



*A Park Community for all to enjoy!*

## CIMARRON RIDGE SPECIFIC PLAN



PREPARED FOR



**FEBRUARY 2024**

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# 1.0 INTRODUCTION



## 1.1 Introduction

Building upon traditions that were established during the City of Menifee's formative years, the Cimarron Ridge Specific Plan is a proposal for the development of a master-planned community that will contain a variety of innovative housing types and functional open spaces. Growth through master-planned communities is a trend that began with the development of Sun City in the early 1960s by Del Webb, followed by the development of the master-planned community of Menifee Lakes in 1989. Today, a total of 18 specific plans guide development in and around the city, mainly along Newport Road and areas east of Interstate 215 (I-215). Since the newly incorporated City of Menifee comprises Sun City, Quail Valley, and portions of Romoland, the inherent land uses and community characteristics of these neighborhoods are now part of the fabric of the city.

The Cimarron Ridge Specific Plan is a comprehensive plan for the development of a new community that will be composed of traditional residential neighborhoods combined with parks, functional open space areas, a multipurpose trail system, and road improvements. A variety of housing styles are proposed to provide a range of opportunities to residents with diverse lifestyle and economic circumstances; the variety of residential product types is intended to appeal to potential homebuyers with the emphasis on active, growing families, including first-time homebuyers and move-up buyers. Residential densities within Cimarron Ridge range from 2.7 to 3.9 dwelling units per acre (du/ac), which is consistent with the underlying General Plan land use designation of Medium Density Residential (MDR: 2.1-5 du/ac).

The Cimarron Ridge Specific Plan is designed with an unmitigated commitment to bring to life a master-planned community that will offer a distinctively superior level of living to its residents. The commitment is to create a "sense of place" that will welcome a wide variety of the city's population while ideally serving their most sought-after lifestyle needs.

This commitment will be realized through the creation of a remarkable approximate 10.4-gross acre sports park, which is conceptually planned to boast multiple baseball fields, two soccer fields, open spaces, a picnic pavilion, dog park, off-street parking, and children's play areas. Meandering walking trails throughout the Specific Plan area will connect neighborhoods, undoubtedly bringing families together and establishing new friendships. Neighborhood streets are uniquely U-shaped, naturally keeping traffic speeds at a minimum and eliminating cut-through traffic, thus making Cimarron Ridge a haven of safe streets on which kids can play. Thanks to a lushly landscaped Promenade street, residents will return home each day knowing they live in a truly special place.

A segmentation of home sites with 5,000-, 5,500-, 6,500-, and 10,000-square-foot lots will create neighborhoods that appeal to a wide population. Though these neighborhoods may be distinctly different in home size, they will be embraced as one within the master plan.



Thanks to the seamless connection of these multiple, sought-after characteristics, Cimarron Ridge will grow to symbolize the term “sense of place” in a most admirable way.

The Cimarron Ridge Specific Plan amendment proposes to make changes to the previously established Planning Area 4, Planning Area 5, and Planning Area 6. The Project proposes transferring 49 dwelling units from Planning Area 4 to Planning Area 5 and transferring the 10-acre park from Planning Area 5 to Planning Area 4, which does not result in any density changes. These changes to the Planning Areas will result in the following:

- Planning Area 4 will consist of 81 dwelling units and include a 10.4-gross acre sports park, consisting of active and passive uses for the community with on-site parking (Cimarron Ridge Proposed Specific Plan Amendment exhibit, pg. 4).
- Planning Area 5 will consist of 151 dwelling units, a 1.5-acre recreation area, pickleball courts, gated with Planning Area 6, age-qualified community (Cimarron Ridge Planning Area 5 and Planning Area 6 proposed conceptual grading and gated entries exhibit, pg. 6).

The Cimarron Ridge Specific Plan was approved by the City of Menifee City Council in July 2015.

## **1.2 Purpose of the Specific Plan**

The Cimarron Ridge Specific Plan is a comprehensive document that will guide the future development of the proposed community. The document sets forth a comprehensive set of plans, development standards, design guidelines, and implementation programs that have been designed to produce a Project that is consistent with the goals, objectives, and policies of the General Plan.

A specific plan is defined by Government Code Section 65450 et seq. as a tool for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. To an extent, the range of issues contained in a specific plan is left to the discretion of the decision-making body.

However, all specific plans must comply with Sections 65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all public works projects, and zoning ordinances within an area covered by a specific plan must be consistent with the specific plan.

The purpose of the Cimarron Ridge Specific Plan Amendment is to amend the Cimarron Ridge Specific Plan, dated 2015, to relocate the approximate 10.4-gross acre multipurpose park within Planning Area 4 and to create a gated, age-specific neighborhood within Planning Area 5 and Planning Area 6.



### 1.3 Authority and Scope

The Cimarron Ridge Specific Plan is established through the authority granted to the City of Menifee by the California Government Code, Title 7, Division 1, Chapter 3, Sections 65450 through 65457 which sets forth the minimum requirements and review procedures for specific plans as follows:

“A specific plan shall include a text and diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area and needed to support the land uses described in the plan.
- Standards and criteria by which improvements will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

The specific plan shall include a statement of the relationship of the specific plan to the general plan.”

In addition, the specific plan may address other subjects that, in the judgment of the planning agency, are necessary or desirable for implementation of the general plan. State law permits a specific plan to be prepared, adopted, or amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance, and may be amended as often as is deemed necessary by the legislative body and must be consistent with a city’s general plan. A Planning Commission hearing and City Council hearing are required, and specific plans must be adopted by the City Council.

It is the intent of the city to adopt the Cimarron Ridge Specific Plan by ordinance as a regulatory zoning document.

### 1.4 Specific Plan Organization

The Cimarron Ridge Specific Plan has been prepared in a collaborative effort by a multi-disciplinary design team, and is organized as follows:

**Chapter 1: Introduction.** Establishes the purpose, intent, authority and scope of the Specific Plan.



**Chapter 2: Planning Context and Existing Conditions.** Provides planning context and existing site conditions.

**Chapter 3: Community Development Plan.** Establishes the vision for the Specific Plan, implementing strategies, and general and residential development standards applicable to the proposed land uses. It begins with the land use plan and subsequently describes major development components (i.e., circulation plan, drainage plan, water and sewer plan, grading plan, and phasing plan).

**Chapter 4: Development Standards.** Establishes the general and residential development standards that apply specifically to individual Planning Areas.

**Chapter 5: Design Guidelines.** Establishes landscape design and architectural design guidelines for the community.

**Chapter 6: Administration and Implementation.** Describes administration procedures for implementation of the Cimarron Ridge Specific Plan, including financing mechanisms and maintenance procedures.



## 2.0 PLANNING CONTEXT AND EXISTING CONDITIONS



### 2.1 Planning Context

The City of Menifee is one of California's newest incorporated communities, having incorporated in October 2008. The city is centrally located in southwestern Riverside County approximately 30 miles southeast of the City of Riverside. The city encompasses approximately 50 square miles with an overall population of 77,519 persons (as of the 2010 Census). As shown in **Figure 2.0-1, Regional Location Map**, the city is bordered to the north by the City of Perris, to the south by the City of Murrieta, to the west by the Cities of Canyon Lake and Lake Elsinore, and to the east by unincorporated County territory.

The City of Menifee offers a variety of distinctive living environments defined by topography, history, and rural-suburban settings. Early development of the City of Menifee began with Sun City in the early 1960s as a master-planned retirement community that was envisioned by Del Webb. The Menifee area began to grow further in 1989 with the development of the master-planned community of Menifee Lakes and continues to be one of the fastest-growing communities in California. Quail Valley is a semi-rural residential community in the northwestern portion of the city, and Romoland is a residential and commercial community located in the northeastern section of the city. Bell Mountain and other areas south of Garbani Road offer residents a more rural setting. Paloma Valley encompasses master-planned communities in Menifee.

Until 2009, Menifee was a census-designated place in the County of Riverside. On June 3, 2008, the residents of the communities encompassing the City of Menifee voted to incorporate Menifee into becoming Riverside County's twenty-sixth city. The new City of Menifee was officially established on October 1, 2008.

### 2.2 Project Location

As illustrated in **Figure 2.0-2, Project Location Map**, Cimarron Ridge is located in the northwest portion of the city approximately 2 miles west of I-215, which provides local and regional access to the Project area. The site is located south of McLaughlin Road, north of Chambers Avenue, east of Goetz Road, and west of Byers Road and Valley Boulevard.

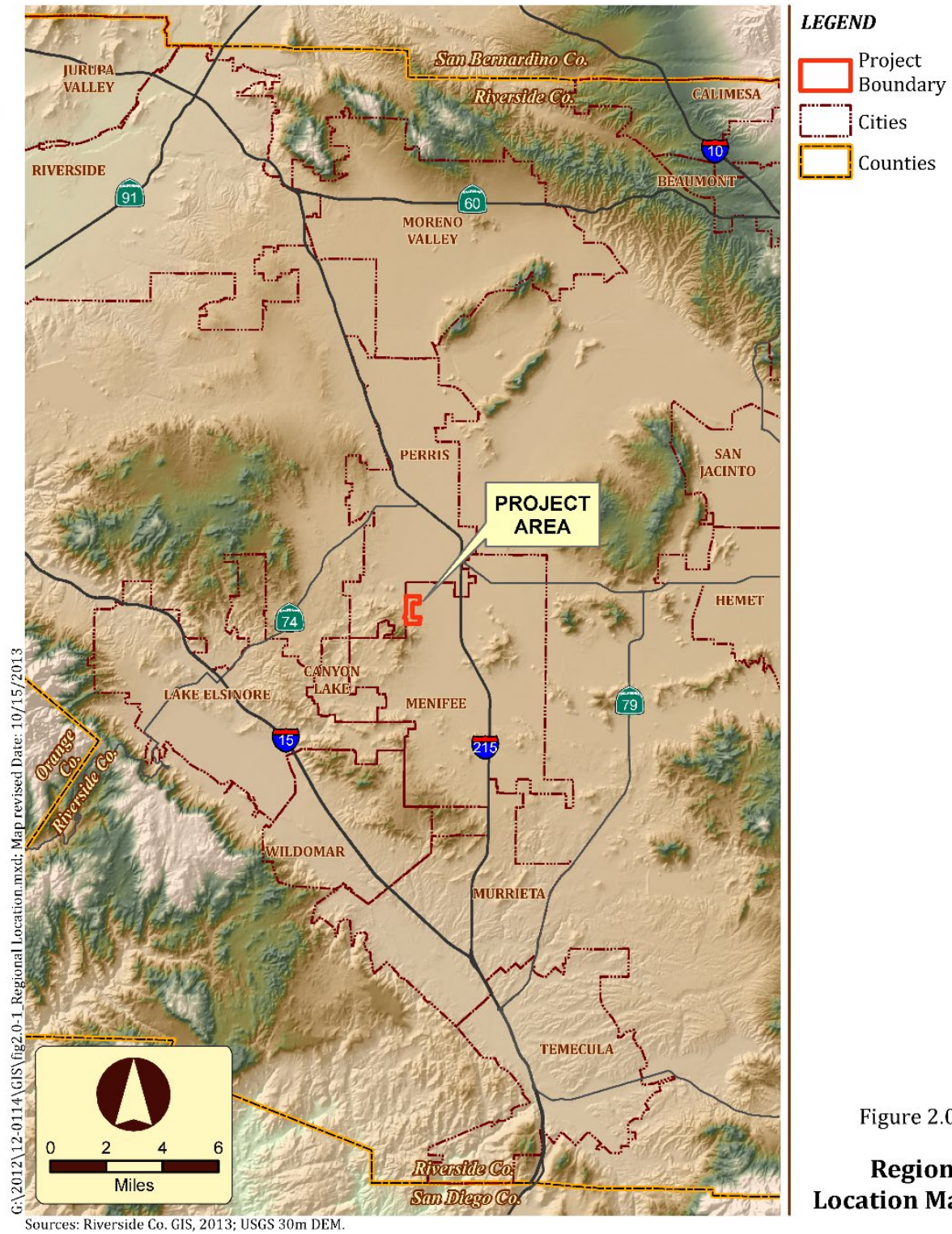


Figure 2.0-1  
**Regional  
Location Map**



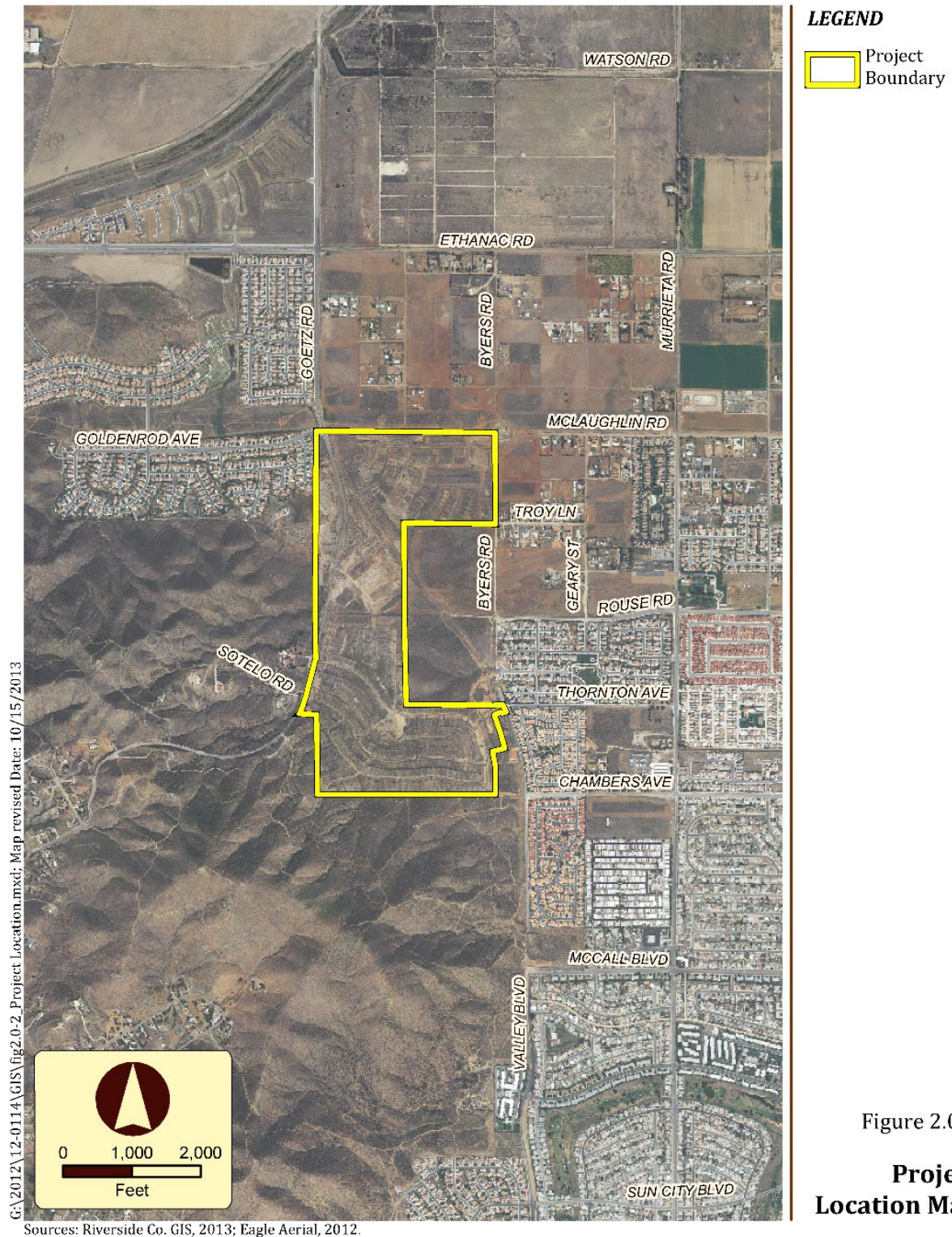


Figure 2.0-2  
**Project  
Location Map**

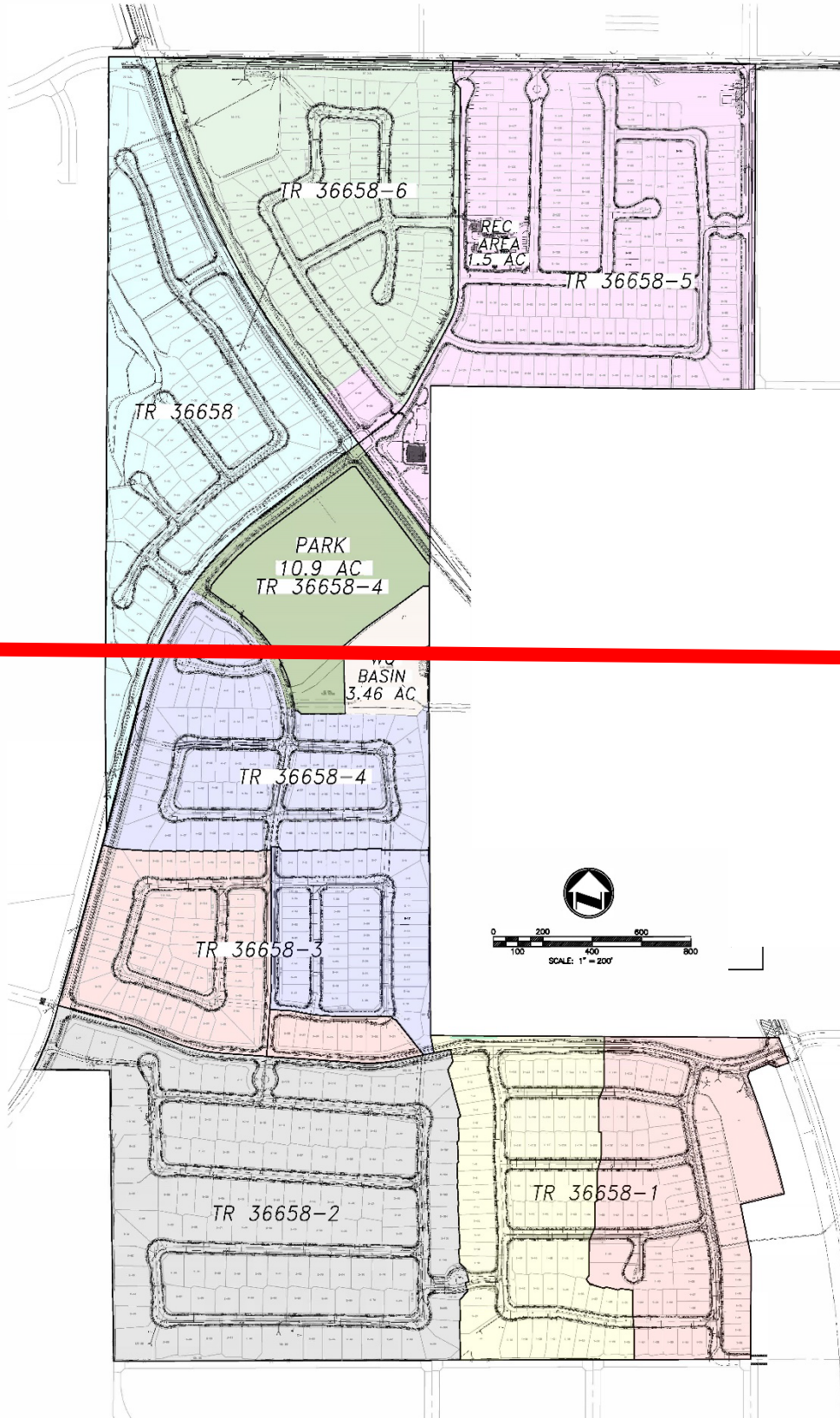


## 2.3 Project Background

### 2.3.1 Tentative Tract Maps

The Cimarron Ridge Specific Plan Project site was originally approved and graded for development under three separate tentative tract maps (TTMs); TTM No. 25316, approved April 28, 1992; TTM No. 25745, approved December 14, 1993; and TTM No. 30552, approved May 4, 2004. The three TTMs were formally approved for 835 lots by the County of Riverside with accompanying conditions of approval. However, each TTM and its respective conditions of approval have expired. A new TTM (TTM 36658) was approved for 756 residential lots. The TTM is being recorded into Seven Final Maps as seen in **Figure 2.0-3**.

The overall land use concept proposed for Cimarron Ridge is described in greater detail in *Chapter 3.1, Land Use Plan*.



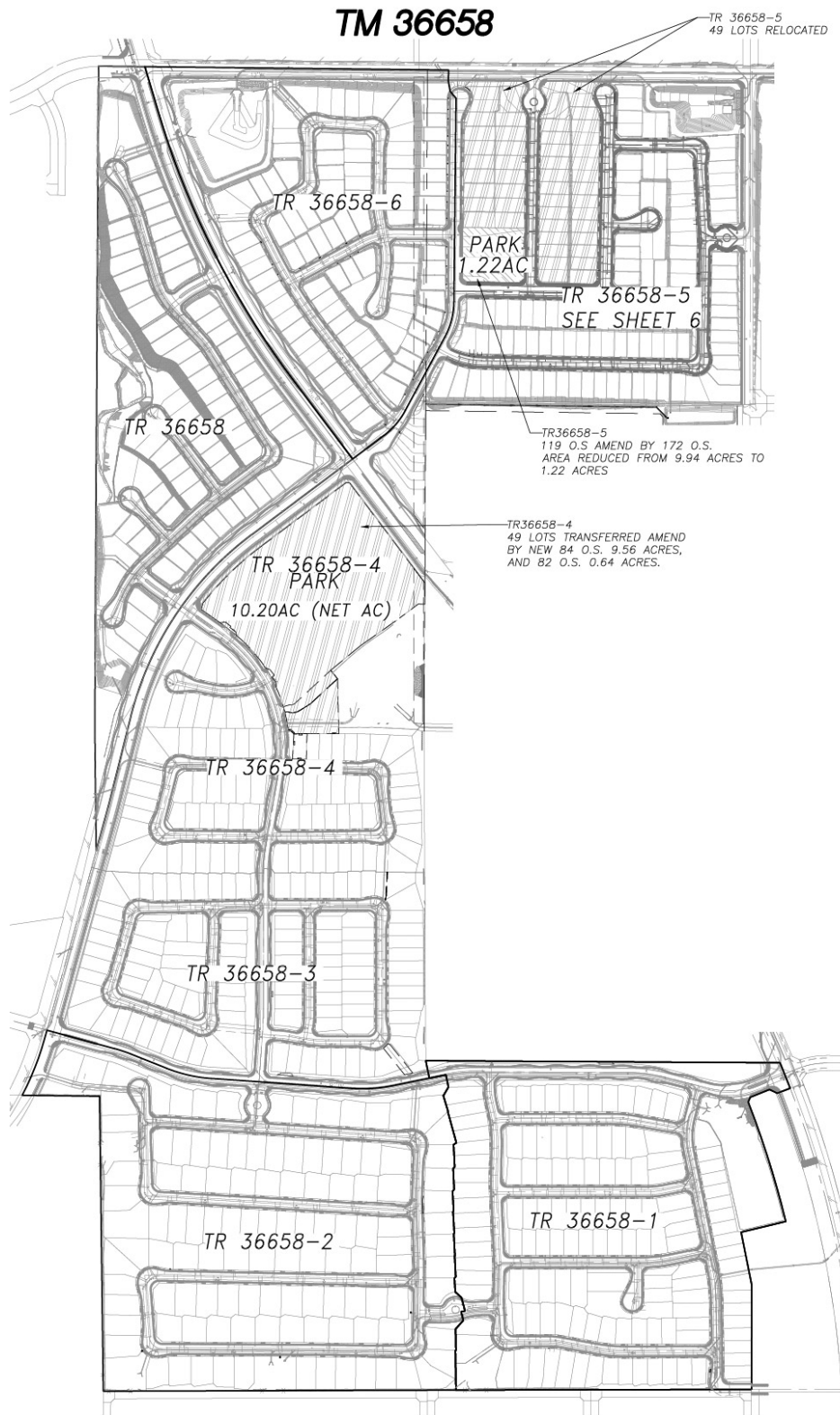
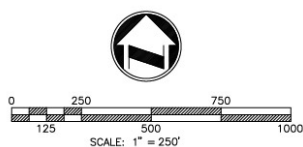


Figure 2.0-3

**Tentative  
Tract Map**



## 2.4 Existing Conditions

In 2007, preliminary construction activities took place on the existing Project site. As can be seen in **Figure 2.0-2, Project Location Map**, the site was graded and some of the building pads and street sections can be seen in the aerial image. All of the previous entitlements and construction activities were performed under the direction of the previous applicant/owner.

The previous owner proposed the Cimarron Ridge Specific Plan in order to establish a new land use plan composed of traditional residential neighborhoods with parks, functional open spaces, trails, and road improvements that meet or exceed new City, County and state requirements within a specific plan framework.

Under TTM 36658 and associated grading and improvement plans, construction activities continue. Previously, the Project site was characterized as a mass graded site containing elevated home pads, graded roads, and detention basins. As shown in the photographs below, the site was previously covered in non-native grasses and weeds.

**Photo 2.1. View of a graded basin located in northeastern portion of site**



Source: Ecological Sciences, October 2012



**Photo 2.2. View of graded roads and raised building pads in the southern portion of the site**



Source: Ecological Sciences, October 2012

**Photo 2.3. View looking north across the center of the site**



Source: Ecological Sciences, October 2012

## **2.5 Existing General Plan Land Uses and Zoning**

On December 20, 2013, the City of Menifee City Council approved the City's General Plan and supporting environmental impact report (EIR). Adoption of the General Plan freed the city from operating under the Riverside County Integrated Project, which was the General Plan in place before the city incorporated in 2008. The General Plan land use designation of the site is 2.1-5 dwelling units per acre (du/ac) Residential (2.1-5R), as shown in **Figure 2.0-4, Existing General Plan Land Use Designation**. As discussed in greater detail in *Chapter 3.1, Land Use Plan*, the



proposed Land Use Plan for Cimarron Ridge is consistent with the underlying General Plan land use designation.

The city has adopted the Riverside County Zoning Map until the City updates the zoning to reflect the recently adopted General Plan. As shown in **Figure 2.0-5, Existing Zoning Designation**, the existing zoning of the site is predominantly Low Density Residential-2 (LDR-2).

## **2.6 Surrounding Land Uses**

As shown in **Figure 2.0-6, Surrounding Land Uses**, the site is bordered by vacant land and rural residential areas to the north. Single-family residential subdivisions are located to the northwest of the site. South of these single-family homes, along the western border of the site, land uses consist of vacant land followed by rural residential homes and ranch-style properties along Sotelo Road. To the south of the Project site is vacant land. Single-family residential subdivisions are located immediately adjacent to the southeast of the site and are followed by rural residential to the northeast of the Project site.

## **2.7 Circulation and Site Accessibility**

Existing roads located near the site include Ethanac Road to the north, which ultimately connects to I-215. Other existing roads currently serving the site include Goetz Road, which traverses the western portion of the site. Valley Boulevard is located to the southeast of the site and terminates near Thornton Avenue. Chambers Avenue and Thornton Avenue are located to the east of the site and terminate at Valley Boulevard. Rouse Road is also located east of the site and terminates near Byers Road. Troy Lane and Byers Road are located to the east of the site and are currently unpaved dirt roads. McLaughlin Road, to the north, is also an unpaved dirt road. Planned circulation for the Project is discussed in greater detail in Chapter 3.2, *Circulation Plan*.

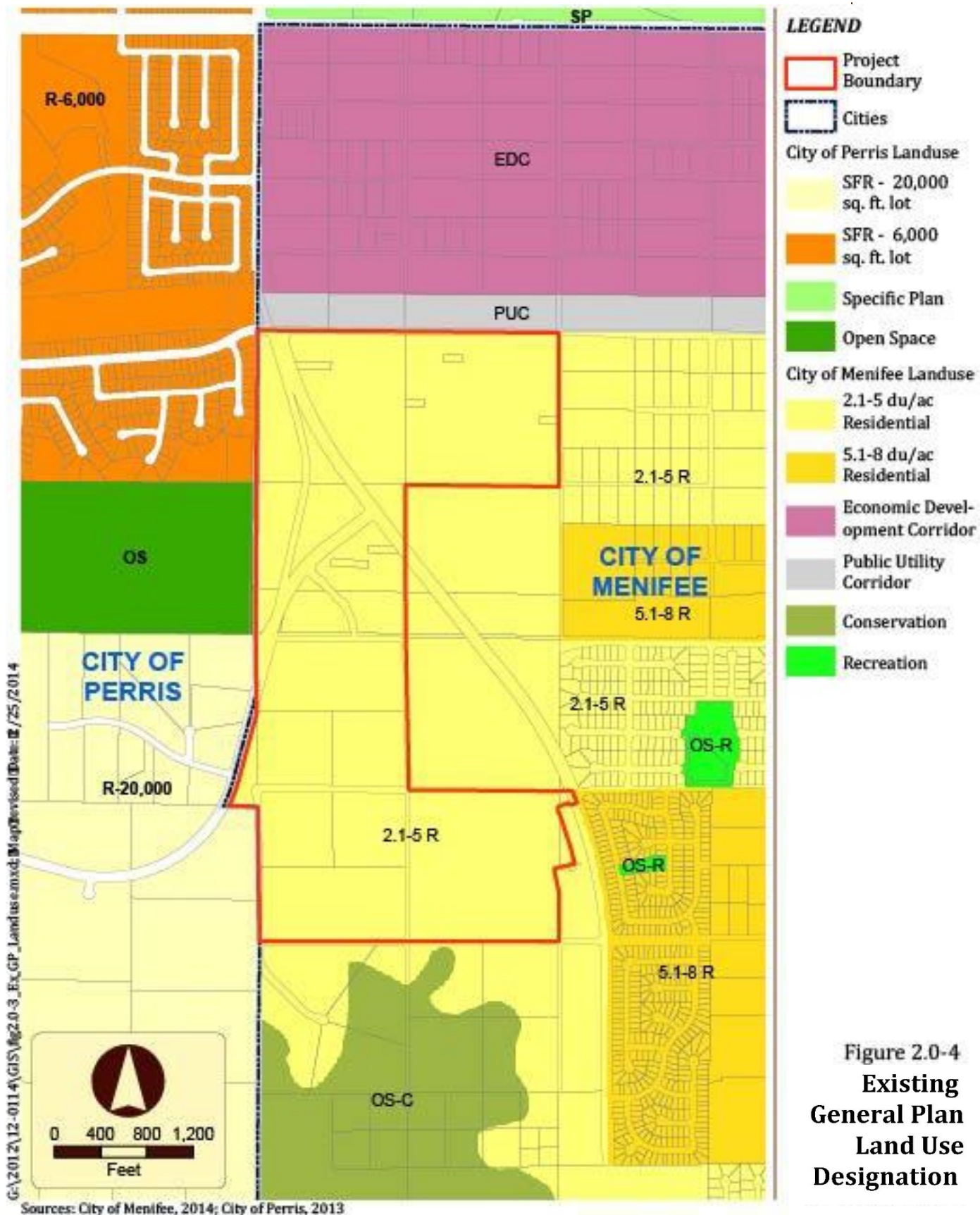
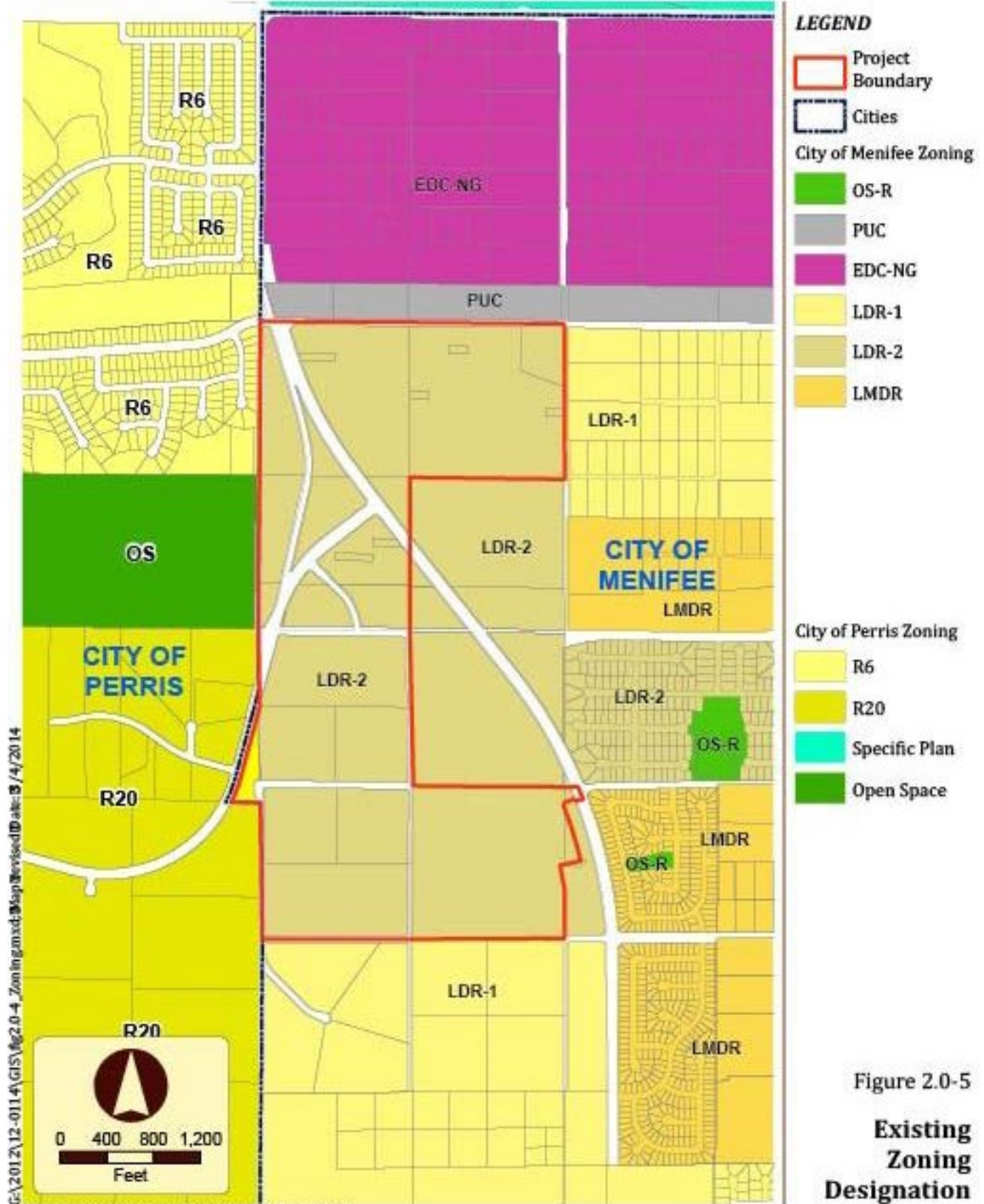


Figure 2.0-4  
Existing  
General Plan  
Land Use  
Designation



Sources: City of Menifee, 2008; City of Perris, 2013

Figure 2.0-5  
**Existing  
Zoning  
Designation**





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

Figure 2.0-6

## Surrounding Land Uses



## 3.0 COMMUNITY DEVELOPMENT PLAN



### 3.0.1 Project Wide Planning Standards

This chapter presents plans and standards that will govern the major aspects of the future development of Cimarron Ridge. It begins with the land use plan, and subsequently describes major development components (i.e., circulation, water, sewer, drainage grading, and Project phasing). Planning standards that apply specifically to individual Planning Areas will be discussed in *Chapter 4.0, Development Standards*. *Chapter 5.0, Design Guidelines* discusses architectural and landscape design guidelines that will govern the design character of the community.

### 3.0.2 Planning Approach

Many important issues were thoroughly examined and considered during the preparation of this Specific Plan, including engineering feasibility, market conditions, economic viability, consistency with the General Plan, and local community goals. In addition, creative approaches in the utilization of land to accomplish a more efficient, aesthetic, and desirable development were also considered. As a result of that process, specific goals and objectives for the Cimarron Ridge Specific Plan were established.

The vision for Cimarron Ridge is to bring to life a master-planned community that will offer a distinctively superior level of living to its residents by offering a diversity of housing opportunities within walking distance to parks, permanent open space, and pedestrian-friendly trails. The commitment is to create a “sense of place” that will welcome a wide variety of the City’s population while ideally serving their most sought-after lifestyle needs. This commitment will be realized through the creation of a remarkable 10.4-gross acre multipurpose sports park, which is conceptually planned to boast multiple baseball fields, soccer field, open spaces, dog park, off-street parking, a picnic pavilion, and children’s play areas and inclusive playground equipment. Meandering walking trails throughout the Specific Plan area will connect neighborhoods, undoubtedly bringing families together and establishing new friendships. Neighborhood streets are uniquely U-shaped, comfortably keeping traffic speeds at a minimum and eliminating cut-through traffic, thus making Cimarron Ridge a haven of safe streets on which kids can play. Thanks to a lushly landscaped Promenade street, residents will return home each day knowing they live in a truly special place.

The vision for Cimarron Ridge will be achieved through application of the following objectives:

- **Quality of Life** - Design Cimarron Ridge with an array of recreational amenities such as active and passive parks and pedestrian-friendly trails to ensure a high quality of life for residents and visitors.
- **Balance** - Design Cimarron Ridge to provide a balanced mix of residential product types at appropriate densities with active and passive recreational opportunities that will complement the surrounding neighborhoods and create a viable community.

- 
- **Community Design** - Establish a strong community identity through the integration of design and architectural standards in the Specific Plan that will contain a rich pattern of landscaping, streetscaping, signage, and architecture to create attractive, walkable, and distinctive neighborhoods with a strong sense of place.
  - **Recreation** - Provide areas for active and passive recreation that will be accessible by an integrated trail and sidewalk system.
  - **Housing Opportunities** - Provide a mix of housing types that can accommodate a broad range of the market spectrum, including first-time homebuyers, move-up buyers, growing families, young professionals, and active adults and seniors.
  - **Diversity** - Establish development standards that will ensure a diversity of housing types with a variety of floor plans to meet the varying needs of multigenerational families.



## 3.1 LAND USE PLAN



### 3.4.1 Introduction

The approximately 240-acre Cimarron Ridge Specific Plan features a traditional neighborhood lifestyle with various housing types that are within easy walking distance to recreational amenities. Pedestrian connectivity is provided through a system of pedestrian trails, sidewalks, and bicycle lanes that link residential neighborhoods to one another, to parks, and to other recreational amenities. A major component of Cimarron Ridge will be an approximately 10.4-gross acre multipurpose neighborhood sports park that is planned for a wide range of activities including soccer, baseball and other field sports, dog park, picnic areas, inclusive playground equipment, and tot lots as well as informal open space and recreational areas.

### 3.4.2 Community Design/Implementing the Vision

Cimarron Ridge is designed with walkable neighborhoods that are supported by active and passive recreational opportunities. Each neighborhood is connected by a network of trails and pathways that encourage walking and biking throughout the community.

The design for Cimarron Ridge as a walkable community is physically realized in its Land Use Plan, which implements traditional neighborhood design techniques at both the community and neighborhood levels. Within the community, residents will be able to use an integrated system of pedestrian trails, sidewalks, and bike lanes to access parks and recreational amenities. Streets within Cimarron Ridge are planned to function as a “promenade” and will feature lush community-based landscaping, helping define the sense of arrival in Cimarron Ridge. Meandering sidewalks and trails throughout the community will connect neighborhoods, undoubtedly bringing families together and establishing new friendships. Cimarron Ridge is envisioned as a place where residents can visit with neighbors while walking along shaded pathways and trails throughout the community.

As shown in **Figure 3.1-1, Conceptual Development Plan**, Cimarron Ridge is designed with smaller Planning Areas which in turn produce smaller neighborhood units. The purpose of the smaller neighborhoods is to reinforce social interaction among residents and to facilitate aesthetic differentiations between neighborhoods. In terms of spatial planning, the neighborhood Planning Areas are approximately 0.25 miles in length, allowing for shorter local streets. The advantages of shorter neighborhood streets include slower-moving vehicles, greater safety for children playing in front yards, and stronger interaction between neighbors.

The Land Use Plan for Cimarron Ridge is also designed with a local street network best described as “U-shaped loop streets” within each neighborhood. This road pattern ensures that very little through-traffic will traverse local streets, thereby allowing streets to function like cul-de-sacs but with more neighborhood connectivity. By keeping the streets U-shaped and shorter in length, Cimarron Ridge alleviates high speed vehicle travel and pass-through drivers.



The Land Use Plan is further designed with a collection of individual Planning Areas. Each Planning Area will offer unique characteristics, but will be integrated into the broader, cohesive community. Collectively, the various Planning Areas are interconnected through complementary architectural and landscape themes, a network of community trails, and common recreational amenities strategically positioned throughout the community.

### 3.4.3 Proposed Land Uses

The Land Use Plan as shown in **Figure 3.1-2, Land Use Plan** depicts the overall land use pattern within Cimarron Ridge. **Table 3.0-A, Land Use Summary** provides a summary of the proposed land uses. Specific information for each individual Planning Area is provided in **Table 3.0-B, Detailed Land Use Summary**.

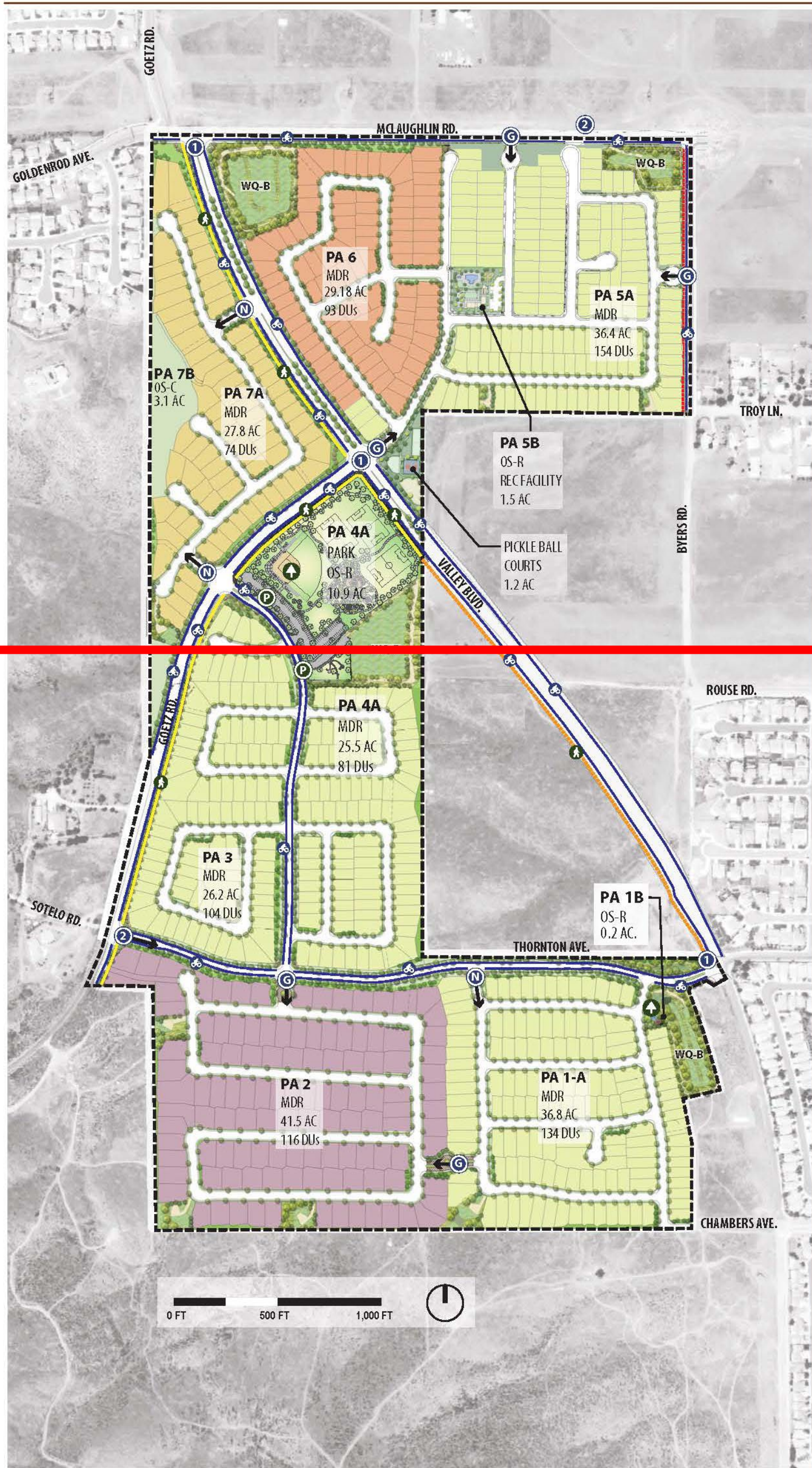
**Table 3.0-A, Land Use Summary**

Land Use Designation	Gross Area (Acres)	Density Range (du/ac)	Target Density	Proposed Dwelling Units	% of Total Acres
Medium Density Residential (MDR) <sup>1</sup>	223.4	2.0-5.0	3.3	756	93.3%
Open Space Conservation (OS-C)	3.1				1.3%
Open Space Recreation (OS- R)	13. 3				5.5%
<b>Total</b>	<b>240*</b>	<b>2.0-5.0</b>	<b>3.3</b>	<b>756</b>	<b>100%</b>

<sup>1</sup>. As shown in Figure 3.1-1, Conceptual Development Plan, there are four water quality basins included within the total acreage for the Medium Density Residential land use category. The total size of the three basins is 11.5 acres.

\* Values have been rounded to the nearest whole number.





