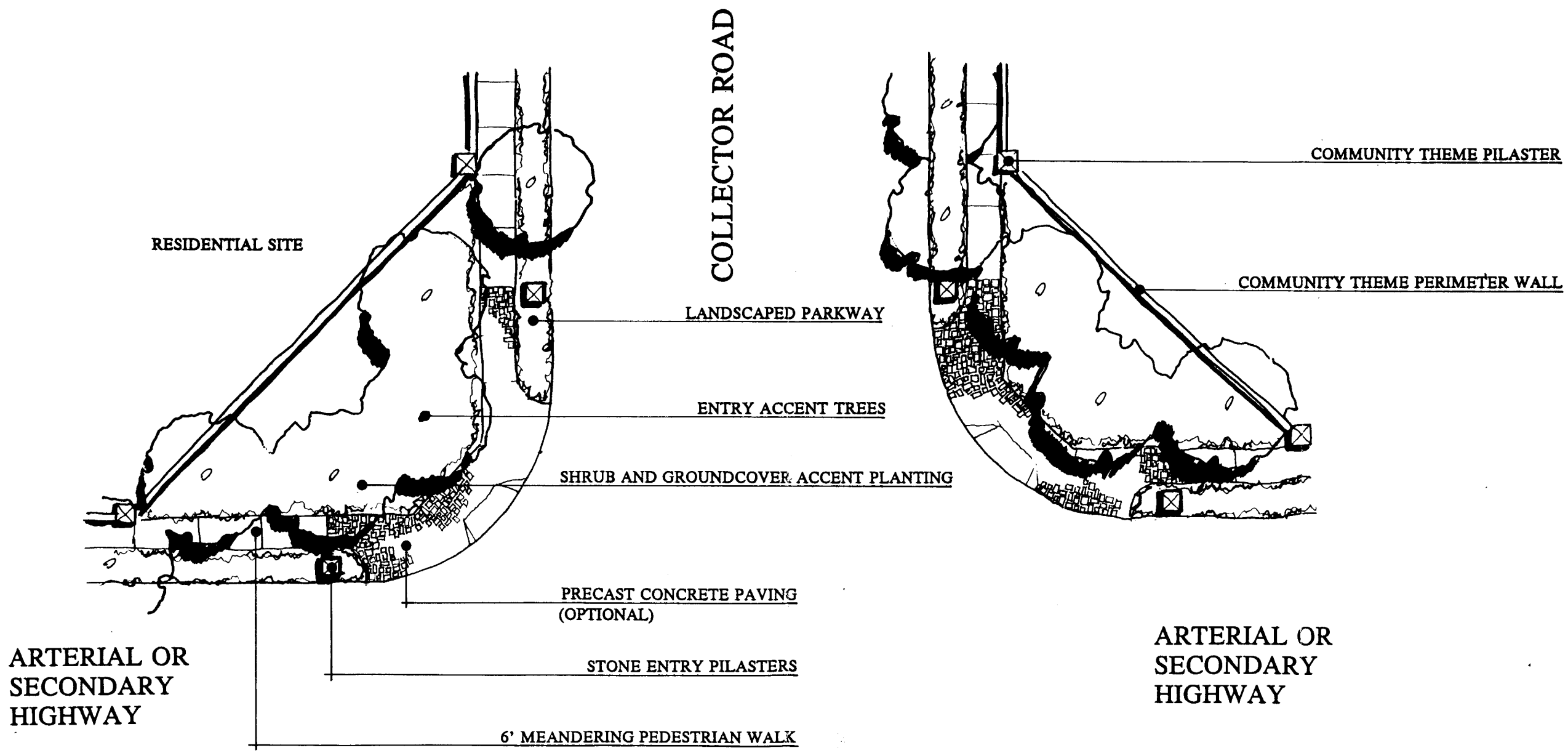


FIGURE 3-6

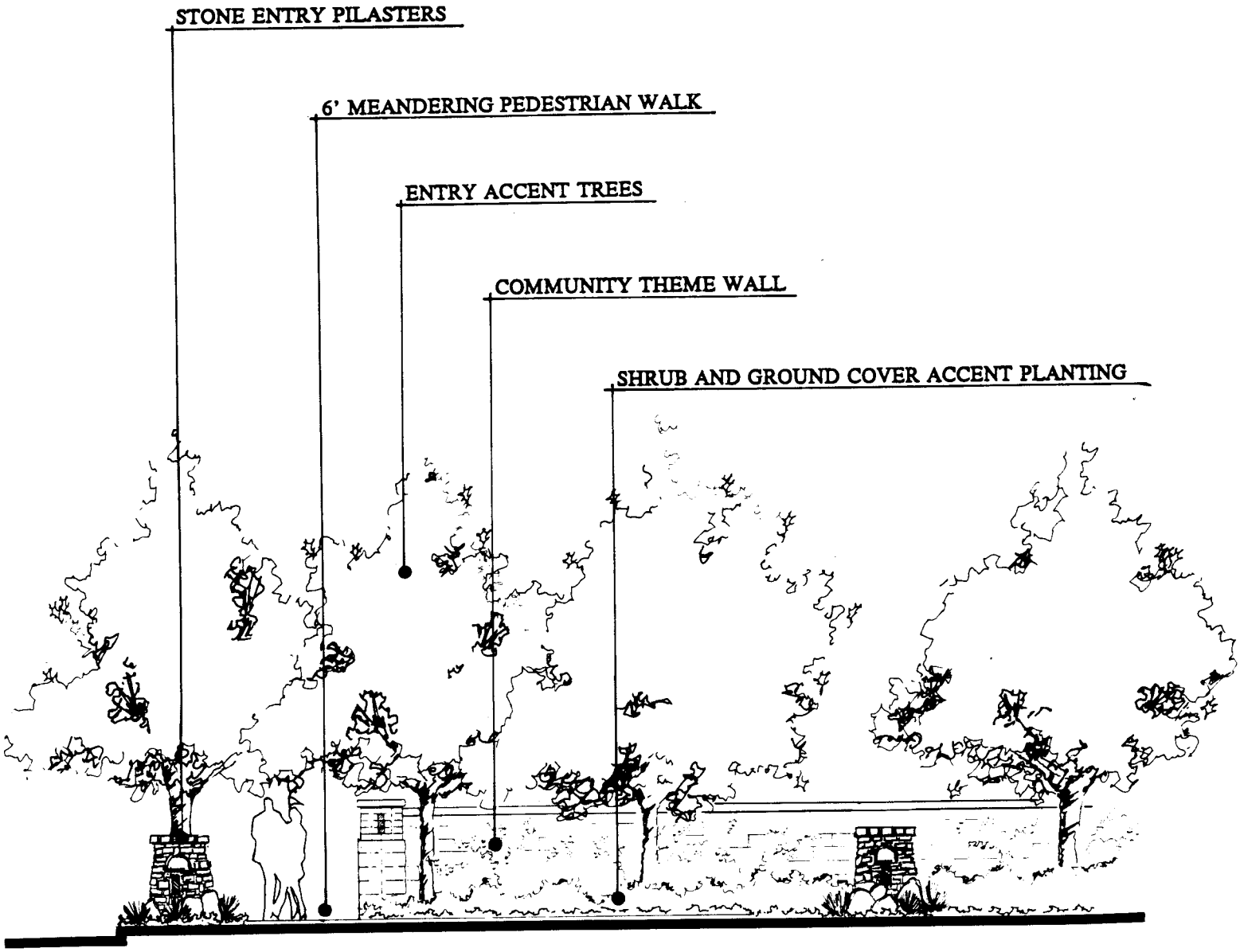
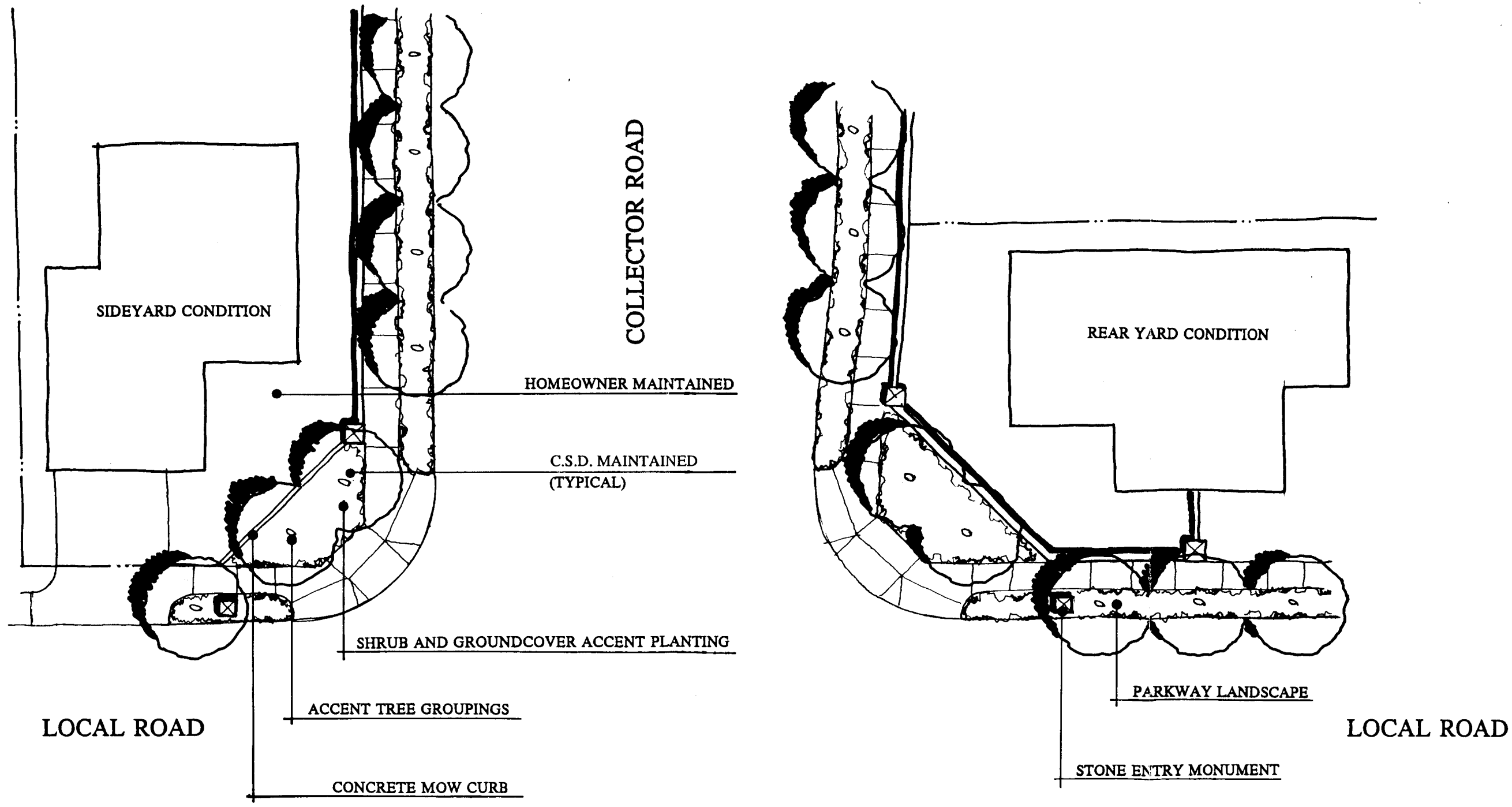


FIGURE 3-7

MURRIETA HILLS ▪ MINOR RESIDENTIAL ENTRY - TYPICAL ELEVATION

Prepared For : MURRIETA HILLS, INC. • *3900 Workman Mill Road* • *Whittier, CA. 90601*

MINOR RESIDENTIAL ENTRY - TYPICAL PLAN VIEW



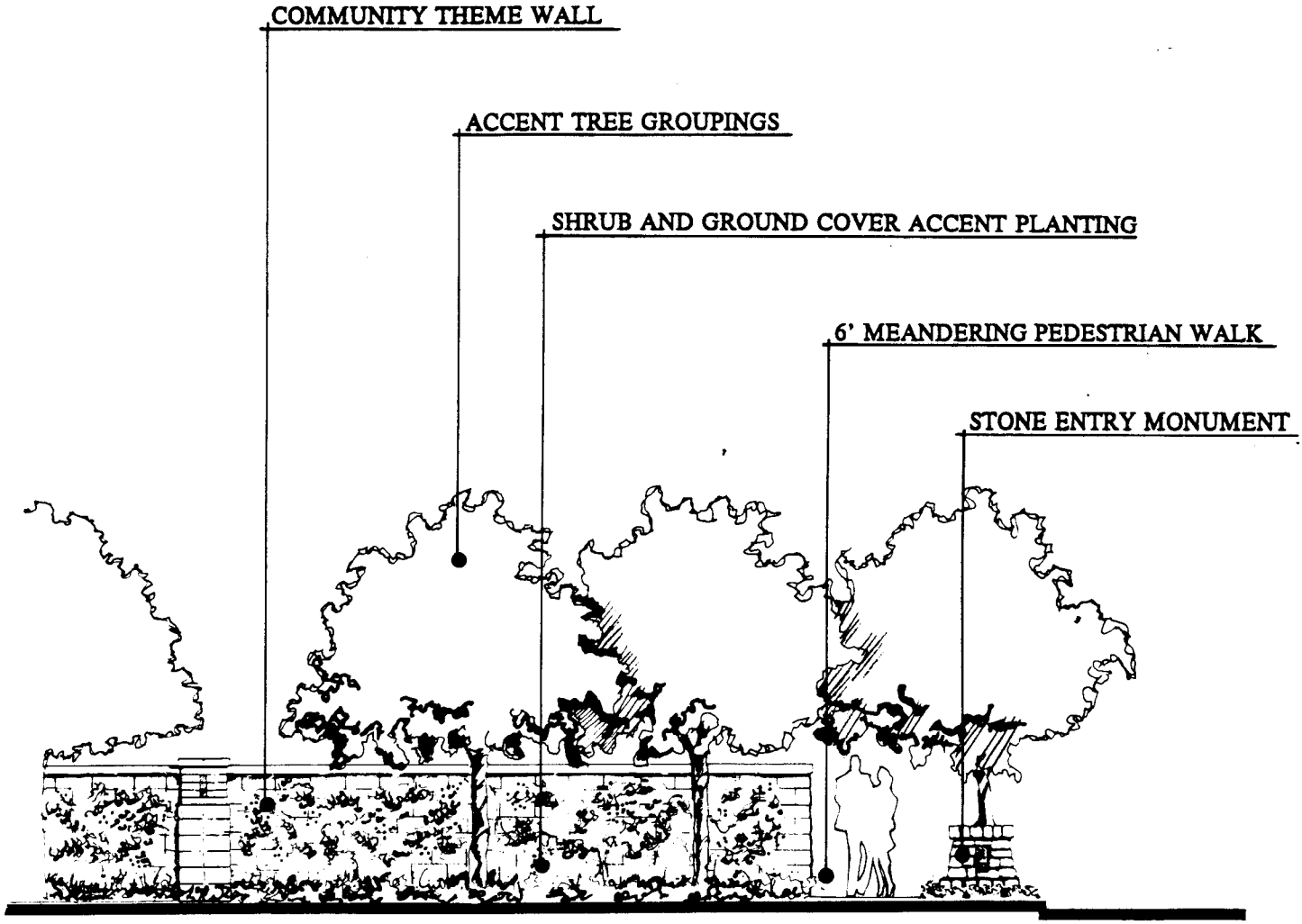
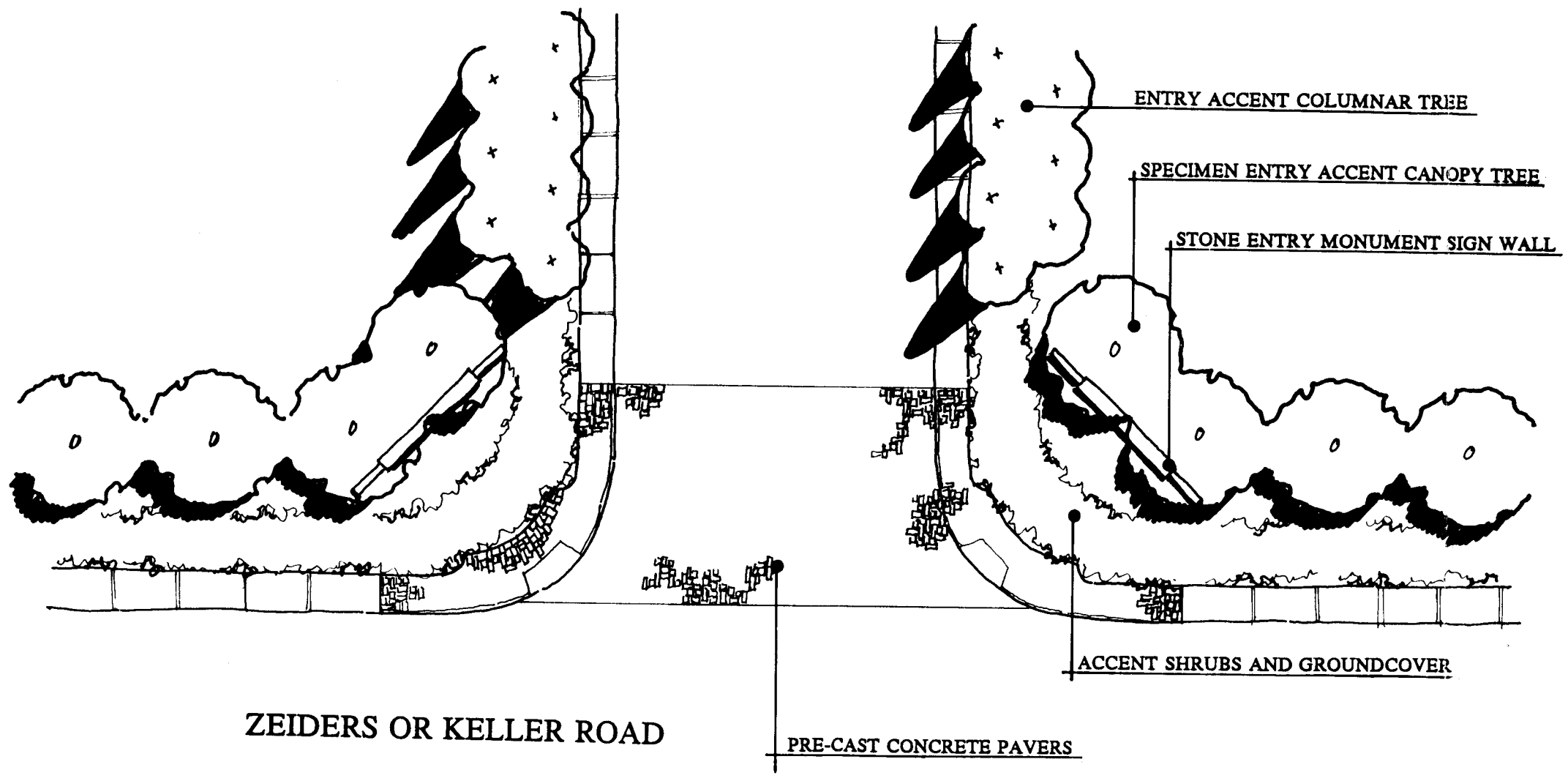


FIGURE 3-9

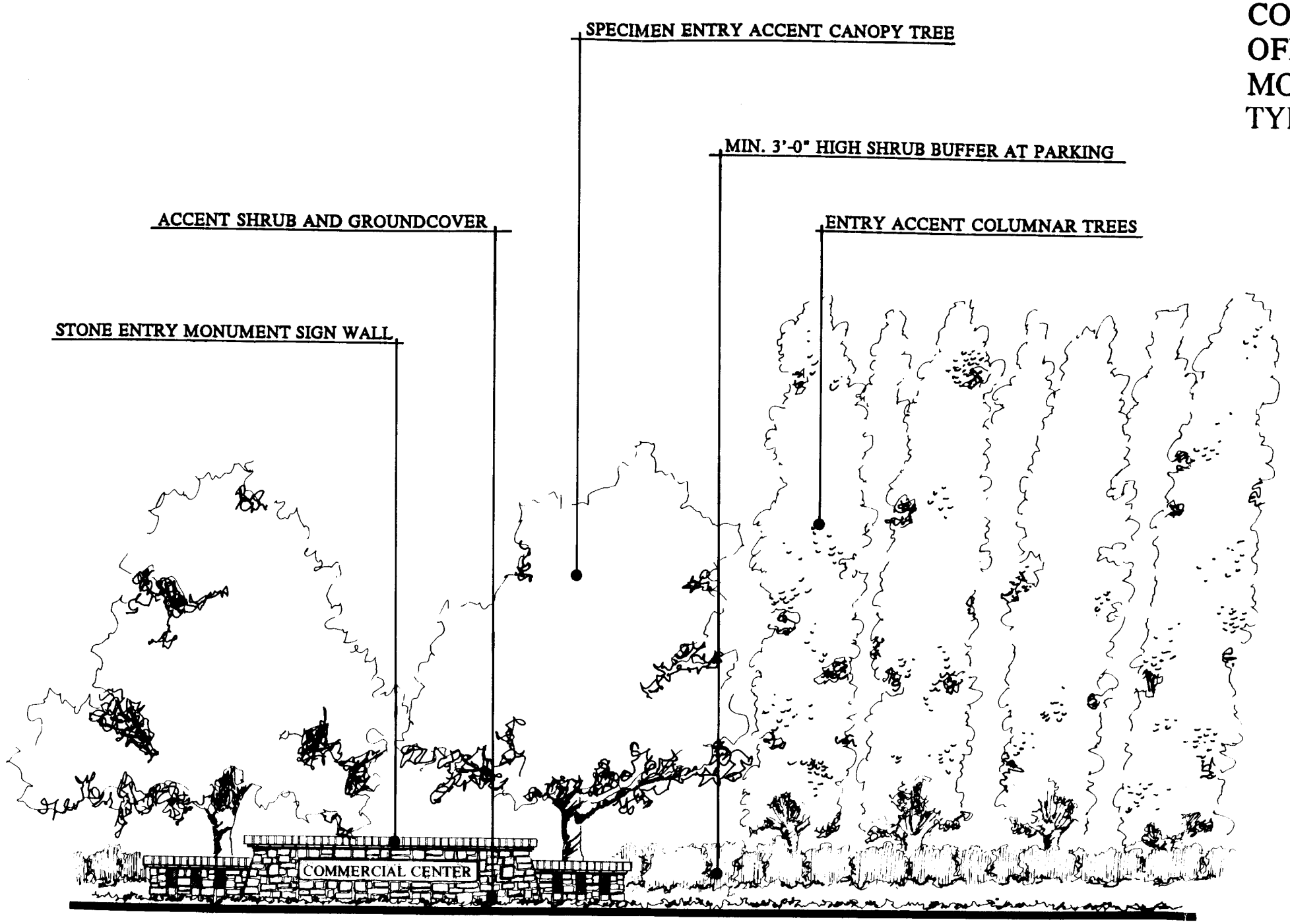
MURRIETA HILLS ▪ MINOR RESIDENTIAL ENTRY - TYPICAL ELEVATION

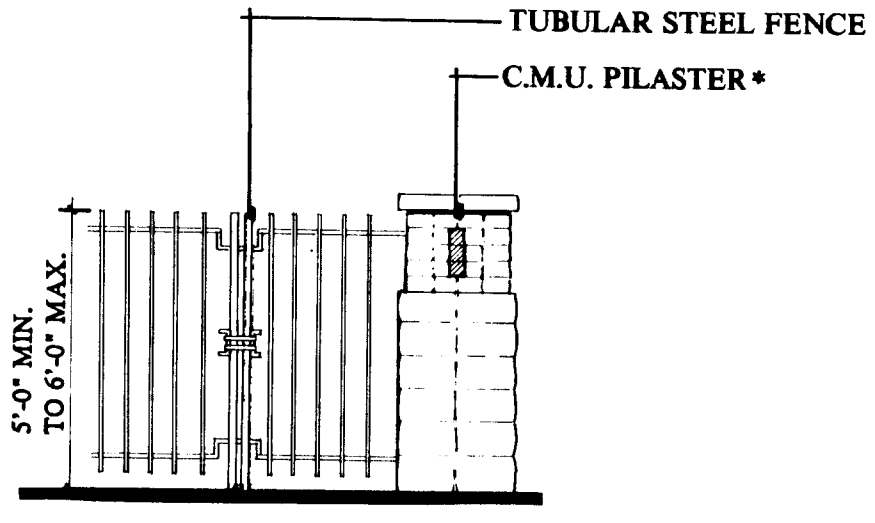
Prepared For : MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

