

3.0 PROJECT WIDE DEVELOPMENT PLANS

This section presents plans and standards that will govern the major aspects of Lake Nuevo Village development. It begins with the land use plan, and subsequently describes major development components (i.e. circulation, grading, drainage, water and sewer, landscape, recreation and open space, public facilities and project phasing, and maintenance). Planning standards that apply specifically to individual planning areas will be discussed in Section 4.0. Those development standards and design guidelines that will apply to specific types of uses implemented throughout the development will be discussed in Section 5.0.

3.1 Land Use Plan

The proposed Land Use Plan is illustrated in Exhibit 3.1, LAND USE PLAN, and outlined in Table 3-1, DETAILED LAND USE SUMMARY.

TABLE 3-1
Lake Nuevo Village Specific Plan
Detailed Land Use Summary

Land Use		Planning Area (PA)	Gross Acres	Maximum DUs per PA
RESIDENTIAL:				
Medium High Density (5-8 DU/AC)	Minimum 4,000 SQ FT Lot Size:	1	17.9	105
		2	10.9	61
	4 ¹	12.0 ²	62 ¹	
	Subtotal:	40.8	228	
	4,500 SQ FT	3	13.8	87
RESIDENTIAL ACRES/ DU'S TOTAL:			54.6	315
NONRESIDENTIAL:				
	Parks	5	2.7	-----
		7	0.4	-----
	Open Space	6	3.2	-----
	Major Streets	---	6.3	-----
NONRESIDENTIAL ACRES TOTAL			12.6	-----
TOTAL PROJECT ACRES / DUS			67.2	315
TOTAL PROJECT DENSITY		4.7		
NOTES :				
1. Alternatively, if required by the Nuview Union School District, PA 4 may be developed as a school site, and the residential DUs indicated may be transferred elsewhere within the Specific Plan through an approved substantial conformance application.				
2. This figure provides an adequate site for developing a school. If PA 4 is not selected as a school site, 1.7 acres will be reserved as open space for recreational use in conjunction with the park to be constructed in PA 5.				

3.1.1 LAND USE PLAN DESCRIPTION

The proposed Land Use Plan is comprised of 7 planning areas. The 7 planning areas encompass residential, recreation and open space. The uses within the Lake Nuevo Village Specific Plan are summarized as follows:

Residential: Four (4) planning areas are primarily designated for residential uses. The residential density allowed ranges from 5 units per acre to 8 dwelling units per acre, with an average density over the entire specific plan area of 4.7 dwelling units per acre based on a total of 315 dwelling units. The proposed residential density range in the Lake Nuevo Village Specific Plan can be described as follows:

- ❖ **Medium High Density Residential (5-8 dwelling units per acre)** This density category constitutes approximately 79% of the specific plan's land area. Planning Areas 1, 2, and 4 total 40.8 acres and allow for a 4,000 square foot minimum lot size. Planning Area 3 (13.8 acres) will allow a minimum lot size of 4,500 square feet. Planning Area 3 is located at the northwest portion of Lake Nuevo Village.

Parks: A designated community park will be located in Planning Area 5 east of Foothill Avenue adjacent to the open space and will include both passive and active-park uses. A neighborhood park will be located in Planning Area 7 west of Foothill Avenue. Active park uses may include tot lots, hard courts, and/or play field facilities. See Sections 3.7 and 4.0 for a further discussion of parks.

School Alternative: Instead of residential development, an elementary school may be developed as an alternative use on Planning Area 4 if the School District determines that this is the preferred choice for a school site needed to serve Lake Nuevo Village. If developed as an alternative use, the school site may be required to meet a 12 acre minimum area criterion. Joint use of Planning Area 4's school site grounds for other recreational purposes could supplement the park area in Planning Area 5 under the school alternative.¹

Open Space: 3.2 acres of open space is to be set aside in Planning Area 6 of the proposed Lake Nuevo Village Specific Plan. This will preserve an existing hill area and rock outcroppings in the northeast portion of the project.

3.1.2 LAND USE PLAN STANDARDS

In addition to the planning-area-specific development standards included in Section 4.0 and the use-specific design guidelines and standards found in Section 5.0 of Specific Plan No. 251, Amendment 1, the following general standards provide a framework to address location-specific development opportunities and constraints.

