

Rancho La Sierra SPECIFIC PLAN

Adopted January 23, 1996

Resolution	Date	Description
<u>22722*</u>	July 8, 2014	Order of a special municipal election to amend Proposition R, Measure C, the 2025 General Plan, and Title 19 of the Municipal Code, and to repeal the specific plan (did not pass)
<u>21359*</u>	March 20, 2007	Repeal of Resolution 20871
<u>21358*</u>	March 20, 2007	Repeal of Resolution 20870
<u>20871*</u>	February 1, 2005	(Repealed by Resolution 21359)
<u>20870*</u>	February 1, 2005	(Repealed by Resolution 21358)
<u>19407*</u>	December 15, 1998	Reallocation of residential units and amendment to circulation section
<u>18881*</u>	March 19, 1996	Establishment of cost recovery basis for preparation of the specific plan
18846	January 23, 1996	Adoption of specific plan
18845	January 23, 1996	Adoption of addendum to the specific plan EIR
18481	April 26, 1994	Certification of the specific plan EIR and approval of the statement of overriding considerations and mitigation monitoring and reporting program.

*=Not reflected in this document, please refer to resolutions/ordinance for amended text/changes.



***RANCHO LA SIERRA
SPECIFIC PLAN***

JANUARY 23, 1996

CITY OF RIVERSIDE

***RANCHO LA SIERRA
SPECIFIC PLAN***

***JANUARY 23, 1996
(RESOLUTION # 18846)***

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RANCHO LA SIERRA SPECIFIC PLAN SUMMARY

PLANNING OBJECTIVES

- ! Implement the land use and development policies expressed in Measure C and the City of Riverside General Plan.
- ! Implement the design criteria approved by the City Council in its approval of the Championship Golf Concept Plan on April 26, 1994.
- ! Preserve significant natural landforms, drainages, and wildlife habitat on-site and provide an effective buffer between the Hidden Valley Wildlife Refuge and the developed portion of the site.
- ! Establish valuable public recreational opportunities and high quality single family residential uses, which enhance both the surrounding La Sierra community and the city as a whole.
- ! Ensure that permitted residential development is sensitive to the natural topography by avoiding obtrusive ridgetop, skyline development.
- ! Achieve a well-defined and unique community image through appropriate grading, landscaping and other design techniques.
- ! Provide compatible land uses and recreational trail linkages with the existing residential neighborhoods to the south.
- ! Preserve and enhance the scenic qualities of the planning area.
- ! Provide a locally oriented circulation system which precludes through traffic across the site and minimizes access from existing residential neighborhoods to the south.
- ! Recognize Arlington Avenue as an important gateway into the City of Riverside and the community of Rancho La Sierra.

LAND USE CONCEPT

The intent of the Rancho La Sierra Specific Plan is to accommodate diverse land uses while maintaining the property's open space character and protecting the Santa Ana River corridor. The Plan provides for recreational and open space uses, community facilities, single family residential development, and agriculture.

The recreational focus will be the high quality golf opportunities provided by the proposed golf courses which will be open to the public. Open space areas incorporate major topographic features of the site and natural open space reserved for wildlife habitat and movement pathways between the Norco Hills to the south and the Santa Ana Regional Park to the north. Lands in the westerly Plan area are proposed to

accommodate agricultural uses. A recreational trail network is planned throughout the open space areas, including numerous feeder equestrian trails and a segment of the Santa Ana River Bikeway. Other planned community facilities include a community park, an elementary school site, and a neighborhood equestrian center. No more than 162 single family residences are permitted, clustered to preserve important natural features and the open space character of the site.

A statistical summary of the approximate acreage devoted to each land use is provided below.

**Table 1
Land Use Summary**

<u>Land Use</u>	<u>Acreage</u>
Golf Course	383
Natural Open Space (including Trails and Wildlife Corridor)	170.5
Residential	145
Constructed Wetlands, Lakes, Arroyos	(65.5)*
Agriculture	26.5
Community Park	15
Equestrian Center	5.5
Elementary School	<u>10</u>
Total	755.5

* this acreage included in the Golf Course total

PLAN COMPONENTS

Several distinct land use components are included in the Plan, as described below. Boundaries shown on the land use plan are illustrative in nature, and will be precisely defined through more detailed site planning processes.

Golf Course

Championship golf in the form of a maximum 45 holes (up to two 18 hole courses and a 9 hole course) is proposed, covering approximately 383 acres. The golf courses will be open to the public. One 18-hole course will be situated generally west of the centrally-located clubhouse, with the remaining holes planned easterly of this facility. The conceptual layout includes a fairway routing visible from Arlington Avenue, near the main project entrance. Arlington Avenue is identified as a major gateway into the City of Riverside, and this treatment will provide an attractive "green" entryway into both Rancho La Sierra and the city as a whole.

The golf courses have not yet been designed. It is the intent of this Plan that they be of championship caliber, designed by golf course architects of international stature. The courses are intended to serve local golfers as well as visitors from other parts of Southern California. They will also be marketed to both foreign and domestic tourists. The golf courses will be open to the public, and will include associated facilities such as a clubhouse and a driving range. To minimize biological and visual impacts, the driving range will not be lighted. Golf course design will minimize turfed areas and grading and emphasize retention of natural topographic features. The design will further provide habitat for local wildlife species, minimize irrigation needs and incorporate pest management techniques to minimize the effects of pollution associated with pesticides, herbicides and fertilizers.

Single Family Residential

The policies of Measures R and C serve as the basis for the density and design standards of the residential areas, allowing for a maximum of 162 single family residential units. Homes will be sited in clusters designed to preserve significant landforms and other important open space areas. Two residential designations are included in the Plan to reflect the distribution of densities on the site; these designations are defined below. Unit allocations are summarized in Table 2.

**Table 2
Residential Density Allocations**

Residential Estate	135 units
Residential Conservation	27 units*
TOTAL	162 units

* 27 units reflects the maximum density bonus; in practice the maximum bonus may not be achieved. In accordance with Title 19 of the Municipal Code, permitted units cannot be transferred between Residential Conservation and Residential Estate designations.

Natural Open Space

Approximately 170.5 acres will be preserved as natural open space. These open space areas protect the important natural features of the site, such as significant natural hills, steep slopes, rock outcroppings and arroyos. They further provide wildlife habitat and foraging areas, and function as wildlife movement pathways connecting significant habitat and foraging areas located on and off-site. A wildlife corridor is designated in the western portion of the site, as a segment of a larger corridor intended to link the Santa Ana River and the Norco Hills. An extensive recreational trail network is also included within the open space system, consisting of a segment of the regional Santa Ana River Bikeway and a series of local feeder trails.

Constructed Wetlands/Lakes/Enhanced Arroyos

Approximately 65.5 acres of constructed wetlands/lakes/enhanced arroyos shall be accommodated in the proposed golf courses. These constructed wetlands provide the

opportunity to filter site runoff and store water for irrigation needs. They further create a wetland environment compatible with the nearby Santa Ana River ecosystem.

Agriculture

Agriculture is proposed on approximately 26.5 acres located at the westerly end of the site. It is anticipated row crop farming, vineyards or plant nurseries operated by small commercial interests could be accommodated.

Community Facilities

This Specific Plan provides facilities intended to serve both Rancho La Sierra and the larger La Sierra community. Planned facilities are described below.

Community Park

A 15 acre community park is planned at the southeasterly edge of the Plan area, fronting on Tyler Street and bordered by a proposed new public street. This site is near existing single family residential neighborhoods to the east and south which are not presently served by a nearby community park facility. Both these neighborhoods and the Rancho La Sierra community will benefit from the active recreational facilities such as lighted sport fields, playground equipment, and play fields proposed for the site.

Neighborhood Equestrian Center

Situated on approximately 5.5 acres located northerly of the Jones Avenue/Valley Drive intersection, this facility would consist of a full-size riding arena and limited parking, with access provided from the existing public street system. The center is planned as a neighborhood amenity, open to the general public and primarily intended for use by neighboring residents within riding distance. It is not intended as a regional facility, which will be reflected through its design.

Elementary School

A 10 acre site for an elementary school is designated at the southeastern end of the site, adjacent to the planned community park. The planned school will serve adjacent neighborhoods as well as Rancho La Sierra.

As a matter of information, the majority property owners are negotiating with Alvord Unified School District regarding the possible deletion of the school site from the Plan.

I. INTRODUCTION

AUTHORITY

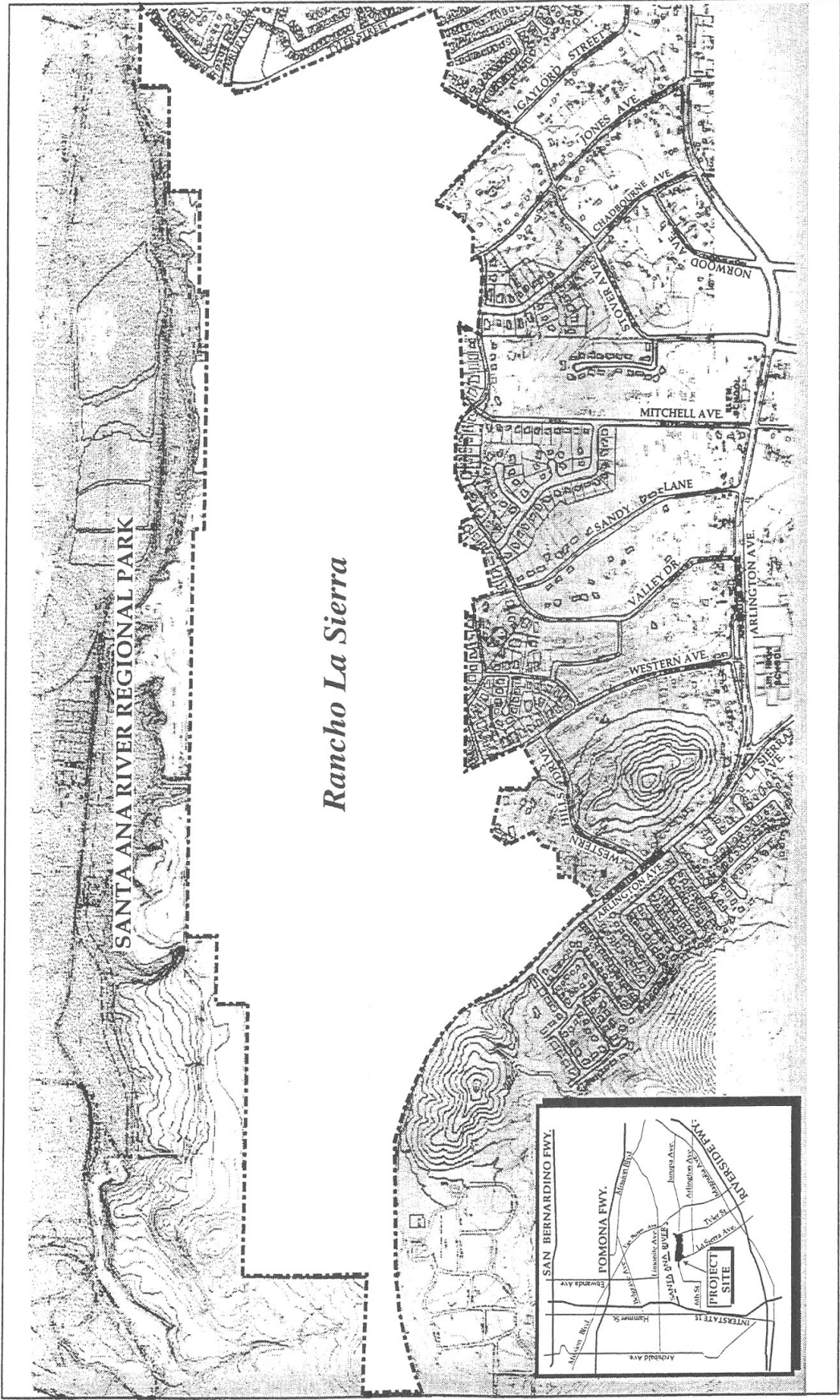
A specific plan is a tool for the systematic implementation of the City's General Plan within a defined geographic area. It also allows for the unique and special characteristics of the defined area to be recognized and specifically addressed in the planning and development process. California Government Code Sections 65450 and 65451 authorize local governmental agencies to prepare specific plans, and set forth the requirements with respect to form and content. Voter initiative Measure C approved in 1987 required the City of Riverside to prepare a specific plan for the properties known as Rancho La Sierra, and further established planning objectives for the specific plan. These objectives were based on the site's unique characteristics related to its agricultural history, proximity to the Santa Ana River, open space character, and visual prominence. The Rancho La Sierra Specific Plan (Plan) has been prepared in accordance with the requirements of state law and Measure C.

DESCRIPTION OF THE SPECIFIC PLAN AREA

The Rancho La Sierra Specific Plan area encompasses approximately 755 acres of rolling, mostly vacant land situated at the northwestern edge of the City of Riverside (see Figure 1). The northern boundary of the plan area is generally formed by the Santa Ana River and the Santa Ana River Regional Park managed by the County of Riverside. To the east, the site is bordered by Tyler Street and single-family residential development. The area to the south is characterized by a mix of newer and older homes on lots of varying size, some with an equestrian character. Undeveloped land in the City of Norco and County of Riverside borders the plan area on the west. As shown on Figure 2, lands within the plan area are privately owned, with the exception of approximately 41.7 acres owned by the County of Riverside.

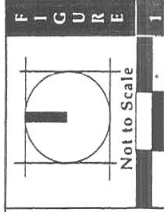
PURPOSE AND INTENT OF THE PLAN

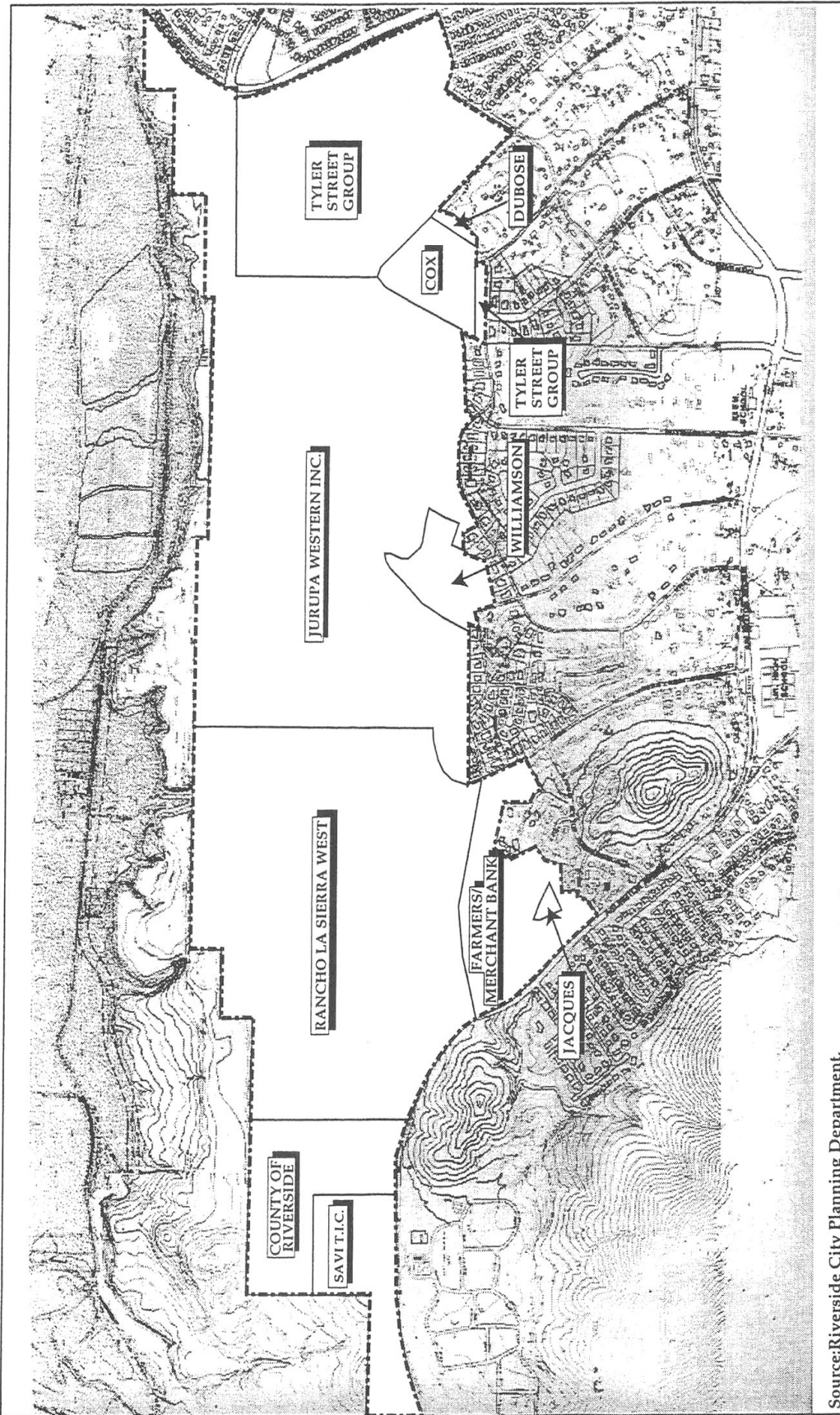
The Rancho La Sierra Specific Plan is intended to comply with the objectives of Measure C by facilitating a high quality development accommodating a variety of uses while still maintaining the property's open space character and protecting the sensitive Santa Ana River corridor. By combining active recreation (golf), passive open space and limited residential clusters, the Plan not only complies with the objectives of Measure C but also provides opportunities for economic return in the form of golf and residential development with northerly views of natural open space and the golf course. Specific regulations are established within the Plan to govern all facets of future development, including the types, intensities and locations of future land uses, development standards, basic infrastructure requirements, and implementation measures.



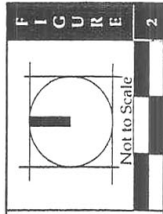
Rancho La Sierra

PROJECT LOCATION





Source:Riverside City Planning Department.



LAND OWNERSHIP

The Plan reflects an extensive public planning and environmental review process as described below, involving community and landowner input, as well as numerous public hearings before the City's Environmental Protection Commission, Planning Commission, City Council Land Use Committee, and full City Council.

LAND USE PLAN SUMMARY

The Rancho La Sierra Specific Plan features a variety of community facilities and open space uses, including up to forty-five holes of golf open to the public interspersed throughout the site on approximately 383 acres. Undeveloped open space encompassing major hilltops, drainages, and a wildlife corridor is another important feature, comprising 170 acres. Other proposed facilities include public trails, a 5.5 acre equestrian center, a community park site, and a 10 acre elementary school site. Nestled within the site are clusters of single family residences, with lots averaging 1 acre in size, with one-half acre lots permitted at selected locations. No more than 162 residential units are allowed within the Plan area. A limited public street system is envisioned to access planned community facilities, with a private street system to accommodate residential development. Agricultural opportunities are provided at the westerly end of the site, and wetland and marsh opportunities are incorporated within the golf course layout. The land use plan is illustrated in Figure 3.

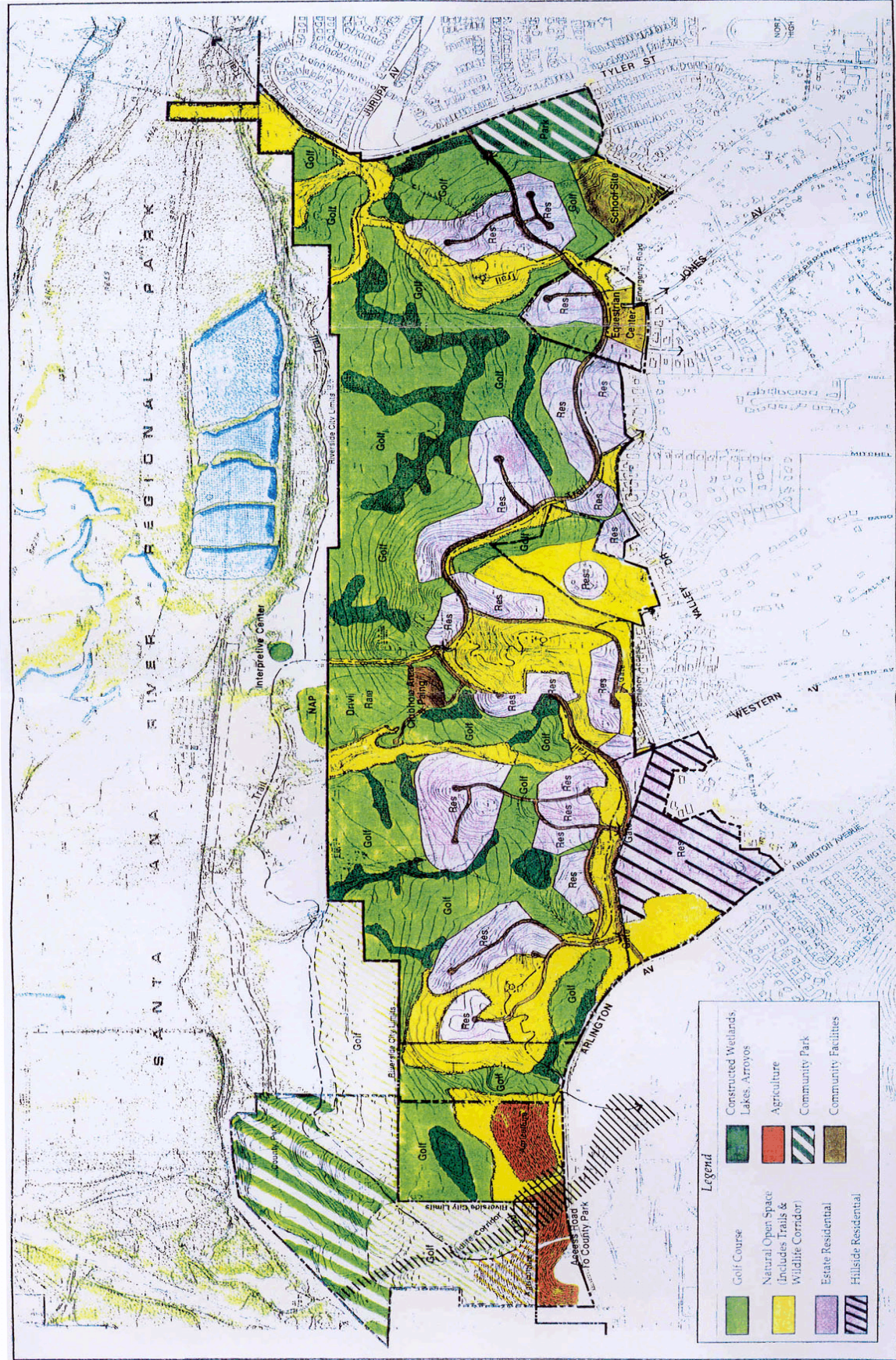
SPECIFIC PLAN HISTORY

Measures R and C

A majority of Rancho La Sierra property has long been zoned Residential Agricultural. Voter initiative Measure R was approved in 1979, requiring minimum 5-acre lots on the Residential Agricultural-zoned portion of the site. In addition, passage of Measure R resulted in the application of the Residential Conservation (RC) Zone to the approximately 45 acre parcel designated Hillside Residential under this Plan.

Measure C was approved via the citizen initiative process in November, 1987. Its purpose is reflected in its title: "Citizens' Rights Initiative to Reduce Costly Urban Sprawl, to Reduce Traffic Congestion, to Minimize Utility Rate Increases and to Facilitate Preservation of Riverside's Citrus and Agricultural Lands, its Scenic Hills, Ridgelines, Arroyos and Wildlife Areas." Section 5 of Measure C requires the City to prepare a specific plan for the Rancho La Sierra area that satisfies the following criteria:

- ! New housing units shall be clustered to protect the river bottom wildlife refuge, the agricultural land along the river bluffs and the open space character of the area;



Legend

	Golf Course		Constructed Wetlands
	Natural Open Space (Includes Trails & Wildlife Corridor)		Lakes, Arroyos
	Estate Residential		Agriculture
	Hillside Residential		Community Park
			Community Facilities

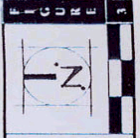


FIGURE 1

LAND USE PLAN

- ! The total number of housing units permitted shall be no more than as permitted under the existing zoning, but requiring that the housing areas be developed consistent with the standards and criteria of the RC "Residential Conservation" Zone;
- ! The wildlife refuge, agricultural land and open space character of the river area shall all be preserved;
- ! Any future roads and/or utility service shall be located so as to protect the wildlife refuge, agricultural land, and open space character of the area;
- ! Public trail access along the river corridor compatible with protection of the wildlife refuge shall be maintained and provided for hiking, bicycling and equestrian uses.

Specific Plan Preparation

In mid-1991, the City of Riverside initiated a comprehensive planning process to prepare the Rancho La Sierra Specific Plan. Planning efforts focused on the policies of Measure C and the City's General Plan, as well as development objectives expressed by the participating property owners. To facilitate the planning process, the City Council appointed a Citizens Advisory Committee (CAC) representing landowner, neighborhood, and environmental interests. The CAC reviewed a series of planning studies that identified the site's environmental constraints, community context, landowner objectives, infrastructure, and policy issues for consideration in preparing the Plan.

Public participation in this planning process was not limited to the CAC. A questionnaire was mailed to local residents requesting their input in defining a vision for the future of Rancho La Sierra. In addition, public workshops were also held in the La Sierra community to discuss the process and further solicit public comment.

Building upon Measure C's objectives and the values and goals identified by the CAC and the community at large, four alternative land use concept plans (concept plans) were developed for further evaluation in an environmental impact report. Each concept plan was evaluated at four different densities, ranging from one unit per acre to one unit per five acres. These concept plans were evaluated in a thorough public review process, including extensive written comments on the environmental impact report and numerous hearings before the City's Environmental Protection Commission, Planning Commission, City Council Land Use Committee, and City Council.

On April 26, 1994, the City Council selected the Championship Golf Concept Plan as the basis for preparation of the Rancho La Sierra Specific Plan, and further approved criteria to be incorporated into the final specific plan. These additional criteria include the following:

Golf Course Design Criteria

- a. The golf course shall include 36 holes with driving range. The driving range will be designed without night lighting and in such a way as to minimize the need for large scale fencing and to minimize resultant visual impacts.
- b. The clubhouse and related facilities shall be designed to serve the needs of "serious golfers" and not include incidental amenities such as swimming pool and tennis court, or hold non-golf-related banquets and events.
- c. The clubhouse shall be centrally located as shown on the conceptual plan.
- d. A golf hole routing between the westerly knoll and Arlington Avenue shall be utilized so as to be visible from Arlington Avenue.
- e. A planting and landscape plan shall be prepared to enhance the biological habitat and wildlife corridor values of the golf course.
- f. A master drainage plan shall be prepared emphasizing the on-site detention and treatment of golf course runoff for fertilizers and pesticides prior to its discharge into the Santa Ana River.
- g. The golf course design shall minimize turfed areas and grading and emphasize retention of natural topographic features.

Residential Design Criteria

- a. Locate homes primarily near the base of existing slopes and knolls on the property as shown on the conceptual plan.
- b. Avoid "walling in" golf links with homes on both sides.
- c. Provide a private street system to serve residential clusters.
- d. Access to the site from the neighborhood to the south should be limited to emergency vehicles unless otherwise necessary.
- e. Only limited residential development within the central knoll shall be permitted.
- f. Provide necessary infrastructure, with the goal of minimizing costs while providing for ongoing maintenance needs.
- g. Street improvements shall be consistent with the high quality rural lifestyle of the project.

- h. Minimize grading.
- i. Lot size shall average 1 du/acre (net), with some lots as small as .5 acre (net) permitted at selected locations. RC-zoned properties shall average 1 du/2 acres (net). In the RC zoned area, a density bonus up to 25 percent may be permitted if clustering is proposed, consistent with the criteria contained in Section 19.65.050 of the Municipal Code.