COMMERCIAL/ OFFICE ENTRY MONUMENTATION TYPICAL PLAN VIEW

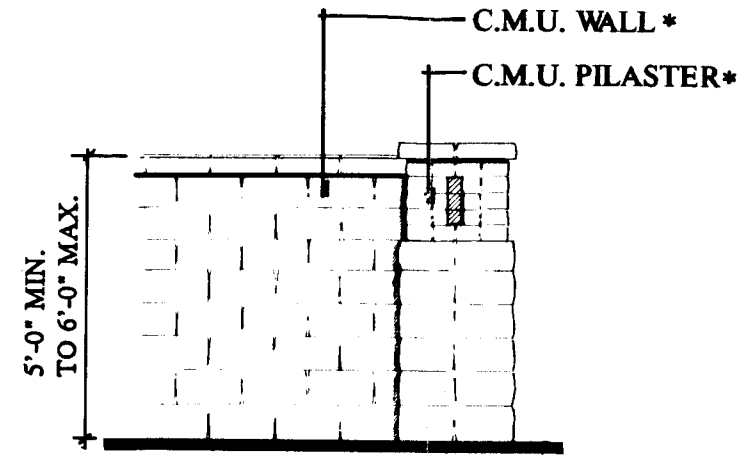


COMMERCIAL/ OFFICE ENTRY MONUMENTATION TYPICAL ELEVATION



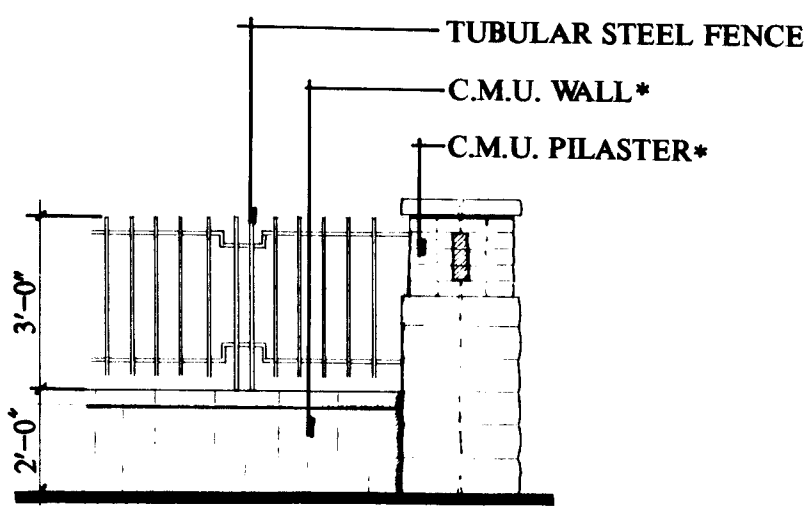


A- COMMUNITY THEME TUBULAR STEEL FENCE

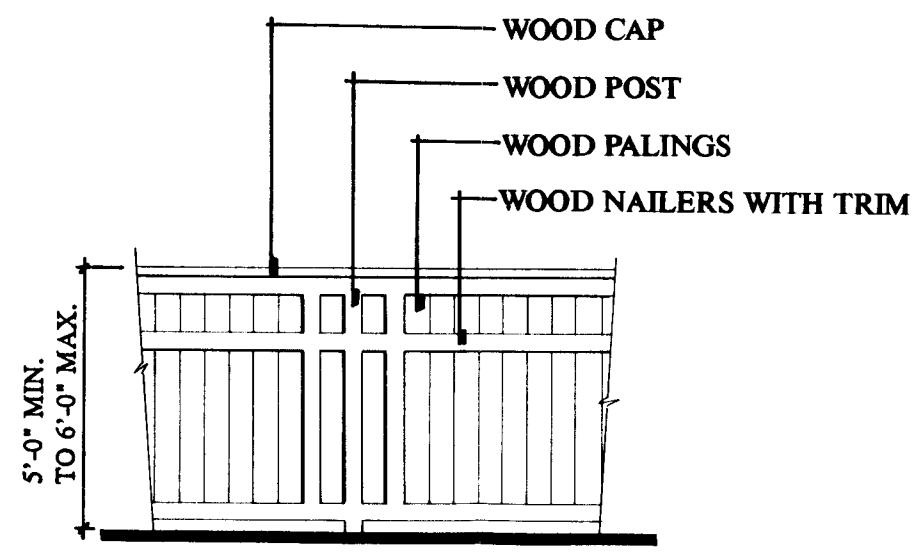


B- COMMUNITY THEME SOLID WALL

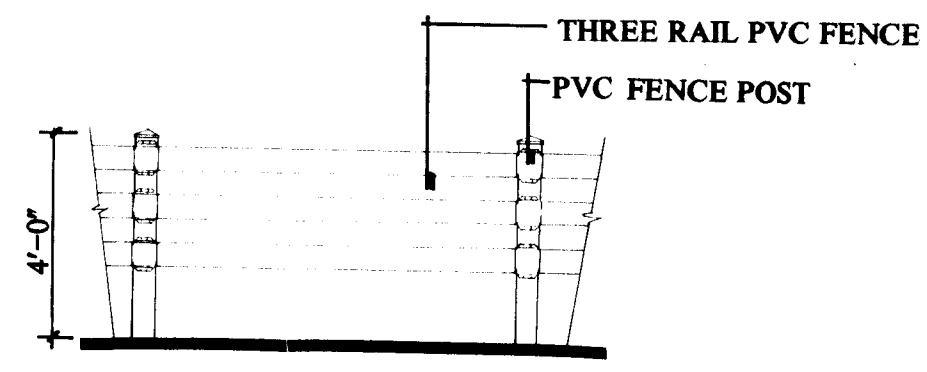
* SLUMP BLOCK WALL WITH PAINTED SACKED FINISH TYPICAL



C- COMMUNITY THEME SOLID WALL AND TUBULAR STEEL FENCE



D- COMMUNITY THEME WOOD FENCE



E- SECONDARY TRAIL AND EQUESTRIAN FENCE

Solid masonry walls will be provided where privacy is desired such as adjacent to streetscapes. Open fencing or a combination of low wall and open fencing will occur at top of slopes greater than eight feet (8') high, and where residential development is adjacent to natural or recreational open space.

2. COMMUNITY WOOD FENCE

Wood fencing will be used in areas not adjacent to common open space. Wood fencing will be allowed in side and front yard conditions, and in rear yard to rear yard conditions where slopes do not exceed eight feet (8') in height.

3. LOCAL RECREATIONAL/EQUESTRIAN TRAIL FENCE

A three rail fence shall be used along the trail where it is adjacent to a street, bike or pedestrian trail, or on the downhill side of the trail if adjacent to a slope greater that 4:1.

4. SPECIAL WALL AND FENCE REGULATIONS

a. A six foot (6') high masonry wall shall be constructed on each property line prior to development of any commercial/office related use that adjoins any parcel zoned for residential use, designed for open space or designated as a school site.

b. All fences and walls connecting two (2) or more separate residential dwelling units shall be constructed of the same or similar color and material and shall be compatible with the color and material of the architecture.

c. Long walls should be broken-up with landscaping. When possible, an eighteen-inch (18") minimum space should be left between paved areas and walls and fences to allow for vines and espaliers.

d. All walls and/or fencing in commercial areas shall be planted with vines or screened by dense shrubbery.

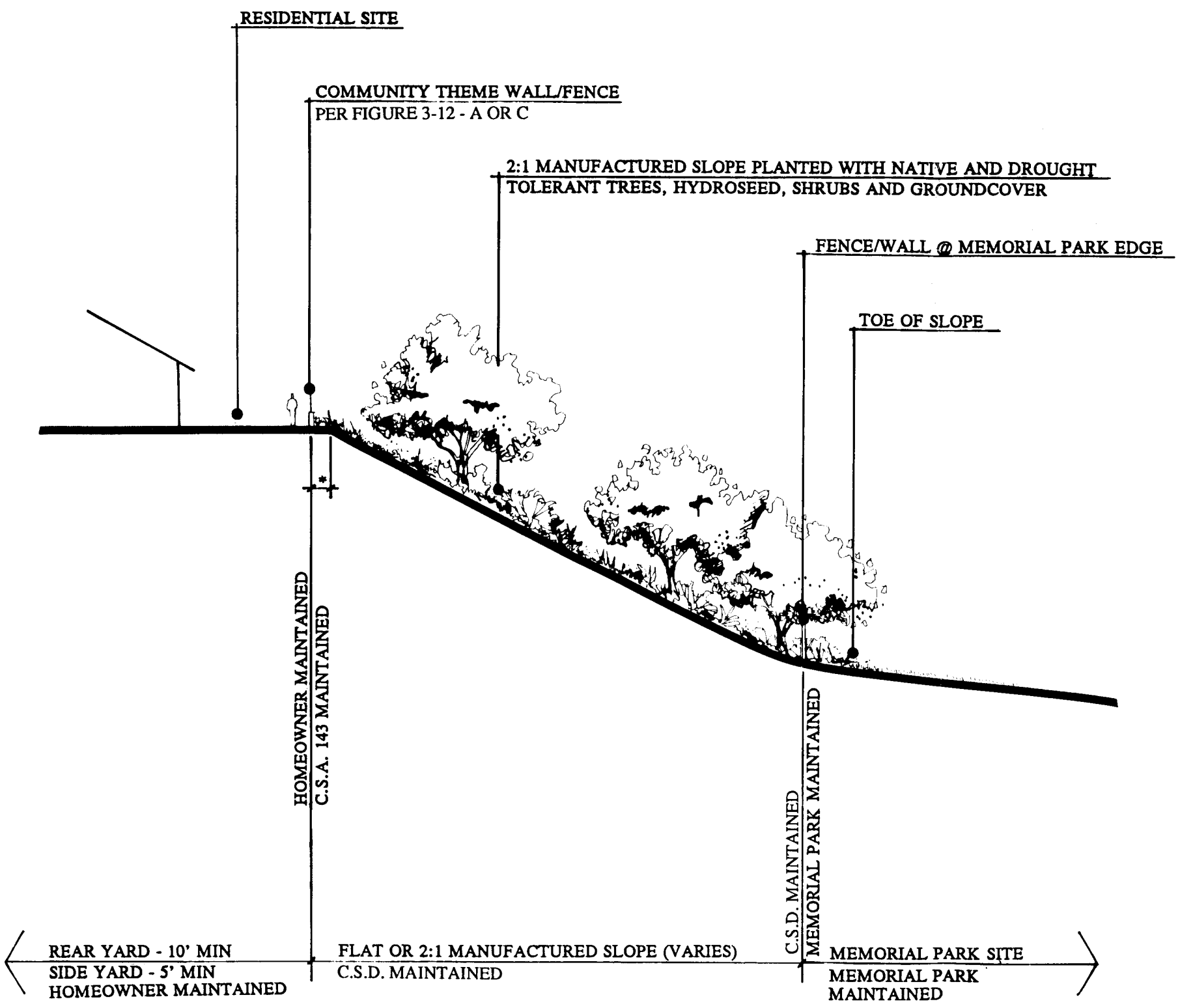
E. COMMUNITY EDGE CONDITIONS AND FUEL MODIFICATION ZONES (See Figures 3-13 through 3-17)

Edge conditions within the Murrieta Hills community are variable and, as such, the landscape treatment is designed to respond to the various land uses.

1. MEMORIAL PARK INTERFACE WITH RESIDENTIAL (PLANNING AREA 2) (See Figure 3-13)

Residential development within Murrieta Hills is separated from the proposed Memorial Park by a secondary highway and substantial landscape buffering. Planning Area 2, however, is directly adjacent to the Memorial Park, separated by a large manufactured slope. This slope will be planted with native and drought tolerant species, utilizing trees to enhance and enframe foreground and long distance views.

MEMORIAL PARK INTERFACE WITH RESIDENTIAL



* 1' MIN. FLAT

2. RESIDENTIAL INTERFACE TO NATURAL OPEN SPACE AND FUEL MODIFICATION REQUIREMENTS
(See Figure 3-14)

In most cases, residential development is separated from the existing natural landscape by 2:1 manufactured slopes. In all cases there shall be a "fuel modification zone" between residential development and natural open space. Where residential development abuts an off-site open space area, a fuel modification easement will be required on the adjacent open space property. Within these zones, specific fire safety site planning and landscape standards shall be implemented to mitigate any fire hazard that may exist between the development and the native vegetation. Two fuel modification zones have been established as follows:

- ***Fuel Modification Zone 1.*** This zone is characterized by grade situations where the open space slopes are lower than the residences in the developed areas. The fuel modification zone shall extend for a minimum of one hundred (100) feet beyond the rear property line of the residences. At the tops of draws and canyons leading up to the residences, a modification zone of a minimum of one hundred fifty (150) feet shall be created.

- ***Fuel Modification Zone 2.*** This zone is characterized by grade situations where the open space slopes are higher than the residences in the developed areas. The fuel modification zone shall extend a minimum of fifty (50) feet from the adjacent residences' rear yard property line. In the case of single loaded streets, a thirty (30) foot modification zone adjacent to the street is required.

Both zones shall include the following site planning requirements:

1) Vehicular access to the modification zone must be provided from adjacent streets at intervals of no more than 1,500 feet.

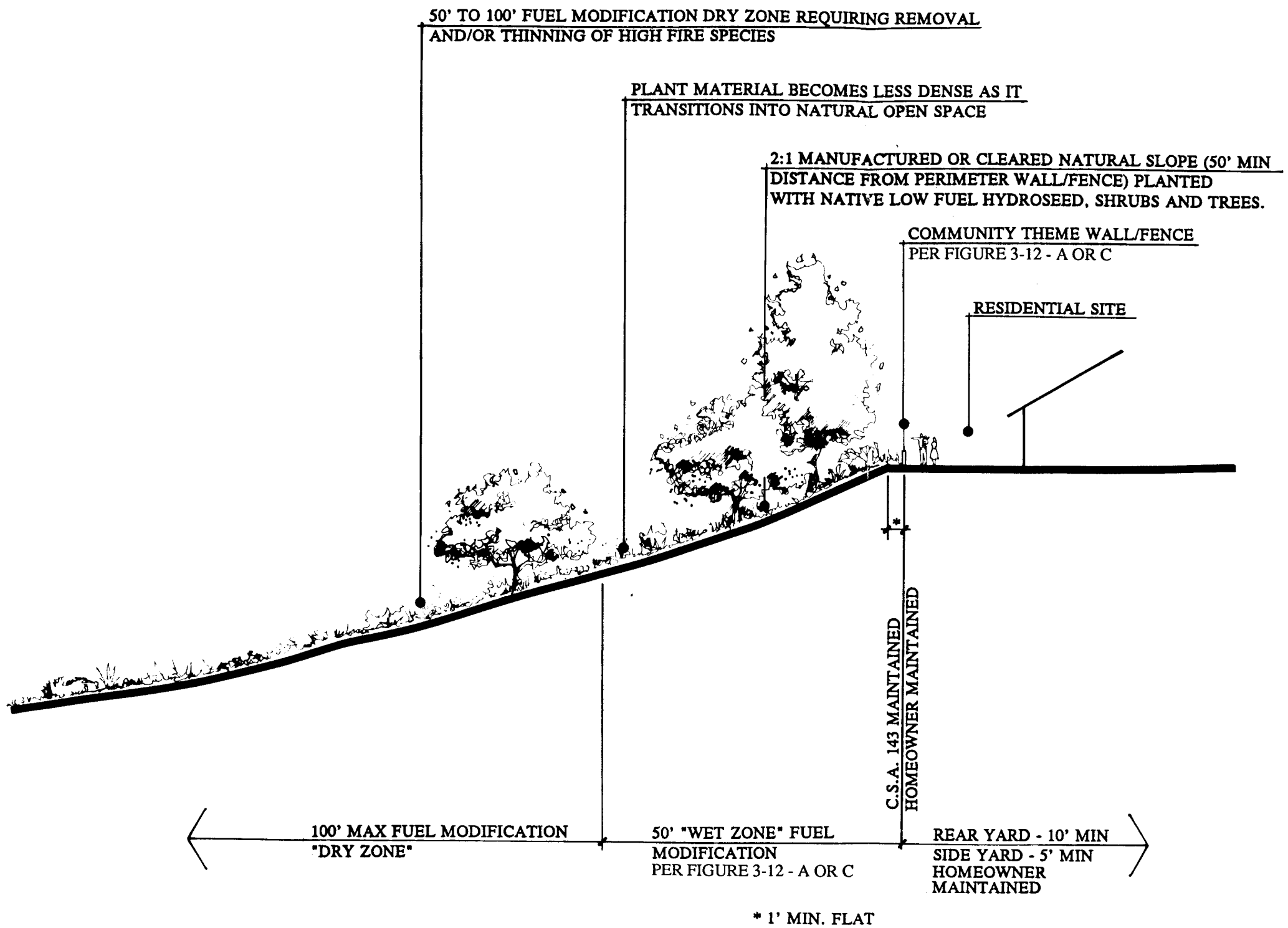
2) Where single loaded streets are necessary, residences should be constructed on the side of the street opposite the modification zone.

Both zones shall include the following landscaping requirements for native vegetated slopes:

1) Remove all natural vegetation of a high fire hazard classification (listed below) and all other non-native invasive plant species.

BOTANICAL NAME	COMMON NAME
Adenostema fasciculatum	Chamise
Adenostema sparsifolium	Red Shanks
Artemisia californica	California Sagebrush
Bamboos	Bamboos
Cedrus species	Cedars
Cypressus species	Cypress
Eriogonum fasciculatum	Common Buckwheat
Eucalyptus species	Eucalpytus
Haplopappus cass	Goldenbush
Juniperus species	Junipers
Pinus species	Pines
Rosemarinus species	Rosemary
Salvia species	Sage

RESIDENTIAL INTERFACE TO NATURAL OPEN SPACE/FUEL MODIFICATION REQUIREMENTS



Note: Where residential development abuts an off-site, open space area, a fuel modification easement will be required on the open space property.

In grade situations where the open space slopes are higher than the residences, the fuel modification zones shall extend a minimum of 50 feet from the residences rear yard property line.

FIGURE 3-14

2) Prune specimen oak trees to reduce the amount of potential fire fuel and keep all branches a minimum of six (6) feet off the ground.

3) Prune all remaining plant species to a maximum height of eighteen (18) inches. In areas where the natural slope is 2:1 or greater, some larger shrubs and trees shall remain to reduce the hazard of slope failure. Trees that remain must be spaced at three times their diameter and the branches pruned to a minimum of six (6) feet off the ground. Shrubs that remain must be no closer than twenty (20) feet on center.

4) Landscaping plans shall be provided prior to recordation of approved tract maps.

Both zones shall include the following landscaping requirements for manufactured slopes:

1) Plant all manufactured cut or fill slopes with plant materials of fire retardant and low fuel volume characteristics.

2) Except for trees and larger shrubs of a fire safe nature planted for slope stabilization, maintain all other plantings to a maximum height of eighteen (18) inches. Trees shall be spaced three times their diameter with their branches maintained six (6) feet off the ground. Larger shrubs are to be planted twenty (20) feet on center.

3. RESIDENTIAL INTERFACE TO LINEAR PARK (See Figure 3-15)

Residential development adjacent to the linear park will take full advantage of this valuable natural open space. Views will be preserved into the park and manufactured slope transitions will be planted with appropriate native riparian transitional plant material to enhance the existing condition.

4. RESIDENTIAL INTERFACE TO ELEMENTARY SCHOOL SITE (See Figure 3-16)

Views into school site will be preserved, especially where adjacent to open space. Open perimeter fencing and tree placement will allow for enframed views to open play fields.

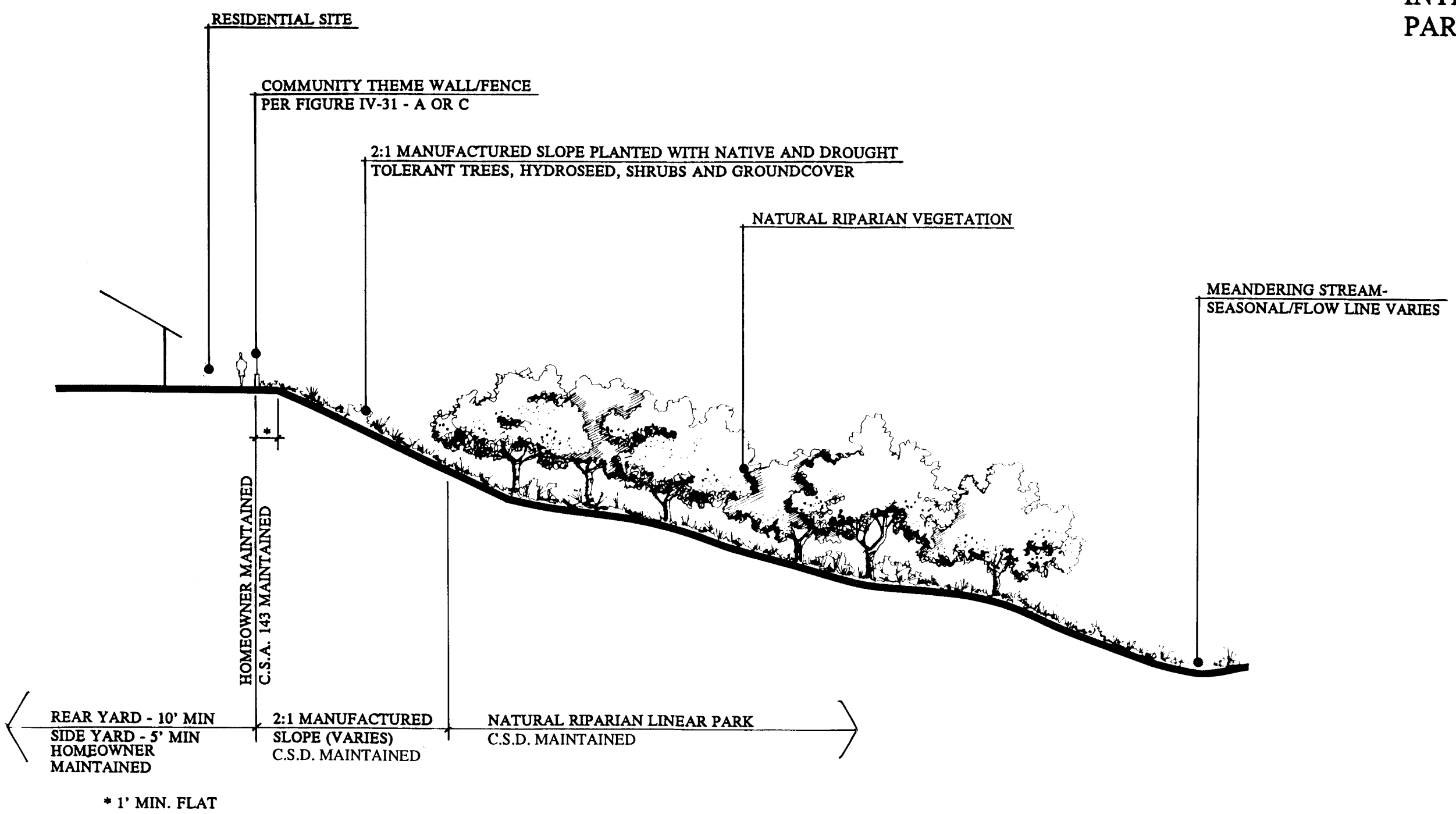
5. RESIDENTIAL INTERFACE TO COMMERCIAL/OFFICE SITE (See Figure 3-17)

Residential development will be buffered from commercial/office development with solid perimeter walls and landscaping. Informal massings of broadleaf evergreen trees and shrubs on the commercial lot will provide screening to ensure privacy at the rear of dwelling units.

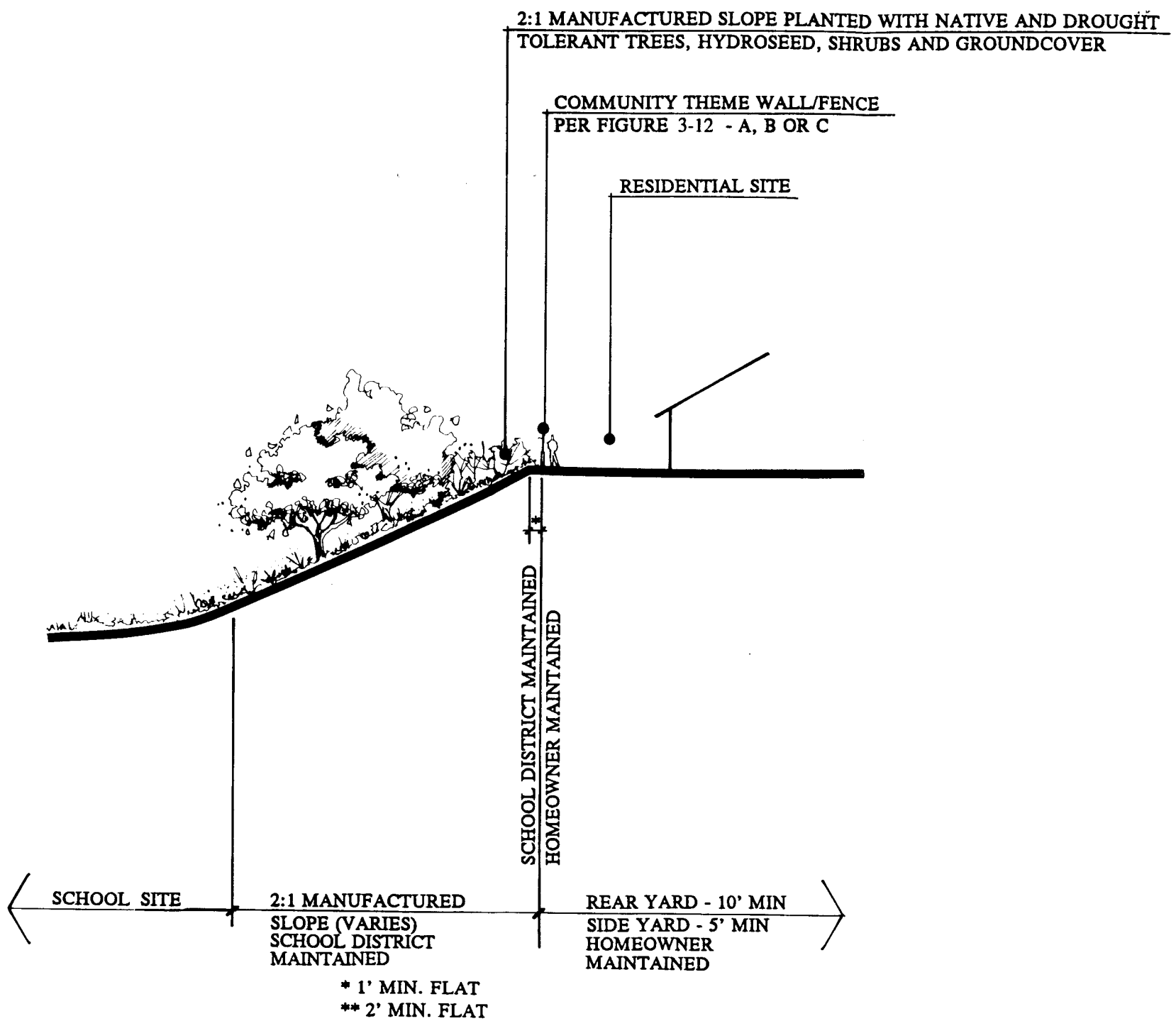
F. MODEL COMPLEXES

All model complexes or any dwelling unit used for the purpose of displaying or showcasing homes for sale shall be constructed in accordance with all applicable regulations of the underlying zone and the California Uniform Building Code. If driveways are not originally constructed for the model homes, a driveway shall be constructed for each home before the units are sold. In addition, the leasing or sales office shall be converted to a usable garage with appropriate garage door and house access after sale of the unit. If a parking lot is constructed for potential homebuyers during display of model homes, it shall be restored to a usable lot condition after all units in that tract are sold.