¹ If the school alternative is not pursued, 1.7 acres of park area shall be provided along the east side of PA 4 that can be combined with the park area proposed for PA 5, as set forth in Section 4.4.2 of this Specific Plan.

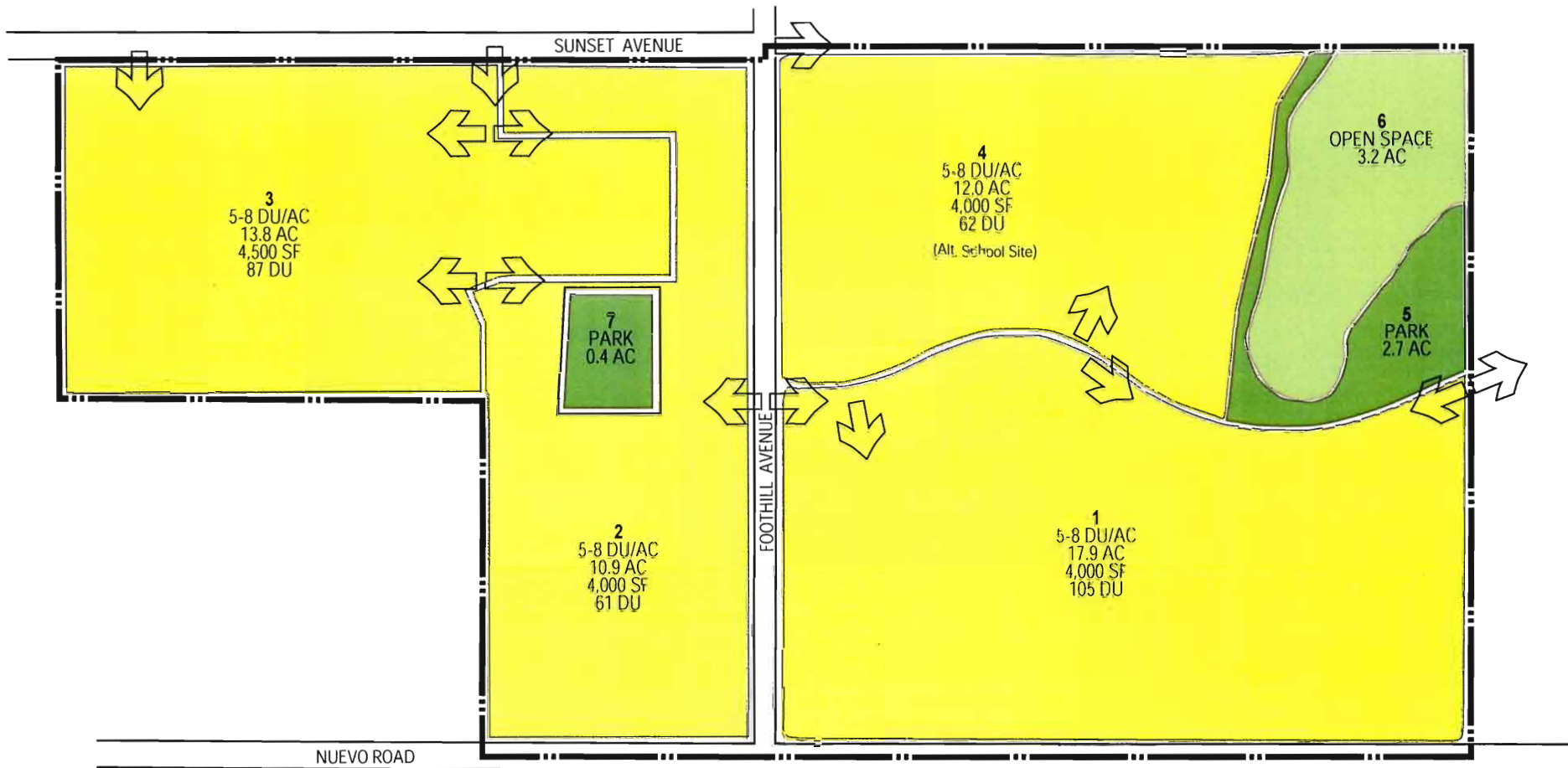
- 1.) The Lake Nuevo Village project shall be developed with a range of uses including residential, park, recreation, and open space pursuant to Exhibit 3-1, LAND USE PLAN.
- 2.) The Lake Nuevo Village project can be developed with a total of 315 dwelling units covering 54.6 acres, designated within the specific plan as residential land use areas.
- 3.) Uses and development standards will be in accordance with Riverside County Ordinance 348 and the Lake Nuevo Village Specific Plan Zoning Ordinance. Such uses and standards will be defined further by Specific Plan objectives, Specific Plan design guidelines, and future residential subdivision maps, plot plans, and/or conditional use permits.
- 4.) Final development densities for each residential planning area shall be confirmed through the approval of appropriate Riverside County development application(s), and subject to the maximum number of dwelling units per planning area listed in Table 3-1, DETAILED LAND USE SUMMARY. These final densities realized will be determined by the following factors:
 - Adequate availability of services,
 - Adequate access and circulation,
 - Efficiency of lotting and siting of the proposed development,
 - Flexibility in building types and designs, and
 - Sensitivity to landforms
- 5.) Except for the Specific Plan Zoning Ordinance adopted concurrently with the Specific Plan, no portion of the Lake Nuevo Village Specific Plan which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.
- 6.) The Lake Nuevo Village project shall provide adequate areas for collection and loading of recyclable materials in accordance with state law. Such areas shall be provided within the residential areas where solid waste is collected and loaded in a location, which serves five or more units.
- 7.) The Lake Nuevo Village project shall satisfy applicable criteria within Title 24, Chapter 2-71, of the California Administrative Code ensuring accessibility for persons with disabilities, where applicable.
- 8.) Design of the development applications implementing the Lake Nuevo Village Specific Plan shall comply with the spirit and intent of the Countywide Design Standards and Guidelines document.
- 9.) Development activities to entitle, prepare and develop the site shall conform to Riverside County ordinances (including Ordinances 348, 457, 460, 461, 659, 787, 810, and 824) and applicable state laws.