## LEGEND

- PROJECT BOUNDARY
- COMMUNITY TRAIL
- TEMPORARY TRAIL
- CLASS II BIKE LANE
- ENHANCED SIDEWALK
- PRIMARY ENTRY
- SECONDARY ENTRY
- NEIGHBORHOOD ENTRY
- GATED ENTRY
- PARK ENTRY
- PARK

## MIN. LOT SIZE/DISTRICT

- 5,000 SF GRASSLAND DISTRICT
- 5,500 SF INLAND DISTRICT
- 6,500 SF SOUTHLAND DISTRICT
- 10,000 SF WOODLAND DISTRICT

NOTE: WATER QUALITY BASINS ARE INCLUDED WITHIN THE TOTAL ACREAGE FOR THE MEDIUM DENSITY RESIDENTIAL LANDUSE CATEGORY

PA 1A: 134 DUs  
PA 2: 116 DUs  
PA 3: 104 DUs  
PA 4A: 81 DUs  
PA 5A: 154 DUs  
PA 6: 93 DUs  
PA 7A: 74 DUs  
TOTAL: 756 DUs

Figure 3.1-1  
Conceptual  
Development  
Plan





### LEGEND

- PROJECT BOUNDARY
- COMMUNITY TRAIL
- TEMPORARY TRAIL
- CLASS II BIKE LANE
- ENHANCED SIDEWALK
- PRIMARY ENTRY
- SECONDARY ENTRY
- NEIGHBORHOOD ENTRY
- GATED ENTRY
- PARK ENTRY
- PARK

### MIN. LOT SIZE/DISTRICT

- 5,000 SF GRASSLAND DISTRICT
- 5,500 SF INLAND DISTRICT
- 6,500 SF SOUTHLAND DISTRICT
- 10,000 SF WOODLAND DISTRICT

NOTE: WATER QUALITY BASINS ARE INCLUDED WITHIN THE TOTAL ACREAGE FOR THE MEDIUM DENSITY RESIDENTIAL LANDUSE CATEGORY

PA 1A: 134 DUs  
PA 2: 116 DUs  
PA 3: 104 DUs  
PA 4A: 81 DUs  
PA 5A: 151 DUs  
PA 6: 96 DUs  
PA 7A: 74 DUs  
**TOTAL: 756 DUs**

Figure 3.1-1  
**Conceptual  
Development  
Plan**



LEGEND

- Project Boundary  
(240.3 Ac.)
- Proposed Landuse
- MDR/WQ-B  
(223.4 Ac.)
  - OS-C (3.1 Ac.)
  - OS-R (13.8 Ac.)

Water Quality Basins  
are included within  
the total acreage for  
the Medium Density  
Residential land use  
category

PA 1A: 134 DUs
PA 2: 116 DUs
PA 3: 104 DUs
PA 4A: 81 DUs
PA 5A: 154 DUs
PA 6: 93 DUs
PA 7A: 74 DUs
<b>Total: 756 DUs</b>

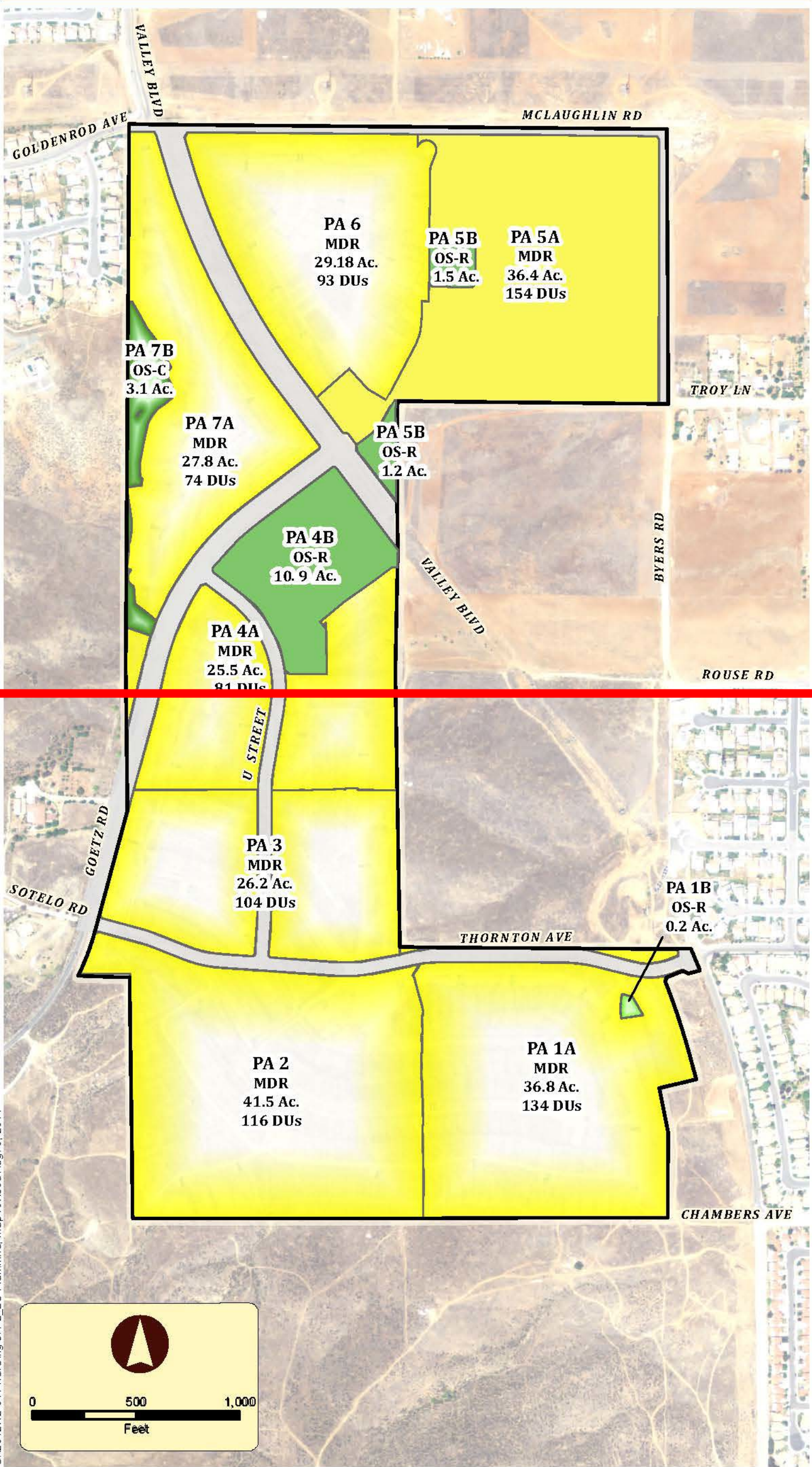


Figure 3.1-2

Land Use Plan



LEGEND

Project Boundary  
(240.3 Ac.)

Proposed Landuse

MDR/WQ-B  
(223.4 Ac.)

OS-C (3.1 Ac.)

OS-R (13.8 Ac.)

Water Quality Basins  
are included within  
the total acreage for  
the Medium Density  
Residential land use  
category

PA 1A: 134 DUs  
PA 2: 116 DUs  
PA 3: 104 DUs  
PA 4A: 81 DUs  
PA 5A: 151 DUs  
PA 6: 96 DUs  
PA 7A: 74 DUs  
**Total: 756 DUs**

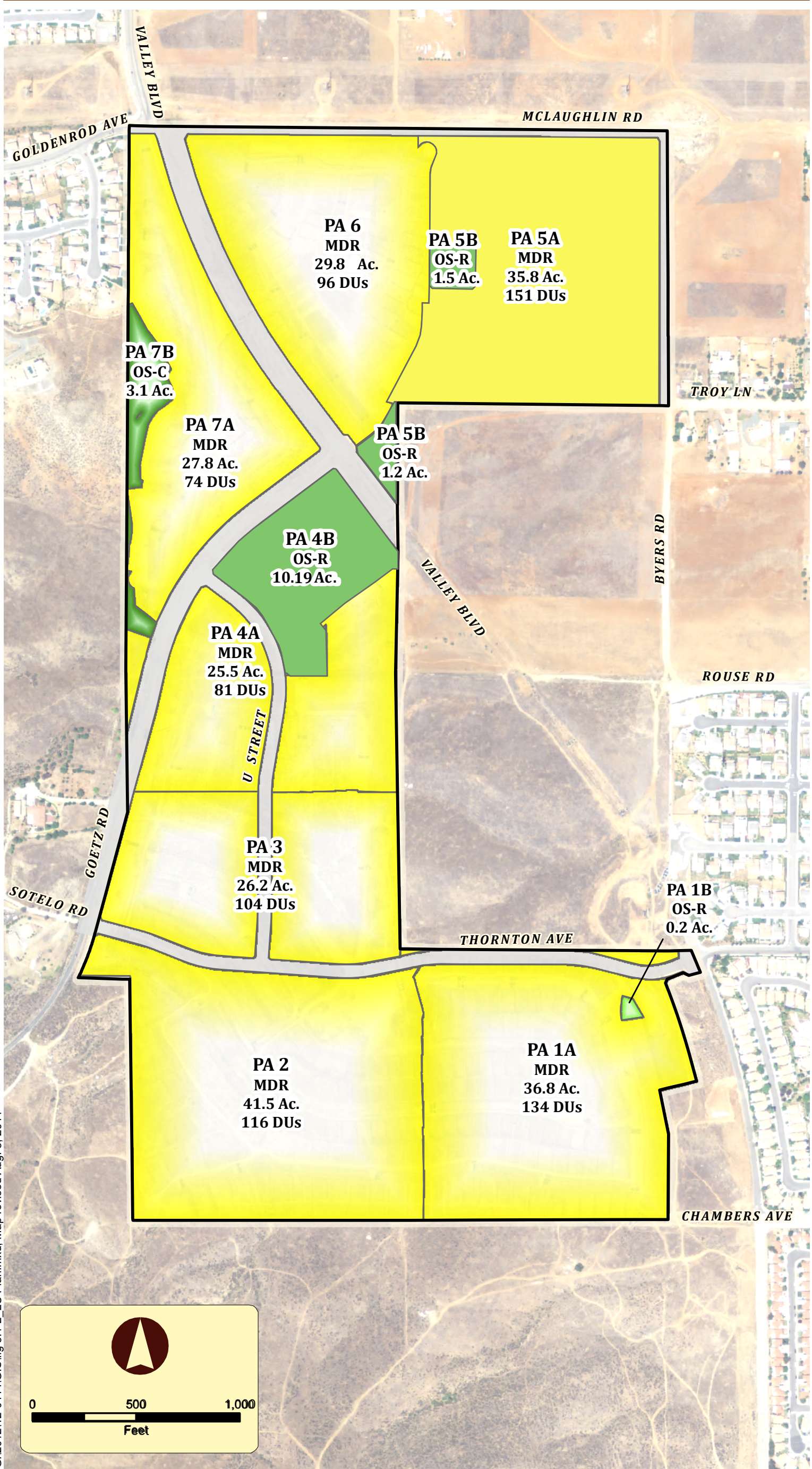


Figure 3.1-2

Land Use Plan



**Table 3.0-B, Detailed Land Use Summary**

Planning Area	Land Use Designation	Lot Type	Density Range	Target Density (Gross Acres)	Gross Area	Proposed Dwelling Units
1a	Medium Density Residential (MDR)	5,000 Sq. Ft.	2.0-5.0	3.6	36.8	134
1b	Open Space Recreation (OS-R)	-	-	-	0.2	-
2	Medium Density Residential (MDR)	10,000 Sq. Ft	2.0-5.0	2.8	41.5	116
3	Medium Density Residential (MDR)	5,000 Sq. Ft	2.0-5.0	3.9	26.2	104
4a	Medium Density Residential (MDR)	5,000 Sq. Ft	2.0-5.0	3.0	25.5	81
4b Multiuse Sports Park (Includes 0.64-Acre Dog Park)	Open Space Recreation (OS-R)	-	-	-	10.4	-
5a	Medium Density Residential (MDR)	5,000 Sq. Ft	2.0-5.0	4.2	35.8	151
5b	Open Space Recreation (OS-R)	-	-	-	2.7	-
6	Medium Density Residential (MDR)	5,000 - 5,500 Sq. Ft	2.0-5.0	3.2	29.8	96
7a	Medium Density Residential (MDR)	6,500 Sq. Ft	2.0-5.0	2.7	27.8	74
7b	Open Space Conservation (OS-C)	-	-	-	3.1	-
<b>Total</b>	-	-	-	<b>3.1 (Average)</b>	<b>240*</b>	<b>756</b>

\* Values have been rounded to the nearest whole number.

### 3.4.4 Residential Land Uses

Residential Planning Areas account for 92.9 percent of the total land uses for Cimarron Ridge. These neighborhoods are discussed in greater detail in *Chapter 4.0, Development Standards*. The different residential land uses, densities, and lot sizes contained within the Cimarron Ridge community are described below.

#### ***Medium Density Residential, MDR (2-5 du/ac)***

A total of 756 homes are planned on 223.4 acres of land at an average density of 3.1 du/ac. Medium Density Residential (MDR) land uses are proposed for Planning Areas 1A, 2, 3, 4A, 5A, 6 and 7A.<sup>1</sup> The MDR land use classification includes conventional single-family detached homes on minimum lot sizes varying between 5,000, 5,500, 6,500 and 10,000 square feet. Garages are generally front loaded and, where possible, are varied from the front yard setback of the living space to provide visual interest along the street scene. Varying front yard setbacks within the same structure allow architectural features to be closer to the street to create a varied street scene. Private yard space is concentrated on the side and rear of the home.

It is important to distinguish that **Figure 3.1-2, Land Use Plan** contains the “proposed” land use concept for the overall Specific Plan. After the Specific Plan is adopted by the City Council, the General Plan land use designations for the site will match the Land Use Plan as shown in **Figure 3.1-2**.

**Figure 3.1-1, Conceptual Development Plan** reflects the potential buildout of Cimarron Ridge. The Conceptual Development Plan differs from the Land Use Plan in that it distinguishes individual Planning Areas by four minimum lot sizes, proposed as follows:

- 5,000 square feet (Planning Areas 1A, 3, 4A and 5A) – referred to as the Grassland District
- 5,500 square feet (Planning Area 6) – referred to as the Inland District
- 6,500 square feet (Planning Area 7A) – referred to as the Southland District
- 10,000 square feet (Planning Area 2) – referred to as the Woodland District

The district names correspond with the landscape districts that are discussed in greater detail in *Chapter 5.1, Landscape Design Guidelines*. In general, the landscape districts were selected to distinguish the individual Planning Areas from one another by accenting the landscape through tree variations commonly seen in inland, grassland, southland, and woodland planting communities of California.

It is important to mention that while the Conceptual Development Plan depicts minimum lot sizes varying between 5,000, 5,500, 6,500 and 10,000 square feet, the “average” lot size within each district is actually much larger. As conceptually lotted in **Figure 3.1-1**, the average lot size for the

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<sup>1</sup> Total includes Medium Density Residential (MDR) land use only.

Grassland District would be 7,062 square feet, the average lot size for the Inland District would be 7,867 square feet, and the average lot size for the Southland District would be 9,118 square feet. Therefore, even though the Conceptual Development Plan is illustrative in nature, and the final placement of lots will be determined during the TTM process, preliminary lotting studies indicate that average lot sizes will be much larger than the minimum lot size standards.

The Conceptual Development Plan was included to illustrate land use combinations that will be implemented under the provisions of this Specific Plan. As such, the Conceptual Development Plan is illustrative in nature and the final alignments of streets and the placement of lots will be determined during the TTM process. However, with regard to individual Planning Areas, *Chapter 4.0, Development Standards* contains specific development standards and zoning criteria that would apply to each individual Planning Area based on the minimum lot sizes shown in **Figure 3.1-1**.

Therefore, while the underlying land use classification for each Planning Area will be MDR, *Chapter 4.0, Development Standards* contains specific zoning standards for each Planning Area that will implement the Conceptual Development Plan as shown in **Figure 3.1-1**. This will ensure that the planning objectives of the Specific Plan can be met while also ensuring that the overall Land Use Plan will contain a variety of residential product types with varying lot configurations.

### 3.4.5 Open Space and Recreational Land Uses

An important element of Cimarron Ridge is the provision of recreation and open spaces to enhance the quality of living for residents of the community. As illustrated in **Figure 3.1-2, Land Use Plan**, Cimarron Ridge includes a network of parks, pocket parks, natural open space areas, and water quality basins. Individual components of the open space system are discussed and graphically depicted on the following pages. Concept plans of the open space and recreation areas are provided to present initial designs that could be included in future design proposals.

#### *Open Space Recreation*

As shown in **Figure 3.1-2, Land Use Plan**, a major component of the Cimarron Ridge Specific Plan will be the placement of four parks and one natural open space area totaling 16.9 acres that are strategically and evenly distributed throughout the site. The placement of each park was chosen to maximize its accessibility. As conceptually shown in **Figure 3.1-1**, every home would be located within one-half mile of a park. This will ensure that all future residents will be within a



comfortable walking distance to a park (assuming a walking ability of 3 miles per hour, it would take approximately 10 minutes to walk one-half mile).



The central section of the site features an approximately 10.4-gross acre multipurpose sports park planned in Planning Area 4A.. In Planning Area 5A there will be a 1.5-acre recreation center and 1.2-acre pickleball area. As shown in **Figure 3.1-3, Conceptual Park Layout**, careful thought and consideration has been given to the initial design concepts of the multipurpose park to include a range of activities such as soccer, baseball and sport fields, walking trails, dining areas, a dog

park, inclusive playground equipment, tot lots as well as informal open space areas and recreational areas. A meandering sidewalk is also planned to connect various areas of the park. The primary park will be further enhanced through the integration of various landscape and hardscape elements to create a highly sought-after recreational facility. With that in mind, the multipurpose park has been designed to meet the needs of the entire region, as well as the future residents and visitors of Cimarron Ridge. The park will be accessible from Goetz Road and will be open to all community members, as well as the general public.

A 1.2-acre pickleball facility is located in Planning Area 5B. This facility will be private. The surrounding court area will be landscaped with trees and turf and walkways throughout. South of the courts is a small area for social gatherings and a dog park for residents. The courts and surrounding area will be fenced. On-street parking will be utilized. See **Figure 3.1-4**.

A 1.5-acre recreation center is located in Planning Area 5B. The private recreation center will be used by residents of Planning Areas 5B and 6. The recreation center will include on-site parking, lap pool with seating niche, restrooms, meeting room, turf event area, outdoor dining area, BBQ, and produce garden. See **Figure 3.1-5**.

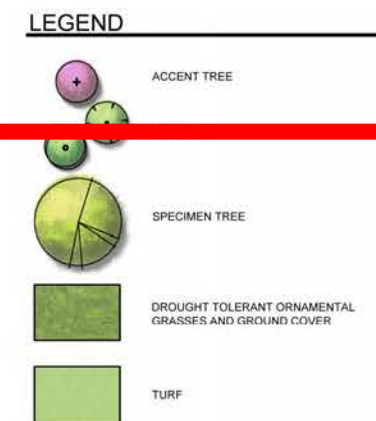
One pocket park located in Planning Area 1B contains a private, 0.2-acre recreation area. This park is







strategically located to serve Planning Areas 1A and 2. As shown in **Figure 3.1-6**, anticipated recreational components for the pocket park include shade trees, play areas, walkways, picnic areas, and rolling turf areas. In concert with the surrounding homes, each park will have its own unique design, character, and amenities, and will serve to create intimate spaces within the various neighborhoods.



**NOTE:** Landscaping and grading around athletic areas should incorporate berming and screening and planting of shrubs and ground cover when adjacent to roadways to limit the potential for balls to escape into the road.

Figure 3.1-3  
**Conceptual  
Park Layout**  
*10.9 Acre Park*



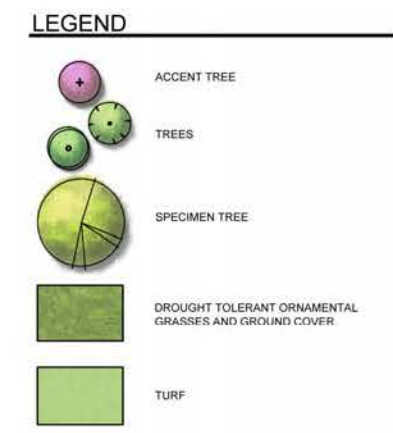


Figure 3.1-3  
**Conceptual  
 Park Layout**  
 10.4 Acre Park

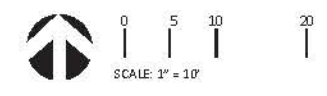








**NOTE:** Landscaping and grading around athletic areas should incorporate berming and screening and planting of shrubs and ground cover when adjacent to roadways to limit the potential for balls to escape into the road.



**Conceptual Recreation Center Layout | 1.5 Acre Park**

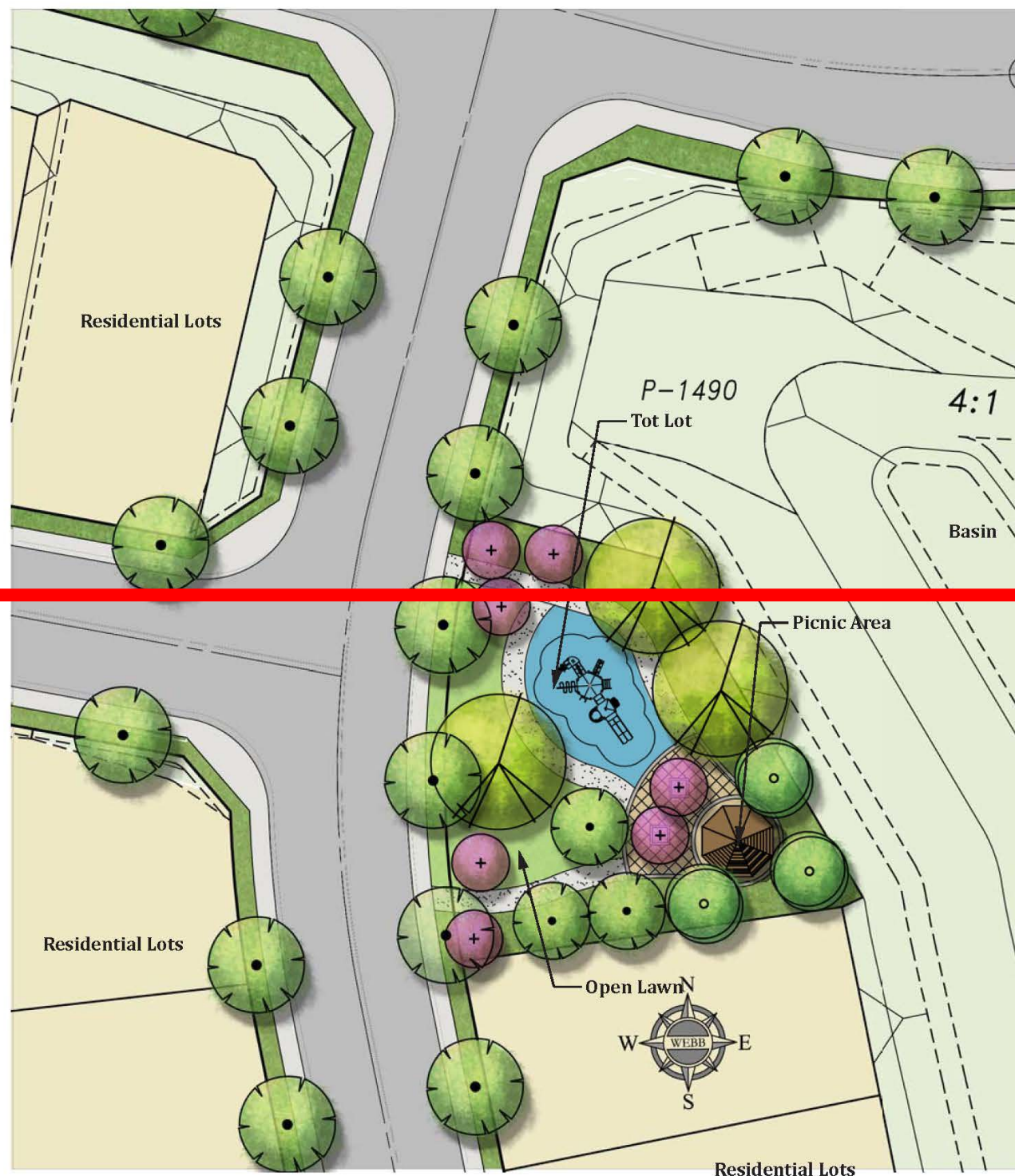
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Figure 3.1-5

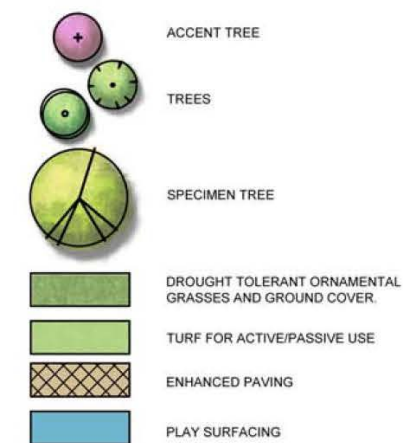
**Conceptual Recreation Center Layout**

1.5 Acre Park





#### LEGEND



Picnic Area



Tot Lot



Drought Tolerant Grasses & Groundcover



Open Lawn

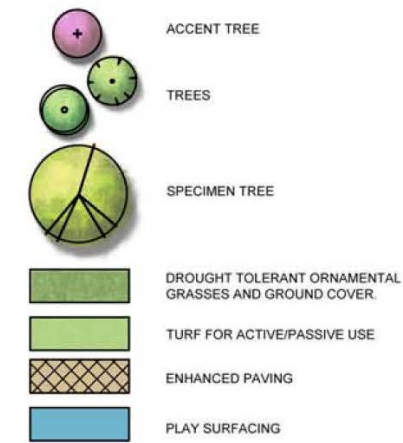
**Conceptual Park Layout | Pocket Park**  
Scale: 1"=40'

Figure 3.1-6  
**Conceptual  
Park Layout**  
*Pocket Park*





**LEGEND**



Picnic Area



Drought Tolerant Grasses & Groundcover



Tot Lot



Open Lawn



**Conceptual Park Layout | Pocket Park**  
Scale: 1"=40'

Figure 3.1-6  
**Conceptual  
Park Layout**  
0.2 Acre Pocket  
Park





The Quimby Act permits local jurisdictions to require dedication of land, payment of fees, or both, to provide up to 5 acres of parkland per 1,000 residents in new developments. The City of Menifee General Plan utilizes a standard of 5 acres of parkland per 1,000 persons (City of Menifee General Plan, Open Space and Recreation Element, Policy 1.2). In addition, the city adopted Ordinance No. 2014-160 which amended the City’s Municipal Code by adding Chapter 9.45 to require the dedication of land or the payment of fees in-lieu-thereof for park and recreational purposes as a condition of approval for residential developments. As shown below in **Table 3.0-C, State Quimby Required Parkland and Proposed Parkland**, the 13.8 acres of combined park space in Planning Areas 1B, 4B, and 5B will fulfill the State Quimby Act requirements. Using a population factor of 2.85 average population per unit, Cimarron Ridge would generate approximately 2,154 residents. Applying the State Quimby Act and General Plan requirements of 5 acres per 1,000 persons, Cimarron Ridge would be required to set aside 10.77 acres of park area. The Cimarron Ridge Specific Plan contains 13.3 acres of combined park area. It is not anticipated that payment in-lieu-of pursuant to City Municipal Code Section 9.45 to offset the difference in required parkland is needed with the Specific Plan Amendment.

Table 3.0-C, State Quimby Required Parkland and Proposed Parkland

Total Number of Units		Average Population per Unit	Assessment Factor (Acre/Resident)	Required Quimby Acres	Total Parkland Proposed
756		2.85 <sup>1</sup>	5/1000	10.77	13.3

<sup>1</sup> The population factor of 2.85 persons per household was provided by City staff. The calculation to determine the Required Quimby Acres is as follows: (756 dwelling units) x (2.85 average population/unit) x (0.005 Assessment Factor) = 10.77 acres of Parkland Required for Dedication.

Water Quality Basin

As shown in **Figure 3.1-1, Conceptual Development Plan**, four water quality basins totaling 11.5 acres are planned for in Planning Areas 1A, 4A, 5A, and 6. Water quality basins are an allowable land use in the residential land use category and are calculated on the Land counted within the total

The four water quality basins along the perimeter of the will have its own special amenities, but they will serve to contain a special landscape



Use Plan and in the land use tables above as having an underlying land use designation of MDR. Therefore, the water quality basins are acreage for the MDR land use category.

serve as detention basins during large storm events and facilitate drainage across the community. Furthermore, each basin will be located community and will serve as a buffer to perimeter roadways and off-site land uses. In concert with the surrounding homes, each basin landscape treatment to convey unique design and character. The basins are not expected to provide any active recreational or park as an open space amenity for the community. A conceptual basin concept is depicted in **Figure 3.1-7**. As shown, the basins are envisioned treatment that will reinforce the community landscape theme and serve as an open space amenity.

Open Space Conservation

As shown in **Figure 3.1-2**, Conservation on the Land Use view shed of the natural that this area serves as a remain in its natural habitat.

**Land Use Plan**, approximately 3.1 acres in Planning Area 7B are designed as natural open space, which is designated as Open Space Plan. This area consists of steep slopes and will serve to provide support and banking to the adjacent lots and roads and function as a environment. It is important to note that while the land use category is Open Space Conservation, the designation is not intended to imply habitat conservation area. Rather, for the purposes of this Specific Plan, the 3.1 acres is not counted toward developable area, and will

### 3.4.6 Trail Network

An important element of system will provide network includes a 10-foot-proposed 10.4-gross acre McLaughlin Road, Valley planned throughout the lots within each Planning that reinforce pedestrian-

The Cimarron Ridge Specific Multipurpose Trail is a uses. The SCE Multipurpose



Cimarron Ridge is the provision of an interconnecting trail network that will serve residents and the surrounding communities. The trail opportunities for pedestrian travel and recreation, as well as increase public access to useable open space and recreational spaces. The trail wide multipurpose trail along Valley Boulevard and Goetz Road that will facilitate access and connect individual neighborhoods to the sports park. Other components of the trail system include an enhanced sidewalk along Byers Road, a 6-foot-wide Class II bicycle lane along Boulevard, Goetz Road, U Street, and Thornton Avenue, a 5-foot-wide Class II bicycle lane along Byers Road, and numerous sidewalks community. The bicycle trails and sidewalks are intended to provide pedestrian connections to individual Planning Areas and to individual Area. Finally, streets planned for Cimarron Ridge are designed to feature distinctive community-based landscaping, sidewalks, and trails friendly circulation. The community’s trail system is described in greater detail in *Chapter 3.2, Circulation Plan*.

Plan will also provide connectivity to the off-site Southern California Edison (SCE) Multipurpose Trail to the north of the site. The SCE naturally maintained trail that runs adjacent to McLaughlin Boulevard. The SCE Multipurpose Trail provides hiking, biking, and equestrian Trail is discussed in more detail in *Chapter 3.2, Circulation Plan*.

### 3.4.7 Street Network

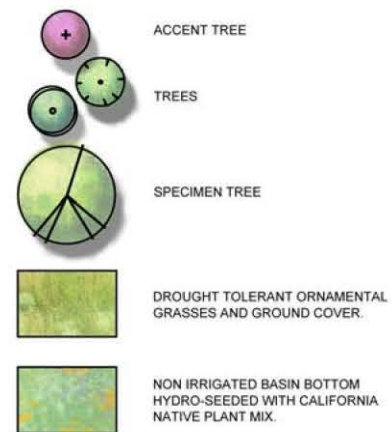
Cimarron Ridge consists of streets to 128-foot-wide arterial roadways. Local streets are not shown in **Figure 3.1-2, Land Use Plan** as the final alignments of all internal streets will be determined during the tract map and grading stage. The community’s circulation system is discussed in more detail in *Chapter 3.2, Circulation Plan*. However, as conceptually shown in **Figure 3.1-1, Conceptual Development Plan**, a major feature of the Land Use Plan for Cimarron Ridge will be the local street network that will feature “U- shaped loop streets” within each neighborhood. This road pattern ensures that very little through-traffic will traverse local streets, thereby allowing streets to function like cul-de-sacs but with more neighborhood connectivity. By keeping the local residential street U-shaped and shorter in length, Cimarron Ridge alleviates high speed vehicle travel and pass-through drivers. In addition, U Street, and Thornton Avenue are proposed as Promenade streets. Promenade streets are a central feature of Cimarron Ridge. They are designed to feature rich community-based streetscapes, helping define the sense of arrival in Cimarron Ridge, and to complement the urban design fabric while also contributing to the overall site character. The community’s circulation system is discussed in more detail in *Chapter 3.2, Circulation Plan*.

approximately 65 acres of infrastructure, which includes the backbone street network. The circulation routes range from 56-foot-wide local streets to 128-foot-wide arterial roadways. The community’s circulation system is discussed in more detail in *Chapter 3.2, Circulation Plan*. However, as conceptually shown in **Figure 3.1-1, Conceptual Development Plan**, a major feature of the Land Use Plan for Cimarron Ridge will be the local street network that will feature “U- shaped loop streets” within each neighborhood. This road pattern ensures that very little through-traffic will traverse local streets, thereby allowing streets to function like cul-de-sacs but with more neighborhood connectivity. By keeping the local residential street U-shaped and shorter in length, Cimarron Ridge alleviates high speed vehicle travel and pass-through drivers. In addition, U Street, and Thornton Avenue are proposed as Promenade streets. Promenade streets are a central feature of Cimarron Ridge. They are designed to feature rich community-based streetscapes, helping define the sense of arrival in Cimarron Ridge, and to complement the urban design fabric while also contributing to the overall site character. The community’s circulation system is discussed in more detail in *Chapter 3.2, Circulation Plan*.



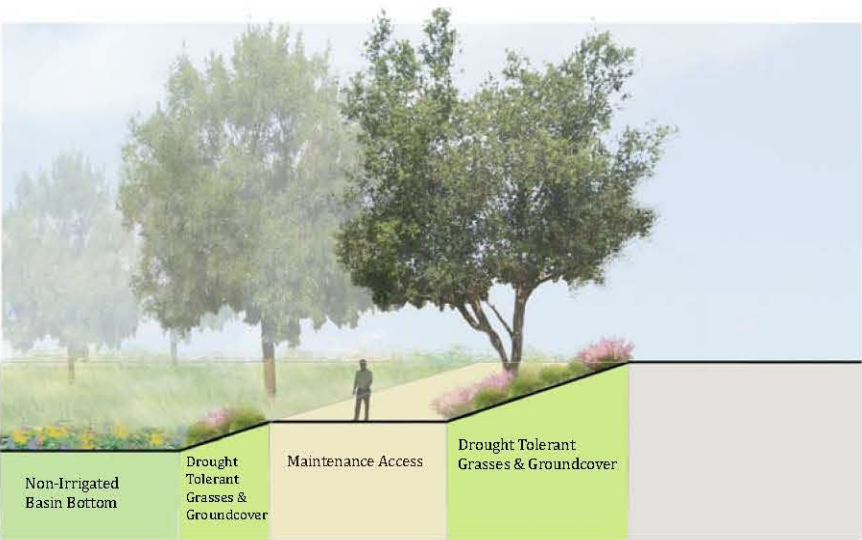


LEGEND



NOTE: No wall or fence shall be required or constructed at top of slopes A-A & B-B

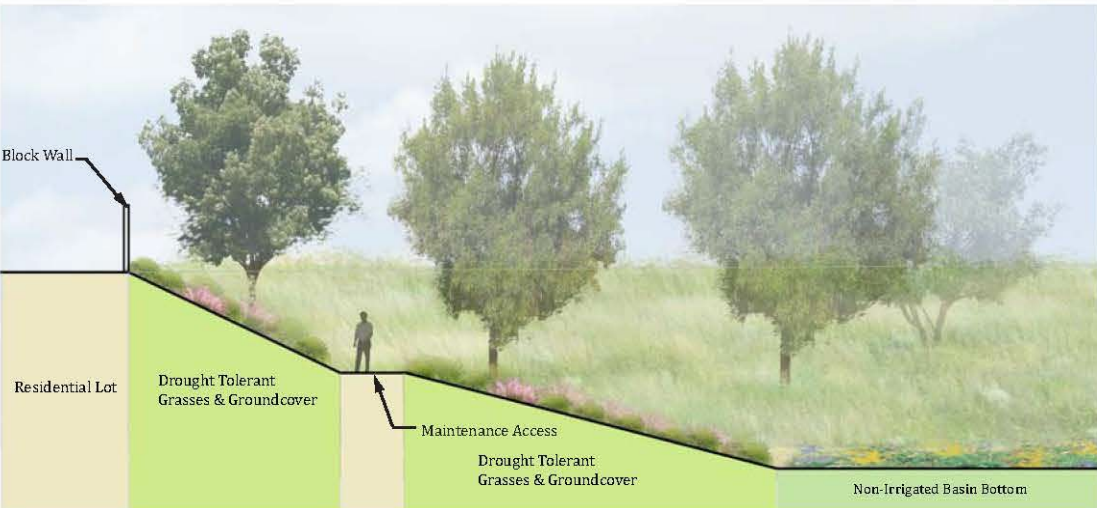
Basin Concept | Typical Layout Scale: 1"=50'



Section A-A | Scale 1"=20'



Section B-B | Scale 1"=20'



Section C-C | Scale 1"=20'



KEY MAP

Figure 3.1-7  
Basin Concept  
Typical Layout



### 3.4.8 Development Standards

In order to ensure the orderly development of the residential and recreational uses proposed for the Specific Plan, zoning standards have been created for each Planning Area. These area-specific standards are discussed in detail in *Chapter 4, Development Standards*. In addition to these specific descriptions, Project-wide development standards have been prepared to complement the unique conditions within each Planning Area. These general standards are as follows:

- 1) The total Specific Plan shall be developed with up to 756 dwelling units on approximately 240 acres, as illustrated on the Land Use Plan (**Figure 3.1-2, Land Use Plan**). General uses permitted will include residential, parks, recreation, open space and circulation as delineated on the Land Use Plan, and in *Chapter 4, Development Standards*.
- 2) Each Planning Area contains a target number of dwelling units based on adjusted gross density. During the site plan and TTM stage of the development process, the final number of dwelling units for a particular Planning Area may differ from those identified in the Specific Plan, so long as the density falls within the range specified by the land use designation. Furthermore, the actual amount of units may be less than, but shall not be more than, the noted number of dwelling units for each Planning Area as illustrated on the Land Use Plan (**Figure 3.1-2**).
- 3) Common areas identified in the Specific Plan shall be owned and maintained as follows:
  - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. A merger with an area-wide or regional organization will satisfy this standard provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations may be established for each residential development, as needed, and such associations may assume ownership and maintenance responsibilities for neighborhood common areas.
  - b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
  - c) The maintenance organization shall be determined prior to or concurrent with recordation of any final subdivision map.

## 3.2 CIRCULATION PLAN



### 3.2.1 Introduction

The Circulation Plan for Cimarron Ridge reinforces the concept of traditional neighborhood design. The Cimarron Ridge Specific Plan proposes a circulation system comprising roads, pedestrian pathways, and trails to provide for efficient and effective access to and through the site. The Circulation Plan is designed to provide optimal circulation efficiency as well as safety for guests and residents. A description of the proposed Circulation Plan is described below.

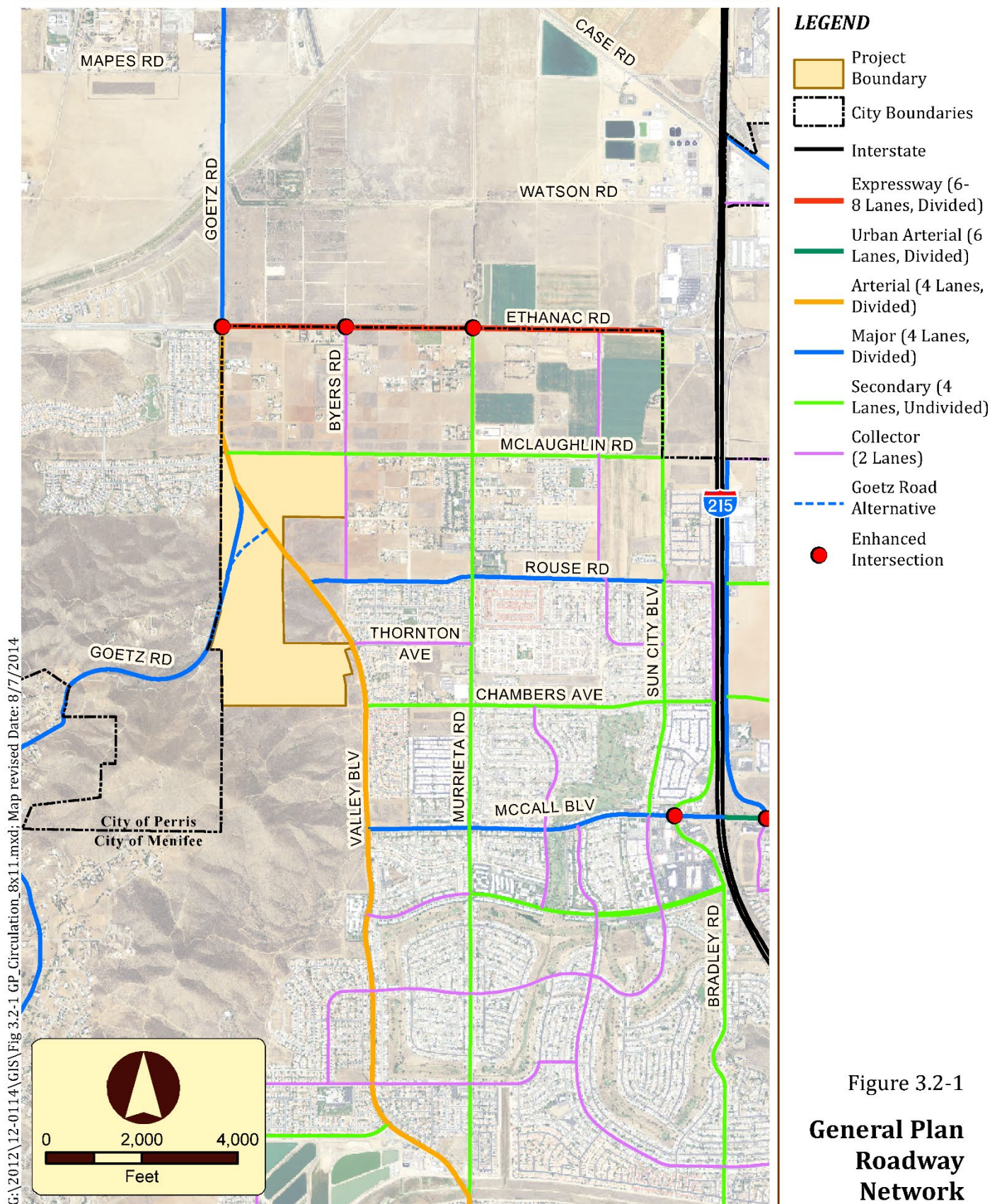
### 3.2.2 Project Access

As described in *Chapter 2.0, Planning Context and Existing Conditions* existing roads located near the site include Ethanac Road to the north, which ultimately connects to I-215. Other existing roads currently serving the site include Goetz Road which traverses the western portion of the site. Valley Boulevard is located to the southeast of the site and terminates near Thornton Avenue. Chambers Avenue and Thornton Avenue are located to the east of the site and terminate at Valley Boulevard. Rouse Road is also located east of the site and terminates near Byers Road. Troy Lane and Byers Road are located to the east of the site and are currently unpaved dirt roads. McLaughlin Road, to the north, is also an unpaved dirt road.

As shown in **Figure 3.2-1, General Plan Roadway Network**, Cimarron Ridge is located approximately 2 miles west of I-215, which is the major thoroughfare in this portion of the County, linking Menifee to northern Riverside County and San Diego County. A system of connected expressways, arterial highways, and collector roads are planned to serve the Project area and augment I-215 in moving through traffic to and from other communities. Planned expressways near the Project site include Ethanac Road, which is located 0.5 miles to the north. Valley Boulevard is planned as an arterial road traversing the site. Planned major roads that would serve the site include Goetz Road and Rouse Road (which are both planned to terminate at Valley Boulevard). Planned secondary roads that would serve the site include McLaughlin Road, Murrieta Road, and Chambers Avenue to the east. Byers Road is located immediately to the east of the site and is a designated collector road to facilitate access to Ethanac Road and other roads that facilitate traffic.

Primary access to the Project site will be from Valley Boulevard and Goetz Road. Secondary access to the site will be via McLaughlin Road to the north and Thornton Avenue to the south. A number of interior circulation roads will facilitate access to the interior of the Project site.





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Sources: City of Menifee General Plan, Exhibit C-3, 2012; NAIP, 2011.

Figure 3.2-1  
**General Plan  
Roadway  
Network**

### 3.2.3 Vehicular Network

The vehicular network system proposed for Cimarron Ridge establishes a design hierarchy where local streets serving the individual neighborhoods feed into collector streets that will form the backbone system through the site. The Circulation Plan includes several roadway sizes and classifications, as described in more detail below.

The local roads planned for PA 5A and PA 6 will be private roadways but will be built to the appropriate classification standards set forth in The Circulation Plan below.

#### *Valley Boulevard*

As shown in **Figure 3.2-1, General Plan Roadway Network**, Valley Boulevard is designated in the Menifee General Plan as an arterial roadway (four lanes, divided). As of the writing of this Specific Plan, this roadway is currently improved between Chambers Avenue and Thornton Avenue as a two-lane roadway with a sidewalk and landscaped buffer on the eastern side of the street (see Photo 3.2-1 below). The section of Valley Boulevard north of Thornton Avenue is unimproved and undeveloped.