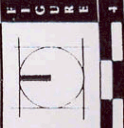
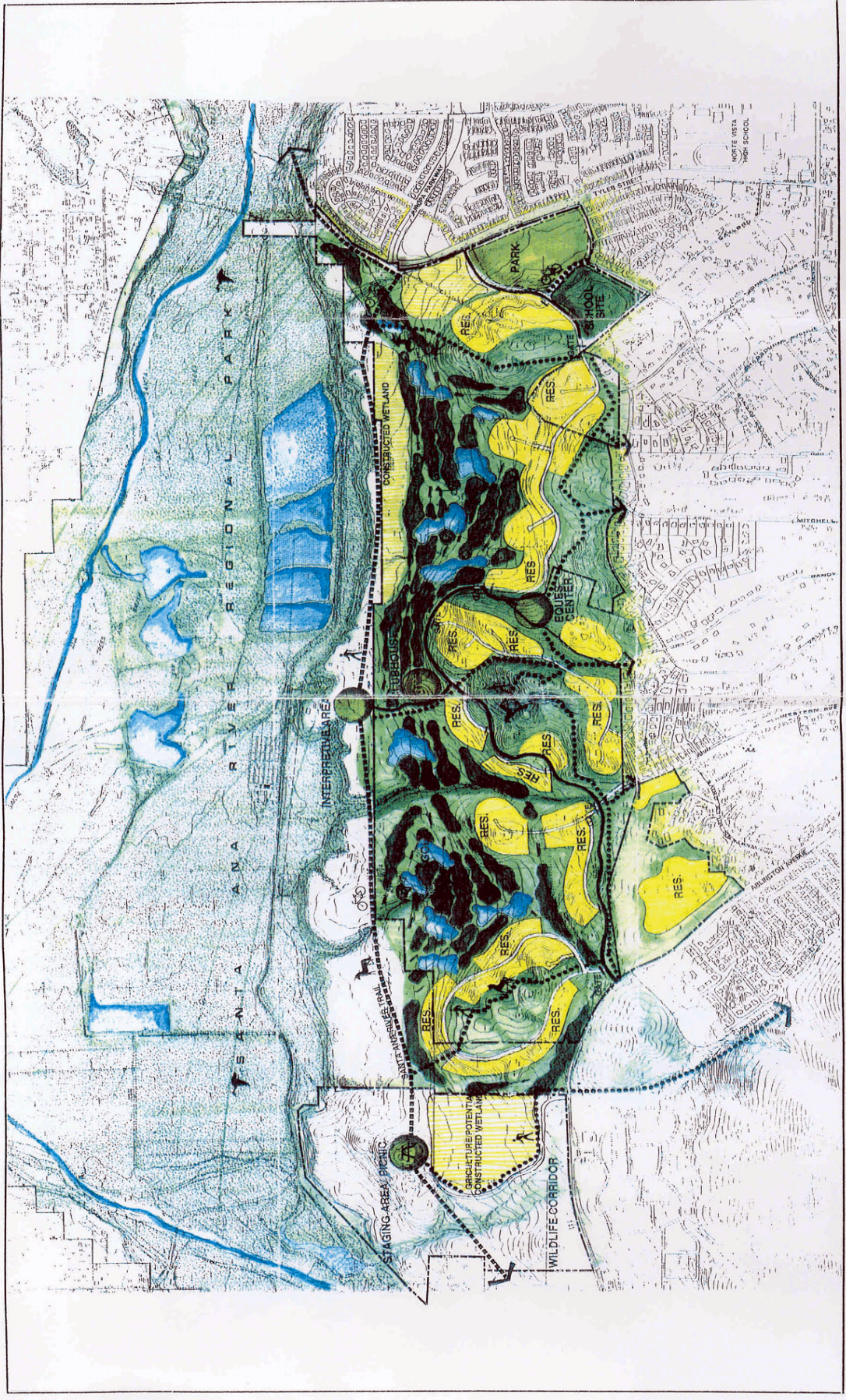
CONSISTENCY OF PLAN WITH THE CHAMPIONSHIP GOLF COURSE CONCEPT PLAN

In preparing the Rancho La Sierra Specific Plan based upon the approved Championship Golf Concept Plan (concept plan), several modifications to the concept plan are proposed. The Championship Golf Concept Plan is attached as Figure 4 for comparison. The proposed revisions are consistent with the criteria (with the exception of the number of holes proposed) approved by the City Council, and do not result in significant alterations from the concept plan.

One proposed alteration is that the developer has requested authorization to construct up to 45 holes of golf, in contrast to 36 holes as approved by the City Council under the Championship Golf Concept Plan. The developers indicate this expansion is important to accommodate additional golfers, sustain long term interest and encourage repeat play, thereby enhancing the economic viability of the complex and its stature as a recreational destination. The acreage devoted to golf under the Plan increases from approximately 330 to 383 acres (including lakes/marshes/wetlands). This additional acreage available for golf results primarily from refining the agriculture/constructed wetland uses as originally shown in the concept plan. In addition, in order to accommodate the golf course layout, it may be necessary to adjust property line boundaries between individual properties within the Plan area.

Specifically, the provision of 105 acres for constructed wetland/agriculture in three major blocks under the concept plan was intended to accommodate a strategy to enhance the City's ability to treat and reuse wastewater using natural denitrification techniques. The City has indefinitely postponed a decision on this treatment approach. These land blocks, given their location and configuration, do not lend themselves to productive long-term agricultural uses. The agricultural and wetland uses have been separately defined under the Plan, which now proposes that 65.5 acres of constructed wetlands/marsh/lakes be incorporated into the golf course and along multi-purpose trail corridors, and that 26.5 acres be permanently reserved at the westerly end of the Plan area for agricultural uses, recognizing the agricultural provisions of Measure C and providing a distinctive gateway into the City. The total acreage devoted to wetlands and agricultural uses under the Plan is approximately 92 acres.

In addition, a 4 acre equestrian center was approved under the concept plan, located near the Williamson property in the center of the site. Under the Plan, this facility has been relocated to a site near the intersection of Jones Avenue and Valley Drive and expanded to 5.5 acres in size. This new location is more accessible to the existing residential neighborhood to the south



CHAMPIONSHIP GOLF COURSE CONCEPT PLAN

which the facility is intended to serve. While the total acreage devoted to trails and scenic open space within the Plan is the same as that proposed under the concept plan, revision to the golf course layout and reconfiguration of areas reserved for future residential use have resulted in the realignment of several trail segments and reconfiguration of some open space areas. Notable changes include the following:

- ! The westerly linkage to the Santa Ana River Trail will be provided via a new alignment that traverses the westerly knoll, then veers westerly and parallels Arlington Avenue.
- ! Residential development on the westerly hill has been reconfigured. Whereas the concept plan proposed residential development ringing the hill, the Plan concentrates residential development in a larger pocket on the east side, and in a smaller area to the north. This provides for a more visually expansive open space area, as the natural open space transitions directly to the golf course.
- ! The open space area northerly of Valley Drive has been reduced through the realignment of the private access road to the south, and the introduction of residential clusters in the less steep sections of this former open space area. This in turn breaks up the larger, continuous residential component originally proposed between the easterly and center hills.

In addition to the above-referenced changes to the residential development areas, the residential area on the easterly side of the east hill has been enlarged and moved up onto the back of the knoll to preserve rock outcrops. Adjustments to the new knoll top development may be necessary to comply with the Plan objectives related to avoiding skyline development.

RELATIONSHIP OF THE PLAN TO THE GENERAL PLAN AND ZONING ORDINANCE

The City of Riverside General Plan prescribes land use policies intended to achieve the desired community character and quality of life as part of the City's long range planning program. The General Plan Land Use Diagram designates approximately 95 percent of Rancho La Sierra for Agricultural-Residential land uses, permitting residential development at a density of one dwelling unit per five acres. The remaining land area at the southwesterly Plan boundary along Arlington Avenue is designated as Hillside Residential, permitting the development of single-family homes at an average density of one dwelling unit per two acres. This Plan is consistent with the General Plan Land Use Diagram.

The Streets and Highways Diagram of the General Plan Transportation Element indicates the extension of Jurupa Avenue across the site as a 2-lane special boulevard connecting to Arlington Avenue, and the northerly extensions of Sandy Lane and Jones Avenue into the Plan area. The Plan does not propose these circulation elements, reflecting a desire expressed in the planning process on the part of the community and the City Council to minimize traffic across the site, and impacts on neighborhoods to the

south. In adopting this Plan, the Streets and Highways Diagram of the General Plan Transportation Element is hereby amended to delete the westerly extension of Jurupa Avenue and the northerly extensions of Sandy Lane and Jones Avenue.

The City of Riverside will administer the Plan as an "overlay" to the existing Residential Agricultural (RA-5) and Residential Conservation (RC) zoning classifications resulting from the passage of Measure R that currently govern development of the Plan area (see Figure 5 for existing zoning). This Plan defines development standards that shall be applied to future individual developments within the plan area. The standards set forth herein supersede the requirements found in the City of Riverside Municipal Code. In those categories where the Plan does not establish or define standards, the standards of the underlying zoning as set forth in the City of Riverside Municipal Code shall apply. This Plan may further specify development regulations that are not addressed in the Municipal Code.

MEASURE C CONSISTENCY

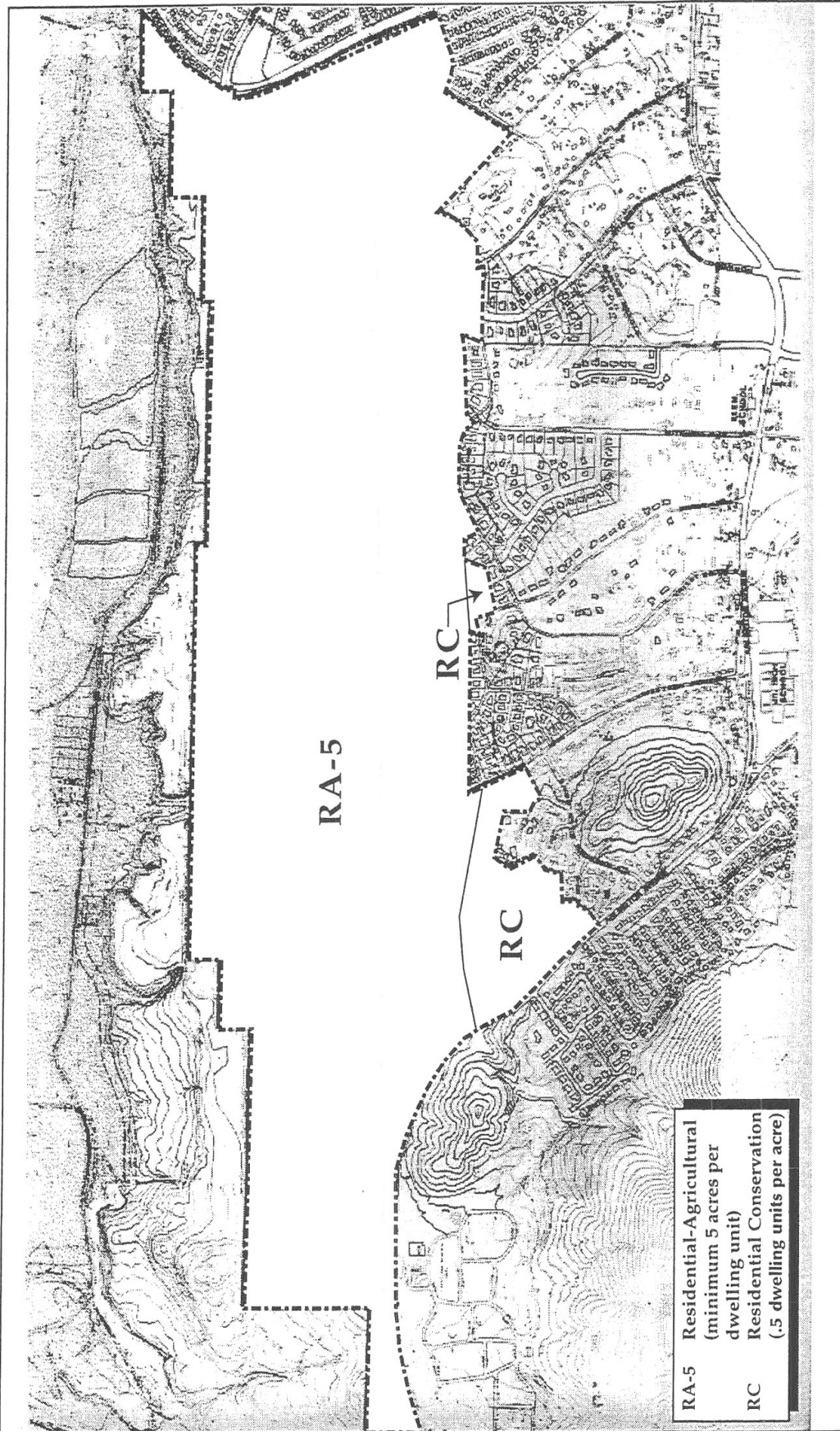
As discussed previously, Measure C established a number of planning criteria to be achieved under the Rancho La Sierra Specific Plan. The Plan as presented in this document is consistent with the Measure C criteria. It authorizes the permitted number of residential units, and provides for the clustered development of these units pursuant to Residential Conservation (RC) Zone standards. The design further provides low intensity uses (minimizing residential development and roadways) along the sensitive Santa Ana River corridor, thereby preserving the agricultural, wildlife, and open space character of the river basin. Public trail access is also accommodated, as required by Measure C.

RELATIONSHIP OF THE PLAN TO OTHER RELEVANT PLANNING PROGRAMS

Several other planning programs have been adopted by other public agencies that influence planned land uses within the Rancho La Sierra Specific Plan. The Plan is intended to complement and avoid conflicts with those other planning programs, as discussed below:

Hidden Valley Wildlife Area Management Plan

This plan is administered by the Riverside County Open Space and Parks District for the protection and use of the Hidden Valley Wildlife Refuge located in the adjacent portion of the Santa Ana River basin. The Rancho La Sierra Specific Plan area adjoins but does not include any of the wildlife refuge. The objectives of the management plan as they pertain to protecting the wildlife resource values of the River are reflected in the stated objectives and design of the Rancho La Sierra Specific Plan.



UNDERLYING ZONING CLASSIFICATIONS

Santa Ana River Trails Master Plan

This multi-jurisdictional plan to provide a regional multi-use trail along the Santa Ana River from the Pacific Ocean to the San Bernardino National Forest includes a planned segment near the northerly boundary of the project site. The Plan proposes construction of that segment of the trail traversing the northeasterly portion of the Plan area. Other trails proposed in the Plan provide linkages to the Santa Ana River trail system.

Riverside Municipal Airport Comprehensive Land Use Plan

Approximately 170 acres in the eastern edge of the Plan area lie within the "Airport Influence Area" of the Riverside Municipal Airport, located 1.5 miles east of the planning area. This "influence" area is affected by aircraft related noise and flight path considerations identified in the Airport Comprehensive Land Use Plan (CLUP) which affect development density and building height. The CLUP is currently in draft form pending adoption. Nonetheless, the Rancho La Sierra Specific Plan is intended to be consistent with its objectives to the maximum extent feasible, and the uses proposed within the influence area are consistent with the provisions of the draft CLUP.

FUTURE DEVELOPMENT

All future site-specific development proposals, such as subdivisions, conditional use permits, public works or community facilities projects, development agreements or other proposals which could affect the use of land within the planning area are required to be consistent with the Plan. A specific finding to that effect must be made by the appropriate City decision making body before such proposals may be approved.

STREAMLINED ENVIRONMENTAL REVIEW

As part of the concept plan selection process, an environmental impact report (EIR) was prepared, evaluating the various concept plans then under consideration. The EIR was certified on April 26, 1994, prior to City Council selection of the Championship Golf Course Concept Plan. Pursuant to Section 21083.3 of the Public Resources Code, future projects which are consistent with the specific plan are eligible for streamlined review under the California Environmental Quality Act (CEQA). Such projects, if not exempt from CEQA, may be reviewed through an Initial Study to determine whether they involve unique site-specific circumstances and/or environmental effects not addressed in the EIR for the Rancho La Sierra concept plan selection. If the Initial Study identifies such unique circumstances or effects, additional documentation need only evaluate those areas. In all cases, however, the mitigation measures included in the concept plan selection Final EIR that are relevant to the site-specific project in question must be imposed on that project.

SEVERABILITY

This Specific Plan is hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid, the remainder of this specific plan shall not be affected. If any part, sentence, paragraph, section or clause of this specific plan, or its application to any person or entity is adjudged unconstitutional or invalid, such unconstitutionality or invalidity shall affect only such part, sentence, paragraph, section or clause of this resolution, or such person or entity; and shall not affect or impair any of the remaining provisions, parts, sentences, paragraphs, sections or clauses of this plan, or its application to other persons or entities.

II. LAND USE PLAN

PLANNING OBJECTIVES

This section is intended to define appropriate land use patterns to achieve the following planning objectives:

- ! Implement the land use and development policies expressed in Measure C and the City of Riverside General Plan.
- ! Implement the design criteria approved by the City Council in its approval of the Championship Golf Concept Plan on April 26, 1994.
- ! Preserve significant natural landforms, drainages, and wildlife habitat on-site and provide an effective buffer between the Hidden Valley Wildlife Refuge and the developed portion of the site.
- ! Establish valuable public recreational opportunities and high quality single family residential uses, which enhance both the surrounding La Sierra community and the city as a whole.
- ! Ensure that permitted residential development is sensitive to the natural topography by avoiding obtrusive ridgetop, skyline development.
- ! Achieve a well-defined and unique community image through appropriate grading, landscaping and other design techniques.
- ! Provide compatible land uses and recreational trail linkages with the existing residential neighborhoods to the south.
- ! Preserve and enhance the scenic qualities of the planning area.
- ! Provide a locally oriented circulation system which precludes through traffic across the site and minimizes access from existing residential neighborhoods to the south.
- ! Recognize Arlington Avenue as an important gateway into the City of Riverside and the community of Rancho La Sierra.

LAND USE CONCEPT

The intent of the Rancho La Sierra Specific Plan is to accommodate diverse land uses while maintaining the property's open space character and protecting the Santa Ana River corridor. The Plan provides for recreational and open space uses, community facilities, single family residential development, and agriculture.

The recreational focus will be the high quality golf opportunities provided by the proposed golf courses. Open space areas incorporate major topographic features of the site and natural open space reserved for wildlife habitat and movement pathways between the Norco Hills to the south and the Santa Ana Regional Park to the north. Lands in the westerly Plan area are proposed to accommodate agricultural uses. A public recreational trail network is planned throughout the open space areas, including numerous feeder equestrian trails and a segment of the Santa Ana River Bikeway. Other planned community facilities include a community park, an elementary school site, and a neighborhood equestrian center. No more than 162 single family residences are permitted, clustered to preserve important natural features and the open space character of the site.

A statistical summary of the approximate acreage devoted to each land use is provided below and the land use plan is illustrated on Figure 3.

**Table 1
Land Use Summary**

<u>Land Use</u>	<u>Acreage</u>
Golf Course	383
Natural Open Space (including Trails and Wildlife Corridor)	170.5
Residential	145
Constructed Wetlands, Lakes, Arroyos	(65.5)*
Agriculture	26.5
Community Park	15
Equestrian Center	5.5
Elementary School	<u>10</u>
Total	755.5

* this acreage included in the Golf Course total

PLAN COMPONENTS

Several distinct land use components are included in the Plan, as described below. Boundaries shown on the land use plan are illustrative in nature, and will be precisely defined through subsequent subdivision requests and other site planning processes.

Golf Course

Championship golf in the form of a maximum 45 holes (up to two 18 hole courses and a 9 hole course) is proposed, covering approximately 383 acres. The golf courses will be

developed across the site, with one 18-hole course generally west of the centrally-located clubhouse, and the remaining holes planned easterly of this facility. The conceptual layout includes a fairway routing visible from Arlington Avenue, near the main project entrance. Arlington Avenue is identified as a major gateway into the City of Riverside, and this treatment will provide an attractive "green" entryway into both Rancho La Sierra and the city as a whole.

The golf courses have not yet been designed. It is the intent of this Plan that they be of championship caliber, designed by golf course architects of international stature. The courses are intended to serve local golfers as well as visitors from other parts of Southern California. They will also be marketed to both foreign and domestic tourists. The golf courses will be open to the public, and will include associated facilities such as a clubhouse and a driving range. To minimize biological and visual impacts, the driving range will not be lighted. Golf course design will minimize turfed areas and grading and emphasize retention of natural topographic features. The design will further provide habitat for local wildlife species, minimize irrigation needs and incorporate pest management techniques to minimize the effects of pollution associated with pesticides, herbicides and fertilizers.

Single Family Residential

The policies of Measures R and C serve as the basis for the density and design standards of the residential areas, allowing for a maximum of 162 single family residential units. Homes will be sited in clusters designed to preserve significant landforms and other important open space areas. Two residential designations are included in the Plan to reflect the distribution of densities on the site; these designations are defined below. Unit allocations are summarized in Table 2.

**Table 2
Residential Density Allocations**

Residential Estate	135 units
Residential Conservation	27 units*
TOTAL	162 units

* 27 units reflects the maximum density bonus; in practice the maximum bonus may not be achieved. In accordance with Title 19 of the Municipal Code, permitted units cannot be transferred between Residential Conservation and Residential Estate designations.

Residential Estate

This designation applies to those portions of the site zoned RA-5 (Residential Agricultural), as shown on Figure 5. No more than 135 units shall be permitted in this area.

Hillside Residential

This designation applies to the 45-acre property which is zoned RC (Residential Conservation), as shown in Figure 5. This property is allocated one dwelling unit per two acres, or approximately 22 units. In the event the property is developed as a Planned Residential Development (PRD) pursuant to Section 19.65 of Title 19 of the Municipal Code (Zoning Code), a maximum 25 percent density bonus could be achieved, subject to the project design meeting the density bonus criteria established in the above-referenced Zoning Code section. Should the project design warrant the full density bonus, a maximum yield of 27 units is possible.

Natural Open Space

Approximately 170.5 acres will be preserved as natural open space. These open space areas protect the important natural features of the site, such as significant natural hills, steep slopes, rock outcroppings and arroyos. They further provide wildlife habitat and foraging areas, and function as wildlife movement pathways connecting significant habitat and foraging areas located on and off-site. A wildlife corridor is designated in the western portion of the site, as a segment of a larger corridor intended to link the Santa Ana River and the Norco Hills. An extensive recreational trail network is also included within the open space system, consisting of a segment of the regional Santa Ana River Bikeway and a series of local feeder trails as described below.

Santa Ana River Bikeway

The Plan provides for construction of a portion of the Santa Ana River Bikeway through the northeasterly segment of the site. The Santa Ana River Bikeway is a major regional multipurpose trail, planned to traverse the length of the Santa Ana River, from the San Bernardino Mountains to the Pacific Ocean. A continuation of this segment is envisioned to parallel the northern boundary of the planning area, within Santa Ana River Regional Park. Construction this off-site segment will require separate actions outside the scope of this Plan.

Other Trails

A public trail network is planned through the site, linking neighborhoods to the south with the Santa Ana River Bikeway and Santa Ana Regional Park to the north. This network will further provide access to the three most prominent hilltops on the site and to the equestrian center. Wherever possible, trails will be placed within natural open spaces. A connection across Arlington Avenue (not included in this Plan) would provide a link to a future trail south through the Norco Hills.

Constructed Wetlands/Lakes/Enhanced Arroyos

Approximately 65.5 acres of constructed wetlands/lakes/enhanced arroyos shall be accommodated in the proposed golf courses. These constructed wetlands provide the opportunity to filter site runoff and store water for irrigation needs. They further create a wetland environment compatible with the nearby Santa Ana River ecosystem.

Agriculture

Agriculture is proposed on approximately 26.5 acres located at the westerly end of the site. It is anticipated row crop farming, vineyards or plant nurseries operated by small commercial interests could be accommodated.

Community Facilities

This Specific Plan provides facilities intended to serve both Rancho La Sierra and the larger La Sierra community. Planned facilities are described below.

Community Park

A 15 acre community park is planned at the southeasterly edge of the Plan area, fronting on Tyler Street and bordered by a proposed new public street. This site is near existing single family residential neighborhoods to the east and south which are not presently served by a nearby community park facility. Both these neighborhoods and the Rancho La Sierra community will benefit from the active recreational facilities such as lighted sport fields, playground equipment, and play fields proposed for the site.

Neighborhood Equestrian Center

Situated on approximately 5.5 acres located northerly of the Jones Avenue/Valley Drive intersection, this facility would consist of a full-size riding arena and limited parking, with access provided from the existing public street system. The center is planned as a neighborhood amenity, open to the general public and primarily intended for use by neighboring residents within riding distance. It is not intended as a regional facility, which will be reflected through its design.

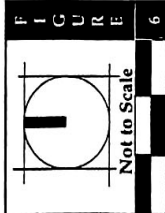
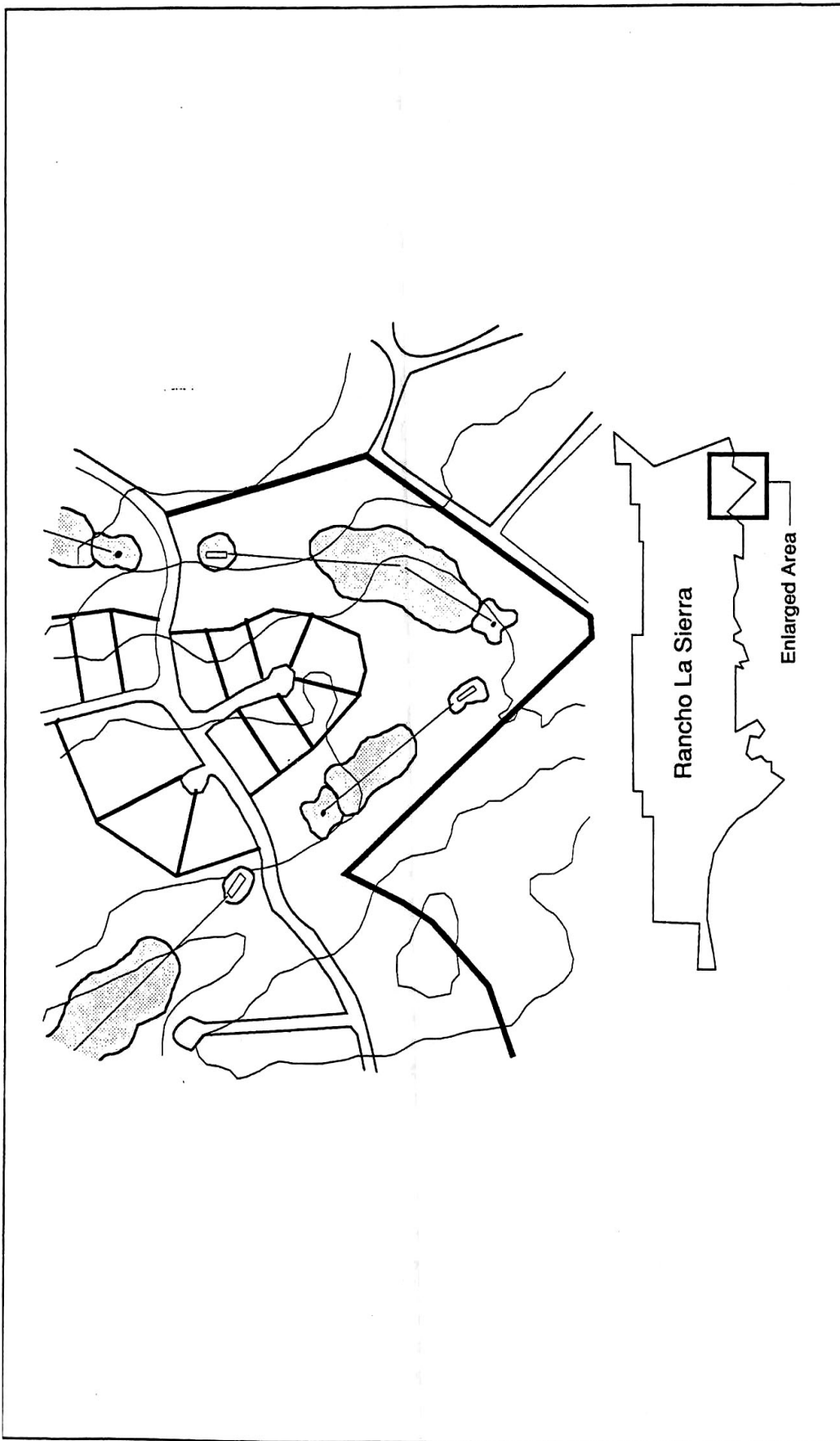
Elementary School

A 10 acre site for an elementary school is designated at the southeastern end of the site, adjacent to the planned community park. The planned school will serve adjacent neighborhoods as well as Rancho La Sierra.

As a matter of information, the majority property owners are negotiating with Alvord Unified School District regarding the possible deletion of the school site from the Plan. Figure 6 shows the potential reconfiguration of the project in the vicinity of the school site should this designation be deleted. No amendment to the Plan would be required to implement Figure 6 in the event Alvord Unified School District agrees to the deletion of the planned school site.

OTHER RELATED PLANNING OPPORTUNITIES

The majority property owners are exploring the feasibility of utilizing approximately 132 adjacent acres (both privately and county-owned) outside the City limits for uses compatible to and consistent with the Rancho La Sierra Specific Plan. These properties are beyond the City's land use authority and their use is regulated by the County of Riverside. While the use of these properties would be coordinated with the land uses established under this Plan, implementation of this Plan is not dependent on the development of these properties.



ALTERNATE TO SCHOOL SITE



Specifically, the property owners are negotiating with the County of Riverside for the right to utilize approximately 38 acres of adjacent County-owned land for golf purposes. In addition, they are also considering the use of approximately 22 acres of adjacent privately owned lands outside the City limits for golf purposes.

Private land adjacent to the northwest boundary of the planning area could potentially become public park land, as part of the Santa Ana River Regional Park. This could provide a continuous open space linkage and wildlife movement corridor, connecting the Santa Ana River basin, to the Norco Hills via intervening private property. Properties south of Arlington Avenue on the northern slopes of the Norco Hills, adjacent to Crestlawn Memorial Park (cemetery), provide an opportunity to complete the connection of the wildlife corridor from the Norco Hills to the Santa Ana River.

Additionally, an interpretive center is envisioned just north of the northerly site boundary, within the Santa Ana River Regional Park. It is anticipated this facility would be constructed and operated by Riverside County as an adjunct to their park operations and would be accessible via an extension of the golf clubhouse road. Because this site lies in the unincorporated county beyond the Plan boundary, design and construction of this facility is outside of the scope of this Specific Plan.

III. LAND USE REGULATIONS

PURPOSE

The purpose of these regulations is to provide a mechanism for implementing the Rancho La Sierra Specific Plan. Proper administration of the standards set forth in this chapter will ensure that future land use activities proceed in a coordinated manner consistent with the goals and policies of both this Plan and the City's General Plan. Application of these standards in the future review of site plans, subdivision maps, conditional use permits and other discretionary approvals by the City of Riverside will ensure that the Plan objectives are realized.