- 10.) Prior to obtaining subsequent development permit approvals from the County of Riverside, the applicant shall document that all pertinent conditions relating to the planning area under development have been satisfied.
- 11.) Common areas identified in the Lake Nuevo Village Specific Plan shall be owned and maintained as follows:
 - a. Permanent master maintenance organizations may be established for the Lake Nuevo Village Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, and landscaped areas. The organizations 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, neighborhood associations may 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 organizations upon approval of implementing development applications or upon recordation of any appropriate conveyance subdivision.
 - c. The maintenance organizations shall be established prior to, or concurrent with, recordation of the first land division or issuance of the first building permit for construction within that land division. The ownership and maintenance responsibility shall be identified for each open space lot upon submittal of the tentative map application, which would create the subject open space lot.
- 12.) Unless an implementing development application for the Lake Nuevo Village Specific Plan is determined to be exempt from the California Environmental Quality Act (CEQA) or is acted on concurrently with the specific plan amendment at a public hearing for decision, an initial study (i.e. environmental assessment) shall be conducted to determine potential environmental impacts attributable to any land use application required to implement the Lake Nuevo Village Specific Plan.




Additional development standards applicable to that portion of the Lake Nuevo Village project area which is within the March Airport Influence Policy Area/Safety Zone III (i.e. west of Foothill Avenue), as represented in Exhibit 3.2, have been included below. These standards were applied by the Riverside County Airport Land Use Commission (ALUC) staff as conditions in a March 20, 2006 action letter.