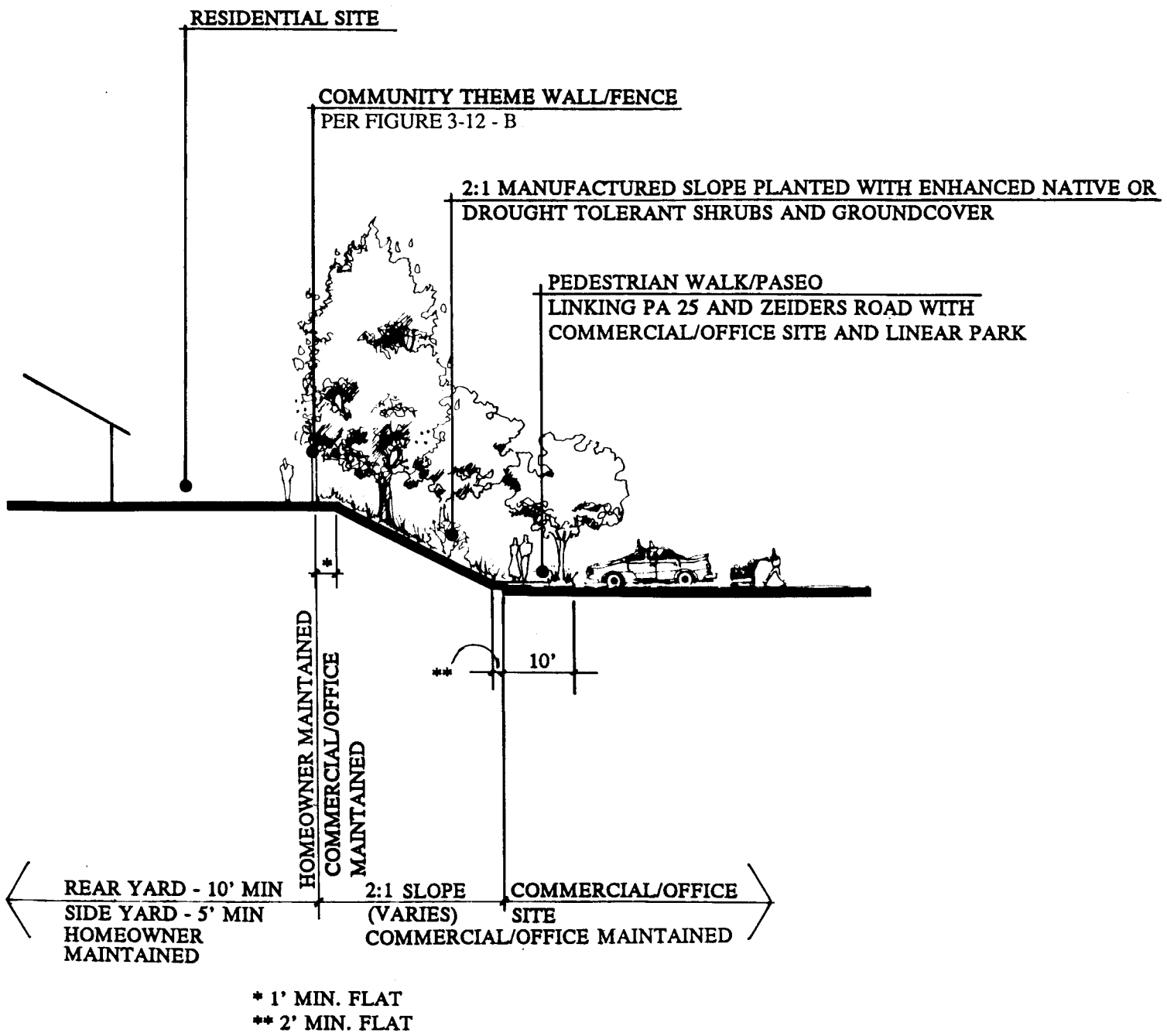
RESIDENTIAL INTERFACE TO LINEAR PARK



RESIDENTIAL INTERFACE TO ELEMENTARY SCHOOL



RESIDENTIAL INTERFACE TO COMMERCIAL/ OFFICE SITE



IV. GENERAL DEVELOPMENT GUIDELINES

A. INTRODUCTION

The General Development Guidelines addressed in this section are divided into five categories: Architecture, Site Planning, Signage, Lighting and Parking. These development guidelines, in addition to the *Landscape Design Standards* contained in Section V of this Chapter, will be used by the master developer and the City of Murrieta to determine if a particular development application is consistent with the overall design concept of Murrieta Hills.

B. ARCHITECTURAL DESIGN GUIDELINES

1. RESIDENTIAL DESIGN GUIDELINES

a. RESIDENTIAL ARCHITECTURAL CHARACTER

A distinct identity for Murrieta Hills will be achieved by establishing a consistent architectural character based on materials and forms that have been used traditionally in this region. These traditional vernacular styles, including "**California Ranch**", "**Craftsman** or **Bungalow**", and a simplified form of "**Spanish Colonial**", can be a unifying element as they are all closely related and have historically influenced each other. Elements such as simple stucco forms with an emphasis on the horizontal, simple roof forms, porches, balconies, modest detailing such as wood trim and shutters, and simple decorative elements are characteristic of these types.

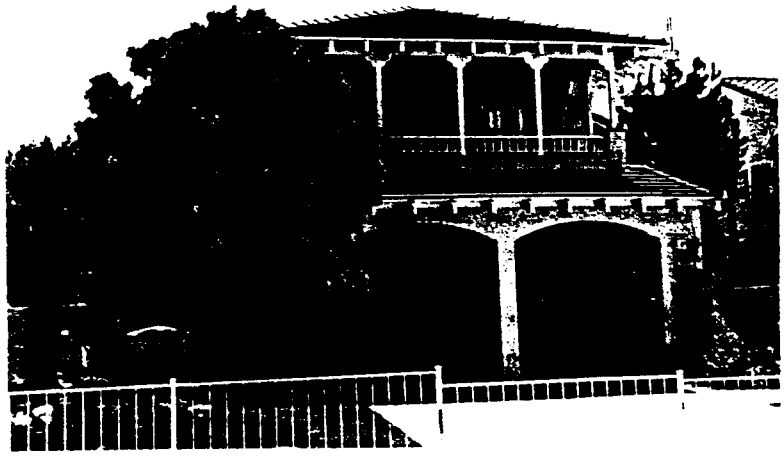
Architectural diversity will be created by manipulating building materials, colors and textures, in conjunction with architectural features (e.g. roofs, chimneys, windows, doors, fascias, trim, and wall treatments), rather than by designing homes that vary greatly in architectural style. Such variation will enliven and enrich a consistent vocabulary of style, form and massing which complements and enhances the environment of Murrieta Hills.

The homes of Murrieta Hills should exhibit sufficient roof and facade articulation to create visual interest and scale. Varied building facade and roof planes, entry and window recesses, architectural projections to create depth and shadow, second story "step-backs" and appropriate materials should be used to articulate building planes on all sides. The intended results are neighborhoods that convey a feeling of permanence and harmony with the surrounding environment.

It is important to note that the architectural graphics included herein are merely artists' conceptions of possible architectural designs and are meant to act as architectural guidelines only. These graphics are not intended as definitive building product types or styles.

b. GENERALIZED TREATMENT OF ELEMENTS

The Vernacular styles of California Ranch, Craftsman or Bungalow, and Spanish Colonial are unmistakably a part of Southern California building tradition. They represent architectural adaptations to the climate and environment of the surrounding hillsides.



These indigenous architectural types have a look and style characterized by the following:

1) Building Massing and Scale:

- Use of simple forms with emphasis on the horizontal.
- Avoidance of overly complicated or fussy treatment of building mass, proportion and scale.
- Sufficient articulation, however, of building mass and volumes to reduce the impact of scale and to produce a friendly relationship to the pedestrian street.
- The use of porches and balconies, window and entry treatment to provide further building articulation.

2) Roofs:

- Roofs should be simple hip, shed or gabled forms. Mansard, dual pitch or flat roofs are not permitted.
- Low and medium pitched roofs with extended overhangs.
- Roof forms should strive to establish a relationship not only to the human scale but also to surrounding structures, topography or other natural features.

3) Architectural Features and Accents:

- Should create visual interest on all building facades.
- Modest but consistent detailing with decorative elements confined primarily to openings.
- Careful placement and treatment of windows to reduce the scale of the building and add character to the elevation.
- A strong indoor/outdoor relationship achieved through usable porches, patios and balconies.

4) Materials and Colors:

- Complementary variety of natural materials and natural color treatments - stucco, painted or stained wood accents, masonry accents, and tile roofs.
- Controlled variation in texture, materials and colors. Extreme contrasts in material and/or color should be avoided.
- Continuity of materials and colors on all elevations is an important aspect of the intended designs.

c. BUILDING MASSING & SCALE

1) Building faces (particularly front elevation planes) should be varied in setback, size and material to avoid visual monotony, and to create interest and human scale.

2) Balconies, porches, courtyards and entry treatment, where appropriate, should be carefully incorporated to encourage street level activity and promote a 'habitable' scale in the street scape. The shade producing qualities of useable balconies and porches is an important element of the intended style.

3) Floor plans should be arranged to provide usable private exterior spaces for owner provided improvements such as patios and recessed entries.

4) Architectural articulation of building faces and roof planes may be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge jogs, roof overhangs, decorative building trims, recessed doorways, or entry courts.

5) In two story structures, varied and horizontally offset floor plans should be used to produce exterior building and roof plane articulation.

6) To soften the building mass at edges residences should maintain low plate lines and profiles at street fronts, exposed corner lots and boundary edges.

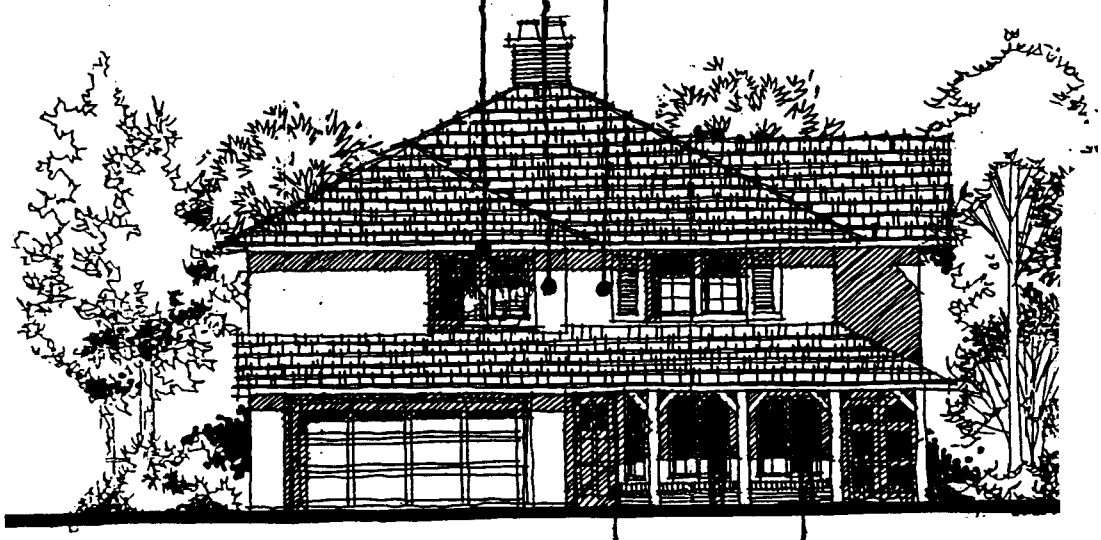
7) Units shall provide articulation and detail to rear and side building and roof surfaces where visible from public spaces within the community. For discussion of these areas of special treatment, refer to Section h (Special area treatment).

8) A vertical transition in two story applications is encouraged in the front of the structure by 'stepping back' the second story and providing a partial roof or trellis at the top of the first floor level. This eliminates a continuous two story vertical building plane.

Two story vertical transitions in the front facade created by 'stepping back' the second story.

Architectural articulation of building facade and roof planes accomplished through the introduction of sub-elements such as projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, or entry courts.

Building faces (particularly front elevation planes) should be varied in placement, size and material to avoid visual monotony, and to create interest and human scale.



Floor plans should be arranged to create spaces such as patios, porches, and recessed entries to provide usable exterior living spaces.

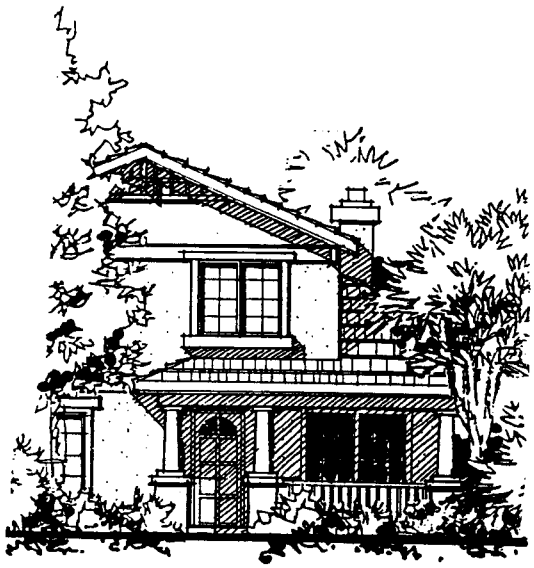
Balconies, porches, courtyards and entry treatment should be carefully incorporated to encourage street level activity and a 'habitable' scale to the street scape. The shade producing qualities of balconies and porches is an important element of the intended style.

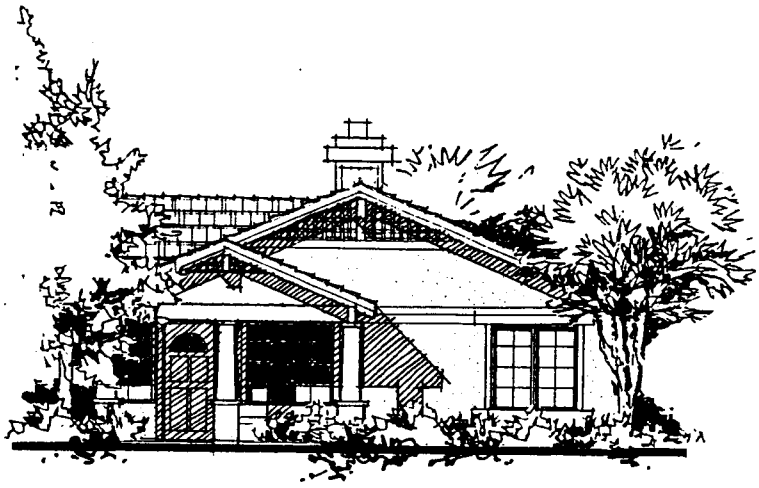
BUILDING
MASSING & SCALE

Figure 3-18

d. ROOF FORMS & MATERIALS

1) Roofs will reflect the architectural concept and respond to the style, materials and scale of the homes. Roof articulation will help establish not only a human scale but also a scale appropriate to the surrounding context.





2) The selective roof forms should be hip or gable, typically pitched at ratios 4 to 12 and 5 to 12. Roof heights and planes should vary to create an interplay between the roof and walls of the structure. Slant roof lines are required on dwellings adjacent to open space to facilitate the movement of heat over the house in case of wildfire.

3) Extended roof overhangs should be employed to provide architectural interest as well as protection against sun and rain. Such overhangs should be designed such that the detailing, form, color, and materials are similar and/or compatible to the main structure. All roof overhangs on dwellings adjacent to open space shall be approved by the Murrieta Fire Marshal prior to the issuance of building permits.

4) Detailing such as rafter tails, wood fascias, gable vents and exposed ridge beams should be used to provide roof accents suitable to the intended style. Where employed, exposed rafter tails or ridge beams shall have a nominal minimum narrow dimension of 4" to reflect traditional heavy timber construction.

5) Roofing material should be constructed of concrete flat tile, s-tile, or barrel tile. Roof material colors shall be natural, light to warm earthtone colors. All dwellings constructed adjacent to open space shall have fire resistant roofing materials as specified in the Murrieta Fire Code and Building Code.

6) Chimneys, vents and other architectural or mechanical appurtenances shall not exceed those heights required by the building codes.

7) When used on roofs, solar energy equipment such as solar panels, solar modules, or piping should be well integrated into the roof design in terms of placement and color.

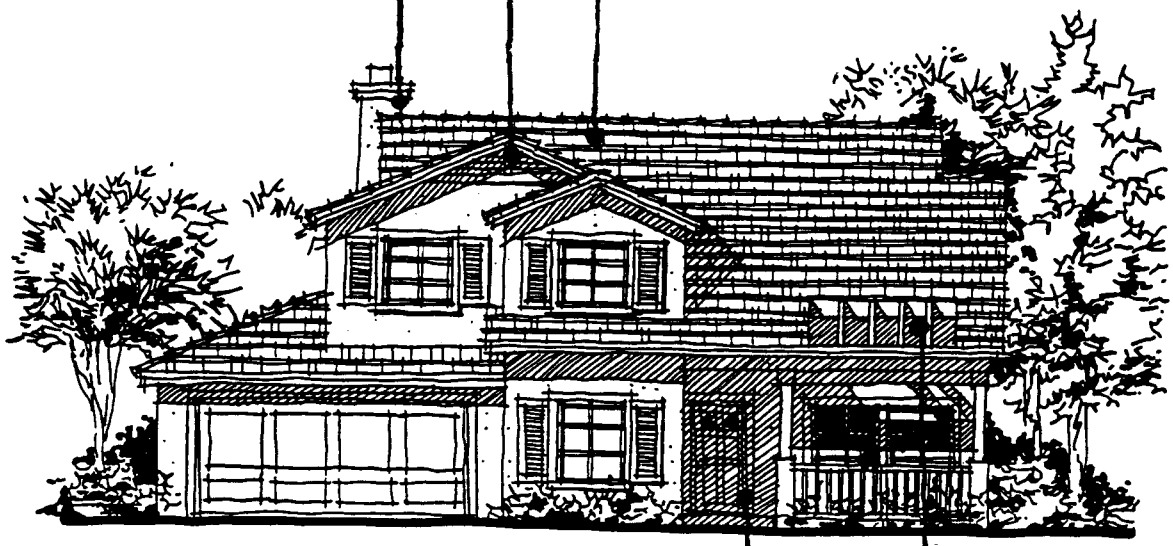
8) Skylights should be designed as an integral part of the roof.

9) Creatively designed shade structures consisting of skeletal roof structural members offer the opportunity to provide shelter and shade while providing support for seasonal color from vines and other plant materials (see figure 3-19).

Detailing such as heavy timber rafter tails, wood fascias, gable vents and exposed heavy timber ridge beams should be used to provide roof accents suitable to the intended style.

Chimneys should be simple in design having the same material and texture as the building to ensure a consistency in form, character, materials and color.

The selective roof forms should be simple hips or gables, typically pitched at between ratios 4:12 to 5:12. Roof heights and planes should vary to create an interplay between the roof and walls of the structure.



Roofing material should be of concrete flat tile, s-tile, or barrel tile. Roof material colors should be natural, light to warm earth tone colors.

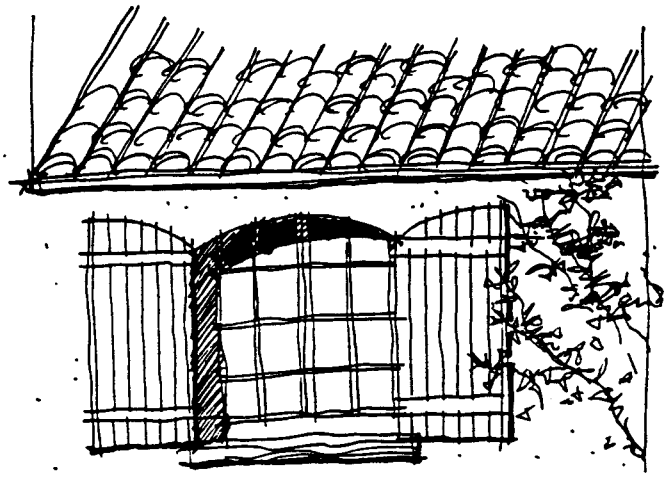
Creatively designed skeletal roof structures offer the opportunity to provide shelter and shade while creating roof top color through the growth of vines and other plant materials.

ROOF FORMS & MATERIALS

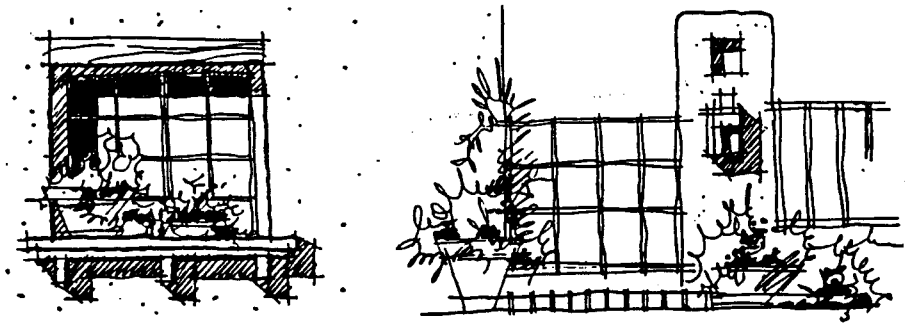
Figure 3-19

e. ARCHITECTURAL FEATURES & ACCENTS

1) Detailed door, window and wall openings are characteristic elements of the intended architectural style of Murrieta Hills. Window and door openings should be varied as to the spacing, sizes, shapes and locations in order to create more visually interesting and attractive facades. Doors and windows may be recessed into or projected out of structures to emphasize important areas of the homes and to convey an impression of greater wall thickness. Window and door details should support the intended architectural style.



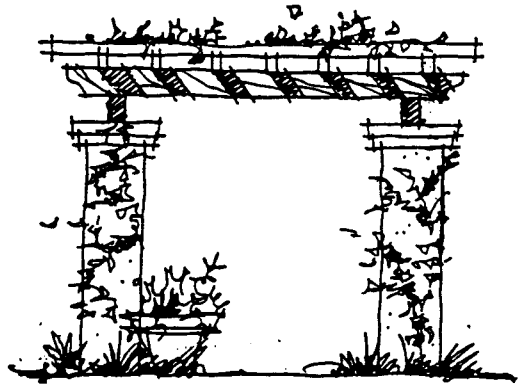
2) Pot shelves, enhanced window sills, shutter details, window balconies, trim and entry gates should be utilized to further enhance the individual identity of each home.



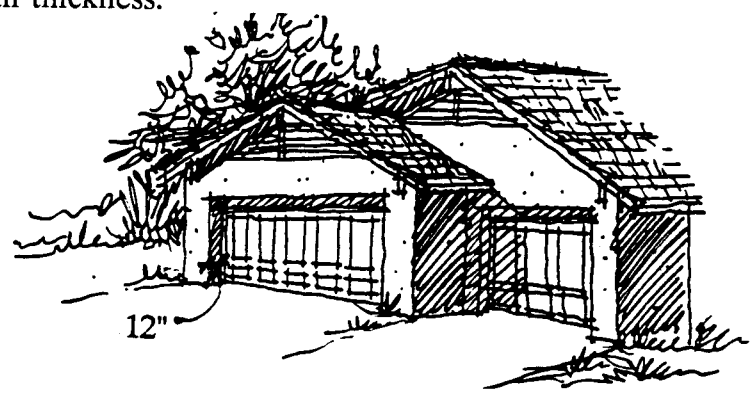
3) The use of many different styles of windows on one building plane should be avoided. The size and proportion of window openings should correspond to the overall proportioning of the elevation. The use of true divided light windows or applied muntin bars to give the appearance of multi-paned windows is encouraged to reduce the scale of large windows and to provide visual interest. The use of mirrored or highly reflective glass is prohibited.

4) Accent windows having different or articulated shapes or with a finer texture (e.g., many small panes) should be used to create interest on building elevations. Generally, aluminum windows without trim should be avoided. All windows on primary elevations must have trim. Primary elevations are defined as those facing a street, greenbelt, park or other public area.

5) Porches, Balconies, decks and patio covers should be constructed of a material compatible with the main building and should be incorporated into the architecture. Trellises and patio covers of bold clean forms are encouraged.

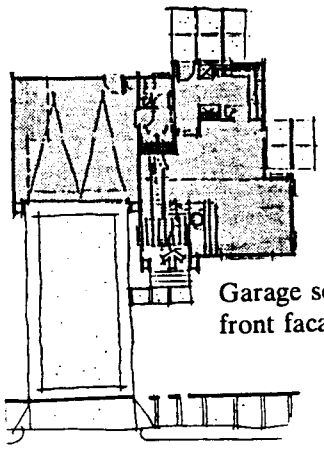


6) To avoid the dominance and repetitive monotony of garage doors on the street scene, a variety of garage door expressions utilizing decorative relief cuts, panels, small decorative windows, etc. is encouraged. Garage doors in stucco walls shall be recessed a minimum of 12" from the plane of the surrounding wall to create a strong shadow line and yield the impression of greater wall thickness.



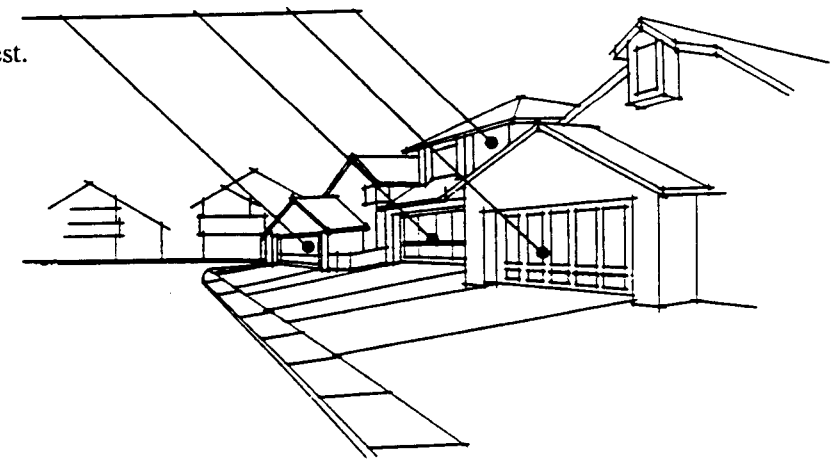
Three car garages may have staggered setbacks, and where appropriate, garages may be recessed behind the primary front facade or detached, located behind the primary dwelling.

Garage setbacks should be varied in order to enhance the streetscape scene. Because garages are a major element in most homes, garage doors should be fully integrated into the design of the architecture and should have appropriate architectural treatment on their side elevations.