APPLICABILITY

The land use regulations set forth in this Plan shall apply only to the property within the boundaries of the Plan area. All proposed uses of land within the Plan area shall be subject to these standards. Any references to lands outside of the Plan area are expressions of the planning objectives established for this Plan and are not regulatory in nature.

The City of Riverside Zoning Code (Title 19 of the Riverside Municipal Code) and Subdivision Ordinance (Title 18 of the Riverside Municipal Code) shall apply to all land within the Plan area, except where differing standards are specified herein. Where conflicts between this Plan and the City's Zoning Code and/or Subdivision Ordinance occur, the provisions of this Plan shall apply. Where the Plan does not address specific development standards or other land use provisions, the City's Zoning Code and/or Subdivision Ordinance shall apply. Development within the Plan area shall comply with any future amendments to the Zoning Code or Subdivision Ordinance, to the extent they do not conflict with the provisions of the Plan.

GENERAL PROVISIONS

- ! Terms used herein shall have the same meaning as defined in Title 19 of the Riverside Municipal Code unless otherwise specified. Whenever there is any question regarding the interpretation of the provisions of this Plan or their application to any specific case or situation, the Planning Commission shall interpret the intent of this Plan as it applies to such cases.

- ! Minor adjustments in the boundaries between adjoining land use districts which result from final road alignments, geotechnical or other engineering refinements during the processing of conditional use permits or tentative and/or final subdivision maps shall not require an amendment of the Specific Plan, provided that such adjustments are consistent with the intent of the Plan and the general distribution of land uses illustrated in Figure 3. The Planning Director shall be responsible for determining if such adjustments are in substantial conformance with the Plan.

- ! Final boundaries are intentionally not precisely dimensioned on the Plan but shall be established through future discretionary permit processing at separate public hearings.

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Permitted uses, site development standards and design guidelines for each of the main components of the land use plan are defined below.

Golf Course

Championship level golf courses will be developed in accordance with the following requirements.

Permitted Uses (Subject to granting of a conditional use permit, in accordance with Section 19.64 of the Riverside Municipal Code)

- a. A maximum of 45 holes of golf, consisting of two 18-hole courses and a 9-hole course.
- b. Clubhouse facility and adjacent parking area. Activities shall be restricted to those that directly support or are directly related to the operations of the golf course, such as a pro shop, food and beverage services, golf equipment rentals, and banquet facilities. Facilities unrelated to golf such as a swimming pool and tennis courts are prohibited. Non-golf-related banquets and events are prohibited.
- c. Driving range. Lighting of the range is prohibited.
- d. Storage facilities for maintenance equipment, supplies and vehicles.
- e. Recreational trails.

Development Standards

Specifications for fairway orientation and design, irrigation and drainage systems, fencing, clubhouse design, required parking, and other development standards will be determined through the conditional use permit (CUP) process. However, the golf course(s) shall reflect the design guidelines and operational requirements established below.

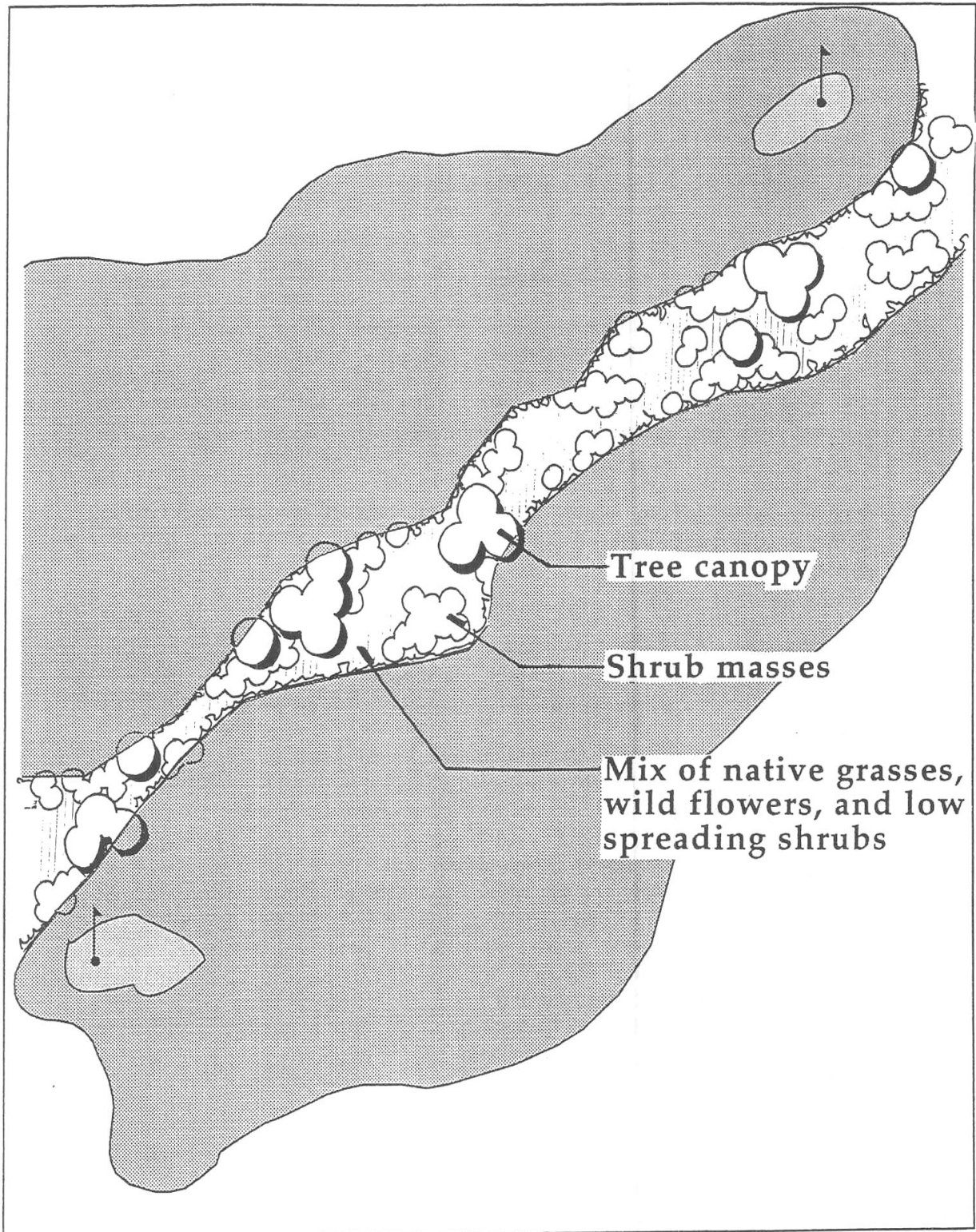
Design Guidelines

- a. The golf course shall minimize turfed areas and grading and emphasize retention of natural topographic features.
- b. Developed golf areas (tees/greens/manicured fairways) within the 400 foot river

bluff setback as required in the Concept Plan Selection environmental impact report shall be limited to the maximum extent feasible. The bluff setback area should be integrated into the golf course design as natural fairway area. Where developed golf areas encroach into the required setback, other means to reduce impacts on the river such as berming and landscaped screening shall be utilized.

- c. The design shall include a fairway routing in the area between the westerly knoll and Arlington Avenue, to provide golf course visibility from Arlington Avenue.
- d. A minimum of 65.5 acres of constructed wetlands, lakes, and/or enhanced arroyos shall be incorporated into the golf course(s).
- e. The driving range shall be designed without lighting and in such a way as to minimize the need for fencing, thereby reducing visual impacts.
- f. The club house shall be centrally located within the golf course area and accessible from the public collector street. It shall incorporate energy conservation design features, such as north-south orientation to maximize solar exposure for solar water heating panels and the use of appropriate landscape materials to provide shading of exterior and interior spaces.
- g. Exterior lighting for the golf clubhouse and parking lot shall be of low intensity, providing only the minimal illumination needed for safety and security. All light fixtures shall be directed, shielded or located to confine illumination to the clubhouse and parking area.
- h. A planting and landscape plan to enhance the biological habitat and wildlife corridor values of the golf course shall be prepared by a qualified biologist acceptable to the City. Open spaces between and around fairways shall incorporate a planting palette that include native plant species to provide habitat for local wildlife. A suggested planting scheme is illustrated in Figure 7. Recommended plant species include the following:

- Barberry (*Mahonia* spp.)
- Black sage (*Salvia mellifera*)
- Brittlebush (*Encelia farinosa*)
- Buckbrush (*Ceanothus* spp. and cultivars)
- Bush poppy (*Dendromecon rigida*)
- Bush sunflower (*Encelia californica*)
- California buckwheat (*Eriogonum fasciculatum*)
- California fuschia (*Zauschneria* spp.)
- California juniper (*Juniperus californica*)
- California walnut (*Juglans californica*)
- Catalina ironwood (*Lyonothamnus floribundus*)
- Coast live oak (*Quercus agrifolia*)



**RECOMMENDED LANDSCAPING
BETWEEN FAIRWAYS**

NOT TO SCALE

FIGURE
7

Coyote brush (*Baccharis pilularis*)
Flannel bush (*Fremontodendron* spp.)
Holly-leaved cherry (*Prunus ilicifolia*)
Manzanita (*Arctostaphylos* spp. and cultivars)
Prickly phlox (*Leptodactylon californicum*)
Scrub oak (*Quercus dumosa*)
Silktassel (*Garrya* spp.)
Tanbark oak (*Lithocarpus densiflorus*)
Tea tree (*Leptospermum* spp.)
Toyon (*Heteromeles arbutifolia*)
Valley oak (*Quercus lobata*)
Western redbud (*Cercis occidentalis*)

The understory may be complemented by a native wildflower collection or mulched.

- I. A master drainage plan shall be developed and incorporated into the golf course plan. This plan shall emphasize the on-site detention and treatment of golf course runoff to filter and reduce the concentrations of fertilizers, pesticides, herbicides and fungicides, prior to discharge to the Santa Ana River. Water hazard features, for example, should be designed with this in mind.

- j. An Integrated Management Plan (IMP) that combines turf management with pest and pollution management efforts in a comprehensive and coordinated manner shall be developed. The IMP shall be prepared in consultation with a Licensed Pest Control Advisor with expertise on the development of insect, rodent and invasive plant resistance techniques that minimize the need for chemically applied pesticides, herbicides, fertilizers and fungicides. The purpose of the IMP is to avoid the use of hazardous substances for golf course landscape management and to minimize the amount of pollutants in surface runoff that could reach the sensitive Santa Ana River basin or be ingested by local wildlife. The IMP shall incorporate the following:
 - ! An evaluation of soils and existing plant cover to determine the types and extent of invasive plant species that would compete with turf or other managed landscaped areas, and an identification of means of eradicating these species from the soil base before revegetation occurs.
 - ! Use of biological means to eliminate pests, such as parasitic wasps to attack white flies, natural bacteria that kills caterpillars, etc.
 - ! Use of plant species that are resistant to pests of various types.
 - ! A regular maintenance program that keeps vegetation healthy and thus resistant to disease and infestation.
 - ! Establishment of a controlled drainage pattern to avoid standing water that attracts mosquitoes.
 - ! Use of chemical agents only as a last resort for pest management purposes. Chemicals shall be applied in a carefully controlled manner that is based on the proper types and concentrations for specifically targeted pests.
 - ! Avoidance of excessive use of phosphorus and nitrogen-based products.

- ! Prohibition of the use of toxic or flammable materials for turf management or other landscape management purposes.
- ! Prohibition of aerial spraying of pesticides, fertilizers, herbicides or fungicides.
- k. Shape the golf course landform along the northern boundary to prevent runoff from the golf course area from flowing directly to the Hidden Valley Wildlife Refuge.
- l. Prohibit the use of clippings of bermuda grass or other highly aggressive species in mulch and dispose of such wastes in closed containers or in compost bins to avoid scatter into the river or other natural plant communities.
- m. Divert green wastes generated by course maintenance from the landfill waste stream, to the maximum extent feasible.
- n. A cowbird trapping program shall be developed by a qualified biologist, including means for ongoing implementation.
- o. Portions of the community trail system may cross through the golf course; however the trails should be aligned between and around fairways, with no direct fairway crossings. Incorporate design methods/protective barriers for any public trails potentially subject to direct exposure from golf course operations.
- p. An analysis of potential alternative water supply sources, such as reclaimed water from the City's Water Quality Control Plant and local wells, shall be provided for review by the City's Public Utilities Department.
- q. Signage shall be consistent with the approved community sign program (See page III-38).
- r. Architectural coatings used on the clubhouse shall comply with the most current standards of the South Coast Air Quality Management District.
- s. A trails program shall be developed, potentially including interim trails, to the standards of the Park and Recreation and Planning Departments to ensure that adequate trail access is maintained between the neighborhoods to the south and the Santa Ana River to the north. The required trails shall be constructed in conjunction with construction of the golf course.

Residential Estate

Clusters of single family residential development will be sited primarily along the golf course and at the base of hills, to provide view orientations toward the golf course and the Santa Ana River basin. While the locations of these clusters are considered relatively "fixed" on the site, as shown on Figure 3, the precise boundaries and sizes of each will be determined as part of the master subdivision process (see Chapter V, Implementation Measures) and some minor modifications may occur as a result. Estate homes of exceptional design quality are envisioned within distinctive individual neighborhood enclaves. Specific residential areas as shown on Figure 3 (generally located southerly of the spine east/west private street) can accommodate horsekeeping. Lot sizes will vary, depending upon topographical conditions, with larger lots on the steeper land, generally those areas with slopes 15 percent or greater, and smaller lots clustered on the gently sloping areas. The average lot size shall be no less than one acre. Equestrian lots shall be a minimum of .75 acres in size, and one-half acre lots are permitted at selected locations.

Permitted Uses

All those uses permitted in the RA-5 Zone, listed in Section 19.08.020 of the Riverside Municipal Code, except that the keeping of livestock shall be prohibited. Horsekeeping is permitted at selected locations as shown on Figure 3, generally located southerly of the spine east/west private street.

Development Standards

- Lot Area: Minimum 1 acre/43,560 square feet (Minimum 1/2 acre/21,780 square foot lots permitted at selected locations subject to Planning Department review and approval). Lots proposed for horsekeeping shall be a minimum of .75 acres/32,670 square feet in size.
- Lot Width: Minimum 130 feet
- Lot Depth: Minimum 100 feet
- Front Yard Setback: Minimum 30 feet
- Side Yard Setback: Minimum 25 feet
- Rear Yard Setback: Minimum 25 feet (deeper yards are encouraged wherever lots back up to the public collector street)
- Building Height: One story/max. 20 feet. Additional height/stories may be authorized through the variance process as discussed below. Factors to be considered in the granting of variances include the protection of northern views of existing residences, and the avoidance of residential development that skylines above the natural ridgelines.
- Lot Coverage: Maximum 30 percent by buildings and other covered structures.
- Parking: Each dwelling unit shall be provided with minimum of two parking spaces within a private garage on the same lot, in accordance with the provisions of Section 19.74 of the Riverside Municipal Code.
- Walls and Fences: Heights limited pursuant to Title 19 of the Riverside Municipal Code.

Signs: Per the approved community sign program (see page III-38).
Other: As defined in Title 19 of the Riverside Municipal Code.

Variances

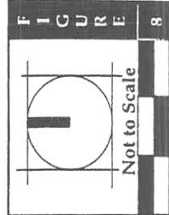
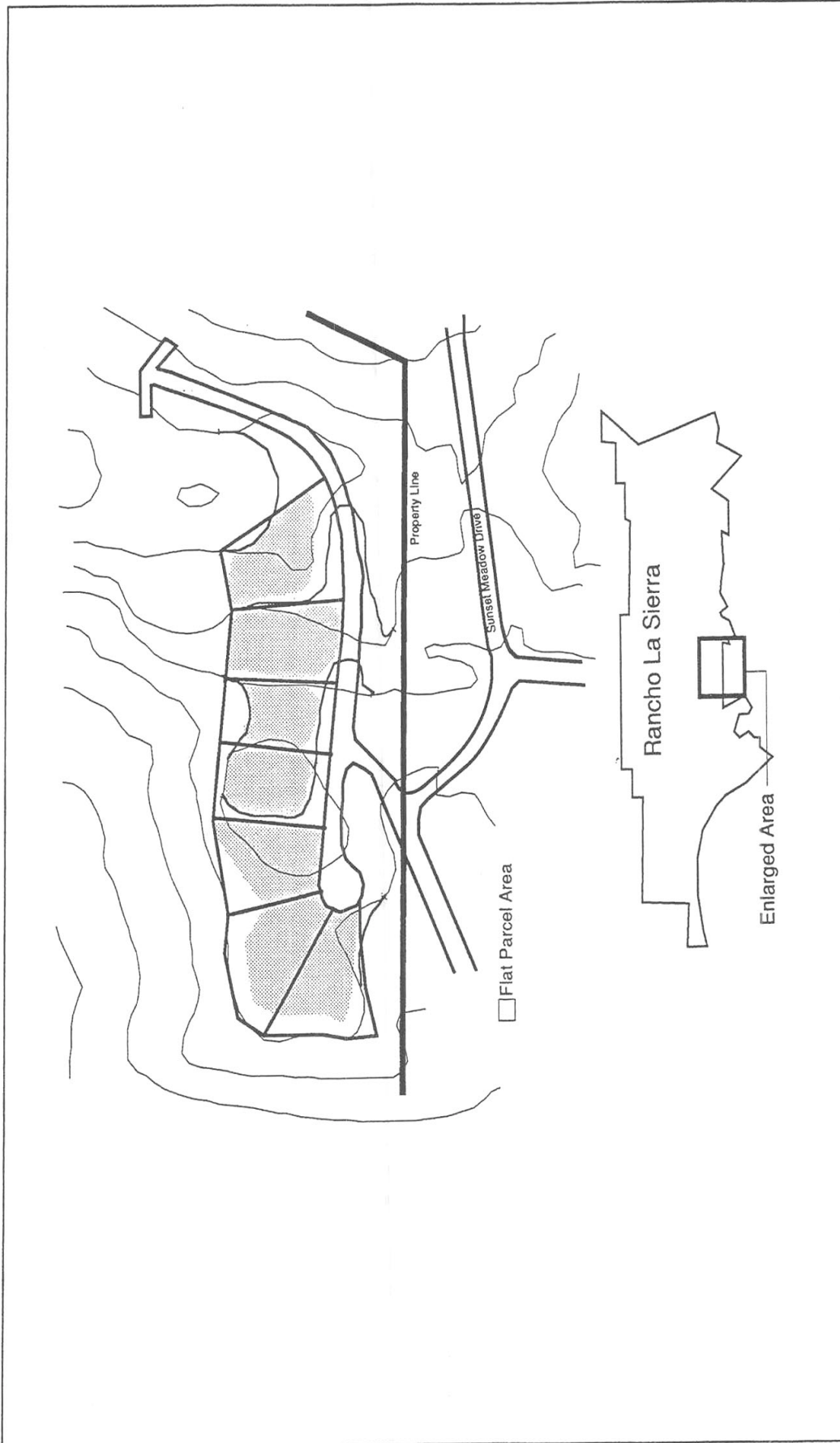
Variances from the above development standards (excluding lot area) may be considered pursuant to Chapter 19.64.050 of the Riverside Municipal Code.

Design Review

All residential development shall be subject to review by and approval of Planning Department Design Review staff.

Design Guidelines

- a. Homes should be sited near the base of slopes and knolls, on terrain with slopes of less than ten percent (10%) wherever possible. Skylining or knolltop development is prohibited on the major knolls located in western, central and eastern portions of the site. In the subdivision process, consideration shall be given to establishing maximum building pad elevations in the vicinity of the major knolls to ensure that skylining does not occur.
- b. Residential development in the vicinity of the central knoll shall be configured as conceptually shown on Figure 8.
- c. Avoid "walling in" golf fairways with homes on both sides.
- d. Limit access to the site from the neighborhoods to the south to emergency vehicles unless otherwise necessary.
- e. Provide a private street system to serve residential clusters. No homes shall have direct access from Arlington Avenue or Tyler Street. Limited direct access from the project's public collector street may be permitted, subject to Planning Department review and approval.
- f. Homes shall be located no less than 44 feet from the centerline of the nearest travel lane of Tyler Street and no less than 90 feet from the centerline of the nearest travel lane of Arlington Avenue.
- g. Residential developers shall consider the use of light-colored roofing materials and concrete as opposed to dark roofing materials and asphalt parking areas, to minimize heat gains in buildings and parking areas.
- h. Lot patterns should be developed with consideration for maximizing solar access to rooftop or ground mounted solar water heating panels that may be installed by homeowners.



CENTRAL KNOLL DESIGN DETAIL



- I. Use of decorative, open fencing such as wrought iron is recommended along residential sites bordering golf course fairways.
- j. Where solid walls are constructed along residential boundaries, use a variety of materials, textures and colors and screen the walls with appropriate landscaping.
- k. Solid, decorative walls with landscape screening shall be provided along the rear lot line of residential lots that back up to or side on a public street.
- l. Consider potentially adverse off-site impacts in the consideration of the placement and design of walls and fences, to avoid such problems as blocking a neighbors view, cutting off desired local breezes, creating unwanted shade, or detracting from the appearance of a neighboring home or yard.
- m. Architectural coatings used on homes and accessory structures shall comply with the most current standards of the South Coast Air Quality Management District.

Grading Standards

The following standards apply to residential subdivisions as well as the design of individual residential lots.

Lot Grading

Where grading is required on parcels having an average natural slope of 10% or greater, it must be limited to the minimum necessary to provide for a house, driveway, garage and limited level yard for accessory and recreational uses such as swimming pools, tennis courts, or play areas. The terrain must be left in its natural state for the remainder of the site. Average natural slope shall be determined in accordance with the formula set forth in Section 19.09.050 B(3) of the Riverside Municipal Code. The total area of all grading shall not exceed the following standards:

- a. Grading on slopes under 10%:
 - ! No standards
- b. Grading on slopes between 10% and 30%:
 - ! Total level padded area shall not exceed 18,000 square feet except up to 21,000 square feet may be permitted for split level pads separated by a minimum four foot elevation difference (Level padded area is defined at a slope ratio of 5:1 or flatter).
 - ! Slopes having a ratio of 3.9: 1 or steeper shall not exceed 20 feet in vertical height. Slopes having a 4:1 or flatter ratio may be allowed up to 25 feet in vertical height.
 - ! Benches on slopes shall not be permitted.

- ! Crib walls shall not be permitted.
- ! An undulating berm shall be placed along the edge of graded pads to reduce the visual impacts of terrace grading. The undulating berm is not included within the total level padded area.

c. Grading on slopes of 30% or steeper:

- ! Up to three level padded areas shall be permitted totaling 21,000 square feet; provided, however, that no single pad can exceed 10,000 square feet in area and multiple pads shall be separated by a minimum four-foot elevation difference.
- ! Slopes having a ratio of 3.9:1 or steeper shall not exceed 20 feet in vertical height. Slopes having a 4:1 or flatter ratio may be allowed up to 25 feet in vertical height.
- ! Benches on slopes shall not be permitted.
- ! Crib walls shall not be permitted.
- ! An undulating berm shall be placed along the edge of graded pads to reduce the visual impacts of terrace grading. The undulating berm is not included within the total level padded area.

Driveway Grading

- a. Shall not exceed 15 feet in width, except on lots with less than 10 percent average natural slope.
- b. Shall not exceed a 15% finished grade unless approved by the City of Riverside Fire Department.
- c. Driveway cut and fill slope heights shall be subject to the same restrictions identified above for slopes of 10 to 30 percent or slopes of 30 percent or greater.

Retaining Walls

Retaining walls shall be limited to a maximum vertical height of four feet.

Deviations

Deviations from the above grading standards may be permitted on a case-by-case basis for innovative design and unique grading techniques, pursuant to established City review procedures.

Grading Review

Residential grading shall be subject to review pursuant to established City review procedures.

Hillside Residential

A cluster of single family homes will be sited in the rolling topography just southeast of the Arlington Avenue main entrance. Homes will be located north of the knolltop near Arlington Avenue, to maintain a natural hillside appearance along Arlington. These homes will have northern view orientations toward the golf course, the Santa Ana River and San Gabriel Mountains. Access will be provided via a private street connection to the main project entry street, with no separate connection to Arlington Avenue. Several additional residential lots will be located along Rolling Hills Drive and the west side of Western Avenue, near Country Bluffs Road. These lots will be compatible with existing developed residential lots in the immediate vicinity.

The overall density shall average one dwelling unit per two acres. Consideration may be given to the granting of a maximum 25 percent density bonus in accordance with the criteria set forth in Section 19.65 of the Riverside Municipal Code (Planned Residential Development).

Permitted Uses

All uses permitted in the RC Zone, listed in Section 19.09.020 of the Riverside Municipal Code.

Development Standards

The development standards for the RC Zone as set forth in Section 19.09 of the Riverside Municipal Code shall apply.

Variances

Variances from the above development standards (excluding lot area) may be considered pursuant to Chapter 19.64.050 of the Riverside Municipal Code.

Design Review

All residential development shall be subject to review by and approval of Planning Department Design Review staff.

Design Guidelines

- a. Homes should be sited near the base of slopes and knolls, on terrain with slopes of less than ten percent (10%) wherever possible. Skylining or knolltop development is prohibited.
- b. Maintain an open space view corridor along Arlington Avenue.
- c. Homes shall be located no less than 90 feet from the centerline of the nearest travel lane of Arlington Avenue.

- d. Infill residential development along Western Avenue and Rolling Hills Drive is permitted and shall be consistent with the existing residential neighborhood.
- e. Limited direct access to residences from the main public collector street is permitted.
- f. Fencing proposed along the Arlington Avenue frontage should be open to allow for views into the open space corridor, subject to Design Review staff approval.
- g. Residential developers shall consider the use of light-colored roofing materials and concrete as opposed to dark roofing materials and asphalt parking areas, to minimize heat gains in buildings and parking areas.
- h. Lot patterns should be developed with consideration for maximizing solar access to rooftop or ground mounted solar water heating panels that may be installed by homeowners.
- I. Where solid walls are constructed along residential boundaries, use a variety of materials, textures and colors and screen the walls with appropriate landscaping.
- j. Architectural coatings used on homes and accessory buildings shall comply with the most current standards of the South Coast Air Quality Management District.

Grading Standards

Grading shall comply with the standards defined above in this Plan for the Residential Estate category, including the deviation and grading review processes.

Natural Open Space

Approximately 170.5 acres of land on site are designated as open space. These areas occur between and around the residential clusters and include the major knolls, natural drainages, steeper slopes and principal wildlife corridor found on the site. Precise boundaries for the open space system will be determined as part of the master subdivision process (see Chapter V, Implementation Measures). Natural open space provided for under the Plan shall be privately owned and maintained in perpetuity, through a homeowners association or other means acceptable to the City of Riverside.

The community trail network will be developed within the open space system to the maximum extent feasible; no other activities will be permitted, except for passive recreation such as walking and enjoyment of scenic views. The conceptual trail network is illustrated on Figure 9. Public trails will be dedicated to the City of Riverside and constructed by the developer(s). Funding of trail maintenance will be the responsibility of the homeowners association, assessment district, or other non-public means. Dedication of trail easements shall occur as part of the master subdivision process, or through other appropriate discretionary permits. Grading will only be permitted within the open space network as necessary to accommodate trails. Trail construction will be phased with the first stage of development to ensure adequate trail access is maintained. Enhancement of wildlife habitat and natural drainages through revegetation is encouraged subject to City approval, especially within the wildlife corridor area at the western edge of the planning area. A detail of the planned wildlife corridor is shown on Figure 10. The portion of this corridor within the Plan area is to be left in a natural state. Opportunities to enhance the cover and habitat value of the corridor should be explored through enhancement of the two drainage courses flowing through the wildlife corridor area, and through a revegetation program emphasizing the use of diverse native plant species that provide screening and mimic the existing local natural communities.

Permitted Uses

- a. Public trails and ancillary improvements such as benches.
- b. Enhancement of wildlife habitat, as approved by the Planning Department.
- c. Fencing if determined appropriate by the Planning and Park and Recreation Departments.

Development Standards

- a. The Santa Ana Bikeway segment shall be developed in accordance with the standards of City Public Works Department, in consultation with the Riverside County Parks and Open Space District.
- b. All other trails shall be developed in accordance with the standards required by the City of Riverside Parks and Recreation Department, in accordance with the design guidelines identified below.