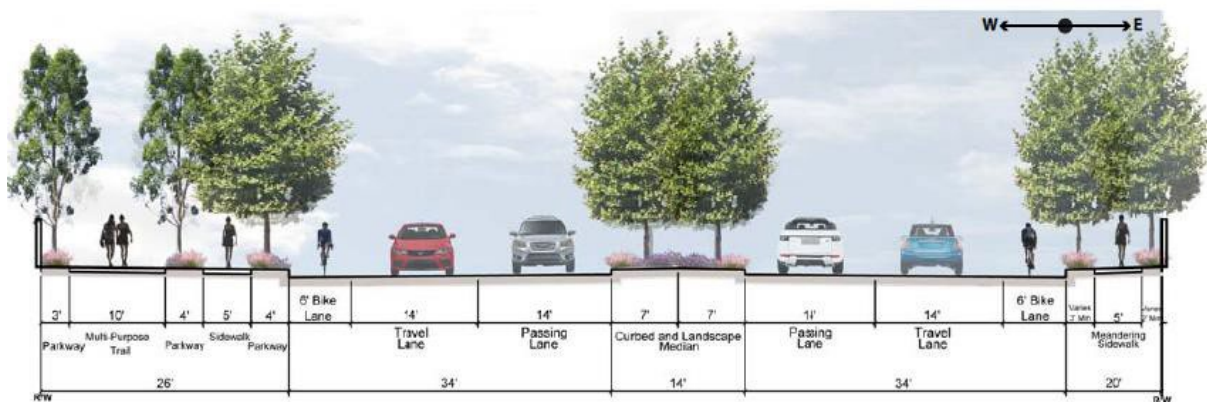
**Photo 3.2-1.** View of Valley Boulevard looking northwest toward the intersection of Valley Boulevard and Thornton Avenue



As shown in **Figure 3.2-2, Proposed Circulation Plan**, Valley Boulevard will be constructed as a part of the Project from the intersection of Thornton Avenue to the intersection of McLaughlin Road. When completed, Valley Boulevard will provide improved access for the existing surrounding communities from the southern portion of the Project area to the northern area. As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, Valley Boulevard is



planned as a 128-foot-wide right-of-way with four travel lanes and a raised median to separate oncoming traffic. Valley Boulevard is also enhanced with a striped 6-foot-wide Class II bike lane on each side of the roadway. The Class II bike lane is designed for bike use only and would prohibit parking along both sides of the street. Along the western side of Valley Boulevard, a 26-foot-wide parkway is proposed to accommodate a planned 10-foot-wide multipurpose trail and a 5-foot-wide sidewalk that would be separated from the roadway by a landscaped parkway. Along the eastern side of Valley Boulevard, a 20-foot-wide parkway is proposed with a planned 5-foot-wide meandering sidewalk that will be separated from the roadway by a landscaped parkway.



**Section G | Valley Blvd.**

## Goetz Road

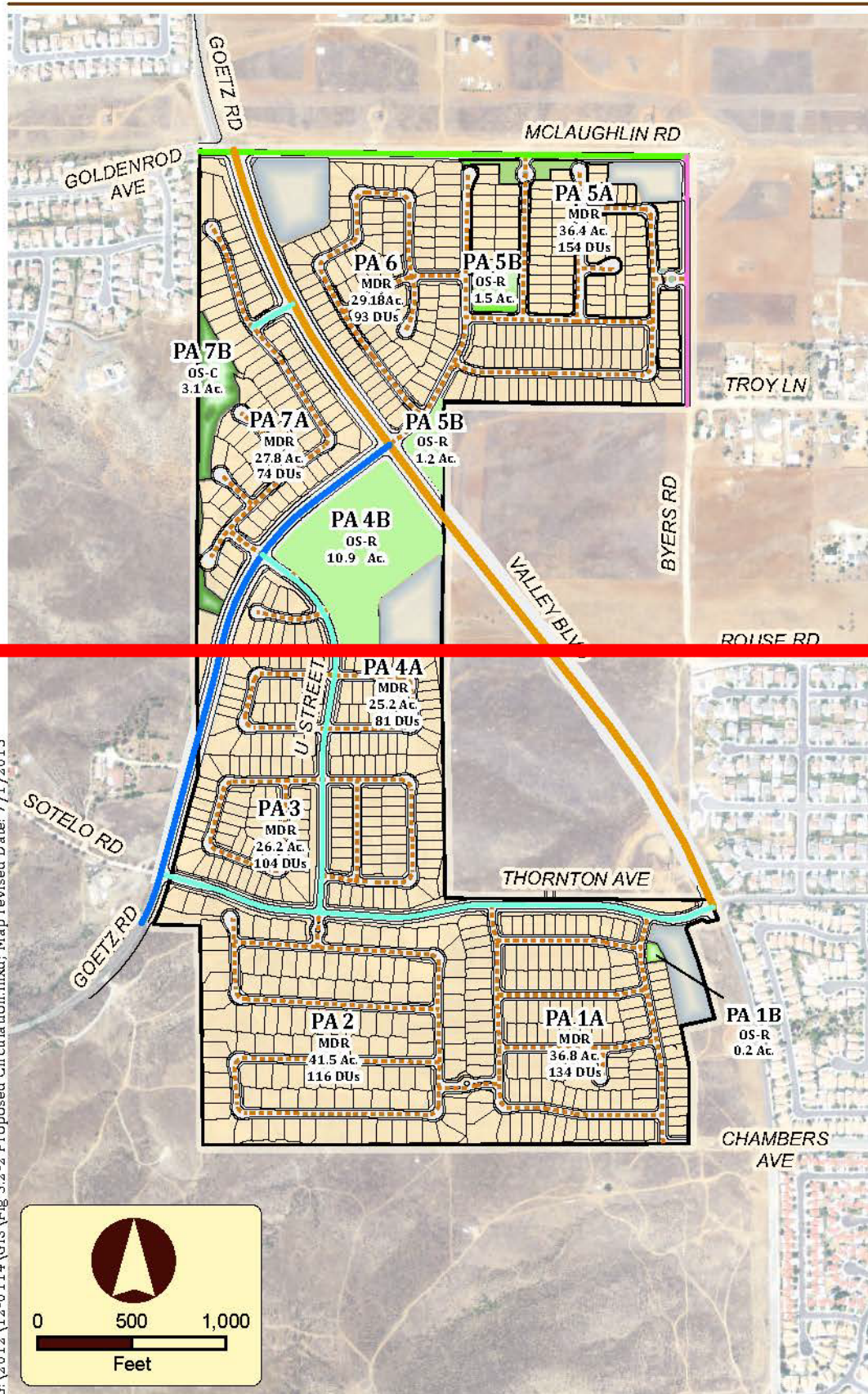
As shown in **Figure 3.2-1**, Goetz Road is designated in the Menifee General Plan as a major roadway (four lanes, divided). As of the writing of this Specific Plan, the roadway is currently improved as a two-lane roadway without any curbs, gutters, or sidewalks. A picture of Goetz Road is shown below.

A General Plan Amendment is currently being processed for a technical correction to rectify mapping errors which resulted in inaccurate depictions of the alignment of Goetz Road. Specifically, *Exhibit C-3 Roadway Network* of the General Plan recognizes two alignments for Goetz Road at the intersection with Valley Boulevard: 1) the existing, built alignment of Goetz Road that would merge with Valley Boulevard, and 2) the realignment of Goetz Road that would include a controlled intersection with Valley Boulevard. **Figure 3.2-1, General Plan Roadway Network** illustrates the existing General Plan roadway network shown in the General Plan, including both alignments for Goetz Road. The technical correction will change the General Plan roadway network to match what is shown on **Figure 3.2-2, Proposed Circulation Plan**.

**Photo 3.2-2.** View looking north along Goetz Road at the intersection of Goetz Road and Sotelo Road







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Figure 3.2-2  
**Proposed  
Circulation  
Plan**



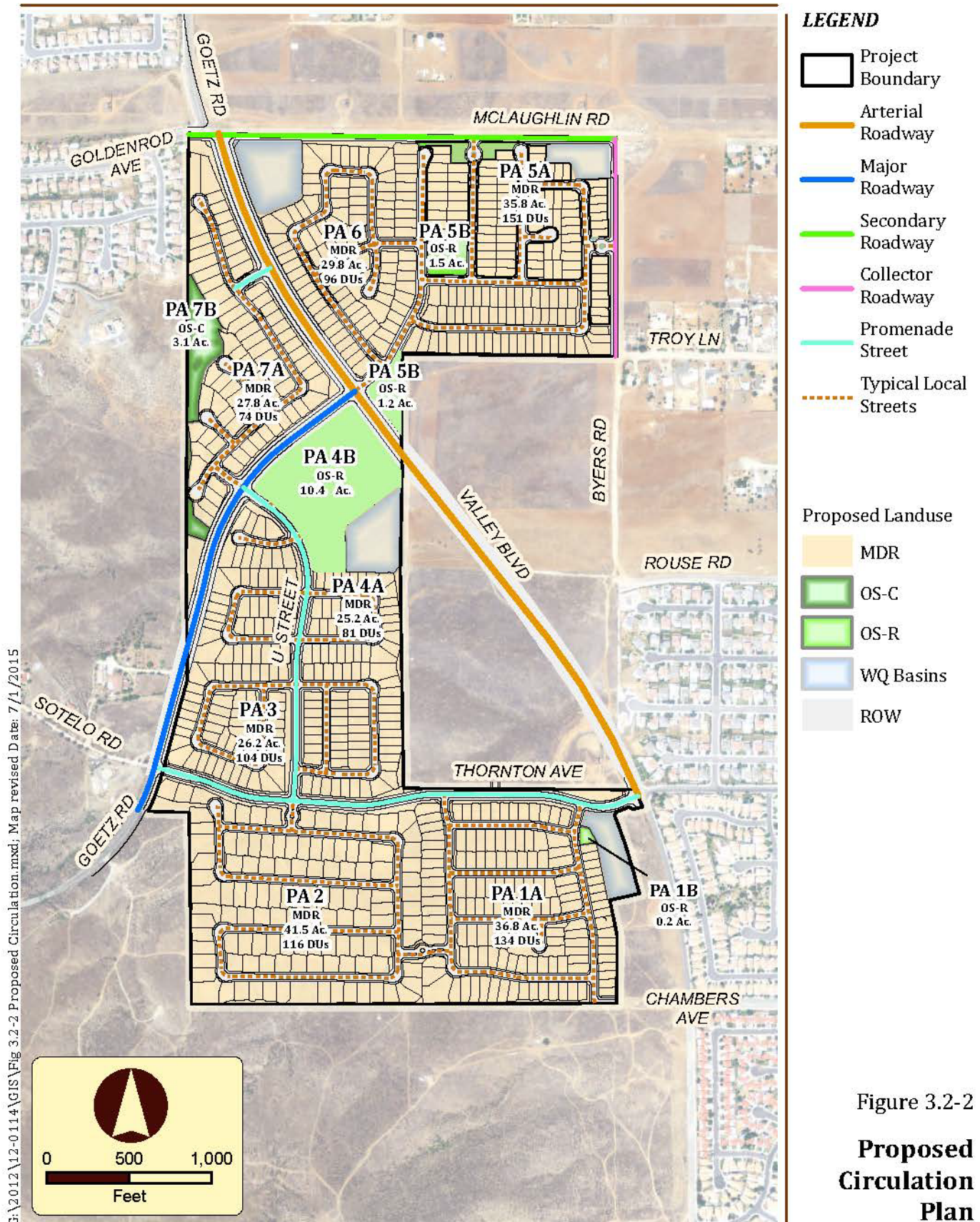


Figure 3.2-2

## Proposed Circulation Plan



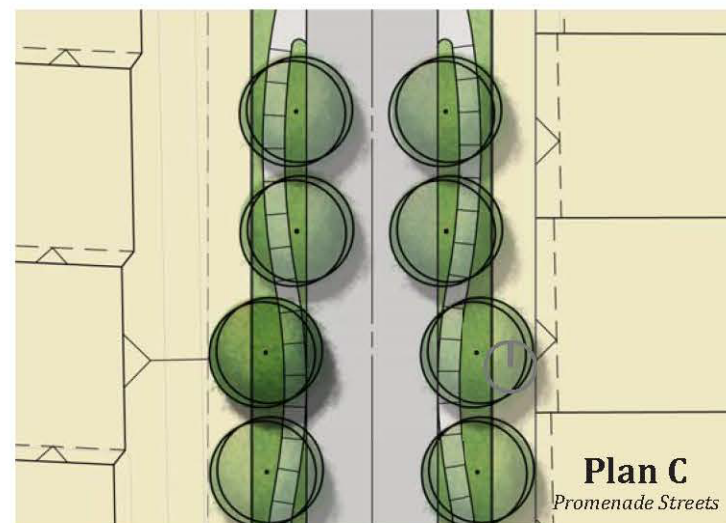
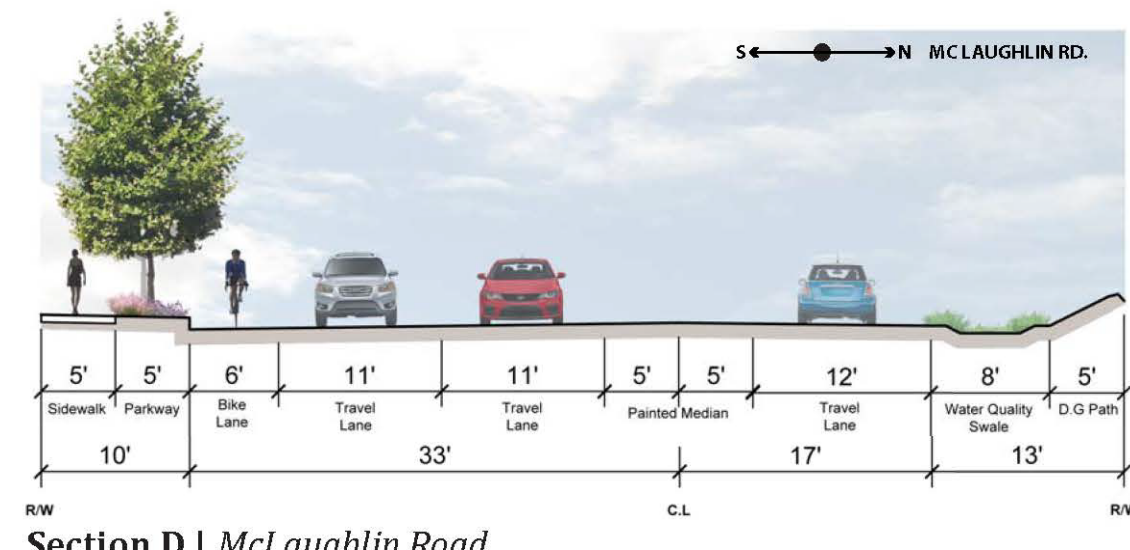
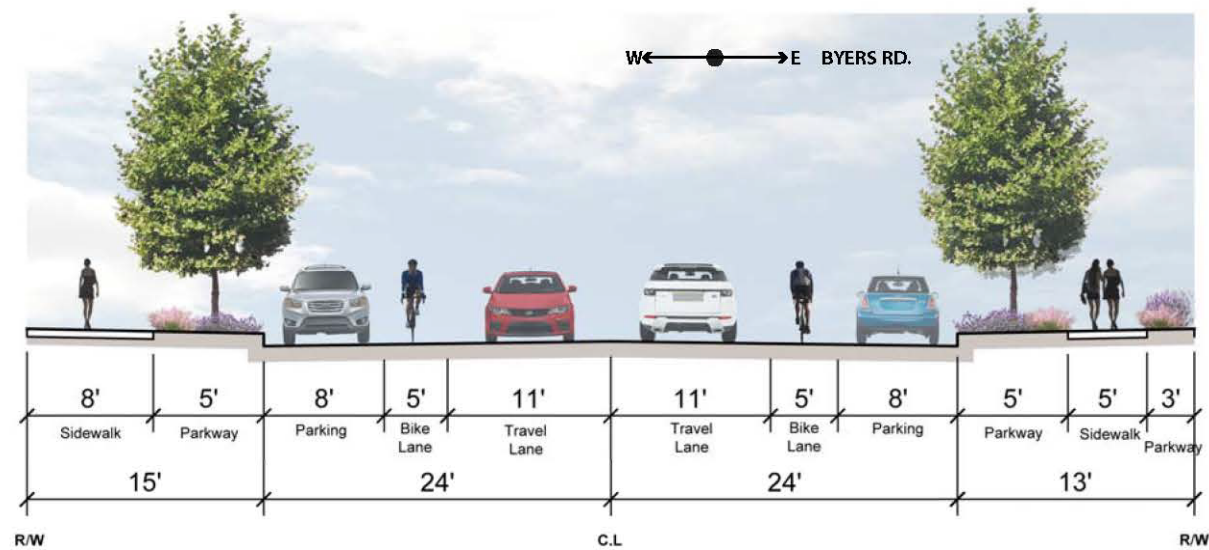
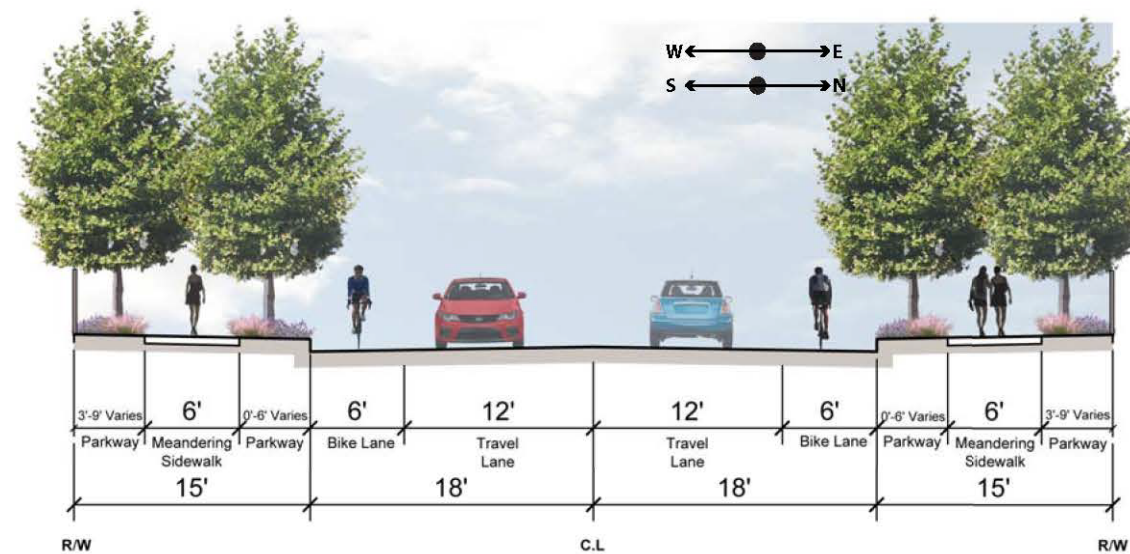
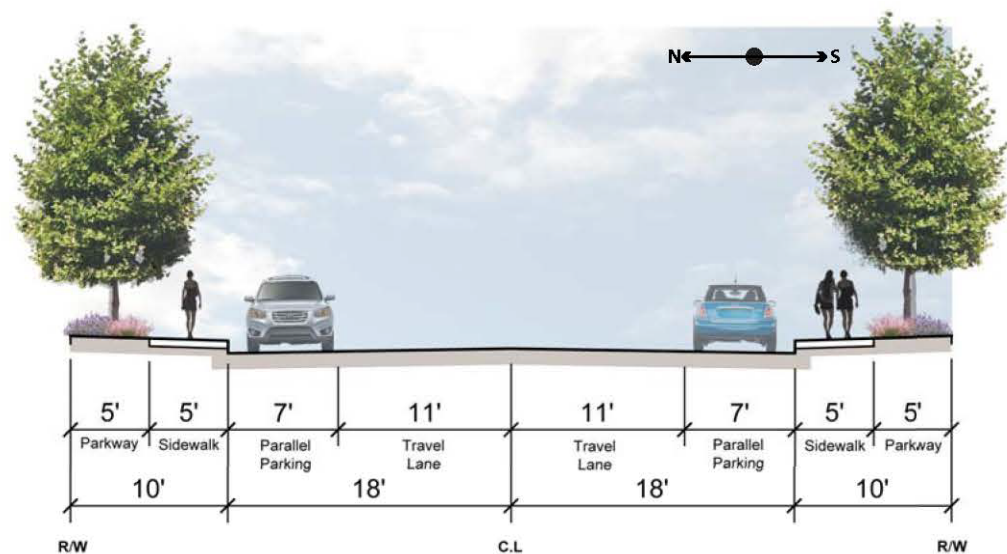


Figure 3.2-3A  
Roadway  
Cross Sections



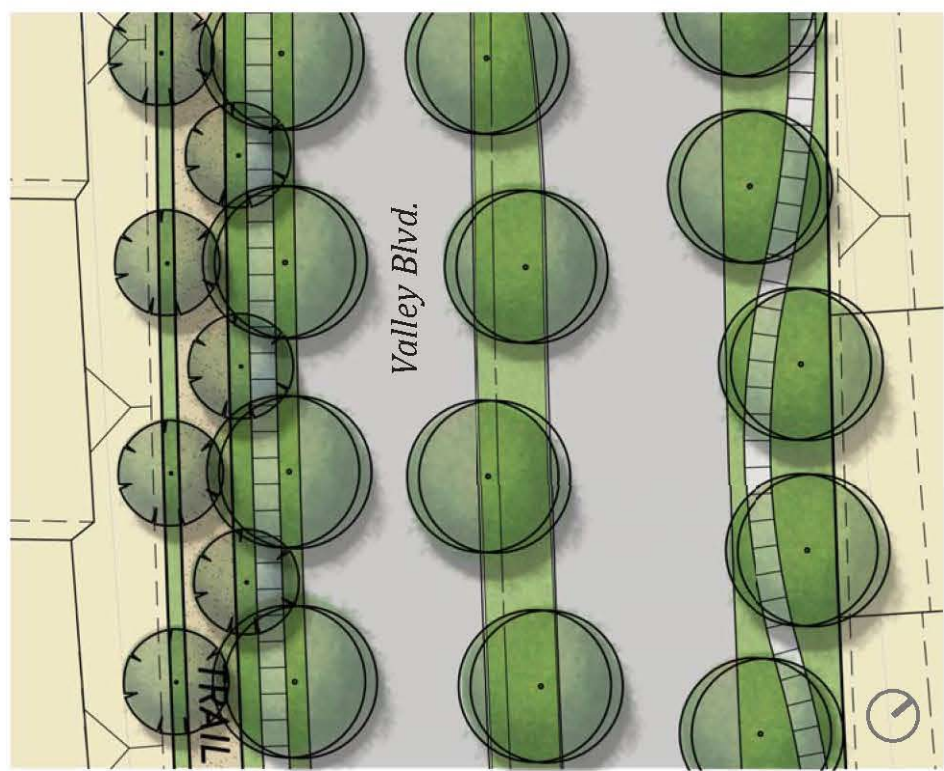
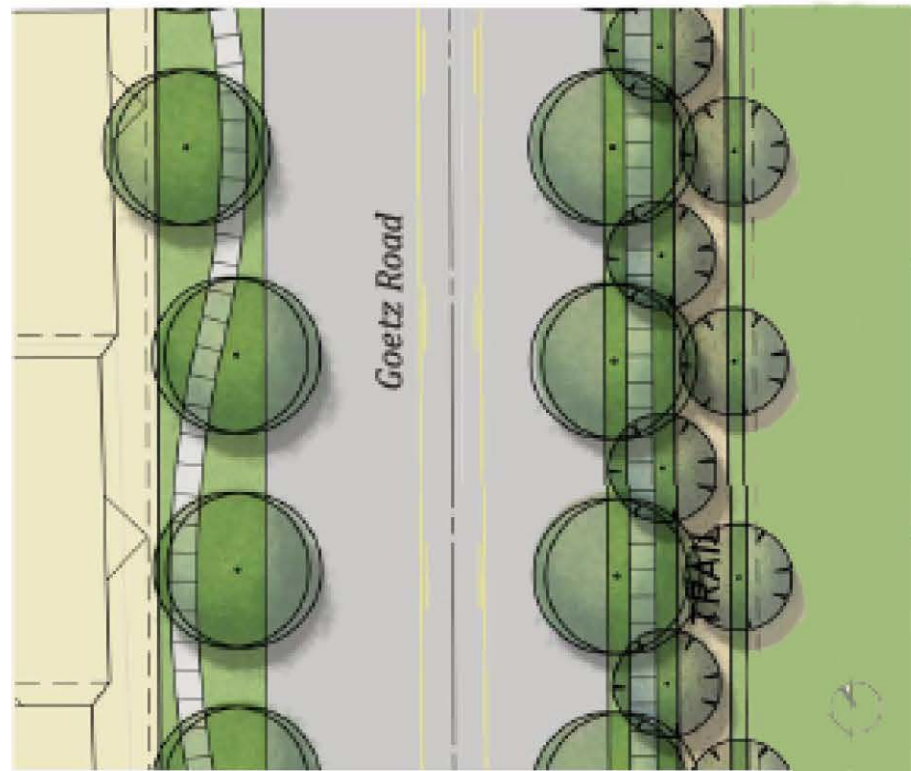
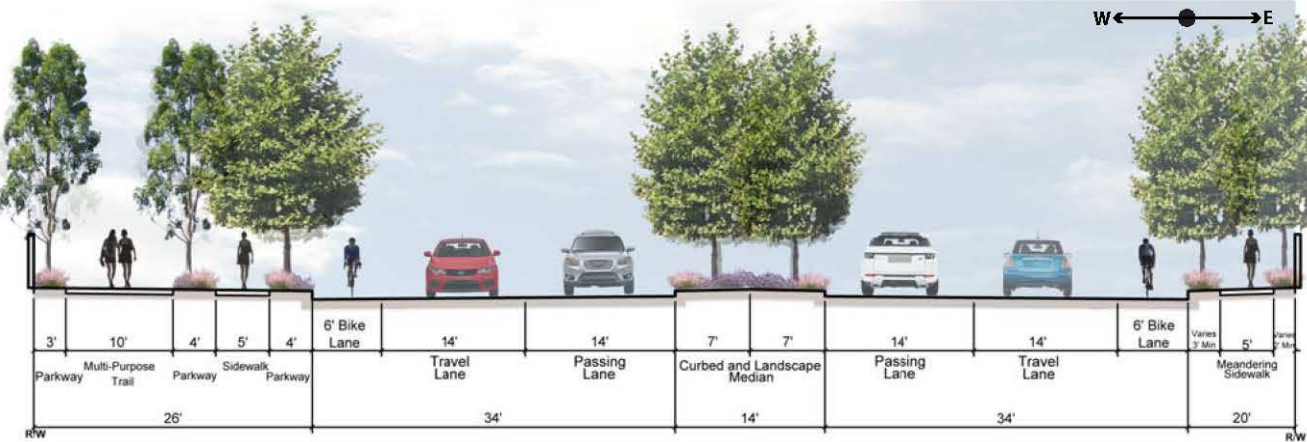
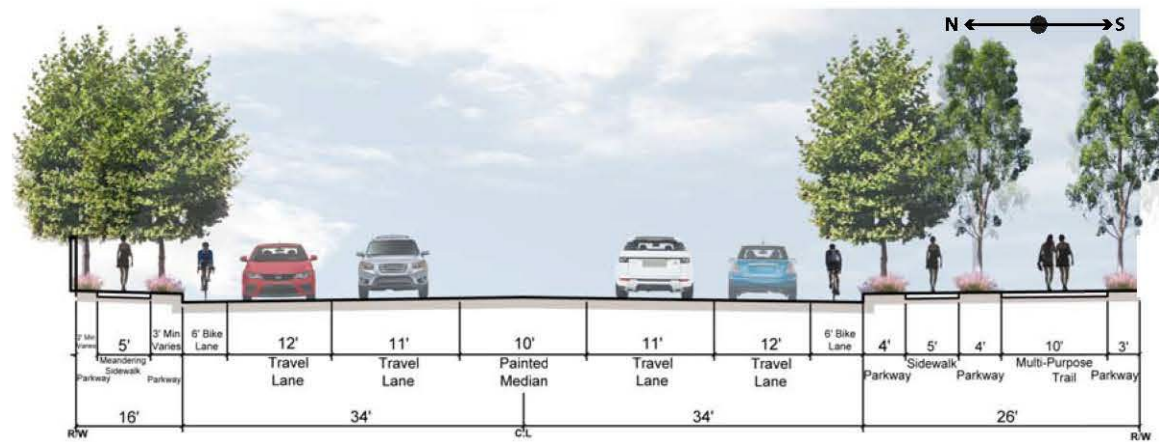
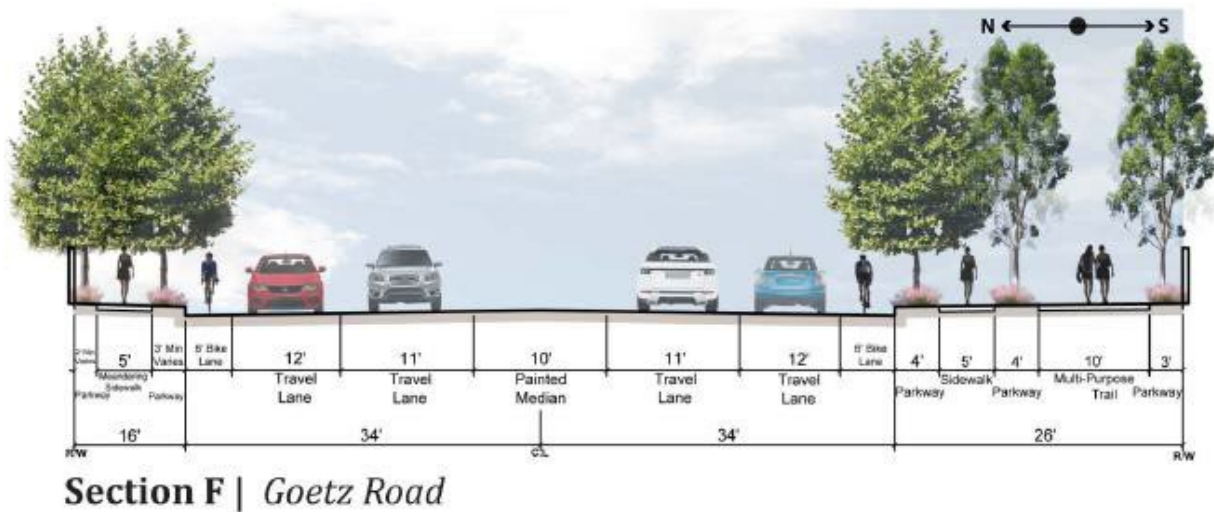


Figure 3.2-3B  
Roadway  
Cross Sections



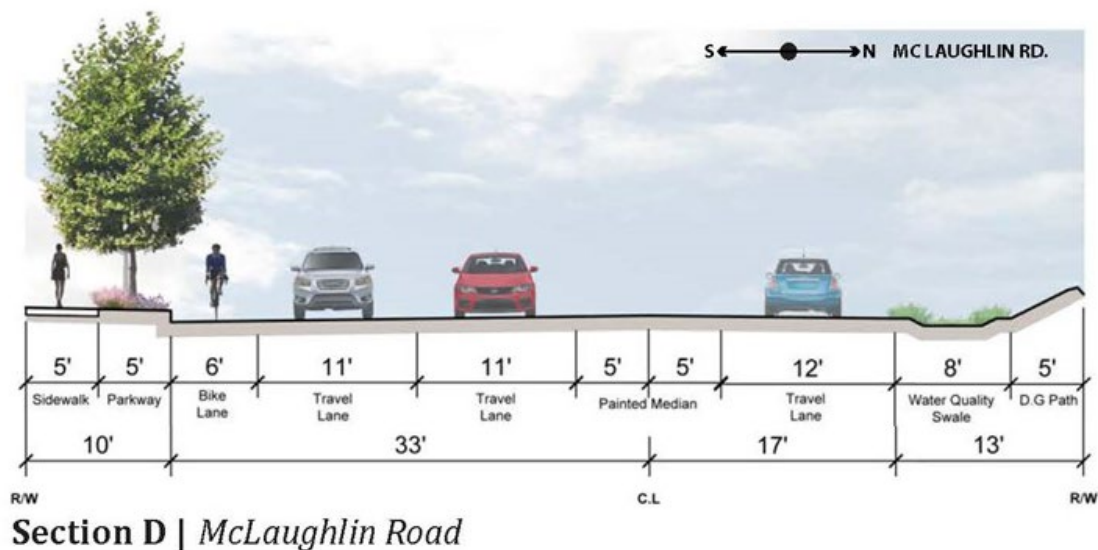
As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, Goetz Road is proposed as a 110-foot-wide right-of-way. The 110-foot-wide section includes four travel lanes and a painted median. Goetz Road is also enhanced with a striped 6-foot-wide Class II bike lane on each side of the roadway. The Class II bike lane is designed for bike use only and would prohibit parking along both sides of the street. Along the southern side of Goetz Road there is a proposed 26-foot-wide landscaped parkway, which includes a 10-foot-wide multipurpose trail and a 5-foot-wide sidewalk that is separated from the roadway by a landscaped parkway. Along the northern side of Goetz Road, a 16-foot-wide landscape parkway is proposed with a 5-foot-wide meandering sidewalk separated from the roadway by a landscaped parkway.



## McLaughlin Road

As shown in **Figure 3.2-1**, McLaughlin Road is designated in the Menifee General Plan as a secondary roadway (four lanes, undivided). McLaughlin Road is currently undeveloped.

As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, McLaughlin Road is proposed as a 73-foot-wide right-of-way with two travel lanes on the southern side and one travel lane on the northern side. The southern side will also feature a 6-foot-wide Class II bike lane. The Class II bike lane is designed for bike use only. Along the southern side of McLaughlin Road there is a 5-foot-wide sidewalk and a 5-foot-wide landscaped parkway separating the sidewalk from the street. The northern side of McLaughlin Road features an 8-foot-wide water quality swale and a 5-foot-wide decomposed granite path.

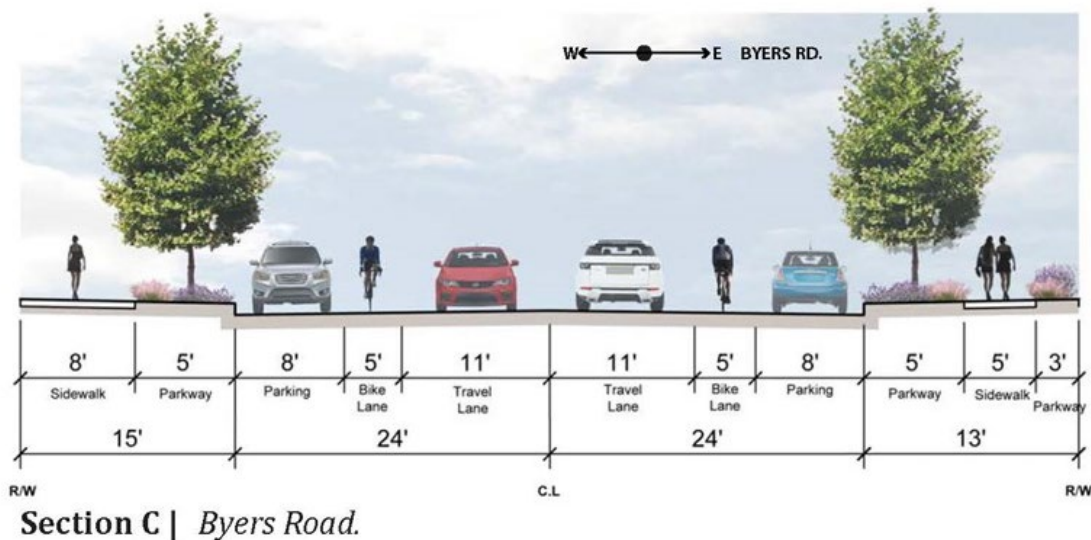




## Byers Road

As shown in **Figure 3.2-1**, Byers Road is designated as a collector (two lanes). Byers Road is currently undeveloped.

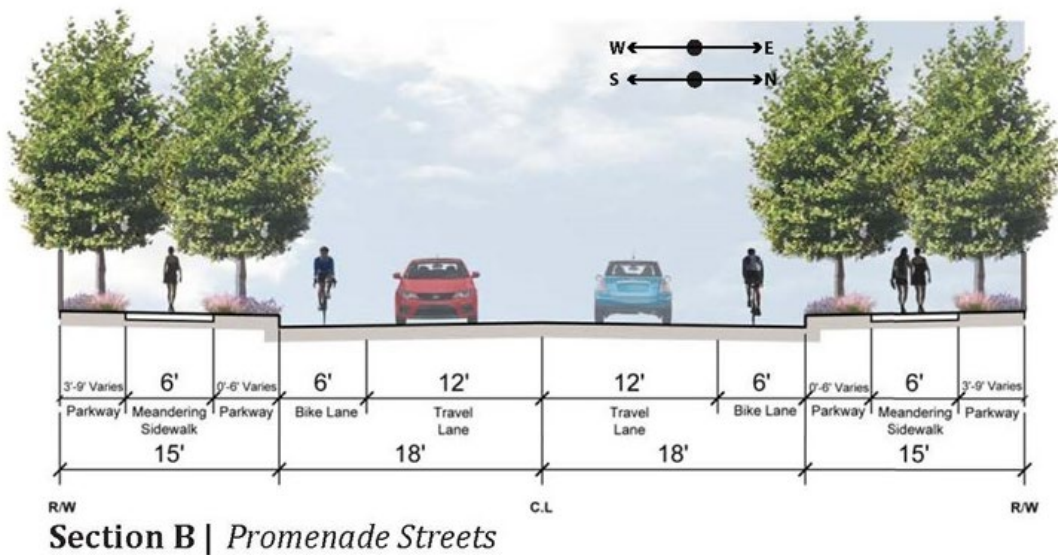
As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, Byers Road is proposed as a 74-foot-wide right-of-way with one travel lane in each direction. The shoulders are designed to accommodate a striped 5-foot-wide Class II bike lane on each side of the roadway. The Class II bike lane is designed for bike use only while also accommodating parallel parking along the shoulder. Along the eastern side of Byers Road there is a 3-foot-wide landscape buffer followed by a 5-foot-wide sidewalk and a 5-foot-wide landscaped parkway separating the sidewalk from the street. The western side of Byers Road features an enhanced 8-foot-wide sidewalk. A 5-foot-wide landscaped parkway adjacent to the curb along both sides of the roadway provides pedestrian and vehicular traffic separation.



### ***Promenade Streets (U Street and Thornton Avenue)***

As shown in **Figure 3.2-2, Proposed Circulation Plan**, U Street and Thornton Avenue are proposed as Promenade streets. As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, Promenade streets are two-lane streets intended to accommodate medium speed traffic. Promenade streets do not front onto any residential lots; rather they are designed to serve neighborhood traffic, connecting local and private streets with Valley Boulevard. Promenade streets feature a rich streetscape that is pedestrian and bicycle oriented, attractive, and green. Promenade streets are enhanced with a striped 6-foot-wide Class II bike lane on each side of the roadway. The Class II bike lane is designed for bike use only and would prohibit parking along both sides of the street. Promenade streets also feature a 6-foot-wide meandering sidewalk for pedestrian circulation that is flanked on both sides by an enhanced landscaped parkway.

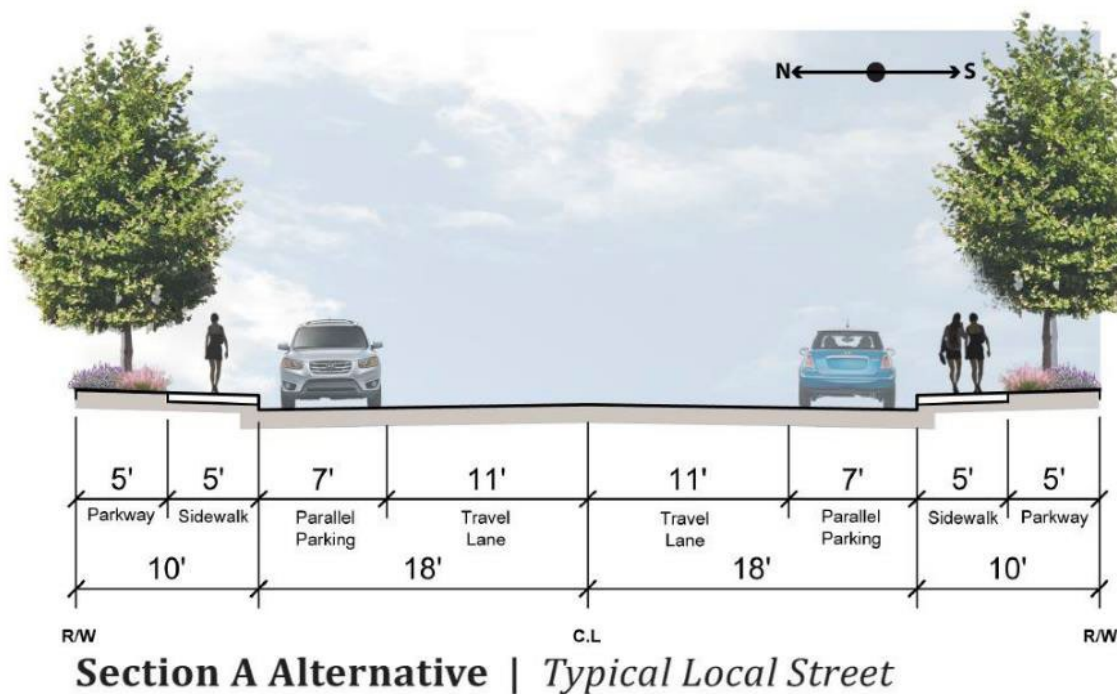
Promenade streets are a central feature of Cimarron Ridge. They are designed to feature rich community-based streetscapes, helping define the sense of arrival in Cimarron Ridge, and to complement the urban design fabric while also contributing to the overall site character.





### Typical Local Streets

As shown in **Figure 3.2-2, Proposed Circulation Plan**, the Cimarron Ridge Specific Plan contains a number of local roadways that will be located in or adjacent to residential neighborhoods and will be used primarily by future residents. As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, local streets are two-lane roadways with parking on both sides and a sidewalk adjacent to the curb. Landscaped parkways adjacent to the sidewalk encourage safe pedestrian movement within and between residential neighborhoods.



### 3.2.4 Non-Vehicular Network

An important element of Cimarron Ridge is the provision of an interconnecting trail network that will serve residents and the surrounding communities. The trail system will contain a comprehensive sidewalk, bike lane, and trail network that will connect neighborhoods to parks, recreational areas, and off-site recreational areas. As illustrated in **Figure 3.2-4, Non-Vehicular Circulation Plan**, the non-vehicular system proposed for Cimarron Ridge will provide for pedestrian and cyclist movement and connectivity through the site. The non-vehicular network, which consists of multipurpose trails, bike lanes, sidewalks, and off-site trails, ensures that residents will have opportunities to walk/bike/jog in different settings.





## LEGEND

- PROJECT BOUNDARY
- COMMUNITY TRAIL
- TEMPORARY TRAIL
- CLASS II BIKE LANE
- ENHANCED SIDEWALK
- OFFSITE SO. CALIF. EDISON MULTI-PURPOSE TRAIL
- PROMENADE STREETS
- SIDEWALKS  
NOTE: SIDEWALKS FEATURED ON ALL STREETS

## MIN. LOT SIZE/DISTRICT

- 5,000 SF GRASSLAND DISTRICT
- 5,500 SF INLAND DISTRICT
- 6,500 SF SOUTHLAND DISTRICT
- 10,000 SF WOODLAND DISTRICT

NOTE: WATER QUALITY BASINS ARE INCLUDED WITHIN THE TOTAL ACREAGE FOR THE MEDIUM DENSITY RESIDENTIAL LANDUSE CATEGORY

- PA 1A: 134 DUs
- PA 2: 116 DUs
- PA 3: 104 DUs
- PA 4A: 81 DUs
- PA 5A: 154 DUs
- PA 6: 93 DUs
- PA 7A: 74 DUs
- TOTAL: 766 DUs

Figure 3.2-4  
Non-Vehicular  
Circulation  
Plan





Figure 3.2-4  
Non-Vehicular  
Circulation  
Plan



### ***Multipurpose Trails***

As shown in **Figure 3.2-4, Non-Vehicular Circulation Plan**, a 10-foot-wide multipurpose trail is proposed along the eastern side of Goetz Avenue and along the western side of Valley Boulevard. Goetz Road is shown in the General Plan Open Space Element as a designated Regional Trail. The multipurpose trail system along Goetz Road and Valley Boulevard will provide connectivity within the much larger surrounding community and lead to the 10.4-gross acre sports park, encouraging pedestrians and bicyclists to travel from surrounding areas.

As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, the proposed multipurpose trail system accommodates all modes of non-motorized transportation and features an earthen path with landscaping on both sides. The pathway will consist of decomposed natural granite blended with a soil stabilizer. Access to the multipurpose trail along Goetz Road will be provided by Thornton Avenue and U Street, while access to the multipurpose trail along Valley Boulevard will be provided by Thornton Avenue and Goetz Road.

#### **An Example of a Multipurpose Trail**



The multipurpose trail will provide pedestrian connections to McLaughlin Boulevard. The multipurpose trail also will provide connections to the off-site SCE trail north of McLaughlin Boulevard. Lastly, the multipurpose trail will provide pedestrian connectivity to the Promenade streets along Thornton Avenue and U Street. Promenade streets are pedestrian and bicycle oriented and feature a Class II bike lane on both sides of the right-of-way, meandering sidewalks, and a rich streetscape.



