

II. Specific Plan

A. Project Description

The Crown Valley Village Specific Plan will reflect a mixed use, master planned community in response to development trends within the greater Rancho California area. The specific plan will provide a diverse living environment, attractive to a broad spectrum of individuals and life styles. The specific plan will be primarily a residential development. In addition to residential land uses, the specific plan will provide approximately 7.7 acres of park/open space and a 12.0 acre park/school site.

The site's gently rolling landscape has been taken into consideration in the design of proposed land uses, circulation network, open space areas and drainage.

The Crown Valley Village Specific Plan will establish project unification and identity through design features such as architecture, signage, entry statements and landscaping treatments.

The Crown Valley Village Specific Plan is bordered on the south by the Rancho Bella Vista Specific Plan. As a result, the Crown Valley Village Specific Plan has been designed to interface with, and be complimentary to, the Rancho Bella Vista project in terms of land uses and circulation. On the west boundary of the Crown Valley Village Specific Plan is a residential subdivision with five acre lots. To implement a degree of compatibility between the Crown Valley Village project and the established estate lot development, the planning area has been designed to orientate towards Pourroy Road, much in the same fashion as the estate lot area. In addition, Pourroy Road's right-of-way will be expanded from 12 feet to 30 feet to allow sufficient landscaping opportunities. The additional 18 feet of "parkway" will not be part of the road right-of-way dedication. Alternatively, the additional 18 feet will be incorporated into a subsequent tentative map as an open space lot to be maintained by a County Service Area, homeowners association or an alternative maintenance entity as approved by the Planning Director. The lots facing Pourroy will take access off a frontage type road

to eliminate access interval problems. It should be noted that the Rancho Bella Vista project promoted this same treatment. Therefore, Pourroy Road will be provided with a consistent treatment through both specific plans.

B. Specific Land Use Components

The Comprehensive Land Use Plan for Crown Valley Village is illustrated in Exhibit 4. Table 1 provides a breakdown of the major land use categories in terms of acreage and percentages.

Table 1
Crown Valley Village Land Use Summary

Use	Acreage	Percentage
Residential	146.3	88.2
School Facilities	12.0	7.2
Open Space & Recreation	7.7	4.6
Total	166.0	100.0

The following is a discussion of each land use category.

1. Residential

Residential land uses within the specific plan will provide a variety of housing opportunities in response to regional market factors. More specifically, the residential component will reflect a combination of single family and multi-family residential land use categories with three different product types. Overall, the residential uses will establish 591 dwelling units dispersed throughout the 166 acre specific plan site with an overall density of 3.5 dwelling units per acre. The residential land uses will be located within seven individual planning areas.

o Low Density

The low density residential designation is located in Planning Area 1 and will incorporate 26 dwelling units on 15.4

acres. Low density residential represents approximately 9% of the plan area and approximately 4% of the total number of dwelling units. All low density lots have a minimum area of 20,000 square feet. Single family homes will be the product type constructed on each lot.

- o Medium Density

The medium density residential designation, 3.0 to 4.0 DU/AC, includes Planning Areas 2 through 6. In total, there will be 395 single family homes on approximately 118 acres. Medium density residential represents approximately 70% of the plan area and approximately 66% of the total number of dwelling units. All medium density lots have a minimum area of 7200 square feet. Single family homes will be the product type constructed on each lot.

- o High Density

The high density residential designation, 13.0 DU/AC, is located in Planning Area 7. A maximum of 170 high density dwelling units may be built, representing approximately 29% of the total number of dwelling units in the plan. Planning Area 7 also comprises approximately 8% of the total plan area. Multi-family dwelling units are appropriate for this designation.

2. School

The school facility of the Crown Valley Village Specific Plan is located in the central portion of the project, comprising approximately 12.0 acres.

- o School Facilities

Planning Area 8 has a land use designation for public school facilities which consists of approximately 12.0 acres. The school site will provide school facilities for the project and area students to attend, which will help alleviate overcrowding. The site will also provide facilities for after-school hours

recreation activities (i.e., basketball and baseball).

3. Open Space

A portion of the specific plan site, 7.7 acres, or approximately 5%, will be retained in various forms of open space. More specifically, the Crown Valley Village Specific Plan will provide open space amenities consisting of active and passive open space. The primary active open space park is centrally located within the Crown Valley Village community. The passive park is located in the southeastern corner of the plan area.

o Active Park

The Crown Valley Village Specific Plan includes an active park which is centrally located within the development. The site consists of approximately 6.8 acres. The park's size and configuration is satisfactory to accommodate a football field, baseball diamond or a variety of other sport facilities. On-site parking shall be provided to help prevent overflow parking in the adjacent collector streets.

o Passive Park

The Crown Valley Village Specific Plan also provides for a passive park which could be used for picnicking and other non-recreational activities. The passive park is designated in the southeast portion of the plan, comprising of approximately 0.7 acres. The park is also intended to direct storm water into the drainage channel planned in the Rancho Bella Vista Specific Plan.

o Buffer Treatment

The Crown Valley Village Specific Plan includes an open space buffer treatment. The buffer is provided as a transitional area between the multi-family and single-family land uses. The site consists of approximately 0.2 acres or 0.12% of the project.