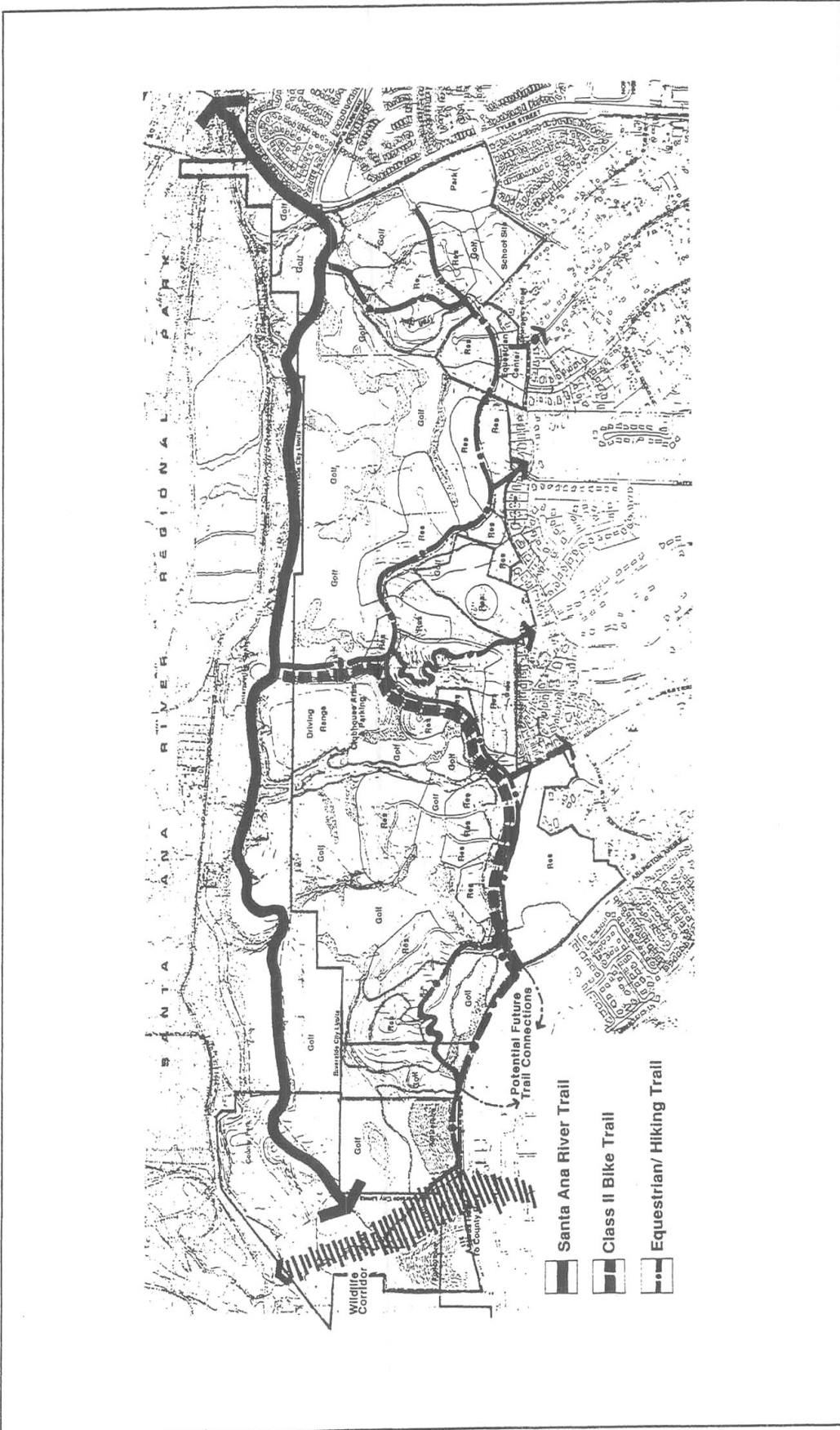
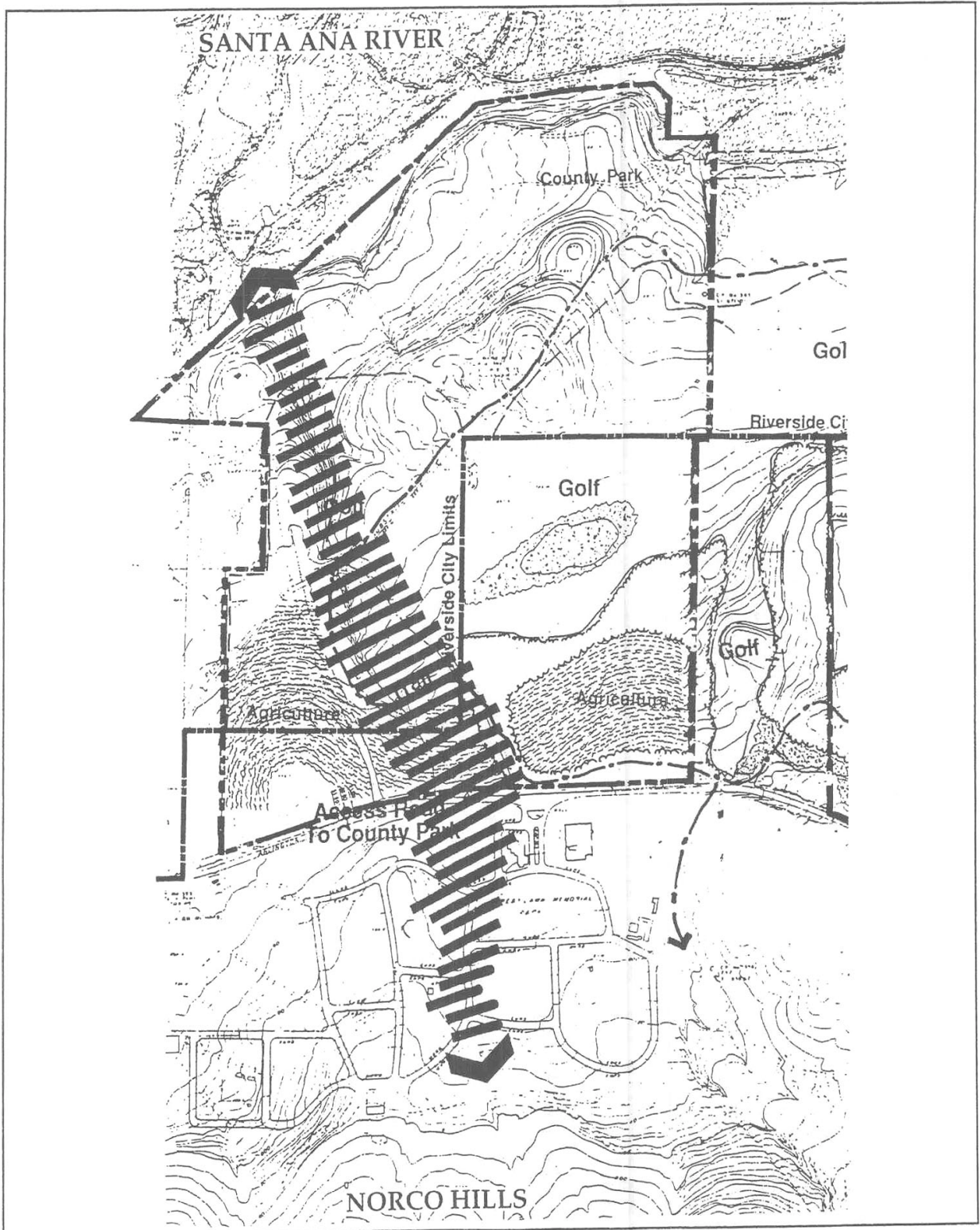
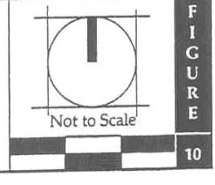


FIGURE 9
Not to Scale

CONCEPTUAL TRAIL NETWORK



WILDLIFE CORRIDOR



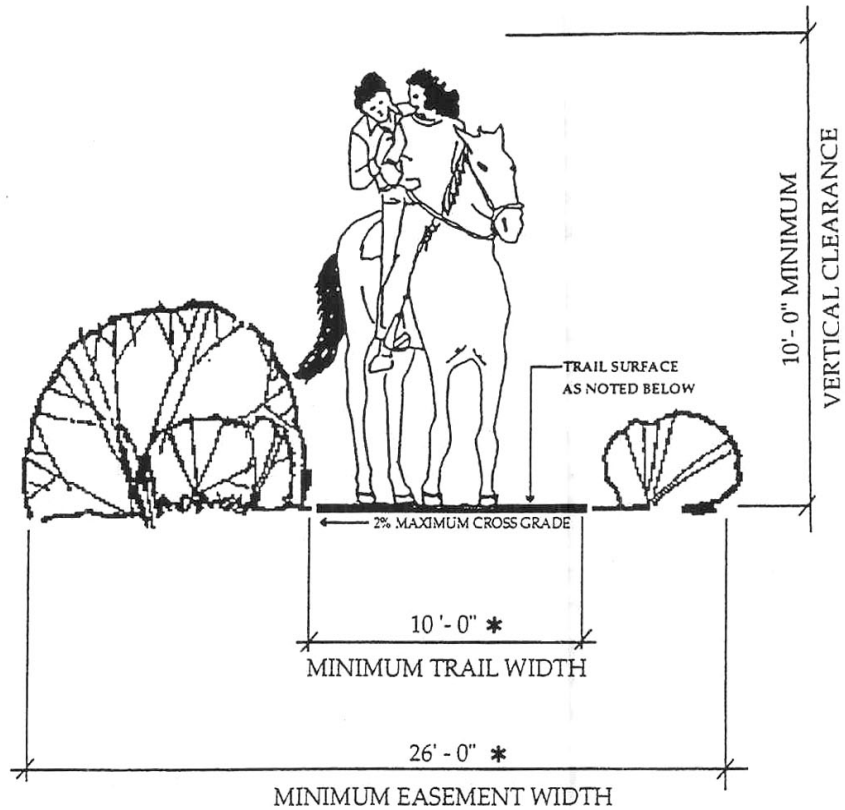
- c. A 100-foot wide buffer zone shall be established along both sides of the drainage within the wildlife corridor area. Trails or agricultural uses may be permitted within the buffer area only if integrated as part of a wildlife enhancement program prepared by a qualified wildlife biologist and approved by the Planning Department. In addition, appropriate screening with native plant species is recommended as specified in the design guidelines below.

Design Guidelines

- a. Trail alignments, sizes, surfacing, signs, plantings, etc. shall conform to the Rural Trail specifications established by the City of Riverside Parks and Recreation Department. A typical trail section meeting those specifications is presented in Figure 11. The typical detail for trail crossings of roadways is presented in Figure 12.
- b. Fencing, if permitted by the Planning and Parks and Recreation Departments, shall be open in design to allow for wildlife movement and shall conform to the Rural Trail specifications established by the City of Riverside Parks and Recreation Department.
- c. Trail design in areas following natural drainages shall be prepared in consultation with the California Department of Fish and Game. First priority will be given to placing trails alongside, rather than within the drainages, to avoid loss of vegetation and direct disturbance of wildlife habitat. If this cannot be accomplished, a geological evaluation of the larger, deeper drainage courses shall be performed to determine the stability of the stream banks and to evaluate the risks/costs associated with widening and stabilizing the stream bottom to trail specifications. If alterations of these streambeds cannot be avoided, permits shall be obtained pursuant to Section 1603 of the State Fish and Game Code and Section 404 of the Clean Water Act.
- d. Trail alignments near or within the golf course shall avoid crossing golf course fairways, be placed behind tee areas, and sited to maximize distances from fairways. If trails are directly exposed to errant golf balls, protective barriers shall be provided that are open, rather than solid, to maintain the open space character of the trails and golf course. Signs shall be posted on the golf course, where appropriate, to warn golfers that a recreational trail and hikers/equestrians may be nearby.
- e. The wildlife corridor shall take into account planned adjacent agricultural uses.
- f. A suggested list of appropriate plant species to be used in the wildlife corridor is provided below.

Plant Species for Use in Wildlife Corridor

Trees (Upland) California juniper (*Juniperus californica*)
 Coast live oak (*Quercus agrifolia*)
 Walnut (*Juglans californica*)



TRAIL SURFACING: Verify soil expansiveness with a soil test performed by a certified laboratory approved by the City of Riverside.

Non-expansive Soil: Scarify tread areas to a depth of 6" removing rocks, clods, and undesirable materials. Fine grade and compact native soil to a 90% relative compaction.

Expansive Soil: Remove soil to a depth prescribed by the soils report. Remove all remaining rocks, clods, and undesirable materials from the exposed soil base. Evenly spread a minimum of 3 1/2 inches of decomposed granite contained by 2x4 redwood header on each side of trail tread.

* Trails less than 10' wide and easements less than 26' wide permitted in hillside situations subject to Park & Recreation Dept review and approval.

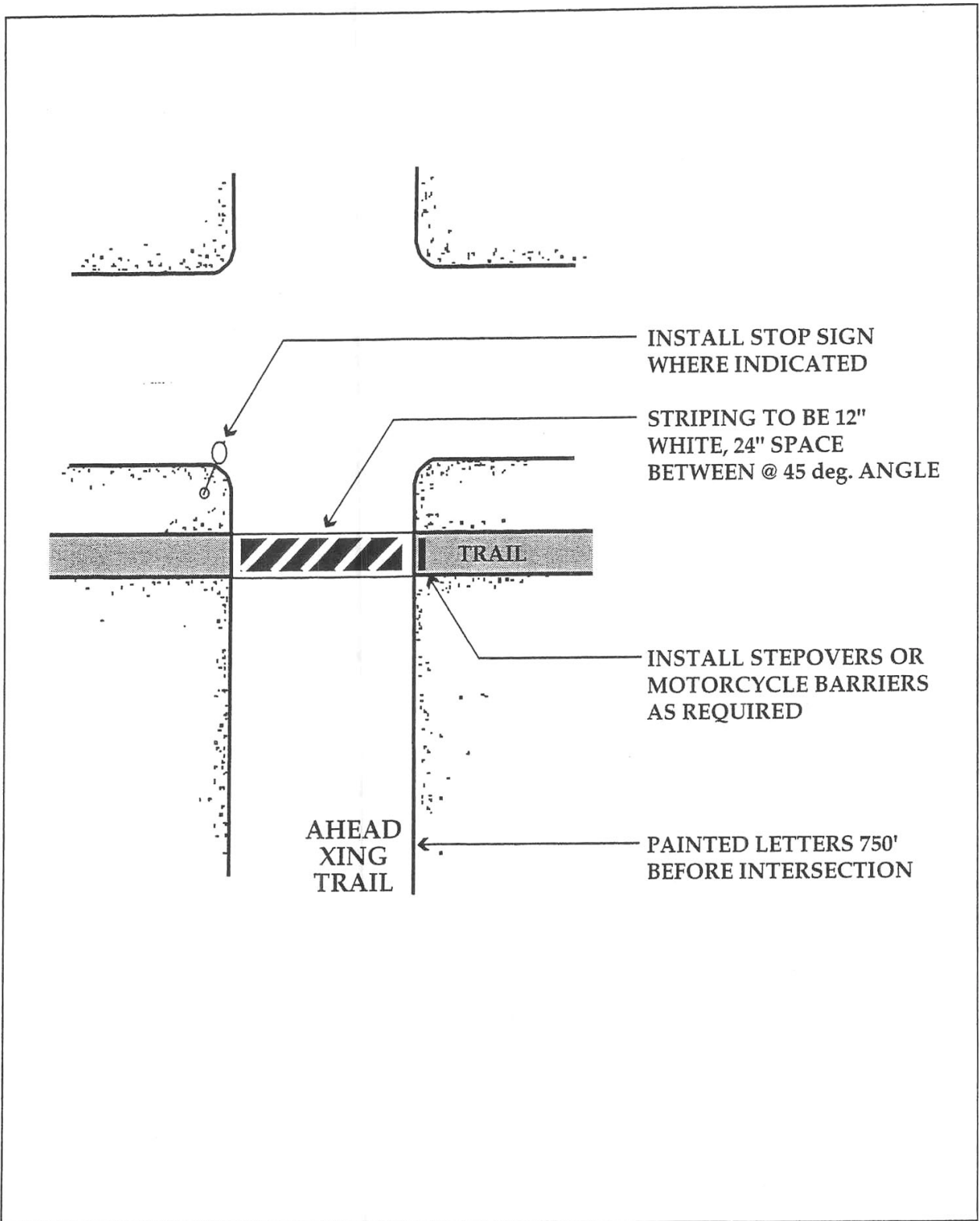


TYPICAL FEEDER TRAIL SECTION

NOT TO SCALE

FIGURE

11



STANDARD FOR TRAIL CROSSING AT ROADWAY INTERSECTION

NOT TO SCALE

FIGURE 12

Trees (Mesic)	Mule fat (<i>Baccharis salicifolia</i>) Arroyo willow (<i>Salix lasiolepis</i>)
Trees (Wetland)	Elderberry (<i>Sambucus mexicana</i>) Cottonwood (<i>Populus fremontii</i>) Black willow (<i>Salix gooddingii</i>) Red willow (<i>Salix laevitata</i>) Sandbar willow (<i>Salix exigua</i>)
Shrubs	Beaver-tail cactus (<i>Opuntia basilaris</i>) Black sage (<i>Salvia mellifera</i>) Brittlebush (<i>Encelia farinosa</i>) California blackberry (<i>Rubus ursinus</i>) California buckwheat (<i>Eriogonum fasciculatum</i>) California sagebrush (<i>Artemisia californica</i>) California wild rose (<i>Rosa californica</i>) Elderberry (<i>Sambucus mexicana</i>) Fuchsia-flowered gooseberry (<i>Ribes speciosum</i>) Giant rye (<i>Leymus condensatus</i>) Laurel sumac (<i>Malosma laurina</i>) Toyon (<i>Heteromeles arbutifolia</i>) White sage (<i>Salvia apiana</i>)
Herbs	Bedstraw (<i>Galium aparine</i>) Blue dix (<i>Dichelostemma pulchella</i>) California poppy (<i>Eschscholtzia californica</i>) Chia (<i>Salvia columbariae</i>) Eucrypta (<i>Eucrypta chrysanthemifolia</i>) Phacelia (<i>Phacelia ramosissima</i>) Tidy tips (<i>Layia platyglossa</i>) Whispering bells (<i>Emmenanthe penduliflora</i>)

Constructed Wetlands/Lakes/Arroyos

This Plan designates approximately 65.5 acres within the golf course as constructed wetlands, lakes, restored/enhanced arroyos. These designated areas serve a variety of purposes, including water treatment and storage capacity, filtering of stormwater runoff, and wildlife habitat.

Permitted Uses

Not applicable to this designation.

Development Standards

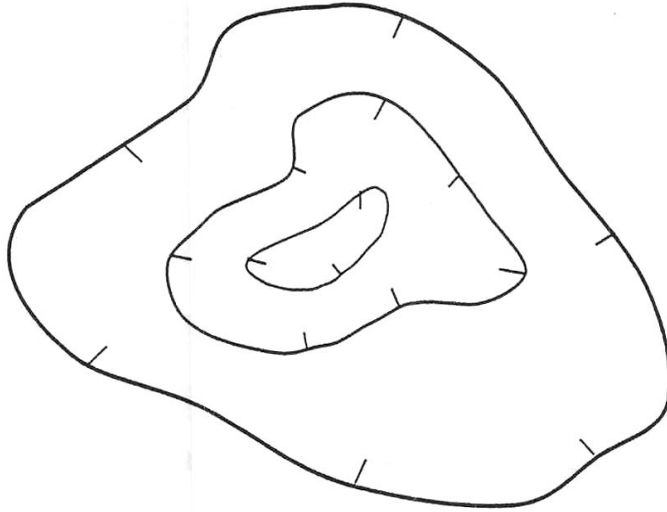
Not applicable to this designation.

Design Guidelines

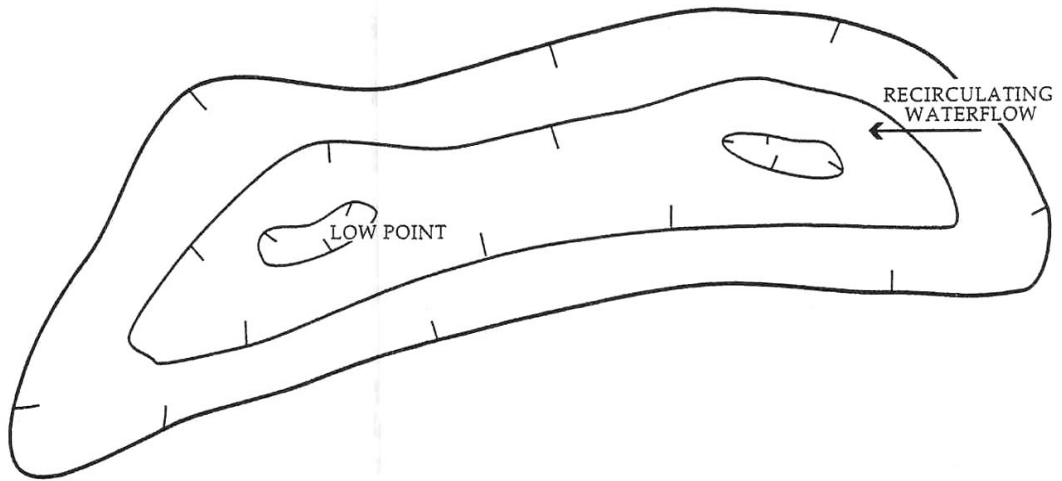
Proposals for developing constructed wetlands shall satisfy the following criteria:

- a. A detailed plan shall be prepared by a team that includes a wetlands biologist, in consultation with the California Department of Fish and Game. The plan shall include:
 - ! a statement of goals
 - ! provisions for invasive plant control
 - ! specifications for the size, shape and depth of the wetland area
 - ! a planting scheme composed of appropriate native species
 - ! specifications for the hydrological regime including temporary and permanent water sources
 - ! an initial and ongoing monitoring program with specific performance standards
 - ! provisions for erosion control
 - ! a reporting process to the California Department of Fish and Game (CDFG) to assist in their efforts to improve the quality of constructed wetland projects
- b. A variety of soil moisture regimes shall be incorporated into each wetland design. This can be achieved through an irregular, rolling topographic profile (see Figure 13). Side slopes (banks) should be low gradient to maximize water retention available for vegetation. Water sources may include site runoff, treated effluent from the City's Water Quality Control Plant or water pumped up from the Santa Ana River.
- c. Wetland plans shall be based, in part, on the results of a soils analysis to ensure that the percolation rates or soil texture are compatible with the creation of a sustainable wetland environment.

1. POND CONFIGURATION



2. STREAMCOURSE CONFIGURATION



IRREGULAR WETLAND PROFILES

NOT TO SCALE



FIGURE
13

- d. Native plant species shall be selected on the basis of what is appropriate for the particular soil/moisture regime involved (see Figure 14). Species requiring the most soil moisture shall be planted in the bottom or wetland zone, which includes the perennially wet areas and their edges. Species requiring a high soil moisture level without saturation shall be planted in the intermediate or mesic scrub zone. Within the transitional zone between the wetlands and uplands, scrub species requiring less mesic soils shall be planted. Plant stock shall be procured from a local nursery that has propagated plants from local native materials. Live cuttings should be taken from plants found in the Santa Ana River wash or from riparian vegetation found within Rancho La Sierra.
- e. Planting should occur in the late fall (November-December) to take advantage of the winter rains to improve chances for plant establishment. Planting may also occur during the winter as late as February, but no later. Density of plantings shall be determined during final design of the constructed wetland.
- f. The choice of plants shall avoid invasive species such as the following:
 - Castor Bean (*Ricinus communis*)
 - Giant Reed (*Arundo donax*)
 - Tamarisk (*Tamarix* spp.)
 - Pampasgrass (*Cortaderia* spp.)

A suggested list of native plants that have been found to be successful in the development of constructed wetlands is provided below.

Suggested List of Wetland Species

<u>ZONE</u>	<u>SPECIES</u>
Wetland	Arroyo willow (<i>Salix lasiolepis</i>) Black willow (<i>Salix gooddingii</i>) Bulrush (<i>Scirpus</i> spp.) Cattails (<i>Typha latifolia</i> , <i>dominguensis</i>) Marsh-fleabane (<i>Pluchea purpurascens</i>) Monkeyflower (<i>Mimulus guttatus</i>) Mule fat (<i>Baccharis salicifolia</i>) Red willow (<i>Salix laevigata</i>) Sandbar willow(<i>Salix exigua</i>)
Mesic Scrub	Baccharis (<i>Baccharis emoryi</i>) Barberry (<i>Berberis pinnata</i>) California Blackberry (<i>Rubus ursinus</i>) California wild rose (<i>Rosa californica</i>) Elderberry (<i>Sambucus mexicana</i>) Leather root (<i>Hoita macrostachya</i>) Mugwort (<i>Artemisia douglasii</i>)

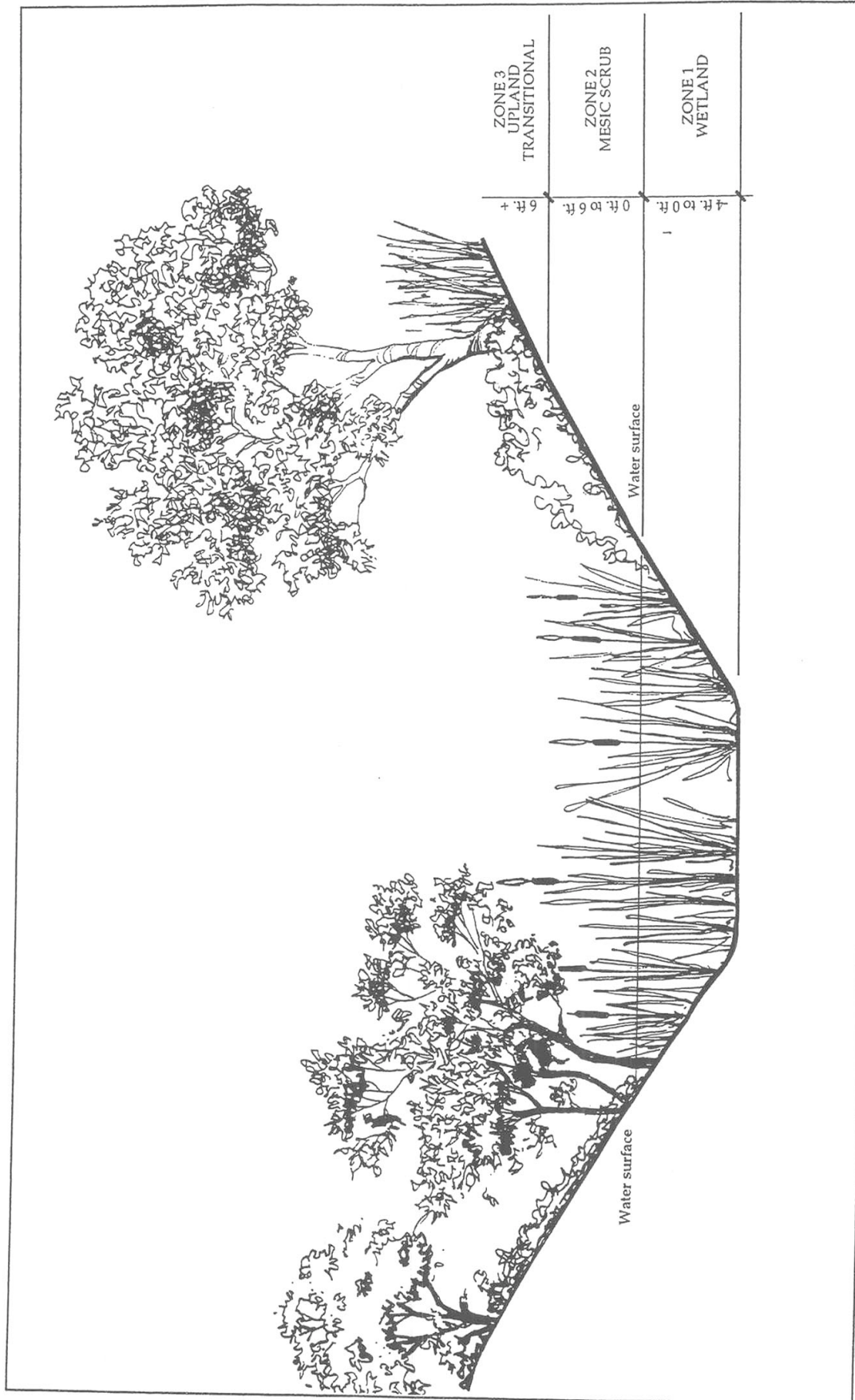


FIGURE
NOT TO SCALE
14

CONSTRUCTED WETLAND TYPICAL CROSS SECTION

Transitional

Nettles (*Urtica holosericea*)
Rye (*Elymus glaucus*)
Sycamore (*Platanus racemosa*)
Walnut (*Juglans californica*)
Coast live oak (*Quercus agrifolia*)
Fuchsia-flowered gooseberry (*Ribes speciosum*)
Giant rye (*Leymus condensatus*)
Laurel sumac (*Malosma laurina*)
Scrub oak (*Quercus dumosa*)
Toyon (*Heteromeles arbutifolia*)

Agriculture

Approximately 26.5 acres at the westerly end of the site are permanently reserved for future, privately established and maintained agricultural operations. It is anticipated row crop farming, a vineyard, or plant nurseries operated by small commercial interests could be accommodated. The provision of agriculture would provide a distinctive entry into the project and the City, and also be consistent with the provisions of Measure C.

Permitted Uses

Agricultural uses, limited to crop production, horticulture, wholesale or retail nurseries and similar plant-oriented agricultural activities. The keeping of animals is prohibited.

Development Standards

- a. As established for the RA-5 Zone and set forth in Chapter 19.08 of the Municipal Code.
- b. Provide water for the ongoing agricultural use of the designated properties.

Design Guidelines

- a. The agricultural use of this property shall be consistent with the intent of this Plan to provide a scenic, distinctive gateway into the City of Riverside and the project.
- b. Any accessory buildings proposed in conjunction with the agricultural operations of the site shall be located so as to have minimal visibility from Arlington Avenue, subject to review and approval by the Planning Department.
- c. The agricultural areas as they abut the wildlife corridor shall be utilized in a manner that is compatible with and enhances the functioning of the wildlife corridor.

Community Facilities

This land use designation applies to the various community-oriented facilities proposed in the Plan. These include an elementary school site, a community park, and a neighborhood equestrian center; their locations are shown on Figure 3. While the locations are considered "fixed" within the Plan area, the precise boundaries and sizes of each site will be determined when master subdivision maps are processed (see Chapter V Implementation Measures). Permitted and prohibited land uses, development standards, and design considerations are discussed below for each facility.