### ***Class II Bike Lane***

As shown in **Figure 3.2-4, Non-Vehicular Circulation Plan**, a striped Class II bike lane is proposed along both sides of Valley

Boulevard, Goetz Road, U Street, and Thornton Avenue, and along the southern side of McLaughlin Road. The Class II bike lane will provide a 6-foot-wide striped lane for one-way bike travel. Except for along Byers Road, the Class II bike lane is designed for bike use only and would prohibit parking along both sides of the street. Along Byers Road, the Class II bike lane is 5 feet wide and would accommodate parallel parking along the shoulder. The Class II bike lane is designed to help link residents of individual neighborhoods to the proposed multipurpose trail system and to the planned 10.4-gross acre sports park along Goetz Road and Valley Boulevard in the center of the community.



### ***Sidewalks***

As shown in **Figure 3.2-4, Non-Vehicular Circulation Plan**, sidewalks are proposed within the right-of-way of streets and roads in Cimarron Ridge. Sidewalks serve to provide pedestrian connections between the individual Planning Areas and individual lots within each Planning Area. As shown in **Figure 3.2-3, Roadway Cross Sections**, various sidewalk widths are proposed within the different street sections, and sidewalks are proposed on both sides of the right-of-way for all streets. In addition, an enhanced sidewalk is featured along the west side of Byers Road. The enhanced sidewalk is 3 feet wider to provide optimal pedestrian linkage to the 10.4-gross acre sports park.



Sidewalks are intended to provide safe and efficient travel for pedestrians and bicyclists and facilitate connectivity to the larger roadways and trail systems within the community. By using various combinations of sidewalks, Class II bike lanes, and multipurpose trails, users will be connected to all recreational areas in Cimarron Ridge and to off-site recreational areas immediately outside of the community.



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### ***Off-site Southern California Edison Multipurpose Trail***

The Cimarron Ridge Specific Plan will provide connectivity to the off-site Southern California Edison (SCE) Multipurpose Trail to the north of the site. The SCE Multipurpose Trail is a naturally maintained trail that runs adjacent to McLaughlin Boulevard. The SCE Multipurpose Trail provides hiking, biking, and equestrian uses.

### **3.2.5 Development Standards**

- 1) All roadways within the Project area shall be constructed according to the minimum standards and guidelines set forth in this Specific Plan.
- 2) Any landscaping within public road rights-of-way will require approval by the City Engineer and assurance of continuing maintenance through establishment of a landscape maintenance district or similar mechanism as approved by the City.
- 3) A Conceptual Landscape Plan shall be provided with any implementing entitlement application that specifies the location, type, and size of trees, shrubs, and ground cover within the right-of-way and any park or open space area.



## 3.3 PUBLIC FACILITIES PLAN



### 3.3.1 Introduction

Conceptual infrastructure facility and service plans have been developed for the Cimarron Ridge Specific Plan to provide water and sewer services to the community and to identify the utility service companies servicing the Project area. These system plans are conceptual, based on preliminary service layouts and evaluations, and may be subject to modifications due to more precise engineering studies.

### 3.3.2 Water System

The Eastern Municipal Water District (EMWD) provides water and wastewater service to the Cimarron Ridge Project area. Domestic water provided by the EMWD is served with a blend of the California State Water Project and Colorado River waters, imported and supplied to the EMWD by the Metropolitan Water District (MWD).

The conceptual water system plan has been developed to service the Cimarron Ridge community, as shown on **Figure 3.3-1, Water Distribution Plan**. Adequate water service can be provided for the proposed Project using existing and planned facilities. As shown on **Figure 3.3-1**, the site will be serviced by the 1627 and 1798 water pressure service zones; additionally, the community's domestic water plan includes water lines that will be located in the planned rights-of-way varying in maximum diameter from 8 inches, 12 inches, and 18 inches.

As also shown on **Figure 3.3-1**, existing 12-inch water lines are located north of the site along McLaughlin Road and Valley Boulevard and to the east of the site along Thornton Avenue.

The conceptual water plan proposes to construct an 18-inch pipeline along the length of Valley Boulevard in order to provide connectivity from the Goetz Road booster station to the Ridgewater Road booster station and provide the primary source of water supply to the site. In addition, a 12-inch pipeline is proposed to extend from Thornton Avenue westerly across the site to Goetz Road, and then northerly along Goetz Road to complete the loop. However, prior to the proposed 12-inch pipeline reaching Goetz Road, it will branch out and extend southerly along an internal roadway to the southeast corner of the site. Finally, 8-inch pipelines are proposed to branch out from the planned 12-inch and 18-inch pipelines and the existing 12-inch pipeline to the north of the site to service individual neighborhoods.

In order to provide a reliable source of water for firefighting purposes, potable water is also delivered to all fire hydrants and fire sprinkler systems utilizing the potable water system. Thus, piping facilities for potable water are designed to accommodate both the domestic demand and the firefighting demand.

### 3.3.3 Sewer Facilities

The EMWD provides wastewater/sanitary sewer service to the Project area. The conceptual wastewater/sewer system plan is depicted in **Figure 3.3-2, Sewer Network Plan**.

As shown in **Figure 3.3-2**, existing 10-inch and 12-inch sewer lines are located along McLaughlin Road and an 8-inch line is located along Thornton Avenue. The Cimarron Ridge Specific Plan proposes the construction of an interior system of sewer lines along planned residential streets of the Cimarron Ridge community to service individual Planning Areas. Specifically, 8-inch lines are proposed along residential streets and cul-de-sacs and a 10-inch line is proposed along a portion of Byers Road to connect to the existing 10-inch sewer line along McLaughlin Boulevard.

### 3.3.4 Drainage Facilities

Preliminary hydrology studies, water quality studies, and on-site and off-site hydrology analysis conducted for the Cimarron Ridge Specific Plan indicate the need for the Cimarron Ridge Project to detain on-site the increased stormwater runoff that would result from Project development. The existing site is vacant and was previously rough graded per the previously approved TTMs. Therefore, in its current state, the site generates limited volumes of runoff. However, in its developed state, the Project will include extensive areas of impermeable surfaces from which rain will run off; this “additional” runoff (difference between existing and future) is the responsibility of the Project to detain on-site.

To capture, convey and detain this on-site runoff, a system of on-site detention facilities have been designed, located, and sized to accommodate the projected stormwater volumes. The Cimarron Ridge Specific Plan proposes a series of water quality basins and detention basins that have been integrated into the Land Use Plan (see **Figure 3.1-2**) and are planned to be situated at the low portion of each sub-area.

The conceptual Drainage Plan as illustrated on **Figure 3.3-2** shows the planned storm drains, water quality basins, and detention basins.

As shown in **Figure 3.3-2**, Planning Areas 1 and 2 both drain to the east to the proposed water quality/detention basin located in Planning Area 1. This basin will then outlet to an existing 72-inch storm drain east of the site. The off-site area to the south of the site is collected along the southerly side of Planning Areas 1 and 2 and conveyed through the Project and then off-site by way of a proposed off-site 51-inch storm drain that will convey storm flow to an existing 51-inch storm drain. The Project, through the use of the three proposed desilting basins along the south side of Planning Areas 1 and 2, will mitigate the flow through routing and controlling the discharge so that it does not exceed the existing design capacity. Planning Areas 3 and 4 will drain to a proposed water quality/detention basin located in the middle of the site in Planning Area 4. This basin will then outlet to an existing 90-inch storm drain located east of the Project boundary. Planning Areas 5, 6, 7 and 8 will drain to a proposed water quality/detention basin located in





Planning Area 6 and discharge to Line A-14 of the Riverside County Flood Control and Water Conservation District's Romoland Master Drainage Plan.

The Romoland Master Drainage Plan includes a regional storm drain improvement system referred to as "Line A" in the plan. Line A and its subsidiary storm drain lines consist of a series of open channel and closed conduit systems running in a general east-west direction and out flowing into the San Jacinto River watershed system. According to the City of Menifee General Plan EIR, the system has capacity of 5,250 cubic feet per second and discharges into the San Jacinto River. Sublines A-1 through A-18 will serve as north-south running interceptor drains and will outlet into the regional line A.

### **3.3.5 Telephone**

The Project site is located with the service area of Verizon for telephone service. All proposed on-site telephone wires/cables will be placed underground.

### **3.3.6 Natural Gas**

The Southern California Gas Company will provide natural gas service to the site.

### **3.3.7 Electricity**

SCE will provide electrical service to the site. The precise alignment for connection to the site will be determined at a later date in coordination with SCE. All proposed on-site electrical facilities will be placed underground.



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Figure 3.3-1  
**Water  
Distribution  
Plan**



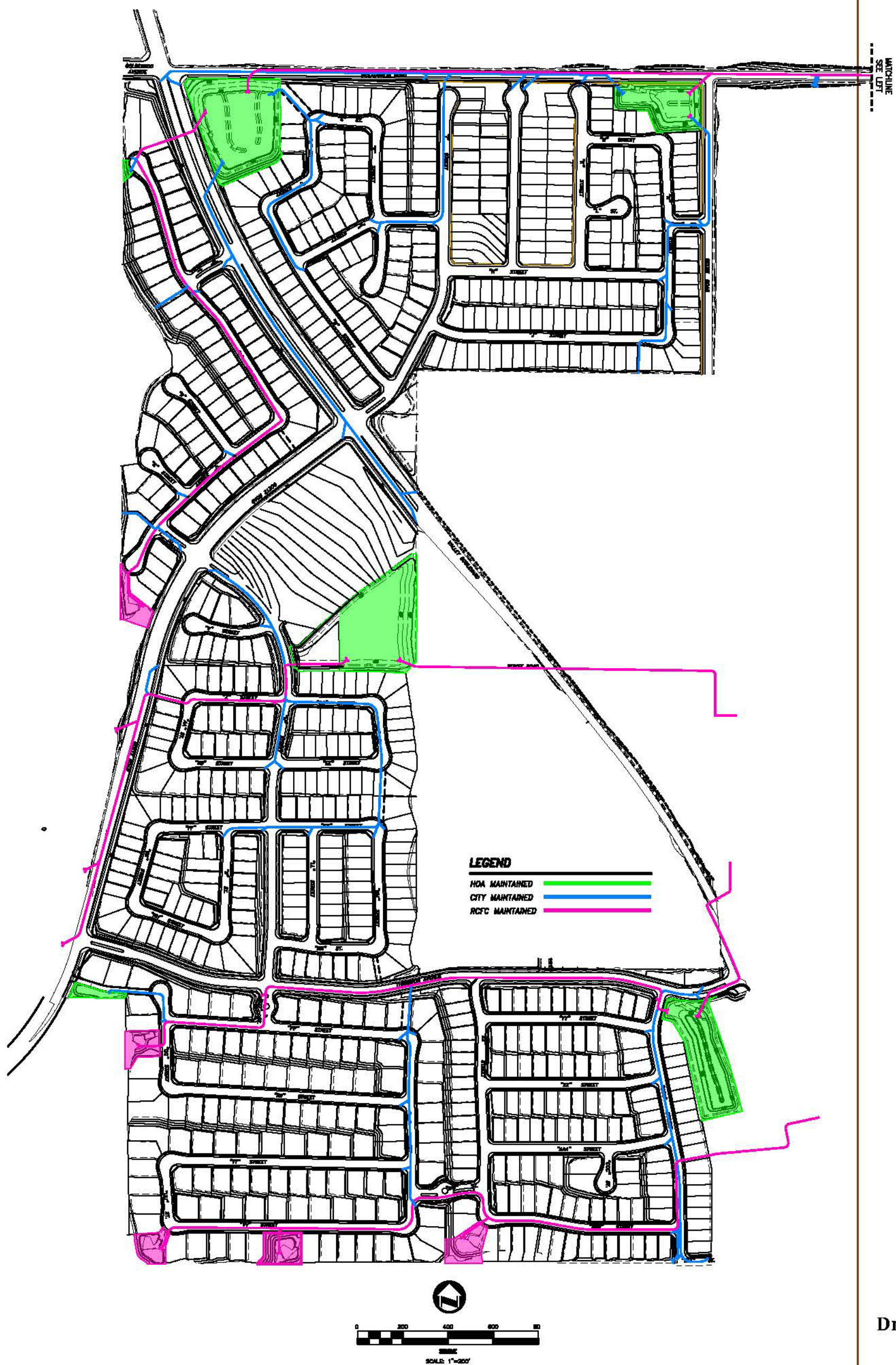


Figure 3.3-2  
Drainage Plan

### **3.3.8 Schools**

As shown in **Figure 3.3-3**, future residents of Cimarron Ridge in Planning Areas 1, 2, and 3 would be served by the Menifee Union School District for grades K-8. Future residents in Planning Areas 4, 5, 6, and 7 would be served by the Romoland School District for grades K-8. The entire site would be served by the Perris Union High School District for grades 9-12.

Elementary school students (grades K-6) in the northern portion of the site would attend Boulder Ridge Elementary School, approximately 6.5 miles east of the site. Elementary school students (grades K-5) in the southern portion of the site would attend Ridgemoor Elementary School approximately 2.5 miles south. Middle school students (7-8) in the northern portion of the site would attend Ethan A. Chase Middle School, approximately 7.5 miles to the east, while middle school students in the southern portion of the site (grades 6-8) would attend Hans Christensen Middle School, approximately 5 miles southeast. High school students would attend Paloma High School, located approximately 5 miles south of the site.

Additional schools to serve the Cimarron Ridge site and the surrounding area may be built in the future as demand and funding allows. Cimarron Ridge will be required to offset its impacts to schools and school districts with upfront development impact fees, which are set and collected by each school district in addition to ongoing property taxes.

### **3.3.9 Police and Fire Protection**

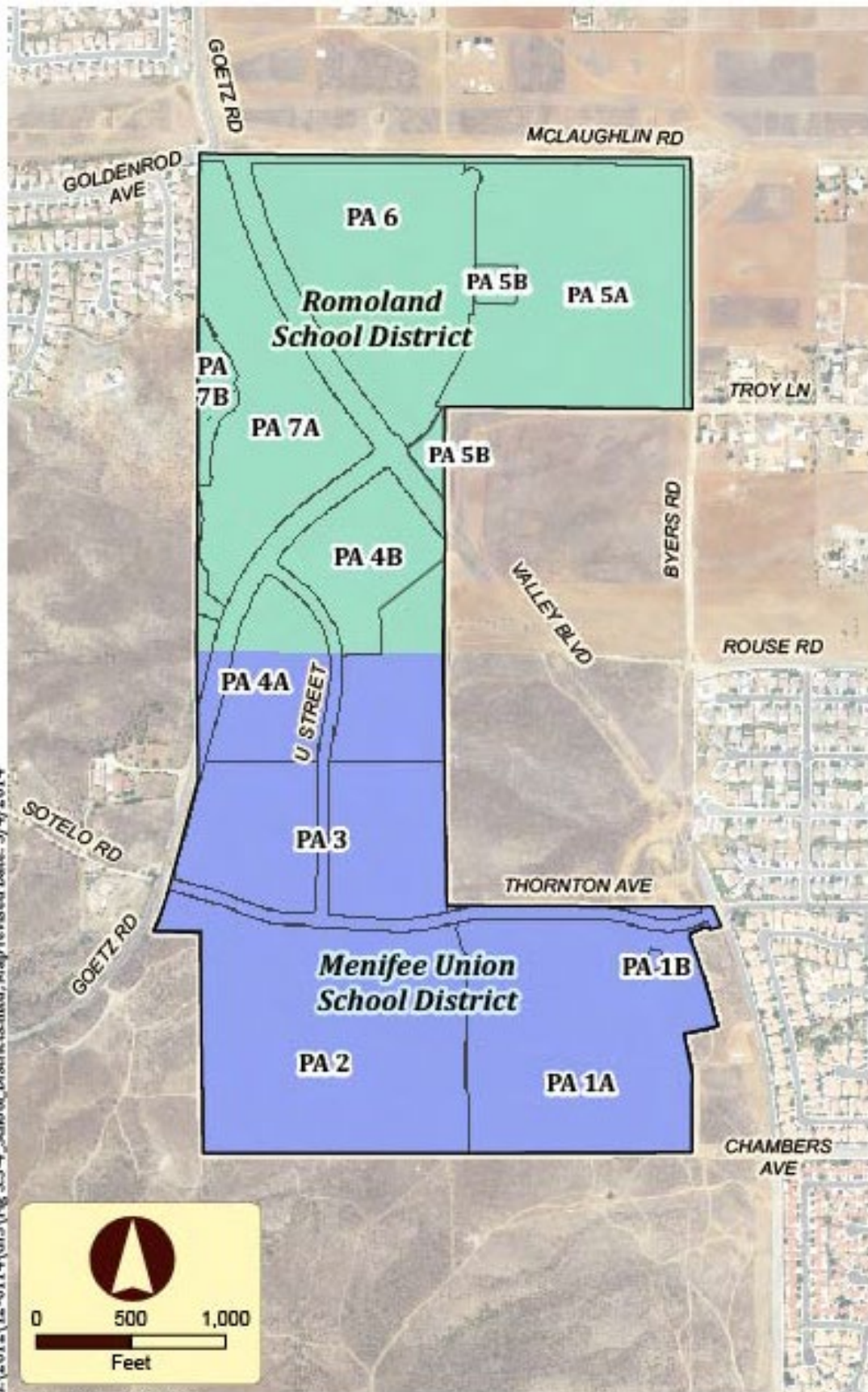
The City of Menifee contracts all law enforcement and fire protection services through the Menifee Police Department and the Riverside County Fire Department, respectively. The closest police station to the site is located 2.1 miles east of the site in Sun City. There are four fire stations in the City and each station has a paramedic engine company.

### **3.3.10 Development Standards**

- 1) All water and sewer lines shall be designed per City and/or EMWD standards; all storm drain facilities shall be designed in accordance with City and/or Riverside County Flood Control and Water Conservation District (RCFC&WCD) design standards.
- 2) The location of water and sewer facilities will conform to the City of Menifee and EMWD standards.
- 3) Water and wastewater facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.
- 4) All water and sewer lines shall be placed underground and inspected per the policies of the EMWD.
- 5) The design of all water facilities shall provide fire protection to the satisfaction of the Fire Department of the County of Riverside and as stated in the Cimarron Ridge Fire Protection Plan approved in July 2023.







**LEGEND**

- Planning Areas
- Romoland S.D.
- Menifee Union S.D.

Figure 3.3-3

**School District Boundary**



## 3.4 GRADING PLAN



### 3.4.1 Introduction

The Conceptual Grading Plan for the Cimarron Ridge Specific Plan has been prepared in conjunction with the land use and circulation plans to provide building pads that are safe from flooding or inundation. The grading concept is responsive to the physical character, location and type of land use, as well as the visual and environmental qualities of the site. The conceptual grading plan proposed for Cimarron Ridge is discussed in more detail below.

### 3.4.2 Existing Site Conditions

As described in *Chapter 2.0, Planning Context and Existing Conditions*, the site was previously mass graded and contains several elevated home pads, graded roads, and detention basins. The preliminary grading activities took place in 2007 and the site is currently being graded under TTM 36685 and the subsequent recorded maps, grading, and improvement plans.

As shown in **Figure 3.4-1, Existing Topography Map 2007**, the highest elevation is at 1,660 feet above mean sea level and the lowest elevation is at 1,456 feet above mean sea level. A portion of the site along the western perimeter contains steep slopes with elevations that range from approximately 1,560 feet to 1,640 feet, a difference of 80 feet.

### 3.4.3 Proposed Grading

The primary purpose of grading is to construct developable building lots, provide support and banking to roads, drainage and water quality features, and to provide access to the individual Planning Areas.

The conceptual Grading Plan is shown in **Figure 3.4-2, Proposed Grading Plan**. All cut and fill will be balanced on-site and will not require import or export of materials. Approximately 999,775 cubic yards of material will be moved overall (total estimated cut and fill) to achieve the cut and fill balance. This quantity may vary as final grading plans are developed. Balance of cut and fill in each phase; and within each Planning Area is the goal, however, in some cases a limited amount of off-phase grading may occur for borrow and stock piling sites.

This Grading Plan is conceptual in nature and therefore, as each development phase or Planning Area is submitted, a phase-specific Grading plan shall be submitted to the City for review and approval. Grading may occur in phases as development applications are processed. Specific phasing for each of the Planning Areas is discussed in *Chapter 3.5, Phasing Plan*.

### 3.4.4 Development Standards

- 1) All grading shall be in substantial conformance with the conceptual Grading Plan and shall implement any grading-related mitigation measures outlined in the EIR prepared for the Project.

- 2) Prior to any development within any Planning Area, an overall preliminary grading plan for the Planning Area in process shall be submitted to the Community Development Department and Public Works Engineering Department for approval. The grading plan for each such Planning Area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that Planning Area and shall include: (i) techniques employed to prevent erosion and sedimentation during and after the grading process; (ii) approximate time frames for grading and (iii) any necessary planning phase-specific water quality management plan (WQMP) resulting from changes that impact the overall WQMP approved for the development. Each Project-specific WQMP shall be reviewed and approved by the City.
- 3) All cut and/or fill or individual combinations thereof shall meet the minimum requirements of the California Building Code or governing code at the time of application submittal.
- 4) All grading activity shall conform to the recommendations of the preliminary soils report and subsequent reports prepared in conjunction with the grading plans.
- 5) The applicant shall be responsible for the maintenance and upkeep of all planting and irrigation systems until those operations become the responsibility of other parties.
- 6) When consistent with an approved Grading Plan, grading shall be permitted outside of the immediate area of development as follows:
  - a) Borrow sites are permitted on consenting off-site property and in areas scheduled for future development.
  - b) Excess cut from a given phase may be placed as engineered fill in a future development area or disposed of on consenting off-site property.
- 7) Grading work on the entire site shall be balanced on-site whenever possible.
- 8) The site is to comply with the National Pollution Discharge Elimination System (NPDES) best management practices for erosion and sedimentation control.
- 9) The site is to comply with the latest adopted WQMP guidelines for new developments as required by the latest MS4 Permit for the City of Menifee.
- 10) A Storm Water Pollution Prevention Plan (SWPPP) must be developed and implemented concurrent with commencement of grading activities. A copy must be provided to the Public Works Engineering Department prior to issuance of a grading permit.



LEGEND

- Project Boundary
- Existing Contours

G:\2012\12-0114\GIS\Existing\_Topo11x17.mxd; Map revised 10/15/2013

Sources: Hunsaker and Assoc., Oct. 2013;  
County of Riverside, 2013; NAIP, April 2011.

Figure 3.4-1  
Existing  
Topography  
Map  
(2007)







## 3.5 PHASING PLAN



### 3.5.1 Introduction

The Phasing Plan has been designed to best utilize existing and planned infrastructure for an orderly and cost-effective approach to buildout. Development will occur in response to market demands and in accordance with the installation of necessary roads, wet infrastructure, and associated sites as outlined in this chapter. Accordingly, because the Phasing Plan is considered to be flexible, changes to the Phasing Plan will be considered minor provided that the Community Development Director determines that infrastructure is available to serve that phase, and that any mitigation measures linked to that phase, location, or level of development are implemented, as outlined in *Chapter 6.0, Administration, Implementation and Maintenance*.

### 3.5.2 Conceptual Phasing Plan

As depicted in **Figure 3.5-1, Phasing Plan**, Cimarron Ridge is designed for development in seven phases. **Table 3.5-1, Conceptual Phasing Schedule** identifies the approximate number and estimated timing of units to be constructed during each phase. In conjunction with the development of proposed homes, the orderly extension and construction of roadways, public utilities, and infrastructure will also occur.

**Table 3.5-1, Conceptual Phasing Schedule**

Phase	Planning Area(s) to be Constructed	Lot Type	Lot Count	Major Infrastructure/Amenities
1	1A and 1B	5,000 sq.ft. minimum	134	<ul style="list-style-type: none"> <li>■ Prior to issuance of first occupancy permit for Planning Area 1, Thornton Avenue shall be completed between Goetz Road and Valley Boulevard as shown in <b>Figure 3.5-1</b>.</li> <li>■ Prior to issuance of first occupancy permit for Planning Area 1, the off-site connection from 475 feet south of Goetz Road to Thornton Avenue shall be improved to half width improvements, only on the Project side, as shown in <b>Figure 3.5-1</b>. An appropriate transition shall be approved by the Public Works/ Engineering Department.</li> <li>■ Prior to the 60th occupancy in Planning Area 1 and prior to the issuance of any occupancies in the Project's other Planning Areas, the Project applicant shall install a traffic signal at the intersection of Murrieta Road (NS) and Thornton Road (EW). Please refer to the Traffic Impact Analysis and the EIR for a detailed list of all mitigation measures related to traffic improvements.</li> <li>■ Prior to the issuance of the first occupancy permit for Planning Area 1, the Project applicant shall pay its fair share responsibility towards traffic improvements at the intersection of Goetz Road (NS) and Ethanac Road (EW). Please refer to the Traffic Impact Analysis and the EIR for a detailed list of all mitigation measures related to traffic improvements.</li> <li>■ On-site streets necessary to serve development.</li> <li>■ Water quality basin.</li> <li>■ Pocket park.</li> </ul>



Phase	Planning Area(s) to be Constructed	Lot Type	Lot Count	Major Infrastructure/Amenities
2	2	10,000 sq. ft. minimum	116	<ul style="list-style-type: none"> <li>■ Prior to issuance of 61<sup>st</sup> occupancy permit for Planning Area 2, full improvements to Valley Boulevard within the Project and off-site improvements to Valley Boulevard, two lanes and a temporary trail shall be completed as shown in <b>Figure 3.5-1</b>.</li> <li>■ Prior to issuance of 61<sup>st</sup> occupancy permit for Planning Area 2, the off-site portion of Goetz Road shall be improved to half width improvements, only on the Project side, and the on-site portion of Goetz Road shall be improved to full width as shown in <b>Figure 3.5-1</b>. An appropriate transition shall be approved by the Public Works/ Engineering Department.</li> <li>■ Prior to issuance of the 61<sup>st</sup> occupancy permit for Planning Area 2, full improvements to Goldenrod Avenue shall be completed as shown in <b>Figure 3.5-1</b>.</li> <li>■ Concurrent with the construction of Valley Boulevard and Goetz Road, the Project applicant shall install a traffic signal at the intersection of Goetz Road (EW) and Valley Boulevard (NS). Please refer to the Traffic Impact Analysis and the EIR for a detailed list of all mitigation measures related to traffic improvements.</li> <li>■ On-site streets necessary to serve development.</li> <li>■ White Quartz Way shall be constructed concurrently with Planning Area 2.</li> </ul>
3	3	5,000 sq. ft. minimum	104	<ul style="list-style-type: none"> <li>■ Prior to issuance of the first occupancy permit for Planning Area 3, U Street shall be completed between Goetz Road and Thornton Avenue, as shown in <b>Figure 3.5-1</b>.</li> <li>■ Prior to the issuance of the first occupancy permit for Planning Area 3, the Project applicant shall pay its fair share contribution towards traffic improvements at the intersection of Murrieta Road (NS) and Thornton Avenue-Sun Meadows Drive (EW). Please refer to the Traffic Impact Analysis and the EIR for a detailed list of all mitigation measures related to traffic improvements.</li> <li>■ On-site streets necessary to serve development.</li> </ul>
4	4A and 4B	5,000 sq. ft. minimum	81	<ul style="list-style-type: none"> <li>■ On-site streets necessary to serve development.</li> <li>■ Prior to 50% occupancy, 10.4-gross acre neighborhood sports park to be under construction.</li> <li>■ In order for park to be completed and utilized,</li> </ul>

Phase	Planning Area(s) to be Constructed	Lot Type	Lot Count	Major Infrastructure/Amenities
				traffic signal at Goetz Road and Valley Boulevard must be operational.
5	5A and 5B	5,000 sq. ft. minimum	151	<ul style="list-style-type: none"> <li>■ Prior to issuance of the first occupancy permit for Planning Area 5, full width improvements to McLaughlin Road shall be completed, including off-site, as shown in <b>Figure 3.5-1</b>.</li> <li>■ The McLaughlin Road improvements shall be constructed concurrently with the earlier to develop of Planning Areas 5 and 6.</li> <li>■ Prior to issuance of the first occupancy permit for Planning Area 5, half width improvements to Byers Road shall be completed only on the Project side, as shown in <b>Figure 3.5-1</b>.</li> <li>■ Prior to issuance of the first occupancy permit for Planning Area 5, full width improvements to Goetz Road (north of Valley Boulevard) shall be completed as shown in <b>Figure 3.5-1</b>.</li> <li>■ Prior to the issuance of the first occupancy permit for Planning Area 5, the Project applicant shall install a traffic signal at the intersection of Murrieta Road (NS) and Thornton Avenue-Sun Meadows Drive (EW). Please refer to the Traffic Impact Analysis and the EIR for a detailed list of all mitigation measures related to traffic improvements.</li> <li>■ Water quality basin in Planning Area 5A.</li> <li>■ Private on-site streets necessary to serve development and recreation center.</li> <li>■ The portion of Goetz Road, from White Quartz Way to Thornton Avenue, shall be constructed concurrently with the first to develop of Planning Areas 5 and 6.</li> <li>■ Prior to issuance of the first occupancy permit for Planning Area 5 or 6, the new traffic signal at the intersection of Goetz Road and Valley Boulevard shall be completed.</li> <li>■ Prior to issuance of the first building permit in Planning Areas 5 or 6, the Project's fair share payment toward the improvements at the intersection of Murrieta Road and Chambers Avenue shall be paid by the Developer.</li> </ul>
6	6	5,000 - 5,500 sq. ft. minimum	96	<ul style="list-style-type: none"> <li>■ Private on-site streets necessary to serve development.</li> <li>■ Water quality basin.</li> </ul>
7	7A and 7B	6,500 sq. ft. minimum	74	<ul style="list-style-type: none"> <li>■ On-site streets necessary to serve development.</li> </ul>



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Buildout of Planning Areas 1-7 shall follow the Phasing Plan shown in **Figure 3.5-1**.

This conceptual development phasing represents the best estimate of the applicant. The exact phasing and timing in which the roads and other infrastructure are constructed may be dependent on the processing of off-site improvement permits and extension of off-site improvements. Additionally, the exact order in which internal streets and other infrastructure are constructed is dependent on the location of each Planning Area and its estimated timing, subsequently the Planning Areas can be constructed in any order as well as concurrently. Therefore, the proposed conceptual phasing schedule may be amended in conjunction with approval of tentative maps and site plans without requiring an amendment to the Specific Plan as outlined in *Chapter 6.1, Administration and Implementation Plan*.

### **3.5.3 Development Standards**

1) The phasing sequence described herein is conceptual. Therefore, at the time of development, if it is determined that the market demand warrants certain Planning Areas to be developed out of the expected sequence, it will be permissible provided that the required infrastructure and services are available at the time of development.

Figure 3.5-1  
Phasing Plan

Figure 3.5-1  
**Phasing Plan**



## 4.0 DEVELOPMENT STANDARDS



### 4.1 Introduction

The primary implementation guidance tool for Cimarron Ridge is this Specific Plan, which establishes the character of the development through the definition of permitted land uses, required infrastructure, development regulations, and design guidelines. The standards and regulations contained in this section, and the Design Guidelines contained in *Chapter 5*, provide the framework upon which all subsequent implementation planning decisions are based, and criteria for determining consistency of site-specific design with the Specific Plan objectives.

It is the purpose of this chapter to serve as the development regulations for Cimarron Ridge. When the Cimarron Ridge Specific Plan and associated change of zone are adopted by ordinance, these regulations and standards will supersede the corresponding Zoning Ordinance of the City. Where the Specific Plan is silent on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the City Zoning Ordinance shall prevail. Where design guidelines or development standards of the Specific Plan do not agree with the City ordinances, this Specific Plan shall apply.

### 4.2 Residential Development Standards

Medium Density Residential (MDR) land uses are proposed for Planning Areas 1A, 2, 3, 4A, and 7A. Planning Areas 5A and 6 will be single-family age-restricted developments. There will be a total of 756 homes on 240 acres of land at an average density of 3.1 du/ac. The envisioned housing types would be conventional single-family detached homes with attached garages. The homes will have a variety of floor plans and architectural elevations. Planning Areas 5A and 6 will be single family age restricted developments.

#### 4.2.1 Medium Density Residential (MDR)

MDR is the principal land use proposed for Cimarron Ridge and is the only residential land use classification. The MDR designation is used for the purposes of maintaining consistency with the General Plan Land Use Map. However, as illustrated in **Figure 3.1-1, Conceptual Development Plan**, the residential planning areas are distinguished in this Specific Plan by minimum lot size. The four minimum lot sizes proposed are:

- 5,000 square foot minimum (Planning Areas 1A, 3, 4A and 5A) – Grassland District
- 5,500 square foot minimum (Planning Area 6) – Inland District
- 6,500 square foot minimum (Planning Area 7A) – Southland District
- 10,000 square foot minimum (Planning Area 2) – Woodland District

To ensure a logical, orderly, and sensitive development of land uses proposed for Cimarron Ridge, special development criteria and standards have been created for each lot size to address setbacks, pad sizes, lot coverage and encroachments. **Figures 4.1-1 through 4.1-4** illustrate these

concepts and provide information regarding placement of residences within the community. Each figure contains a detail of the typical lot, with a corresponding table that lists specific development standards for that lot size. It is important to note that the illustrations represent possible development patterns based on the detached residential products envisioned for the Cimarron Ridge community; however, other designs that conform to the development standards may also be used.

Finally, while this Specific Plan distinguishes between minimum required lot sizes, the underlying land use designation for each Planning Area regardless of lot size is MDR, as shown in **Figure 3.1-2, Land Use Plan**. Water quality basins that are shown on the Land Use Plan also have an underlying land use designation of MDR. Therefore, the development standards related to the basins are also discussed here.

### ***Principal Permitted Uses – Medium Density Residential (MDR)***

Uses include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- One-family dwellings
- Parks
- Flood control basins, retention basins and related facilities
- Swimming pools
- Temporary real estate tract offices located within a subdivision to be used for and during the original sale of the subdivision
- Any use that is not specifically listed herein may be considered a principal permitted use or a conditionally permitted use provided that the Community Development Director finds that the proposed use is substantially the same in character and intensity as those listed in this Specific Plan

### ***Accessory Permitted Uses – Medium Density Residential (MDR)***

- Utility facilities
- Private recreation facilities
- Recreation centers
- Swimming pools and spas
- Tot lots
- Other accessory uses as determined by the Community Development Director to be substantially compatible with a principal permitted residential use

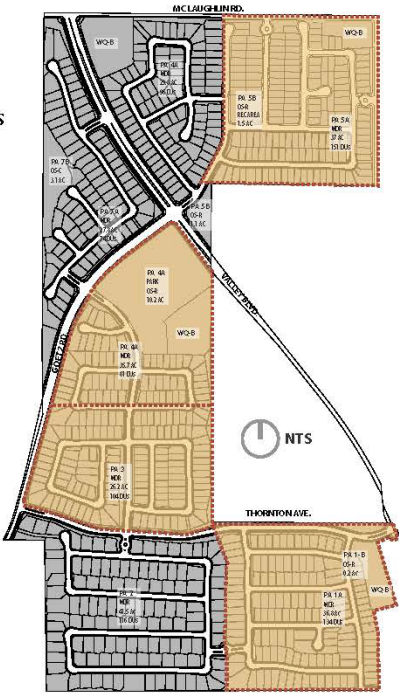
The development standards for MDR designated areas are listed in **Figures 4.1-1** through **4.1-4**.



# Grassland District Development Standards

DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 5,000 SQUARE FOOT MINIMUM
Lot Dimensions	
Minimum lot size	5,000 sq. ft.
Minimum pad size	4,500 sq. ft.
Minimum average width <sup>1</sup>	40'
Minimum average depth <sup>1</sup>	90'
Minimum frontage <sup>2</sup>	40'
Minimum frontage on lots fronting knuckles or cul-de-sacs	35'
Flag lots	Flag lots shall meet all lot requirements except that requirement of street frontage. Flag lots shall have an access strip to a street not less than 20 feet wide. In instances where a driveway exceeds 150 feet, then a turnaround area approved by the fire department will be required.
Setbacks	
Front Setback (from property line)	
To living area	15'
To a front entry garage	20'
To a side-in garage	10'
To a patio cover or second story deck	10'
Side Setback (from property line)	
Minimum interior side yard	5'
Minimum corner side yard <sup>3</sup>	10'
Rear Setback (from property line)	
To living area	15'
To California Room <sup>4</sup>	10'
To a patio cover, second story deck, trellis, or support structure	5'
To a pool and/or pool equipment	5'
Walls Fences and Hedges	
Maximum height within front yard setback	3'
Maximum height at interior or rear property line	6'
Other	
Maximum structural height	40'
Maximum lot coverage	65% for single story & 60% for two story
Yard encroachments (uninhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, stairways, and other architectural detailing)	2'
Air conditioning units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a 3' clear flat area between the AC unit and the property line wall. AC units shall be placed in the non-gated side yard when applicable.
Multi-Generational Suite Standards	
General Standards	Multi-generational suites are defined as living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Zoning Requirements	Multi-generational suites are permitted on all lots, provided that it meets all of the zoning requirements described above.
Additional Standards	<ul style="list-style-type: none"><li>Single gas, water, and electrical meters are required;</li><li>Conformance with the City's parking standards are required (garage conversion prohibited);</li><li>Complete kitchen facilities containing a stove, range or oven are prohibited. Alternatively, a "kitchenette" may be allowed. A kitchenette may contain a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 220V outlets for a range or oven shall be provided;</li><li>Incorporate Universal Design into multi-generation floor plan in order to accommodate transitional aging of seniors and have any multi-generation floor plan certified by a Universal Design Certified Professional;</li><li>Unit must be integrated (connected) to the main unit.</li></ul>

Keymap  
Note: Location of Planning Areas with 5,000 square Foot minimum lot size.



50'x 100' lot size  
Note: For corner lots, minimum 10' building setback is required on the corner-side.

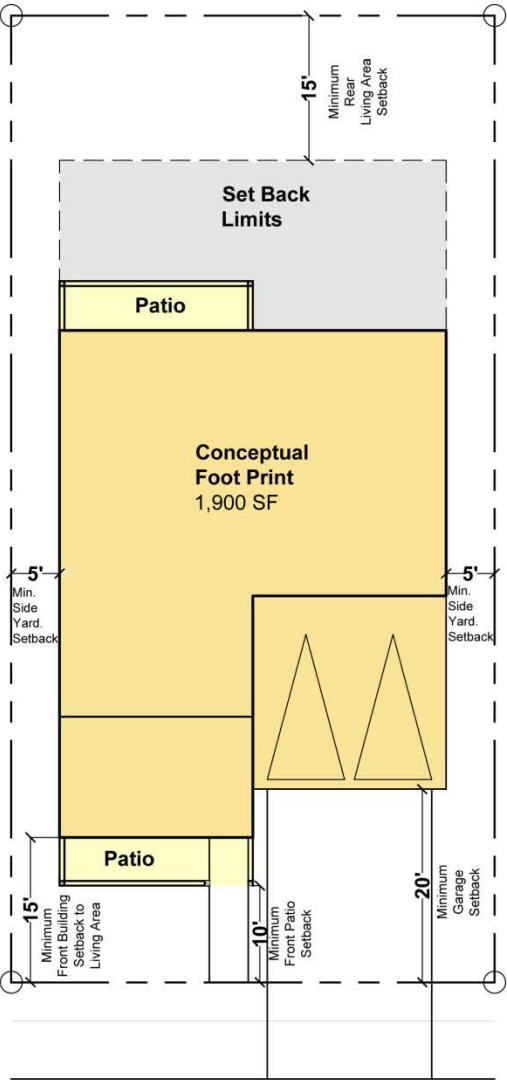


Figure 4.1-1

Grassland  
District  
Development  
Standards

<sup>1</sup> See Appendix A for guidelines to determine the average.  
<sup>2</sup> The length of the defined front lot line measured at the street right-of-way.  
<sup>3</sup> In instances where a corner lot is located adjacent to a landscaped area, and the landscaped area separates the residential lot from the right-of-way, then the landscape area may be counted towards the setback requirement.  
<sup>4</sup> California Room is defined as a built-in covered patio incorporated into the house design and roof line. California Rooms are located at the rear of the home, are open to the outdoors, and may be enclosed on up to three sides.

# Inland District Development Standards



DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 5,500 SQUARE FOOT MINIMUM
Lot Dimensions	
Minimum lot size	5,500 sq. ft.
Minimum pad size	4,950 sq. ft.
Minimum average width <sup>1</sup>	45'
Minimum average depth <sup>1</sup>	90'
Minimum frontage <sup>2</sup>	45'
Minimum frontage on lots fronting knuckles or cul-de-sacs	35'
Flag lots	Flag lots shall meet all lot requirements except that requirement of street frontage. Flag lots shall have an access strip to a street not less than 20 feet wide. In instances where a driveway exceeds 150 feet, then a turnaround area approved by the fire department will be required.
Setbacks	
Front Setback (from property line)	
To living area	15'
To a front entry garage	20'
To a side-in garage	10'
To a patio cover or second story deck	10'
Side Setback (from property line)	
Minimum interior side yard	5'
Minimum corner side yard <sup>3</sup>	10'
Rear Setback (from property line)	
To living area	15'
To California Room <sup>4</sup>	10'
To a patio cover, second story deck, trellis, or support structure	5'
To a pool and/or pool equipment	5'
Walls Fences and Hedges	
Maximum height within front yard setback	3'
Maximum height at interior or rear property line	6'
Other	
Maximum structural height	40'
Maximum lot coverage	65% for single story & 60% for two story
Yard encroachments (uninhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, stairways, and other architectural detailing)	2'
Air conditioning units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a 3' clear flat area between the AC unit and the property line wall. AC units shall be placed in the non-gated side yard when applicable.
Multi-Generational Suite Standards	
General Standards	Multi-generational suites are defined as living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Zoning Requirements	Multi-generational suites are permitted on all lots, provided that it meets all of the zoning requirements described above.
Additional Standards	<ul style="list-style-type: none"><li>• Single gas, water, and electrical meters are required;</li><li>• Conformance with the City's parking standards are required (garage conversions prohibited);</li><li>• Complete kitchen facilities containing a stove, range or oven are prohibited. Alternatively, a "kitchenette" may be allowed. A kitchenette may contain a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 220V outlets for a range or oven shall be provided.;</li><li>• Incorporate Universal Design into multi-generation floor plan in order to accommodate transitional aging of seniors and have any multi-generation floor plan certified by a Universal Design Certified Professional;</li><li>• Unit must be integrated (connected) to the main unit.</li></ul>

<sup>1</sup> See Appendix A for guidelines to determine the average.

<sup>2</sup>The length of the defined front lot line measured at the street right-of-way.

<sup>3</sup> In instances where a corner lot is located adjacent to a landscaped area, and the landscaped area separates the residential lot from the right-of-way, then the landscape area may be counted towards the setback requirement.

<sup>4</sup> California Room is defined as a built-in covered patio incorporated into the house design and roof line. California Rooms are located at the rear of the home, are open to the outdoors, and may be enclosed on up to three sides.

**Keymap:**  
Note: Location of Planning Areas with 5,500



**55 'x 100' lot size**  
Note: For corner lots, minimum 10'building setback is required on the corner-side.

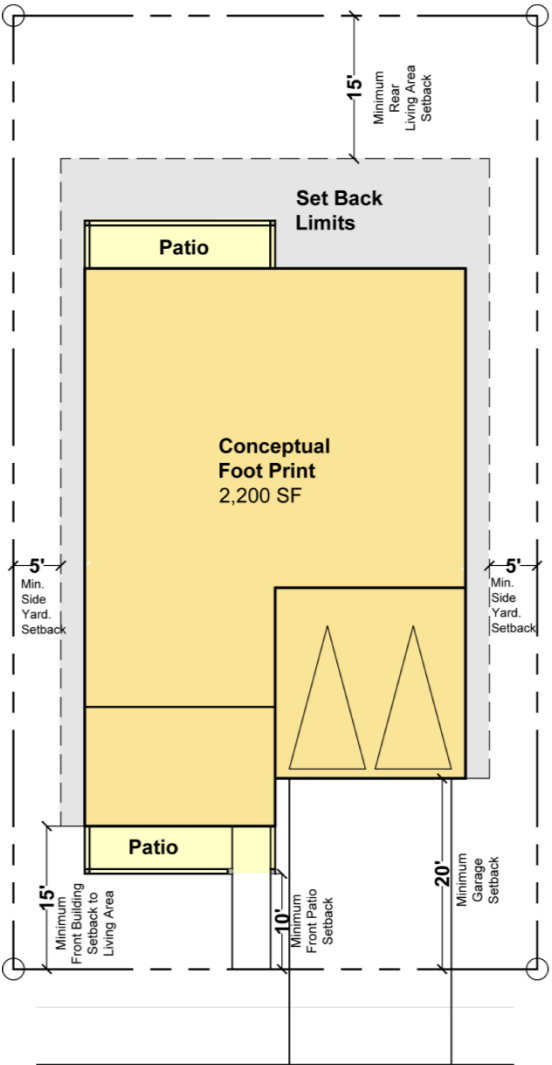


Figure 4.1-2

**Inland District Development Standards**



# Southland District Development Standards



DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 6,500 SQUARE FOOT MINIMUM
Lot Dimensions	
Minimum lot size	6,500 sq. ft.
Minimum pad size	5,550 sq. ft.
Minimum average width <sup>1</sup>	50'
Minimum average depth <sup>1</sup>	90'
Minimum frontage <sup>2</sup>	55'
Minimum frontage on lots fronting knuckles or cul-de-sacs	35'
Flag lots	Flag lots shall meet all lot requirements except that requirement of street frontage. Flag lots shall have an access strip to a street not less than 20 feet wide. In instances where a driveway exceeds 150 feet, then a turnaround area approved by the fire department will be required.
Setbacks	
Front Setback (from property line)	
To living area	15'
To a front entry garage	20'
To a side-in garage	10'
To a patio cover or second story deck	10'
Side Setback (from property line)	
Minimum interior side yard	5'
Minimum corner side yard <sup>3</sup>	10'
Rear Setback (from property line)	
To living area	15'
To California Room <sup>4</sup>	10'
To a patio cover, second story deck, trellis, or support structure	5'
To a pool and/or pool equipment	5'
Walls Fences and Hedges	
Maximum height within front yard setback	3'
Maximum height at interior or rear property line	6'
Other	
Maximum structural height	40'
Maximum lot coverage	65% for single story & 60% for two story
Yard encroachments (uninhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, stairways, and other architectural detailing)	2'
Air conditioning units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a 3' clear flat area between the AC unit and the property line wall. AC units shall be placed in the non-gated side yard when applicable.
Multi-Generational Suite Standards	
General Standards	Multi-generational suites are defined as living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Zoning Requirements	Multi-generational suites are permitted on all lots, provided that it meets all of the zoning requirements described above.
Additional Standards	<ul style="list-style-type: none"><li>• Single gas, water, and electrical meters are required;</li><li>• Conformance with the City's parking standards are required (garage conversions prohibited);</li><li>• Complete kitchen facilities containing a stove, range or oven are prohibited. Alternatively, a "kitchenette" may be allowed. A kitchenette may contain a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 220V outlets for a range or oven shall be provided.;</li><li>• Incorporate Universal Design into multi-generation floor plan in order to accommodate transitional aging of seniors and have any multi-generation floor plan certified by a Universal Design Certified Professional;</li><li>• Unit must be integrated (connected) to the main unit.</li></ul>

<sup>1</sup> See Appendix A for guidelines to determine the average.

