

## **IV. SPECIFIC PLAN**

### **A. COMMUNITY OVERVIEW**

The overall community design concept for THE RESORT is that of a pedestrian-friendly resort lifestyle that provides elements of varied housing types, parks and recreation and convenience to schools, goods and services all linked by a neighborhood network of sidewalks and paseos.

The community character is inspired by local viticultural history of the site and similar environments in Southern Mediterranean regions of Italy, France and Spain. Designated areas of the community will be characterized by one of these regions with the recreation buildings, neighborhood architecture and landscape reflecting that style. Connections throughout the community and transitions between neighborhood building types will be achieved through the use of paseos with vineyard and other landscape character elements common to both the site and the Mediterranean style regions.

Arrival at THE RESORT community will be announced to drivers and pedestrians with signs and/or community monuments and entry statements at the gated entry streets of Cantu-Galleano Ranch Road, Bellegrave Avenue and Hamner Avenue. Community goods and services are conveniently located in the retail and mixed-use area at the Cantu-Galleano Ranch Road Entry. At the opposite end of the community on Bellegrave Avenue a school and public park are adjacent and accessible for use by way of pedestrian and vehicular routes.

Upon entry into the community residents and visitors are greeted by Community Parks and Recreation centers each representing the chosen image for that area. The entry street leads directly to a primary community loop street that provides ease of navigation within the community and access to all neighborhoods. This primary loop street will reflect a Mediterranean resort-like character and landscape with wide paseos containing a multi-use pathway, street trees and varied architectural styles that reflect the chosen community character.

Characteristic architectural styles, indigenous materials and colors, regional and climatic elements and influences all inspire the design of this community.

### **B. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS**

The following sections of THE RESORT SPECIFIC PLAN (SP 335) illustrate and describe the project-wide development plans and standards as they relate to land use, circulation, drainage systems, landscaping, water and sewer systems, recreational facilities, phasing, grading and comprehensive maintenance for the entire specific plan area.

## 1. COMPREHENSIVE LAND USE PLAN

### a) Project Objectives

The overall intent of THE RESORT SPECIFIC PLAN is to provide high quality residential and commercial uses to serve existing and future residents of the Mira Loma area of Riverside County. To achieve this intent, the following are the basic development objectives of THE RESORT SPECIFIC PLAN:

- To implement Riverside County General Plan land use designations and policies by developing a mixed-use planned community consistent with the project site's High Density Residential land use designation and Community Center Overlay.
- To provide the maximum number of high quality residential dwelling units allowed on the project site by Riverside County General Plan land use designations and policies.
- To provide housing opportunities for households with a variety of incomes levels within close proximity of employment centers located in adjacent cities and the County of Riverside.
- To provide a variety of needed housing types within a gated environment and within walking distances of community services.
- To interface in a sensitive manner with the existing rural/agricultural uses within the area by providing generous landscaping.
- To encourage outdoor activity and wellness by providing parks, open space and community recreation centers that are connected by pedestrian walks and paseos to residential areas.
- To provide various commercial opportunities, a public elementary school and public community park with easy access to project and community residents.

### b) Project Description

THE RESORT SPECIFIC PLAN will create a gated residential community consisting of multiple varieties of residential opportunities developed with sufficient recreational facilities to serve the residents of the project. THE RESORT SPECIFIC PLAN has been designed with the goal of providing a variety of housing types, styles, and sizes that will attract a variety of buyers into a well-balanced, master-planned community. THE RESORT SPECIFIC PLAN will supply the Mira Loma community with retail/mixed use development, a community park and an elementary school site as well.

The site has been divided into sixteen sections on the basis of the different land uses. These sections of the site are hereafter referred to as “Planning Areas,” and are shown on *Figure IV-1, Comprehensive Land Use Plan*. The eleven residential Planning Areas, each reflecting one of three architectural themes (Tuscan, Andalusian and Provence), will be developed with a variety of residential opportunities designed with sufficient recreation facilities to serve the residents of the project. The remaining five planning areas will be developed with retail/mixed use, recreational or educational land uses. THE RESORT SPECIFIC PLAN is designed to provide flexibility of land uses to respond to the market at the time development occurs. (See *Figure IV-1, Comprehensive Land Use Plan* and *Table II-1, Land Use Summary*)

### (1) Residential

Residential areas within the project will provide a total of 1,750 dwelling units<sup>2</sup>, with an overall average density of 13.35 dwelling units per acre. The residential component of the plan comprises 131.11 acres or 67.0% of the total project site. Two residential land use categories are proposed, High Density Residential and Very High Density Residential. Each residential planning area within THE RESORT SPECIFIC PLAN has an identified density range and a development target. The density range defines the upper limits of the number of dwelling units that can be developed within an individual planning area without requiring an amendment to the Specific Plan. The development target identifies the anticipated number of dwelling units that will be constructed within each planning area. It should be noted that residential planning areas can be developed with a total number of dwelling units that is above or below the identified development target through compliance with the procedures set forth in Section IV.B.10 (Specific Plan Administration) provided the total number of dwelling units within the specific plan does not exceed 1,750 dwelling units<sup>2</sup>.

