

IV. DESIGN GUIDELINES

A. Purpose and Intent

The Design Guidelines have been devised as a method of achieving a high quality, cohesive design fabric for the community that will develop within Newport Estates.

These guidelines express the desired character of future development for the project area, and address the areas of site planning, streetscapes, signage, lighting, architecture, and landscaping.

The Design Guidelines provided herein are intended to be flexible and are therefore illustrative in nature. Over time, they can therefore respond to unanticipated conditions, such as changes in taste, community desires, and the marketplace.

The objectives of these guidelines are to:

- . Provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- . Serve as design criteria to developers, builders, engineers, architects, landscape architects, and other professionals in order to maintain the desired design quality;
- . Lend guidance to County staff, the Planning Commission, and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- . Provide guidance in the formulation of Covenants, Conditions, and Restrictions for the use of land in the Specific Plan area;
- . Set the framework for the formulation of precise development requirements for the various planning areas within the Specific Plan boundaries.

B. General Guidelines

The community image of Newport Estates is defined by the integrated balance of community elements. This careful consideration of streetscapes, parks, landscape setbacks, walls and fences, site planning, and architecture will help set the level of quality and allow Newport Estates its own distinctive image. These key elements will create a community structure for future development to

rely on. The community character should reflect the rural ranch character of the surrounding area. The natural assets such as the hill areas and rock outcroppings of the site should be used to enhance memorability of Newport Estates as a unique community. The Landscape Concept (Figure 18) demonstrates how a well thought out plan might use these natural assets as amenities.

1. Project Theme

Newport Estates is located on the gently rolling terrain of the Menifee Valley, among several larger ranches. The historic structures of these large ranches were typically spanish (stucco and adobe) in style, although many wooden dwellings and barns can also be found. In fair evaluation, attempts to create a theme based purely on historical context will be weak at best.

However, with the framework created by the key elements of the community structure, a strong image will be presented. The architecture itself should be a contemporized adaption of historical "Californian" styles. This can be accomplished through the use of stucco and clay tiled roofs, wood trim, details, and other materials. It is stressed that the architecture should be reflective of the environment upon which it rests. This theme should be reinforced through the appropriate design of signage, landscaping, and other community elements.

2. Project Setting

Approximately one mile to the east of Newport Estates, along Newport Road is Interstate 215 (the key north-south link in the county), and the Menifee Village Specific Plan Area. Two miles to the west is Canyon Lake and the Audie Murphy Specific Plan area.

Newport Estates, which ranges in elevation from 1,420' to 1,645', is situated on 288 acres of rolling grasslands located between Newport Road and Holland Road. Its significant natural features include a small hill at the southwest corner of the site beside Holland Avenue, and several rock outcroppings.

The conceptual design for Newport Estates attempts to capitalize on these features. The streetscape works with, and has been enhanced by positioning of rock outcroppings along the right-of-way, contributing to entry statements and streetside "pocket parks," and visual relief along streets. Continuing to return the design to the rock "outcroppings" will develop consistency within Newport Estates.

This generous repetitive placement of landscape features will also create the strong sense of arrival and contributes to the identify of the Newport Estates community.