<sup>2</sup> The length of the defined front lot line measured at the street right-of-way.

<sup>3</sup> In instances where a corner lot is located adjacent to a landscaped area, and the landscaped area separates the residential lot from the right-of-way, then the landscape area may be counted towards the setback requirement.

<sup>4</sup> California Room is defined as a built-in covered patio incorporated into the house design and roof line. California Rooms are located at the rear of the home, are open to the outdoors, and may be enclosed on up to three sides.

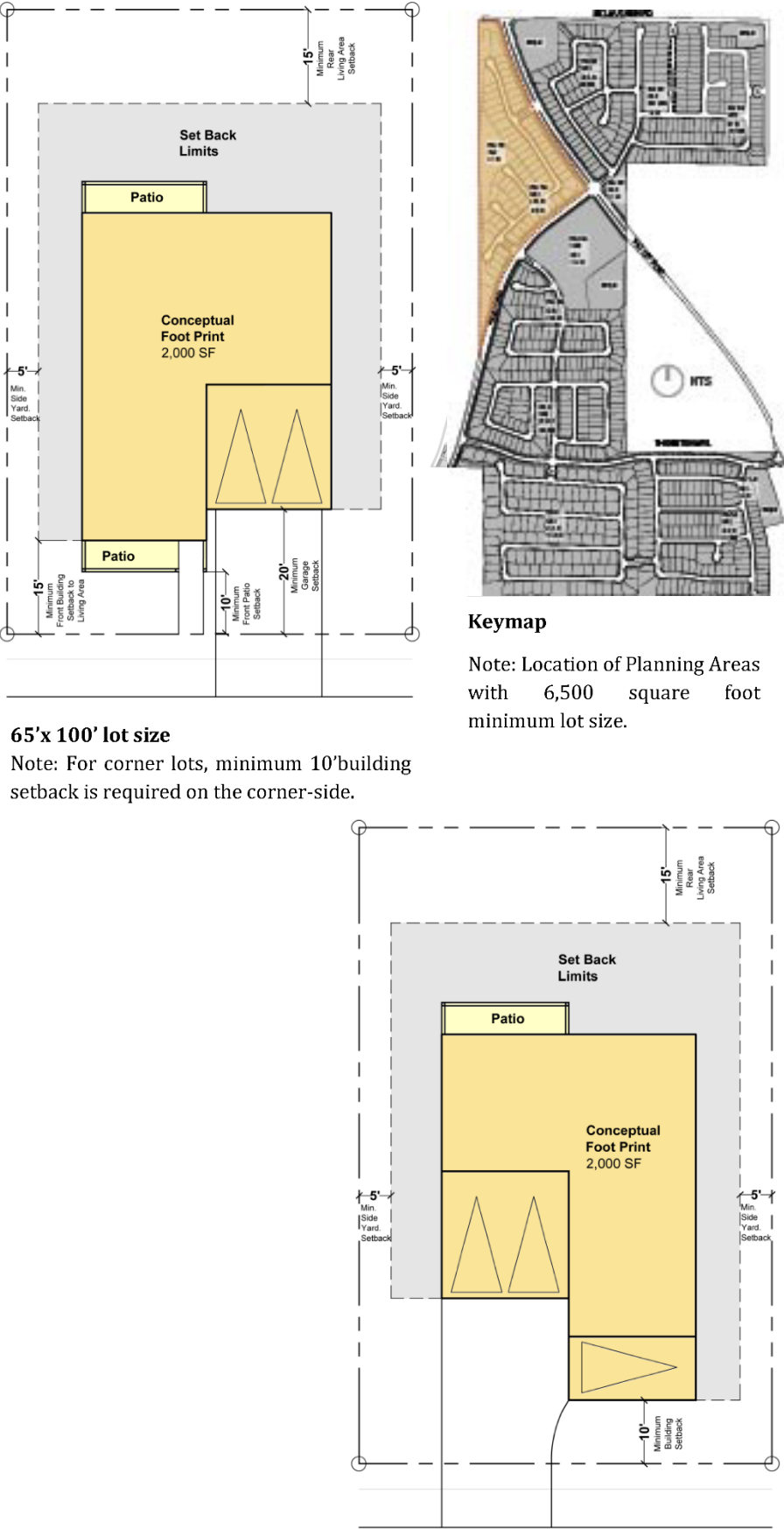


Figure 4.1-3

Southland District Development Standards

# Woodland District Development Standards



DEVELOPMENT STANDARD	MEDIUM DENSITY RESIDENTIAL 10,000 SQUARE FOOT MINIMUM
Lot Dimensions	
Minimum lot size	10,000 sq. ft.
Minimum pad size	6,500 sq. ft.
Minimum average width <sup>1</sup>	55'
Minimum average depth <sup>1</sup>	100'
Minimum frontage <sup>2</sup>	40'
Minimum frontage on lots fronting knuckles or cul-de-sacs	35'
Flag lots	Flag lots shall meet all lot requirements except that requirement of street frontage. Flag lots shall have an access strip to a street not less than 20 feet wide. In instances where a driveway exceeds 150 feet, then a turnaround area approved by the fire department will be required.
Setbacks	
Front Setback (from property line)	
To living area	15'
To a front entry garage	20'
To a side-in garage	10'
To a patio cover or second story deck	10'
Side Setback (from property line)	
Minimum interior side yard	5'
Minimum corner side yard <sup>3</sup>	10'
Rear Setback (from property line)	
To living area	15'
To California Room <sup>4</sup>	10'
To a patio cover, second story deck, trellis, or support structure	5'
To a pool and/or pool equipment	5'
Walls Fences and Hedges	
Maximum height within front yard setback	3'
Maximum height at interior or rear property line	6'
Other	
Maximum structural height	40'
Maximum lot coverage	65% for single story & 60% for two story
Yard encroachments (uninhabitable architectural features that extend beyond the building face including eaves, chimneys, bay windows, stairways, and other architectural detailing)	2'
Air conditioning units	Air conditioning (AC) units may encroach into the side yard setback, but must provide a 3' clear flat area between the AC unit and the property line wall. AC units shall be placed in the non-gated side yard when applicable.
Multi-Generational Suite Standards	
General Standards	Multi-generational suites are defined as living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Zoning Requirements	Multi-generational suites are permitted on all lots, provided that it meets all of the zoning requirements described above.
Additional Standards	<ul style="list-style-type: none"><li>• Single gas, water, and electrical meters are required;</li><li>• Conformance with the City's parking standards are required (garage conversions prohibited);</li><li>• Complete kitchen facilities containing a stove, range or oven are prohibited. Alternatively, a "kitchenette" may be allowed. A kitchenette may contain a sink, refrigerator and an electrical outlet which may be used for a microwave oven. No 220V outlets for a range or oven shall be provided;</li><li>• Incorporate Universal Design into multi-generation floor plan in order to accommodate transitional aging of seniors and have any multi-generation floor plan certified by a Universal Design Certified Professional;</li><li>• Unit must be integrated (connected) to the main unit.</li></ul>

<sup>1</sup> See Appendix A for guidelines to determine the average.

<sup>2</sup> The length of the defined front lot line measured at the street right-of-way.

<sup>3</sup> In instances where a corner lot is located adjacent to a landscaped area, and the landscaped area separates the residential lot from the right-of-way, then the landscape area may be counted towards the setback requirement.

<sup>4</sup> California Room is defined as a built-in covered patio incorporated into the house design and roof line. California Rooms are located at the rear of the home, are open to the outdoors, and may be enclosed on up to three sides.

### Keymap

Note: Location of Planning Areas with 10,000 square foot minimum lot size.



### 80' x 125' lot size

Note: For corner lots, minimum 10' building setback is required on the corner-side.

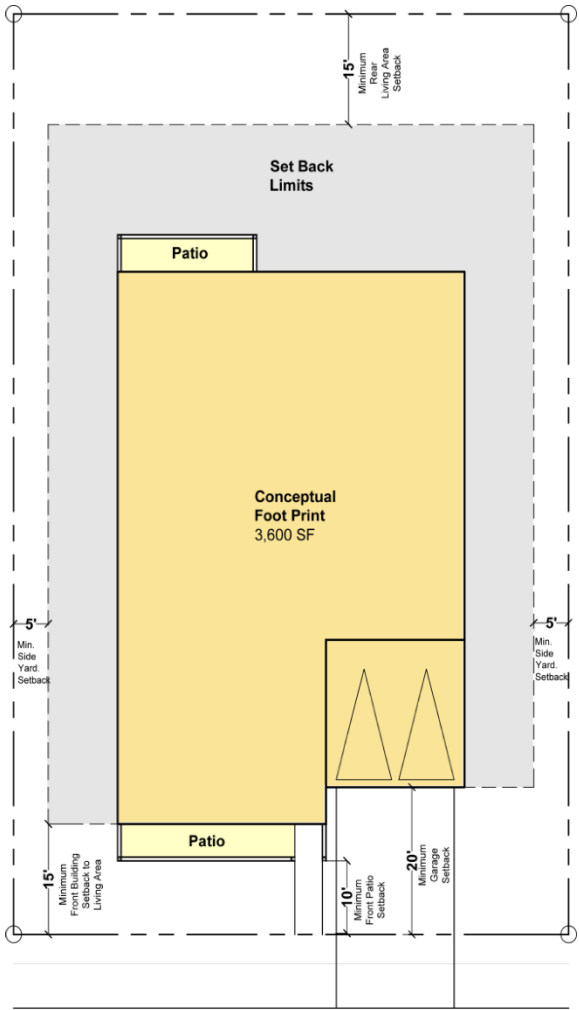


Figure 4.1-4

### Woodland District Development Standards



## 4.3 Open Space and Recreation Standards

### 4.3.1 Open Space Recreation

As shown in **Figure 3.1-2, Land Use Plan**, Cimarron Ridge contains four parks totaling 13.8 acres. The four parks include a 0.2-acre pocket park in Planning Area 1B, a 10.4-gross acre multipurpose sports park in Planning Area 4B, a private 1.5-acre recreation center, and a 1.2-acre pickleball facility in Planning Area 5B. The pocket park is intended to serve the adjacent neighborhood and is planned to include an open lawn area for picnic and passive uses, as well as a tot lot with a small play structure. The 10.4-gross acre multipurpose sports park is planned to include a range of activities such as soccer, baseball and sport fields, walking trails, dining areas, dog park, and tot lots as well as informal open space areas and recreational areas.

#### *Principal Permitted Uses – Open Space Recreation*

Uses include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- Public or private parks
- Public playgrounds
- Pool and water features
- Dog park
- Restrooms
- Flood control basins, detention basins, retention basins and related facilities
- Athletic fields
- Pickleball courts

#### *Accessory Permitted Uses – Open Space Recreation*

- Parking lots, only for the above permitted uses
- Utility facilities
- Recreation facilities
- Trails
- Shade structures
- Other accessory uses as determined by the Community Development Director to be substantially compatible with a principal permitted open space recreation/park use

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### ***Required Amenities – Pocket Parks***

At a minimum, the pocket park in Planning Area 1B shall include the following amenities:

- Shade tree plantings and rolling turf areas
- Children's play areas with playground equipment and/or other similar features and equipment
- Picnic areas that are structurally shaded

### ***Required Amenities – Multipurpose Park***

At a minimum, the multipurpose park in Planning Area 4B shall include the following amenities:

- Athletic field(s) with necessary facilities for each sport (in-place or moveable soccer goals, fencing, bench areas, etc.). The landscaping and grading around athletic areas should incorporate berming and screening, and planting of shrubs and groundcover when adjacent to roadways to limit the potential for balls to escape onto the roadway.
- Play area(s)
- Walkway(s)
- Picnic area(s) with at least 50% of the tables/picnic areas structurally shaded
- On-site parking
- Shade tree plantings and rolling turf areas
- Restrooms
- Dog park

### **4.3.2 Open Space Conservation**

As shown in **Figure 3.1-2, Land Use Plan** approximately 3.1 acres in Planning Area 7B is designated as Open Space Conservation. This designation is not intended to imply that this area serves as a habitat conservation area. Rather, the Open Space Conservation (OS-C) area is not considered suitable for development and will therefore remain in natural habitat.

### ***Principal Permitted Uses – Open Space Conservation***

Uses include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- Unrestricted open space
- Utility facilities



---

### ***Accessory Permitted Uses – Open Space Conservation***

- Trails
- Drainage channels
- Shade structures
- Other accessory uses as determined by the Community Development Director to be substantially compatible with a principal permitted open space conservation use

### **4.3.3 Project Wide Development Standards**

Project-wide development standards can be found in each sub-chapter of *Chapter 3.0, Community Development Plan*. These Project-wide development standards are applicable to each Planning Area. For Project-wide development standards, please refer to the following chapters:

- Chapter 3.1 Land Use Plan
- Chapter 3.2-Circulation Plan
- Chapter 3.3 Public Facilities Plan
- Chapter 3.4 Grading Plan
- Chapter 3.5 Phasing Plan

*Chapter 5.0* discusses landscape and architectural design guidelines that will govern the design character of the community. However, it is important to note the difference between standards and guidelines included herein. *Chapter 3.0, Community Development Plan* and *Chapter 4.0, Development Standards* establish a required level of quality or attainment. In contrast, *Chapter 5.0, Design Guidelines* provide general Project-wide guidelines and are not mandatory. The purpose of the Design Guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, and builders. These Design Guidelines are discussed in greater detail in the following chapter.

## 5.0 DESIGN GUIDELINES



### 5.0.1 Introduction

The following Design Guidelines are intended to provide a general framework for the physical design of the Cimarron Ridge Specific Plan. The purpose of these Design Guidelines is to establish planning and architectural themes and to promote aesthetic quality along with community diversity.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders and others involved in the design of community elements. Variation and customization within the context of the guidelines by a builder is encouraged to achieve individually distinctive neighborhoods complemented by recreational amenities and neighborhood linkages. To that end, these guidelines establish a design framework to help the City of Menifee staff, decision makers, citizens, design professionals, and developers understand and implement this Project. The pictures presented in this section are intended to convey the general design purpose of the Design Guidelines and are not intended to require the specific design style depicted. Thus, these guidelines identify actions or outcomes that are encouraged but not mandatory.

The following Design Guidelines are divided into two chapters: *5.1 Landscape Design Guidelines* and *5.2 Architectural Design Guidelines*.



## 5.1 LANDSCAPE DESIGN GUIDELINES



### 5.1.1 Purpose

The Landscape Design Guidelines for Cimarron Ridge are intended to establish thematic and visual elements within the community. As illustrated in **Figure 5.1-1, Landscape Theme Plan**, careful attention has been given to set the overall character of the Cimarron Ridge community through a unified theme of plant materials and inert landscape materials. Within this unified theme are planned subtle differences in the landscape elements for smaller sub-communities that create individual neighborhood units.

As described in greater detail below, these Landscape Design Guidelines are composed of seven major thematic landscape elements. Thematic elements are generally considered major Project improvements that occur at the community or neighborhood level, and which assist in establishing the overall design theme for Cimarron Ridge. The thematic elements include:

- Community Theme Concept
- Plant Palette
- Streetscapes
- Entry Monumentation
- Open Space and Recreation
- Walls and Fences
- Lighting

These thematic landscape elements occur throughout the community and unite Cimarron Ridge under a common design theme. General design guidelines and design criteria for the community landscape elements are described throughout this chapter.

The Landscape Design Guidelines will also comply with the landscaping requirements stated in the Cimarron Ridge Fire Protection Plan approved in July 2023.

**Finally, these Landscape Design Guidelines are provided as a resource to those involved in the design and implementation of this Specific Plan, and—illustrative in nature—are meant to be flexible and respond to changes in taste and environmental concerns over time.**

### 5.1.2 Community Theme Concept

As illustrated in **Figure 5.1-1, Landscape Theme Plan**, these Landscape Design Guidelines divide Cimarron Ridge into four landscape districts, each possessing a slight distinct landscape character while still maintaining uniformity and consistency to the overall landscape theme vision of the community. The four landscape districts follow the four planning area categories that are used throughout this Specific Plan (i.e., 5,000, 5,500, 6,500, and 10,000 square foot minimum lot sizes). The rationale for having the four landscape districts is to provide diversity

within the community and to distinguish the individual Planning Areas from one another by accenting the landscape through tree variations commonly seen in inland, grassland, southland and woodland planting communities of California. While building neighborhood identity through district tree accenting will be an important feature in the development, the identity of the Project will be defined by important features found consistently throughout all of the designed open spaces. Ornamental grasses in mass groupings, native and drought-tolerant plant material, and unique accent plant variety plantings will positively characterize the landscape at Cimarron Ridge. These Landscape Design Guidelines will ensure that a cohesive landscape fabric will be created to unify the overall community at all levels of development. The landscape plant palette, which is discussed in greater detail below (see **Figure 5.1-2 Landscape Plant Palette**), lists the recommended species to be used in the specific areas described in the Landscape Guidelines.

As described below, each landscape district is accented by trees commonly found in the California regions that the district is named after. The recommended trees for each district are to be planted in the street rights-of-way within each planning area. The selected plant species are all suitable for this climate and region and are on the County of Riverside California Friendly Plant List. The four landscape districts are as follows:

- **Inland District** – Lemon bottlebrush, Brisbane box, and mimosa trees are commonly found in the inland areas of Southern California and will be used to accent the Inland District. These trees are known to be dramatic during blooming periods, free forming in growth, and extremely colorful. They also have a soft dry appearance that creates a delicate focal point.
- **Grassland District** – Western sycamore, African sumac and cork oak are commonly found in the grassland areas adjacent to foothills and rivers throughout California and will be used to accent the Grassland District. These trees are considered to be more sculptural in appearance and have an organic form to their shape. In the landscape, these trees create subtle focal points which help identify the importance of the place. These trees will give the streetscape a unique identity.
- **Southland District** – Strawberry trees, Southern magnolia trees and golden rain trees are traditionally found in urban landscapes of traditional Southland basins and will be used in the Southland District. Unique to these trees is the ornamental appearance, formal shape that the tree grows into, and the symmetrical structure that the trees take. These trees take on an elegant presentation and easily draw focal attention when they are the within the streetscapes.
- **Woodland District** – London plane, American sweet gum and coast live oak are commonly found in larger areas that provide enough open space for them to tower over smaller plant material. These trees are considered to be more monumental in appearance and have more of a structural formal shape. In the landscape, these trees create foundational focal points which help carry a larger scale appearance. These trees will provide the district streetscape with a classical large tree street appearance.





Bottle Tree



Western Sycamore Tree



Magnolia Tree





Tree Accent District Plan

## Inland District

- Drammatic
- Free Forming
- Colorful



## Grassland District

- Native
- Organic
- Sculptural



## Southland District

- Ornamental
- Formal
- Structured



## Woodland District

- Native
- Hardy
- Monumental



Figure 5.1-1A  
Landscape  
Theme Plan  
Districts





Landscape Theme Plan Community Wide

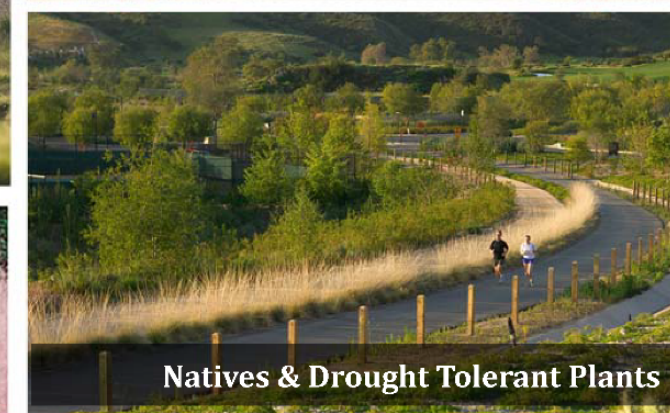
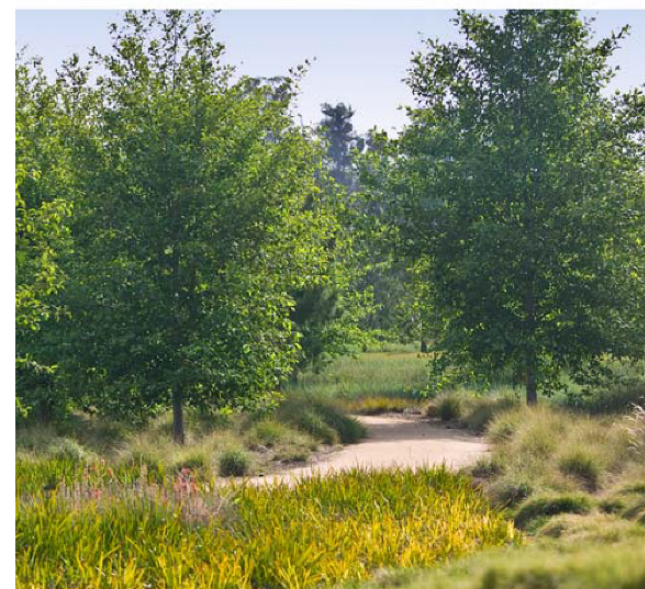


Figure 5.1-1B  
Landscape  
Theme Plan  
Community Wide



### 5.1.3 Plant Palette

It is the intent of these Landscape Design Guidelines to provide flexibility and diversity in plant material selection, while maintaining a selected palette to give greater unity and thematic identity to the community.

The plant material lists have been selected for their appropriateness to the Project theme, climactic conditions, soil, and concern for maintenance. The selected plant palette is particularly suitable to the area; they tolerate a wide temperature range, have low water consumption requirements, and withstand local wind conditions.

These Landscape Design Guidelines have been developed pursuant to City Ordinance No. 2009-061. The selected plant species are on the County of Riverside California Friendly Plant List. Wherever possible, overall plant materials shall have compatible drought-resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

Plant material guidelines provide guidance as to the proper plant materials for community setting such as entries, streetscapes, and open space areas. The landscaping plan for Cimarron Ridge calls for a compatible plant palette of trees, shrubs, grasses, groundcovers and accents and a specialized treatment application for each community element (i.e. defined trees within the landscape district). **Figure 5.1-2, Landscape Plant Palette** provides a list of the recommended plant materials within the Cimarron Ridge community.





TYPE	BOTANICAL NAME	COMMON NAME	PKWAY/ MEDIAN	BUFFER	ACCENT /ENTRY	PARKS & OPEN SPACE	BASINS/ BIO- SWALE	DISTRICT	FRONT YARD
T R E E S	Albizia julibrissin	Mimosa	X		X	X		Inland	
	Arbutus unedo	Strawberry Tree	X	X	X			Southland	X
	Brachychiton populneus	Bottle Tree	X	X	X	X	X	All	
	Callistemon Citronis	Lemon Bottlebrush	X	X	X	X	X	Inland	X
	Cassia leptophylla	Gold Medallion Tree	X		X	X		Inland	
	Fraxinus velutina	Arizona Ash	X	X	X	X	X	All	
	Ginkgo Biloba	Maidenhair Tree	X	X	X			Southland	
	Koeleruteria paniculata	Golden Rain Tree	X	X				Southland	X
	Liquidambar styraciflua	American Sweet Gum	X	X	X	X	X	Woodland	X
	Magnolia Grandiflora	Southern Magnolia	X	X	X	X	X	Southland	
	Melaleuca linanifolia	Flax Leaf Paper Bark	X	X	X	X		All	
	Olea europaea 'Swan Hill'	Fruitless Olive Tree	X	X	X			All	
	Pinus Eldarica	Afghan Pine	X	X	X	X	X	All	
	Platanus racemosa	California Sycamore		X		X	X	Grassland	
	Platanus x. acerfolia	London Plane Tree	X	X				Woodland	X
	Podocarpus Gracilior	Fern Pine	X	X		X		All	
	Populus fremontii 'Nevada'	Western Cottonwood		X		X	X	Grassland	
	Prosopis chilensis	Thomless Chilean Mesquite	X	X		X		Inland	
	Prunus caroliniana	Carolina Laurel Cherry	X	X				All	
	Quercus agrifolia	Coast Live Oak		X		X		Woodland	
	Quercus suber	Cork Oak	X	X				Grassland	
	Rhus Lancea	African Sumac	X	X		X	X	Grassland	X
	Schinus Molle	California Pepper Tree				X	X	All	
	Sambucus mexicana	Mexican elderberry					X	All	
	Tristania Conferta	Brisban Box Tree	X	X	X			Inland	X
	Ulmus parvifolia	Evergreen Elm	X	X			X	All	

Type	BOTANICAL NAME	COMMON NAME	Parkway /Median	BUFFER	ACCENT /ENTRY	PARKS & OPEN SPACE	BASINS/ BIO- SWALE	DISTRICT
G R O U N D C O V E R S	Abelia 'Edward Goucher'	Glossy Abelia	X	X	X	X	X	All
	Agapanthus Spp.	Lily of the Nile	X		X			All
	Arctostaphylos spp.	Manzanita	X	X	X	X	X	All
	Baccharis pilularis	Coyote Brush		X		X	X	All
	Buxus japonica	Japanese Boxwood	X		X	X		All
	Caesalpinia pulcherrima	Red Bird of Paradise	X	X		X		All
	Callistemon viminalis 'Little John'	Little John Bottlebrush	X	X	X		X	All
	Ceanothus spp.	Ceanothus	X	X		X		All
	Lavandula Spp.	Lavender	X	X	X	X		All
	Cistus spp.	Rockrose	X	X	X	X	X	All
	Conida boissieri	Texas Olive	X	X		X		All
	Dietes Bicolor	Fortnight lily	X	X	X	X	X	All
	Dodonaea viscosa 'Purpurea'	Hop Bush	X	X	X	X	X	All
	Elaeagnus spp.	Elaeagnus	X	X		X	X	All
	Escalonia compacta	Compact Escalonia	X	X		X	X	All
	Euonymus japonicus spp.	Euonymus	X	X	X	X		All
	Grevillia 'Noelii'	Noel's Grevillia		X		X	X	All
	Hemerocallis Spp.	Daylily	X	X	X	X		All
	Heteromes arbutifolia	Toyon	X	X		X	X	All
	Lantana Camera	Lantana	X	X		X		All
	Rosa Spp.	Iceberg Rose	X	X	X	X		All
	Leucophyllum species	Texas Ranger	X	X	X	X	X	All
	Ligustrum japonica 'Texana'	Texas Privet	X	X		X	X	All
	Myrtus communis compacta	Compact Myrtle	X	X	X	X		All
	Leonotis leonurus	Lion's Tail	X	X	X	X	X	All
	Nerium oleander 'Petite Pink'	Petite Pink Oleander	X	X	X	X	X	All
	Persovskia atriplicifolia	Russian Sage	X	X	X	X	X	All
	Photinia x. fraseri	Fraser's Photinia	X	X	X	X	X	All
	Pittosporum Tobira	Mock Orange	X	X				All
	Echium fastuosum	Pride of Madeira		X		X	X	All
S H R U B S	Rhaphiolepis indica spp	Indian Hawthorn	X	X	X	X	X	All
	Rhus Ovata	Sugar Bush		X		X		All
	Rosa Banksiae	Lady Banks' Rose		X		X	X	All
	Salvia Clevelandia	Cleveland Sage	X	X		X	X	All
	Salvia greggii	Autumn Sage	X	X	X	X	X	All
	Salvia Leucantha	Mexican Sage	X	X	X	X	X	All
	Euroops pectinatus	Shrub Daisy		X		X	X	All
	Tecoma Stans	Yellow Bells	X	X	X	X	X	All
	Teucrium fruticans	Bush Germander	X	X	X			All
	Tulbaghia violacea	Society Garlic	X		X			All
	Xylosma congestum	Shiny Xylosma	X	X		X	X	All

Type	BOTANICAL NAME	COMMON NAME	Parkway /Median	BUFFER	ACCENT /ENTRY	PARKS & OPEN SPACE	BASINS/ BIO- SWALE	DISTRICT
G R A S S E S	Calamagrostis x 'Karl Foerster'	Feather Reed Grass	X	X	X	X	X	All
	Chondropetalum	Cape Rush			X		X	All
	Carex testacea	New Zealand Sedge					X	All
	Carex pansa	Dune Sedge					X	All
	Festuca glauca	Blue Fescue	X	X	X	X	X	All
	Festuca mairei	Maire's Fescue	X	X		X	X	All
	Helictotrichon sempervirens	Blue Oat Grass	X	X	X	X		All
	Iris douglasiana	Douglas Iris	X	X	X			All
	Juncus	Rush				X	X	All
	Leymus condensis 'Canyon Fescue'	Giant Wild Rye					X	All
	Leymus triticoides	Creeping Wild Rye					X	All
	Liriope Muscari	Big Lily Turf	X	X		X	X	All
	Miscanthus sinensis	Silver grass	X	X		X	X	All
	Miscanthus transmorionensis	Evergreen Miscanthus	X	X	X	X	X	All
	Muhlenbergia Rigens	Deer Grass	X	X	X	X	X	All
	Muhlenbergia lindheimeri	Lindheimer's muhly	X	X	X	X	X	All
	Nassella tenuissima	Mexican Feather Grass	X	X				All
	Sipa gigantea	Giant Feather Grass	X	X				All
	Syrinchium californicum	Golden Eyed Grass					X	All

Type	BOTANICAL NAME	COMMON NAME	Parkway /Median	BUFFER	ACCENT /ENTRY	PARKS & OPEN SPACE	BASINS/ BIO- SWALE	DISTRICT
G R O U N D C O V E R S	Rosmarinus officinalis prostratus	Prostrate Rosemary	X	X	X	X	X	All
	Baccharis pilularis	Coyote Brush	X	X	X	X	X	All
	Coprosma kirkii	Coprosma	X	X	X	X		All
	Cistus Salicifolius	Sageleaf Rockrose	X	X	X	X	X	All
	Lonicera Japonica 'Halliana'	Hall's Honeysuckle	X	X	X	X	X	All
	Dalea Greggii	Trailing Indigo Bush	X	X		X		All
	Lantana montevidensis	Trailing Lantana	X	X		X		All
	Myoporum parvifolium	Prostrate Myoporum		X		X	X	All
	Trachelospermum jasminoides	Star Jasmine	X		X	X		All
	Senecio mandralicae	Blue Chalk Sticks	X		X	X		All

Type	BOTANICAL NAME	COMMON NAME	Parkway /Median	BUFFER	ACCENT /ENTRY	PARKS & OPEN SPACE	BASINS/ BIO- SWALE	DISTRICT
A C C E N T S	Agave americana	Century plant		X	X	X		All
	Agave americana 'Mediopicta Alba'	Variegated Centry Plant	X		X			All
	Agave parryi	Artichoke agave			X			All
	Agave vilmoriniana	Octopus agave	X	X	X	X		All
	Aloe striata	Coral Aloe	X		X	X		All
	Anigozanthos Spp.	Kangaroo Paw	X	X	X	X		All
	Dasylium wheeleri	Desert Spoon		X	X	X		All
	Kniphofia uvaria	Red Hot Poker	X		X			All
	Hemerocallis Hybrids	Daylily	X	X	X	X		All
	Phormium Spp.	New Zealand Flax	X	X	X	X		All



Platanus x acerifolia  
London Plane Tree



Ulmus parvifolia  
Chinese Elm



Muhlenbergia rigens  
Deer Grass



Calamagrostis x acutiflora  
Karl Forester's Feather Reed



Helictotrichon sempervirens  
Blue Oat Grass



Raphiolepis indica 'Clara'  
Indian Hawthorn



Arctostaphylos Manzanita 'Dr. Hurd'  
Dr. Hurd Manzanita



Lavandula spp.  
Lavender



Anigozanthos hybrids  
Dwarf Kangaroo Paw



Cistus x purpureus  
Orchid Rockrose



Leucophyllum frutescens 'Compacta'  
Compact Texas Ranger



Perovskia atriplicifolia  
Russian Sage



Salvia greggii  
Autumn Sage



Salvia leucantha 'Santa Barbara'  
Mexican Bush Sage

Figure 5.1-2  
Landscape  
Plant Palette



#### 5.1.4 Landscape Design Standards

These Landscape Design Guidelines are intended to establish thematic and visual elements within the community. Careful attention has been given to set the overall character of Cimarron Ridge through a unified theme of plant materials and inert landscape materials. These Landscape Design Guidelines are provided as a resource to those involved in the design and implementation of this Specific Plan, and- illustrative in nature- are meant to be flexible and respond to changes in taste and environmental concerns over time. The following Design Standards set forth general criteria for landscaping at the community-wide level and are intended to ensure that a cohesive landscape fabric will be created to unify the overall community at all levels of development. The plant palette (**Figure 5.1-2**) lists the recommended species to be used in the specific areas described in the landscape design guidelines.

##### *A. General Standards*

- Final landscape plans prepared for implementing projects shall either be consistent with the City's Landscape Standards as adopted by Ordinance No. 2015-167 or with this Specific Plan.
- All landscaping should utilize the approved trees, shrubs, and groundcovers listed in the plant palette in **Figure 5.1-2, Landscape Plant Palette**.
- The planting of native and drought-tolerant species in conjunction with water-efficient and drip irrigation systems is highly encouraged throughout the Project.
- Automated, high efficiency irrigation systems such as bubbler irrigation and low-angle, low-flow spay heads should be installed to reduce the amount of water devoted to landscaped areas.
- The use of large or inefficient turf areas in landscaping should be reduced wherever possible by incorporating water-conserving native groundcovers, shrubs, or trees.
- Plants with similar water requirements should be grouped together, a technique known as hydrozoning.

##### *B. Streetscapes and Entry Monumentation*

- Landscaping along major roadways and entries should be consistent, formalized, and composed of signature plantings from the plant palette to create attractive and cohesive community identity.
- Large evergreen trees and deciduous trees should be planted in a formal pattern no greater than 30 feet apart.
- Informal groupings of ornamental trees, shrubs, and vines should be planted between sidewalks and walls to soften their appearance.
- Flowering trees, shrubs, and ornamental grasses are encouraged at entries and key intersections to add color and interest.



### ***C. Parks and Open Space Areas***

- Park areas should be landscaped with small, informal groups of trees, shrubs and groundcovers to provide shade.

### ***D. Residential Landscape***

- The landscape character should vary from neighborhood to neighborhood. Each neighborhood may use its own distinguishing ornamental/flowering tree species from the plant palette in **Figure 5.1-2, Landscape Plant Palette**.

#### ***Residential Front Yards***

- Front yard landscaping is required for all homes and will be reviewed under a separate minor plot plan application.
- Groundcovers, inert natural materials, and/or native grasses are encouraged in front yards to limit the amount of turf planted.
- Accent shrubs that highlight the front entry are encouraged.
- Walls that are visible from the street should be softened with informal shrub plantings.

#### ***Residential Front Yards At Open End of a Cul-de-sac***

- As shown in the picture below, in situations where there is no structure at the toe of the cul-de-sac, and the rear yard from the adjacent street is visible, the residential front yard landscaping closest to the open end of the cul-de-sac should be enhanced with a combination of mid to high shrubs and trees to screen walls and enhance the view at the end of the cul-de-sac.



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## ***E. Lighting***

- Lighting should be designed to define vehicular and pedestrian circulation patterns, distinguish community entries and activity areas, and ensure safe pedestrian movement.
- Lighting fixtures should be compatible with the architectural styles of surrounding building while also being consistent throughout the community.
- Lighting fixtures are required on either side of the garages and above or next to the front door.
- Primary monuments that are located at major entry areas into the community should be creatively lit to provide a sense of arrival to the community.
- To preserve views of the nighttime sky, lighting elements should minimize glare, spillover, and light pollution. Outdoor lighting should be directed downward.

### **5.1.5 Streetscapes**

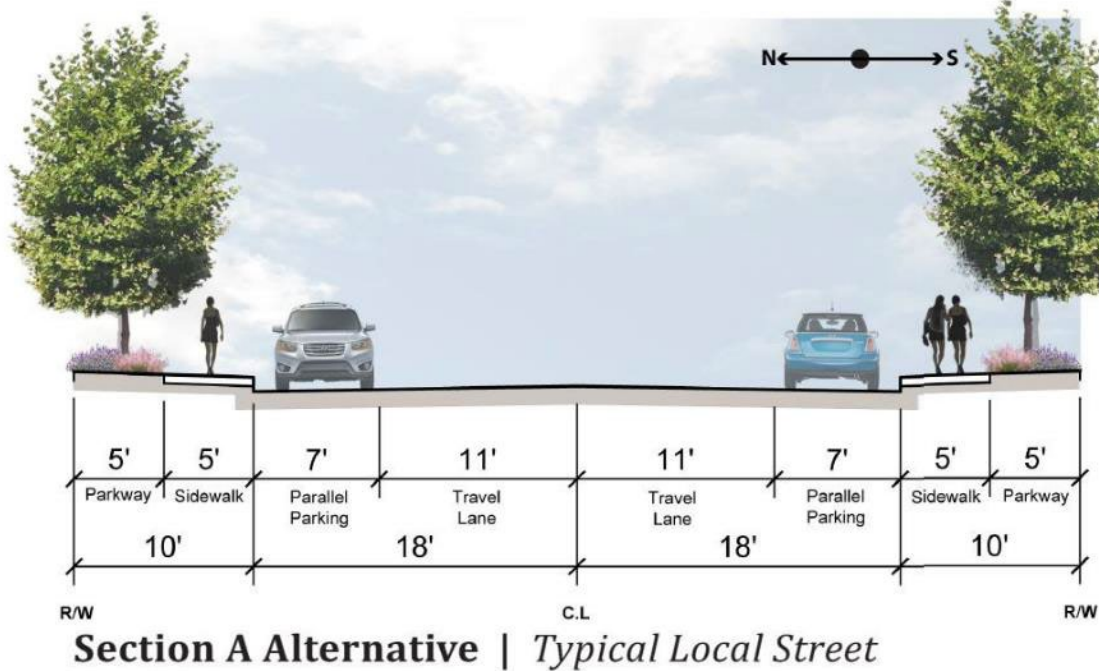
As described above, a unified street planting program will be used throughout the community to reinforce the landscape character and the landscape districts of Cimarron Ridge. Streetscapes throughout the community should be planted with a combination of street trees, shrubs, and groundcovers. Streetscapes are intended to create a high quality, visually pleasing experience at the pedestrian and vehicular level. In addition, streetscapes serve functional purposes, including buffering uses, noise attenuation, and screening undesirable views from public view.

As shown in **Figure 3.2-3, Roadway Cross Sections**, several types of streetscapes are proposed for Cimarron Ridge. A hierarchy of streetscapes is provided with distinctive landscapes. Landscape elements include medians, parkways, and rights-of-way.

#### ***Section A – Typical Local Streets***

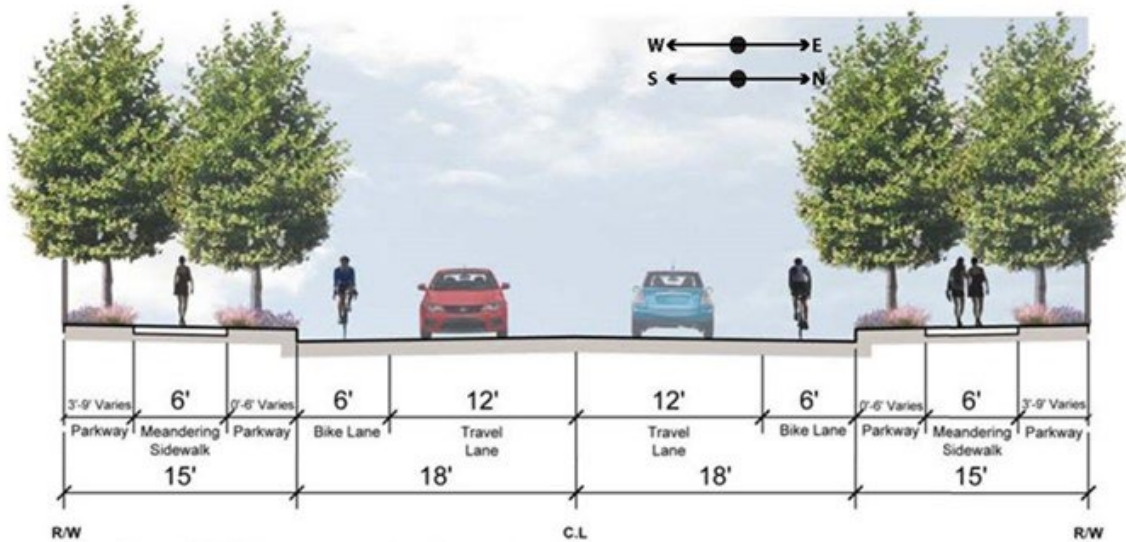
As shown in **Figure 3.2-3, Roadway Cross Sections**, and in the picture below, local streets contain a 5-foot-wide landscaped parkway with a 5-foot-wide concrete sidewalk adjacent to the curb along both sides of the roadway. The homeowner will be responsible for the maintenance and upkeep of the landscape parkway adjacent to the residence. Landscaping for the parkway will be selected by the builders from the approved landscape palette. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.





### Section B – Promenade Streets

As shown in **Figure 3.2-2, Proposed Circulation Plan**, U Street and Thornton Avenue are proposed as Promenade streets. As shown in **Figure 3.2-3, Roadway Cross Sections** and in the picture below, Promenade streets are enhanced with a striped 6-foot-wide Class II bike lane on each side of the roadway. Promenade streets feature a 6-foot-wide meandering sidewalk for pedestrian circulation that is flanked on both sides by an enhanced landscaped parkway.



**Section B | Promenade Streets**

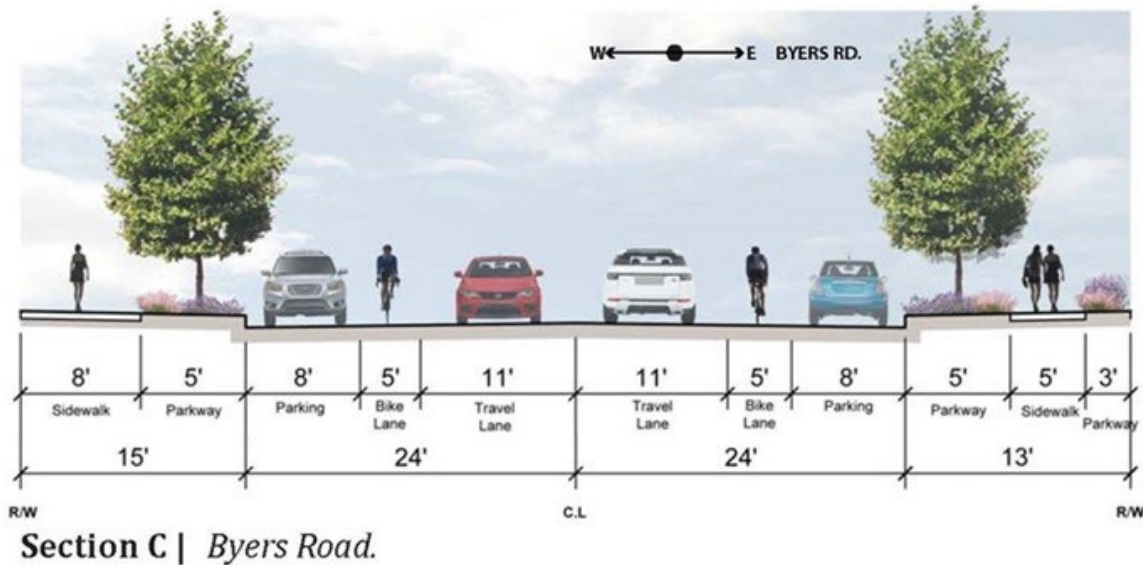
Promenade streets are a central feature of Cimarron Ridge. They are designed to feature rich community-based streetscapes, helping define the sense of arrival in Cimarron Ridge, and to complement the urban design fabric while also contributing to the overall site character.