Elementary School

A 10 acre site has been designated for development of an elementary school, near the southeastern edge of the Plan area. This site will become the property of the Alvord Unified School District, and the design and development of the planned school will be under the District's control. The City will actively participate in the District's site planning process. The timing or means for conveying the property to Alvord Unified School District has not yet been determined. This will be addressed under the master subdivision process, which will also determine the precise limits of this facility. As discussed further under Chapter V (Implementation Measures), the provisions of the RA-5 Zone and Measure C do not permit school uses. Development of a school at this location will require Alvord Unified School District to make findings pursuant to Section 53094 of the California Government Code.

Permitted Uses

Public Elementary School.

Development Standards

Prior to transfer of the land to Alvord Unified School District, a deed restriction shall be recorded on the property requiring that any future development on the parcel:

- a. maintain a 20 foot building setback from all property lines.
- b. be subject to Design Review Board review and approval.

Design Guidelines

Consider joint use opportunities with the adjacent community park area in the design and operation of the playground area.

Community Park

An active, 15 acre community park is envisioned at the southeastern edge of the Plan area, along Tyler Street and the project's easterly public entry street. The precise limits of this facility shall be defined as part of the master subdivision process for the project, as

explained in Chapter V of this Plan. The park at buildout is planned to be developed with lighted ballfields and other active recreational facilities in order to meet unmet community needs for such facilities. Park design and development is the responsibility of the City's Parks and Recreation Department. How or when the property planned for the community park will be conveyed to the City has not yet been determined. This will be addressed under the master subdivision process.

Permitted Uses

Public recreational uses established pursuant to the conditional use permit process outlined in Section 19.64 of the Riverside Municipal Code.

Development Standards

To be developed pursuant to the conditional use permit process outlined in Section 19.64 of the Riverside Municipal Code.

Design Guidelines

- a. The park design shall include lighted ballfields and other active recreational facilities.
- b. Consider joint use opportunities with the adjacent elementary school playground area in the selection and design of activity areas.
- c. Park design shall take into consideration the recreational needs of the broader Arlanza-La Sierra community.
- d. Manufactured slopes created in conjunction with park grading shall not be steeper than 5:1.
- e. Finished grading of the park site shall not exceed 4% average grade across the site.
- f. Lighting impacts on neighboring residences shall be minimized.
- g. Access to parking shall be provided from Tyler Street. No driveway openings shall be permitted on Eureka Drive.

Neighborhood Equestrian Center

An approximately 5.5 acre site, located northerly of the intersection of Valley Drive and Jones Avenue, is designated for a neighborhood equestrian center. This public facility is envisioned to consist of a full-size riding arena (approximately 150' x 300'), hitching rails and limited vehicle parking. Vehicular access will be provided from Jones Avenue. The facility is intended to serve local neighborhood needs, and not to function as a regional facility generating substantial vehicular traffic or accommodating numerous horse trailers. The timing of and responsibilities for equestrian center construction will be determined under the master subdivision process.

Permitted Uses

To be defined pursuant to the conditional use permit process established in Section 19.64 of the Riverside Municipal Code.

Development Standards

- a. Public access to and public use of the equestrian center shall be permitted.
- b. Other standards will be developed pursuant to the conditional use permit process established in Section 19.64 of the Riverside Municipal Code.

Design Guidelines

- a. The final design shall include a full-size riding arena (approximately 150' x 300'), hitching rails and limited vehicle parking.
- b. The design shall encourage local use and discourage intensive trailer use.
- c. Drinking water and restroom facilities shall be provided.

Other Specific Plan Design Guidelines

During the planning process, a number of design criteria were established to assist future site specific development proposals in achieving the planning objectives adopted for this Plan. Many of these criteria were identified in the previous sections as they pertain to specific land uses and incorporated in to the development standards/permitted uses and/or design guidelines for that particular land use designation. Other criteria apply to the project as a whole, and are not specific to particular land use designations. These criteria are identified in this section. All future development proposals, including subdivisions, grading plans, landscaping and irrigation plans, conditional use permits, or infrastructure plans, etc., shall adhere to these criteria.

Grading

The manner in which the existing landforms will be altered and reshaped to develop infrastructure, the golf course, recreational amenities and homesites will be critical to achieving the Plan's objectives to preserve the site's major landforms, blend developed sites 'softly' into adjoining natural terrain and optimize scenic view opportunities. In addition to the specific design guidelines previously identified under the land use designations, the following criteria are intended to ensure that future site grading is accomplished in a sensitive manner.

- a. All cut and fill slopes shall be planted with vegetation capable of achieving total coverage of the exposed slope face within two years. See landscaping design guidelines for planting requirements.
- b. When creating manufactured slopes, round tops and toes so that a smooth transition is made into adjoining natural topography. Incorporate undulating faces into all cut and fill slopes, and avoid sharp, angular transitions.
- c. Minimize the height and visibility of cut and fill slopes.
- d. Slopes created by grading shall blend with existing contours.
- e. Streets should be laid out to minimize grading, following the natural contours of the terrain, and to retain natural features such as drainages, knolls, and rock outcroppings. If roadways segments through hillsides cannot be avoided, the use of split streets is encouraged to reduce the amount and visual impact of roadway excavation.
- f. Where possible, natural drainage courses should be retained to carry surface water run-off. Man-made drainage structures should be designed to blend into the natural terrain through careful grading and the use of materials such as natural boulders as rip-rap for the lining of channels in place of concrete.
- g. Grading operations shall be phased so that prompt revegetation or construction will control erosion. Where possible, only those areas which will be built on, resurfaced,

or landscaped shall be graded. Topsoil shall be stockpiled during rough grading and used on cut and fill slopes, unless determined infeasible by the project soils engineer.

- h. Grading operations should be planned to avoid the rainy season (October 15 to April 15), if possible.
- I. Slopes within the public right of way or City-maintained landscape easement should not exceed a maximum grade of 3:1.
- j. No cut or fill slopes shall exceed 400 feet in length, except where required for public streets.
- k. Cross lot drainage shall be avoided, except to the direction and specifications of the Planning Department, and where the lots are kept in a natural condition and no grading occurs.

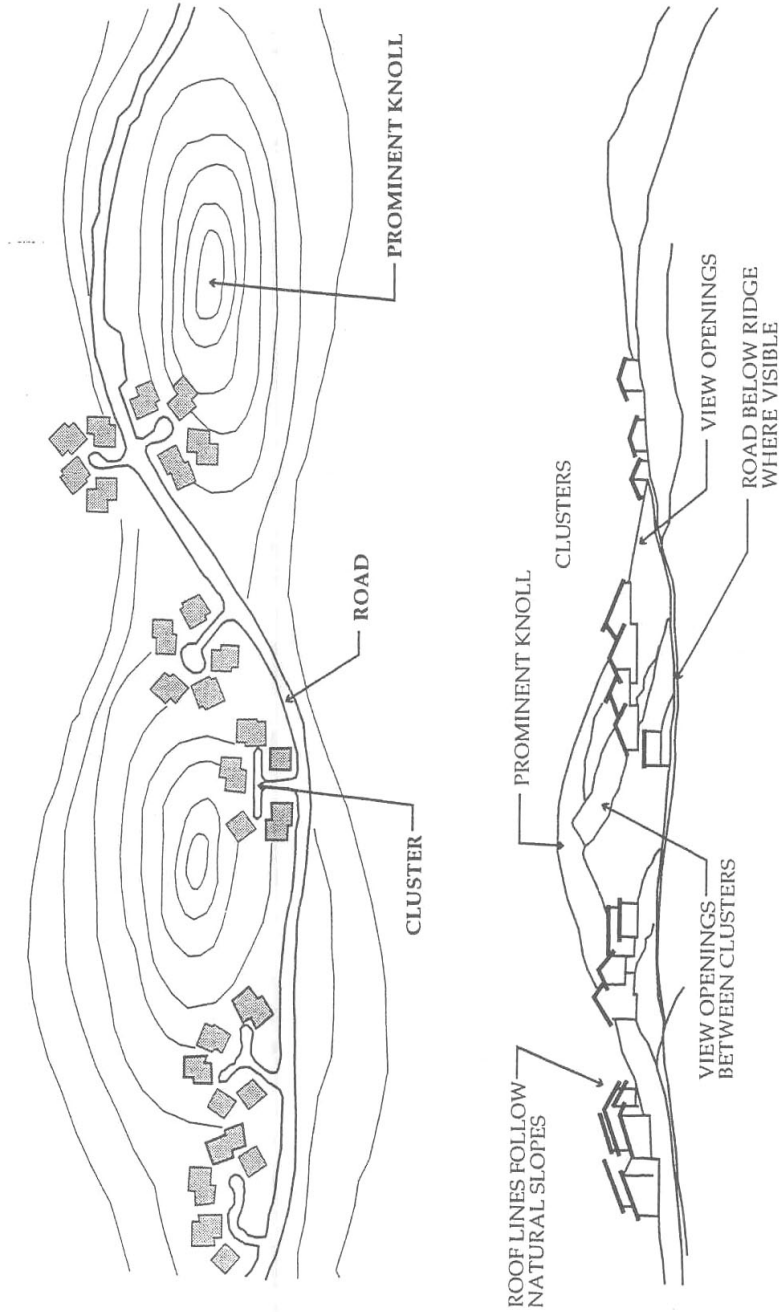
Illustrations of various grading techniques that are preferred, compared to those that are discouraged, are presented as Exhibits 15-20.

Landscaping

Creation and establishment of a low-density, pastoral community image and of complementary neighborhood identities will depend, to a significant extent, upon the composition and texture of the landscape elements. Furthermore, it is the goal of this Plan to ensure that the built environment and open space network within and surrounding the site are compatible from both an aesthetic and ecological perspective. Selection and distribution of appropriate landscape materials shall begin with these objectives in mind. Following are design criteria to be adhered to in the development of landscape plans at all levels, from master subdivision planning and community facilities to individual homesites.

- a. Landscaping and irrigation shall comply with the City's Water Efficient Landscaping and Irrigation Ordinance as set forth in Chapter 19.67 of the City of Riverside Municipal Code.
- b. Apply natural landform planting to soften manufactured slopes, reduce the impact of development on steep slopes and provide erosion control. This involves irregular planting masses that result in an undulating visual plane, as opposed to a uniform visual plane across the slope face.
- c. To minimize the grading of large, flat areas and encourage water conservation techniques, large expanses of low growing grass in residential front and side yards adjacent to a street are discouraged.
- d. Evaluate soils and existing plant cover to determine the types and extent of invasive plant species that would compete with turf or other managed landscaped areas, and identify means of eradicating these species from the soil base before revegetation occurs.

Projects should incorporate clustering, variable setbacks, multiple orientations, and other site planning techniques to preserve open spaces, protect natural features, and offer views to residents.



CLUSTERING OF BUILDING SITES

NOT TO SCALE

Edges left by cut and fill operations should be given a rounded appearance that closely resembles the natural contours of the land.

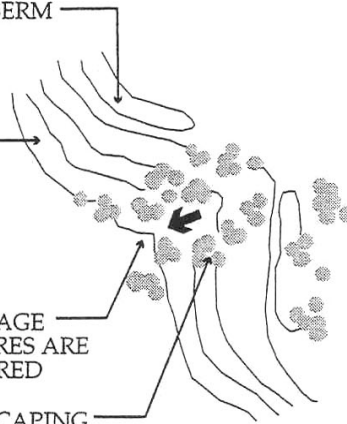
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SMALL IRREGULAR BERM
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TOP OF THE SLOPE

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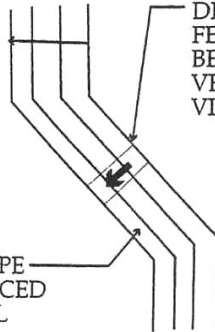
LANDSCAPING
ACCENTUATES
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AND UNNATURAL



CONTOUR GRADING

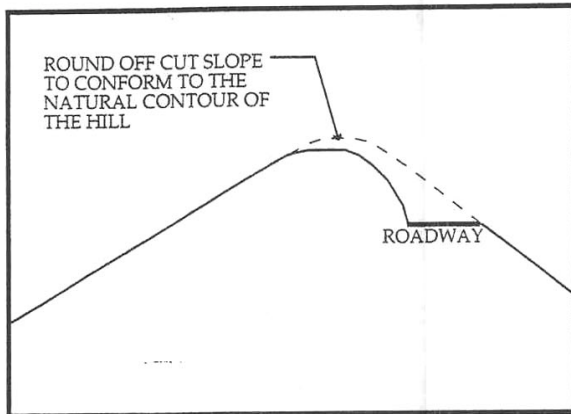
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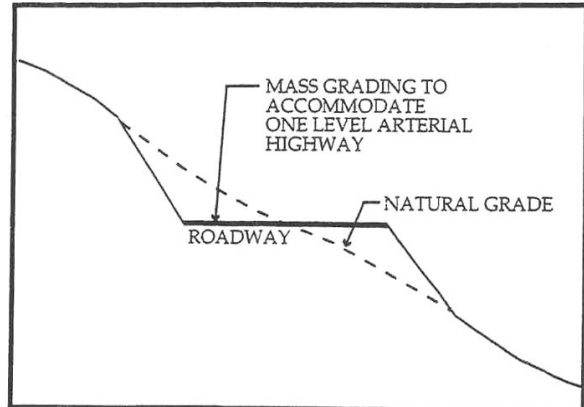
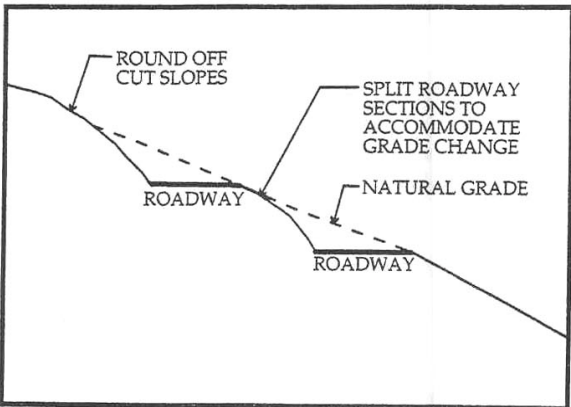
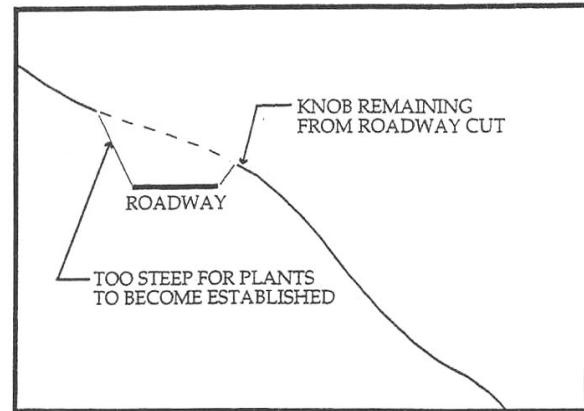
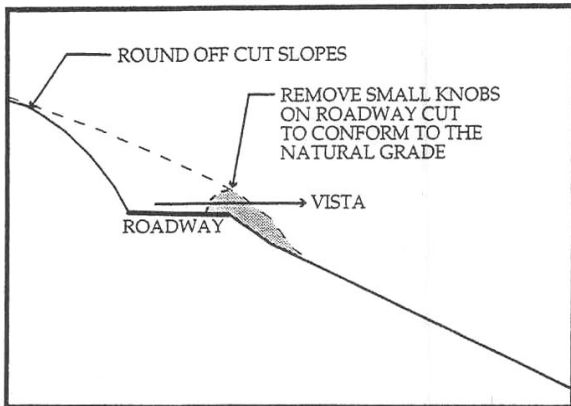
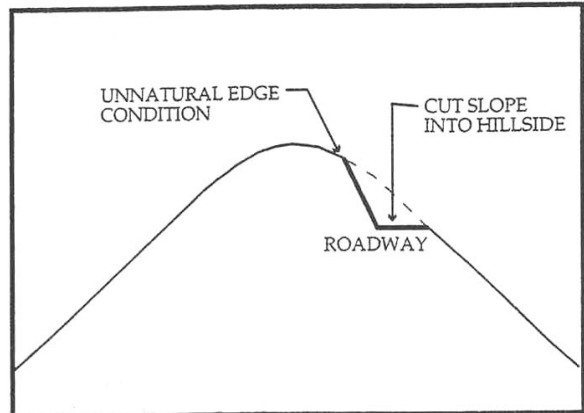
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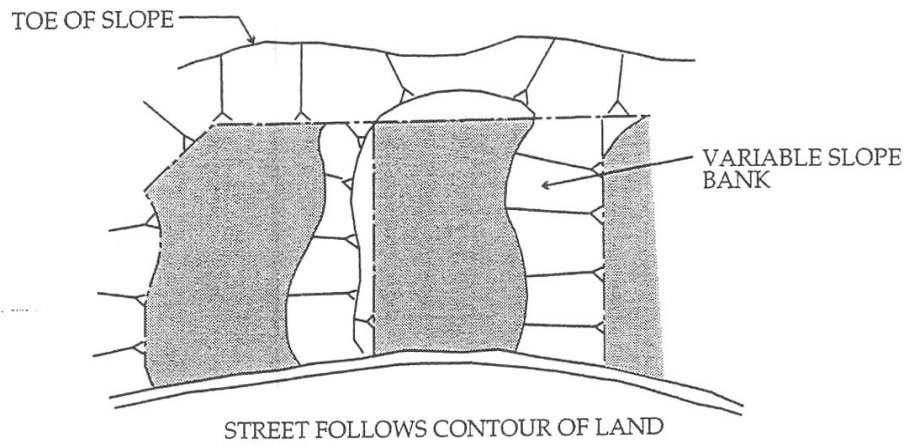
GRADING FOR ROADWAYS ON SLOPES

NOT TO SCALE

FIGURE

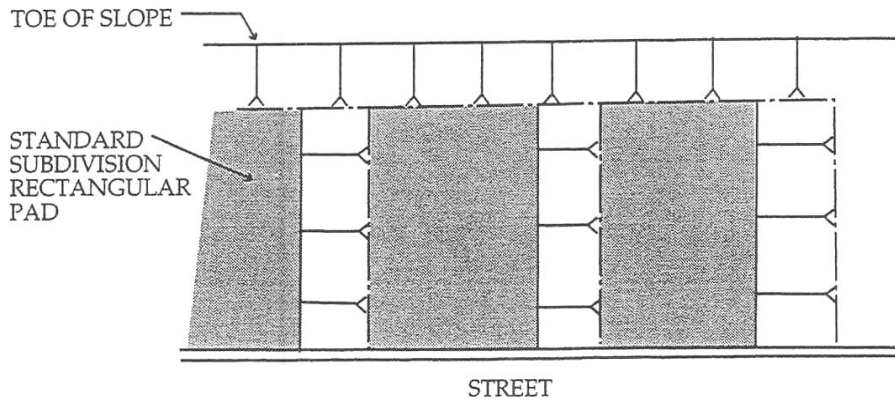
17

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Undulating slopes surrounding irregular pad configurations simulate natural hillside environment.

NOT THIS



Straight uniform slopes and pad configurations produce an unnatural, insensitive environment on hillsides.



BUILDING PAD CONFIGURATIONS

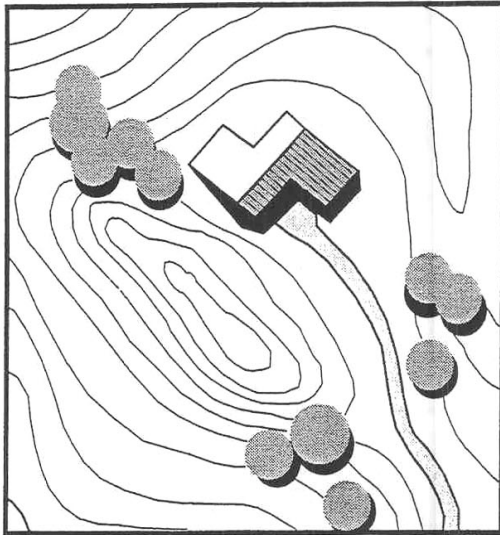
FIGURE

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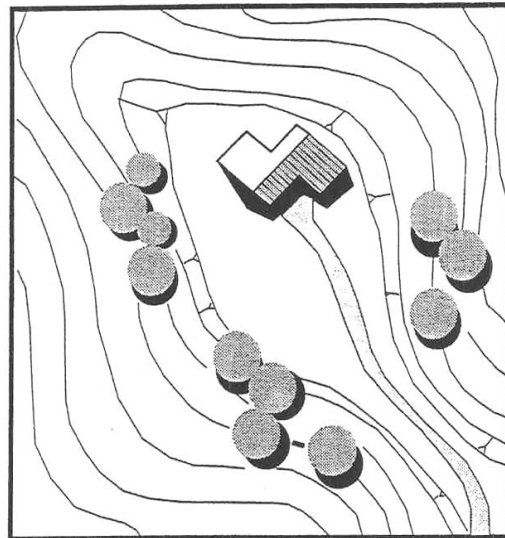
18

Design of building sites should be sensitive to the natural terrain. Structures should be located in such a way as to minimize grading and to preserve natural features such as prominent knolls or ridgelines.

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RESIDENTIAL SITE DESIGN

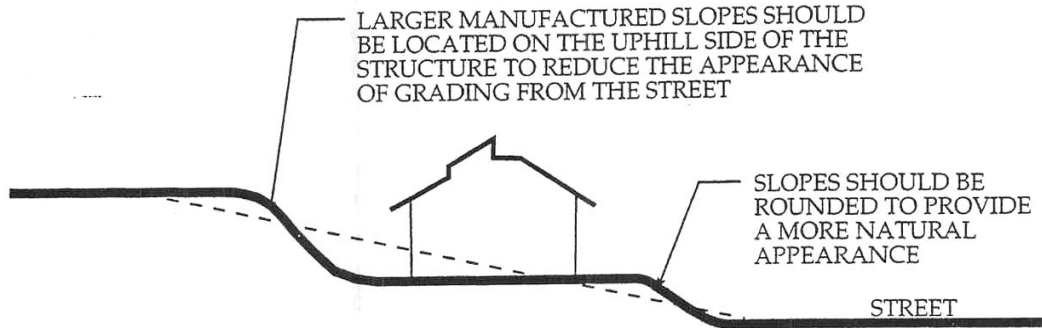
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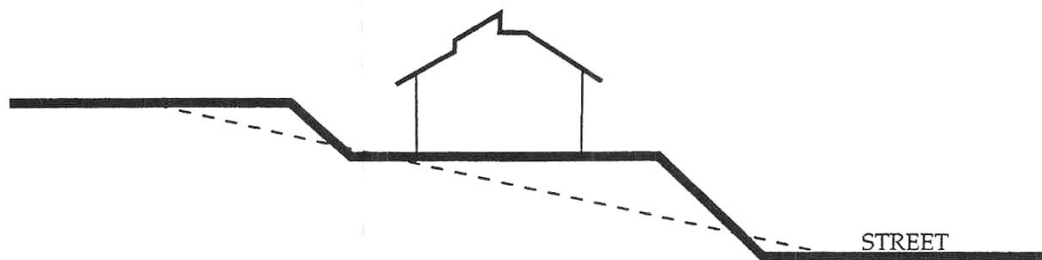
19

Where possible, graded areas should be designed with manufactured slopes located on the uphill side of structures, thereby hiding the slope behind the structure.

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SCREENING MANUFACTURED SLOPES

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- e. Landscaping near structures shall be designed to minimize fire hazards and the use of fire-retardant species is encouraged.
- f. Introduced landscaping within the residential areas shall contain variety, texture, and color, and blend with the surrounding natural landscape.
- g. Landscaping coverage and stabilization of graded slopes shall be selected and designed to be compatible with surrounding natural vegetation or to replace removed natural vegetation and should recognize climatic, soil and ecological characteristics of the Plan area. Plant materials that require excessive irrigation after becoming established shall be avoided. Native dry climate grasses and other xerophytic materials shall be selected wherever feasible.
- h. Landscaping plans for public spaces shall avoid the use of invasive or otherwise competitive plant species that could impact native plant communities elsewhere on site and in the Santa Ana River basin.
- I. A common landscape theme shall be incorporated into the public collector street specifications.
- j. Use pervious paving materials, wherever feasible, to reduce surface water runoff and to aid in groundwater recharge.

Signage

A comprehensive community sign program shall be subject to Planning Commission review and approval. The program shall specify the size, location and number of signs permitted within the Plan area, and take the following design considerations into account. Signs shall be limited to low, monument-style signs at the main entrances to the planning area and at the entrances to individual neighborhoods and the golf clubhouse. Any signs shall comply with the standards identified below.

- a. Low, monument-style signs should utilized.
- b. Sign materials should be of heavy wood, brick or stone.
- c. Signage shall reflect the rural character of the Rancho La Sierra community.
- d. Ground-mounted, low intensity illumination of signs may be permitted.

Lighting

Outdoor lighting shall be subdued and of low intensity, to maintain a rural atmosphere and to avoid glare impacts into the sensitive wildlife are in the Santa Ana River basin. Specific standards are identified below.

- a. No outdoor lighting fixtures shall be located within 400 feet of the river bluff near the north boundary of the planning area.
- b. Outdoor lighting fixtures on residential sites shall be fully hooded and oriented to confine all illumination onto that residential site.
- c. Street lighting along public streets shall be in accordance with the standards set by the City of Riverside, Public Utilities Department. Illumination should be low intensity, to provide the minimum needed for safe driving and visibility of pedestrians. Thematic styling of poles and luminaires is encouraged to help establish a unique, rural community image for Rancho La Sierra.
- d. Street lighting shall be provided along private streets subject to Public Utilities Department specifications, utilizing thematic styling of poles and luminaires, compatible with the theme of the public street lighting. Illumination should be low intensity, to provide the minimum needed for safe driving and visibility of pedestrians. A single theme shall be maintained throughout the private street system, to provide for continuity of the community image.

IV. INFRASTRUCTURE PLAN

This chapter sets forth the objectives, performance standards, design criteria, funding mechanisms, and implementation responsibilities for the infrastructure elements that will serve the needs of the community of Rancho La Sierra. The infrastructure elements include the following:

CIRCULATION SYSTEM

The network of private and public streets that will provide for vehicular circulation within the project site and connect the site to the surrounding roadway system.

UTILITIES

The water, sanitary sewer, and storm drainage facilities that are required to provide for the distribution of water, the collection and conveyance of wastewater, and the collection, treatment, and discharge of stormwater runoff.

SOLID WASTE DISPOSAL

Facilities and planning considerations that provide for the collection and disposal of solid wastes and for minimizing total landfill disposal of solid wastes through recycling, reuse and reduction techniques.

ENERGY

Facilities to meet the demands for natural gas and electrical power generated by the developed community of Rancho La Sierra.

CIRCULATION SYSTEM

Objectives

- a. Provide for the safe, smooth flow of vehicular traffic through an integrated network of public and private streets.
- b. Minimize grading of hillside landforms in the construction of roadways.
- c. Restrict access through existing residential areas to the south, to the maximum extent feasible (amend the General Plan Transportation Element, Streets and Highways Diagram to delete the northerly extensions of Sandy Lane and Jones Avenue into the site).
- d. Prohibit through public circulation across the site (amend the General Plan Transportation Element, Streets and Highways Diagram to delete the westerly extension of Jurupa Avenue across the site).

Performance Standards

- a. Required traffic control and congestion management improvements shall be installed and fully operational prior to the release of occupancy for individual projects necessitating the required improvements.
- b. Public streets shall operate at Level of Service "D" or better.
- c. Maintenance of all non-standard improvements such as the public collector street landscaping and the Arlington Avenue entry treatment shall be achieved through non-public means, such as an assessment district or homeowner's association.
- d. Private streets will be maintained through non-public means, as discussed above.

Design Criteria

Design criteria for the vehicular circulation system are divided into public and private street categories, as defined below.

Public Streets

The public street system serving the community of Rancho La Sierra is identified in Figure 21. This system is limited to a discontinuous collector street and a stub public street off Tyler Street. Arlington Avenue serves as the main project entryway, providing access to the golf courses, Santa Ana River Regional Park, and serving residential neighborhoods within Rancho La Sierra. Tyler Street is a secondary project entry, providing access to the park, school, and residences. Emergency access is provided via the extensions of Country Bluffs Road, Western Avenue, and Jones Avenue. Access at these locations is for emergency purposes only; these roads will not be extended as public streets. Specific alignments, profiles and roadway geometrics shall be determined as part of the master subdivision and subsequent development approval process, explained in Chapter V of this document.