Garage setback from front facade plane

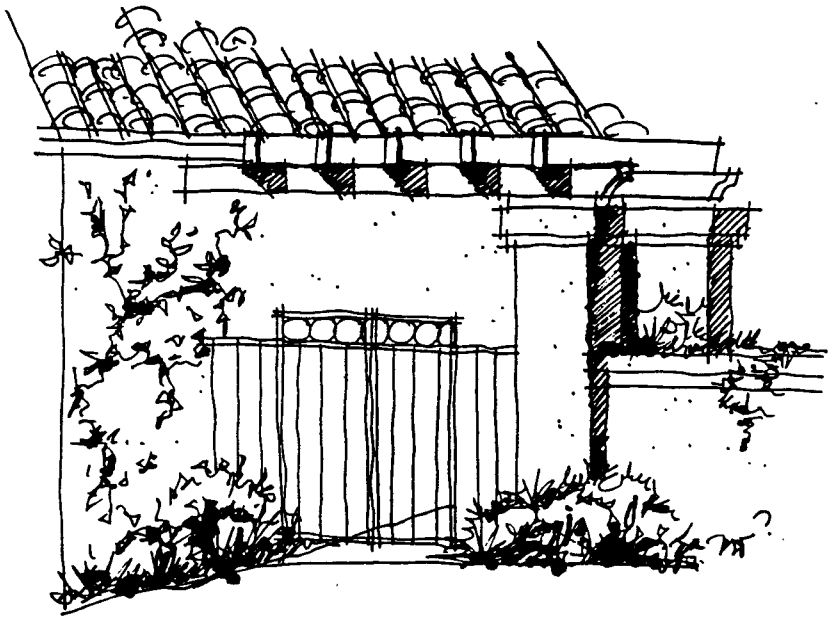
Varied garage setbacks and varied building architectural facade treatments to create interest.



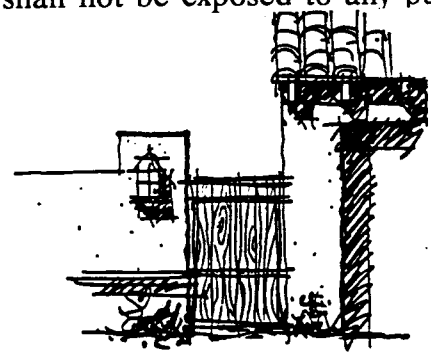
7) Gutters and downspouts may be concealed unless designed as a continuous architectural feature. Exposed gutters used as an architectural feature are to be colored to match the roof or wall material. Exposed downspouts must be colored to match the surface material to which they are attached.

8) As an architectural form, chimneys should be simple in design, having the same material and texture as the building to ensure a consistency in form, character, materials and color.

9) Fences and walls should be constructed of a similar or complementary material as that used on the main residences and be designed and incorporated into the architecture, color and material of the house to which they are attached. All private rear and side yards are to be enclosed by a fence.



Height, proportions and scale must be sympathetic to the architecture of adjacent buildings. Fences/walls which will abut any existing fence or wall shall not exceed the established height of the existing fence or wall, except for heights required by building codes. Structural framing and/or unfinished sides of fences or walls shall not be exposed to any public right-of-way, common area, or other lot.



Project wall design must be consistent with the community wall program. private fences and walls should make use of thematic materials and colors that are appropriate to the designated architectural style. Wrought iron grillwork and see-through fencing is appropriate wherever possible to provide visual access to open space.

Plain walls not otherwise articulated by form or materials are not appropriate. The use of landscaping is encouraged to visually soften fences and walls.

10) Individual utility meters should be accessible to utility company personnel and screened from adjacent properties, street and neighborhood views. Gas and electric meters are encouraged to be designed into the architecture and screened from view. All air-conditioning, heating equipment, and soft water tanks must be screened from view and insulated for sound attenuation. Air conditioning equipment and related mechanical systems, mounted on the roof of any residential building is prohibited.

11) Exterior signs other than house numbers are not permitted. House numbers shall be incorporated into the design of the house. All signage shall be in conformance with the Murrieta Hills Specific Plan.

12) Secondary structures such as pool houses, utility storage sheds, garden buildings, etc. should be located on the lot to appear as an accessory structure in support of the main structure and designed as an integral element of the architecture. The secondary structure should be set back from the street behind the main structure and should be designed with compatible colors and materials. Prefabricated metal storage or utility structures shall not be allowed if visible from the street or adjacent properties.

The use of many different styles of windows on one building plane should be avoided. The size and proportion of panes should correspond to the overall proportioning of the elevation. Divided lights should be used to reduce the scale of large windows and to provide visual interest.

Pot shelves, enhanced window sills, shutter details, window balconies, trim, and entry gates should be utilized to further enhance the individual identity of each home.

Three car garages should have staggered setbacks between primary and secondary doors. Where possible, garages recessed behind the primary front facade or detached garages, located behind the dwelling unit, are encouraged.

Porches, balconies, decks and patio covers should be constructed of a material compatible with the main building and should be incorporated into the architecture.

ARCHITECTURAL
FEATURES AND ACCENTS

Figure 3-20

f. MATERIALS & COLORS

1) A variety of exterior materials are appropriate for The Community of Murrieta Hills. Combinations of materials should be chosen to be aesthetically compatible, consistent with the neighborhood theme and to complement the developed environment of Murrieta. Selective use of contrasting materials should be used to create building accents or to create focal points of quality and elegance at entry areas.

2) Exterior Walls should have the appearance of plaster or stucco with accents of masonry or wood siding and painted wood window trim. Continuity of materials and colors on all elevations is an important aspect of the intended style. All dwellings adjacent to open space shall be designed with non-flammable materials of at least one-hour fire rating as determined by the Murrieta Fire Marshal.

3) Color variation within a controlled palette is intended as a primary theme element. Paints, stains and stucco shall be subdued and limited primarily to light values, with darker or lighter accents to highlight the character of the structure, particularly in respect to fascias and trim. Neighborhoods shall not appear monochromatic.

Contrasting materials, textures and colors may be used to add emphasis to entry areas and significant architectural features, but must relate to the architectural form and character of the intended style.

Garage doors should have contrasting details and/or colors for articulation. Garage doors should be the same color as house in situations where they dominate elevations.

4) Roofing material may be concrete flat tile, barrel tile or s-tile. Roof material colors should be natural, warm earthtones, and non-glare. The colors should be complementary to the exterior wall color of the house. Roofing materials must be fire resistant and approved by the Murrieta Fire Marshal on dwellings adjacent to open space.

5) Chimneys should be faced with the same materials and textures as used on the home to ensure a consistency in character and style. Metal flues shall not be left exposed.

6) All bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.

g) SPECIAL AREA TREATMENT

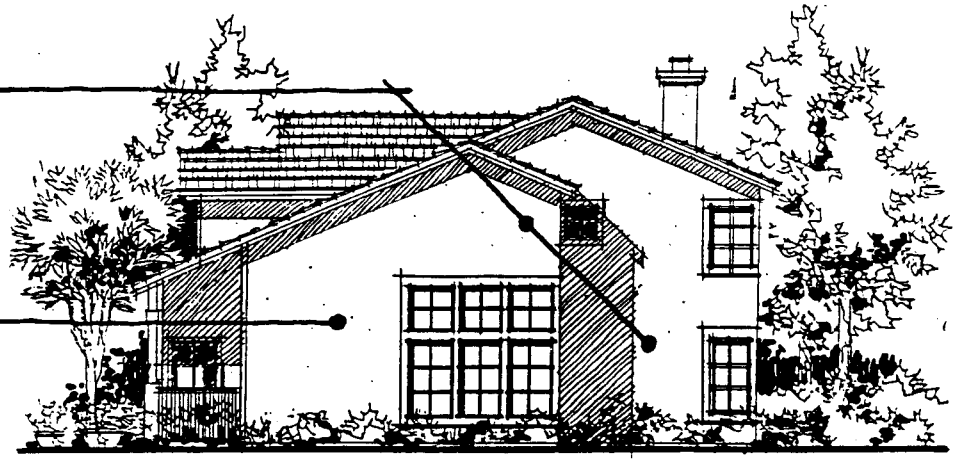
The architectural image of Murrieta Hills will be perceived primarily from public spaces such as streets and open space elements within the community. Therefore, building massing, scale, roof forms, landscaping and site planning treatment require additional consideration in their relationship to these visual spaces. With this in mind, The Community of Murrieta Hills has identified areas within the Master Plan which require specific visual interface treatment. These special interface areas maintain a high level of visibility both from public streets and open space elements such as the linear park/riparian area and the memorial park.

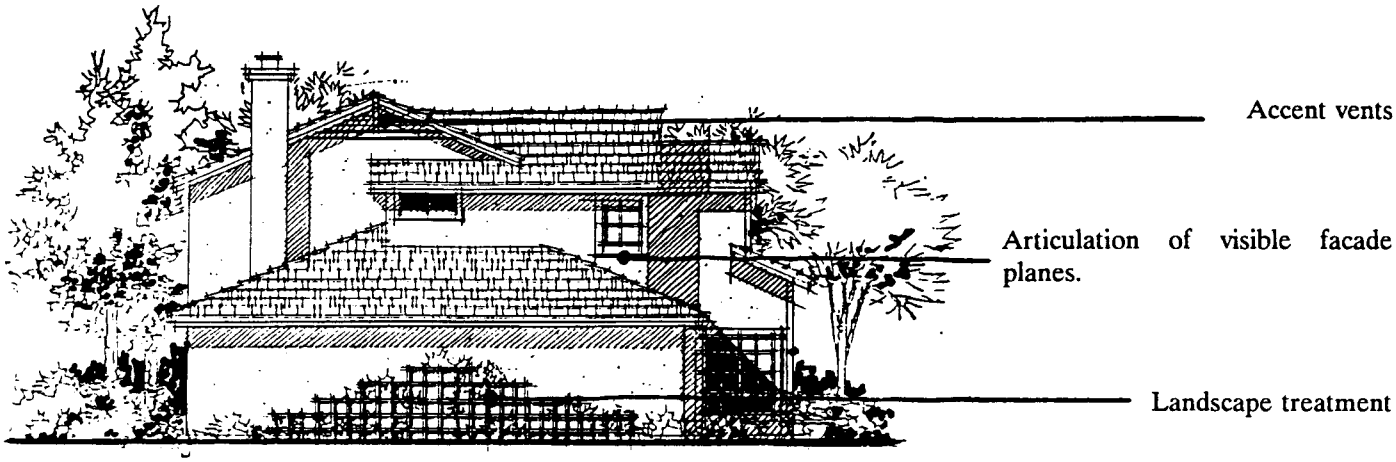
1) Units with rear or side elevations adjacent to streets shall require additional articulation to the side and rear elevations to relieve an appearance of straight, flat and uninteresting rear elevations. The homes viewed from these surrounding roadways, together with the streetscape and walls, form the initial visual experience of Murrieta Hills from the surrounding environs.

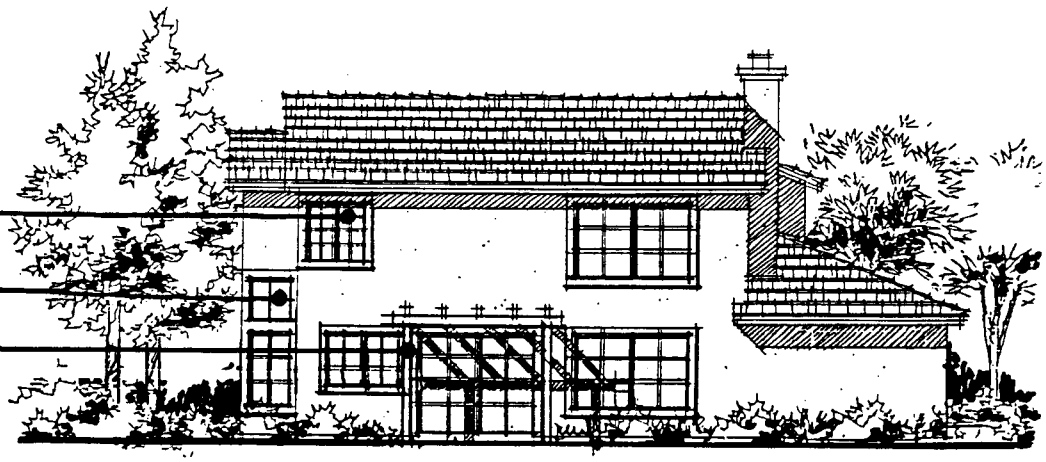
2) Units located adjacent to the linear park/riparian area and memorial park are similar in that they both establish the perimeter character of these open space uses, and as a result, become an integral part of the experience of the respective parks and community.

Below are general design principles with respect to these special treatment areas:

- Provide articulation of visible facade planes. Side and rear elevations should receive treatment consistent with the front elevation.
- Window treatments are to be enhanced, e.g., multi-paned windows with trim. Architectural projections, accent vents, accent windows, or clerestory glass is encouraged.
- Establish projections and recesses to provide shallow and depth.
- Establish simple, strong forms and use of compatible facade materials and colors.
- Patio and shade trellis structures should be provided and be consistent with the architectural qualities of the main residence, i.e., style, color and materials.
- A variety of one and two story forms to convey a sense of scale.
- Avoid large, uninterrupted expanses of wall planes, vertically or horizontally.
- Near buildings and edges of private property, incorporate similar landscape treatment on adjacent open spaces to establish and identify a soft transition.







SPECIAL AREA TREATMENT

Figure 3-21

2. COMMERCIAL DESIGN GUIDELINES

a. COMMERCIAL/OFFICE ARCHITECTURAL CHARACTER

The character envisioned for the commercial/office development at Murrieta Hills is a contemporary interpretation of the same styles, forms and materials as that used in the residential areas. These vernacular styles include **'California Ranch'**, **'Craftsman'** or **'Bungalow'**, and a simplified version of **'Spanish Colonial'**.

The architecture of the commercial/office area should be characterized by use of elegant, strong, simple, primarily single story forms; light colored walls; subdued roofing; the use of overhangs and porticos; landscape courtyards; and other human scaled elements. Architectural concepts should show a sensitivity to both the environment and the surrounding community of Murrieta Hills.

This area will serve as a true neighborhood commercial/office site with services and activities intended primarily for use by the local neighborhood.

b. GENERALIZED TREATMENT OF ELEMENTS

The Vernacular styles of California Ranch, Craftsman or Bungalow, and Spanish Colonial are unmistakably a part of Southern California building tradition. They represent architectural adaptations to the climate and environment of the surrounding hillsides.

The following are proposed commercial/office architectural design guidelines:

1) Building Massing and Scale:

- Use of simple one and two story forms with emphasis on the horizontal.
- Careful treatment of building mass, proportion and scale articulated by a variation in texture, materials, and color treatment.
- The use of porticos, courtyards and patios, window and entry treatment to further emphasize building articulation.
- Articulation of building mass and volumes to reduce the impact of scale and to produce a friendlier relationship to the pedestrian street scene.

2) Roofs:

- Roofs should be simple shapes without overly complex joining.
- A combination of flat, low, and medium pitched simple roof forms with extended overhangs. Mansard or false mansard roofs are not permitted.
- Roof forms should strive to establish a relationship not only to the human scale but also to surrounding structures, topography or other natural features.

3) Architectural Features and Accents:

- Should create visual interest on primary building facades.
- Careful placement and treatment of windows to reduce the scale of the building and add character to the elevation.
- Modest detailing with decorative elements confined primarily to openings.

4) Materials and Colors:

- Complementary variation of natural materials and natural color treatments - stucco, wood or masonry accents and tile roofs..
- Extreme contrasts in style, material and/or color should be avoided.
- Continuity of materials and colors on all elevations is an important aspect of the intended designs.

c. BUILDING MASSING & SCALE

1) Facades (particularly front elevation planes) should be varied in setback, size and material to avoid visual monotony, and to create interest and human scale. Horizontal breaks in plan should be considered in order to provide articulation to elevations. Deep recessed building openings are appropriate and create deep shadows and visual interest.

2) Exterior elements such as pergolas, balconies, columns, courtyard walls, and plazas should be integrated carefully into the design. The structure should be designed to convey depth, pattern and shadow. Windows and doors should be compatible with a residential scale of architecture and should be carefully placed to help create scale and character.

3) Large masses should be broken up to articulate several volumes to reduce the impact of scale. The use of entry treatments, shadow from openings and projections, columns, projected fascias, articulated textures and colors and recessed walls provide relief and rhythm to large surfaces, providing visual interest and scale. Continuous 'linear' storefront facades without variation of plane are not appropriate. Architectural proportions and details must be sympathetic to a residential scale.

4) Building appendages such as wing walls, canopies, roof projections, feature elements, etc. must be an integral part of the overall architectural design.

5) Designs should include articulation and detail to rear and side building facades and roof surfaces where visible from public spaces, major, secondary or connecting roads, and Highway 215. Window detail, door and window trim, horizontal offsets in plan and continuity with materials used on the front elevation shall be provided.

6) Pedestrian and ground level building entries should be recessed or sheltered by architectural projections, roofs or arcades to provide architectural and visual relief. Insets, columns, projections and exterior material changes can be used to architecturally demarcate and create interesting building entries.

7) Ground level stories for buildings adjacent to walkways and roadways should be architecturally articulated (introduction of smaller pedestrian scale features such as lower building masses, signage, doors, light fixtures, planters, etc.) to create human scale.

d. ROOF FORMS

1) Roofs should be simple hip or gable forms with low to medium roof pitches. It is essential that roof forms are appropriately articulated with respect to the commercial/office complex, the adjoining buildings, and the commercial/office district as a whole. Limited flat roof areas will be allowed but should always be used in association with other architectural features including towers, decorative parapets, arcades and shed roofs. Eave and fascia details should be sympathetic to a residential scale.

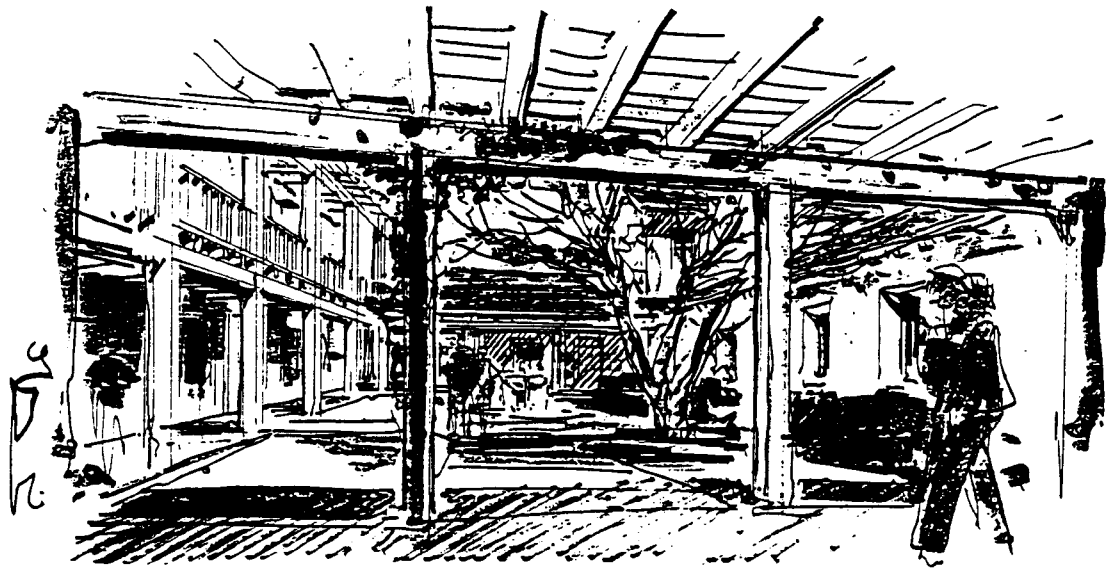
2) Roofs of buildings as viewed from adjacent parcels and public streets shall appear clean, organized and uncluttered.

3) All roof top Mechanical equipment, satellite "dish" antennae, etc. shall be screened from public view. Screening and shielding elements shall be integrated and compatible with building design.

4) When used on roofs, solar energy equipment such as solar panels, solar modules, or piping should be well integrated into roof design in terms of placement and color.

5) Skylights are permitted and are to be designed as an integral part of the roof.

6) Creatively designed shade structures consisting of skeletal roof structural members offer the opportunity to provide shelter and shade while providing support for seasonal color from vines and other plant materials.



e. ARCHITECTURAL FEATURES AND ACCENTS

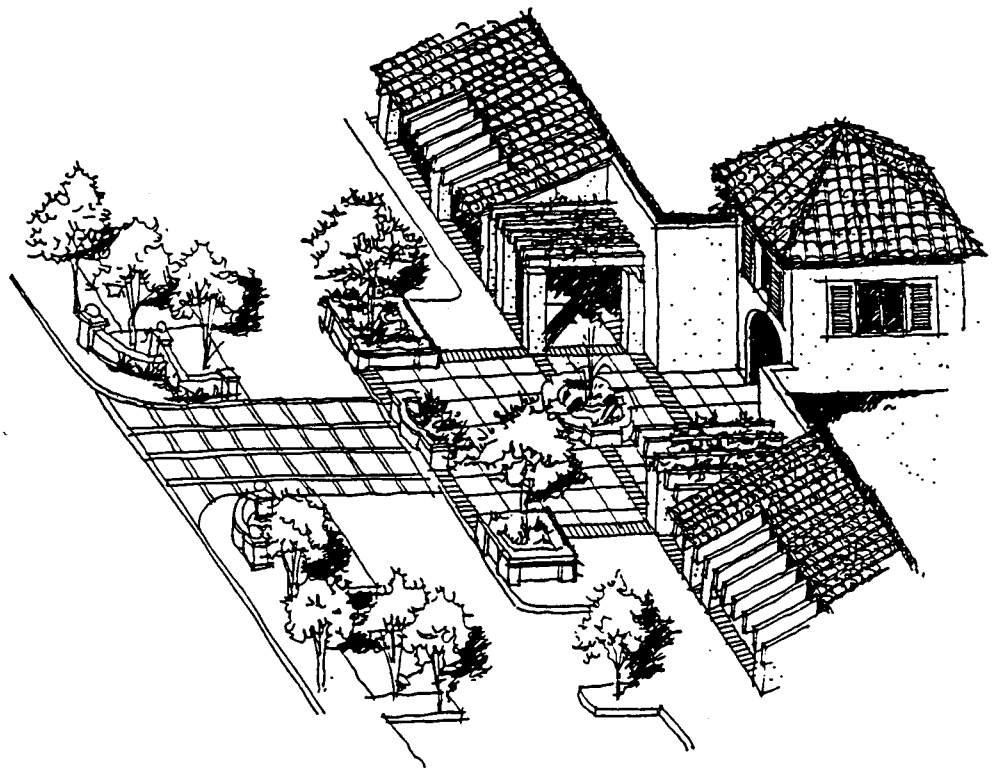
1) It is important for architectural features and details to be consistent with the intended residential character of the commercial/office development. Proportions, materials and finishes should not appear to be high tech, heavy duty or industrial grade.

2) Accent windows having different or articulated shapes should be used to create interest on elevations. Recessed windows to create shade and shadows and express wall thickness are encouraged.

3) Columns incorporated as a structural or aesthetic design element should convey a solid, durable image expressed through bold forms.

4) Service entries shall be shielded from public view by screen walls and landscaping. Screening walls and landscaping should be integrated with respect to forms and materials.

5) Water features, fountains, plazas, sculptures, clock towers and other architectural or landscape elements can be used as a focal point or center of confluence for several buildings grouped together.



6) Special consideration should be given to buildings or structures that can be seen from major, secondary or connecting roads, and Highway 215. Such features and accents as described above should be included in designs when there is a direct view from these areas.

7) Accessory structures should be located and designed to be compatible with the design and form of the primary structure. The use of landscaping is encouraged to soften the appearance of such structures.

8) Service, utility and trash collection areas shall be screened from public view (public streets, parking areas, office pedestrians walks, etc.) by permanent walls and landscaping. Screen walls and landscaping should be integrated with respect to form and materials. All air conditioning and heating equipment must be screened from adjacent buildings' view and insulated for sound attenuation.

9) Walls and fences are an integral part of the architecture of the commercial/office development and help to visually link it to the rest of the community. The design and proportions of such walls and fences should follow the residential quality of the surrounding community. Landscape treatments should be used to soften walls and integrate them with their environment.

Office/Commercial

f. MATERIALS AND COLORS

1) Exterior Materials:

a) Individual buildings shall be designed with a limited number of materials to simplify exterior elevations and create an aesthetically pleasing contemporary appearance. This commercial/office complex should be residential in character thus a residential quality in the selection of materials should be observed.

b) Appropriate materials include smooth stucco or plaster with a limited use of wood or masonry as accents. Other appropriate accent materials include ceramic tiles, terra cotta, copper, or bronze.

c) Building materials, patterns, textures, and colors shall be used to create interest, focus, unity and compatibility.

2) Roof Materials

a) Appropriate roof materials include clay or concrete tile, flat concrete tile or s-tile.

b) Skylights shall be designed as an integral part of the particular building. The glazing type shall be clear translucent or heat tempered and/or wire glass with frames to match the roof material.

c) Vents and all other architectural projections shall match the roof color and should otherwise be inconspicuous in nature. Groupings of necessary but typically unsightly items such as cooling fans, solar panels, equipment, etc., shall be shielded from view.

d) All flashing and sheet metal elements shall be painted and treated to match adjacent materials unless copper is used. Gutters and downspouts shall also be treated to match adjacent materials unless designed as a continuous architectural feature, such as a cornice cap. Otherwise they are to be concealed within a building component such as a column or wall.

3) Color and Surface Treatment. All exterior surfaces of buildings must be finished in approved materials and colors. Neutral or earthtone hues should predominate. An imaginative use of color in the design process is encouraged. All exposed metal surfaces of buildings must have an approved, non-corrosive finish. Wood surfaces must be painted, stained or otherwise finished, unless a natural finish is approved. Masonry must be split-face or plastered; standard painted concrete masonry units will not be accepted. Colors for exterior walls and surfaces shall be non-glare earth hues.

4) Walls and Fences. No fence or wall of any kind shall be constructed without approval of the Master Developer. Materials and colors shall be compatible with, and complementary to the building architecture and overall project walls. The intent is that such walls and fences would be a cohesive element of the project.

3. MEMORIAL PARK DESIGN GUIDELINES

Development of the memorial park is guided by the needs of the community it services. This simple imperative must be reflected in design guidelines that will ensure the memorial park's integrity, quality, and continuity through decades of development, while simultaneously providing the flexibility to adapt to evolving community needs and preferences. All of these myriad issues were addressed carefully and thoroughly during Riverside County's approval of CUP No. 3049 - The entitlement of Cemetery Development on the Murrieta Hills Site.