Parkways should be planted with uniformly spaced rows of deciduous trees closest to the street with evergreen trees planted at the edge of the parkways away from the street in random groupings. Under the trees, the parkways should be planted with groupings of low-growing, low to medium water use flowering shrubs, groundcovers, and native grasses. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.

### **Section C – Byers Road**

As shown in **Figure 3.2-3 Roadway Cross Sections**, and in the picture below, the eastern side of Byers Road will contain a 3-foot-wide landscape buffer followed by a 5-foot-wide sidewalk and a 5-foot-wide landscaped parkway. The western side of Byers Road will feature an enhanced 8-foot-wide sidewalk. A 5-foot-wide landscaped parkway adjacent to the curb along both sides of the roadway provides pedestrian and vehicular traffic separation.

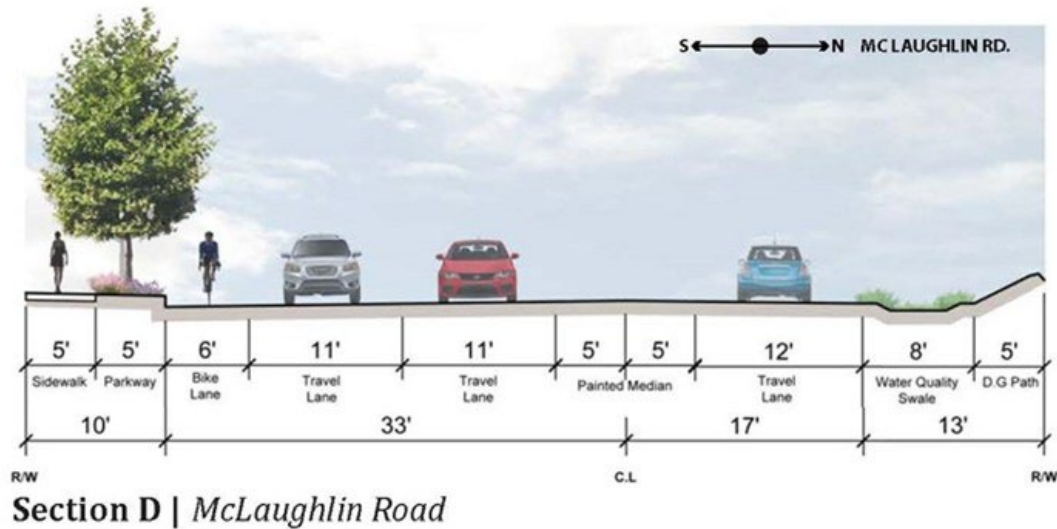




Parkways should be planted with uniformly spaced rows of evergreen trees closest to the street with low-growing flowering groundcovers planted at the edge of the parkways away from the street. Under the trees, the parkways should be planted with groupings of low-growing, low to medium water use flowering shrubs, groundcovers, and native grasses. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.

### **Section D – McLaughlin Road**

As shown in **Figure 3.2-3, Roadway Cross Sections**, and in the picture below, the southern side of McLaughlin Road will contain a 5-foot-wide sidewalk adjacent to the property line, followed by a 5-foot-wide landscaped parkway. The northern side of McLaughlin Road will contain an 8-foot-wide water quality swale and a 5-foot-wide decomposed granite path.

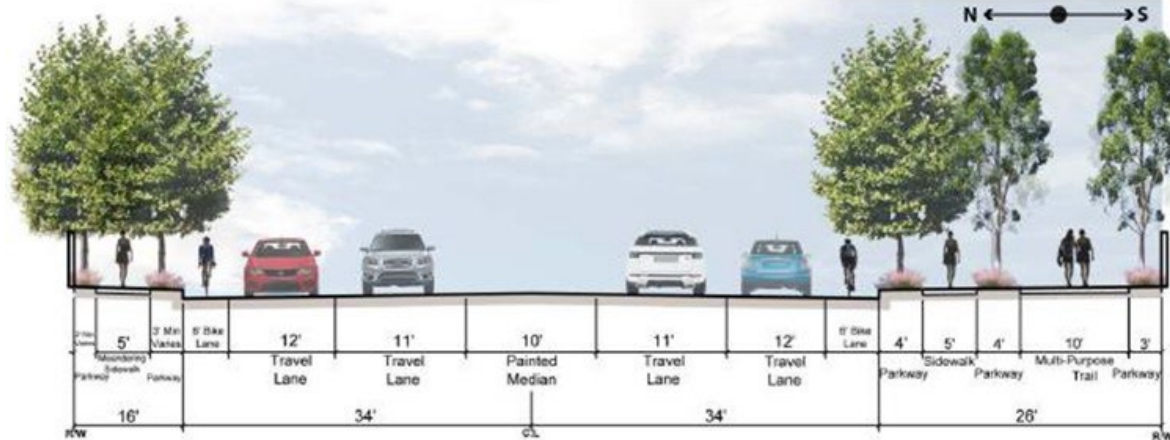


Parkways should be planted with uniformly spaced rows of evergreen trees. Under the trees, the parkways should be planted with groupings of low-growing, low to medium water use flowering shrubs, groundcovers, and native grasses. The water quality swale should be planted with groundcovers and native grasses as approved by the City Engineering department. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.

### Section F – Goetz Road

As shown in **Figure 3.2-3 Roadway Cross Sections**, and in the picture below, the southern side of Goetz Road will contain a 3-foot-wide landscaped buffer adjacent to the property line, followed by a multipurpose trail, a 4-foot-wide landscaped parkway, a sidewalk, and a 4-foot-wide landscaped parkway adjacent to the curb. The northern side of Goetz Road will contain a meandering sidewalk flanked on both sides by a landscaped parkway of varying size.



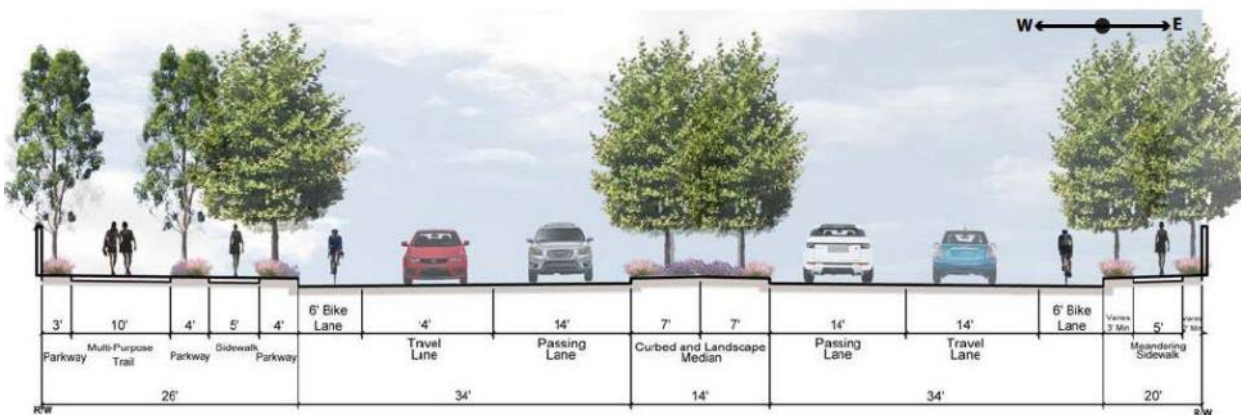


**Section F | Goetz Road**

Landscape parkways should be planted with uniformly spaced rows of deciduous trees closest to the street with evergreen trees planted at the edge of the parkways away from the street in random groupings. Under these trees, groupings of low-growing shrubs, low to medium water use flowering shrubs, groundcovers, and native grasses should be planted. The landscaped buffer adjacent to the property line should contain medium- to high-growing flowering shrubs to screen the wall. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.

### Section G – Valley Boulevard

As shown in **Figure 3.2-3 Roadway Cross Sections**, and in the picture below, Valley Boulevard will contain a 14-foot-wide curbed landscape median in the center of the street. The western side of the road will contain a 3-foot-wide landscaped buffer adjacent to the property line, followed by a multipurpose trail, a 4-foot-wide landscaped parkway, a sidewalk, and a 4-foot-wide landscaped parkway adjacent to the curb. The eastern side of Valley Boulevard will contain a meandering sidewalk flanked on both sides by a landscaped parkway of varying size.



**Section G | Valley Blvd.**

Parkways should be planted with uniformly spaced rows of deciduous trees closest to the street with evergreen trees planted at the edge of the parkways away from the street in random groupings. Under these trees, groupings of low-growing shrubs, low to medium water use flowering shrubs, groundcovers, and native grasses will be planted. The landscaped buffer adjacent to the property line should contain medium- to high-growing flowering shrubs to screen the wall.

The median in the center of the street should be planted with flowering accent trees evenly spaced down the center of the median and low-growing flowering groundcovers. Inert materials such as cobble, rock riprap, and decomposed granite may also be used in the medians to reduce water use, create interest, and introduce dramatic texture. **Figure 5.1-2, Landscape Plant Palette** provides a complete list of plant materials appropriate to the landscape parkway and landscape district.

### 5.1.6 Entry Monumentation

A hierarchy of entry monumentation is planned within Cimarron Ridge to create a sense of identity for the overall community and for its individual neighborhoods. It is the purpose of these entry monuments to identify the Project, reinforce the general landscape theme, establish the character of the community, and provide a prominent reminder of the quality and distinctiveness of Cimarron Ridge. The hierarchy of entry monumentation consists of primary monuments, secondary monuments, neighborhood monuments, and park monuments. Conceptual renderings and site-specific locations of the various entry monuments follow.

All entry monuments are composed of a thematic blend of built features, landscape features, signage and specialty lighting that provide strong landmarks and reinforce the distinctiveness of Cimarron Ridge. Monument signage should be designed to be compatible with the character of the community but flexible enough to respond to the individual contexts. Logos, type styles, and color schemes should be consistent throughout the Planning Area. Monument signs should vary in size and detail in a manner that reflects their relative importance within the signage hierarchy.

#### *Primary Entry Monumentation*

Primary entries provide strong landmarks that reinforce the major entries into the community, while also establishing a unique and tasteful landscape theme for Cimarron Ridge. As shown in **Figure 5.1-3, Primary Entry Monumentation**, primary entry monuments are located at three prominent intersections in Cimarron Ridge: Valley Boulevard and McLaughlin Road; Valley Boulevard and Goetz Road (entrance to the age-restricted Planning Areas 5 and 6); and Thornton Avenue and Valley Boulevard. **Figure 5.1-3** provides conceptual illustrations of the elements and details that should be incorporated into primary monuments.

As shown in **Figure 5.1-3**, primary monuments are located along both sides of the street right-of-way. On the western side of the right-of-way, primary monuments will consist of an approximately 7-foot-high stone veneer pilaster with an attached low uniform stone veneer wall.



A decorative themed community identification sign is proposed within the pilaster. On the eastern side of the right-of-way, primary monuments will consist of a slightly smaller, but wider, stone veneer pilaster with a community identification sign. Formal planting materials for primary monuments should consist of flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.

### ***Secondary Entry Monumentation***

As shown in **Figure 5.1-4, Secondary Entry Monumentation**, secondary monuments are proposed for two prominent intersections within the community: at the intersection of McLaughlin Road and a planned internal roadway, and at the intersection of Goetz Road and Thornton Avenue. **Figure 5.1-4** provides conceptual illustrations of the elements and details that should be incorporated into secondary monuments.

As shown in **Figure 5.1-4**, secondary monuments are designed to have a less dramatic impact than primary monuments but still reinforce the community thematic features. As with primary monuments, secondary monuments are located on both sides of the right-of-way. Secondary monuments will consist of an approximately 6-foot-high stone veneer pilaster with a decorative themed community identification sign and a low uniform stone veneer theme wall. Formal planting materials for secondary monuments should consist of flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.

### ***Neighborhood Entry Monuments***

As shown in **Figure 5.1-5A** and **Figure 5.1B, Neighborhood Entry Monumentation** neighborhood monuments are located at four points within the community. Neighborhood monuments are situated along prominent roads that provide access to individual neighborhoods. **Figures 5.1-5A** and **5.1-5B** provide conceptual illustrations of the elements and details that should be incorporated into neighborhood monuments.

Neighborhood monuments are similar to primary and secondary monuments, but on a smaller scale. As shown in **Figures 5.1-5A** and **5.1-5B**, two styles of neighborhood monumentation are proposed. **Figure 5.1-5A** features a stone veneer pilaster on each side of the right-of-way with a decorative themed community identification sign. **Figure 5.1-5B** features a stone veneer wall



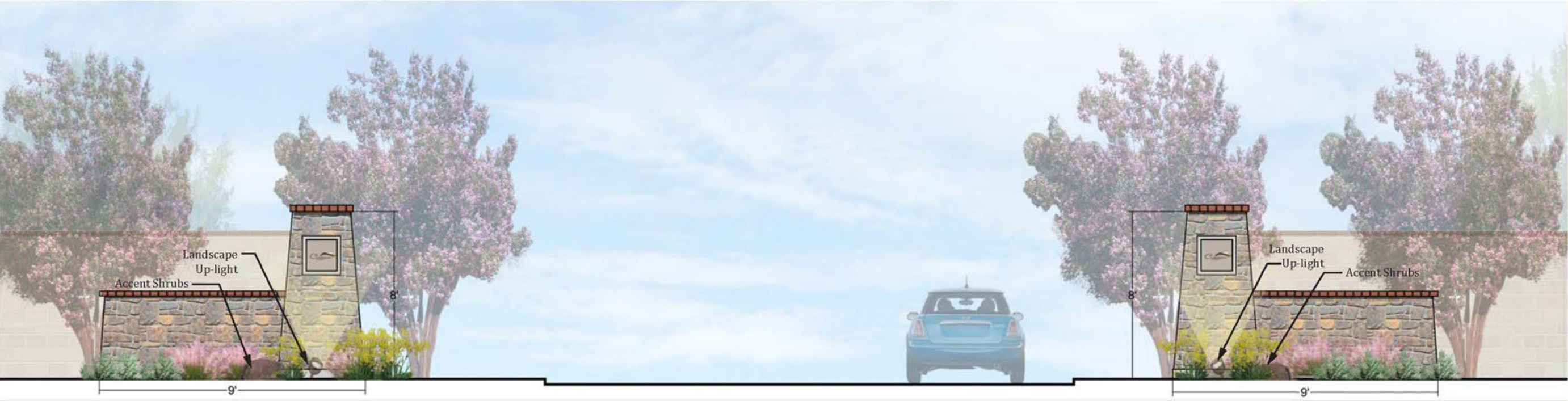


mount (i.e. affixed to the community theme wall) on each side of the right-of-way with a decorative themed community identification sign. Formal planting materials for both styles of neighborhood monumentation should consist of flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.





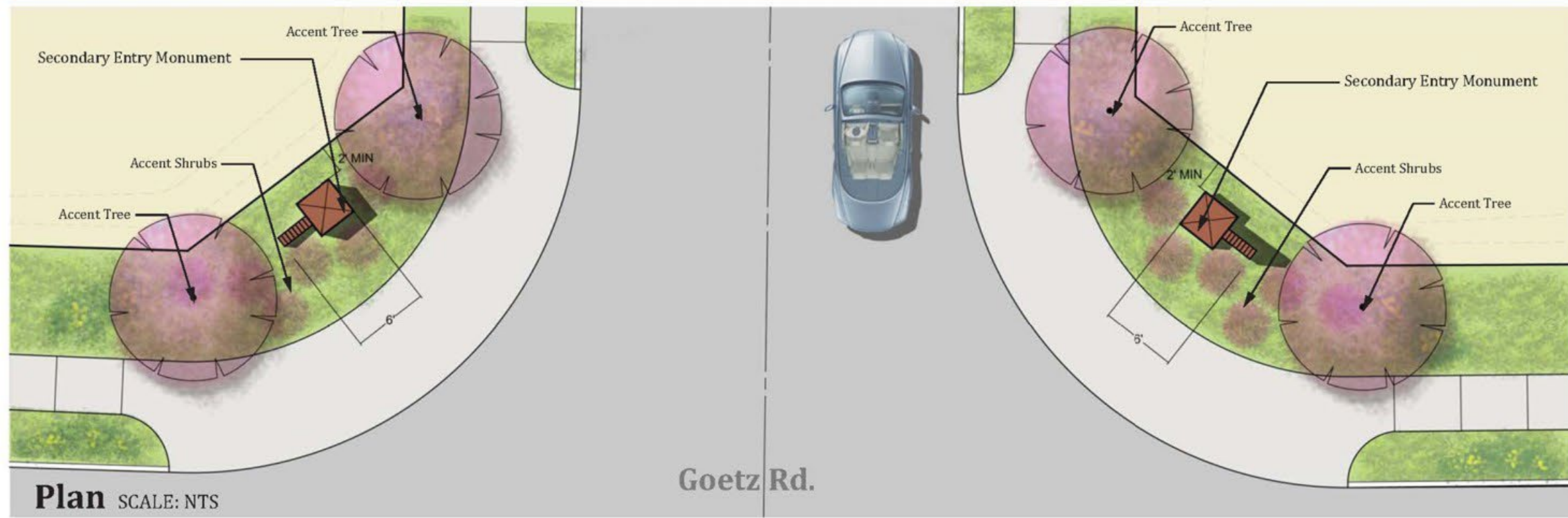
Plan SCALE: NTS



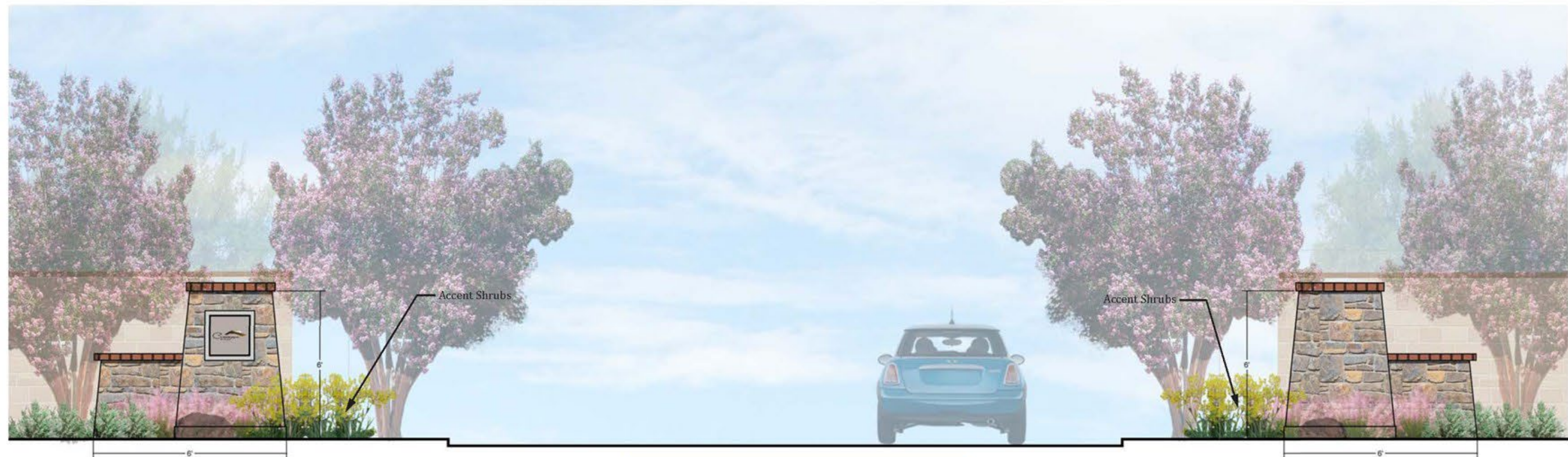
Primary Entry Monumentation

Figure 5.1-3  
Primary  
Entry  
Monumentation





Secondary Entry Monument Locations



Secondary Entry Monumentation

Figure 5.1-4  
Secondary  
Entry  
Monumentation



### ***Gated Neighborhood Entry Monumentation***

As shown in **Figure 5.1-5C, Gated Neighborhood Entry for Planning Areas 2, 5A & 6**, gated entry monuments are located at entrances to Planning Area 2 and the adult living Planning Areas 5A and 6. **Figure 5.1-5C** provides conceptual illustrations of the elements and details that should be incorporated into gated entry monuments.

As shown in **Figures 5.1-5C** gated entry monuments are unmanned and feature a stone veneer pilaster on each side of the drive aisle with a decorative themed community identification sign. A stone veneer pilaster in the center median separates incoming and outgoing traffic. An electric gate restricts access to incoming traffic. Formal planting materials for gated neighborhood monumentation should consist of up-lighting, flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.

### ***Park Monumentation***

A key component of the Cimarron Ridge Specific Plan will be a 10.4-gross acre multipurpose sports park that will be accessible from White Quartz Way and will be available to the entire city, as well as to the future residents and visitors of Cimarron Ridge. Careful thought and consideration has been given to the design of the park monumentation to highlight this key feature of the community. **Figure 5.1-6A Park Monumentation** provides conceptual illustrations of the elements and details that should be incorporated into the primary park monumentation.

As shown in **Figure 5.1-6A**, the primary park monument is proposed on both sides of the driveway entrance. The western side of the entry would consist of an approximately 7-foot-high stone veneer pilaster with an attached low uniform theme wall. A decorative themed community identification sign is proposed within the pilaster and along the theme wall. The eastern side of the entry would consist of an approximately 6-foot-high stone veneer pilaster. **Figure 5.1-6B, Secondary Entry Park Monumentation** illustrates the elements and details that should be incorporated into the secondary entry monument to the 10.4-gross acre sports park. The secondary park entry consists of the same materials and color schemes as the primary park entry. The secondary park entry consists of a 4-foot-high low uniform theme wall and decorative themed community identification sign. Formal planting materials for both park monuments should consist of flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.

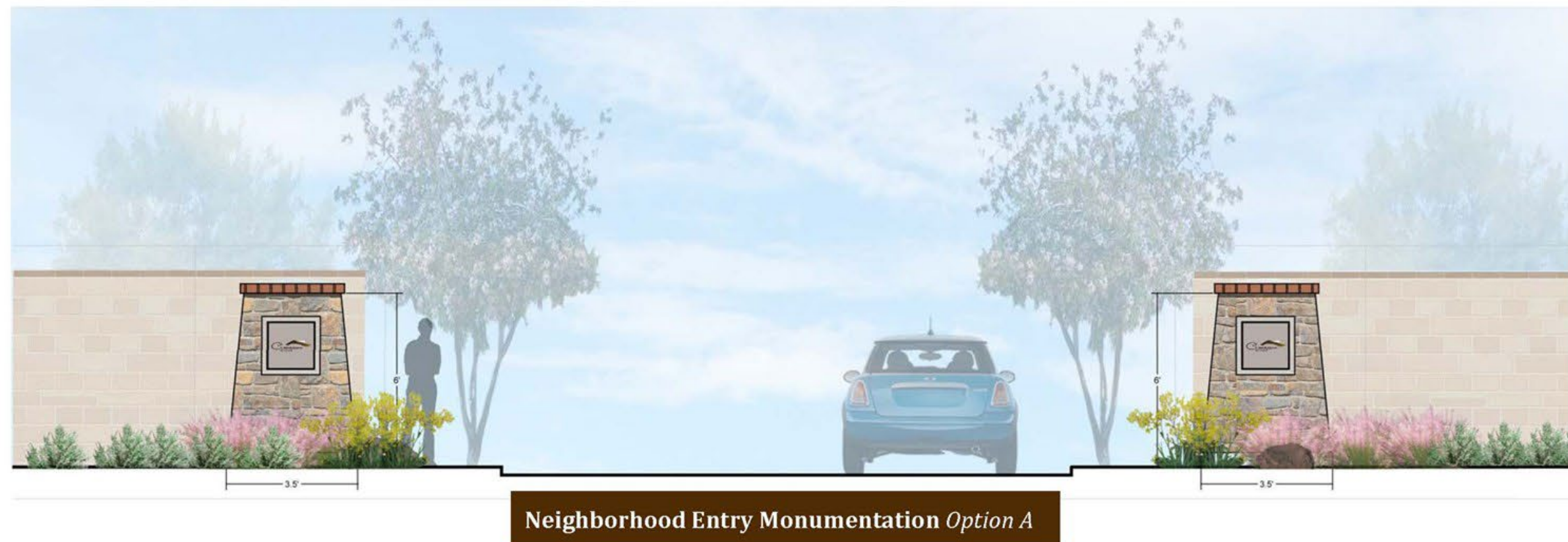
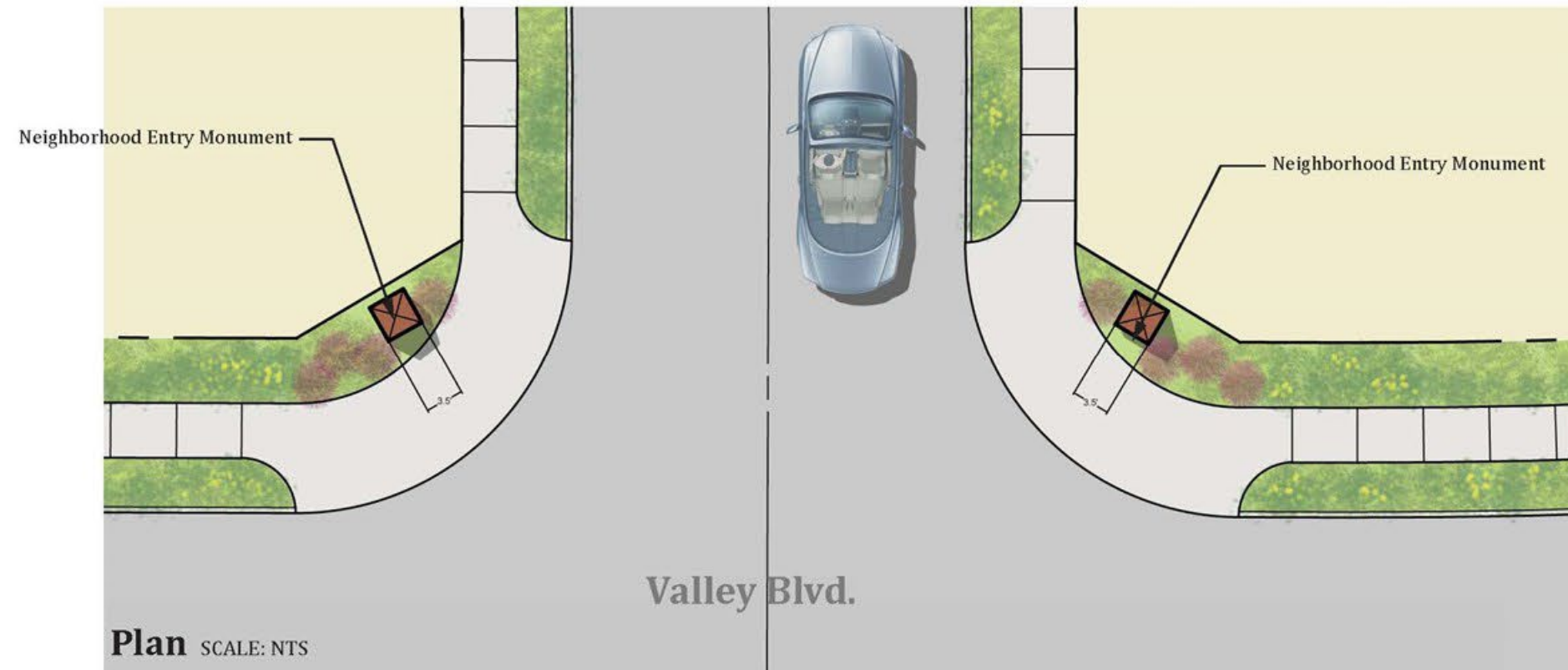
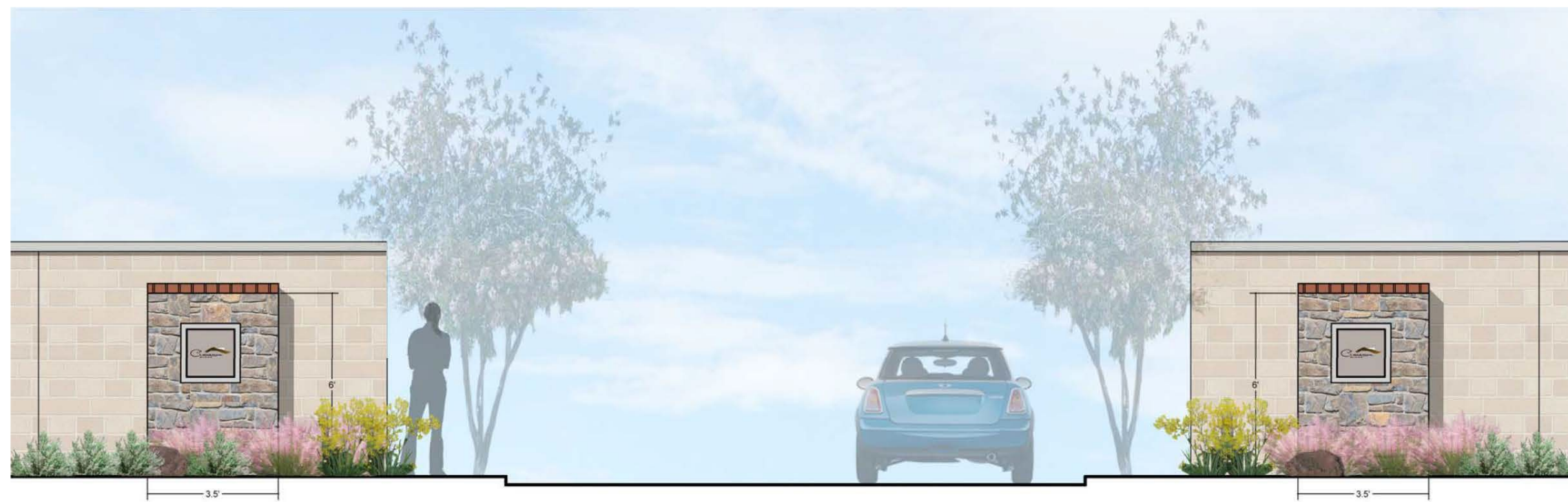
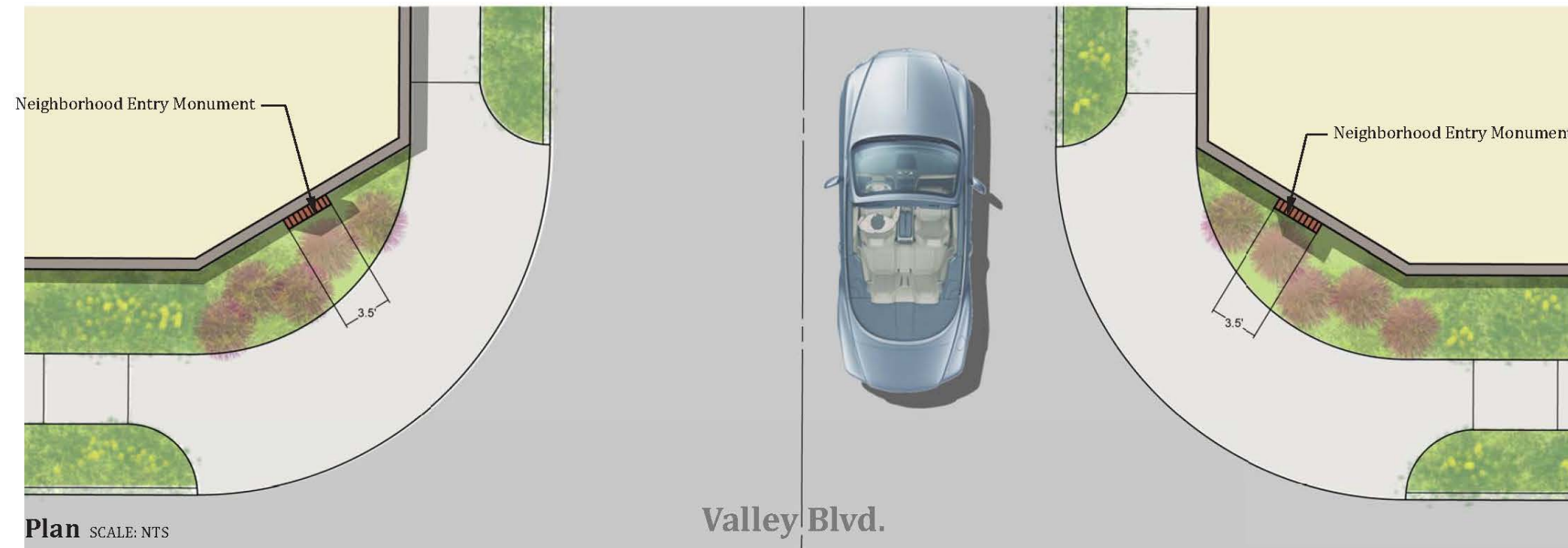


Figure 5.1.5A  
**Neighborhood  
 Entry  
 Monumentation  
 Option A**

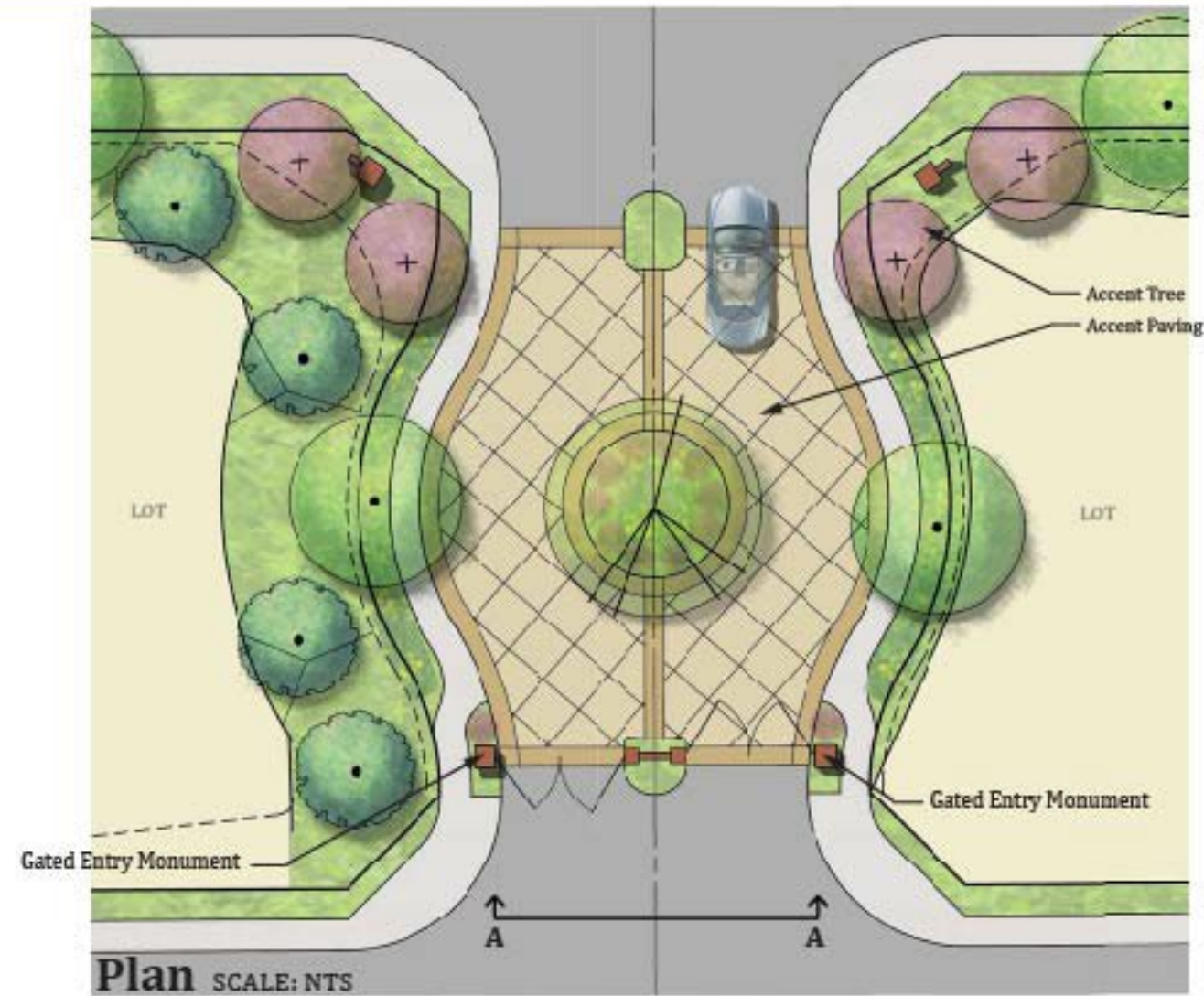




Neighborhood Entry Monumentation Option B

Figure 5.1.5B  
Neighborhood  
Entry  
Monumentation  
Option B





Neighborhood Entry Monument Locations

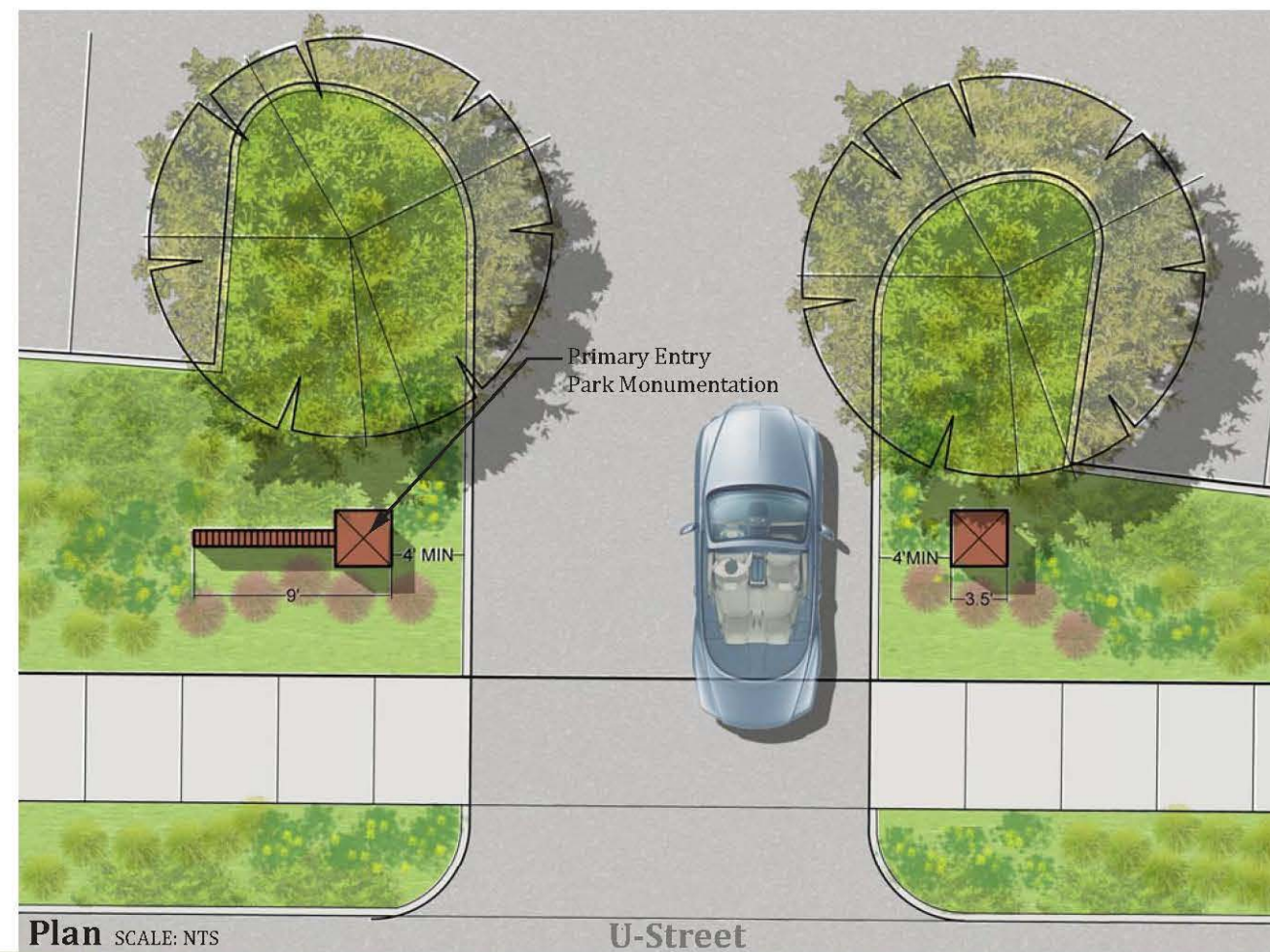


Elevation A-A Gated Neighborhood Entry | Exit View

Gated Neighborhood Entry

Figure 5.1-5C  
Gated Neighborhood  
Entry for Planning  
Areas 2, 5A, & 6





**Primary Entry  
Park Monument Locations**

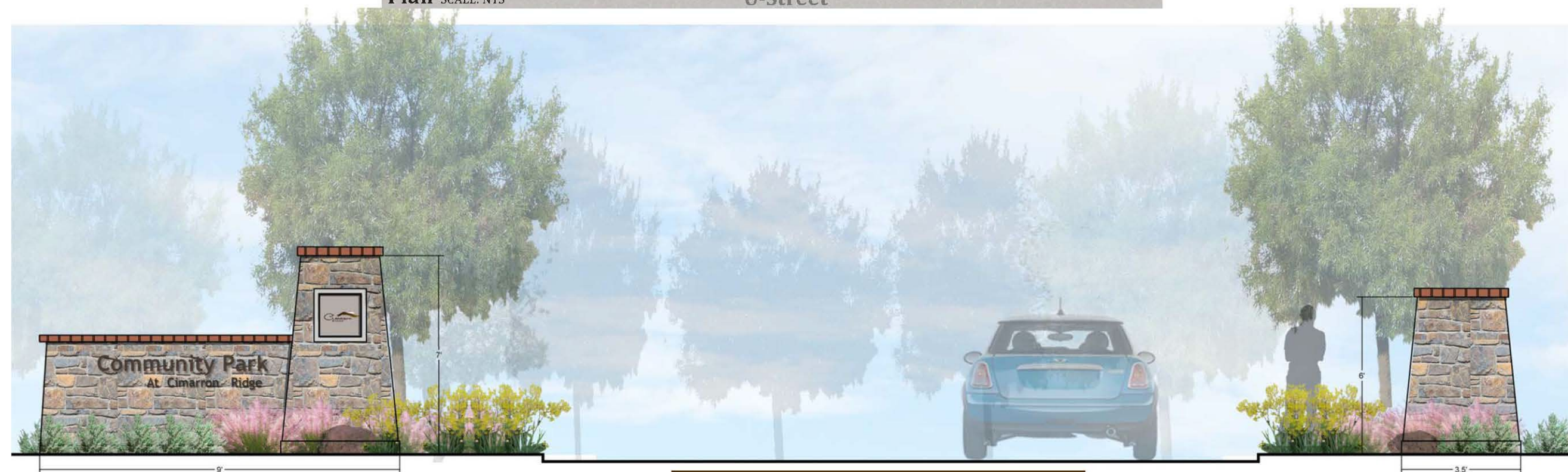


Figure 5.1.6A

**Primary Entry  
Park Monumentation**





**Secondary Entry  
Park Monument Locations**

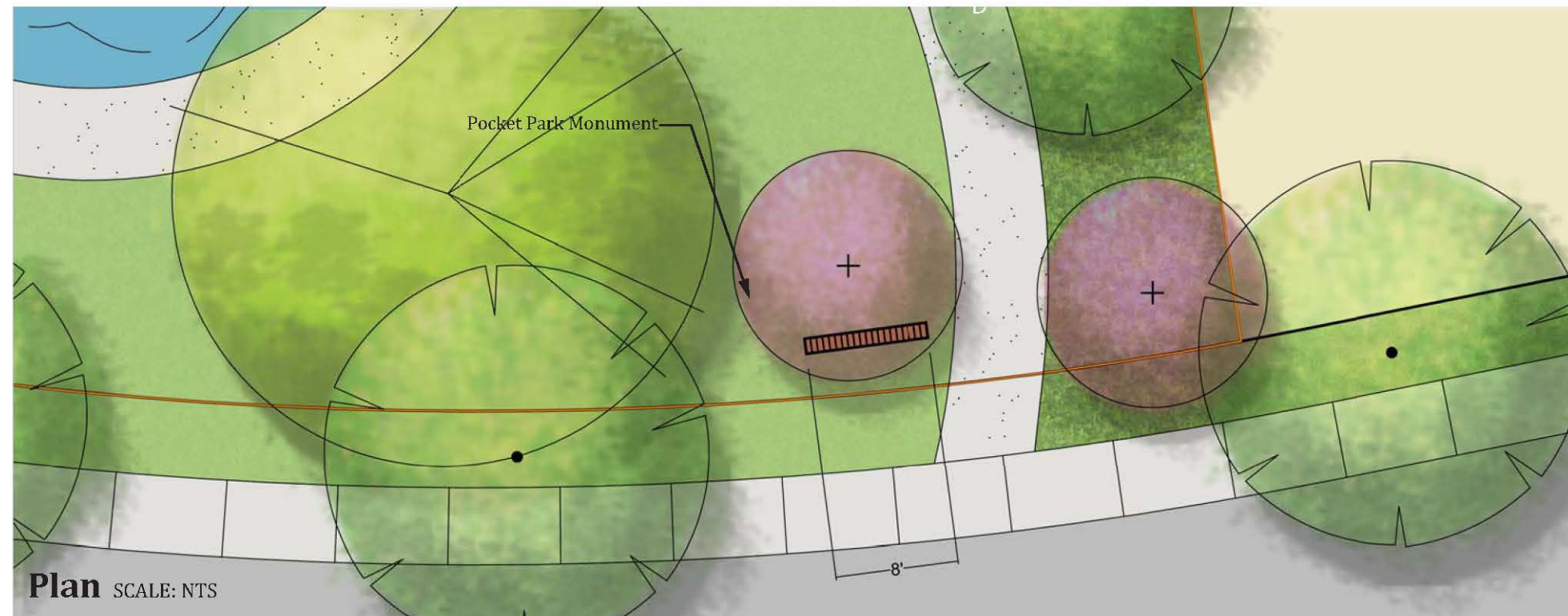


**Secondary Entry Park Monumentation**

Figure 5.1.6B

**Secondary Entry  
Park Monumentation**





**Pocket Park Monument Locations**



**Pocket Park Monumentation**

Figure 5.1.6C  
**Pocket Park  
Monumentation**



In addition to the multipurpose park, there is one pocket park located in Planning Area 1B. **Figure 5.1-6C, Pocket Park Monumentation** provides conceptual illustrations of the elements and details that should be incorporated into the pocket park monumentation. As shown in **Figure 5.1-6C**, pocket park monumentation consists of a stone veneer wall with a decorative themed identification sign. Formal planting materials should consist of flowering accent shrubs, groundcover plantings, and native grasses consistent with the landscape plant palette in **Figure 5.1-2, Landscape Plant Palette**.