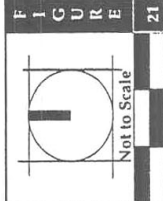
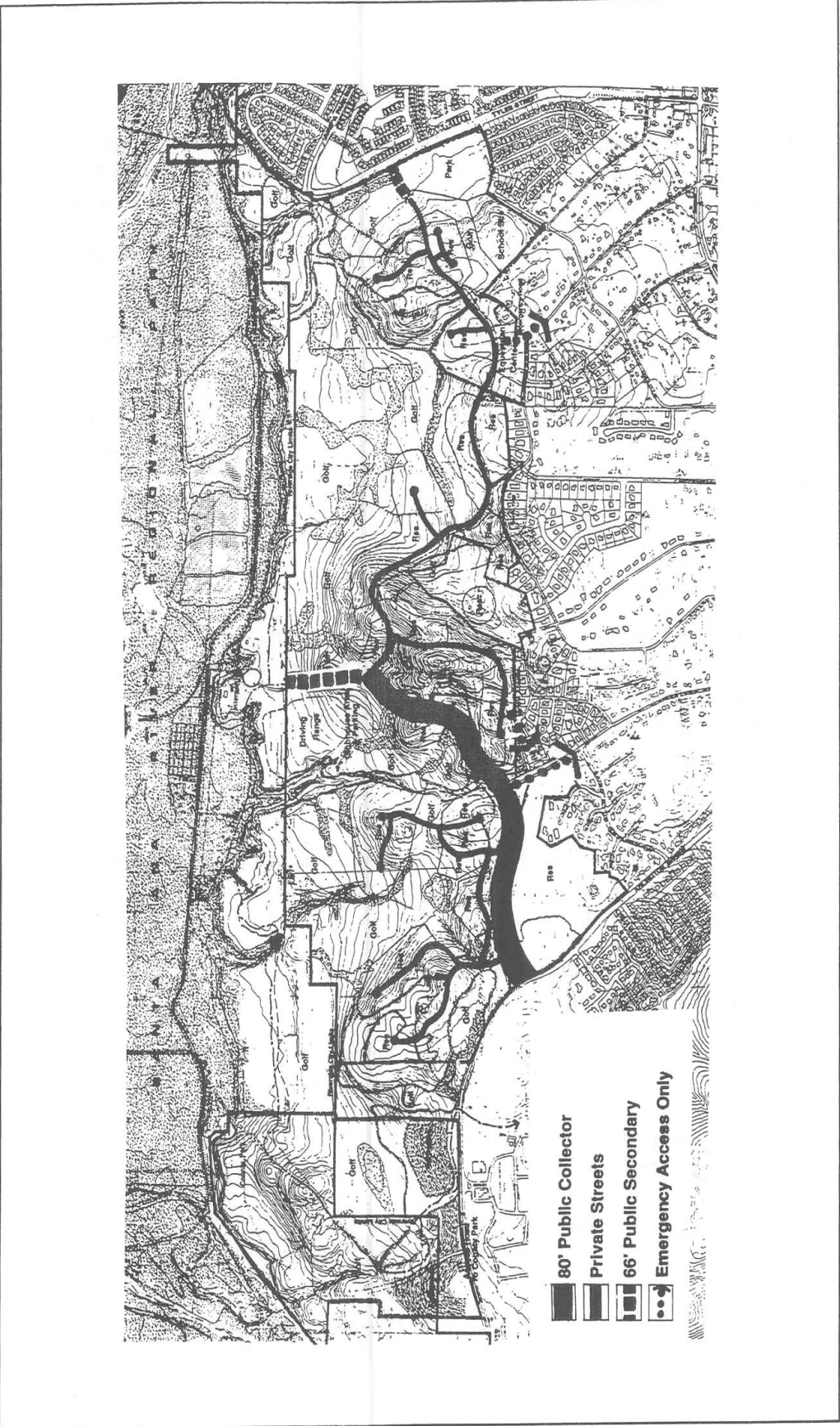


FIGURE 21



CIRCULATION PLAN

Typical cross sections illustrating the design criteria for the main collector street segments are provided in Figures 22 to 26. A two-lane "country road" is envisioned for the main public collector connecting to Arlington Avenue, with a wide, landscaped center median and landscaped parkways along both sides of the street. Right-of-way is 80 feet, with variable median widths and variable parkway widths, depending upon topographical conditions and whether a public sidewalk or trail is included within the right-of-way. Landscaping within the center median is envisioned to consist of tall, broad canopy trees, mixed with complementary groundcovers and irregular shrub massings. Proposed parkway landscaping should consist of small to moderate size trees and complementary ground covers. A low, open fence will define the edges of the street right-of-way, except where private residential lots back up to the street, where solid perimeter walls will be provided. A short, secondary public street will connect the park site to Tyler Street. It will be constructed as a City-standard, 66-foot secondary street, as shown on Figure 25. The public roadway between the golf course clubhouse and the future interpretive center in Santa Ana River Regional Park will be constructed as a 66' secondary street with equestrian trail (see Figure 26).

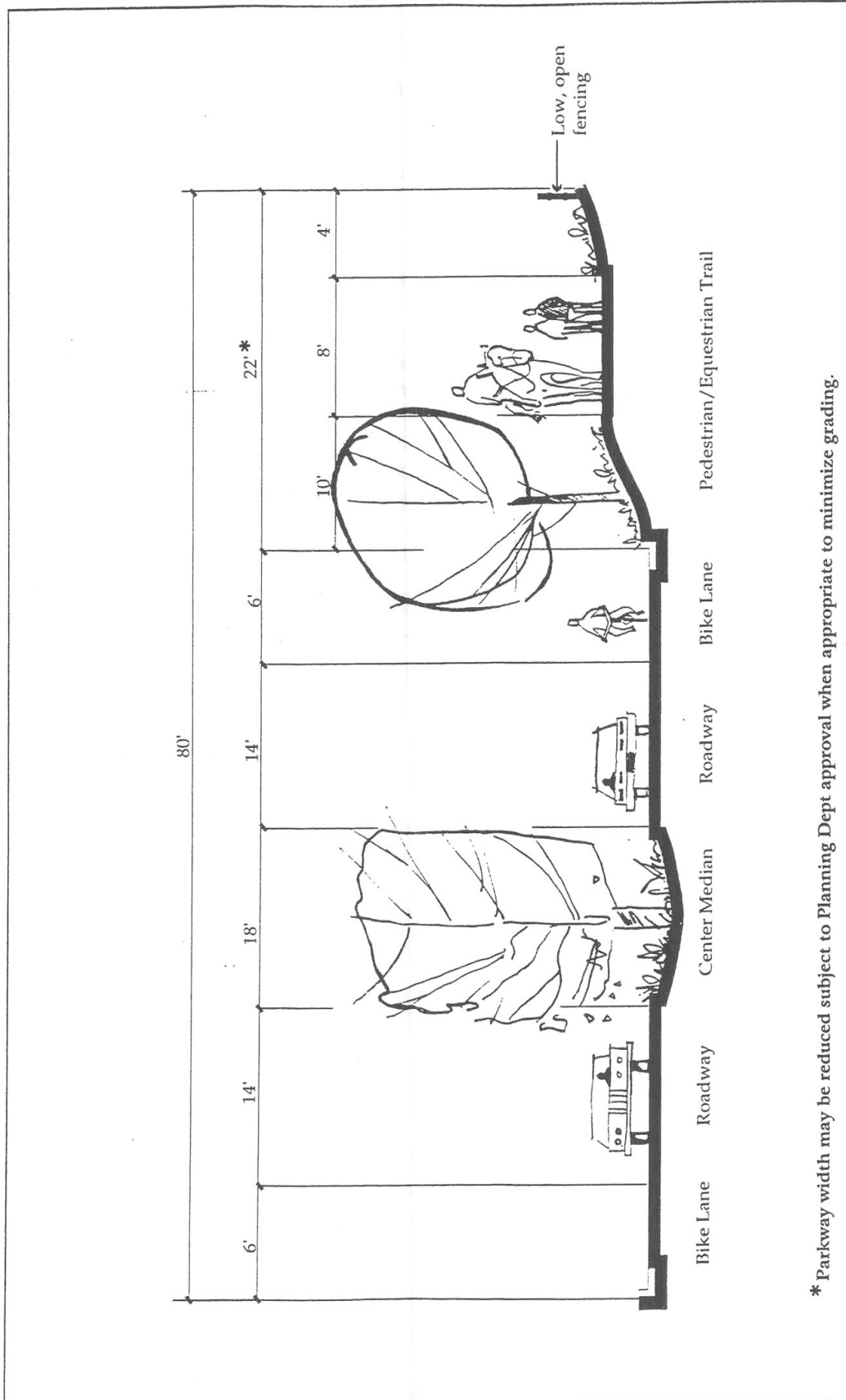
Other design considerations are identified below:

- a. The main entrance at Arlington Avenue shall include special landscaping treatment and monumentation to identify this location as a gateway into the City of Riverside, as well as the entry to the community of Rancho La Sierra. The entrance at Tyler Street shall also have special landscaping and monumentation (appropriate to the lesser scale of the street) to define this entry to Rancho La Sierra.
- b. On-street parking is prohibited on the westerly public collector street.
- c. Sidewalks are included only in the eastern portion of the Plan area, where the public street provides access from Tyler Street to the public park. This is the only area where pedestrian traffic is expected to be significant.
- d. Street lights shall be provided on public street segments, with the locations, type and design as approved by the City Public Utilities Department.
- e. Streets shall be designed and constructed to the specifications of the City Public Works Department.
- f. Bus stops and bus turn-outs shall be provided at suitable locations, as determined by the City, in association with the Riverside Transit Agency (RTA).
- g. Landscaping and irrigation systems for publicly maintained areas shall comply with the City's Water Efficient Landscaping and Irrigation Ordinance (Section 19.67 of the Municipal Code).
- h. The design of emergency access roads shall be subject to Public Works and Fire Departments review and approval. Roadway access shall be provided to the satisfaction of the Fire Department. Knox key devices are available for use in the City.
- I. Median grading and drainage facilities shall ensure that no surface runoff from the median enters the street, or as approved by the Public Works Director.

Private Streets

Private streets will provide access within the residential clusters, as shown in Figure 21. These will be two-lane roads, designed in accordance with the City's adopted private street standards as set forth in City Council Resolution No. 12006 and any subsequent amendments thereto. Limited access local private streets shall provide a 28-foot curb separation and 6-foot graded parkway (or 11-foot parkway with sidewalk) with rolled concrete curbs and parking restricted to one side of the street. The backbone private street shall provide a 32-foot curb separation and 6-foot graded parkway (8-foot with equestrian trail) with rolled concrete curbs. Private street sections are shown as Figures 27 and 28. Structural specifications and construction requirements shall be in compliance with the City Public Works Department standards.

All private streets shall be equipped with street lights, the type and design of which shall be as approved by the City Public Utilities Department. Specific private street alignments shall be established as part of the Master Subdivision Process, explained in Chapter V of this specific plan. Emergency access to gated streets shall be provided to the satisfaction of the Public Works and Fire Departments.

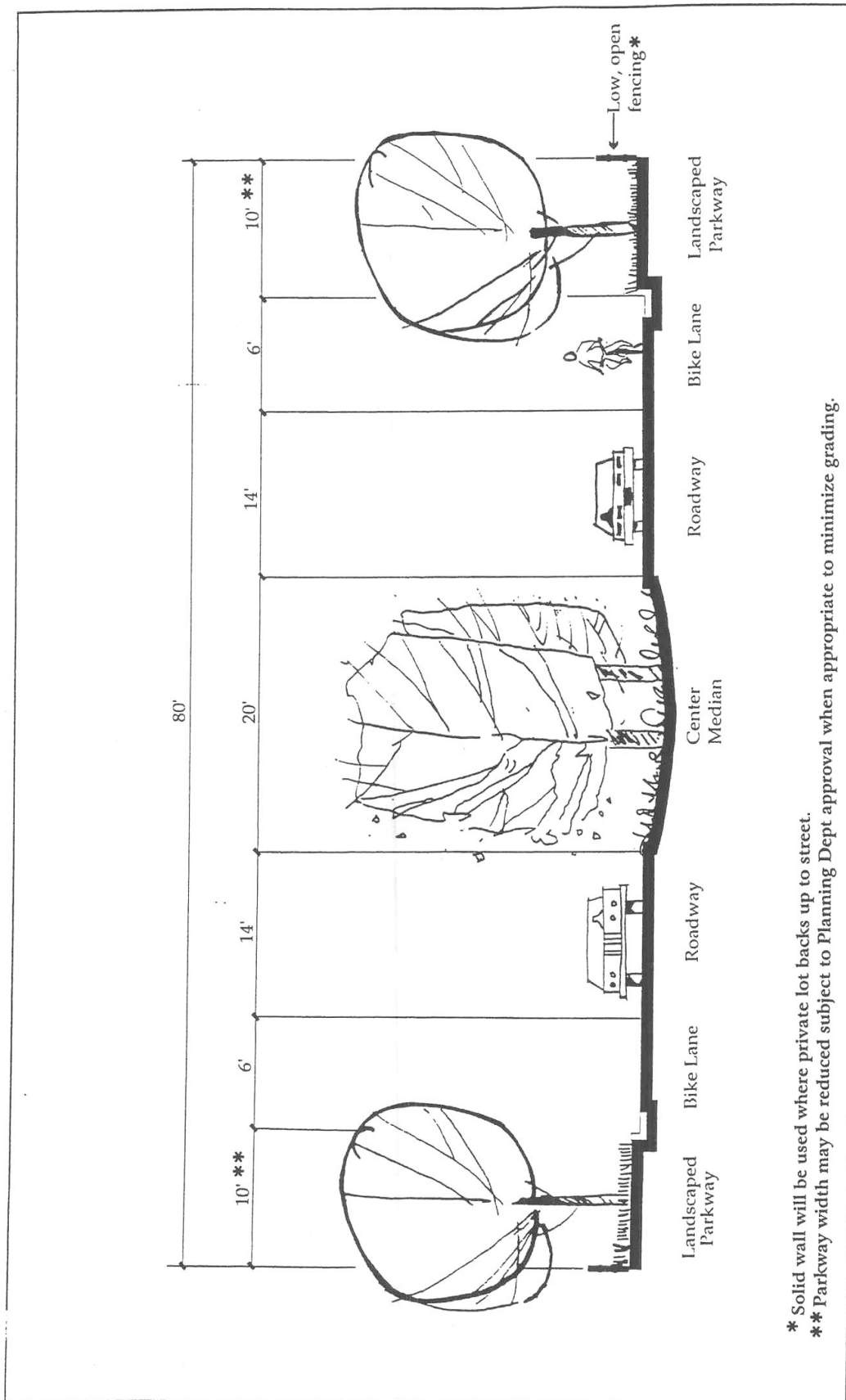


* Parkway width may be reduced subject to Planning Dept approval when appropriate to minimize grading.



**MAIN PUBLIC COLLECTOR STREET WITH
CENTER MEDIAN, BIKE LANE, AND TRAIL**

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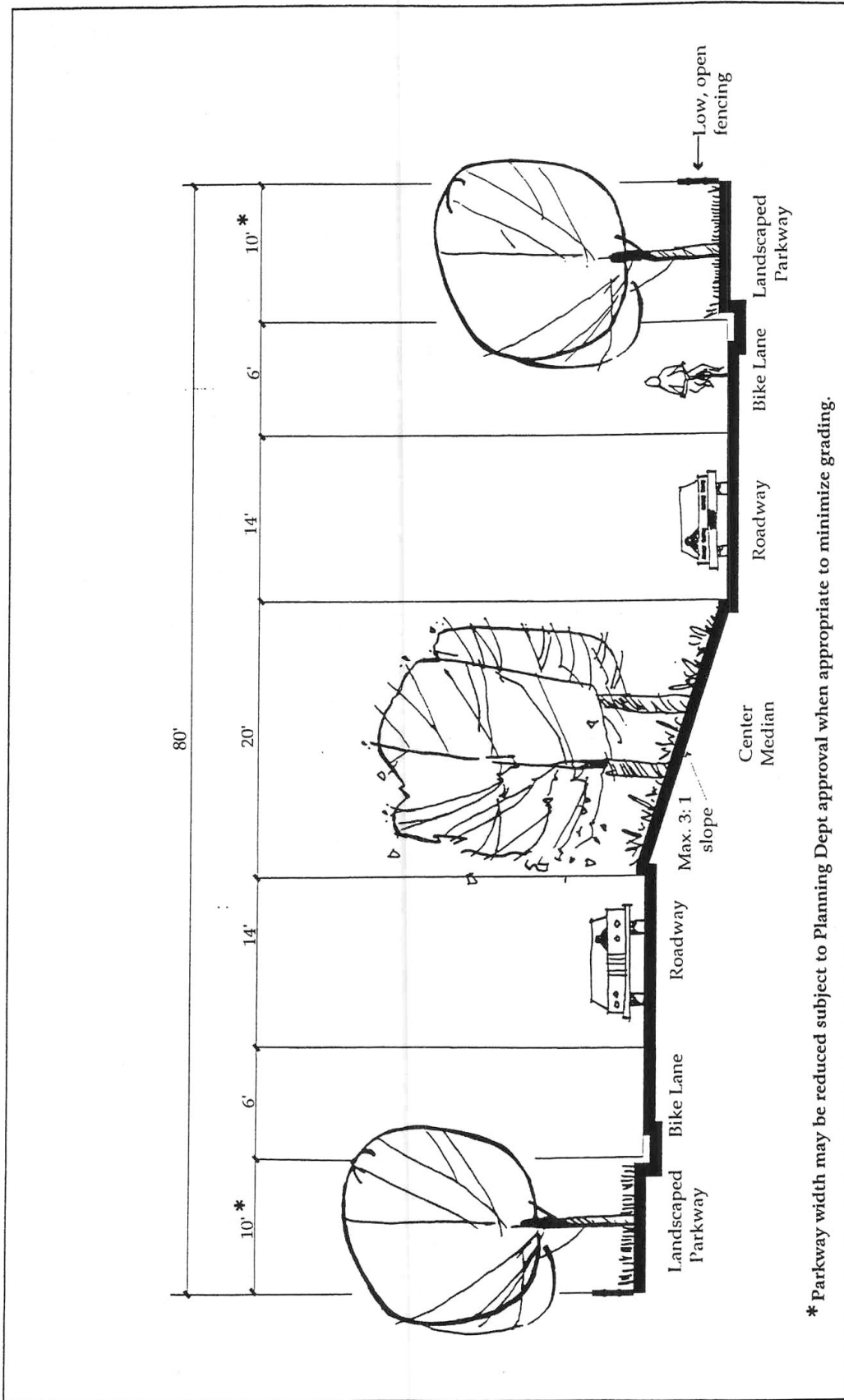


* Solid wall will be used where private lot backs up to street.

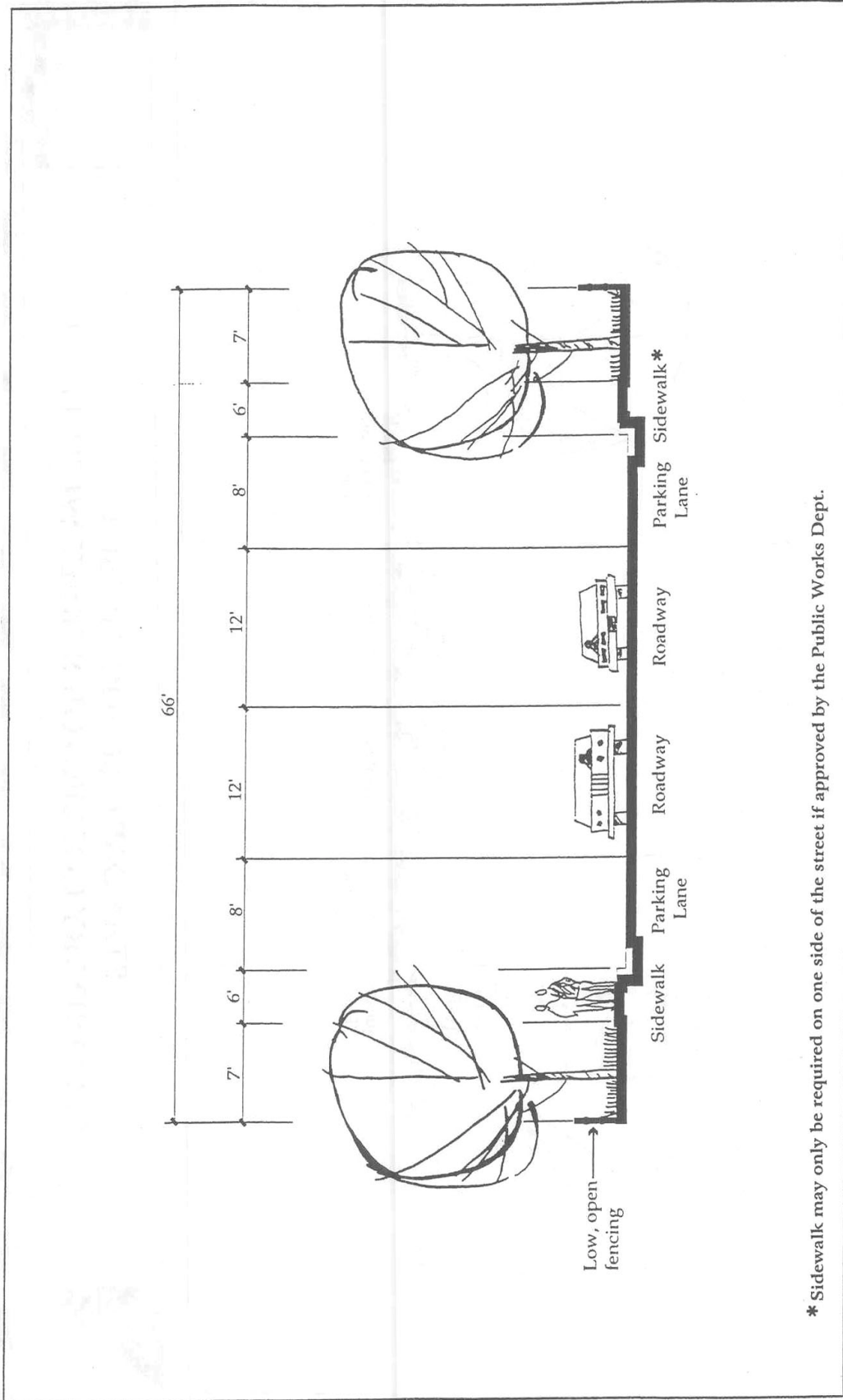
** Parkway width may be reduced subject to Planning Dept approval when appropriate to minimize grading.



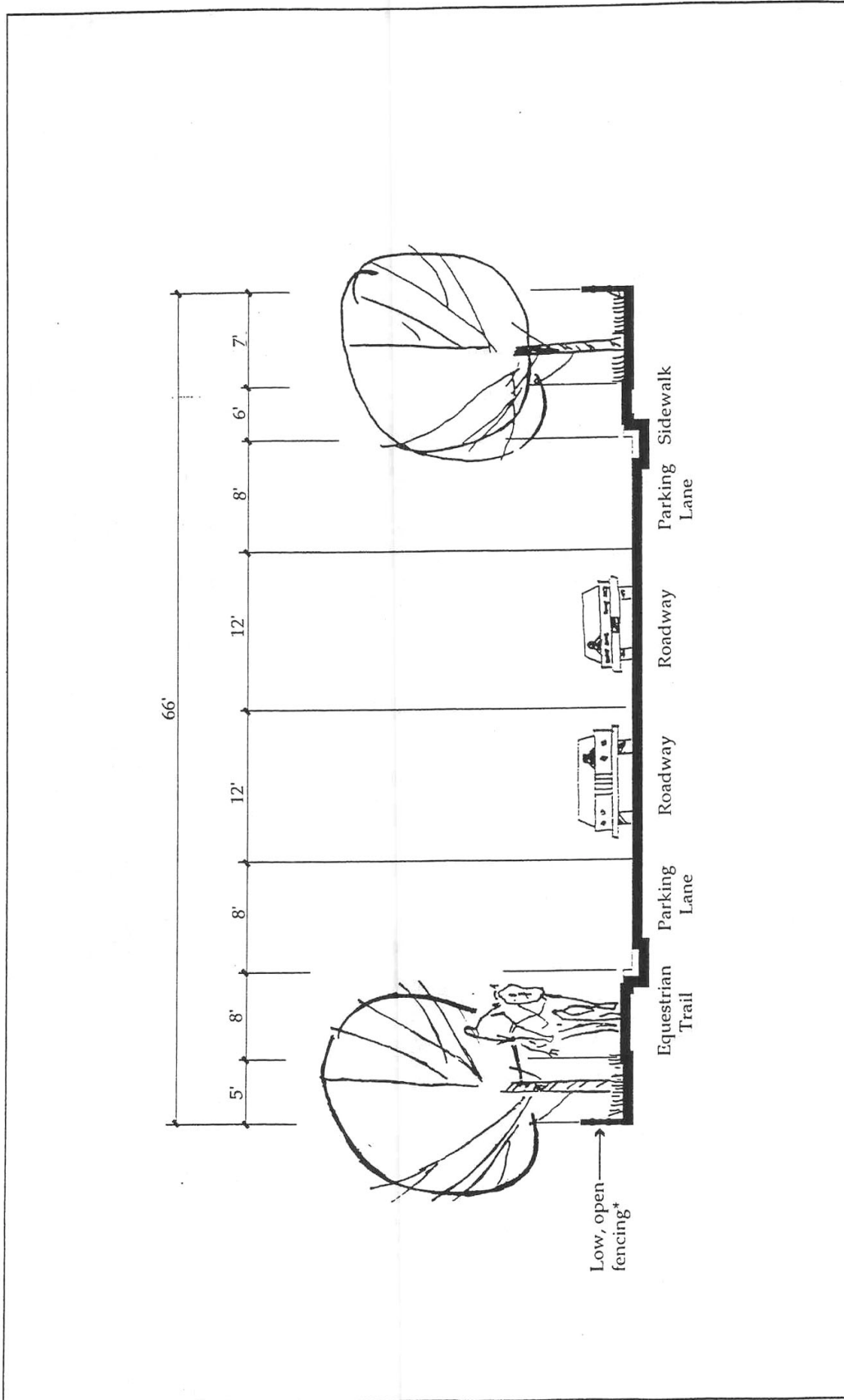
MAIN PUBLIC COLLECTOR STREET WITH CENTER MEDIAN AND BIKE LANES



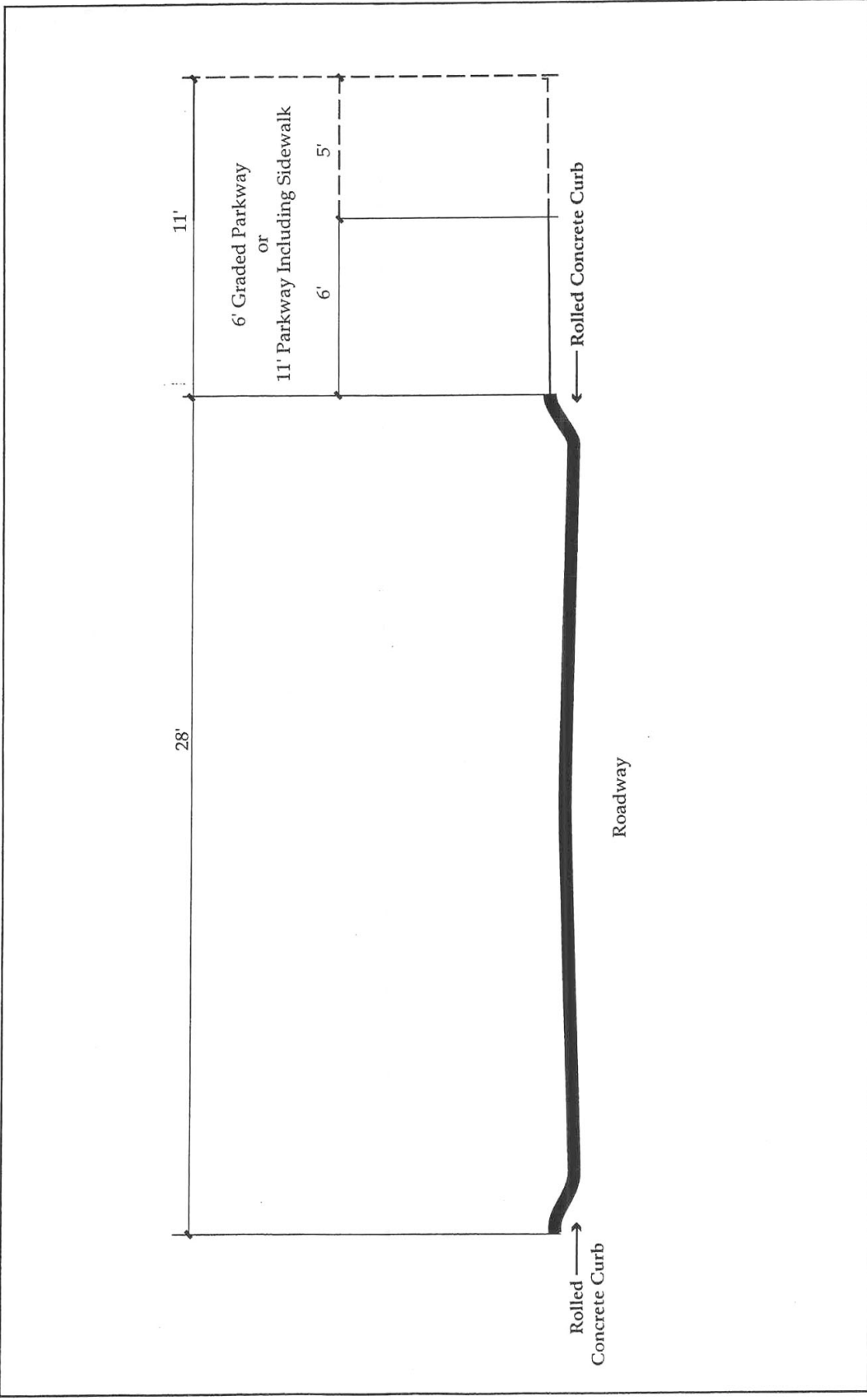
SPLIT PUBLIC COLLECTOR STREET WITH SLOPED MEDIAN AND BIKE LANES



STANDARD 66 FOOT PUBLIC
SECONDARY COLLECTOR STREET



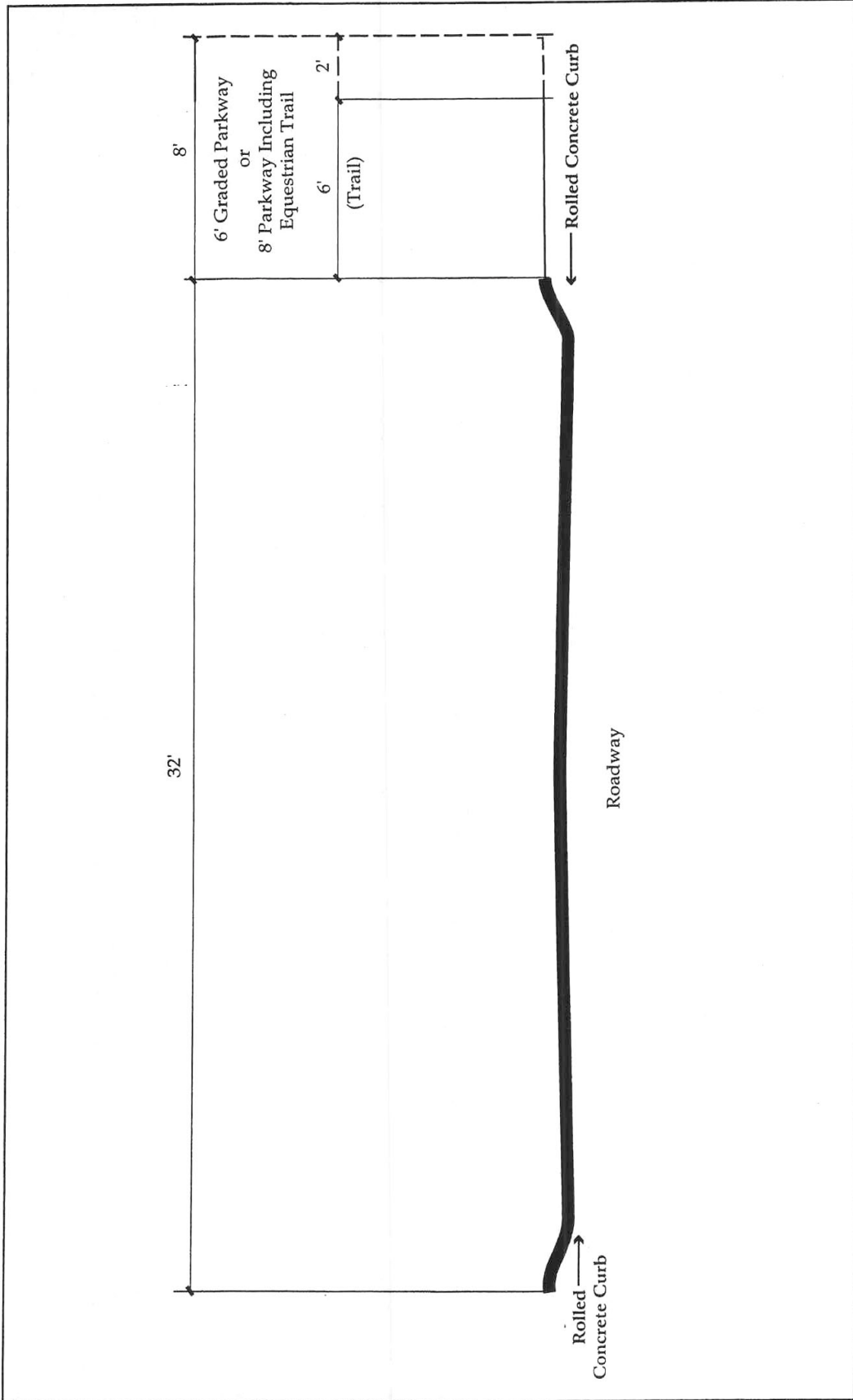
STANDARD 66 FOOT PUBLIC
SECONDARY COLLECTOR STREET WITH TRAIL



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LIMITED ACCESS PRIVATE STREET





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BACKBONE PRIVATE STREET

UTILITIES

The following objectives are applicable to the infrastructure and utilities that serve the site. Performance and design standards for each element are discussed individually below.