Now that Murrieta Hills and its memorial park are moving toward a future within the City of Murrieta, it is appropriate that CUP No. 3049 and its is comprehensive and mutually beneficial entitlements be reaffirmed in a separate City sponsored CUP. Memorial park details and development guidelines based on existing CUP No. 3049 shall be submitted to the City in a CUP application to guide the development of the memorial park site in a manner consistent with this Specific Plan.

4. PARK AND RECREATION AREAS AND DESIGN GUIDELINES

a. LINEAR RIPARIAN PARK

Recreation opportunities for residents of Murrieta Hills are provided within the ±46.5 acre linear park/riparian corridor. A conceptual design of the park is provided on Figure 3-22. This park will provide residents passive and active recreational opportunities. Program elements anticipated to occur within the park include:

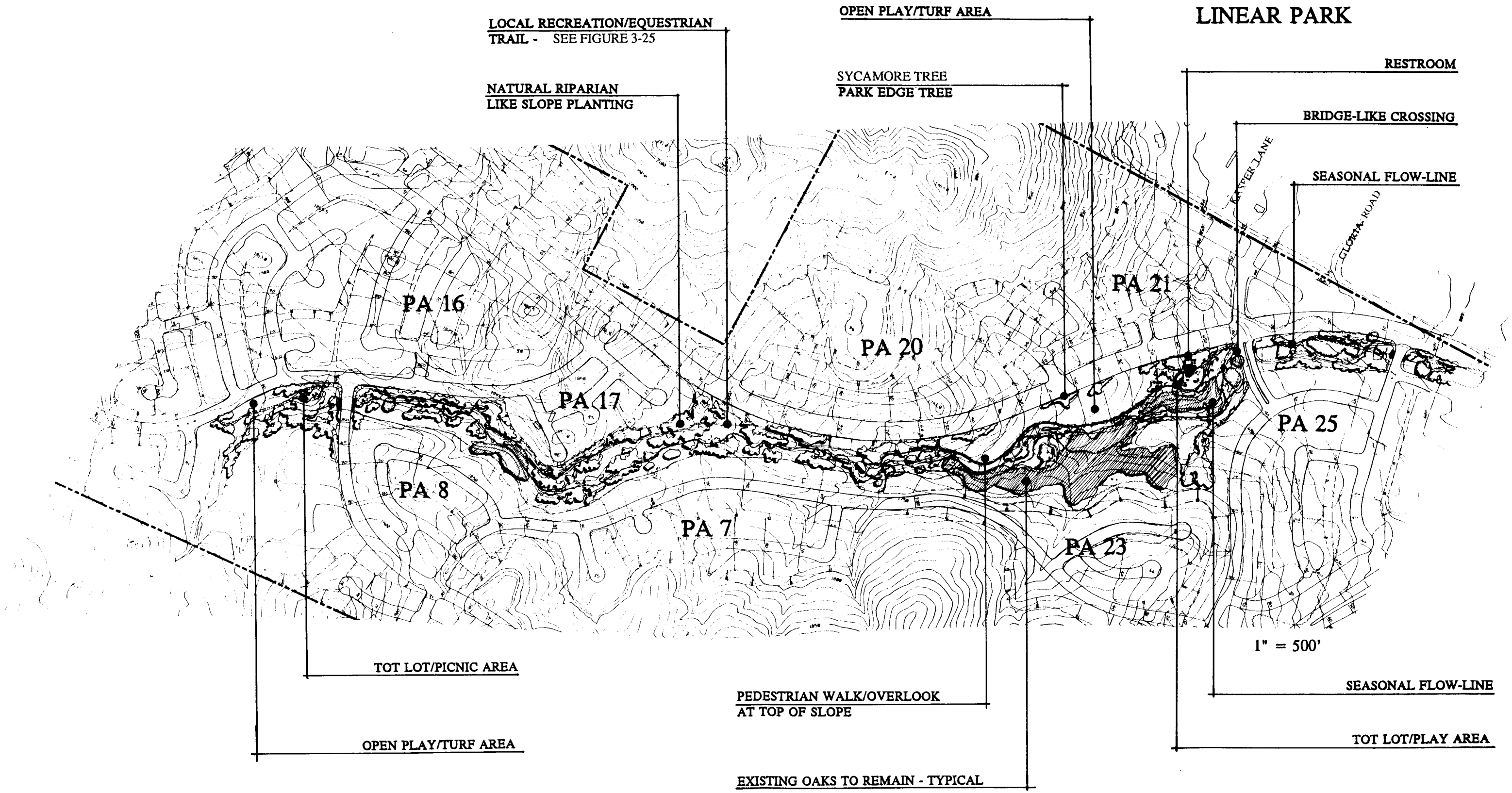
- Public restroom (pending acceptance by the Murrieta CSD)
- Recreational/equestrian trail (10-foot-wide)
- Open play turf area(s)
- Picnic opportunities including tables, barbecues and trash receptacles
- Tot lot(s)/childrens play areas (two (2) total)
- Pedestrian walks
- Minor foot trails and general clean-up and enhancement of natural riparian environment.

Design of these elements will respect the sensitive existing natural riparian environments.

Native Oaks, Sycamores, Cottonwoods and other riparian species will predominate within "improved" landscape areas. The intent of the improvements to this riparian corridor are to not alter or significantly affect the existing seasonal flows through the area.

Recreation enthusiasts of all ages will enjoy the many passive and active recreational opportunities afforded by the linear park. A meandering trail network will follow the corridor's edge, providing a combination of recreational uses such as horseback riding, jogging, walking and cycling. In addition, the linear park will contain large flat areas of lawn suitable for picnicking, open play or informal ball games. The linear park forms a lush green window to the residential element of the Murrieta Hills community, and provides a landscape buffer between the proposed residences and Keller Road. Detention ponds will be sited in or adjacent to the park, as detailed in the MHPFFP (Chapter 4). These ponds will detain runoff flows so that the developed

LINEAR PARK



NOTE: RESIDENTIAL PLANNING AREA LAYOUTS SHOWN ARE CONCEPTUAL TO ILLUSTRATE VARIOUS LIKELY EDGE CONDITIONS AND INTERFACES. ACTUAL SUBDIVISION LAYOUTS WILL BE DETERMINED AT THE TIME IMPLEMENTING TENTATIVE TRACT MAPS ARE SUBMITTED.

FIGURE 3-22

discharge will not exceed the historic undeveloped discharge. The proposed detention basins will be screened with landscaping and fencing where appropriate or as required by the City of Murrieta or the County Flood Control District.

All required permits, agreements and approvals shall be applied for and received from relevant state and federal agencies. These may include federal Section 404 permits for affecting waters of the United States and California Department of Fish and Game sections 1601 and 1603 Agreements for Streambed Alteration.

b. LOCAL RECREATION/EQUESTRIAN TRAIL

A 10' wide decomposed granite recreation trail enters near the northeast corner of the project, continues up Keller Road and becomes a trail within in the linear riparian park and exits the project at its southwest boundary. See Figure 3-25.

7. ELEMENTARY SCHOOL SITE (See Figure 3-23)

A 10-acre elementary school site is proposed for Murrieta Hills, as shown in Planning Area 9. This school will be under the jurisdiction of the Menifee Union School District to serve local students enrolled in grades K through 6. Recreation opportunities provided by the School District may include the following activities: playground equipment, basketball, softball, soccer and football fields. Recreational equipment and playfields associated with and on school grounds will be available for public use at the school districts discretion.

Due to its proximity to the riparian/linear park, non-vehicular access to the school will be possible for many of the project's residents. The planting theme will reinforce this natural environment through the use of Coast live oak, California sycamore and Cottonwood.

The School District will be responsible for construction and maintenance of the school property.

C. SITE PLANNING GUIDELINES

The Murrieta Hills Specific Plan development regulations are specified in Chapter 2, *Zoning Ordinance*. The adopted standards are intended to provide flexibility for efficient site planning and are not intended to be used to create substandard developments.

General site planning criteria for the Murrieta Hills community are as follows:

1. Product types and building types should be varied and intermixed to provide interest and identity and to avoid a monotonous streetscene.

2. One story elements oriented to streets to soften streetscape.

3. Varied front street setbacks on local streets will create interest and reduce monotony.

ELEMENTARY SCHOOL - P.A. 9

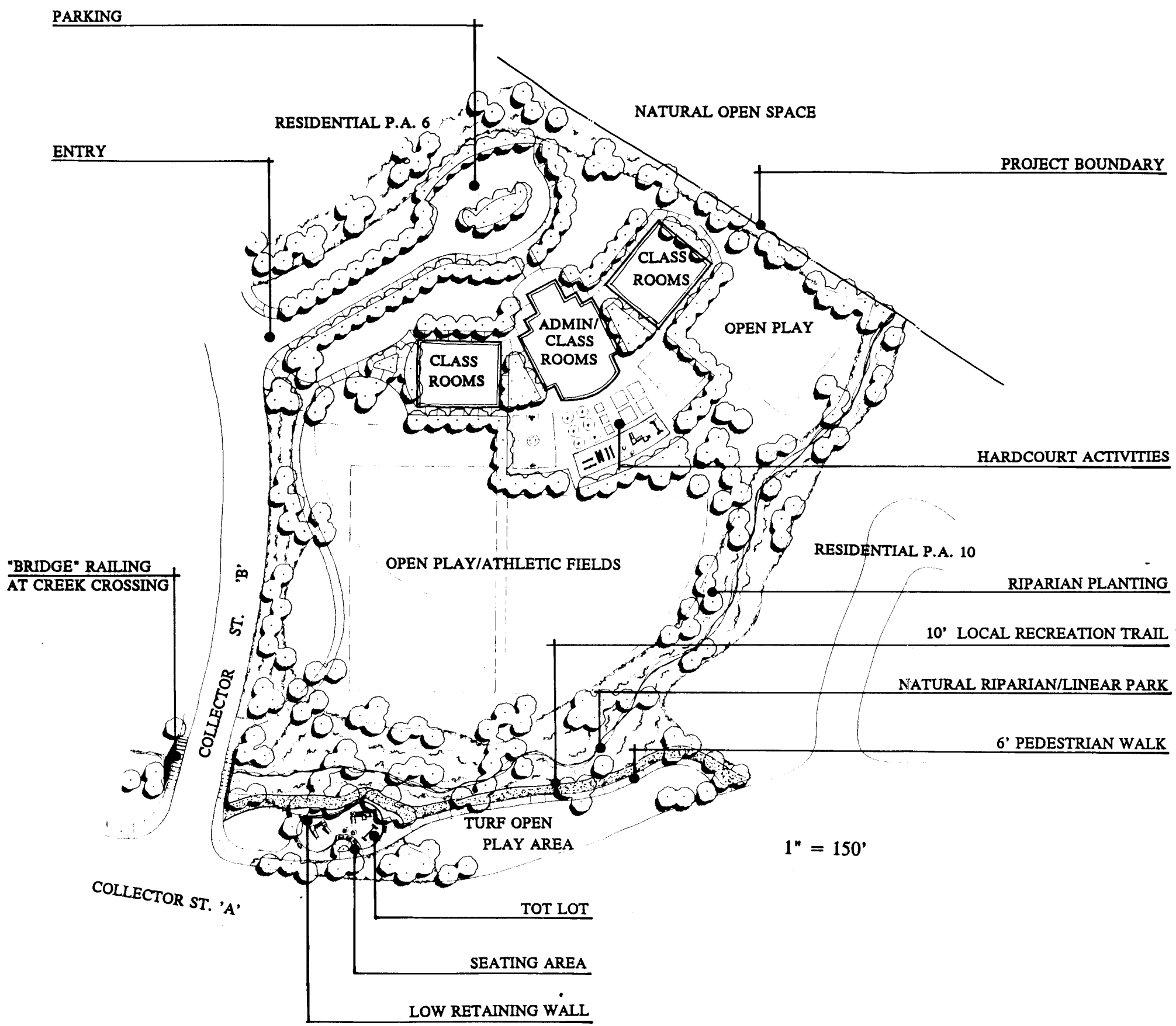


FIGURE 3-23

4. Although streets are public, a perceivable articulated entry into each tract will provide identity and increase "neighborhood pride."

5. Tracts that border natural open space areas should be designed to maximize open space views but to discourage access to natural open space areas.

6. When tract maps are designed, they shall accommodate a variety of floor plans, elevations and architectural details including the use of alternately reversing repetitive floor plans.

7. Vary rear setbacks where tracts back up to community greenbelts and trail systems.

8. Low profiles along street fronts, using techniques such as second story setbacks, single story elements oriented to streets, and clipped roofs at sides and corner of buildings.

D. SIGNAGE

A single thematic sign program for the commercial/office planning area should be developed. The design of this sign program must be incorporated with the master community landscape theme throughout the Murrieta Hills community.

All signs must be approved by the Master Developer prior to installation. Building exterior design should anticipate sign locations, size and colors. Sign design must be in harmonious relationship to building size, design, color and location on the site. All signs must comply with the City of Murrieta sign ordinances and guidelines contained in Chapter 2, Section 6 of this document, *Comprehensive Sign Regulations*.

Appropriate elements of the signage program include:

1) *Free-standing monument(s)* located at each entry drive to the commercial/office development, and at least one building-mounted sign for project identity.

2) One *color* for sign lettering and one color for sign background. Additional colors are acceptable only when incorporating a company logo or accent element.

3) *Small, low key signage* at eye level for tenant spaces.

4) *Signage design* should be consistent with building texture, color and architectural style and should be placed/mounted to be compatible with the architectural design of the structure. Signage and letter size should be complementary to the proportion and scale of the building.

5) *Signage should not be mounted* above building facades or mounted on roofs.

6) *Sign illumination* should be from a concealed source.

E. OUTDOOR LIGHTING

All streets and commercial developments in Murrieta Hills shall have uniform lighting standards with regard to style, materials and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures in the Murrieta Hills project area shall comply with the following regulations and provisions.

1) All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed and arranged to minimize glare and illumination of streets or adjoining property. Low intensity, energy conserving nightlighting is preferred.

2) Lights shall be of unbreakable plastic, recessed or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal-proof.

3) Neon and similar types of lighting are prohibited in all areas of Murrieta Hills except in retail commercial developments.

4) All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.

5) All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.

6) All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.

7) No freestanding lighting fixtures shall exceed twenty-five feet (25') in height.

8) Service area lighting shall be contained within the service yard boundaries and enclosure walls.

9) The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features should be illuminated by concealed uplight fixtures.

10) All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility if possible or shall be screened with appropriate plant materials.

11) The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety and security should be emphasized when designing any light system.

12) All lighting shall conform to the City's ordinance protecting the Mount Palomar Observatory.

F. PARKING

Parking spaces shall be provided as detailed in Chapter 2, Section 7, *Off-Street Parking*.

V. LANDSCAPE DESIGN GUIDELINES

A. LANDSCAPE CONCEPT AND PALETTE

1. DESIGN CONCEPT

The existing natural environment of Murrieta Hills is characterized by varied topography, rock outcrops and significant stands of native coast live oak. It is the intent of the landscape development concept to preserve and enhance the existing natural character of this site. The conceptual landscape plan (see Figure 3-1) is based on simplicity, utilizing a plant palette which respects and enhances the existing native plant communities through the use of native and appropriate non-native/drought tolerant species. Complementary to the landscape theme, the hardscape elements within the community such as entry monuments, signage, walls, fences, etc. will evoke the same respect for the existing natural environment. These elements will be influenced by a "California Ranch" and "Craftsman" style vernacular complimentary to the community-wide architectural theme proposed for the project.

The proposed landscape character will be expressed throughout the community open spaces including streetscapes, community entries, an extensive linear riparian park, a memorial park (to be submitted under separate CUP submittal) and manufactured and transitional slopes. These community landscape elements will provide an overall continuity to the project and are further described below in written and graphic form.

Following the written summaries and graphic exhibits of community landscape elements, specific plant palettes will be presented, separated into lists, characterizing these various community landscape elements.

In conclusion, general landscape issues will be presented including such things as drought tolerance, planting time, climate constraints, soils testing, irrigation standards, lighting and landscape maintenance standards.

2. PLANT PALETTES

a. INTRODUCTION

These guidelines provide a simple plant palette which complements and enhances the natural setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions and concern for maintenance and water conservation.

Plants selected for given project areas shall have similar cultural requirements so irrigation can be designed to minimize water use and plant material can thrive under optimal conditions.

The plant palettes have been separated into distinct groups and are listed below:

b. STREET/SLOPE TREES FOR VARIOUS ARTERIAL AND COLLECTOR ROADS WITHIN THE COMMUNITY

- **Keller Road**

Quercus agrifolia[1]	Coast Live Oak
Platanus racemosa[2]	California Sycamore
Populus fremontii[3]	Fremont Poplar (Riparian Park)

- **Zeiders Road**

Quercus agrifolia[1]	Coast Live Oak
Platanus racemosa[3]	California Sycamore
Koelreuteria paniculata[2]	Chinese Flame Tree

- **Collector "A"**

Platanus racemosa[1]	California Sycamore
Quercus agrifolia[3]	California Live Oak
Schinus molle[2]	California Pepper

- **Collector "B"**

Quercus agrifolia[1]	Coast Live Oak
Pinus coulteri[3]	Coulter Pine
Pistachia chinensis[2]	Chinese Pistache

[1] Primary Street/Slope Tree; [2] Accent Tree; [3] Secondary Tree

c. SHRUBS AND GROUNDCOVER FOR USE IN PARKWAYS, MEDIANS AND SLOPE AREAS WITHIN ENHANCED LANDSCAPE ZONES (ELZ)

Acacia redolens "Desert Carpet"	Dwarf Trailing Acacia
Arctostaphylos "John Dourley"	John Dourley Manzanita
Baccharis centennial	
Ceanothus griseus hor. "Yankee Point"	California Lilac
Cistus spp.	Rockrose
Cotoneaster microphyllus "Emerald Spray"	Cotoneaster
Escallonia fradesii	Pink Escallonia
Grewia caffra	Lavender Starflower
Hemerocallis hybrida	Daylily
Ilex vomitoria	Yaupon Holly
Iris douglasiana	Douglas Iris
Myoporum pacificum	Pacific Myoporum
Myoporum parvifolium	Prostrate Myoporum
	Ornamental grasses
Plumbago auriculata	Cape Plumbago

Prunus ilicifolia	Hollyleaf Cherry
Rosmarinus prostratus	Prostrate Rosemary
Salvia spp.	Sage
Xylosma congestum	Shiny Xylosma

d. ENTRIES AND INTERSECTIONS

TREES:

Arbutus unedo	Strawberry Tree
Cistrus spp.	Citrus
Koelreuteria bipinnata	Chinese Flame Tree
Pistachia chinensis	Chinese Pistache
Platanus racemosa	California Sycamore
Populus nigra italica	Lombardy Poplar
Quercus agrifolia	Coast live Oak
Schinus molle	California Pepper

SHRUBS AND GROUNDCOVER:

Arctostaphylos 'John Dourley'	John Dourley Manzanita
Baccharis centennial	
Ceanothus griseus hor. 'Yankee Point'	California Lilac
Cistus Spp.	Rockrose
Cotoneaster microphyllus 'Emerald Spray'	Cotoneaster
Escallonia fradesii	Pink Escallonia
Grewia caffra	Lavender Starflower
Hemerocallis hybrida	Daylily
Heuchera hybrida	Coral Bells
Ilex vomitoria	Yaupon Holly
Iris douglasiana	Douglas Iris
Myoporum pacificum	Pacific Myoporum
Myoporum parvifolium	Prostrate Myoporum
	Ornamental Grasses
Phormium tenax 'Dwarf'	Dwarf New Zealand Flax
Plumbago auriculata	Cape Plumbago
Prunus ilicifolia	Hollyleaf Cherry
Rosmarinus prostratus	Prostrate Rosemary
Salvia spp.	Sage
Xylosma congestum	Shiny Xylosma

e. NATIVE AND/OR DROUGHT TOLERANT SLOPES

TREES:

Pinus coulteri	Coulter Pine
Quercus agrifolia	Coast Live Oak
Quercus dumosa	Scrub Oak
Sambucus mexicana	Elderberry
Schinus molle	California Pepper

SHRUBS AND GROUNDCOVER:

Acacia redolens 'Desert Carpet'	Dwarf Trailing Acacia
Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos 'John Dourley'	John Dourley Manzanita
Baccharis centennial	
Ceanothus concha	California Lilac
Cistus spp.	Rockrose
Encelia californica	California Encelia
Fremontodendron 'Ken Taylor'	Flannelbush
Heteromeles arbutifolia	Toyon
Mimulus aurantiacus	Monkey Flower
Mimulus cardinalis	Scarlet Monkey Flower
Penstemon heterophyllus	Foothill Penstemon
Rhamnus californica	Coffeeberry
Rhamnus crocea	Redberry
Rhus laurina	Laurel Sumac
Rosa californica	California Wildrose
Rosemarinus prostratus	Prostrate Rosemary
Salvia greggii	Red Sage
Salvia spp.	
Stipa lepida	Foothill Stipa
Stipa pulchra	Purple Stipa

f. MANUFACTURED SLOPE TRANSITIONS TO NATURAL OPEN SPACE

TREES:

Pinus coulteri	Coulter Pine
Quercus agrifolia	Coast Live Oak
Quercus dumosa	Scrub Oak
Sambucus mexicana	Elderberry

SHRUBS AND GROUNDCOVER:

Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos 'John Dourley'	John Dourley Manzanita
Baccharis centennial	
Ceanothus spp.	California Lilac
Cistus spp.	Rockrose
Encelia californica	California Encelia
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Fremontodendron 'Ken Taylor'	Flannelbush
Heteromeles arbutifolia	Toyon
Lasthenia chrysostoma	Goldfields
Lotus scoparius	Deerweed
Lupinus succulentus	Arroyo Lupine
Mimulus aurantiacus	Monkey Flower
Mimulus cardinalis	Scarlet Monkey Flower
Nemophila menziesii	Baby Blue Eyes
Penstemon heterophyllus	Foothill Penstemon
Plantago insularis	NCN
Rhamnus californica	Coffeeberry
Rhamnus crocea	Redberry
Rhus laurina	Laurel Sumac
Rosa californica	California Wildrose
Rosemarinus prostratus	Prostrate Rosemary
Salvia greggii	Red Sage
Salvia sonomenis	Creeping Sage
Schinus molle	California Pepper
Sisyrinchium bellum	Blue Eyed Grass
Stipa lepida	Foothill Needle Grass
Stipa pulchra	Purple Needle Grass
Trichostema lanatum	Woolly Blue Curls
Zauschneria species	California Fuchsia

g. FUEL MODIFICATION AREAS

TREES AND SHRUBS OVER 3 FEET TALL:

Cistus villosus	Purple Pockrock
Laurus nobilis	Sweet Bay
Plantanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Robinia pseudoacacia	Black Locust
Ceratonia siliqua	Carob
Arctostaphylos species	Manzanita
Pittosporum species	Pittosporum
Heteromeles arbutifolia	Toyon

GROUNDCOVER AND SHRUBS UNDER 3 FEET TALL:

Carpobrotus species	Sea Fig
Deloperma alba	White Tailing Ice Plant
Drosanthemum floribundum	Rosea Ice Plant
Lampranthus spectabilis	Trailing Ice Plant
Malephora crocea	Croceum Ice Plant
Santolina chamaecyparissus	Lavendar Cotton
Santolina virens	Green Santolina
Etiophyllum species	Yarrow
Eschscholzia californica	California Poppy
Lotus scoparius	Deerweed
Lupinus species	Annual Lupines
Minulus species	Monkey Flower
Penstemon species	Penstemon
Salvia colubariae	Chia
Salvia sonomenis	Creeping Sage
Trichostema lanatum	Wooly Blue Curls
Zauschneria species	California Fuchsia
Acacia ongerup	Acacia
Arctotheca calendula	Cape Weed
Artenusua caucasica	Caucasian Artemisia
Atriplex cuneata	Castlevalley Saltbush
Atriplex semibaccata	Creeping Saltbush
Baccharis pilularis	Prostrate Baccharis
Ceanothus griseus horizontalis	Carmel Creeper Ceanothus
Cistus crispus	Rockrose
Cistus salvifolius	Sageleaf Rockrose
Gazania rigens leucolaena	Tailing Gazania
Lippia canescens	Lippia
Myoporum parvifolium	Myoporum
Osteospermum fruticosum	African Daisy
Trifolium fragiferum O'Conners	O'Conner Legume
Vinca species	Periwinkle

h. LINEAR/RIPARIAN PARK

TREES:

Platanus racemosa	California Sycamore
Populus fremontii	Fremont Poplar
Quercus agrifolia	Coast live Oak
Salix goodingii	Black Willow
Salix laevigata	Red Willow
Salix lasiolepis	Arroyo Willow
Umbellularia california	California Bay Laurel

SHRUBS AND GROUNDCOVER:

Arctostaphylos 'Howard McMinn'	Manzanita
Arctostaphylos 'John Dourley'	John Dourley Manzanita
Ceanothus spp.	California Lilac
Cistus spp.	Rockrose
Encelia californica	California Encelia
Heteromeles arbutifolia	Toyon
Heuchera maxima	Coral Bells
Iris douglasiana	Douglas Iris
Mimulus aurantiacus	Monkey Flower
Mimulus cardinalis	Scarlet Monkey Flower
	Ornamental grasses
Rhus laurina	Laurel Sumac
Ribes spp.	Gooseberry
Rosa californica	California Wildrose
Salvia greggii	Red Sage

i. GENERAL OVERALL COMMUNITY PLAN PALETTE

TREES:

Albizia julibrissin	Mimosa Tree
Alnus rhombifolia	White Alder
Arbutus unedo	Strawberry Tree
Brachychiton populneus	Bottle Tree
Citrus species	Citrus
Geijera parviflora	Australian Willow
Gingko biloba species	Maidenhair Tree
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay
Olea europaea 'Fruitless'	Fruitless Olive
Pinus coulteri	Coulter Pine
Pinus eldarica	Eldarica Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Populus fremontii	Fremont Poplar
Populus nigra italica	Lombardy Poplar
Quercus agrifolia	Coast Live Oak
Quercus dumosa	Scrub Oak
Rhus lancea	African Sumac
Sambucus mexicana	Elderberry
Schinus molle	California Pepper

SHRUBS:

Arctostaphylos 'Howard McMinn'	Manzanita
Baccharis centennial	
Ceanothus concha	California Lilac
Cistus spp.	Rockrose
Cotoneaster species	Cotoneaster
Elaeagnus pungens	Silver Berry
Encelia californica	California Encelia
Escallonia fradesii	Pink Escallonia
Feijoa sellowiana	Pineapple Guava
Fremontodendron 'Ken Taylor'	Flannelbush
Grewia caffra	Lavender Starflower
Hemerocallis species	Day Lily
Heteromeles arbutifolia	Toyon
Heuchera hybrida	Coral Bells
Ilex vomitoria	Yaupon Holly
Iris douglasiana	Douglas Iris
Moraea bicolor	Fortnight Lily
Mimulus aurantiacus	Monkey Flower
Nandina domestica and 'Compacta'	Heavenly Bamboo
Nerium oleander	Oleander
	Ornamental Grasses
Osmanthus fragrans	Sweet Olive
Phormium tenax 'Dwarf'	Dwarf New Zealand Flax
Pittosporum tobira and 'Wheelers Dwarf'	Mock Orange
Plumbago auriculata	Cape Plumbago
Prunus caroliniana	Carolina Laurel Cherry
Prunus ilicifolia	Hollyleaf Cherry
Psidium littorale	Strawberry Guava
Pyracantha species	Firethorn
Rhus laurina	Laurel Sumac
Ribes spp.	Gooseberry
Rosa californica	California Wildrose
Salvia greggii	Red Sage
Salvia spp.	Sage
Xylosma congestum	Xylosma

VINES:

Bignonia chere	Blood Red Trumpet Vine
Doxantha unguis-cati	Cat's Claw Vine
Gelsemium sempervirens	Carolina Jasmine
Grewia caffra	Lavendar Star Flower Vine
Wisteria floribunda	Wisteria

GROUNDCOVERS:

Acacia redolens 'Desert Carpet'	Dwarf Trailing Acacia
Arctostaphylos 'John Dourley'	John Dourley Manzanita
Ceanothus griseus hor. 'Yankee Point'	California Lilac
Myoporum pacificum	Pacific Myoporum
Myoporum parvifolium	Myoporum
Rosemarinus officinalis	Rosemary
Rosemarinus prostratus	Prostrate Rosemary

TURF GRASS - SEED:

- Year round turf grass mix
- 100% dwarf tall fescue blend - 10 lbs. per 1000 s.f.
- Suitable seasonal mix: Hybrid bermuda
- The planting time will vary for these types as bermuda grass should not be planted during its dormant season. Tall fescue is a drought tolerant deep rooted turf grass.

i. INVASIVE SPECIES

Non-native invasive plant species shall not be used in landscape plans, fuel modification zones or buffer zones that interface with preserved natural open space areas. Any CC&R's will provide that disposal of cuttings of these or any other ornamental plants in preserved natural open space areas is strictly prohibited. Controlled invasive non-native species include the following:

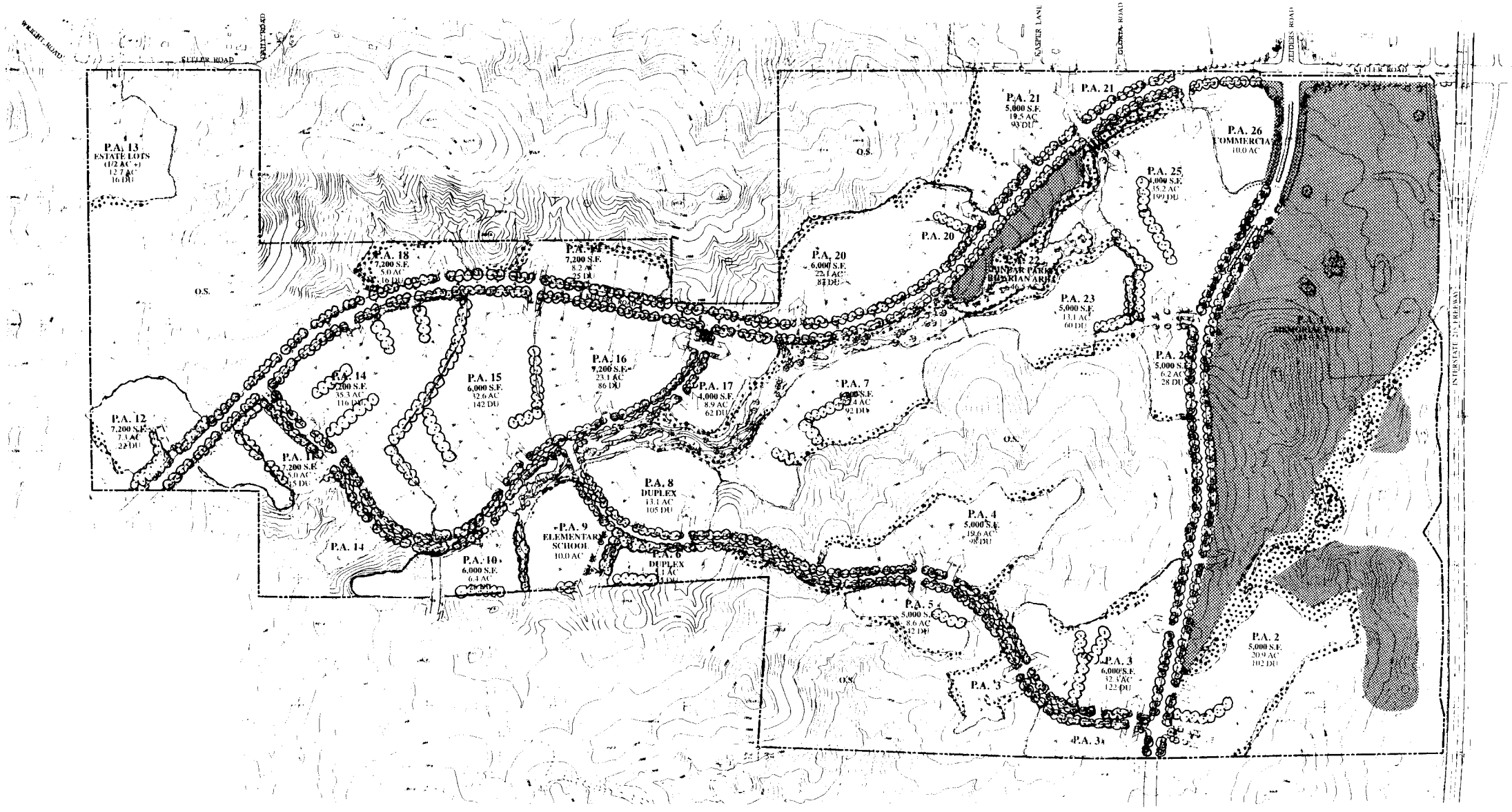
Acacia spp.	Non-native Acacia's
Ailanthus altissima	Tree of Heaven
*Arundo donax**	Giant Reed
Carpobrotus edulis	Hottentot-Fig
*Chrysanthemum coronarium**	Garland Chyrsanthemum
*Cortaderia atacamensis**	Pampas Grass
Cytisus monspessulans	French Broom
Cytisus scoparius	Scotch Broom
Mesembryanthemum crystallinum	Crystal Ice Plant
Mesembryanthemum nodiflorum	Small-Flowered Ice Plant
*Oxalis pes-caprae**	Bermuda Buttercup
Senecio mikanoides	German Ivy
Vinca major	Pink Periwinkle
*Tamarix spp.**	Tamarisk
Ulex europaeus	Gorse

* Indicates a species that may not be used in any plant palettes, regardless of location in the development, due to its ability to readily spread via airborne seeds, rather than vegetatively.

B. LANDSCAPE INTENSITY

Murrieta Hills has been designed to incorporate a variety of landscape intensities varying from natural to ornamental. Landscape intensity classifications are described below and illustrated on Figure 3-24, *Landscape Intensity Plan.*

LANDSCAPE INTENSITY PLAN



LEGEND

ORNAMENTAL

MANICURED

NATURALIZED

NATURAL

- ***Natural***. This category includes approximately 288 acres of existing vegetated areas not impacted by development of the project. Irrigation in these areas is not required.

- ***Naturalized***. This category includes fuel modification areas and planted areas which require temporary irrigation and/or minimal maintenance.

- ***Manicured***. This category includes portions of the memorial park and linear park which require special attention due to their significance.

- ***Ornamental***. This category includes streetscape and corridor landscaping which require regular irrigation and maintenance.

C. STREETSCAPE LANDSCAPING (See Figures 3-25 through 3-37)

1. INTRODUCTION

Roadway landscapes within Murrieta Hills respond to the surrounding natural environment in which they occur. The roads form a hierarchy of urban arterial, secondary highway, collector and local streets. The landscape character and setbacks reinforce the hierarchy, with greater setbacks and landscaped medians (Keller Road) on larger roads and slightly narrower setbacks on collector roads.

All roadway landscapes include primary street and slope trees which dominate the street scene, complemented by a secondary tree. Accent trees will identify special features and entries. Roadway edges (and medians) will be treated as an "enhanced landscape zone" (ELZ). This zone is a "green" edge characterized by a combination of turf and/or native and drought tolerant shrubs and groundcovers. The width of the ELZ varies depending on the size of the roadway and adjacent land uses. (Refer to individual figures for more detail.) Within the enhanced landscape zones, six-foot wide meandering walks will occur, meandering both horizontally and vertically (where space and grades allow). See Figure 3-25, *Pedestrian Walks and Recreation Trail*. Manufactured slopes beyond the ELZ will be treated very simply, characterized by native and drought tolerant hydroseeded groundcovers with informal shrub groupings and tree masses. Slope transitions between manufactured slopes and the natural open space will be treated sensitively through the use of native plant species and lower densities of planting as a slope transitions to the existing natural environment.

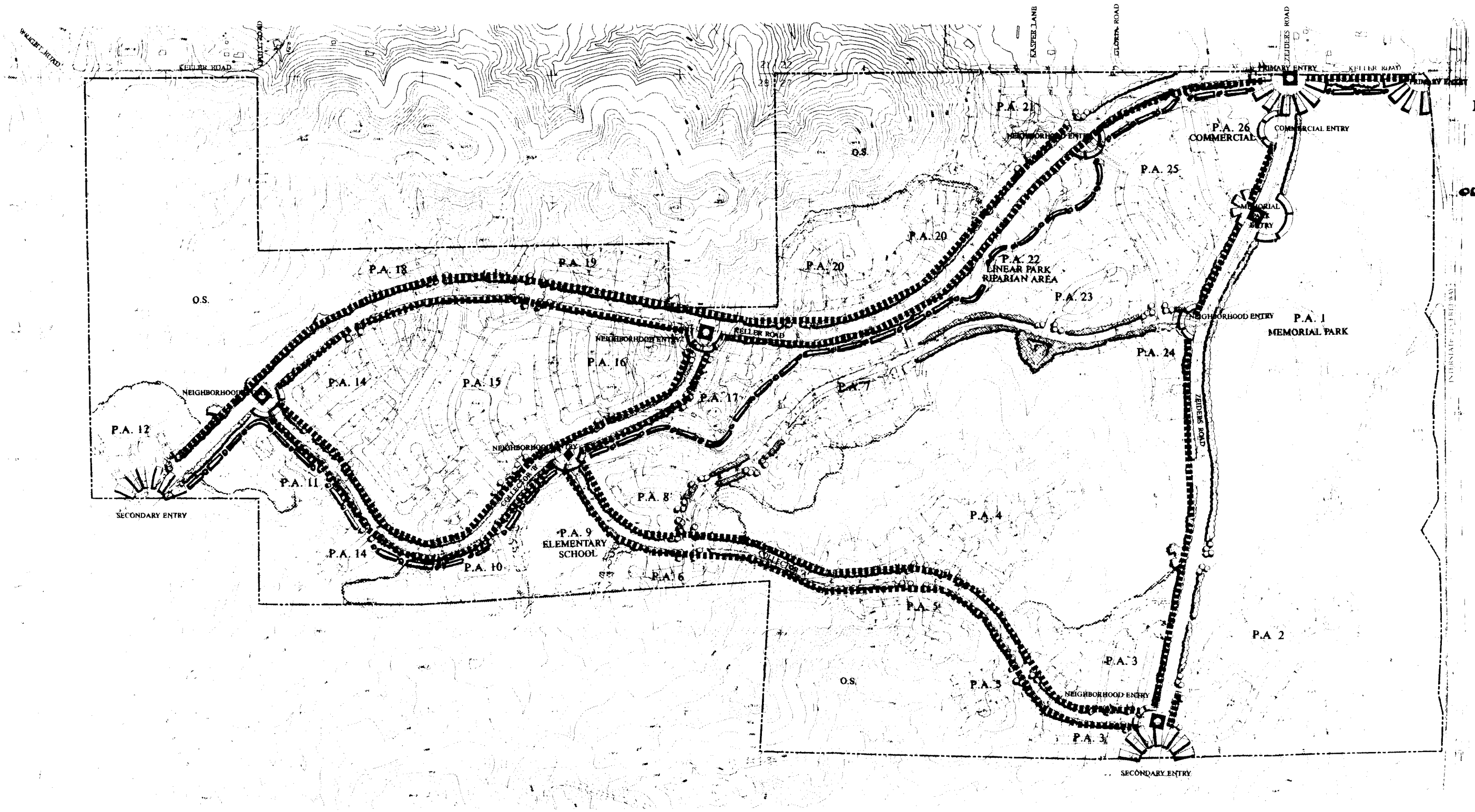
Roadway landscapes will respond to the adjacent land use, providing a buffer to help break up building masses and view openings to recreational and natural open spaces.

2. ARTERIAL AND SECONDARY HIGHWAY (Keller and Zeiders Road, Figures 3-26 through 3-34)

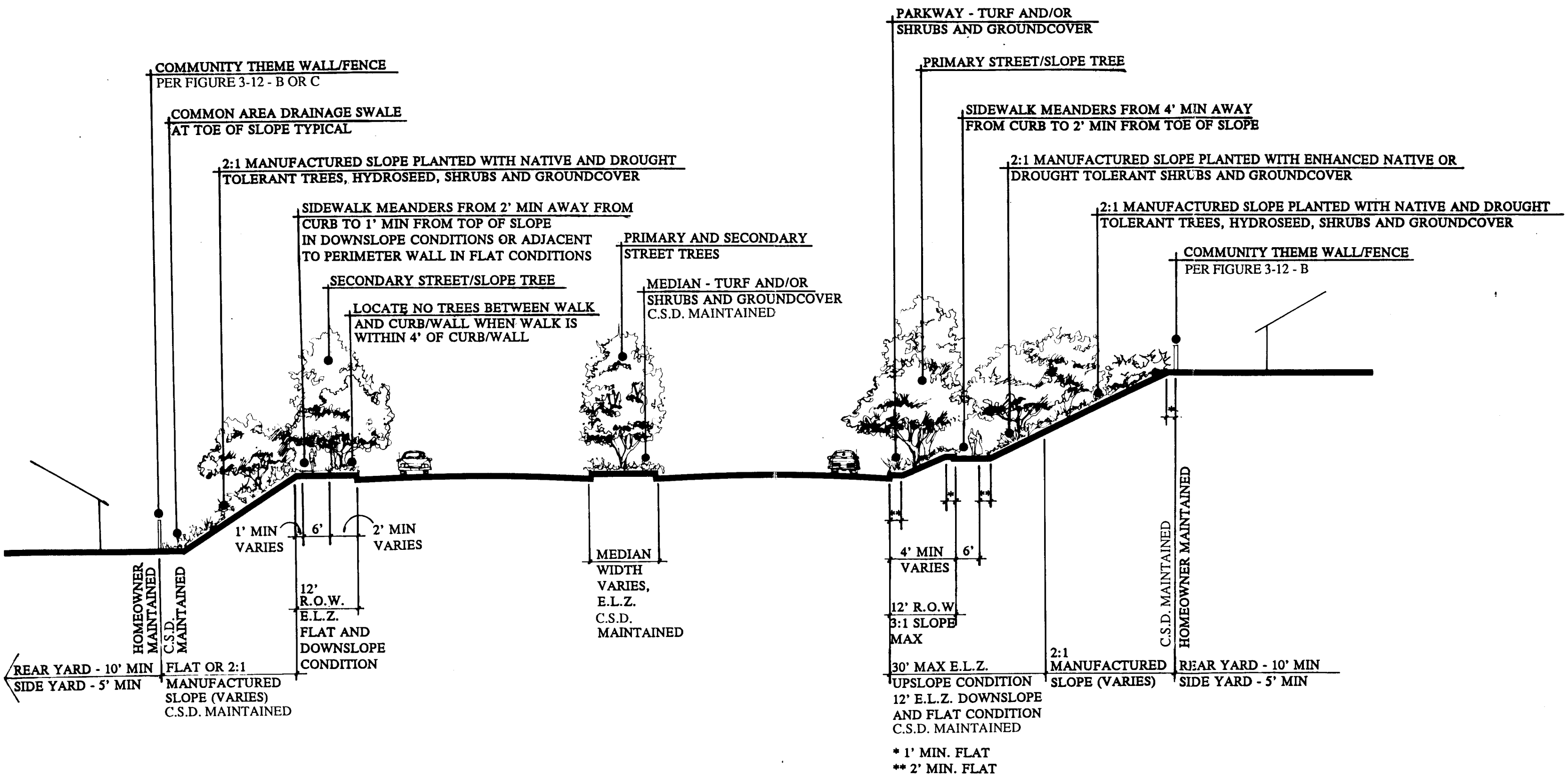
Keller Road serves a major entry corridor to the community and is greatly influenced by the natural riparian linear park which parallels a significant portion of the roadway. In response to this natural feature, the Coast Live Oak is the primary street/slope tree complimented by the California Sycamore as a secondary tree. As the road climbs to higher elevations near the western boundary, the Sycamore will fade out in response to the topography.

Zeiders Road serves as the major north/south linkage and entry corridor. The Coast Live Oak and Sycamore dominate the northern half of the roadway and then transitions to predominately Oak as the road climbs to the south.

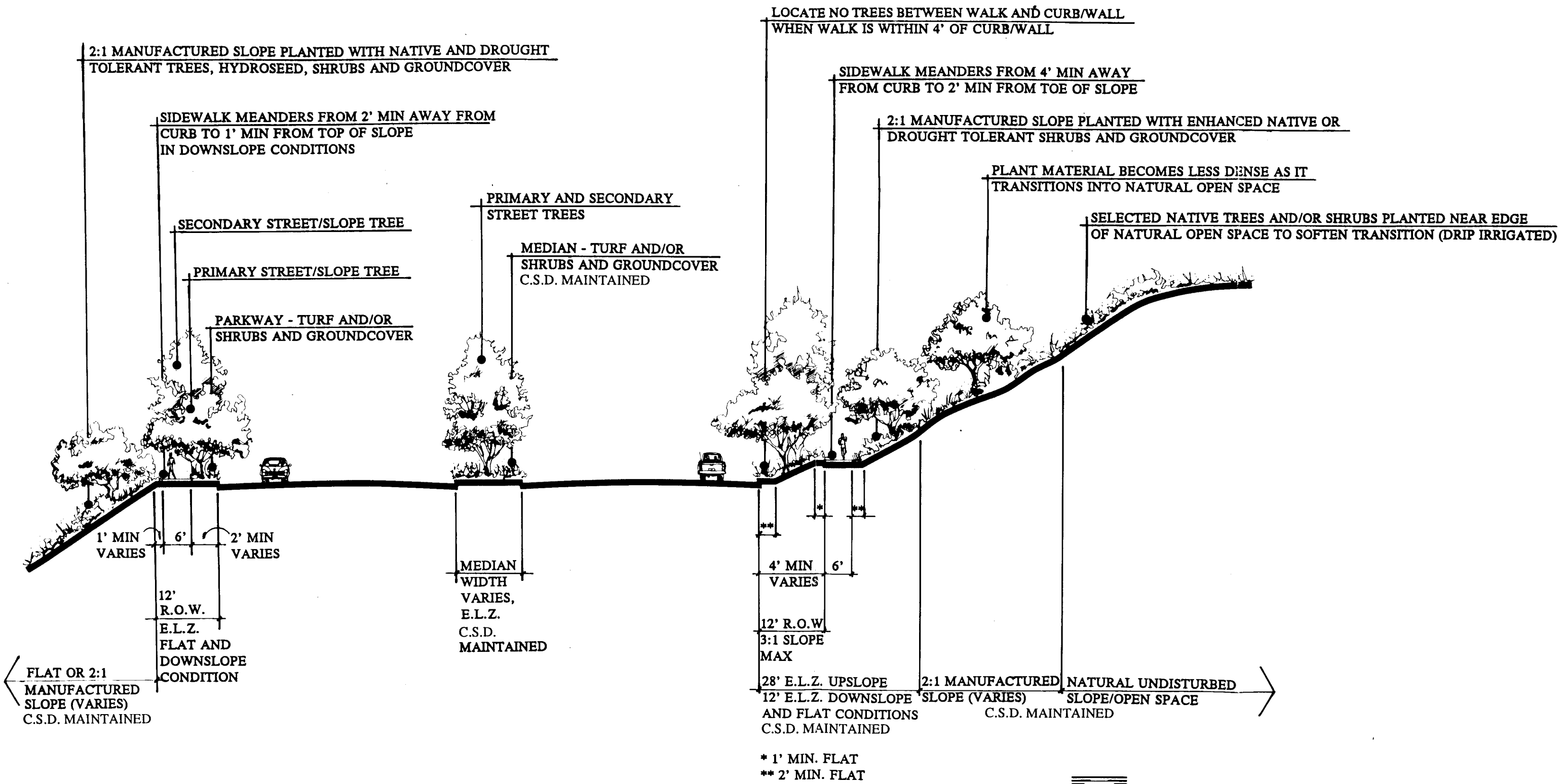
PEDESTRIAN WALKS AND RECREATION TRAIL



KELLER ROAD AT RESIDENTIAL



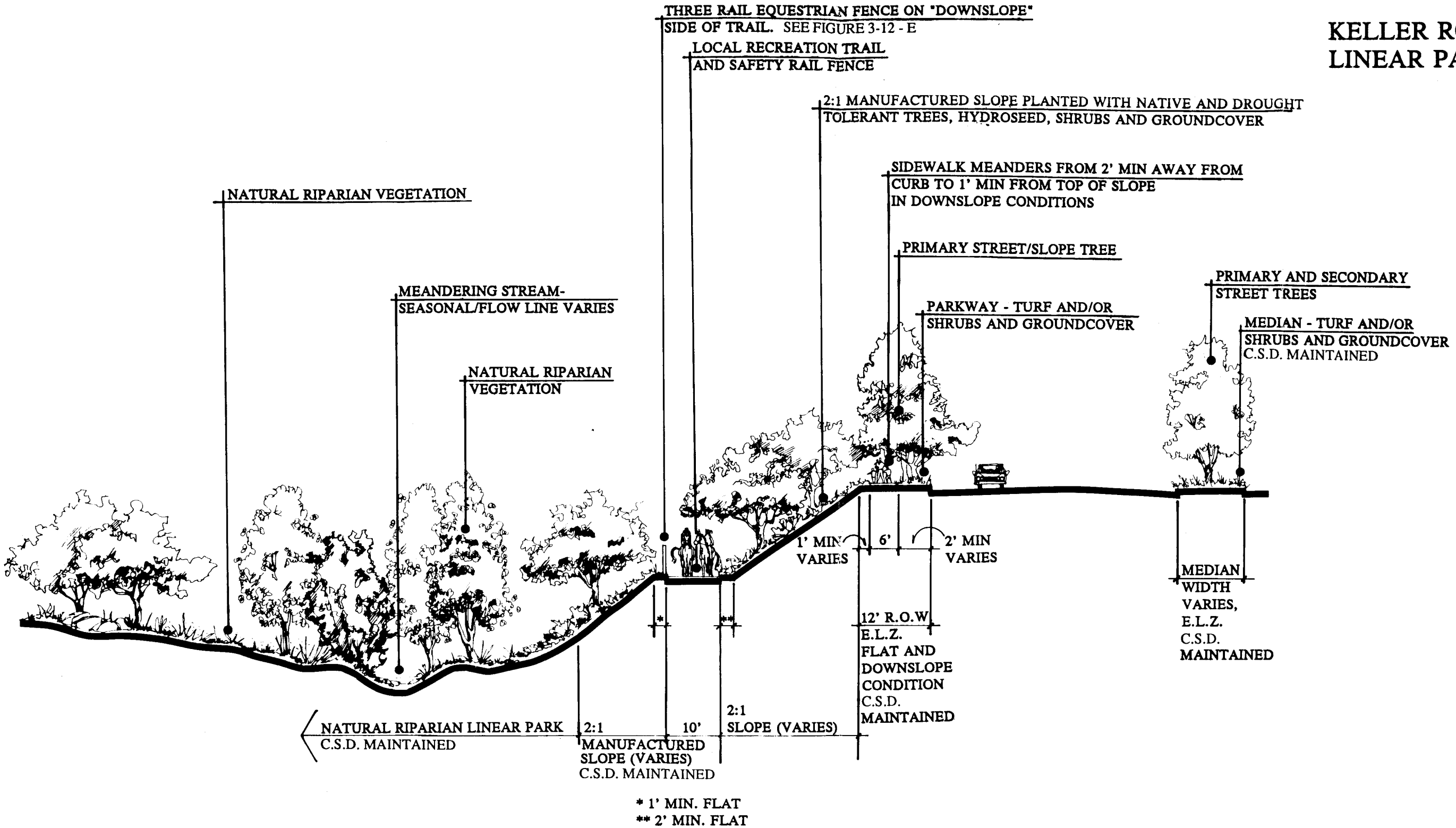
KELLER ROAD AT NATURAL OPEN SPACE



MURRIETA HILLS ▪ *Prepared For :* MURRIETA HILLS, INC. ▪ *3900 Workman Mill Road* ▪ *Whittier, CA. 90601*