Under the Specific Plan, it is possible to develop one or more product types within an individual planning area provided that the development is consistent with the project's design guidelines and the same product type is not located within more than two different planning areas. Eleven of the permitted product types are:

- Single Family Detached Homes 4,000 SF Lots      5-8 DU/AC - front/street access
- Single Family Detached Homes 5,005 SF Lots      5-8 DU/AC - front/street access
- Single Family Detached Alley Loaded Cluster Homes 2,625 SF Lots      5-8 DU/AC - rear/alley access
- Single Family Detached 4-Unit Cluster Homes      8-14 DU/AC – alley access
- Single Family Detached 6 to 8-Unit Cluster Homes      8-14 DU/AC - alley access

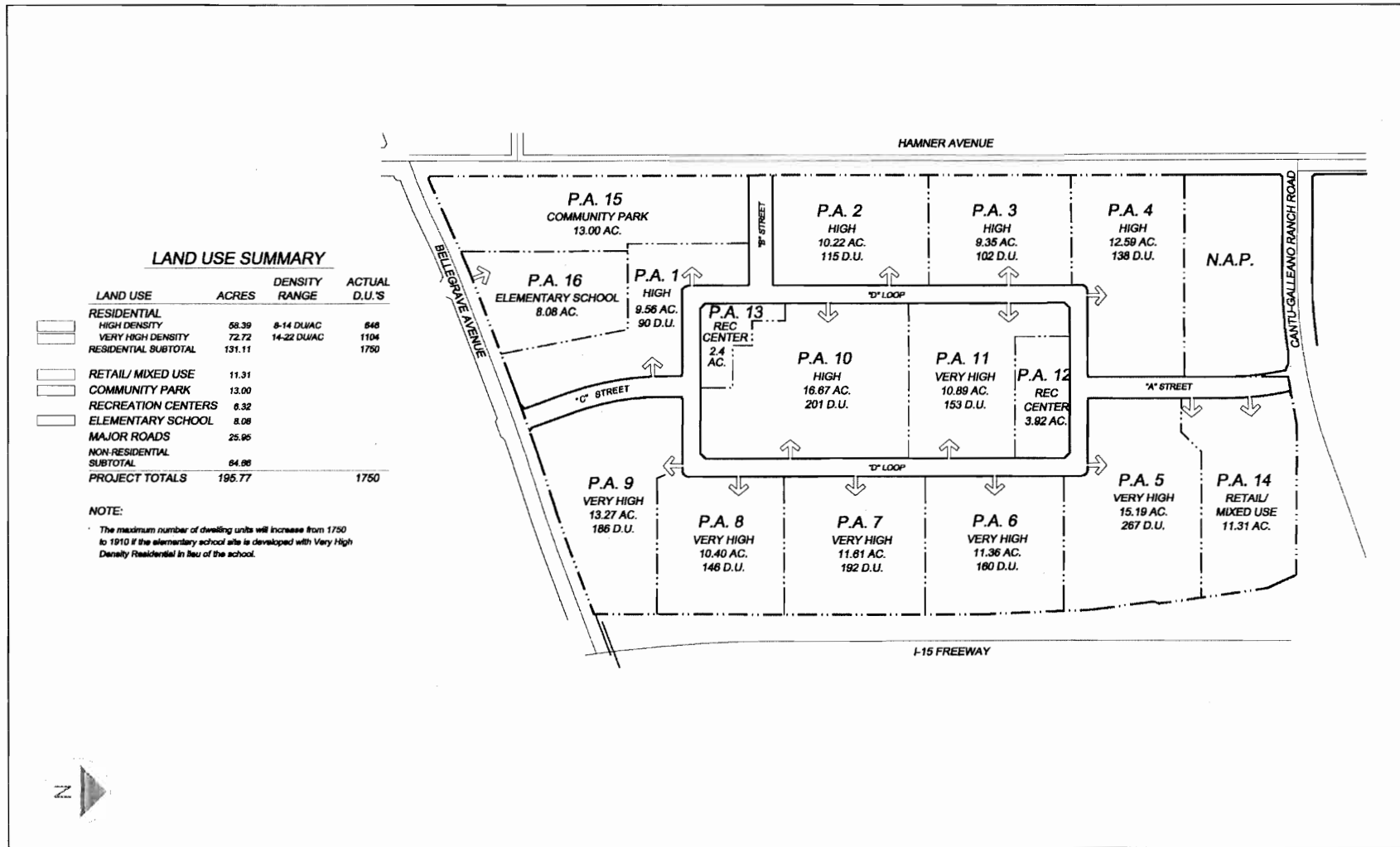
<sup>2</sup> The total number of residential dwelling units will increase to 1,910 if the elementary school site is developed with Very High Density Residential, in lieu of the school.