### 5.1.7 Open Space and Recreational Land Uses

An important element of Cimarron Ridge is the provision of recreation and open spaces to enhance the quality of living for residents of the community and those around it. As illustrated in **Figure 3.1-1, Conceptual Development Plan**, Cimarron Ridge includes a network of community parks, pocket parks, natural open space areas, and water quality basins. Individual components of the open space system are discussed and graphically depicted on the following pages. Concept plans of the open space and recreation areas are provided to present initial designs that could be included in future design proposals.

#### *Multipurpose Park*

The central section of the site features an approximately 10.4-gross acre multipurpose sports park that is planned in Planning Area 4B. As shown in **Figure 5.1-7A, Conceptual Park Layout** careful thought and consideration has been given to the initial design concepts to include a range of activities such as soccer, baseball and sport fields, walking trails, dining areas, dog park, and tot lots as well as informal open space areas and recreational areas. A meandering sidewalk is also planned to connect various areas of the park. The park will be further enhanced through the integration of various landscape and hardscape elements to create a highly sought-after recreational facility. All of the buildings and structural elements will utilize the same stone and other similar materials as the monuments that are described above. These materials will be incorporated into the design elements but will not be required for an entire façade. The multipurpose park will be accessible from White Quartz Way and will be available to the entire city, as well as to the future residents and visitors of Cimarron Ridge.







5.0-30



**Conceptual Park Layout | 10.9 Acre Park**  
Scale: 1"=50'

Figure 5.1-7  
Figure 5.1-7A  
**Park Layout**  
**Park Layout**  
10.9 Acre Park





Figure 5.1-7A  
**Conceptual  
Park Layout**  
10.4 Acre Park





Conceptual Park Layout | *Renderings*

Figure 5.1-7B  
Conceptual  
Park Layout



### ***Recreation Center***

A 1.5-acre recreation center is located in Planning Area 5B. The private recreation center will be used by residents of Planning Areas 5B and 6. The recreation center will include on-site parking, lap pool with seating niche, restrooms, meeting room, turf event area, outdoor dining area, BBQ, and produce garden. See **Figure 3.1-5**.

### ***Pickleball Park***

A 1.2-acre pickleball facility is located in Planning Area 5B. This facility will be private. The surrounding court area will be landscaped with trees and turf and walkways throughout. South of the courts is a small area for social gatherings and a dog park for residents. The courts and surrounding area will be fenced. On-street parking will be utilized. See **Figure 3.1-4**.

### ***Pocket Park***

Planning Area 1B has a 0.2-acre pocket park with a private recreation area that is strategically located to serve residents of Planning Area 1A. As shown in **Figure 5.1-8**, anticipated recreational components for the pocket park include shade trees, play areas, walkways, picnic areas, and rolling turf areas. All of the building and structural elements for the pocket park will utilize the same stone and other similar materials as the monuments that are described above.



### ***Water Quality Basin***

As shown in **Figure 3.1-1, Conceptual Development Plan** four water quality basins totaling 11.5 acres are planned for in Planning Areas 1A, 4A, 5A, and 6. The basins serve as detention basins during storm events and facilitate drainage across the community. Furthermore, each basin will be located along the perimeter of the community and will serve as a buffer to perimeter roadways and off-site land uses. In concert with the surrounding homes, each basin will have its own special landscape treatment to convey unique design and character. The basins are not expected to provide any active recreational or park amenities, but they will serve as an open space amenity for the community. A conceptual basin concept is depicted in **Figure 5.1-9**. As shown, the basins are envisioned to contain a special landscape treatment that will reinforce the community landscape theme and serve as an open space amenity.



### ***Open Space Conservation***

As shown in **Figure 3.1-1, Conceptual Development Plan** approximately 3.1 acres in Planning Area 7B are designed as natural open space which is designated as Open Space Conservation on the Land Use Plan. This area consists of steep slopes and will serve to provide support and banking to the adjacent lots and roads and function as a view shed of the natural environment. It is important to note that while the land use category is Open Space Conservation, the designation is not intended to imply that this area serves as a habitat conservation area. Rather, for the purposes of this Specific Plan, the 3.1 acres is not counted toward developable area, and will remain in its natural habitat.



### ***Common Landscape Areas***

As shown in **Figures 5.1-10** and **5.1-11**, two common landscaped areas have been identified within the Specific Plan area. The common landscape areas are not expected to provide any active recreational or park amenities, but they will contain special landscape treatments that reinforce the community theme and serve as open space amenities for the community.





5.0-37





# LEGEND

- ACCENT TREE
- TREES
- SPECIMEN TREE
- DROUGHT TOLERANT ORNAMENTAL GRASSES AND GROUND COVER
- TURF FOR ACTIVE/PASSIVE USE
- ENHANCED PAVING
- PLAY SURFACING



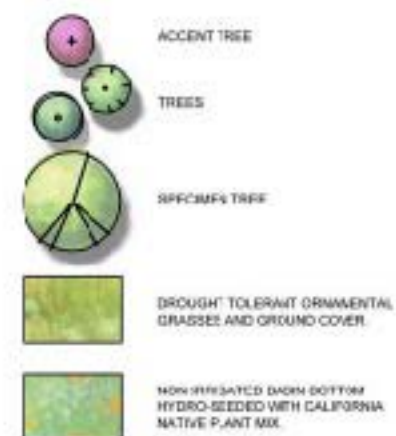
Conceptual Park Layout | Pocket Park  
Scale: 1"=40'

Figure 5.1-8  
Conceptual  
Park Layout  
Pocket Park



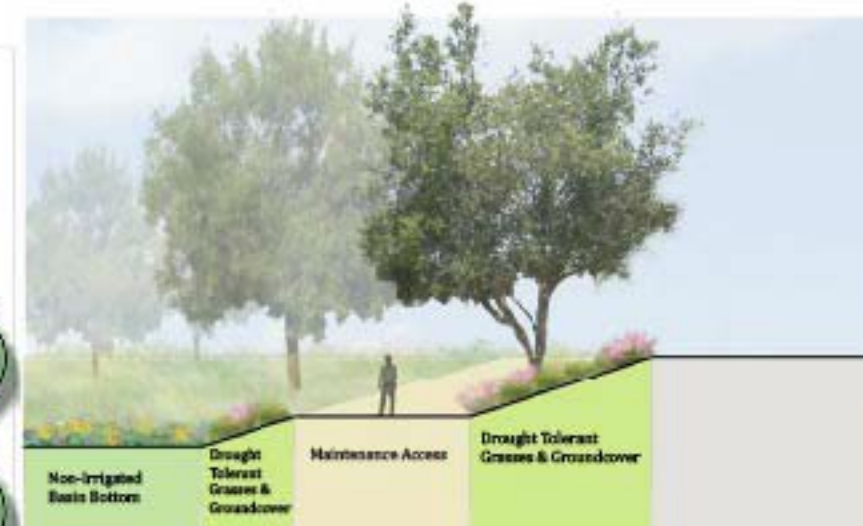


**LEGEND**

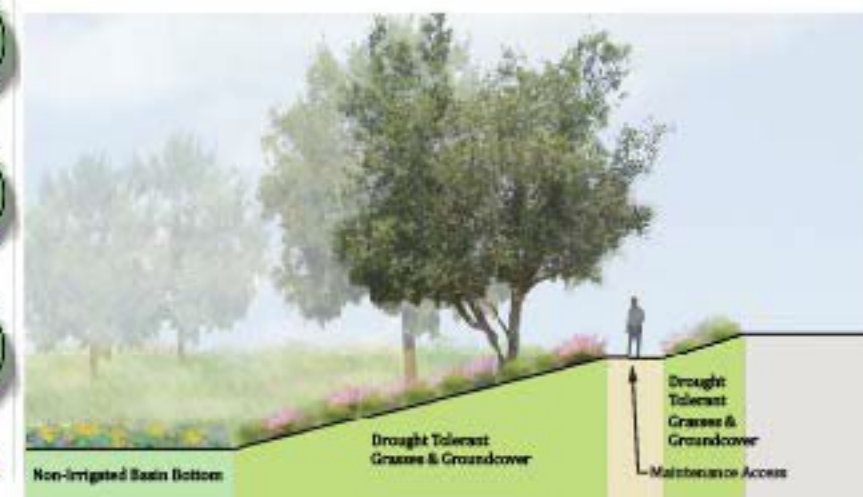


**NOTE:** No wall or fence shall be required or constructed at top of slopes A-A & B-B

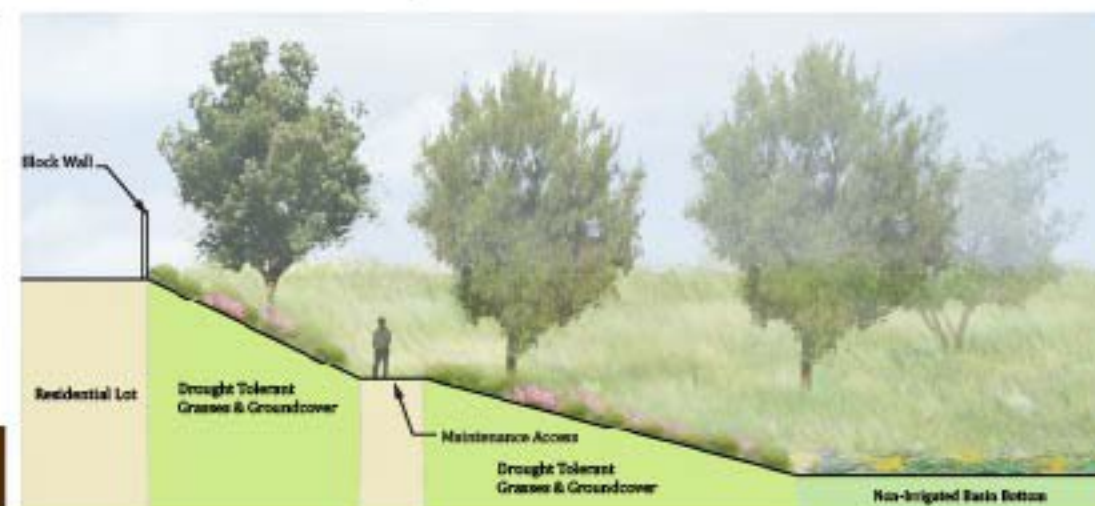
**Basin Concept | Typical Layout** Scale: 1"=50'



**Section A-A | Scale 1"=20'**



**Section B-B | Scale 1"=20'**

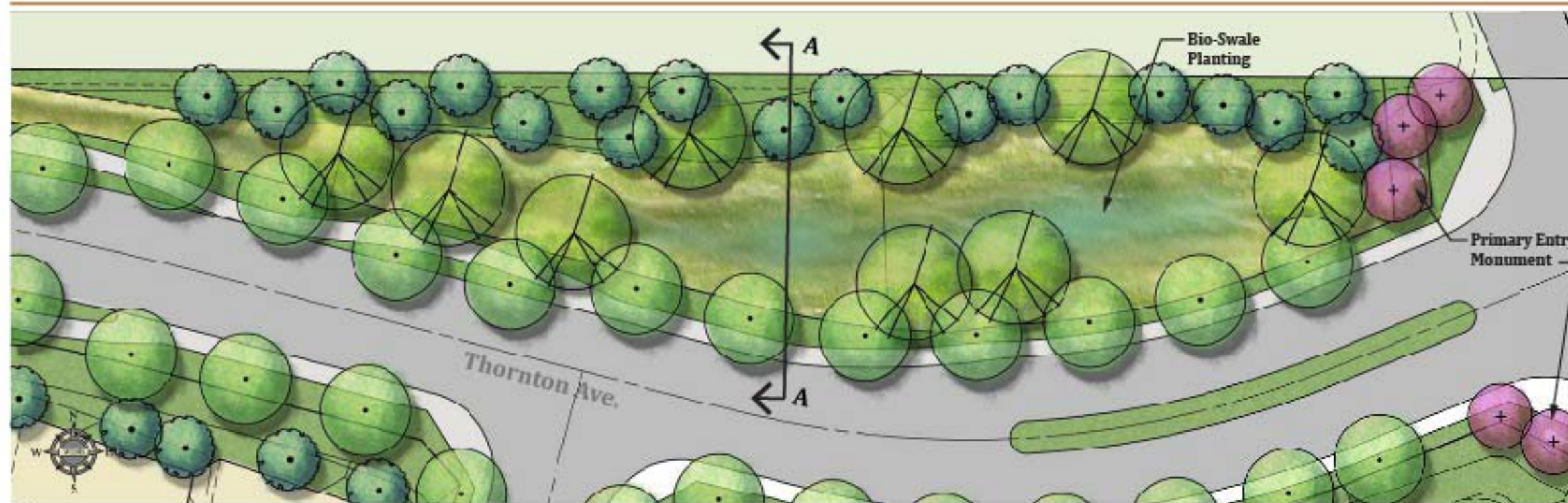


**Section C-C | Scale 1"=20'**



**Figure 5.1-9**  
**Basin Concept**  
*Typical Layout*





**Plan** Scale: 1"=40'

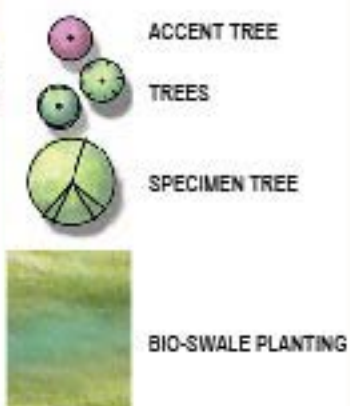


**KEY MAP**



**Elevation A** Scale: NTS

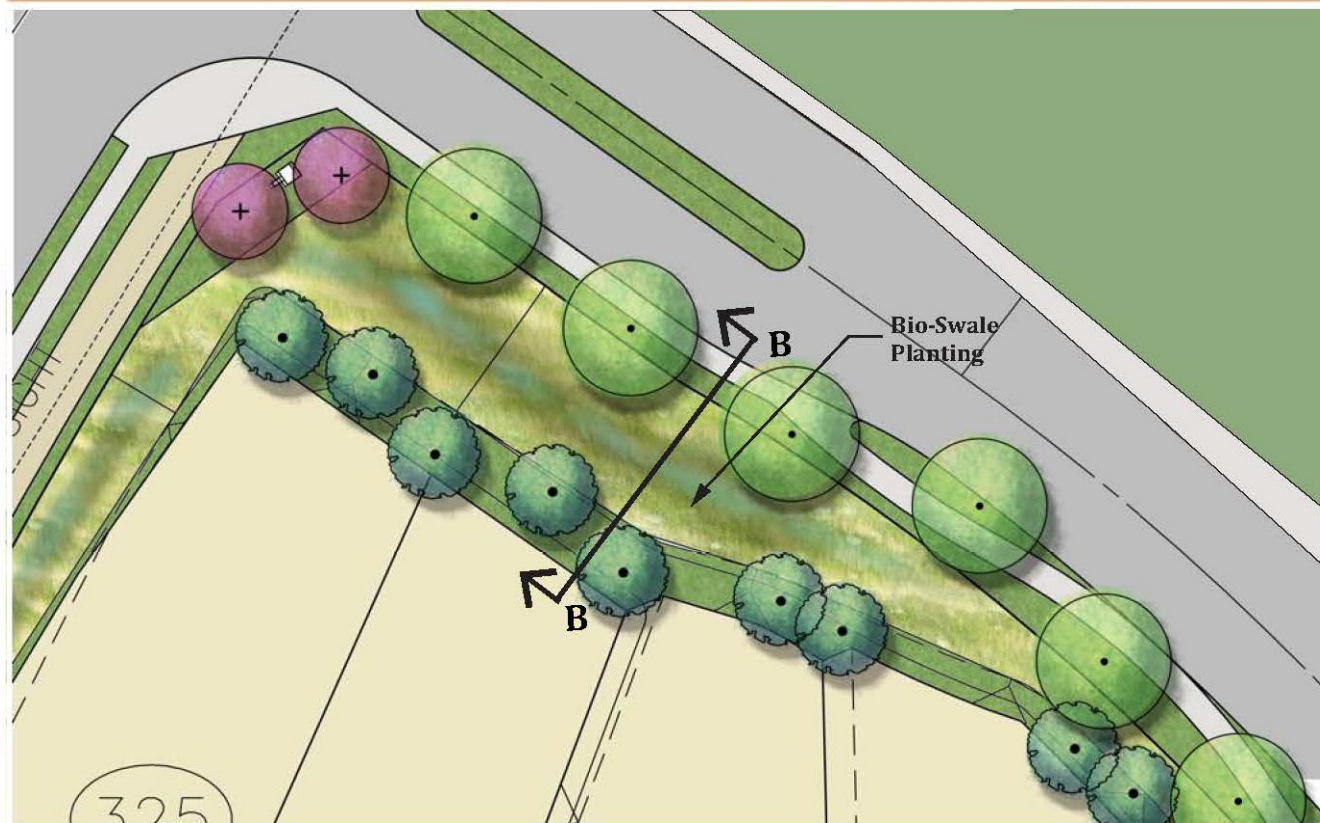
**LEGEND**



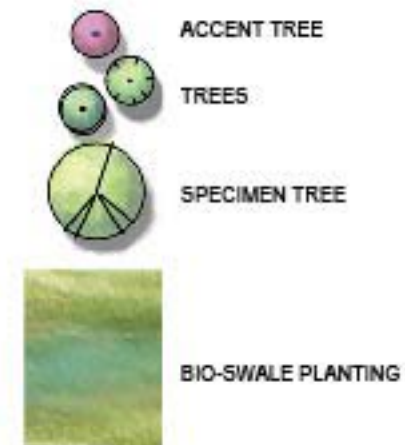
**Common Landscape Area | Area 1**

Figure 5.1-10  
**Common  
Landscape Area  
Area 1**





**Plan** Scale: 1"=40'



**Elevation B** Scale: 1/8"=1'-0"

Common Landscape Area | Area 2

Figure 5.1-11  
**Common  
Landscape Area  
Area 2**



### 5.1.8 Walls and Fences

As shown in **Figure 5.1-12, Wall Plan**, and **Figure 5.1-13A, Conceptual Wall and Fence Details**, six types of walls and fencing are proposed for the Cimarron Ridge community. Where possible, landscaping and berms are used to separate land uses in order to create a sense of openness. Where walls and fencing are necessary, they are intended to create a sense of community space, increase privacy and security, provide noise attenuation, and act as a buffer between residences and neighborhoods.

From a visual perspective, walls and fences also reinforce the architectural styles and the landscape themes of the community. The six types of walls and fencing proposed for Cimarron Ridge are described below.

#### *Theme Wall*

As shown in **Figure 5.1-12, Wall Plan**, theme walls are proposed along several roadways within the community to ensure the privacy of adjacent residences. Specifically, these walls will be located along McLaughlin Road, and may be along portions of Byers Road, both sides of Valley Boulevard, both sides of Goetz Road (except for the area outside of the Project limits), and along both sides of Thornton Avenue (except for that area outside the Project limits). Theme walls are used to provide an added identity for the community. As shown in **Figure 5.1-13A Conceptual Wall and Fence Details**, theme walls shall consist of a 6-foot-high stone block wall set within pilasters. However, portions of Valley Boulevard and Goetz Road shall consist of an 8-foot wall per the Noise Impact Analysis prepared for the Project by Kunzman Associates (January 31, 2014). The developer may select which stone textures will be used; however, walls facing a public view should be a split face block. In all cases, the colors should be earth tone. Pilasters should occur at intervals appropriate to the wall run and at least every 100 feet along long spans. At locations where the wall changes direction, pilasters should be enhanced with a stone veneer finish and shall feature a brick cap (see **Figure 5.1.13A**). At all other locations, decorative block is acceptable. Standard walls and pilasters shall feature a cap of decorative block, concrete, or stone (see **Figure 5.1.13A**).

#### *Community Wall*

As shown in **Figure 5.1-12, Wall Plan**, community walls are provided along rear yard residential property boundaries abutting the eastern and southern perimeters of the community. Community walls may also be located at certain interfaces of residential rear yards to interior streets, open space, or parks. As shown in **Figure 5.1-13A, Conceptual Wall and Fence Details**, community walls shall consist of a 6-foot-high block wall set within pilasters. In instances where the wall faces a public view, it should be a split face block. Pilasters should occur at all property line changes, with intervals appropriate to the wall run and at least every 150 feet along long spans. Pilasters may be constructed of split face block. The walls and pilasters shall feature a cap of decorative block, concrete, or stone.

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### ***Combination Fence and Wall***

As shown in **Figure 5.1-12, Wall Plan**, a combination wall and fence is proposed in certain instances where a residential neighborhood abuts an open space area, where views of open spaces and hilly terrain are afforded.

As shown in **Figure 5.1-13A, Conceptual Wall and Fence Details** the combination wall should be composed of a block wall foundation with vertical portions of tubular steel panels. Pilasters may be constructed of decorative block. Pilasters should occur at all property line changes, with intervals appropriate to the wall run and at least every 100 feet along long spans. The combination wall is intended to be used where partial privacy is needed, but views add to the aesthetic value.

### ***Open View Fence***

The design intent of open view fences are to provide security while allowing visual permeability. Open view fences are not shown on **Figure 5.1-12**, but they could be located in areas where view opportunities exist and where the visual protection from common areas is ensured. As shown in **Figure 5.1-13A**, the view fence would be constructed of tubular steel panels or other appropriate materials and shall meet the minimum height requirements.

### ***Trail Fence***

The design intent of trail fencing is to highlight trail amenities in Cimarron Ridge (see **Figure 3.2-4, Non-Vehicular Circulation Plan**). Trail fences are not shown on **Figure 5.1-12**, but at the city's discretion, they may be located alongside the 10-foot-wide multipurpose trail along Valley Boulevard and Goetz Road and alongside walking trails within the 10.4-gross acre sports park. As shown in **Figure 5.1-13A**, the trail fence would consist of a two-rail vinyl fence.

### ***Neighborhood Fence***

The intent of neighborhood fences are to provide privacy and sense of ownership. Neighborhood fences and walls should be designed as an integral component and extension of the building design, and surrounding landscape of that neighborhood. Two types of neighborhood fences are applicable for Cimarron Ridge: return walls and interior side/rear yard fences.

***Return Walls.*** Return walls are walls that face the public right-of-way, and that are visible from the street. A return wall is best set back from the front property line and should be constructed of materials, colors, and textures that are similar and harmonious with the architecture of the respective dwelling. Return walls are shown in **Figure 5.1-13B** and shall be constructed of split face block.



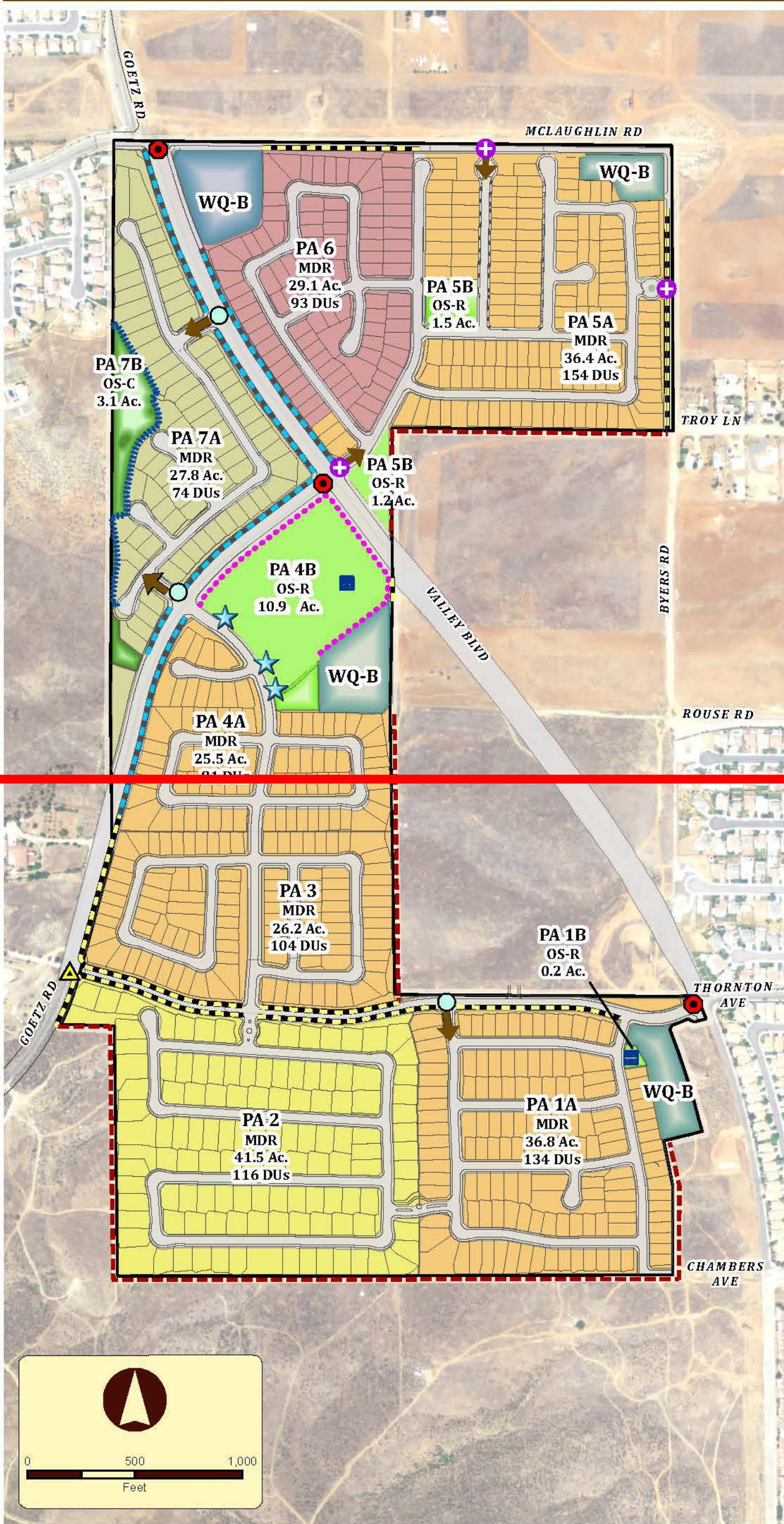


Figure 5.1-12

Wall Plan



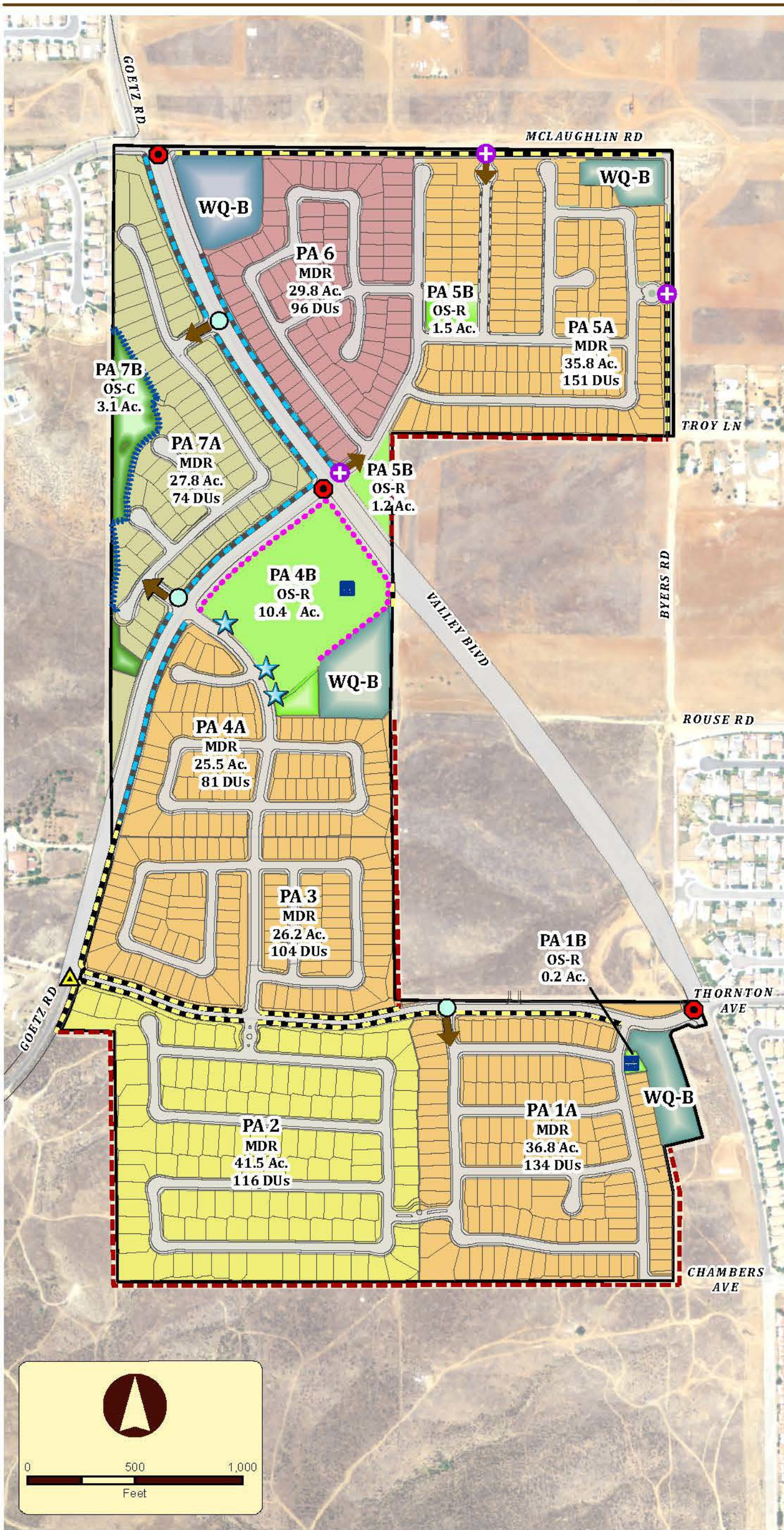
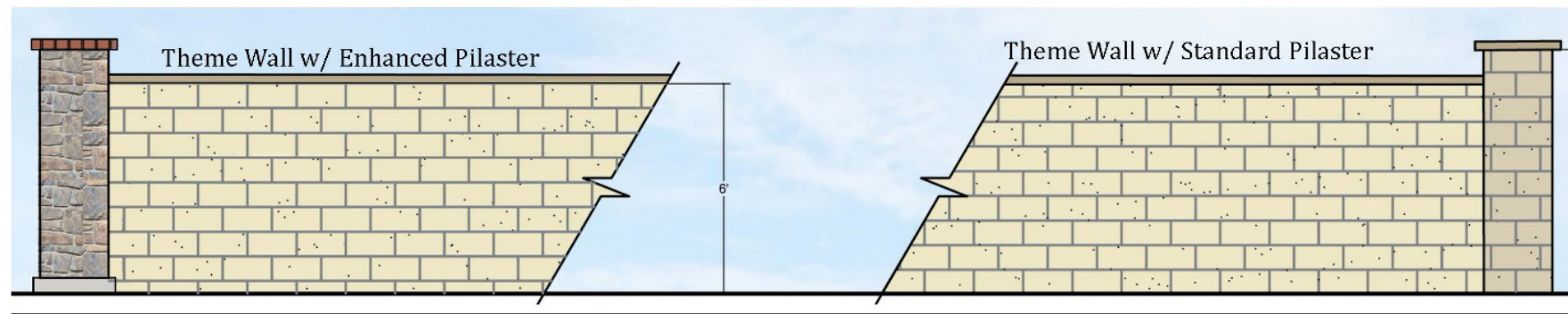


Figure 5.1-12

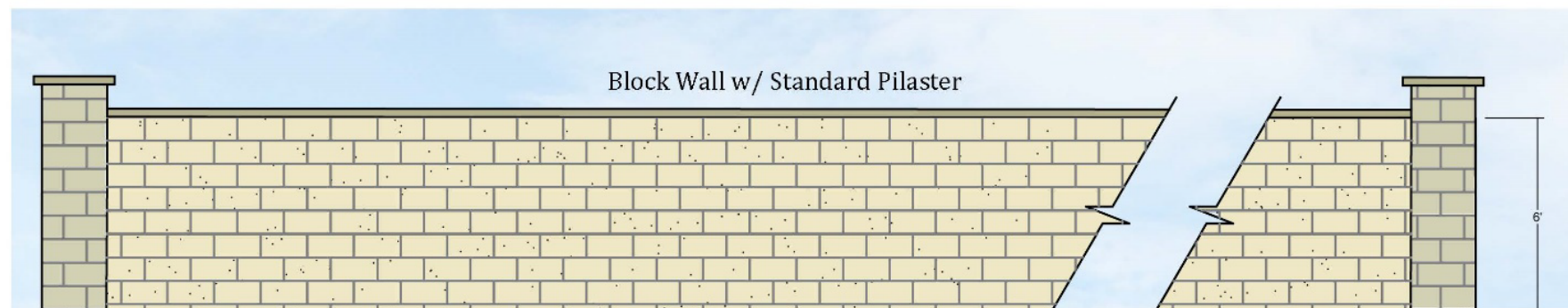
Wall Plan





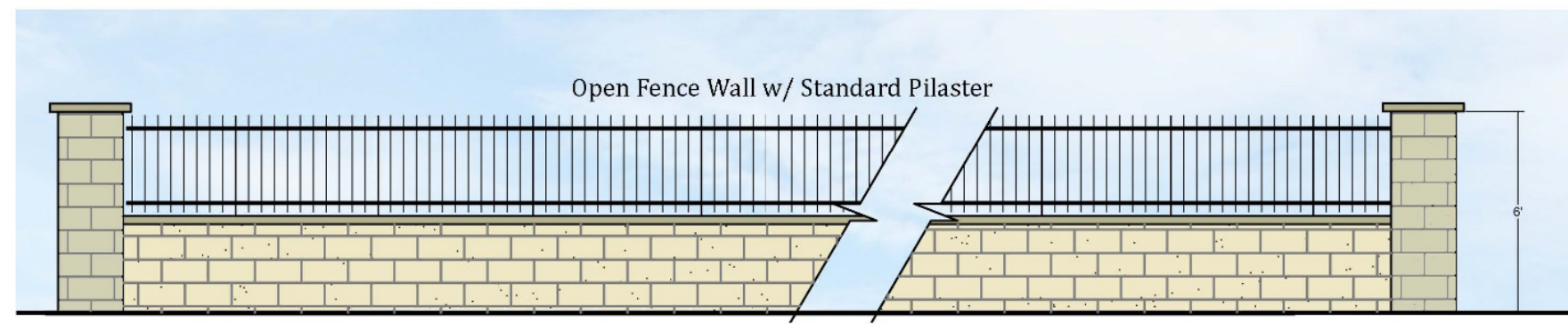
**Theme Wall**

**NOTE:** Portions of Valley Blvd and Goetz Rd shall be 8' per noise impact analysis (see fig. 5.1-12).

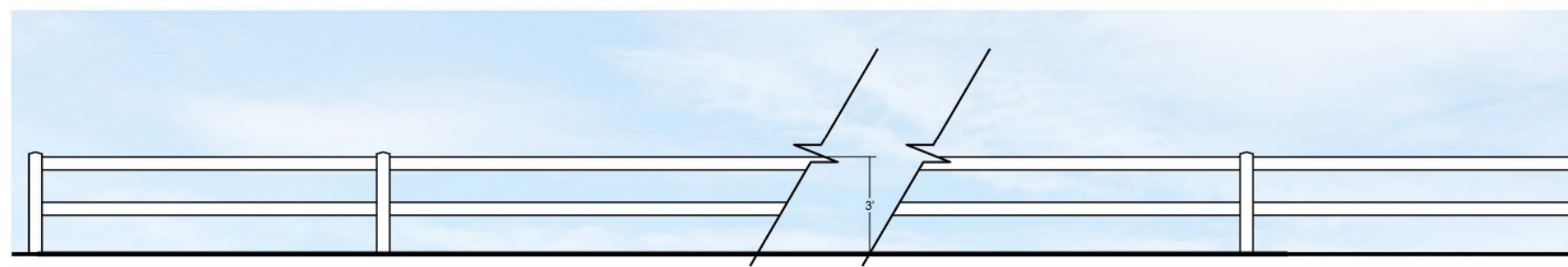


**Community Wall**

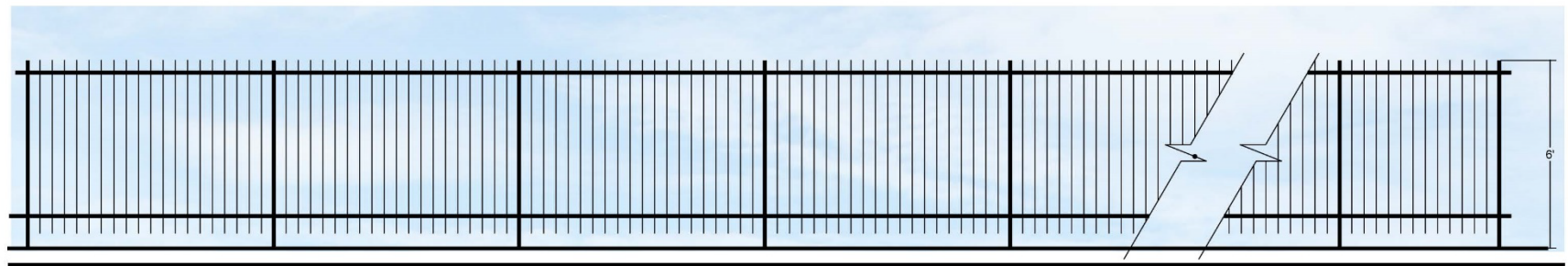
**NOTE:** Pilasters at prominent corners and entrances shall be of Stone, not block.



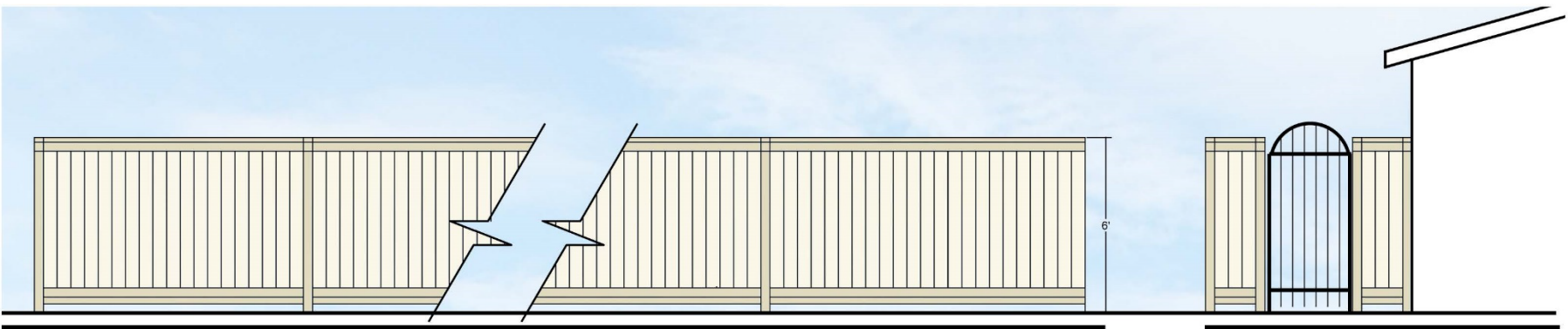
**Open Fence | Combo Wall w/ Wrought Iron**



**Trail Fence | 2-Rail Vinyl Fence**

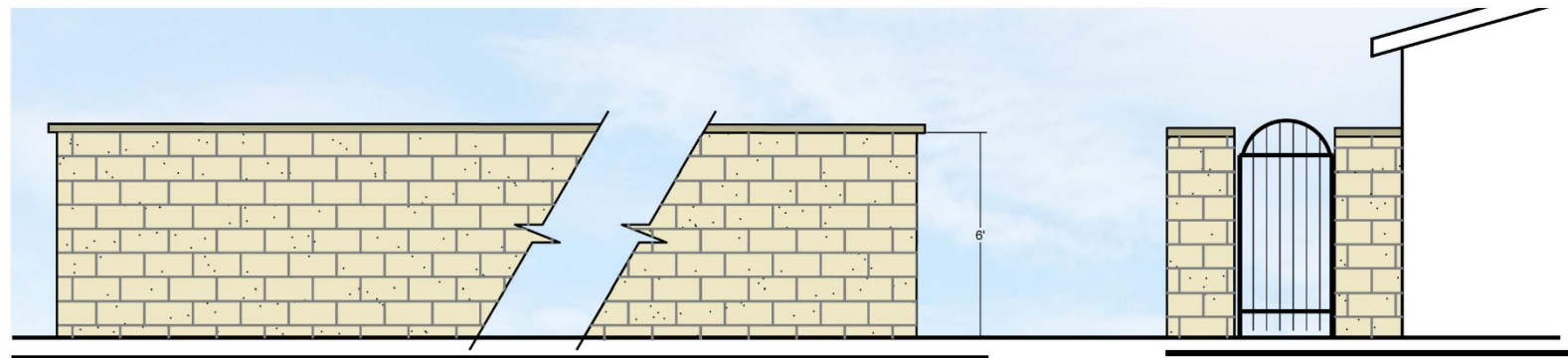


Open View Fence | Wrought Iron



Interior Fence | Vinyl

Side Yard Gate | Tubular Steel/Vinyl



Interior Fence | Block Wall

Side Yard Gate | Tubular Steel/Vinyl

Conceptual Wall and Fence Details

Figure 5.1-13B  
Conceptual  
Wall and Fence  
Details



***Interior side/rear yard fences.*** Interior side yard/rear yard fences are located along the side and rear property lines and are not visible from the street. These interior fences should be constructed of durable materials such as vinyl or block wall. Gates should be constructed of tubular steel or vinyl. In all cases, neighborhood fences should be constructed of materials, colors, and textures that are similar and harmonious with the architecture of the respective dwelling. Interior side/rear yard fences are shown in **Figure 5.1- 13B**.

### **5.1.9 Lighting**

#### ***Street Lighting***

City Ordinance No. 2009-24 will be observed as the Project is located within 45 miles of the Mt. Palomar Observatory. Ordinance No. 2009-24 requires that projects incorporate "Night Sky" provisions such as lower lighting levels, backlit addresses and street signs, shielded lights, and other indirect lighting methods.

## 5.2 ARCHITECTURAL DESIGN GUIDELINES



### 5.2.1 Purpose

The purpose of the Architectural Design Guidelines is to promote product quality and community diversity by encouraging builders to expand and explore the range of detailing within the selected architectural styles without sacrificing quality control over the design process.

In all cases, this philosophy is intended to capture a historic context or period of architecture, yet keep in mind the constraints put on production home-building.

Seven separate and distinct architectural styles have been selected for the palette in Cimarron Ridge. Each style is presented on the following pages in the form of a photo collage and a brief description of the main elements that delineate each style. Accordingly, these Architectural Design Guidelines are provided as a resource to those involved in the design and implementation of this Specific Plan, are illustrative in nature, and are meant to be flexible to respond to the changes in taste over time. Most importantly, the images presented in this document are meant to spur builders and their architects to take pride in the quality of their architecture.

These Architectural Design Guidelines are consistent with the Riverside County - Countywide Design Standards and Guidelines unless otherwise specified. Where these Architectural Design Guidelines are silent, future development projects shall comply with applicable provisions of the Countywide Design Standards and Guidelines.

### 5.2.2 Architectural Styles

The structures in Cimarron Ridge shall be rich, traditional styles, which complement the region in which the site is located and reinforce the diversity of the street scene. As described throughout this Specific Plan, permitting a variety of architectural styles is pivotal to creating a high-quality community. Cimarron Ridge features seven architectural styles that adhere to the overall community theme of a traditional neighborhood lifestyle supported by various housing types that are within easy walking distance to recreational amenities. In developing the architectural character for the community, the following approved styles may be used:

- Tuscan
- Andalusian
- Provence
- Spanish
- Cottage
- Villa
- Monterey



All seven architectural styles are acceptable for single-family detached housing developments. However, the list is not meant to be an exclusive list of architectural styles. The Community Development Director may approve other acceptable and compatible styles as described in *Chapter 6.1 Administration and Implementation Plan*.

The above list of compatible architectural styles, discussed below, is intended to provide a wide range of architectural variation, appealing to variety of potential homebuyers and creating visually interesting street scenes. Each architectural style can be applied to the four different lot sizes proposed for Cimarron Ridge (i.e., 5,000, 5,500, 6,500, and 10,000 square feet).

The seven architectural styles are discussed below.