FIGURE 3-27

KELLER ROAD AT LINEAR PARK



KELLER ROAD AT MEMORIAL PARK

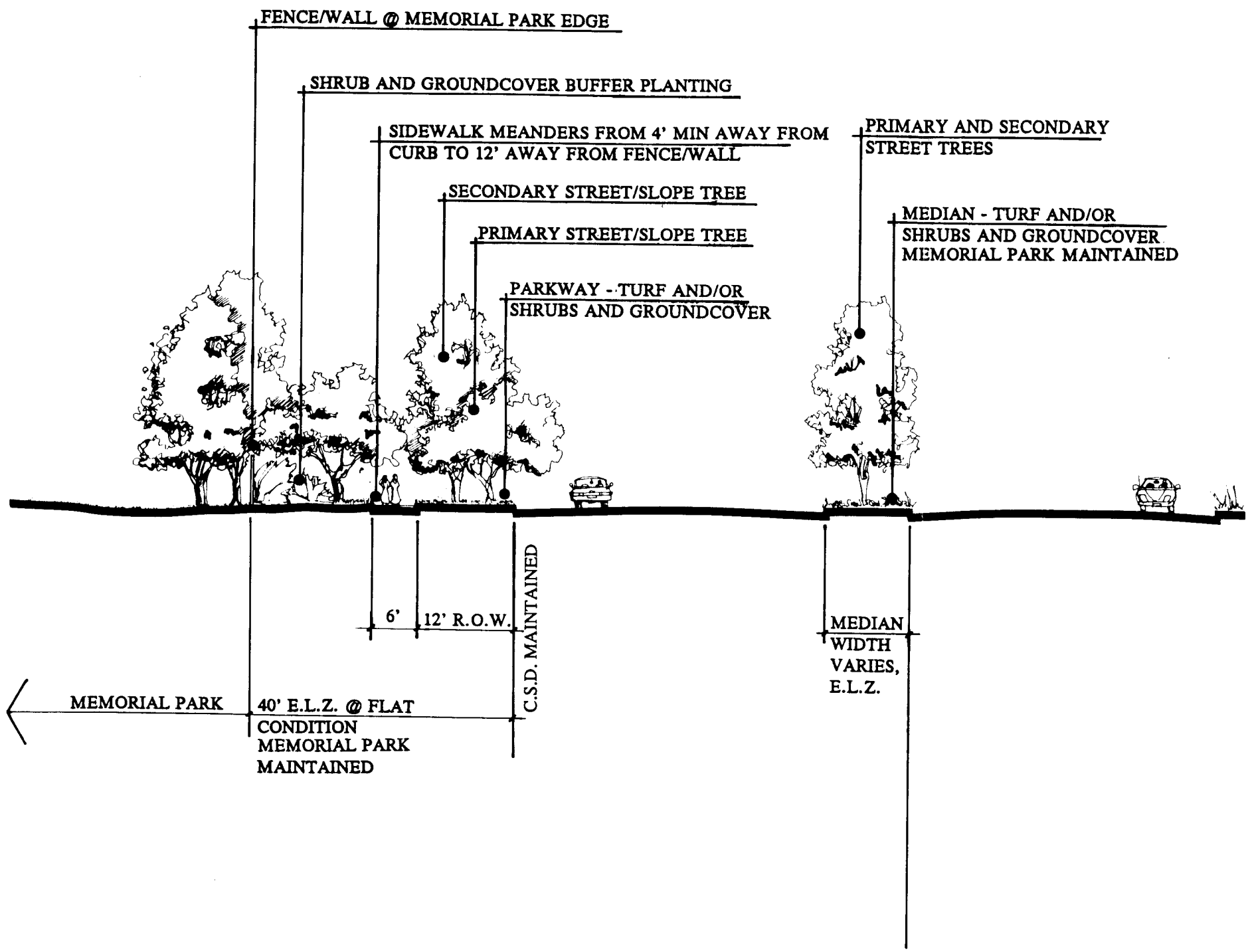


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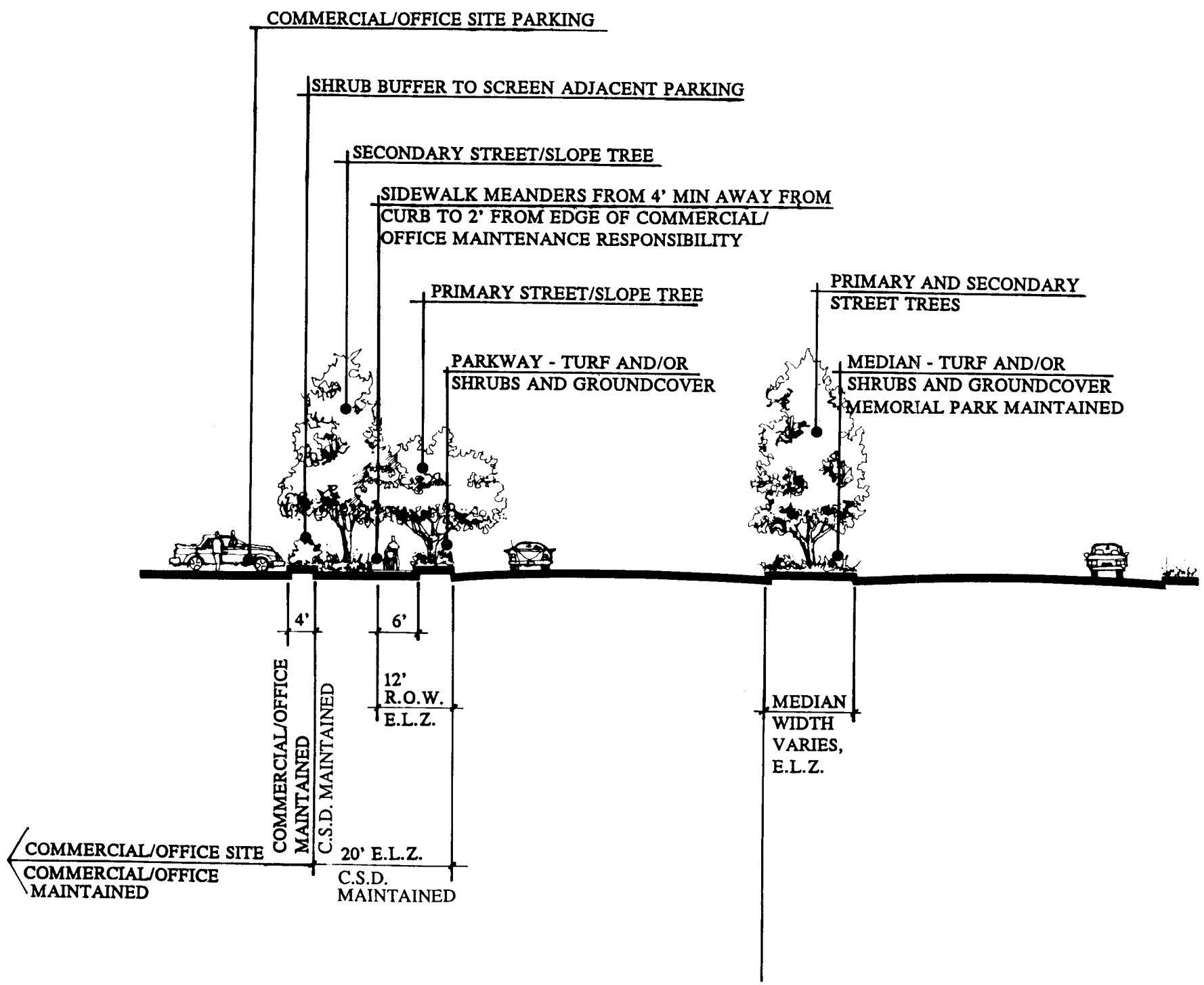
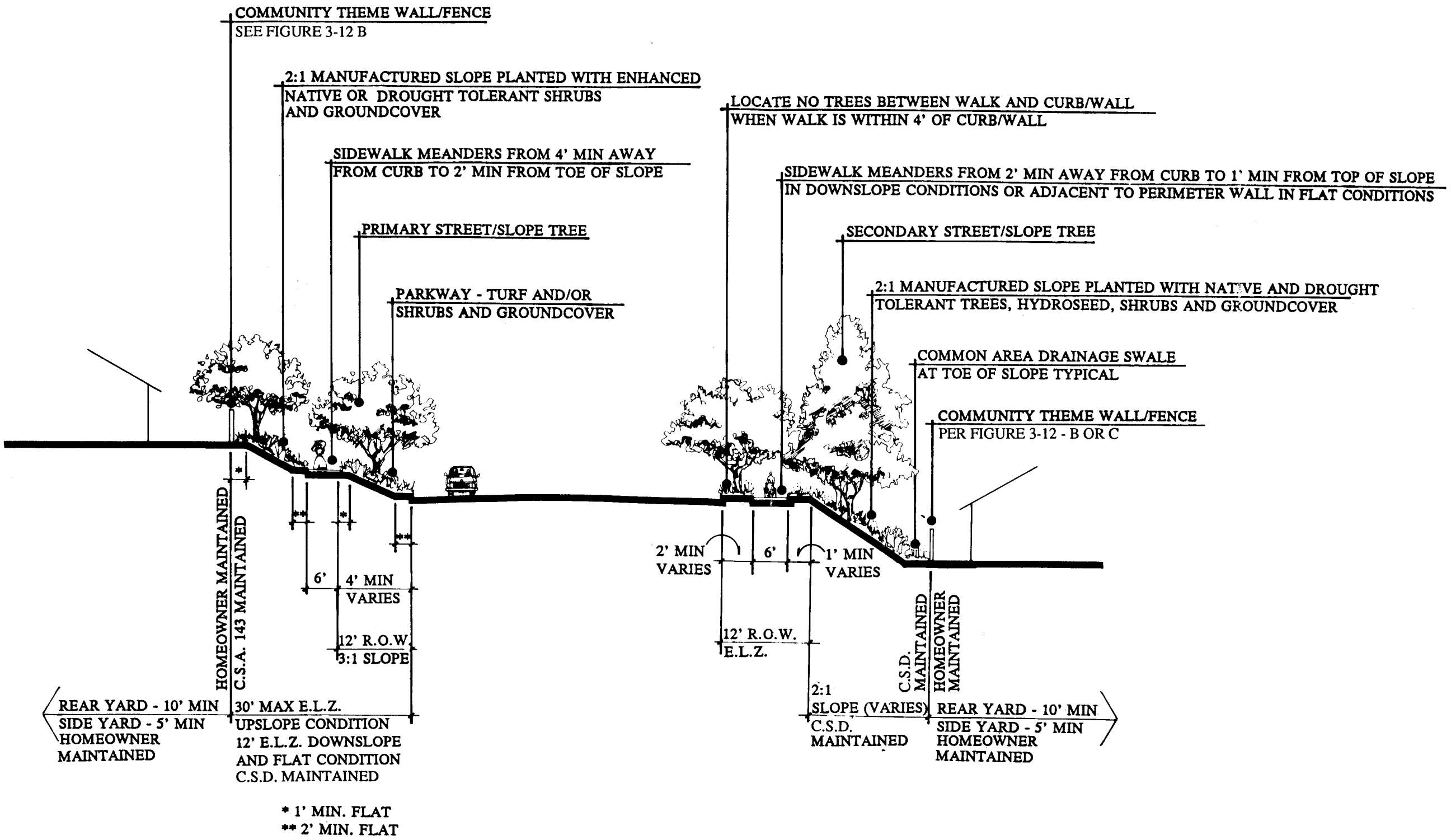
FIGURE 3-29

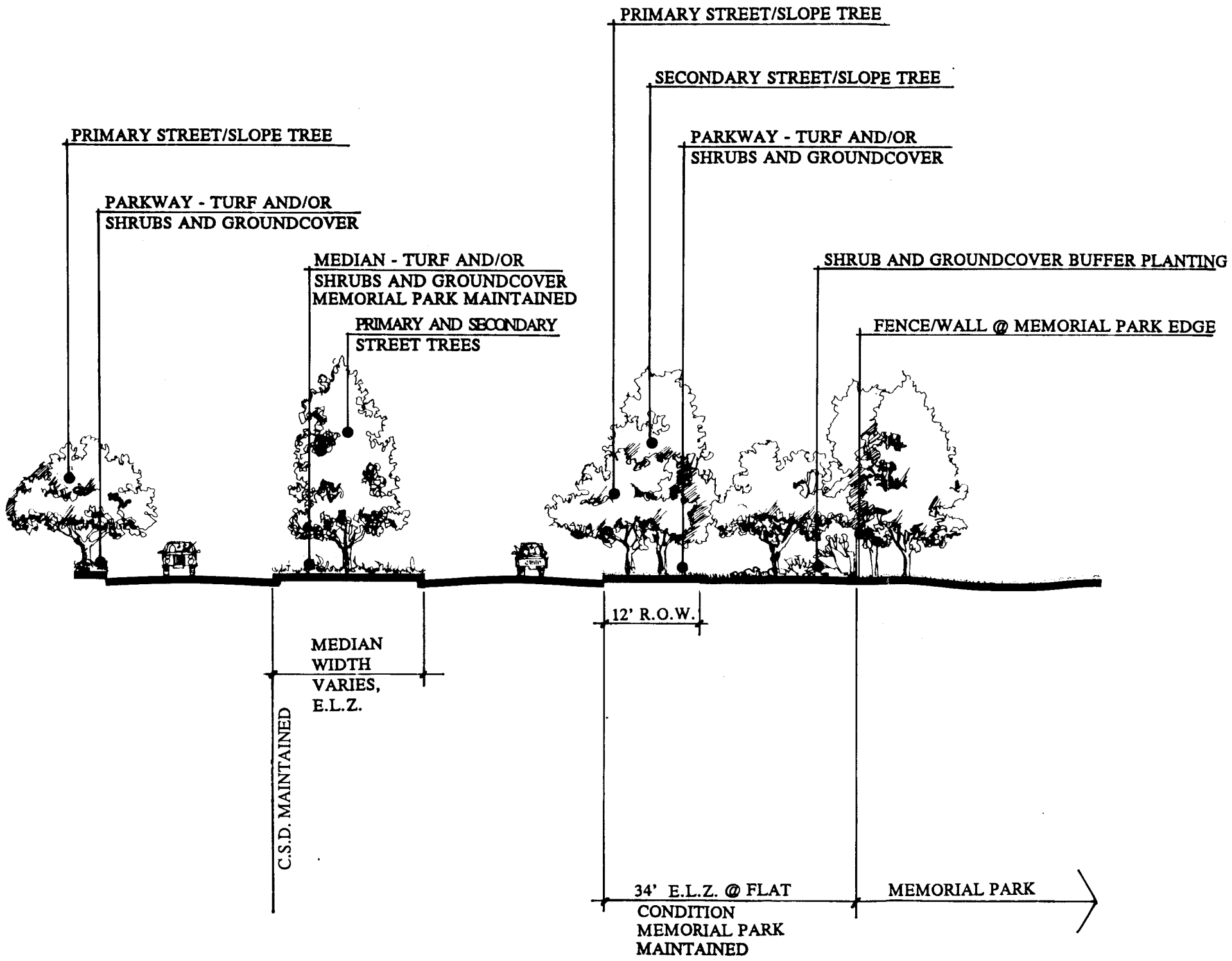
KELLER ROAD AT COMMERCIAL/ OFFICE SITE



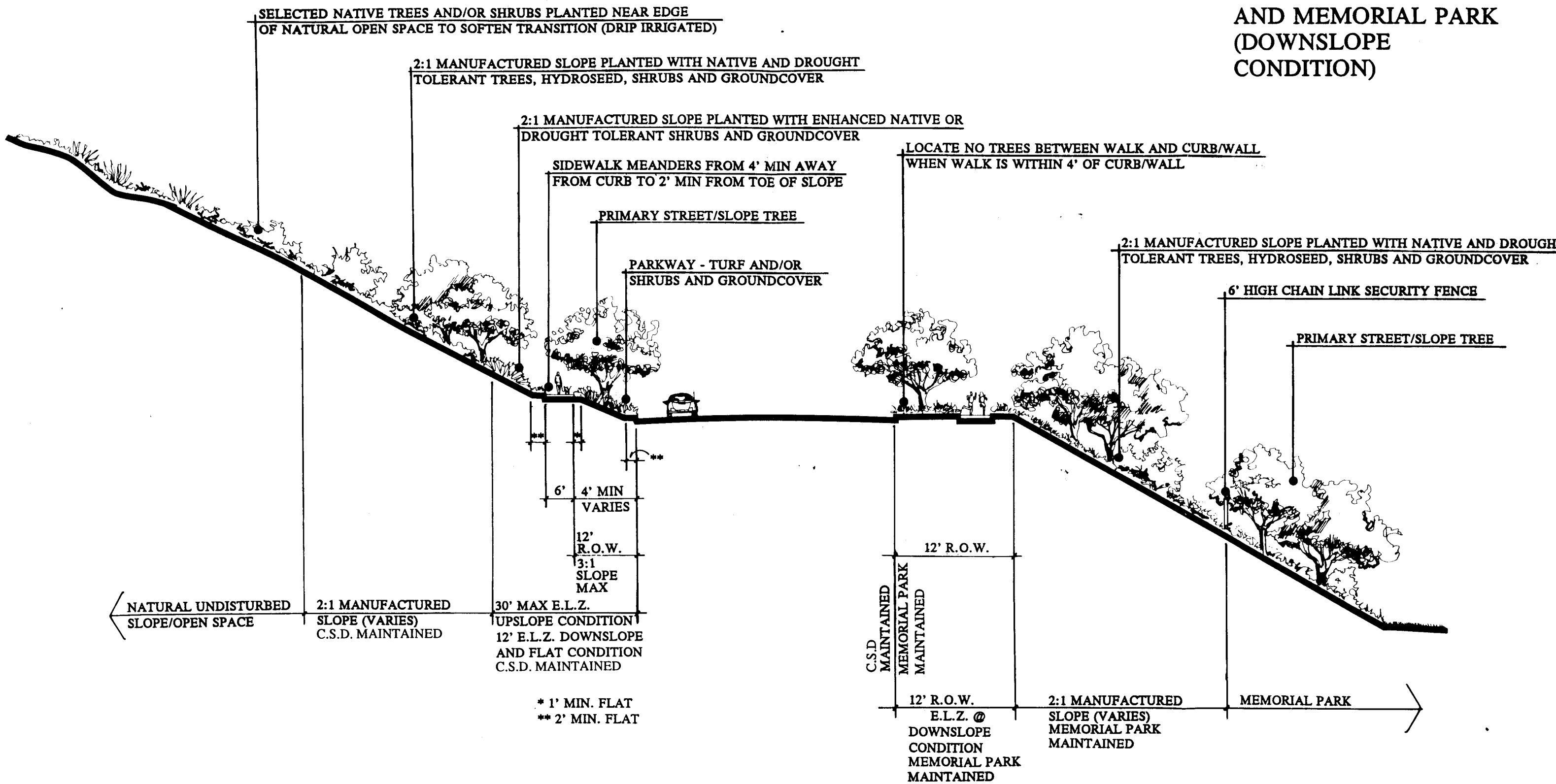
ZEIDERS ROAD AT RESIDENTIAL



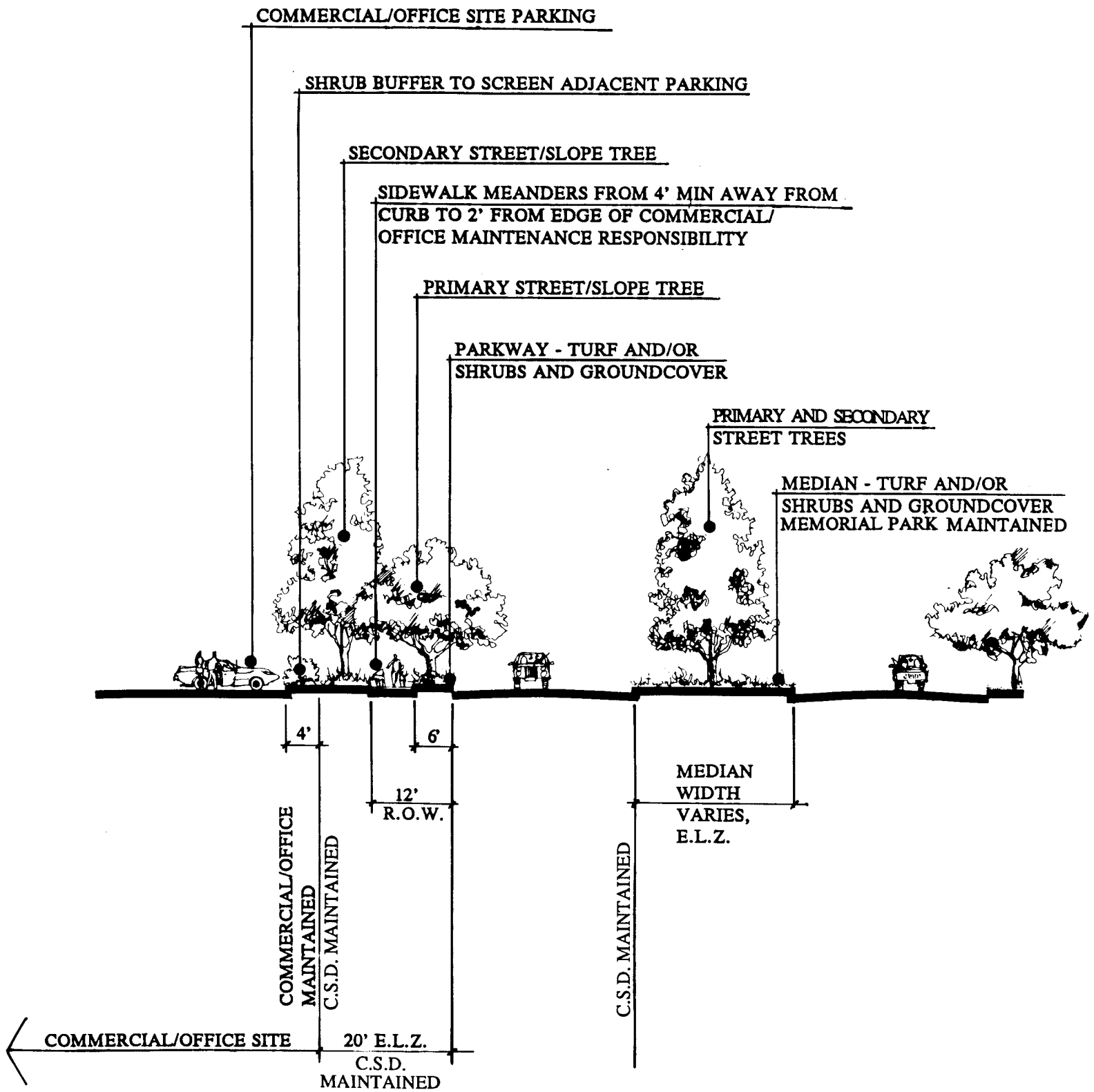
ZEIDERS ROAD AT MEMORIAL PARK (FLAT CONDITION)



ZEIDERS ROAD AT NATURAL OPEN SPACE AND MEMORIAL PARK (DOWNSLOPE CONDITION)



ZEIDERS ROAD AT COMMERCIAL/OFFICE SITE



3. COLLECTOR ROADS (See Figures 3-35 through 3-38)

Collector Street "A" is strongly influenced by the natural riparian linear park and the majority of which is relatively flat. In response to this the California Sycamore is the dominant street tree, the Coast Live Oak is secondary.

Collector Street "B" forms the "high road" east/west linkage through the community. In order to compliment the dark brown/green background of chamisal chaparral, the Coast Live Oak is the primary street and slope tree with Coulter Pine as secondary tree. This combination creates a mixed woodland environment characterized by higher elevations. Because of its strong interface with the existing natural environment, the plant palette will be predominantly native, utilizing species such as Laurel Sumac, Toyon and Scrub Oak on slopes.

4. LOCAL ROADS

The local roads within Murrieta Hills consist of private front or side yards of single family residences. Street trees and front yards will be required to be installed by the merchant builder, however, the rear and side yard landscape will be the responsibility of each individual homeowner.

In many instances common area, manufactured and/or natural open space occur along local streets. These slopes will be planted with native and/or drought tolerant species while also being sensitive to fuel modification requirements (see Figure 3-14).

D. SLOPE EROSION CONTROL

All slope erosion control planting shall conform to the general requirements of the City of Murrieta. The slope erosion control program establishes guidelines and criteria to protect newly created slopes or unvegetated areas from erosion or unsightliness.

Within Murrieta Hills, five types of erosion control planting will exist subject to the direction and approval of the City:

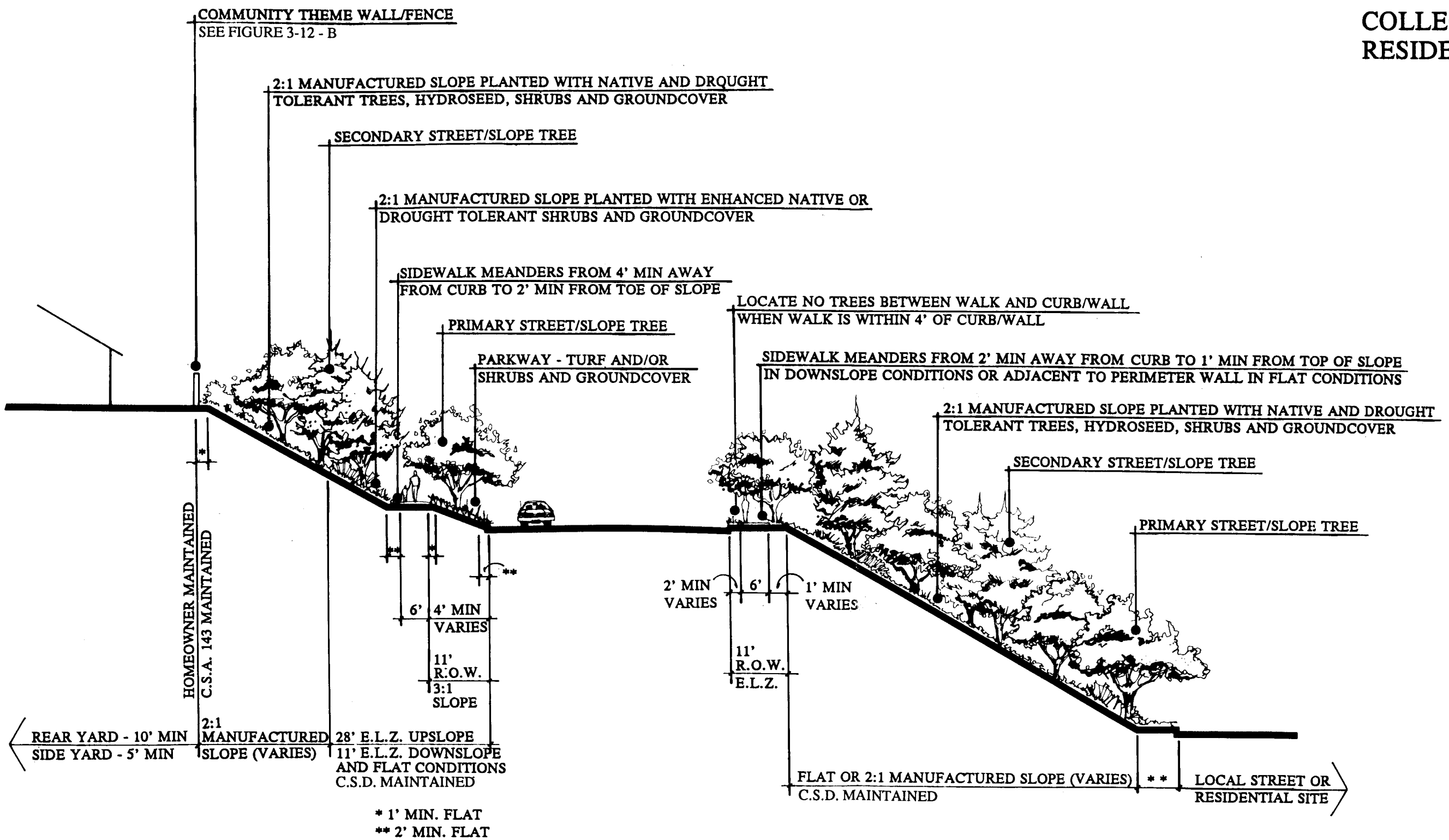
1. PERMANENT ORNAMENTAL SLOPES - PUBLIC, QUASI-PUBLIC MAINTENANCE

These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs and groundcovers are required. These slopes fall within roadway rights-of-way, adjacent to the park or in other areas where a public, quasi-public maintenance entity will be responsible for future maintenance.