**Table IV-1, Land Use Summary**

LAND USE	PLANNING AREA	ACREAGE	DENSITY RANGE (DU/AC)	DWELLING UNITS
<b>RESIDENTIAL</b>				
HIGH DENSITY RESIDENTIAL				
	1	9.56	8 - 14	90
	2	10.22	8 - 14	115
	3	9.35	8 - 14	102
	4	12.59	8 - 14	138
	10	16.67	8 - 14	201
	Subtotal	58.39	8 - 14	646
VERY HIGH DENSITY RESIDENTIAL				
	5	15.19	14 - 22	267
	6	11.36	14 - 22	160
	7	11.61	14 - 22	192
	8	10.40	14 - 22	146
	9	13.27	14 - 22	186
	11	10.89	14 - 22	153
	Subtotal	72.72	14 - 22	1,104
	<b>RESIDENTIAL SUBTOTAL</b>	<b>131.11</b>		<b>1,750<sup>3</sup></b>
<b>NON-RESIDENTIAL</b>				
RETAIL/MIXED USE	14	11.31		
COMMUNITY PARK	15	13.00		
RECREATION CENTERS	12	3.92		
	13	2.40		
ELEMENTARY SCHOOL	16	8.08		
MAJOR ROADS		25.95		
	<b>NON-RESIDENTIAL SUBTOTAL</b>	<b>64.66</b>		
<b>TOTAL</b>		<b>195.77</b>		<b>1,750<sup>3</sup></b>

<sup>3</sup> The maximum number of residential dwelling units will increase to 1,910 if the elementary school site is developed with Very High Density Residential, in lieu of the school.





**Figure IV-2**  
**Comprehensive Land Use Plan (Black & White)**  
*The Resort Specific Plan*



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- |  |                                  |
|--|----------------------------------|
| • Single Family Attached Duplex Homes<br>3,150 SF Lots                       | 8-14 DU/AC - front/street access |
| • Single Family Attached Triplex Townhomes<br>and Carriage Units             | 8-14 DU/AC - alley access        |
| • Single Family Attached Row Townhomes                                       | 8-14 DU/AC - alley access        |
| • Single Family Attached Green Court Triplex<br>Townhomes and Carriage Units | 8-14 DU/AC - alley access        |
| • Single Family Attached Townhomes, Flats<br>and Carriage Units              | 14-22 DU/AC - alley access       |
| • Single Family Attached Green Court<br>Townhomes and Carriage Units         | 14-22 DU/AC - alley access       |

The design and landscaping guidelines for each of these product types and general design and landscaping guidelines for other permitted product types are described in Section IV.D. (Design Guidelines) and Section IV.E. (Landscaping Design) of this specific plan.

## (2) Retail/Mixed Use

A retail/mixed use land use planning area (Planning Area 14), comprising 11.31 acres, is located at the northeast corner of THE RESORT SPECIFIC PLAN. Planning Area 14 is intended to provide neighborhood and community commercial uses to serve the residents of THE RESORT SPECIFIC PLAN and the surrounding community.

Allowable uses within the retail/mixed use designation include those uses set forth in Article IXb (C-P-S Zone) of Riverside County Land Use Ordinance No. 348. These allowable uses include restaurants, shops, drug stores, markets, gasoline sales, a hotel or motel, and other commercial uses that would serve the needs of the local residents. Planning Area 14 would not exceed 35 percent site coverage (building footprint/acreage), or a maximum of 172,432 square feet.

## (3) Parks and Recreation

The recreation component of THE RESORT SPECIFIC PLAN has several major elements. These include swim and club oriented recreational facilities, multi-use park sites, and a network of open space paseos connecting the various recreational elements together, allowing for a system of walkways, and passive areas within various vicinities of the community.

#### (4) Elementary School

THE RESORT SPECIFIC PLAN includes an 8.08-acre site, which will be offered to the Jurupa Unified School District for use as an elementary school. In the event that the Jurupa Unified School District elects to construct this school at an alternate location outside of THE RESORT SPECIFIC PLAN, the designated school site will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Very High Density Residential with 160 dwelling units and the total number of dwelling units within the specific plan will be increased to 1,910 dwelling units.