### ***Tuscan***

Tuscan architecture recreates the Italian hilltown experience. Villas, built on ridge lines high above the sea, meander seamlessly between indoors and outside. Fully integrated designs, inspired by authentic historic forms, create compositions that emphasize the home as a retreat and sanctuary. The careful orchestration of details conveys simple elegance. Earthen tones and texture define Tuscan architecture. Wood, stone and brick combine to create a warm palette that responds to natural light. Tuscan architecture presents an image of simple grandeur. Vast stones and noble square forms; deep, heavy, projecting cornices; varied terracotta tile roofs; narrow arches; and bright stucco all combine to create structures that neither time nor weather could destroy. As shown in **Table 5.2-A** and **Figure 5.2-1**, below, elements common to the Tuscan style include:

**Table 5.2-A, Tuscan Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>■ Use of stone and plaster</li> <li>■ Shaped timber tails at eaves</li> <li>■ Simple balconies with wrought iron railings or solid half walls</li> <li>■ Asymmetrical fenestration patterns</li> <li>■ Vertical forms mixed with horizontal</li> <li>■ Occasional use of arched openings</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>■ Shallow pitched roofs</li> <li>■ Simple gabled and hipped roofs</li> <li>■ Concrete or Terra Cotta Barrel tile</li> </ul>
Windows	<ul style="list-style-type: none"> <li>■ Narrow and tall</li> <li>■ Shutters/awning shutters</li> </ul>
Color	<ul style="list-style-type: none"> <li>■ Earth tones</li> <li>■ Brown or beige window frames</li> <li>■ Vibrant accents</li> </ul>



Accent Materials	 Stucco, stone
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TUSCAN

Figure 5.2-1

Tuscan Style

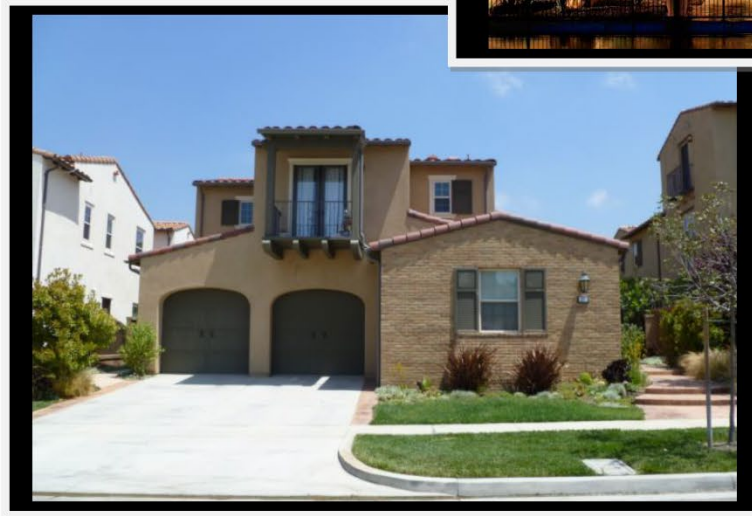
## Andalusian

Andalusian style is the country adaptation of the southern region of Spain. These homes were built by the custodians of large vineyards. Andalusia has long been a getaway for Spanish nobility, but it remains native land to families who have cultivated the area for generations. As a result, rustic homes and graceful villas are interspersed throughout this charming area. Andalusian style is organic in nature, reflecting the region's agrarian roots. Warmth is expressed through widespread use of natural materials such as wood, brick, and stucco. Rich textures in the wall treatments enhance this glow. The Andalusian houses have been added onto over the centuries so most of them have concrete-tiled roof lines of varying heights and go in diverse directions. Ironwork, shutters, and accenting vine-covered walls also express Andalusian style. Look for mottled, uneven colors, and old-world, time-worn finishes in warm golden tones. As shown in **Table 5.2-B** and **Figure 5.2-2**, below, elements common to the Andalusian style include:

**Table 5.2-B, Andalusian Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>■ Heavy use of brick and plaster</li> <li>■ Simple wrought iron railings or solid half walls</li> <li>■ Asymmetrical fenestration patterns</li> <li>■ Vertical forms mixed with horizontal</li> <li>■ Occasional use of arched openings</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>■ Shallow pitched roofs</li> <li>■ Simple gabled and hipped roofs</li> <li>■ Barrel tile</li> </ul>
Windows	<ul style="list-style-type: none"> <li>■ Deep set windows on front elevations</li> <li>■ Shutters</li> </ul>
Color	<ul style="list-style-type: none"> <li>■ Earth tones with brick colors in the beige range</li> <li>■ Brown or beige window frames</li> <li>■ Vibrant accents</li> <li>■ Concrete tile roofs</li> </ul>
Accent Materials	<ul style="list-style-type: none"> <li>■ Stucco, brick</li> </ul>





## ANDALUSIAN

Figure 5.2-2

Andalusian Style

## Provence

Inspired by its namesake region, full of roman hill towns in central France, this style speaks to simple forms and lifestyles assembled with earthborn materials. The overall impression of these hill town assemblages spilling down sparsely wooded foothills is key to understanding their organic roots. Light stone and stucco walls are capped by barrel tile roofs with signature “genuoa” eaves—tiles used to terminate the roof into the walls. Timber structure and hearty, accent-painted shutters, and the use of board & batten siding round out the popular renovationist style. As shown in **Table 5.2- C** and **Figure 5.2-3**, below, elements common to the Provence style include:

**Table 5.2-C, Provence Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>■ Stucco and stone walls</li> <li>■ Wrought iron or wood balconies or pot shelves</li> <li>■ Boxy forms</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>■ Shallow pitched roofs</li> <li>■ Simple gabled and hipped roofs</li> <li>■ Barrel tile</li> </ul>
Windows	<ul style="list-style-type: none"> <li>■ Deep-set windows on front elevation</li> <li>■ Narrow &amp; tall</li> <li>■ Wood plank shutters (2x material)</li> <li>■ Large, simple “stone” lintels &amp; trims</li> </ul>
Color	<ul style="list-style-type: none"> <li>■ Lighter earth tones</li> <li>■ Beige or white window frames</li> <li>■ Light color shutters</li> </ul>
Accent Material	<ul style="list-style-type: none"> <li>■ Stucco</li> <li>■ Stone forms</li> </ul>





PROVENCE

Figure 5.2-3

Provence Style

## Spanish

Inspired by architecture from the coastal regions of Spain where intense sunlight bathes everything and from the low-slung haciendas of the plains, the Spanish style emerged as a response to a wonderful climate. Long rectangular and cruciform massings intersect and pinwheel quadrantally out from a high, offset center. The style features long verandas, low-pitched red tile roofs, little or no overhanging eaves, and stucco siding and arches, especially above doors, porch entries, and main windows. Other defining characteristics include an asymmetrical shape with cross gables and side wings, spiral columns and pilasters, courtyards, carve stonework or cat ornaments and patterned tile accents. As shown in **Table 5.2-D** and **Figure 5.2-4**, below, elements common to the Spanish style include:

**Table 5.2-D, Spanish Architectural Style Elements**

Elements	Design Details
Design Features	Arcades and trellis features Terra cotta clay pipe vents Elaborate entry surrounds Arched openings
Roofs	Shallow-pitched roofs Simple gabled and hipped roofs Concrete or terra cotta barrel tile
Windows	Windows on front elevation Arched or half elliptical windows Decorative grills
Color	White or earth tones Brown or beige window frames, dark brown accents Vibrant accent colors at shutters
Accent Material	Stucco Cut “stone” accents Painted ceramic tiles





SPANISH

Figure 5.2-4  
Spanish Style

## Cottage

The term “Cottage” covers a broad range of stylistic ideals which includes Cape Cod, Bungalow, and European Romantic styles such as French, English, and Italian interpretations. The common thread tends to be the impression of a small, informal residence constructed of humble materials. The use of indigenous resources such as stone and heavy timber, clad in wood or plaster, all finished in weathered sienna tones, ground the style’s unassuming presence. High- or low-pitched roofs with flat tiles, tall narrow window openings, and extensive use of shutters complete the style’s charm. The windows are occasionally rounded at the top with shutters echoing their shape. While the use of porches is common, they are not required to complete the composition. As shown in **Table 5.2-E** and **Figure 5.2-5**, below, elements common to the Cottage style include:

**Table 5.2-E, Cottage Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>Simple to complicated massing</li> <li>Horizontal lap, shingle, or stucco siding</li> <li>Porches of varying sizes and shapes</li> <li>Columns and posts of varying designs</li> <li>Wrought iron and pot shelves</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>Low and high pitched gable, hipped, or gambel roofs</li> <li>Flat tile or composition roofing (terra cotta barrel hip &amp; ridge tiles)</li> <li>Occasional use of dormer or varying size and design</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Arched and rectangular windows</li> <li>Narrow and tall with varying patterns shapes and sizes</li> </ul>
Colors	<ul style="list-style-type: none"> <li>Lighter to middle earth tones</li> <li>Lighter trims</li> <li>White or beige window frames</li> <li>Contrasting colors at shutters</li> <li>Middle to darker tone roof</li> </ul>
Accent Materials	<ul style="list-style-type: none"> <li>Brick elements</li> <li>Stone elements</li> <li>Wood detail in gables</li> </ul>





## COTTAGE

Figure 5.2-5  
Cottage Style

## Villa

This style pays homage to larger, more formal styles found throughout Italy that were occupied by the region's elite. Palladian architectural principles dominate while placing emphasis on symmetry, proportion, and orderly arrangements of columns, pilasters, and lintels, as well as the use of semicircular arches, which can dominate the building profile. Key visual components of this style include low-pitched, frequently hipped roofs, large projecting eaves supported by corbels, imposing cornice structures, tall first floor windows, and angled bay windows. As shown in **Table 5.2-F** and **Figure 5.2-6**, below, elements common to the Villa style include:

**Table 5.2-F, Villa Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>■ Precast columns</li> <li>■ Shutters</li> <li>■ Detailed trims and surrounds</li> <li>■ Corner columns</li> <li>■ Elaborate entry surrounds</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>■ Low-pitched hipped roof</li> <li>■ Tiles (Barrel &amp; 'S')</li> <li>■ Eaves with and without flat corbels</li> </ul>
Windows	<ul style="list-style-type: none"> <li>■ Windows on front elevation</li> <li>■ Arched top and rectangular windows</li> <li>■ Narrow and tall</li> <li>■ French doors</li> </ul>
Color	<ul style="list-style-type: none"> <li>■ Lighter to middle earth tones</li> <li>■ White or beige window frames</li> <li>■ Lighter trims and "stone"</li> </ul>
Accent Materials	<ul style="list-style-type: none"> <li>■ Stucco prominently utilized</li> <li>■ Precast "stone" mouldings</li> </ul>





## VILLA

Figure 5.2-6

Villa Style

## Monterey

In the early part of the eighteenth century, Californians sought to define an indigenous style of architecture by fusing local Spanish influences with Colonial designs from the east coast. Their search eventually led to the emergence of the Monterey style. This style was developed in Monterey, California, and can be traced back to as early as the mid-nineteenth century. A modified version of this style was revived from about 1920 to 1960, combining Spanish Colonial architecture with some elements of early New England colonial architecture. This Monterey Revival represents one of California's few native architectural styles. As shown in **Table 5.2-G** and **Figure 5.2-7**, below, elements common to the Monterey style include:

**Table 5.2-G, Monterey Architectural Style Elements**

Elements	Design Details
Design Features	<ul style="list-style-type: none"> <li>Second floor balconies</li> <li>Two story rectilinear volume</li> <li>Simple wood posts and beams</li> <li>Verandas or porches</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>Low-pitched gable-ended roofs (occasionally hipped)</li> <li>Shingle or tile- barrel, 'S,' or red clay tiles</li> <li>Tight rakes with extended eaves</li> <li>Roof overhang</li> <li>Simple front-to-back roof</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Double hung windows</li> <li>Paired with false shutters/lowered shutters</li> <li>Vertical proportions</li> <li>Glazed doors</li> </ul>
Color	<ul style="list-style-type: none"> <li>Light earth tones</li> <li>Contrasting accents</li> </ul>
Accent Materials	<ul style="list-style-type: none"> <li>Stucco, brick, or wood (clapboard)</li> <li>First and second floors frequently of different materials</li> <li>Stucco walls</li> <li>Simple details</li> </ul>





## MONTEREY

Figure 5.2-7

Monterey Style

### 5.2.3 Architectural Elements

This section discusses general attributes that are common to each of the seven architectural styles, yet it is the way that they are adapted and modified to suit a particular style that creates a richness of diversity in a master-planned community. Variety in residential housing types and building forms provides diversity and visual interest to the neighborhood street scene. Building massing, scale, and proportions of the elements such as roofs, walls, windows, doors, etc., lend balance and style. Below are requirements intended to achieve this balance.

#### *A. Massing and Scale*

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of the building through design articulation of the building facades, rooflines, and vertical and horizontal planes effectively reduces the visual mass of a building. Mass and scale are important design considerations during the development of street-friendly and pedestrian-scale architecture. Attention to front yard setbacks, building types, and architectural styles helps provide variation in the mass and scale of buildings. The following massing and scale criteria are intended to develop variation in appearance and sense of individuality for each home.

- The size and scale of the building should be proportionate to the size of the lot and the building's setting.
- Combinations of one- and two-story forms are encouraged where feasible.
- Roof lines should be varied where appropriate from building to building in terms of massing, color, and roof selection.
- Homes designed with entries, windows, front porches, and living areas placed near the street, with garages set back greater than the front yard living area, are encouraged.
- The addition of balconies or porches is encouraged to improve the scale and massing of two-story single-family homes.
- Details, such as porches, doorways and windows, should be in proportion to the overall massing of the building.

#### *B. Materials*

The use of building materials and colors plays a key role in developing community character and ambiance. The character and personality of a neighborhood is significantly affected by the composition of the materials and colors of the homes within it. Consideration must be given to selecting a variety of complementary color and material palettes along any given street. The selected architectural styles for Cimarron Ridge allow for a variety of colors and materials.

Specifically, building materials within Cimarron Ridge should conform to the following requirements:



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### Roof

- Clay, concrete, or an approved composite (appropriate in thickness and appearance) roof tile. Flat, one piece “S” or traditional barrel shapes.

### Exterior Walls

- Stucco.
- Stone, brick and wood siding as wall materials or accent.

### Doors

- Stained or painted. Authentic styles to structure.

### Windows

- Vinyl or aluminum.

### Accent Materials

- Masonry Trim: Pre-cast stone, smooth cut stone, and brick used as a base. To be used at entrances and prominent corners depending on the architectural theme.
- Wood Trim: Painted at walls, gates, doors, windows, eaves, balconies, out lookers and pickets. Significant in scale (i.e., 3x material and appropriate to building character).
- Ironwork: Ornamental metalwork at gates, window grilles, balcony rails and fencing where appropriate. Significant in scale and shape while detailed authentically.
- Foam pop-outs and accent materials.

## ***C. Colors***

Building colors are an important element when used to achieve a true representation of a specific architectural style. Colors should be authentic as possible when compared to the traditional color palette of a selected style. Consideration may also be given to colors available in the contemporary market that are complementary to the overall community theme and the individual structure’s specific architectural style.

Specifically, color materials within Cimarron Ridge should conform to the following requirements:

### Roof and Materials

- Natural colors to emulate the appropriate historic-authentic style (i.e., concrete).

### Walls

- Deep to light value “earth” and natural toned colors.

### Accents

- Traditional and historical colors that complement the palette of main house.

### ***D. Porches and Balconies***

The incorporation of front porches is not required but is encouraged. Front and rear balconies are also encouraged for both aesthetic and practical reasons. Porches and balconies integrate indoor and outdoor living spaces, allow for elevated garden locations that provide light and air to the interior, and provide shelter. Porches and balconies break up large wall masses and reduce the scale of the house at the street and sidewalk edge. Along ambiance streets, front porches add an element of personal scale and ambiance, where neighbors can socialize with one another. Porches and balconies in Cimarron Ridge should conform to the following standards:

- The use of front porches with a usable width of at least 5 to 6 feet is encouraged along residential streets.
- A porch railing should be included in some instances to define the space and add architectural detail to the porch and front elevation of the house; however, a railing is only needed with certain architectural styles.

### ***E. Garages***

To achieve an attractive street scene, particular attention should be given to the design, placement, and orientation of garages in all residential neighborhoods. While maintaining an awareness of the contemporary market and the targeted market segment, an effort should be given to minimize the impact of the garage on the residential neighborhood. Depending upon lot size, this can be accomplished through a variety of methods including:

- Side loaded or swing-in loaded garage orientations.
- Garage setbacks greater than the front yard living area setback.
- Tandem garages.
- Garage door design considerations that include recessed doors, creative panel designs, windows and color.
- Where provided, garage door windows should correspond to the window forms of the house.

**Figure 5.2-8** is a compilation and sampling of images that take advantage of a reduced setback to the living area while maintaining a 20-foot garage face setback. As shown in the images below, the reduced setback to the architecture allows the architecture to come forward while the garage is recessed. This accentuates the architecture and reduces the impact of the garage face to the street scene. This is a vital element of the Cimarron Ridge Specific Plan Street scene and will set the tone for the massing and design of the community.



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### ***F. Rear and Side Articulation/Façade Treatment***

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto spaces visible to the public, has become recognized as an important element in the success of a community's visual character and environment. Where such conditions occur, the builder should enhance the rear and side facades of homes backing onto publicly visible areas to improve the community appearance. Enhancement considerations include:

- Foam window trim or shutters where not publicly visible.
- Rear balconies or porches.
- Other design details and amenities, as appropriate to the architectural style.

### ***G. Floor Plans and Elevations***

Each Planning Area shall be required to have a minimum number of different floor plans, different front elevations, and different rear elevations, with different color schemes as identified below:

- Planning Areas with 50 to 99 units: There shall be 3 floor plans and 3 elevations.
- Planning Areas with 100 or more units: There shall be 4 floor plans and 4 elevations. There shall be 3 different color schemes per elevation.
- Reverse floor plans should be included where possible to add variety to the street scene.

### ***H. Single Story Elements***

The introduction of single-story elements is encouraged in Planning Area 2 to add variety to the street scene and help establish pedestrian scale. Where appropriate to the architectural style, single-story elements should include:

- Porch.
- Porte-cochere.
- Pop-out gable element (enclosed or open).



## GARAGE SETBACK

Figure 5.2-8

Garages That  
Are Setback  
Farther Than  
The Front Yard  
Living Area



## 6.0 ADMINISTRATION & IMPLEMENTATION PLAN



### 6.0.1 Introduction

The Cimarron Ridge Specific Plan will be implemented through the processing of numerous discretionary entitlements. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan's objectives. This chapter also provides procedures for determining substantial conformity and, if necessary, amendments to the Cimarron Ridge Specific Plan. All development within the Cimarron Ridge community is subject to the implementation procedures described in this chapter. Additional information on implementation, including potential funding mechanisms, maintenance responsibilities, and monitoring activities, are also presented in this chapter.

## 6.1 IMPLEMENTATION PLAN



### 6.1.1 Introduction

Pursuant to Government Code Section 65451, all specific plans must contain a “program of implementation measures including regulations, programs, public works projects, and financing measures” necessary to implement the specific plan. This chapter defines the administration of the Cimarron Ridge Specific Plan and the implementation process for approving new development, including the accompanying financing, phasing, and other necessary programs.

### 6.1.2 General Administration

#### *Responsibility*

The Community Development Director shall be responsible for the administration and enforcement of the Cimarron Ridge Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, and the Subdivision Map Act, including processing assistance, interpretations of provisions, approval of administrative permits, issuance of permits, site development plans, approval of temporary or interim uses, specification of conditions of approval, and authorization of certificates of occupancy for new development.

The Planning Commission shall be responsible for recommending approval to the City Council regarding any subdivision, conditional use permit, or variance application; recommending Specific Plan amendments to the City Council; and acting on appeals from decisions by the Community Development Director.

The City Council shall be responsible for approving or denying amendments to the Specific Plan and acting on appeals of decisions by the Planning Commission.

#### *Applicability*

All development and proposed uses in the Specific Plan shall comply with the requirements and standards set forth in this Specific Plan. Where conflicts exist between the standards set forth in this Specific Plan and those found in the Riverside County Zoning Ordinance No. 348, as adopted by the City of Menifee (Menifee Zoning Code), the standards in the Specific Plan shall apply. Standards not addressed in this Specific Plan are subject to the Menifee Zoning Code.

#### *Severability*

If any chapter, section, subsection, sentence, clause or phrase of this Specific Plan or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.



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## ***Interpretation***

If there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Community Development Director has the authority to interpret the intent of the provision, using the spirit and intent of the Cimarron Ridge Specific Plan as a guide.

The Community Development Director may, at his/her discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. All interpretations made by the Community Development Director and decisions of the Planning Commission may be appealed per applicable provisions of the Zoning Code.

### **6.1.3 Specific Plan Modifications**

Modifications to the text and exhibits may be necessary during the development of a project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described below. Depending on the nature of the proposed amendment, additional analysis or a supplemental EIR may be required, pursuant to the California Environmental Quality Act.

## ***Classification***

Changes to the adopted Specific Plan shall be classified by the Community Development Director as either an amendment or Specific Plan Substantial Conformance. The applicant shall submit a detailed justification explaining why an amendment or Substantial Conformance revision is warranted and any exhibits deemed necessary by the Community Development Director.

### **Amendments**

Amendments as defined in this Specific Plan shall be processed according to the provisions of the Zoning Code. An amendment, as defined in this Specific Plan, is any of the following:

- Changes to exhibits or text that alter the intent of the Specific Plan
- Changes to development standards and/or design guidelines, which, if adopted, would substantially change the physical character of the Specific Plan.
- A new type of land use that is not specifically discussed in this Specific Plan and that is not of the same intensity and character.
- Any change that would trigger the preparation of a supplemental EIR.
- Changes in land use boundaries that result in an increase of more than the maximum allowable development potential, as analyzed in the certified EIR prepared for the Cimarron Ridge Specific Plan.

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### **Specific Plan Substantial Conformance**

A Substantial Conformance application may be approved by the Community Development Director with input from relevant departments. Substantial conformance allows for the administrative approval and interpretation of minor modifications to the Specific Plan text, graphics, and/or project design that do not change the meaning or intent of the Specific Plan. Through the review and approval process, a project may be found in substantial conformance with the provisions of this Specific Plan and may be approved, conditionally approved, or denied by the Community Development Director under the circumstances listed below. The Community Development Director shall also have the discretion to refer any such request for substantial conformance to the Planning Commission for interpretation and action:

- Simple edits or clarifications to text, graphics or figures that do not change the meaning or intent of the Specific Plan.
- Revisions in the configuration, orientation, and size of building footprints, parking areas, recreational amenities, drainage areas, and landscape areas.
- Shifts in internal road alignments, widths, streetscape amenities, and access points that would not substantially alter the land use or circulation system set forth in this Specific Plan.
- Changes to the locations and sizes of infrastructure systems, including drainage, grading, water, and wastewater plans that would not substantially alter the plans set forth in this Specific Plan, provided the changes can be supported by technical studies reviewed and approved by the city.
- Modifications of design elements such as paving treatment, colors, architectural details, signs, landscaping, fencing, lighting, and entry treatments as long as the Community Development Director finds the change to be compatible with previous developments/approvals.
- Changes to the Phasing Plan provided that the Community Development Director determines that infrastructure is available and constructed to serve that phase and that any mitigation measures linked to that phase, location, or level of development are implemented.
- A new type of land use that is not specifically discussed in this Specific Plan but that is similar in character and intensity to those listed in the Specific Plan.
- Shifts in the number of dwelling units between Planning Areas that do not increase the overall number of dwelling units or increase the density above 5.0 dwelling units an acre for any individual Planning Area.

#### **6.1.4 Implementation and Approval Process**

Approval of the Cimarron Ridge Specific Plan indicates acceptance by the City of Menifee City Council of a general framework of development for the approximately 240-acre Project site. Part





of that framework establishes specific development standards that constitute the zoning regulations for the Cimarron Ridge Specific Plan. It is further anticipated that this Specific Plan will be implemented through a series of final tract maps, and site plans which shall be reviewed and approved by the Planning Department/Community Development Director and the appropriate hearing body to ensure consistency with this Specific Plan.

### ***Pre-Application Conference***

A pre-application conference with the Community Development Director or their designee should be held before an application for a proposed project in the Specific Plan can be filed and accepted for processing. Representatives from the various City departments may be invited to attend the conference to provide input at the discretion of the Community Development Director. Multiple meetings may require the submittal of a deposit to cover staff time.

### ***Subdivision Maps and Final Maps***

Subdivision maps are employed to implement a specific plan by subdividing land into smaller parcels. The City of Menifee adopted Riverside County Ordinance No. 460, which includes a comprehensive list of required information for subdivision maps.

The subdivision map process for Cimarron Ridge may involve the preparation of a Tentative Parcel Map (TPM) and a Tentative Tract Map (TTM). The intent of the TPM is for financing and land conveyance purposes only; no infrastructure improvements, building and/or grading permits shall be issued for lots within the TPM. The individual planning areas will require a TTM showing each planning area, internal lots, and street layout. The TTM may be prepared by the developer and/or the builder. In the absence of a specific builder, the master developer may choose to prepare the site plan and TTM to accommodate a specific size of homesite. Additionally, the owner may choose to file a conveyance or financing map and receive tentative map approval and record a final conveyance map.

During the site plan and TTM stage of the development process, the final number of dwelling units for a particular Planning Area may differ from those identified in the Specific Plan, so long as the density falls within the range specified by the land use designation. Furthermore, an individual site plan or TTM may fall outside of the specified density range, so long as the total density for a particular Planning Area falls within the range specified by the land use designation. However, the overall number of dwelling units may not increase and the density for an individual planning area may not exceed 5.0 dwelling units an acre.

After a subdivision map or a site plan receives its tentative approval, the applicant is given a period of time to provide the final improvement plans for streets, utilities, grading, landscaping and all final conditions of approval prior to commencing construction.

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### ***Administrative Review and Plot Plans***

Applications that comply with the provisions of the Specific Plan and do not require the approval of a public use permit or conditional use permit may be approved or conditionally approved by the Community Development Director through approval of a plot plan. For the purposes of this Specific Plan, all of the “Principal Permitted Uses” and “Accessory Permitted Uses” identified in *Chapter 4.0, Development Standards* are considered permitted uses that would require the approval of a plot plan.

Plot plans are similar to subdivision maps, in that a plot plan also implements a specific plan; however, a plot plan provides a detailed description of how each parcel will be developed. During the plot plan review, the Community Development Director, or his or her designee, shall review applications for compliance with the development standards listed in *Chapter 4.0* of this Specific Plan. Applications that comply with the provisions of the Specific Plan and do not require the approval of a public use or conditional use permit may be approved or conditionally approved by the Community Development Director through approval of a plot plan. The plot plan process shall be the same as that outlined in Section 18.30 of the Zoning Code.

The following additional applications may not be identified as “Principal Permitted Uses” or “Accessory Permitted Uses” in *Chapter 4.0, Development Standards*, but they are considered ancillary to the inherent land uses. The following applications may be submitted in conjunction with the plot plan application, and may be approved or conditionally approved by the Community Development Director through approval of said plot plan:

- Park design and architecture.
- Landscape plans and selected landscape materials for all open space areas.
- Entry monumentation.
- Private property landscape plans and selected landscape materials.

### ***Public Use Permits***

Uses requiring the approval of a public use permit shall be the same as those listed in Section 18.29 of the Zoning Code. In addition, uses requiring a public use permit shall be subject to the filing, required findings, notification, hearing and appeal procedures identified in Section 18.29 of the Zoning Code. There are no uses currently proposed in the Specific Plan that would require a public use permit.

### ***Conditional Use Permits***

Conditional use permits allow the city to consider special uses that are not allowed as a matter of right within a zoning district, thereby providing flexibility within a Zoning Ordinance.





Consideration of a conditional use permit is a discretionary action. Uses requiring a conditional use permit shall be the same as those listed in Section 18.28 of the Zoning Code. In addition, uses requiring a conditional use permit shall be subject to the filing, required findings, notification, hearing and appeal procedures identified in Section 18.28. There are no uses currently proposed in the Specific Plan that would require a conditional use permit.

### ***Architectural Review***

The Cimarron Ridge Specific Plan provides builders and developers with flexibility with respect to architectural styles and being able to incorporate a wide range of complementary building designs and architectural styles. To ensure the creation of a high-quality development that exhibits cohesive community character and complementary building design, all applications for a plot plan, public use permit, or conditional use permit shall be subject to the architectural review process.

An application for architectural review shall be filed with the Planning Division in a manner prescribed by the Community Development Director, including, but not limited to, plans, elevations, and materials and color boards. The Community Development Director or designee will review all development applications and ensure the proposed Project meets the intent of the development standards and design guidelines.

The decision of the Community Development Director or designee shall be final and effective 14 days after a written determination has been made unless, within said time, a written appeal to the Planning Commission is filed by the applicant, property owners subject to the architectural review, or by any member of the City Council or Planning Commission. Appeals shall be undertaken in compliance with the procedures outlined in the Zoning Code.

All applications for a plot plan, conditional use permit, or public use permit shall be required to have a minimum number of different floor plans, different front elevations, and different rear elevations for each Planning Area as identified below:

- Planning Areas with 50 to 99 units: There shall be 3 floor plans and 3 elevations.
- Planning Areas with 100 or more units: There shall be 4 floor plans and 4 elevations.
- There shall be 3 different color schemes per elevation.
- Reverse floor plans should be included where possible to add variety to the street scene.

The Community Development Director may refer any item to the Planning Commission at their discretion.

## 6.2 FINANCING PLAN



### 6.2.1 Introduction

Various techniques are available for financing the required improvements for the Cimarron Ridge Specific Plan. A detailed financing plan should be prepared in order to successfully implement the improvements and programs proposed by the Specific Plan. Along with establishing specific goals and policies, the financing plan should analyze a series of methods to finance infrastructure and other improvements, recommend preferred alternatives, and develop a process for enacting financing methods.

The appropriate mechanism for each particular improvement shall be tied to the phasing, established conditions of approval, and site plan/design review approval. The following is a summary of possible methods that could be used to finance Specific Plan improvements. There may be other sources available to finance improvement projects, such as government grants, or various types of bonds not listed below.

### 6.2.2 Financing Plan

The developer, or guest builder, shall be responsible for financing construction of the infrastructure improvements required to support the Project, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the approved phasing plan. The financing of construction, operation, and maintenance of public improvements and facilities will include funding through a combination of financing mechanisms. However, the developer or builder shall be ultimately responsible for all fair share costs associated with implementing the Project, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the Project.

Financing may involve a combination of impact fees and exacting, special assessment districts, landscaping and lighting districts, and other mechanisms agreed to by the developer and the city as noted below. Developer- or builder-funded improvements may be subject to a reimbursement agreement or credits against fees pursuant to provisions of a development agreement or conditions of approval. The city and developer or builder will cooperate to ensure that the public facilities are built in accordance with all requirements of the Specific Plan and EIR. A development agreement and conditions of approval may be used to facilitate this process.

### 6.2.3 Developer Funding

In many cases, certain on-site facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer, guest builder, or property owner to pay the entire cost of the facility in order to secure development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer or guest builder.



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#### **6.2.4 Special Assessment Districts**

A special assessment district is a type of benefit district that requires a vote by the property owners to encompass a defined and limited geographic area. The city or other agencies may form a special assessment district under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks, and other similar capital facilities. The special assessment districts can issue bonds to finance those improvements and levy a special assessment to pay debt service on those bonds.

A special assessment district may fund improvements within the entire Specific Plan area or smaller areas in the Specific Plan where special improvements are constructed that directly benefit only certain property owners. Special assessment districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

#### **6.2.5 Landscaping and Lighting Districts**

Landscaping and lighting districts (LLD) may be used for maintenance and servicing of landscaping and lighting through annual assessments on benefiting properties. LLDs may also provide for maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities.

#### **6.2.6 Community Facilities Districts and Mello-Roos**

The Mello-Roos Community Facilities Act of 1982 allows the creation of special districts authorized to levy a special tax and issue tax exempt bonds to finance public facilities and services. A community facilities district may be initiated by the legislative body or by property owner petition and must be approved by a 2/3 majority of property owners or registered voters (if there are more than 12 registered voters living in the area). Because there is no requirement to show special benefit, Mello-Roos levies may be used to fund improvements of general benefit, such as fire and police facilities, libraries, and parks, as well as improvements that benefit specific properties. The provision also allows the reallocation of cost burdens to alleviate untenable burdens on specific properties.

#### **6.2.7 Other Funding Sources**

Other sources may be available to finance improvement projects, such as government grants, private developer coalitions, or various types of bonds not listed above.

## 6.3 MAINTENANCE PLAN



### 6.3.1 Introduction

Maintenance of open space areas, recreational facilities, and major roadway landscaping, among other areas, is of utmost importance to the performance and appearance of Cimarron Ridge. Therefore, a comprehensive maintenance plan will be established for standards as well as guidance for the upkeep and governance of public common areas within the Specific Plan.

### 6.3.2 Apportionment of Costs for Maintenance of Common Areas

In order to ensure timely commencement and sufficient funding for maintenance of public facilities and common areas, the Specific Plan will annex into an existing maintenance organization, or into an active management organization such as a community-wide maintenance district or a neighborhood homeowners association (HOA). This maintenance district will be empowered to apportion costs for shared public facilities and common area maintenance within the Specific Plan and/or respective phase of the Specific Plan.

Further, prior to final map approval, the developer will provide a master maintenance authority with enumerated responsibilities.

### 6.3.3 Master Area Maintenance

Common areas such as pocket parks, neighborhood parks, water quality basins, open space areas and landscaped areas are identified in the Specific Plan as being available for the benefit of all residents of the Specific Plan area and to the public. Such common areas shall be maintained either by a public/private entity such as a landscaping and lighting district, or by an association which includes as its participating owners all property within the Specific Plan, and the responsible agency shall assume maintenance responsibility for such area. The publicly accessible 10.4-gross acre sports park shall be maintained by a public agency or public maintenance organization and not an HOA.

### 6.3.4 Specific Facilities Maintenance

In residential areas of the Project, smaller associations may be formed to assume ownership and maintenance responsibility for common areas and facilities that benefit only the residents in those areas. Private open space areas and private roadways are examples of facilities that could come under the jurisdiction of a neighborhood HOA.

### 6.3.5 Project Roadways and Roadway Landscaping

The site is currently within the boundaries of the Landscape and Lighting Maintenance District 89-1C (L&LMD 89-1) and County Service Area (CSA) 145. However, the Project will detach from L&LMD 89-1C and may annex into a new citywide maintenance community facilities district CFD in lieu of the L&LMD to provide maintenance services to certain approved public improvements.





All public Project roadways will be designed and constructed to standards stated in this Specific Plan and will, therefore, be entered into the city system of roads for operation and maintenance as approved by the City Council. Any private roads or accesses will be maintained by an association or other public/private entity, as described above.

Roadway landscaping within the right-of-way (such as the enhanced parkways), landscaping within the raised medians, and any hardscaping outside of any roadway right-of-way shall be maintained by a public/private entity or other master association.

### **6.3.6 Private Area Maintenance**

Front yard areas that are open to the street shall be maintained by the homeowner.

# GLOSSARY



## Glossary

The following terms are use in this document:

California Room	A built-in covered patio incorporated into the house design and roof line. California Rooms are located at the rear of the home, are open to the outdoors, and may be enclosed on up to three sides.
Cimarron Ridge	The approximately 240-acre Cimarron Ridge Specific Plan.
City	The City of Menifee.
County	Riverside County.
Dwelling unit (DU)	One or more habitable rooms (including living, sleeping and sanitary facilities and no more than one kitchen) which are intended or designed for occupancy by a single household.
Easement	The granting of one or more property rights by the property owner for use by the public a corporation or another person or entity.
Elevation	An external building façade, as in front, side or rear elevations. In the case of single-family dwellings, these correspond with the relationship of the building to the property line of the lot.
Home	A for-sale product.
Homeowners Association (HOA)	An organization formed to manage property for more than one owner.
Land Use Plan	The Cimarron Ridge Land Use Plan (as shown in <b>Figure 3.1-2</b> ).
Medium Density Residential (MDR)	Single-family detached residences with a density range of 2.1 to 5 dwelling units per acre.
Multi-Generational Suite	Living areas connected to the home structurally and through an entrance from the main home, although a separate exterior door is allowable. Multi-generational suites may include a sleeping area, sitting area, kitchenette and closet.
Neighborhood Parks	Parks that include tot lots, free play, and flex play area. They also play an important role in creating individual neighborhood identity and place making.
Planning Area	A designated area made up of multiple parcels.
Project	The proposed Cimarron Ridge Specific Plan.
Project Area	The approximately 240-acre site and the immediately surrounding land uses to the north, south, east and west.
Sidewalk	Public walkway within the public right-of-way.





Single-Family Detached	A residential product type.
Site	The approximately 240-acre Cimarron Ridge Specific Plan Project site (as shown in <b>Figure 3.1-1</b> ).
Specific Plan	The Cimarron Ridge Specific Plan.
Streetscape	The visual image one perceives looking down the front-facing street of a neighborhood, including homes, sidewalks, streets and landscape.
Trail	A designated corridor that provides recreational alternative transportation.

# ACRONYMS AND ABBREVIATIONS



## Acronyms and Abbreviations

The following acronyms and abbreviations are used in this document:

EMWD	Eastern Municipal Water District
HOA	homeowners association
I-215	Interstate 215
L&LMD 89-1	Landscape and Lighting Maintenance District 89-1C
MDR	Medium Density Residential
NPDES	National Pollution Discharge Elimination System
OS-C	Open Space-Conservation
OS-R	Open Space Recreation
SCE TPM	Southern California Edison Tentative parcel map
TTM	Tentative tract map



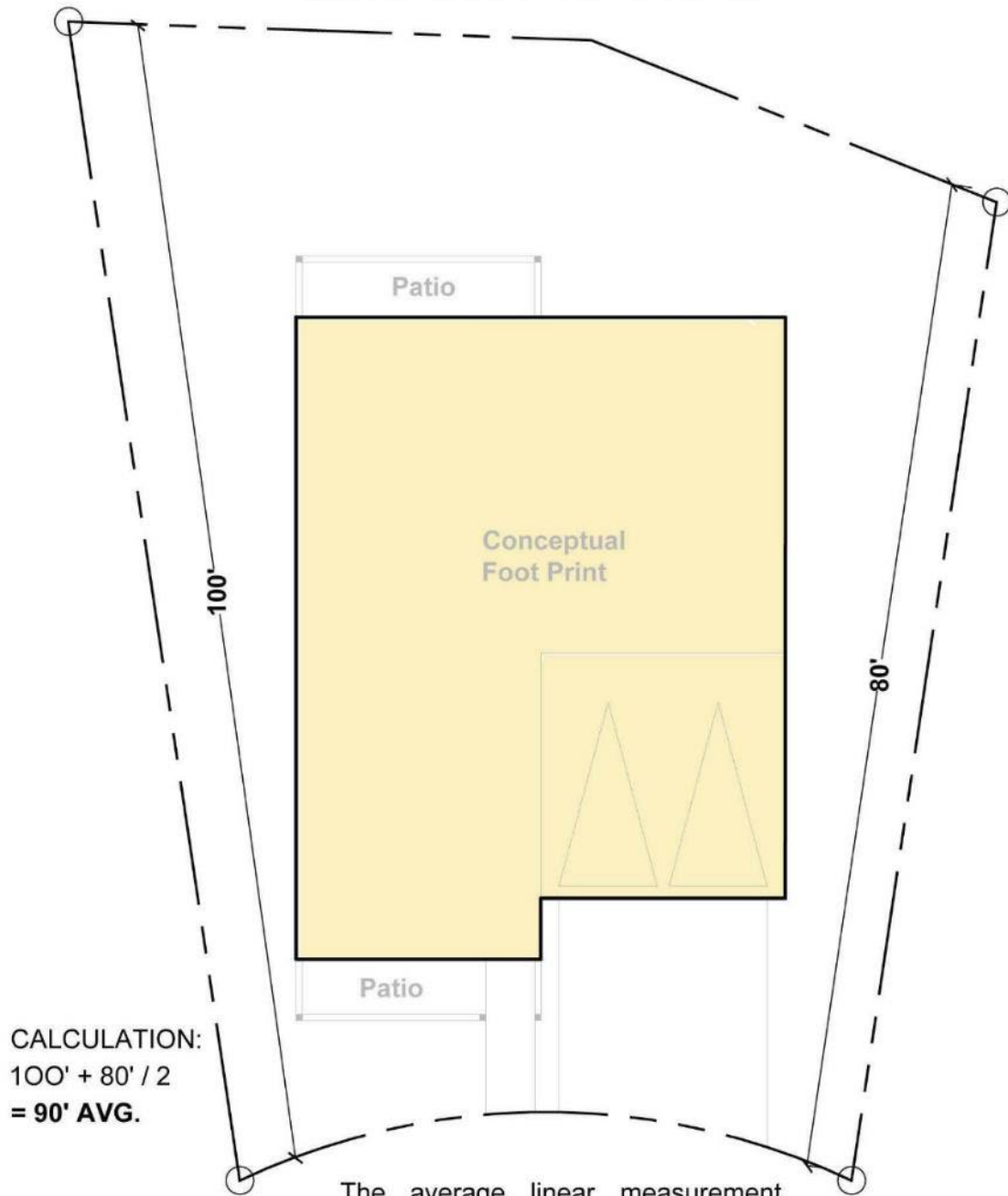
## APPENDIX C







## MINIMUM AVERAGE DEPTH

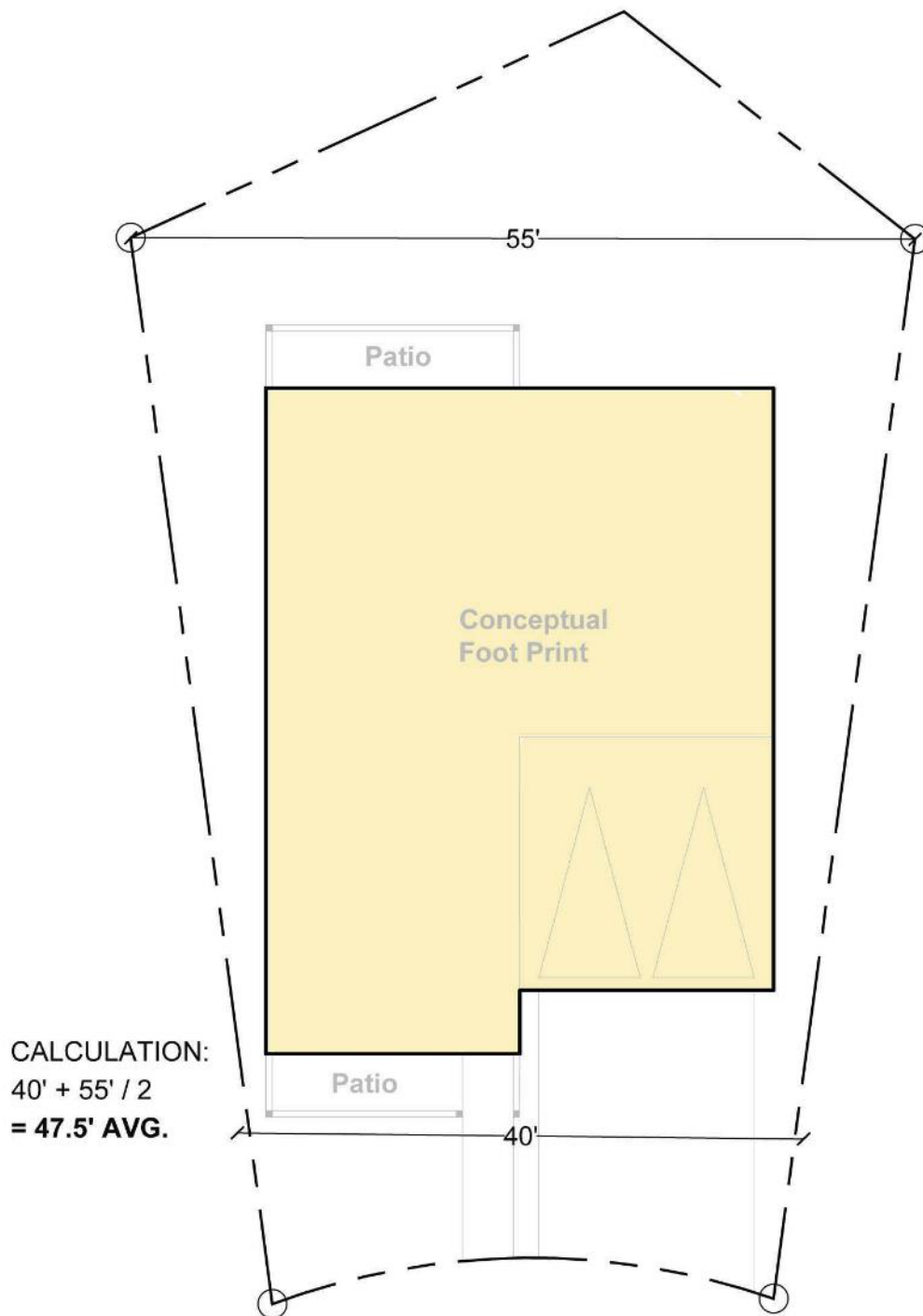


The average linear measurement between the front and rear lot lines when measured at 90 degree angles from the front lot line, or the tangent or chord line of a curved front lot line.





## MINIMUM AVERAGE WIDTH



The average linear distance between side lot lines when measured at a 90 degree angle to the front lot line. If the lot has an irregular shape, lot width may be determined by calculating the average horizontal distance between the longer dimensional lot lines where the building envelope is located.



*A Park Community for all to enjoy!*

