

# **III. SPECIFIC PLAN and SP ZONE REQUIREMENTS**

## **A. Development Plans and Standards**

This Specific Plan is being prepared within a framework of a detailed and comprehensive multi-disciplinary planning program. Development issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals, local community goals, and political goals have been fully examined and considered. Based on the evaluation of the existing data from the original specific plan and the new supplemental information, the following are the goals for the Newport Estate Specific Plan.

- o To consider topographic, geologic, hydrologic, and environmental opportunities and constraints to create a community design that generally conforms to the character of the land by retaining and utilizing the existing landform as much as possible.
- o To respond to perceived voids in the marketplace by providing traditional housing types in an amenitized master planned community.
- o To provide a residential community within both a man-made and natural open space setting.
- o To provide an efficient circulation system to ensure convenient travel throughout the community.

### **1. Specific Land Use Plan**

#### **a. Project Description**

When completed, Newport Estates will be composed of a traditional mix of single family detached neighborhoods and support uses. Providing this type of residential unit will meet the market demand in the Menifee Valley/Sun City area. A maximum of 878 DUs will exist in Newport Estates as shown on the Specific Land Use Plan (Figure 3). The remaining uses in Newport Estates are neighborhood/retail commercial, school, park, and open space, all of which contribute to create a balanced master planned community. Specific information for each of the Planning Areas is provided within Section III. C, "Planning Area Development Standards."

## **b. Land Use Summary**

### *Residential*

The residential density for the entire project area (including open space areas and roads) is about 3.0 dwelling units per acre. The housing consists of only medium density residential. Typical lot sizes will be 5,000 square feet, 6,600 square feet, and 7,200 square feet. Densities of each residential planning area vary from approximately 3.85 to 4.75 dwelling units per acre.

### *Commercial*

A Neighborhood retail commercial center site is located along Newport Road. This 10-acre site will serve not only the residents of Newport Estates but also the region, because of its location along Newport Road. It will, in fact, depend upon surrounding residential outside of Newport Estates to support it because of its size at final buildout. No change in land use entitlement is proposed for the commercial site by Amendment No. 2.

### *Recreation*

A 22.1-acre natural open space area, 20-acre school/park combination, and a network of landscaped walkways and passive open space will provide the residents of Newport Estates with exceptional recreational amenities. Expanded roadside landscape easements along the two major spine roads of Newport Estates will provide linkages to these open space recreational areas. Roadway design has been integrated with existing rock outcroppings, and manufactured "outcroppings" will be placed to provide visual relief along the road edge.

### *Roads*

The project commits approximately 16.3 acres to major roadways. The two through circulation routes provide an 88' R.O.W. as defined for secondary highways by county road standards. Local residential streets will be precisely configured at the Tentative Tract Map stage of the process based on County standards.

## **B. Development Standards**

In order to insure a logical and orderly development for Newport Estates, special development criteria and standards have been created for each Planning Area. These standards will insure that individual mitigation measures occur within each planning area as it transitions to adjacent uses.

In addition to these specific techniques, project-wide development standards have also been prepared. They are designed to complement the individual requirements within each planning area. These General Standards are:

1. The total Specific Plan shall be developed with a maximum 878 dwelling units on 288 acres as illustrated on the Specific Land Use Plan (Figure 3). General uses permitted will include residential, commercial, recreation, and circulation as delineated on the Land Use Plan and in the individual Planning Areas.
2. Uses and development standards will be in accordance with the County of Riverside Zoning Code and will be defined by Specific Plan objectives, future detailed plot plans, and potential conditional use permits as appropriate.
3. Standards relating to signage, landscaping, parking, and other related design elements will conform to the County of Riverside Zoning Code Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements.
4. All project lighting shall be in accordance with County of Riverside standards.
5. The development of property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan Amendment No. 2 of Approved Specific Plan No. 140-W as filed in the office of the Riverside County Planning Department, unless otherwise amended.
6. The County may initiate an amendment of revocation proceeding on all or any portion of this specific plan if a development application has not been approved within five years of the Board of Supervisors approval.
7. A land division filed for the purpose of phasing or financing shall not be considered an implementing development device. If a maintenance organization is a property owners association, the legal documentation necessary to establish the association shall be recorded concurrently with the final map.

8. Common areas identified in the specific plan shall be owned and maintained as follows:
  - a) A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems, and landscaped areas (including those in the commercial areas). The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
  - b) Unless otherwise provided for in these 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 established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.); except that said maintenance organization need not be established prior to a land division filed for the purpose of phasing or financing.
9. It is anticipated that maintenance associations, if formed, will be established as follows:
  - a) The master property owners association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners association shall be responsible for private roads, parking, open space area, signing, landscaping, irrigation, common areas, and other responsibilities as necessary.
10. The applicant shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning Specific Plan Amendment No. 2 of Approved Specific Plan No. 140W. The County of Riverside will promptly notify the applicant of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the

applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.

11. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of specific plan approval have been satisfied for the phase of development in question.
12. An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan.
13. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the specific plan zone herein applied to the property.
14. Flag lots shall not be permitted except as approved by the Planning Director.
15. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and pedestrian and/or bicycle).
16. Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.
17. If necessary, roadways, infrastructure, and open space will be coordinated by and paid for through an assessment or community services district or area to facilitate construction, maintenance, and management.
18. Final development densities for each Planning Area shall be determined through the appropriate development application up to the maximum density identified based upon but not limited to, the following:
  - a) Adequate availability of services.
  - b) Adequate access and circulation.
  - c) Sensitivity to natural landform.

- d) Innovation in housing types, design, or conservation.
  - e) Sensitivity to neighborhood design through appropriate lot and street layouts with the intent of minimizing the use of flag lots.
19. Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.
20. Prior to the issuance of building permits, improvement plans for developed common open space area, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
21. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
- a) Circulation for pedestrians, vehicles, and police patrols.
  - b) Lighting of streets, walkways, and bikeways.
  - c) Visibility of doors and windows from the street and between buildings.
  - d) Conformance to specified fencing heights and materials.

## **2. Circulation Plan**

### **a. Plan Description**

The proposed circulation system framework is shown on the Circulation Plan (Figure 4) as a result of a thorough traffic analysis conducted by Kunzman and Associates (See Appendix A-1). The main objective of the circulation plan is to provide an efficient and logical street system for Newport Estates and the surrounding region. The resulting pattern is a fairly simple bisection of the site that provides hookups to the regional transportation network in all directions. Roadway cross-sections are also shown on Figure 4.

The projected traffic generation for the site (per Amendment No. 2) is estimated at 14,930 trips per day which is less than the 16,430 trips per day of the original specific plan. For more detailed information, see Appendix A-1.

This roadway has also given consideration to the natural landforms, and attempts to provide views of natural rock "outcroppings," landscaping, and park areas.