#### (5) Public Facilities

THE RESORT SPECIFIC PLAN includes construction of a 13.00-acre community park and an elementary school. Other public facilities will be the public rights of way associated with Hamner Avenue, Bellegrave Avenue and Cantu-Galleano Ranch Road. All streets and parks proposed within the gated community portion of the specific plan are private. For a detailed description of the proposed circulation system, see Section IV.B.2, Circulation Plan.

### c) Project Wide Development Standards

In order to ensure the orderly and sensible development of the land uses proposed for THE RESORT SPECIFIC PLAN, land use planning and design standards have been created for each Planning Area. These planning area-specific standards, discussed in detail in Section V.B, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to the planning area-specific standards, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. The project-wide standards are:

- 1) THE RESORT SPECIFIC PLAN shall be developed with a maximum of 1,750 dwelling units<sup>4</sup> and 11.31 acres of retail/mixed uses, as illustrated on *Figure IV-1, Comprehensive Land Use Plan*. General permitted uses will include residential, recreational, retail/mixed use, educational and other uses as delineated on the Comprehensive Land Use Plan and in the individual Planning Areas.
- 2) Residential planning areas with a total number of dwelling units that is above or below the planning areas' identified development target through compliance with the procedures set forth in Section IV.B.10 (Specific Plan Administration) provided the total number of dwelling units within the specific plan does not exceed 1,750 dwelling units<sup>4</sup>.

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<sup>4</sup> The maximum number of residential dwelling units will increase to 1,910 if the elementary school site is developed with Very High Density Residential, in lieu of the school.

- 3) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 (Land Use Ordinance) as amended by THE RESORT SPECIFIC PLAN Zoning Ordinance and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including subdivisions, plot plans and conditional use permits.
- 4) Standards and guidelines relating to signs, landscaping, parking and other related design elements will conform to Riverside County Ordinance No. 348 unless exceeded by the guidelines and standards within THE RESORT SPECIFIC PLAN.
- 5) All project lighting shall be in conformance with applicable Riverside County standards.
- 6) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and State laws; and shall conform substantially to Specific Plan No. 335 (THE RESORT SPECIFIC PLAN) as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 7) Except for the Specific Plan Development Standards/Design Guidelines and Specific Plan Zoning adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- 8) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the Specific Plan zone applied to the property, and all other applicable County standards and the Subdivision Map Act.
- 9) Flag lots shall not be permitted.
- 10) Development applications which incorporate common areas shall be conditioned for the completion of design plans for the common areas, specifying the location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle).
- 11) Prior to the issuance of building permits, improvement plans for developed common open space areas, including landscaping and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Landscaping and irrigation plans shall be certified by a landscape architect. The improvement plans shall include:
  - a. Final Grading Plans.
  - b. Irrigation Plans certified by a landscape architect.

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- c. Landscape Plans certified by a landscape architect.
  - d. Fence Treatment Plans
  - e. Special Treatment/Buffer Area Treatment Plans.
- 12) 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 will be private. 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. The master maintenance organization shall be established prior to or concurrent with recordation of the first land division, or issuance of any building permit for any approved development permit.
  - c. 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.
  - d. The ownership and maintenance responsibility shall be specifically identified for each open space and/or recreational lot at the time implementing development applications, such as subdivisions, plot plans and/or use permits, are filed.
- 13) Passive solar heating techniques shall be employed whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, adequate roof overhangs and proper wall insulation.
- 14) Designation and/or dedication of parkland and open space acreage, and/or payment of fees necessary to satisfy both County and State requirements, will be based on the neighborhood and community park acreage designated within the Jurupa Area Recreation and Park District Master Plan of Parks.
- 15) Final development densities for each Planning Area shall be determined through the appropriate development application, based upon but not limited to, the following:
- a. Adequate availability of services;
  - b. Adequate access and circulation;
  - c. Sensitivity to landform;
  - d. Innovation in housing types and design;
  - e. Sensitivity to neighborhood design through lot and street layouts.

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One or more product types may be developed within an individual Planning Area provided that the development is consistent with the project's design guidelines and the same product type is not located within more than two different planning areas

- 16) For the security and safety of future residents the applicant and/or developer shall incorporate the following design concepts within each individual development proposal:
  - 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, where practical.
  - d. Fencing of appropriate heights and materials.
  - e. Addresses which light automatically at night.
  - f. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 17) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
- 18) Each planning area shall comply with applicable Riverside County recycling requirements.
- 19) Each planning area shall include development of adjacent common open space areas, landscape development zones and applicable infrastructure.
- 20) Construction of the Specific Plan, including recordation of final subdivision maps, may be done progressively in stages, provided vehicular access, public facilities and infrastructure is constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section IV.B.8, Public Facilities and Phasing Requirements.
- 21) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal has not been approved within five (5) years of the Board of Supervisors' adoption of the specific plan.