Objectives

- a. Utility facilities shall be sized in accordance with the permitted land uses and intensities defined in Chapters II and III of this Plan, subject to the City Water Rules in effect and as approved by the Public Utilities Department.
- b. Minimize total demand for the City's potable water supplies, through various conservation techniques, including the use of reclaimed water for major irrigation demands.
- c. Satisfy all applicable public health and engineering standards in the most efficient manner possible. For example, water pressure requirements may be more efficiently met through master planning of several contiguous portions of the Plan area, as opposed to incremental planning to meet only the needs of each separate development project.
- d. Minimize the need to modify facilities serving existing development.
- e. Provide an adequate storm drainage system that minimizes the impacts of drainage on the sensitive Santa Ana River.

Water Service

Performance Standards

- a. Use of the City's potable water supplies for golf course irrigation and other major irrigation needs shall be avoided, unless no cost-effective alternative sources can be provided. The determination of cost-effectiveness shall be made by the City's Public Utilities Department.
- b. As part of the conditional use permit process for the golf courses, an analysis of potential alternative water supply sources such as reclaimed water from the City's Water Quality Control Plant, and local wells, shall be provided for review by the City's Public Utilities Department.
- c. Water conveyance facilities shall be extended and/or constructed in conjunction with phased development by the developers of each golf course and each subdivision as the Plan is built out. The Public Utilities Department shall determine the water system improvements required for each project phase.

- d. The provision and maintenance of water service facilities for subsequent projects pursuant to this Specific Plan shall be to the City of Riverside Public Utilities Department specifications.
- e. In all cases, improvements to the water system required to service the Plan area shall be the obligation of the project developer(s).
- f. The City of Riverside Public Utilities Department will operate and maintain public, but not private, water system facilities.

Design Criteria

- a. Water system facilities shall meet all applicable standards of the City of Riverside Fire Department, the City's Public Utilities Department and the California Health and Safety Code.
- b. Fire hydrant spacing shall be 350 feet as per Section 16.32.065 of the Riverside Municipal Code.
- c. Graded shoulders/parkways as required for utilities shall be included within designated street rights-of-way, and not as separate utility easements, except as necessary within the golf course.
- d. Adequate separation shall be maintained between public water facilities at or above ground level and equestrian trails.

Sanitary Sewer System

Performance Standards

- a. All residential lots shall be connected to the City's sanitary sewer system pursuant to City specifications, unless otherwise approved by the Public Works Department.
- b. As part of the master subdivision approval process, a master plan shall be provided that identifies all facilities required to collect wastewater from the Plan area and convey it to the City's trunk system off-site. The master plan shall identify locations, sizes and types of facilities required to serve the Planning area, both on and off-site. The project developer(s) shall be responsible for the cost of on and off-site improvements required to serve the project.
- c. Wastewater conveyance facilities shall be extended and/or constructed in conjunction with phased development by the developers of each golf course and each subdivision as the Plan is built out.

Design Criteria

Plans shall be prepared in accordance with the specifications of the City of Riverside Public Works Department.

Storm Drainage

Performance Standards

- a. Storm drainage systems shall incorporate or otherwise be consistent with the storm drainage policies of the General Plan (Policies SD 1.1 through SD 1.8 of the Growth Management Element).
- b. Storm drainage systems shall take into consideration issues related to the Santa Ana River, including, but not limited to: water quality, protection of sensitive plants and wildlife, compatibility with the Santa Ana River Regional Park, compatibility with recreational trails, and County Flood Control District standards. Storm drainage plans shall be developed in consultation with the City Public Works Department, County Flood Control District and County Open Space and Parks District, the Santa Ana Regional Water Quality Control Board, and the California Department of Fish and Game.
- c. Best Management Practices (BMPs) shall be employed, during construction activities and as a permanent maintenance effort, to implement the City's National Pollutant Discharge Elimination System Municipal Permit. Specific BMPs shall be identified as part of applications for site-specific development proposals, and approved by the City Public Works Department.
- d. Stormwater conveyance facilities shall be extended and/or constructed in conjunction with phased development by the developers of each golf course and each subdivision as the Plan is built out.
- e. Any special or non-standard drainage facilities proposed in conjunction with the storm drainage system shall be maintained through non-public means.

Design Criteria

- a. The storm drain system shall be designed in accordance with Riverside County Flood Control District hydrology study criteria and shall be approved by the City's Public Works Department.
- b. Storm drainage plans shall include a combination of drainage controls, including unlined open channels, buried drain pipes, earthen swales, detention basins, etc., based upon efficient engineering criteria and a sensitivity toward preserving and enhancing natural drainage courses and landscape values, and filtering of pollutants.

SOLID WASTE DISPOSAL

Objectives

Make positive contributions to the city-wide goal of reducing landfill disposal of solid wastes, as mandated by AB 939, through active solid waste reduction, reuse, and recycling efforts.

Performance Standards

- a. The use of recycled materials in building products is encouraged.
- b. All residential subdivisions shall cooperate with and participate in solid waste reduction efforts undertaken by the City or the private waste hauler involved, such as curbside recycling.
- c. Encourage activities which reduce the generation of solid waste, such as the installation of trash compactors in residences and backyard composting.
- d. Green wastes from street parkway and median maintenance and other large landscape areas that undergo regular maintenance shall be diverted from the landfill waste stream, to the maximum feasible extent.

Design Criteria

None applicable.

ENERGY

Objective

Provide natural gas and electricity to the site in the most efficient and cost-effective manner feasible.

Performance Standards

Energy distribution facilities shall be sized and located as appropriate to serve development as it occurs.

Design Criteria

All energy distribution facilities shall be placed underground, except for special equipment that must be placed above the ground surface.

V. IMPLEMENTATION MEASURES

This chapter sets forth the planning procedures and administrative requirements for implementing the Rancho La Sierra Specific Plan.

PHASING

Because the Plan area is divided into several different ownerships, there may be different objectives for each ownership group that will affect the timing and location of development applications. No geographic phasing plan is, therefore, included in this Plan. However, since the permitted residential density is based upon consideration of the golf course as an important open space and recreational amenity, it is appropriate that residential development within the RA-zoned portion of the site be linked with the provision of open space, including the golf course. As such, the number of homes permitted in any particular phase of development shall be based upon a ratio of one residential unit per 5 acres of land developed either with golf or residential uses, or designated as open space.

For example, if the proposed first phase involves a 200 acre golf course, 40 acres for residential development and 20 acres of designated open space, the number of permitted units would be as follows: $260/5 = 52$ units maximum permitted.

This formula provides a general phasing guideline; the actual permitted number of units and allowable density are governed by the regulations specified in Chapters II and III of this Plan.

In the Hillside Residential (Residential Conservation-zoned) portion of the site, residential development may proceed independently of the golf course or other development within the RA-5 zoned portion of the Plan area, provided that access to the site from Arlington Avenue is consistent with the circulation component of this Plan. No alternate access to the site from Arlington Avenue will be permitted.

MASTER SUBDIVISION PROCESS

A master subdivision map shall be filed for each phase of the project. The master subdivision map serves as a detailed blueprint for the subsequent development of Rancho La Sierra, precisely defining the development parameters, infrastructure requirements, public improvements, and related financing issues. Master subdivision maps shall be approved prior to or concurrent with site-specific residential subdivision applications, with the exception of the Hillside Residential properties. For these properties, a master subdivision map is not required. The golf course conditional use permit may be processed concurrently with a master subdivision map. The maps shall be prepared in accordance with all applicable provisions of the State Subdivision Map Act and the City of Riverside Subdivision Ordinance.

The master subdivision map(s) shall specifically define:

- ! Boundaries of and conceptual lot patterns for residential clusters.
- ! Boundaries of the park, school and equestrian center sites.
- ! Golf course boundaries.
- ! Boundaries of open space units.
- ! Boundaries of agricultural use areas.
- ! Specific trail alignments.

The master subdivision map shall further include:

- ! a preliminary grading plan, including preliminary building pad locations.
- ! a geotechnical report evaluating the adequacy of the grading concept with respect to geological and soils constraints.
- ! programs for constructing, funding and maintaining all infrastructure, community facilities, and open space units.
- ! acquisition and construction schedule for the equestrian center.
- ! traffic and circulation improvements, (on- and off-site, if needed) as identified in a traffic impact analysis prepared to analyze impacts from the full buildout of the phase in question.
- ! proposed community identity signs and major entry treatments, such as the Arlington Avenue and Tyler Street entrances.
- ! stipulation that the developer(s) shall advise all future buyers of the status/availability of all planned community facilities within the project.

In reviewing master subdivision map applications, the City shall evaluate all components contained therein for consistency with the objectives, performance standards, requirements and design criteria set forth in this Specific Plan.

USE OF COUNTY LANDS

The Plan proposes the use of approximately 41.7 acres of land owned by Riverside County within the City of Riverside for golf course uses. While the County has preliminarily entered into an agreement with the property owners authorizing the use of these properties in a golf course development, formal County approval shall be required in conjunction with the approval of the golf course conditional use permit.

AIRPORT COMPREHENSIVE LAND USE PLAN

The property lies within the Riverside Municipal Airport sphere of influence. As discussed previously, the Rancho La Sierra Specific Plan is consistent with the draft Riverside Municipal Airport Comprehensive Land Use Plan (CLUP) which has not yet been adopted. In cases where a CLUP has not yet been adopted, State Government Code Section 21675.1 requires that "a city... submit all actions, regulations and permits" to the Airport Land Use Commission (ALUC) for review. As part of the processing of this Plan, ALUC review will be undertaken.

SCHOOL/ZONING CONSIDERATIONS

The planned school site within the Rancho La Sierra Specific Plan is zoned Residential Agricultural (RA-5). The City of Riverside Zoning Code does not permit schools in the RA-5 zone. Development of a school at this location may, however, be permitted under Section 53094 of the California Government Code, which provides that "...the governing board of a school district, by a vote of two-thirds of its members, may render a city... zoning ordinance inapplicable to a proposed use of property by such school district except when the proposed use of the property by such school district is for non-classroom facilities,... The board shall, within 10 days, notify the city... concerned of such action."

SUBSEQUENT APPROVALS REQUIRED

Site-specific land use or development proposals including, but not limited to, subdivision maps and conditional use permits, shall be processed concurrently with or after approval of the master subdivision maps for each phase. Processing of such applications shall be consistent with the applicable provisions of the City of Riverside Municipal Code, including the Zoning Code and Subdivision Ordinance.

OFFSITE CONSIDERATIONS

Several elements of the overall vision of the Rancho La Sierra Specific Plan involve land beyond the scope of this Plan and the authority of the City of Riverside. These are identified below.

Potential Plan Expansion

The property owners contemplate expanding the scope of their development to include approximately 132 acres (including both county and privately owned lands) within the unincorporated County, outside of the City limits. The formal incorporation of these properties into the Rancho La Sierra Specific Plan will require their inclusion in the City of Riverside, and the amendment of this Plan. However, as proposed within this document, the Rancho La Sierra Specific Plan represents a viable and complete plan based on the existing boundaries, and approval and implementation of this Plan is independent of any possible actions contemplated on properties outside the current Plan boundaries.

Wildlife Corridor

The wildlife corridor area along the western edge of the site is intended to provide an open space linkage to facilitate wildlife movement between the Santa Ana River to the north and the Norco Hills to the south. Land within the Norco Hills that lies within the southerly extension of the wildlife corridor is privately owned. In addition, land north of the Plan area would extend the corridor to the Santa Ana River. Land use restrictions and design considerations to provide a wildlife corridor in these areas will require cooperation by the landowners as well as Riverside County.

Santa Ana River Trail

Much of the Santa Ana River Trail segment in the project vicinity is planned to be placed within County-owned land, beyond the northerly Plan boundary. The establishment of trail alignments, design standards, trail construction and maintenance are the responsibility of Riverside County.

ENVIRONMENTAL MITIGATION MEASURES

As part of the final environmental impact report (FEIR) that was prepared for evaluation of alternative concept plans, a number of measures were identified to mitigate the potentially significant or adverse environmental impacts that would result from implementation of those concepts. In conjunction with the City Council's selection of the Championship Golf Course Plan concept as the basis for this Specific Plan, a list of mitigation measures applying to the concept plan were adopted. To ensure that these measures have been incorporated into this Plan or will be addressed in its future implementation, an administrative program has been prepared to identify monitoring and implementation responsibilities, including timing. This program is provided in Table 3.

Some of the measures identified in the FEIR have been paraphrased and/or combined with other similar measures, to more succinctly define the required actions and responsible entities. Many of the mitigation measures listed in Table 3 will be implemented during future design and construction activities, and are identified as such. In many instances, this Plan either incorporates the measure directly, or provides a performance standard or design criteria to be met by developers and subdividers that would satisfy the requirement. These measures are identified by **(SP)**, with a reference to the section of the Specific Plan where the measure can be found.

Table 3
Summary of Mitigation Measures and Implementation Responsibilities

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
WATER SERVICE		
1a. Include requirements for landscaping and irrigation consistent with the City's adopted Water Efficient Landscaping and Irrigation Ordinance for all commonly-owned or publicly maintained landscape areas. (SP-CHAPTER III)	Monitoring: Parks and Recreation Dept. design of parks/review of street improvement plans	Approved street improvement plans
1b. Specify the use of water conserving plumbing fixtures as required pursuant to the California Health and Safety Code. (SP-CHAPTER III)	Monitoring: Building Division review of building plans	Building permits/inspections
2. The provision of water service to the site including fees, charges and required improvements shall be consistent with the adopted City Water Rules. (Address in subsequent reviews)	Monitoring: Public Utilities Dept. review of discretionary permits (conditional use permits, subdivision maps)	Discretionary permit conditions of approval
3. The water system component of the infrastructure element shall be based upon a detailed engineering analysis and subject of review and approval by the City's Public Utilities Department. (Address in subsequent reviews)	Monitoring: Public Utilities Dept. review of discretionary permits	Discretionary permit conditions of approval
4. Include an analysis evaluating the feasibility of utilizing water sources other than the City's domestic supply for golf course irrigation, and strongly discourage use of the City's domestic water supply for golf course irrigation. Alternative sources such as reclaimed water or on-site wells shall be encouraged. (Address in subsequent reviews)	Monitoring: Planning/Public Utilities Dept. review of golf course CUP application	Golf course CUP conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
5. Alternatives to the City's domestic water supply, such as reclaimed water from the City's Water Quality Control Plant, 'greywater' from on-site wastewater, or on-site or nearby wells, shall be evaluated for meeting other large scale irrigation requirements, including any public landscaped areas that require regular irrigation. If the City determines that such alternative sources are not available or are not cost effective, low water demand plant species shall be selected for recreation and open space areas to minimize total water demand for irrigation purposes. (Address in subsequent reviews)	Monitoring: Planning/Public Utilities Dept. review of discretionary permits	Conditional Use Permit/Subdivisions conditions of approval, if applicable
SCHOOLS		
6. Require the payment of fees consistent with the requirements of State law prior to issuance of building permits. (Address in subsequent reviews)	Monitoring: Plan check of building plans	Building permit issuance
7. Prior to adoption of the Specific Plan, the developer shall make a good faith effort to reach an agreement with the Alford Unified School District to provide needed school facilities on a timely basis. (SP-CHAPTER III)	Monitoring: Planning Dept. to monitor progress/review agreement	Final agreement
PARKS, RECREATION AND TRAILS		
8. Incorporate golf course and trail designs with alignments that avoid direct exposure of trail users to potentially errant golf balls, and shall incorporate protective barriers around all trails that are so exposed, that are composed of a material that appears more open than solid, to maintain the open space character of the trail. Trail alignments and design shall be subject to review and approval of the Planning and Parks and Recreation Departments. (SP-CHAPTER III)	Monitoring: Planning/ Parks and Recreation Depts. review of golf course CUP	Building permit issuance/occupancy of golf course
9. All public trails shall be constructed at the developer's expense. Make provision for the maintenance of all trails. (SP-CHAPTER IV)	Monitoring: Planning/Parks and Recreation Depts review of discretionary permits. Review shall ensure trail development is consistent with off-site trails	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
<p>10. Any proposed trails following the site's natural drainages shall require consultation with the California Department of Fish and Game and the United States Army, Corps of Engineers. First priority will be given to placing trails alongside, rather than within the drainages, to avoid loss of vegetation and direct disturbance of wildlife habitat. If this cannot be accomplished, geological investigations of the largest, deepest drainage course shall be performed to determine the (in)stability of the streambanks and to evaluate the risks/costs associated with widening and stabilizing the stream bottom to trail specifications. If alterations of these streambeds cannot be avoided, permits shall be obtained, pursuant to Section 1603 of the State Fish and Game Code, and Section 404 of the Clean Water Act. (SP-CHAPTER III)</p>	<p>Monitoring: Planning/Parks and Recreation Depts review of discretionary permits</p>	<p>Discretionary permit conditions of approval</p>
<p>11. Incorporate those portions of the proposed 400-foot river buffer zone that would extend onto the project site. Design of these portions of the buffer zone will conform to standard buffer zone specifications to be established in consultation with the County of Riverside Parks Department and the City of Riverside, and shall include provisions for easement/dedication and improvement of the Santa Ana River Trail, along the alignment established by the County of Riverside, Regional Park and Open Space District. (SP-CHAPTER III)</p>	<p>Monitoring: Planning Dept review of golf course CUP</p>	<p>Approved golf course CUP/conditions of approval</p>
<p>12. Prior to adoption of the Specific Plan, the use of the County-owned parcel within the site shall be approved by the Riverside County Park and Open Space District and Board of Supervisors. (SP-CHAPTER V)</p>	<p>Monitoring: Planning Dept to review proof of agreement</p>	<p>CUP application</p>
<p>13. The developer shall pay regional/reserve park fees in accordance with the adopted City fee schedule, or dedicate land in lieu of fees, at the discretion of the City. (Address in subsequent reviews)</p>	<p>Monitoring: Planning/ Parks and Recreation Depts to determine requirements in review of subsequent discretionary permits</p>	<p>Prior to recordation of residential subdivision maps</p>
<p>14. The developer shall pay local park fees in accordance with the adopted City fee schedule, or dedicate land in lieu of fees, at the discretion of the City. (Address in subsequent reviews)</p>	<p>See Condition #13 above</p>	<p>See Condition #13 above</p>

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
15. Include a vehicular access from the project site to the Santa Ana River Regional Park, leading to a vehicular staging area within the park. The location of this access point will be determined in consultation with the County of Riverside Parks and Open Space District, subject to approval by the Board of Supervisors. (SP-Land Use Plan)	Monitoring: Planning Dept. review of circulation plan submitted with golf course CUP	Approved CUP/conditions of approval
SANITARY SEWER SERVICE		
16. Development and installation of the sewage system component of the Specific Plan will be based upon a complete engineering analysis of the project's sewage generation, costs/benefits of various connection alternatives to existing collection system facilities and impacts on existing collection facilities. The developer shall also be responsible for the payment of sewer hookup fees in accordance with the City's adopted fee schedule. (Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits	Discretionary permit conditions of approval
17. All lots less than 1 acre in size shall be connected to the City's sewer system. Include an analysis to determine whether lots larger than 1 acre in size shall utilize septic systems or connect to the City sewer system. (SP-CHAPTER III)	Monitoring: Public Works Dept. review of subdivisions	Subdivision conditions of approval
SOLID WASTE		
18. All approved uses shall comply with all provisions of the City of Riverside's Solid Waste Management Plan (AB 939). (SP-CHAPTER IV)	Monitoring: Public Works Dept.	Ongoing City implementation of AB 939
19. Trash compactors within each residential unit are encouraged. (SP-CHAPTER III)	Voluntary	Construction
20. Compost bins are encouraged at each residence. (SP-CHAPTER III)	Voluntary/ Opportunities provided through the City's AB 939 program	Post-occupancy of homes
21. Conveniently located recycling centers are encouraged throughout the project site, with adequate access for haulers. (SP-CHAPTER III)	Voluntary	Post-occupancy of homes

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
22. Use of building products made of recycled materials is encouraged. (SP-CHAPTER III A list of potential materials is provided in the Concept Plan EIR)	Voluntary	Construction plans
23. Divert green waste generated by the golf course in a manner acceptable to the City Public Works Department. (SP- Chapter III)	Monitoring: Planning/Public Works Depts review of golf course CUP	Golf course CUP conditions of approval
FIRE PROTECTION		
24. Install automated sprinkler systems inside all structures as required under the City's adopted fire sprinkler ordinance. (Address in subsequent reviews)	Monitoring: Building Division plan check	Building permit issuance/inspection
25. Include a 25-foot fire break within the river buffer zone. (Chapter III)	Monitoring: Planning and Fire Depts. review of golf course CUP	Golf course CUP design/conditions of approval
POLICE PROTECTION		
26. Builders are encouraged to provide private, on-site security during construction.	Voluntary	Construction
TRAFFIC AND CIRCULATION		
27. Dedicate right of way along site frontage for half-street improvements of Arlington Avenue to its ultimate width, in accordance with Public Works Department specifications. (Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits that include Arlington Avenue frontage	Discretionary permit conditions of approval
28. Prepare traffic impact analyses(TIA's), pursuant to the Congestion Management Plan Guidelines. (Address in subsequent reviews)	Monitoring: Public Works Dept. to review TIAs during discretionary permit review	Discretionary permit conditions of approval
29. Provide traffic and circulation improvements identified in TIA's. (Address in subsequent reviews)	Monitoring: Public Works Dept. to review TIA's and street improvement plans.	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
30. Construct necessary intersection improvements at the intersection(s) of any public streets with Arlington Avenue as required by the City Public Works Department. (Address in subsequent reviews)	Monitoring: Public Works Dept. review of discretionary permits that include Arlington Avenue frontage	Prior to occupancy
31. A Landscape Maintenance Assessment District shall be established for the maintenance of any medians and/or enhanced landscaping proposed for all public streets within the project. (SP-CHAPTER IV)	Monitoring: Planning/Public Works Depts. review of discretionary permits	Discretionary permit conditions of approval
32. Define the limits of the private street system. All private streets shall be consistent with City standards for private streets. (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of street improvement plans	Discretionary permit conditions of approval/approved improvement plans
AIR QUALITY		
33. Require that a regular watering program be implemented during grading operations to reduce fugitive dust. Graded portions of the project site shall be watered once during the work day and at the end of the work day to create a "crust" surface. (Address in subsequent reviews)	Monitoring: Public Works and Planning Depts.	Grading permits
34. Require that all clearing, grading, earth moving, or excavation operations be ceased during periods of high winds (i.e., Santa Ana winds 30 mph or greater for a duration of one hour). The developer shall maintain contact with the SCAQMD meteorologist for current information about wind speeds. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
35. Require that site access roads be covered with gravel or other acceptable materials for dust suppression during all construction periods. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
36. In graded areas to be left undeveloped longer than 30 days, either hydroseed or chemical stabilizers shall be applied to completed graded areas. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
37. On-site vehicular traffic speed shall be limited to no more than 15 mph during construction. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
38. All earthen material transported on- or off-site be securely covered to prevent excessive amounts of dust. Haul routes shall be approved by the Planning Department. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
39. Developer(s) shall periodically sweep public streets in the vicinity of the site to remove silt (i.e., fine earth material transported from the site by wind, vehicular activities, water runoff, etc.) which may have accumulated from construction activities. (Address in subsequent reviews)	Monitoring: Public Works Dept.	Grading permits
40. Maintain construction equipment in good condition and in proper specifications. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
41. Use low sulfur fuel for construction equipment. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
42. Keep all grading and construction equipment on or near the active construction zone(s), until that (those) phase(s) of development are completed. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
43. Install truck wheel washers to wash of heavy-duty construction vehicles before they leave the construction sites. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
44. Shut down construction equipment after idling for more than three minutes. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
45. Discontinue grading during second stage smog alerts. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
46. All SCAQMD and Air Resources Board (ARB) requirements for dust control shall be followed to ensure the proper and appropriate level of mitigation is applied at all times. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
47. Architectural coatings shall comply with Rule 1113 of the <u>SCAQMD Rules and Regulations</u> . (SP-Chapter III)	Monitoring: Planning Dept.	Construction
48. Use of solar energy-powered space and water heating units are encouraged at the golf clubhouse. (SP-CHAPTER III)	Voluntary	Design and construction of golf clubhouse
49. Orientation of residential structures and pool areas should consider optimizing solar access for solar-powered space and water heating systems. (SP-CHAPTER III)	Voluntary	Design of residential subdivisions and individual homesites
50. Consider the use of light-colored roofing materials and concrete as opposed to dark roofing materials and asphalt parking areas. (SP-CHAPTER III)	Voluntary	Design of golf clubhouse and parking lot and design of homes
51. Consider the use of building materials that produce fewer emissions during their stages of manufacture or use, such as bricks, stone, and water-based paints. (SP-CHAPTER III)	Voluntary	Design of homes and golf clubhouse
52. Consider the incorporation of extensive landscaping to shade buildings and parking areas to reduce the demand for mechanical air conditioning. (SP-CHAPTER III)	Voluntary	Design of homes and golf course clubhouse
53. The developer(s) shall provide bus shelters, bus stops, and/or bus pockets on portions of the site with the potential for public transit routes. Also, the applicant shall work with the City of Riverside to evaluate the feasibility of providing additional bus service to the project site and surrounding area, particularly the possible connection of the site to the future Metrolink station planned in La Sierra. (Address in subsequent reviews)	Monitoring: Planning Dept. review of discretionary permits in consultation with RTA	Discretionary permit conditions of approval
54. Comply with the City's Transportation Demand Management (TDM) ordinance, if applicable. (Address in subsequent reviews)	Monitoring: Planning Department to determine if TDM requirements apply	Prior to building permit issuance