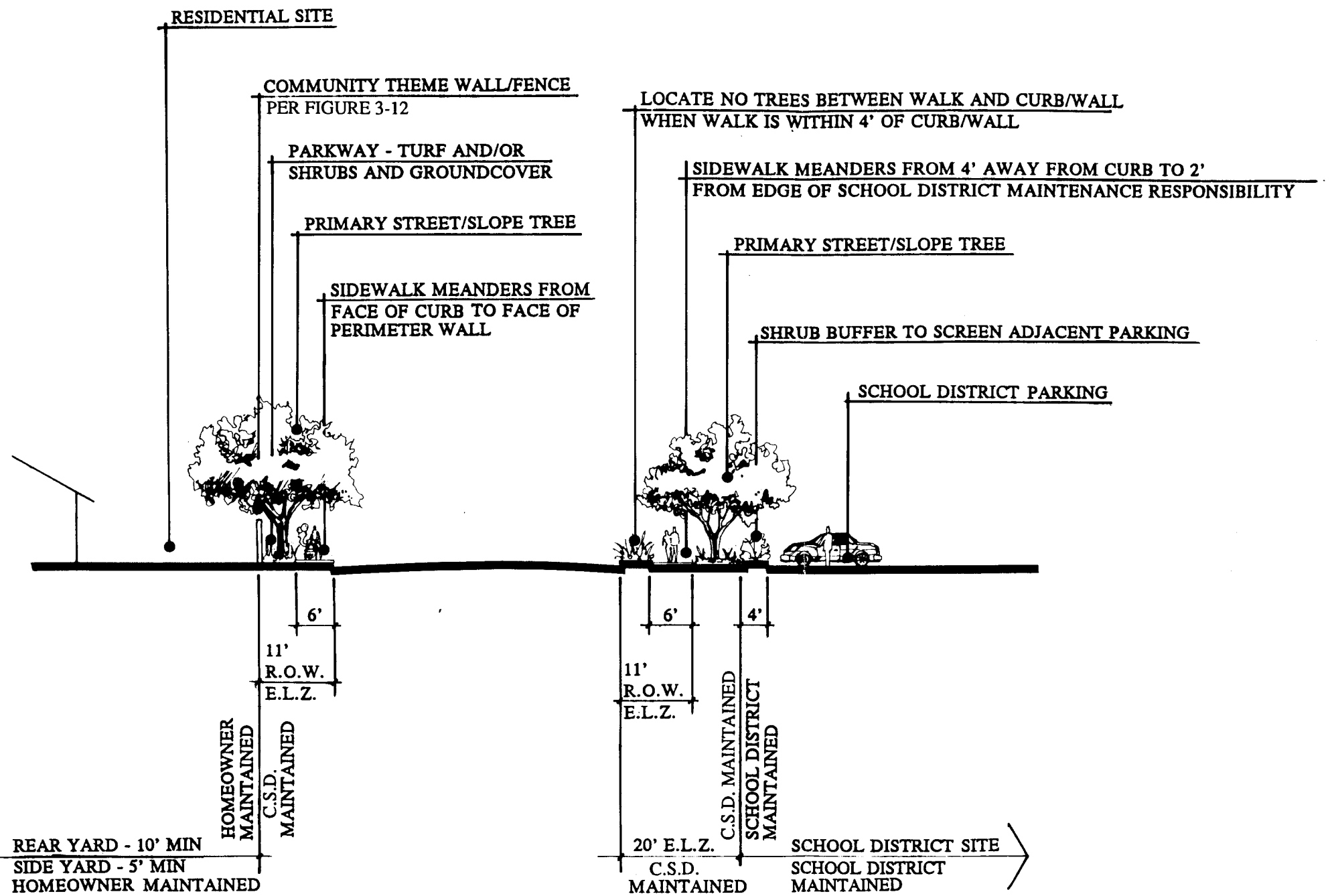
2. PERMANENT ORNAMENTAL SLOPES - PRIVATE LOTS

On permanent individual homeowner lot slopes, permanent manual irrigation systems, trees, shrubs and/or groundcovers are required. Detailed plans shall be submitted in conjunction with grading plans for these slope areas pursuant to Specific Plan criteria detailed in Chapter 1.

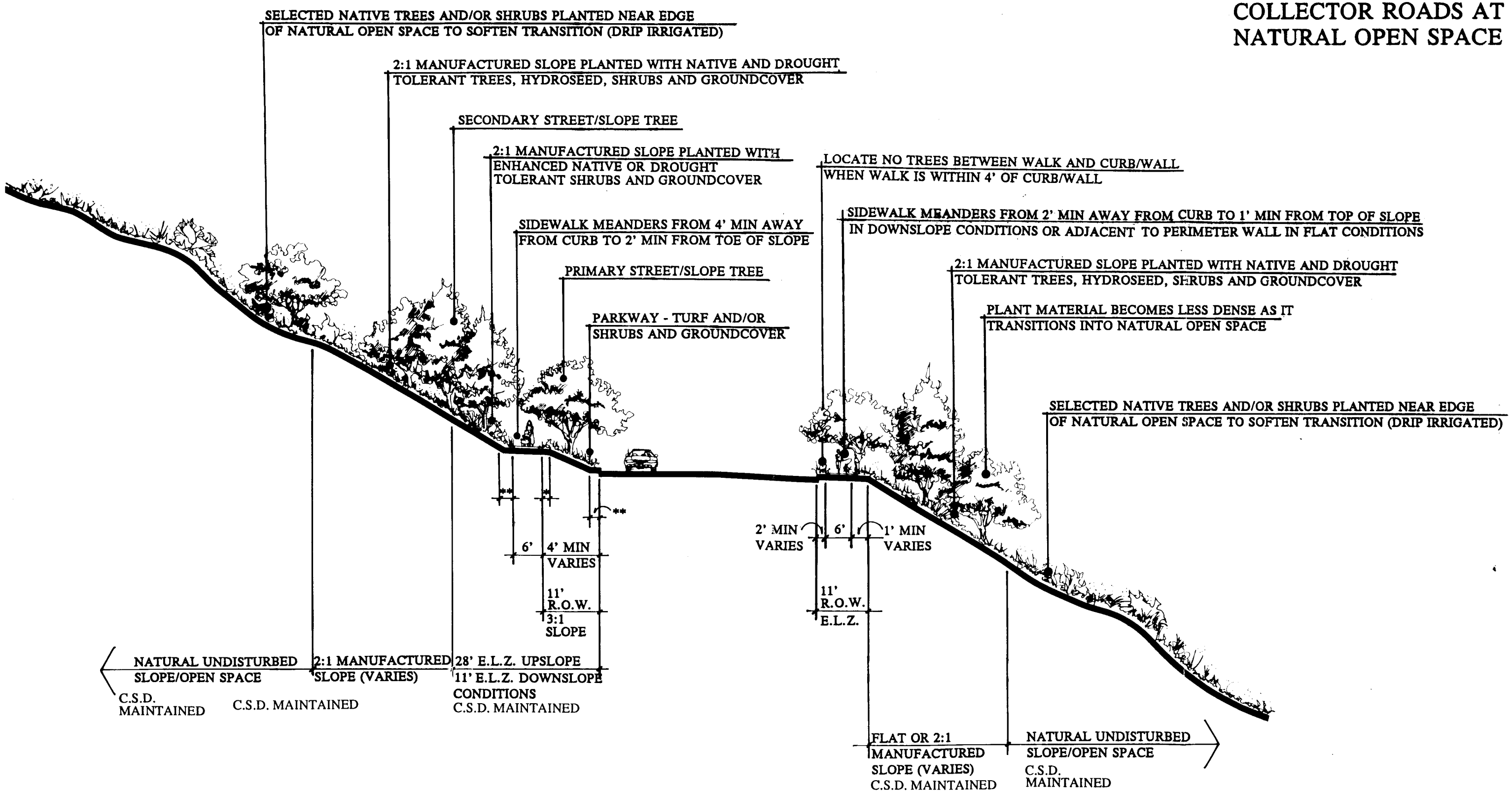
COLLECTOR ROADS AT RESIDENTIAL



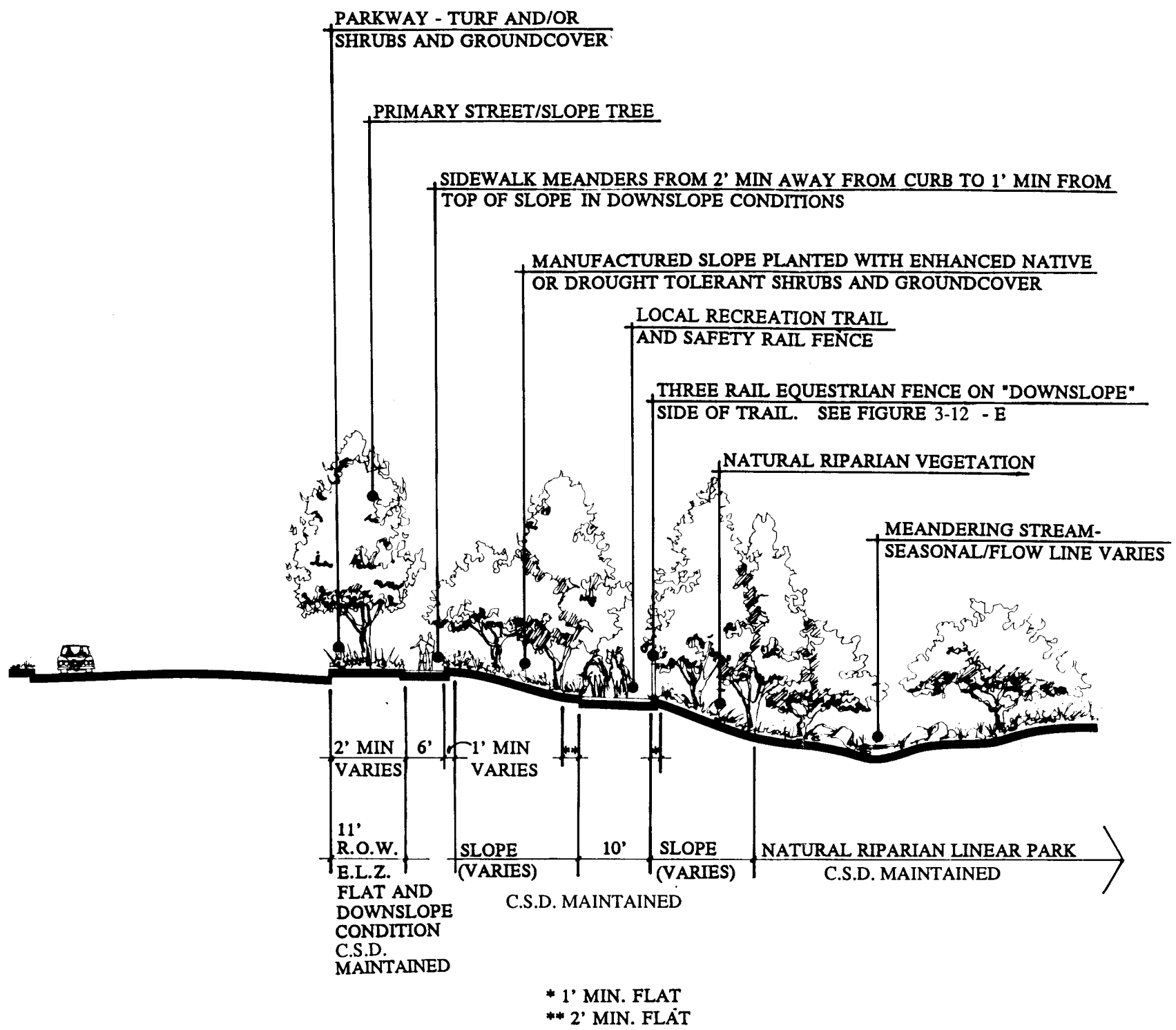
COLLECTOR ROADS AT ELEMENTARY SCHOOL



COLLECTOR ROADS AT NATURAL OPEN SPACE



COLLECTOR ROADS AT LINEAR PARK



3. NATURALIZED SLOPES

These are permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded groundcover will be required. Irrigation will be in accordance with established City criteria. Options, which will be determined and assigned on future landscape plans, are as follows:

a. No irrigation.

b. Permanent automatic irrigation systems.

c. Temporary automatic or manual systems.

4. FUEL MODIFICATION SLOPES

These are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes. Design criteria pertaining to fuel modification areas are contained in Section III.E of this chapter.

5. TEMPORARY SLOPES

Temporary slopes shall be hydroseeded to prevent erosion during the rainy season. No irrigation is required. The seed mix shall be designed so that plant materials, when mature, should vary in height and will be spaced informally to soften slopes and avoid a hard edge.

E. LANDSCAPING AND IRRIGATION STANDARDS

1. RESIDENTIAL DEVELOPMENT - GENERAL LANDSCAPE REQUIREMENTS

a. RESIDENTIAL LOT STREET TREES

Per City of Murrieta ordinance, each residential lot shall receive a minimum of one (1), 15 gallon size street tree planted in the right-of-way. Corner lots shall receive a minimum of two (2) 15 gallon size street trees also planted in the right-of-way. Street trees planted along right-of-way will be approximately forty feet (40') on center. Tree varieties shall be chosen from the Murrieta Hills Plant Palette contained herein. Trees should be clustered near property lines to maximize their growing effect and streetscene impact. One (1) species of tree shall be selected and approved for each residential street to maximize visual neighborhood identity. Deciduous or flowering evergreen accent trees which contrast with the chosen street trees are encouraged at cul-de-sacs, knuckles and intersections to provide seasonal emphasis and interest.

b. RESIDENTIAL FRONT YARD REQUIREMENTS

A maximum of fifty percent (50%) of the front yard, excluding driveways and sidewalks may be seeded or sodded turf. A minimum of ten (10) 5 gallon shrubs, twenty (20) 1 gallon shrubs and an automatic irrigation system shall be installed by the builder/developer in the front yard of each residential lot. The turf, shrubs and irrigation shall be installed to a logical stopping point from the curb face to the front of house and side yards. Slopes over 3:1 surface gradient and three foot (3') in height should be planted with ground cover. Low slopes may be graded out to a less than 3:1 surface gradient and planted with turf.

A minimum of one (1) 5 gallon size tree shall be planted in the front yard of each residential lot in addition to the required street tree. These trees may match the street trees planted in the right-of-way and be located in proximity to said street trees in order to create a more harmonious effect. The trees may also contrast with the street tree and form backdrop tree clusters. Overall, the front yard scheme shall create a streetscene appearance of tree clusters meandering through the project and across streets.

c. INTERIOR SLOPE LANDSCAPE

All interior slopes shall be landscaped and irrigated per the City of Murrieta landscape standards. The merchant builder shall install all required slopes not designated as common area. Each builder should confirm the slope erosion control standards with the City of Murrieta. All common area slopes will be per City of Murrieta standards.

d. INTERIOR SLOPE MAINTENANCE

Slopes greater than eight feet (8') in height and all fuel modification slopes shall be common area slopes maintained by the City's CSD or a homeowners association. Interior slopes less than eight feet (8') in height shall be maintained by individual homeowners.

2. COMMERCIAL/OFFICE SITE LANDSCAPE REQUIREMENTS

a. STREET TREE REQUIREMENTS

1) Appropriate street trees should be utilized adjacent to street frontage integrating the site into the overall community setting.

2) Side yard and rear service yard use areas should be screened with combination of a six foot (6') wall and dense landscape buffer.

3) Accent tree entry planting should be incorporated at the commercial/office site vehicular access points.

b. MINIMUM LANDSCAPE REQUIREMENTS

1) Builder/developer(s) shall refer to City of Murrieta standards for the percentage of gross commercial site acreage required to be landscaped.

2) All areas of the site not occupied by buildings, parking or otherwise utilized shall be landscaped with ground cover, turf or tree materials from the plant palette specified in Section V.A.2 of this chapter.

c. PARKING AREAS

1) Parking area landscaping is required for the screening of large parking areas to limit their visual impact.

2) Landscaped islands shall be provided at the ends of interior stall rows to break up parking areas. These islands are to provide a minimum five foot (5') landscaped width to allow planting and

mounding. Creation of large planting islands (tree groves) is encouraged as opposed to small pockets of individual trees.

3) The use of islands to create a series of smaller parking pockets with the total parking area is required.

4) When parking is located adjacent to a public street, a combination of landscaped berms and/or shrub planting totaling three feet (3') high is to be used to screen views of parked cars.

5) Wherever possible, pedestrian traffic should be separated from vehicular traffic by additional sidewalks. The parking lot should have crosswalks highlighted with decorative or varied texture paving.

3. GENERAL LANDSCAPE ISSUES

a. DROUGHT TOLERANCE

Although a plant may be drought tolerant, that plant still requires proper care, installation, watering and maintenance to maximize its drought tolerance capabilities.

1) *Degrees of Drought Tolerance:* There are degrees of drought tolerance with some plants able to withstand or go without water for a greater period of time than others.

2) *Plant Installation Water Demand:* Drought tolerant plants like other plants, require more watering during the initial installation period and for at least a three month maintenance period to become established. Therefore, if drought tolerant plants are installed in the warmer months, more supplemental water will be required until the plant is established.

3) *Deep Watering Practices:* Drought tolerant plants like most plants need the proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be drought tolerant.

4) *Warmer Months Water Application:* Although a plant is labeled drought tolerant, that does not necessarily mean it can survive without summer water, the plant may just have low water requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent deep watering.

5) *Full Season Plant Water Requirements:* After drought tolerant plants have grown a full season, the water application rate should be diminished and the drought tolerant plant allowed to survive on less water.

6) *Maintenance:* Drought tolerant and California native plants still need regular maintenance such as pruning, fertilizing, deep watering and checking for pests and diseases.

b. PLANTING TIME

Due to the climate extremes of the Murrieta Hills area, the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from

damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may be difficult and require a prolonged period of time.

c. GENERAL LANDSCAPE REQUIREMENTS

All areas required to be landscaped shall be planted with turf, ground cover, shrub or tree materials selected from the plant palette contained in these guidelines.

The owners of parcels which require landscape development shall consider any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting.

Cut slopes equal to or greater than eight feet (8') in vertical height and fill slopes equal to or greater than five feet (5') in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding fifteen feet (15') in vertical height shall be planted with shrubs, spaced not more than ten feet (10') average on center or trees spaced not to exceed forty feet (40') average on center or a combination of shrubs and trees at equivalent spacings, in addition to the ground cover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.

Reference should be made to the City of Murrieta standards and Section D of this section for erosion control methods for slopes and other landscaped areas.

d. CLIMATE CONSTRAINTS

Plant material palettes for Murrieta Hills contained herein are compatible with the climatic setting of the area. The utilization of some materials, depending upon their site location, exposure and relationship to other influential factors may not be appropriate.

e. TOPOGRAPHY

The topography of Murrieta Hills consists of rolling hills, slopes, plateaus, valley floors and low lying creek beds. This variation in terrain height means that there is more than one micro climate within the community. The hillsides and mountain tops will be milder in winter than the valley floor or creek beds. The mountain tops will actually be a thermal belt. Cold air will drain off the higher elevations and may cause the low lying areas to be as much as ten (10°) degrees colder. Care should be exercised in selecting the plant materials which can withstand the cold air drainage basin temperatures.

f. HORTICULTURAL SOILS TEST REQUIREMENTS

Soil characteristics within the Murrieta Hills project may be variable. The owners of parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-planting and post-planting recommendations.

g. OAK TREE PROTECTION

1) *General Provisions:* Oak trees are sensitive to changes in the environment which modify the amount of water and nutrients they normally receive and utilize. Damage which frequently occurs during construction are root injury from soil cuts, fills, compaction, trenching, and wounding from excessive pruning and construction equipment. The purpose of these guidelines is to ensure that the site alterations that occur do not adversely affect oak trees which are intended to remain. General oak tree locations within the project area are shown on Figure 1-7 in Chapter 1.

   Consideration of the oaks is necessary in the design phase, implementation (construction) phase and post-construction/maintenance phase if preservation is to be successful. Oak tree guidelines apply to all areas within Murrieta Hills.

2) *Site Plan Review:* The following procedures shall be followed as a part of Site Plan Review:

   a) A survey shall be conducted by a qualified arborist of all oak trees. This survey shall include an assessment of the health of the trees.

   b) Plans shall be prepared, utilizing the above information, which minimizes, to the extent possible, impacts or disruptions to oak trees.

   c) When it is determined which oak trees can be preserved the following guidelines shall apply.

3) *Design:*

   a) Grading and/or the placement of structures shall be prohibited within the dripline or three feet of the trunks of the tree, whichever is greater. Grading and trenching within this area is to be prohibited. No fill material shall be placed within this area.

   b) No landscaping including ornamental groundcovers or other vegetation requiring year round irrigation shall be installed against oak tree trunk or around root crown areas.

   c) No type of surface, either pervious or impervious, shall be placed within a six-foot radius of oak tree trunks. These areas shall remain uncovered, natural and dry, particularly during the summer.

   d) Alternative pervious types of paving such as gravel, redwood chips, porous brick with sand joints, etc. shall be utilized in oak environments.

   e) Retaining walls shall be used to protect existing grades within the driplines of oaks, if necessary. However, these walls shall not alter drainage from around trees.

   f) Drainage shall be directed away from the trunks of oaks to ensure that water will not stand at the crown. To avoid drowning trees, water shall not be allowed to pond or collect within the dripline of oaks.

   g) Careful consideration shall be given to planning structures near any oak to avoid unnecessary or excessive pruning.

4) *Construction:*

a) Trees within a construction area shall be protected from damage by equipment by installing temporary barriers such as fencing at the dripline.

b) Equipment, debris, building materials and/or excess soil shall not be stored within the dripline of any oak.

c) Trenches for utilities or irrigation shall be routed around the dripline where possible.

d) Only one trench shall be dug to accommodate all utilities for lots and where necessary, the roots shall be carefully pruned by a specialist in proportion to the total amount of root zone lost. The boring of a conduit for underground utilities shall be used where possible.

e) The operation of heavy construction equipment shall avoid the driplines of oak trees where possible.

5) *Maintenance:*

a) Oak tree pruning shall be kept to a minimum. Heavy pruning can cause a decline in vigor and increase disease problems.

b) No oak tree shall be pruned substantially to alter its size or conformation, except as necessary to relieve a potential safety or fire hazard.

c) Oaks shall be maintained free of dead and diseased wood.

6) *Irrigation:* Under natural conditions, oak trees do not require supplemental water. However, when development occurs within proximity to the tree, the tree's ability to absorb water and nutrients is reduced because roots may be damaged. Supplementary irrigation may be required to provide adequate water to the tree.

7) *Fertilization:* Oak trees normally receive adequate nutrients from decomposition of their own leaf litter and from the soil. If the litter is removed and/or roots damaged, additional nutrients may need to be added. The determination as to the amount of water and fertilization shall be made by a city-approved arborist.

8) *Insect and Disease Control:* Many insects and diseases attack native oaks. Usually the trees can withstand these attacks unless they have been weakened. For this reason, it is important to maintain vigorous trees. In addition to irrigation, fertilization and proper pruning, insect and disease control measures performed by a qualified arborist/plant pathologist may be required.

h. RESERVOIRS

Water and reclaimed water storage reservoirs are proposed for Murrieta Hills. These facilities are proposed to be located at higher elevations within Murrieta Hills. The reservoirs will be sited in a visually sensitive manner, and will blend with surrounding areas to the greatest degree possible. If reservoirs are proposed to be at-grade they will be screened by earthen berms, native shrubs and trees

which characterize the surrounding natural landscape. All reservoirs will be subject to the approval of the servicing agency, Eastern Municipal District, and the City of Murrieta.

i. IRRIGATION

All landscaped areas shall be watered with a permanent underground irrigation system, except for slopes which may have a permanent above-ground irrigation system. Irrigation systems which adjoin a separate maintenance responsibility area shall be designed in a manner to ensure complete water coverage between the areas.

Proper consideration of irrigation system design and installation in the climate extremes of the Murrieta Hills area is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.

Overhead spray irrigation systems shall be designed with head to head 100 percent double coverage at a minimum. Native and drought tolerant slope areas will use a combination of spray (temporary) and drip or bubbler irrigation to shrubs and trees. In addition, irrigation controllers should have a minimum time setting of one (1) minute and be capable of providing multiple repeat start times. All irrigation heads adjacent to walks, drives and curbs (car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located with minimum public visibility or shall be screened with appropriate plant materials.

1) *Reclaimed Water:* Irrigation systems designed for use with both domestic and reclaimed water are encouraged. However, as reclaimed water is currently unavailable, when reclaimed water is readily available; all irrigation systems shall then be designed for use of reclaimed water.

2) *Water Conservation:*

   a) Drip and/or bubbler irrigation will be used where appropriate.

   b) Use of moisture sensors and/or central control irrigation systems may be incorporated where appropriate.

   c) Irrigation systems will be designed per AB 325 guidelines.

3) Irrigation systems and plans will be prepared per Murrieta CSD.

F. MAINTENANCE RESPONSIBILITY

Maintenance of common areas and streetscenes within Murrieta Hills will be provided by the Murrieta CSD and shall be carried out per Murrieta CSD maintenance standards.

All residential street trees planted in the right-of-way front, side and rear yards and interior slopes less than eight feet (8') in height will be maintained by the individual homeowners.