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
55. Facilitate the provision of bike lanes, bike paths and walking paths, to facilitate non-vehicular modes of transportation. (SP-CHAPTER IV)	Monitoring: Planning Dept. review of discretionary permits	Discretionary permit conditions of approval
NOISE		
56. Construction activities shall be limited to weekdays, between 7:00 AM and 6:00 PM. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
57. Construction-related heavy trucks shall not travel through surrounding residential areas. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading/Building permits
58. Provide staging areas on the project site to minimize the off-site transportation of heavy construction equipment. Locate staging areas to maximize the distance between construction activities and residential areas. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading/Building permits
59. Equip construction equipment with modern noise muffling devices. (Address in subsequent reviews)	Monitoring: Planning Dept.	Grading permits
60. The project shall comply with requirements of the State of California Office of Noise Control regulations regarding exterior to interior noise reduction, such that no habitable portion of the development would be exposed to noise levels greater than 45 dB(A) CNEL. (Address in subsequent reviews)	Monitoring: Building Division plan check	Building permits
61. No individual residences shall face or gain direct access from Arlington Avenue and Tyler Street. (SP-CHAPTER III)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval
62. Homes shall be located at least 44 feet from the nearest lane centerline of Tyler Street and at least 90 feet from the nearest lane centerline of Arlington Avenue and noise attenuation measures shall be incorporated to ensure that no homes near these streets are exposed to exterior noise levels of 60 dB(A) or more. (SP-CHAPTER III)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
63. Avigation easements shall be recorded for properties in the eastern portion of the site that are affected by aircraft overflights related to the Riverside Municipal Airport. (Address in subsequent reviews)	Monitoring: Planning Dept. review of residential subdivisions	Subdivision conditions of approval
BIOTA		
64. Develop guidelines for publicly maintained landscaping and natural open space areas that address natural habitat values, fire susceptibility, aesthetics and minimum irrigation requirements. (SP-CHAPTER III)	Monitoring: Planning Dept. to review open space management plans	Subdivision conditions of approval
65. Shield natural open space north of the site from introduced light sources, for example, with native plant screens, berms and fencing, where appropriate. Any lighting placed near the northern site boundary shall be fully hooded and shielded, to prevent light spillage into the Hidden Valley Wildlife Area. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP design/conditions of approval
66. Implement City of Riverside policies regarding stream buffer requirements and hillside grading. (SP-CHAPTER III)	Monitoring: Planning Dept. review of grading plans	Grading permits
67. Satisfy U.S. Army Corps of Engineers and California Dept. of Fish and Game regulations, as needed, for modifications to natural drainages and wetlands. (Address in subsequent reviews)	Monitoring: Planning/Public Works Depts. review of grading permits	Grading permits
68. Provide a mechanism to preserve the natural open space areas in perpetuity. (SP-CHAPTER III)	Monitoring: Planning Dept. review of discretionary permits	Discretionary permit conditions of approval
69. Incorporate provisions for a cowbird trapping program, to be implemented on an on-going basis. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval
70. Develop and implement a golf course management plan to minimize grading and turfed areas, enhance wildlife habitat values, control runoff of pesticides and fertilizers, control pests and properly use fertilizers, herbicides and pesticides. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval
AESTHETICS		

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
71. Hillside grading shall conform with adopted City policies.	Monitoring: Planning Dept. review of grading plans	Grading permits
72. Landscape design shall emphasize the use of natives and drought tolerant vegetation on manufactured slopes. (SP-CHAPTER III)	Monitoring: Planning Dept. review of landscape plans	Building permits
73. The applicant shall prepare and grade the site consistently with a contoured grading plan that is reviewed and approved by the City of Riverside. (SP-CHAPTER III)	Monitoring: Planning Dept. review of grading plans	Grading permits
74. Design guidelines shall be established that stipulate landscape plans, architectural style and form, code restrictions and other elements as necessary. The purpose of this measure is to develop realistic and implementable standards that would establish and protect the planning area's identity and character. In addition, these standards would serve to minimize the visual impact of the project for off-site viewers and limit potential view blocking impacts. (SP-CHAPTER III)	Monitoring: Planning Dept. review of grading and landscaping plans	Grading/Building permits
CULTURAL RESOURCES		
75. Conduct an archaeological and historical resources survey on those portions of the site considered during the previous 1976 survey. This shall include detailed mapping, recording and Phase II (limited surface and subsurface collection) testing and evaluation of site significance at each of the six previously recorded cultural resources. Following completion of these procedures, implement final disposition of each of these resources, as recommended by the consulting archaeologist, under the direction of the City Planning Department. (Address in subsequent reviews)	Monitoring: Planning Dept. to review archaeological/historical reports, supervise final disposition efforts that may be required	Discretionary permit conditions of approval
76. Conduct a Phase II archaeological test excavation and evaluation of site significance at recorded archaeological sites CA-RIV-4762, -4765 and -4766, prior to any grading activity in those areas. Following completion of the Phase II investigations, implement final treatment and disposition of these resources, as recommended by the consulting archaeologist, under the direction of the City Planning Department. (Address in subsequent reviews)	Monitoring: Planning Dept. to review Phase II report and supervise final disposition efforts, if required	Discretionary permit conditions of approval

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
77. During initial tilling and grubbing efforts in the archaeologically sensitive alluvial area of the site, a qualified archaeologist shall be present to monitor the grading activity to identify cultural resources that may be present. (Address in subsequent reviews)	Monitoring: Planning Dept. review of grading plans	Grading permits
HYDROLOGY		
78. Storm drain plans shall incorporate or otherwise be consistent with the storm drainage policies of the General Plan (Policies SD 1.1 through SD 1.8 of the Growth Management Element) (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain plans	Approved storm drain plans
79. Storm drainage systems shall take into consideration issues related to the Santa Ana River, including, but not limited to: water quality, protection of sensitive plants and wildlife, compatibility with the Santa Ana River Regional park, compatibility with recreational trails and County Flood Control District standards. (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain plans	Approved storm drain plans
80. Storm drainage methods will include a combination of drainage controls, including lined and unlined open channels, buried drain pipes, earthen swales, detention basins, etc., based upon efficient engineering criteria and a sensitivity toward preserving and enhancing natural landscape values. Best Management Practices shall be employed, as recommended by the City of Riverside, to implement the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit. (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drain and grading plans	Approved storm drain plans/grading permits
81. Construction activities shall comply with the provisions of a NPDES Construction Permit and any other City-adopted standards and procedures for interim erosion control. (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of grading plans	Grading permits
82. Use mulch throughout landscaped public areas to improve water-bearing capacity of soils. (Address in subsequent reviews)	Monitoring: Parks and Recreation Dept. review of public landscape plans	Approved improvement plans

<i>Mitigation Measure</i>	<i>Monitoring Responsibilities</i>	<i>Documentation</i>
83. Install water efficient irrigation systems, pursuant to the City's adopted Water Efficient Landscaping and Irrigation Ordinance. (SP-CHAPTER III)	Monitoring: Parks and Recreation Dept. review of public landscape plans	Approved improvement plans.
84. Use of pervious paving materials are encouraged, wherever feasible, to reduce surface water runoff and aid in groundwater recharge. (SP-CHAPTER III)	Voluntary	Consider during landscape and site development planning
85. Design graded slopes to minimize surface water runoff. (SP-CHAPTER III)	Monitoring: Public Works Dept. review of grading plans	Grading permits
86. Incorporate on-site storm water retention basins into the drainage system, to reduce peak discharges to the Santa Ana River. Consider designing these areas to facilitate multiple uses. (SP-CHAPTER IV)	Monitoring: Public Works Dept. review of storm drainage plans	Grading permits/storm drain plans
87. Incorporate a system of sand filters and vegetated settling ponds into the storm drainage systems that would permit the monitoring and control of pesticides, herbicides and fertilizers in site runoff. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP design/conditions of approval
88. Aerial spraying of chemical pest management or fertilizer agents is prohibited. (SP-CHAPTER III)	Monitoring: Planning Dept. review of golf course CUP	Golf course CUP conditions of approval

VI. ENVIRONMENTAL ASSESSMENT OF SUBSEQUENT PROJECTS

A program-level environmental impact report (Rancho La Sierra Specific Plan, Concept Plan Selection EIR, or "Concept Plan EIR") was prepared for several alternative land use concepts, leading to the selection of the Championship Golf Course Plan as the basis for this Plan. The Riverside City Council certified the EIR on April 26, 1994, and adopted Resolution No. 18481. This action did not constitute approval of a specific plan; rather it defined the planning objectives and land use concepts to be incorporated into the Rancho La Sierra Specific Plan. The information included in that EIR provided an evaluation of the environmental effects that would result from the various land use concepts that were being evaluated, which ranged in development intensity and magnitude of environmental impact.

Because the EIR for the concept plan selection was prepared at a program level of detail, it was, of necessity, a general assessment of potential environmental changes that could occur. The impacts of specific development proposals at precise locations could not be and were not assessed. As a result, additional environmental review will be required for subsequent site specific development requests. For each application that involves a discretionary action by the City of Riverside, such as approval of a master subdivision map, a subsequent tract map, a conditional use permit, etc., the City will prepare an Initial Study that will:

- ! Identify those environmental effects of the project which were adequately addressed within the scope of the evaluation and mitigation measures included in the Concept Plan EIR;
- ! Identify appropriate mitigation measures from the Concept Plan EIR and incorporate them into the project approval;
- ! Identify those additional effects on the environment that are particular to the parcel or project which were not identified as significant effects in the Concept Plan EIR;
- ! Identify those environmental effects not previously discussed in the Concept Plan EIR that are found to be less than significant or which can be mitigated through the project design;
- ! Identify those environmental effects for which additional information and analysis is needed to determine whether such effects could be significant and, if so, to identify methods of mitigating those impacts to below a level of significance. For these issues, the City may require the preparation of special studies that provide such additional analysis as part of an expanded Initial Study/Mitigated Negative Declaration, or, if necessary, require the preparation of a focused environmental impact report to provide a more in-depth discussion and presentation of these special issues and proposed solutions.

EXEMPTIONS

Proposals which are exempt from environmental review include the following:

- a. Activities which do not satisfy the definition of a "project" under CEQA;
- b. Actions which are classified as exempt from environmental review pursuant to Section 2 of the City of Riverside's Rules for Implementing CEQA as defined in City Council Resolution 16787 and/or pursuant to Articles 18 and 19 of the Guidelines for Implementation of the California Environmental Quality Act.

VII. SPECIFIC PLAN ADMINISTRATION

FEES REQUIRED TO RECOVER COSTS OF ADMINISTERING THE SPECIFIC PLAN

Section 65456 of the California Government Code authorizes the City to impose a fee to defray the costs of preparing, adopting and administering specific plans, and this Chapter sets forth the procedure for doing so. The fee will be applied to discretionary projects within the Plan area submitted after adoption of the Plan. The fee shall be prorated, based on the applicant's relative benefit derived from the specific plan. It shall be calculated as the number of acres (gross) contained in the application, divided by the size of the total Plan area, multiplied by the City's total costs for preparing the plan, plus the fee for the application in question as set forth in the City's most current schedule of planning fees. The City's Plan preparation costs are estimated at this time to total \$285,000, reflecting both the City's expenditures for outside consulting services, as well as City staff time. Once the final processing costs are determined, the City Council will, by separate resolution, adopt a Rancho La Sierra Specific Plan administration fee.

Examples of how the fee would be calculated are provided below, assuming a total Plan area of 755 acres, and a Plan preparation cost of \$285,000.

Golf Course Application

200 acre golf course divided by 755 total acres = 26.49%
26.49% of \$285,000 = \$75,496 for share of specific plan administration
CUP Application Fee* = \$3,432

Tentative Tract Map Application

50 acre, 22 lot subdivision divided by 755 total acres = 6.58%
6.58% of \$285,000 = \$18,753 for share of specific plan administration
Tentative Tract Map Fee* = \$6,413

* Fees based upon the City of Riverside Fee Schedule effective July 1, 1995. Processing fee will depend upon fee schedule in effect upon submission of application.

MINOR CHANGES

Minor changes to the explicit provisions of the Plan may be approved by the Planning Director, subject to appeal to the Planning Commission and, subsequently, to the City Council. Such changes include:

- a. Addition of new information to the Plan maps or text that do not change the intent or effect of the regulations or guidelines involved.

- b. Changes to infrastructure, such as roadway, drainage, water and sewer system alignments (subject to Public Works and/or Public Utilities Department's review and approval) which do not increase the development capacity of the site, change the development concepts of the Specific Plan, or result in any greater impacts to adjacent property owners than those originally proposed.

AMENDMENTS

Major changes to this Specific Plan, such as changes in land use designations, land use regulations, phasing, or implementation procedures, may be initiated by the land owners or the City of Riverside as an amendment to the Plan.

Such amendments shall be processed in accordance with the procedures established by the City of Riverside. Any proposed amendments to the Rancho La Sierra Specific Plan shall be consistent with the provisions of citizen-initiative Measure C (see Appendix A), approved in 1987. Any proposed amendment to the Plan found to be inconsistent with the provisions of Measure C can be permitted only if approved by a vote of the people.

VIII. SPECIFIC PLAN ENFORCEMENT

Any violation of this Plan is considered a violation of the City of Riverside Zoning Code and is subject to the enforcement provisions set forth in Section 19.82.040 of the Riverside Municipal Code.

IX. APPENDICES

This section contains the full text of Measures C and R, a bibliography of reference materials pertinent to the planning process utilized in preparing and adopting this Plan, and a record of the City's actions to adopt and amend this Plan.

Measure C

CITIZENS' RIGHTS INITIATIVE TO REDUCE COSTLY URBAN SPRAWL, TO REDUCE TRAFFIC CONGESTION, TO MINIMIZE UTILITY RATE INCREASES, AND TO FACILITATE PRESERVATION OF RIVERSIDE'S CITRUS AND AGRICULTURAL LANDS, ITS SCENIC HILLS, RIDGELINES, ARROYOS AND WILDLIFE AREAS.

Section 1. Statement of Purposes and Intent.

The purposes and intent of this measure are to:

- ! Guarantee the right of Riverside's citizens to determine Riverside's future growth and quality of life.
- ! Reduce costly urban sprawl and minimize future tax and utility rate increases.
- ! Preserve, protect and promote citrus and agriculture uses.
- ! Reduce traffic congestion resulting from rapid growth.
- ! Limit housing densities in the Greenbelt, in La Sierra Lands, and in the Sycamore Canyon Park area.
- ! Preserve and protect open space lands.
- ! Preserve the vitality of older neighborhoods.

Section 2. Findings.

- a. Riverside's quality of life is deteriorating because it is located in one of the fastest growing areas in the State. Rapid growth is causing:
 1. Traffic congestion;
 2. Loss of agricultural and open space lands;
 3. Higher taxes and utility rates to subsidize growth;
 4. Increased air, water, and noise pollution;
 5. Crowding, congestion and increased crime; and
 6. Inadequacy of services and facilities.
- b. City government has failed to implement the minimum requirements of Riverside's 1979 initiative, Proposition R.
- c. The City's residential and small business electric rates and per capita debt are among the highest in the State.
- d. The cost of developing agricultural lands for urban uses is more expensive to the taxpayer and utility rate payer than preserving them for agriculture.
- e. Unplanned expansion of the City boundaries by annexation can have high costs and significant negative impacts on the City's quality of life, yet the City has no comprehensive plan for such annexations and expansions.
- f. Sufficient vacant and developable land exists within the current City boundaries to meet projected housing needs, including housing for low and moderate income families, and still preserving agricultural and open space lands.
- g. The public health, safety, and general welfare will be promoted by the adoption of this measure.

Section 3. Definitions.

For purposes of this measure, the following words and phrases shall have the following meanings:

- a. "Effective date" shall mean the date on which this initiative measure was adopted by the City Council of the City of Riverside or the date on which it was passed by the voters at the polls, whichever occurs first.
- b. "Proposition R" shall mean the citizens initiative labeled "Measure R" adopted by the voters of the City of Riverside in 1979 attached hereto.
- c. "Agricultural land(s)," "Agriculture," "Agricultural use" shall mean all lands designated for agricultural use in the City's General Plan and/or zoning ordinance as of June 1, 1987 and all parcels of land greater than ten acres in size in active agricultural production as of the effective date of this measure or within one year prior thereto.
- d. "Greenbelt" shall mean that area defined by Section 3(a) of Proposition R.
- e. "La Sierra Lands" shall mean that area defined by Section 3(b) of Proposition R.
- f. "Sphere of Influence" means the Sphere of Influence for the City of Riverside as adopted and amended from time to time by the Local Agency Formation Commission (LAFCO).

Section 4. Amendment to Proposition R to Correct City Abuse of Proposition R.

It is the purpose of the following amendments to Proposition R, in addition to the purposes stated in Section 1, to assist the City in carrying out its planning and zoning programs so as to limit the City's future growth, to preserve Riverside's quality of life and to ensure the City's ability to provide adequate traffic circulation, police, fire, and other services while minimizing utility rate increases. The full text of Proposition R is attached hereto and incorporated herein by this reference. Section 7 of Proposition R is hereby amended to read as follows (overstrike indicates proposed deletion):

Section 7. "These provisions are minimum requirements for the promotion of the public health safety and general welfare. This Ordinance may be amended by a two-thirds affirmative vote of the City Council only to further its purposes or repealed only by a vote of the people".

Section 5. Additions to Proposition R to Promote Agriculture.

Subparagraph 3(c) is hereby added to Proposition R to read as follows:

- "a. *Policy to Promote and Encourage Agriculture.* It is hereby declared to be the policy of the City of Riverside to promote and encourage agriculture as an essential industry and a desirable open space use. The Greenbelt and La Sierra Lands are important agricultural lands because of their high soil quality, favorable climate, and low water costs. It is further declared to be the policy of the City to retain, wherever feasible, agricultural lands in private ownership and to encourage and assist the maintenance and formation of family farms, especially for farmers who live on their land. The City shall forthwith adopt such policies, ordinances, and resolutions as may be necessary to implement these policies.

- b. Allocation of Funds for Replanting* The City shall allocate funds under its annual budget for at least the next five (5) years to establish programs for one time, low cost loans for the replanting of dying groves and/or vacant agricultural land and/or for the protection of agricultural land from theft, vandalism and dumping.
- c. Additional Agricultural/ and Open Space Policies.* To further promote and preserve agricultural uses and agricultural lands in the City of Riverside, the City shall forthwith take any and all appropriate actions to carry out this measure, including but not limited to the following:
1. Insure that the Gage Canal water is reserved for agricultural use as the highest priority;
 2. Protect Greenbelt streets from heavy traffic;
 3. Minimize the extension of City services and urban infrastructure into agricultural land areas, except as needed for agricultural purposes;
 4. Develop and implement public service and infrastructure standards compatible with and appropriate for agricultural lands;
 5. Plan and implement programs wherever feasible in the Greenbelt, in the La Sierra Lands, in the Sycamore Canyon Park area and in other appropriate areas for recreational opportunities for biking, equestrian and hiking uses consistent with farming needs, agricultural uses and wildlife protection;
 6. Prepare, or cause to be prepared, approve and adopt a Specific Plan pursuant to Government Code Section 65450 et seq. for the La Sierra Lands area of the City which meets, at minimum, all of the following criteria:
 - a. New housing units shall be clustered to protect the river bottom wildlife refuge, the agricultural land along the river bluffs and the open space character of the area;
 - b. The total number of housing units permitted shall be no more than as permitted under the existing zoning, but requiring that the housing areas be developed consistent with the standards and criteria of the RC "Residential Conservation" Zone;
 - c. The wildlife refuge, agricultural land and open space character of the river area shall all be preserved;
 - d. Any future roads and/or utility service shall be located so as to protect the wildlife refuge, agricultural land, and open space character of the area;
 - e. Public trail access along the river corridor compatible with protection of the wildlife refuge shall be maintained and provided for hiking, bicycling and equestrian uses".

Section 6. Protection of Sycamore Canyon Park.

To protect the Sycamore Canyon Park area as an important wildlife habitat area and open space area, the City shall limit any future increases in housing unit density granted to developers in or near the Park in exchange for land donations to the Park to the percentage set forth in the Sycamore Canyon Park Specific Plan (fifteen percent).

Section 7. Planning to Minimize Adverse Impacts to the City's Sphere of Influence Area.

The City shall forthwith initiate a planning process leading to the development and adoption of a Plan for the ultimate development of the City's Sphere of Influence area. Until such Plan is adopted by the City, the City shall not, unless compelled by law to do so, initiate nor approve any annexations to the City. Upon adoption of the Plan required by this Section, the City may initiate and/or approve annexations consistent with the Plan.

The City's Plan for the Sphere of Influence area shall meet at minimum all of the following criteria:

- a. The plan shall extend, at minimum, the provisions of Proposition R and of this measure to the Sphere of Influence area;
- b. The plan shall identify and make provision to protect sensitive wildlife open space and agricultural lands, including but not limited to, lands adjacent to Lake Mathews;
- c. The process leading to adoption of the Plan and its implementation shall include residents of the Sphere of Influence area and shall include notice and public hearing; and
- d. The Plan shall require that upon annexation new development in the Sphere of Influence area shall pay all costs of providing public services and urban infrastructure to such development.

Section 8. Implementation.

The City Council and all City agencies, boards, and commissions are hereby directed to take any and all actions necessary to carry out this initiative measure, including but not limited to, adoption and implementation of any amendments to the City General Plan, Zoning Ordinance, and/or City Code. This measure shall be implemented forthwith as a matter of the highest priority to the City.

Section 9. Guidelines.

The City Council may adopt guidelines to implement and interpret this initiative measure following public notice and public hearing provided that any such guidelines shall be consistent with the provisions and intent of this measure. Any such guidelines must be adopted by two-thirds vote of the City Council.

Section 10. Exemptions for Certain Projects.

This measure shall apply to all properties and projects covered by its terms except it shall not apply to any development project which has obtained a vested right as of the effective date of this measure. For purposes of this measure, a vested right shall have been obtained only if each and all of the following criteria are met:

- a. The proposed project has received a building permit or its final discretionary approval;

- b. Substantial expenditures have been incurred in good faith reliance on the permit or final discretionary approval; and
- c. Substantial construction has been performed in good faith reliance on the permit or final discretionary approval.

The "substantiality" of expenditures incurred and of construction performed and the question of whether or not such expenditures and construction were in "good faith" are questions of fact to be determined on a case by case basis by the City Council following application by the developer and notice and public hearing. Actions taken by a developer to speed up or expedite a development project with knowledge of the pendency of this measure shall not be deemed to be in "good faith" and shall not qualify for vested rights. Phased projects shall be considered for exemption on a phase by phase basis to the extent permitted by California law.

Section 11. Amendment or Repeal.

This measure may be amended or repealed only by a majority of the voters voting in an election thereon.

Section 12. Severability.

If any section, subsection, sentence, clause, phrase, part or portion of this measure is for any reason held to be invalid or unconstitutional by a final judgment of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this measure. It is hereby declared that this measure and each section, subsection, sentence, clause phrase, part or portion thereof would have been adopted or passed irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

Measure R

TAXPAYERS' INITIATIVE ORDINANCE TO REDUCE COSTLY URBAN SPRAWL BY PRESERVING RIVERSIDE'S CITRUS AND AGRICULTURAL LANDS, ITS UNIQUE HILLS, ARROYOS, AND VICTORIA AVENUE

THE PEOPLE OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

Section 1. The people of the City of Riverside find that the City's present general plan and growth policies permit disorderly development and have caused conditions harmful to the public health, safety and general welfare. The City's plans and policies reduce the availability of public funds to maintain essential public services for present and future City residents. Tax dollars are being diverted to extend costly new services to outlying subdivisions. Overcrowding of schools, reduced police and fire protection, flood hazards, insufficient sewage treatment capacity, heavy traffic, air pollution, energy waste, deterioration of older neighborhoods, and increased utility and service fees are the result.

These plans and policies also destroy the city's remaining citrus groves, agricultural land, natural resources, and historic Victoria Avenue. Our hills, ridgelines, arroyos, and watersheds are being bulldozed. All these are priceless and irreplaceable civic amenities which enhance the quality of life and which we wish to preserve for ourselves and future generations.

Section 2. The people hereby declare that the foregoing conditions can be avoided or alleviated by the adoption and implementation of this Ordinance.

Section 3. Except as stated herein, the Residential Agricultural (RA) Zone, as set forth in the Riverside Municipal Code on May 15, 1979, is hereby applied to:

- a. all property lying in the Riverside Arlington Heights Greenbelt within the area enclosed by a line beginning on the centerline of Washington Street 712 feet northwesterly of its intersection with the centerline of Victoria Avenue, then proceeding southwesterly parallel to and 712 feet northwesterly of the centerline of Victoria Avenue to the centerline of Harrison Street, along the centerline of Harrison Street northwesterly to the southeasterly property line of the Riverside Canal, along the property line of the Riverside Canal southwesterly to the City Limits, along the City Limits in a generally easterly direction to the centerline of Washington Street, then northerly along the centerline of Washington Street to the point of beginning.
- b. all property zoned Residential Agricultural on May 15, 1979, lying in the Arlanza-La Sierra area of Riverside within the area enclosed by a line beginning on the centerline of Tyler Street at its intersection with the centerline of Arlington Avenue, then proceeding northerly along the centerline of Tyler Street to its connection with the

northwesterly line of the old Ohio Avenue (vacated) right-of-way, then proceeding northeasterly along the northwesterly line of the old Ohio Avenue (vacated) right-of-way to the City Limits, then westerly and southerly along the City Limits to the centerline of Arlington Avenue, then easterly along the centerline of Arlington Avenue to the point of beginning.

The text of the RZ Zone as of May 15, 1979, shall be the zone text to be applied to the property described herein, except that one single family dwelling shall be permitted per lot and the minimum area of each such lot shall be five acres. The uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be allowed unless mandated by State Law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days of the issuance of the building permit.

Individuals may construct one single family dwelling on a lot of less than five acres existing as of May 15, 1979, in the RA Zone created herein if such individuals occupy the residence after construction. To aid in the implementation of this Section, the City shall adopt a policy that will continue to make water and electricity available for agricultural use.

Section 4. The Residential Conservation (RC) Zone as described in the Riverside Municipal Code on May 15, 1979, is hereby applied to all property having an average natural slope of 15 percent or more, except that all lots having an average natural slope of 15 to 30 percent shall be limited to one single family dwelling per two acres. Lots having an average natural slope of greater than 30 percent shall be limited to one single family dwelling per five acres. Further, the uses permitted in the RA Zone as of May 15, 1979, shall be the uses allowable in the RC Zone, except that those uses defined in Paragraphs 6 and 12 of Section 19.08.020 of the Municipal Code shall not be permitted unless mandated by State law.

Residential subdivisions which have been issued building permits as of the date this Ordinance is enacted shall be exempt from the requirements of this Section provided that substantial investment toward actual construction has been made under the permit within one-hundred twenty days from the issuance of the building permit.

Individuals may construct one single family dwelling on a lot existing as of May 15, 1979, in the RC Zone created herein of less than the minimum lot size required by this Section if such individuals occupy the residence after construction.

This Section shall not apply to land zoned RC prior to May 15, 1979.

Notwithstanding any provision of this Section to the contrary, if property otherwise subject to this Section is also subject to the RA Zoning pursuant to Section 3 of this initiative, then the provisions of Section 3 shall prevail.

Section 5. This Ordinance does not apply to the restoration or rehabilitation of, or to any additions to, residential dwellings existing prior to, or under construction on, the date of enactment of this Ordinance or to dwellings later constructed in accordance with this Ordinance.

Section 6. The City's General Plan shall be amended in the manner required by law to conform with these provisions. To the extent that any policy or provision of this Ordinance is not self-executing, the City Council shall promptly enact such regulations and ordinances as may be necessary to carry out the directives and intent hereof.

Section 7. These provisions are minimum requirements for the promotion of the public health, safety and general welfare. This Ordinance may be amended by a two-thirds affirmative vote of the City Council only to further its purposes. This Ordinance may be amended or repealed by a vote of the people.

Section 8. If any portion of this Ordinance is held invalid, the remaining portions shall survive intact, because it is expressly declared that this Ordinance would have been prepared, submitted and approved irrespective of the fact that any section or portion thereof might be held invalid.

Bibliography

1. Impact Sciences, Inc. Draft Environmental Impact Report, RANCHO LA SIERRA SPECIFIC PLAN - Concept Plan Selection. State Clearinghouse No. 92052022. (Thousand Oaks, California: July 21, 1992).
2. Impact Sciences, Inc. and the City of Riverside Planning Department. Final Environmental Impact Report, RANCHO LA SIERRA SPECIFIC PLAN- Concept Plan Selection. (Thousand Oaks, California: January 4, 1993).
3. City of Riverside, City Council. Resolution No. 18481, adopted April 26, 1994 for the Rancho La Sierra Specific Plan (Concept Plan Selection) Case GP-1-912.
4. City of Riverside. “Title 19, Zoning” in Riverside Municipal Code.
5. Article 8 of Title 7 of the California Government Code, Section 65450 et seq.
6. California Public Resources Code, Section 21080.7, *et seq.*
7. City of Riverside, City Council. Resolution No. 12006: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, ADOPTING STANDARDS GOVERNING PRIVATE STREETS AND PRIVATE DRIVES IN RESIDENTIAL DEVELOPMENT. (City of Riverside, Riverside, California: November 21, 1972).
8. City of Riverside, *Exhibit 52, Streets and Highways Diagram*, in “Transportation Element” in Riverside General Plan, Riverside, California: City of Riverside Public Works Department (September 13, 1994).
9. Dangermond & Associates, Concept Plan: Championship Golf Plan, RANCHO LA SIERRA. September, 1992.

Record of Adoption and Amendments

Ordinance or Resolution No. and Date	Action Taken
City Council Resolution No. 18846 dated January 23, 1996	Adoption of Rancho La Sierra Specific Plan