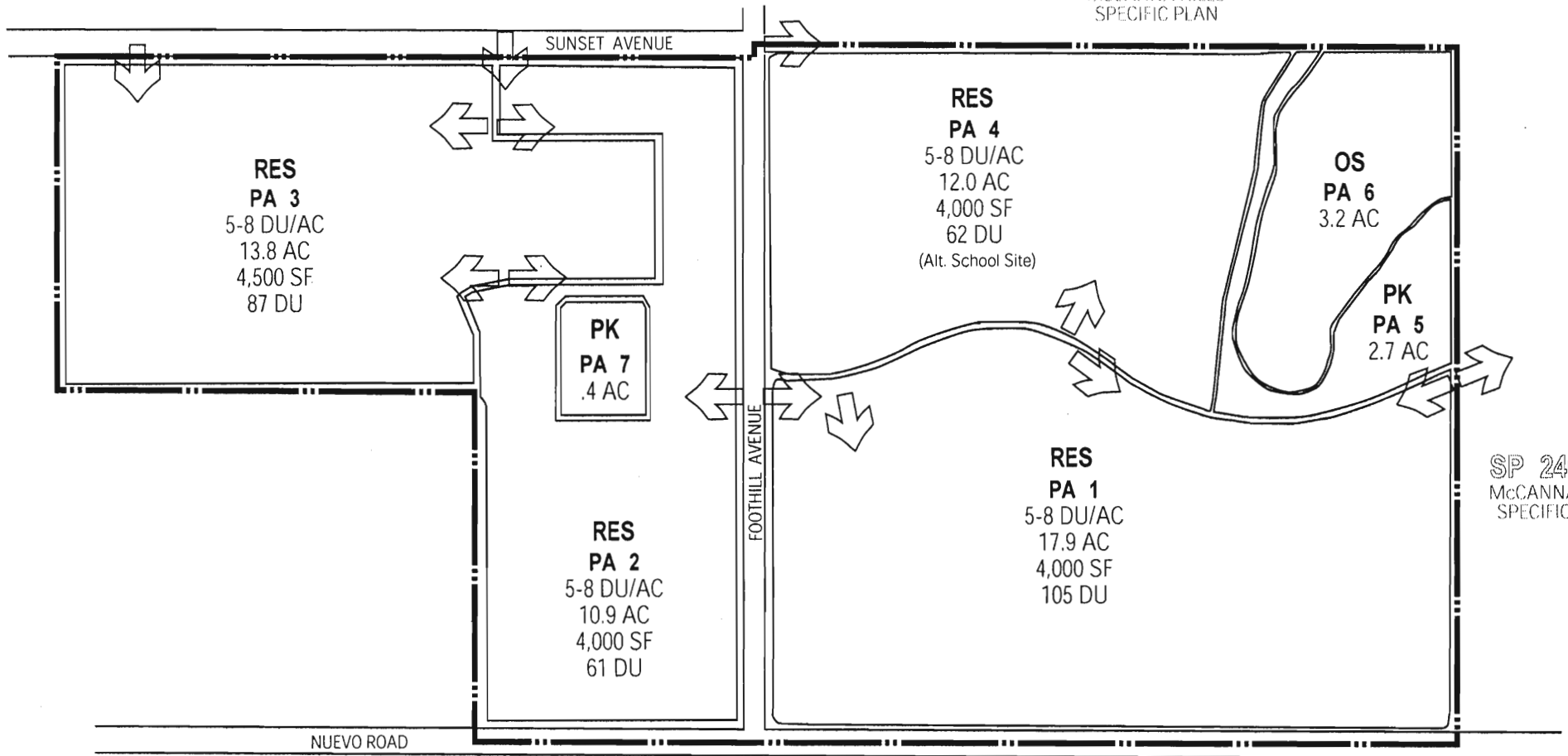
- 13.) Prior to project development or sale to any entity exempt from the Subdivision Map Act, the project proponents shall convey an aviation easement to the March Air Reserve Base/March Inland Port Airport (Telephone (951) 656-7000).

- 14.) Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45 decibel levels.
- 15.) Install hooded or shielded outdoor lighting measures into the building construction to ensure that all light is below the horizontal plane.
- 16.) The following uses shall be prohibited:
 - a. Any use which would direct a steady light or flashing light of red, white, green or amber colors toward an aircraft engaged in an initial straight climb following takeoff; or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff; or toward an aircraft engaged in a straight final approach toward a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 17.) The above ground storage of explosive or flammable materials is prohibited.
- 18.) Notice of an airport in the vicinity, consistent with Business and Profession Code Section 11010.(b).(12)(A) and satisfactory to the ALUC, shall be given to all prospective buyers and tenants of real property within the airport influence area.
- 19.) No obstruction of the "FAR Part 77 Conical Surface" shall be permitted. An FAA 7460 review shall be completed for any structure of a height that would exceed a 100:1 slope from the end of the runway.



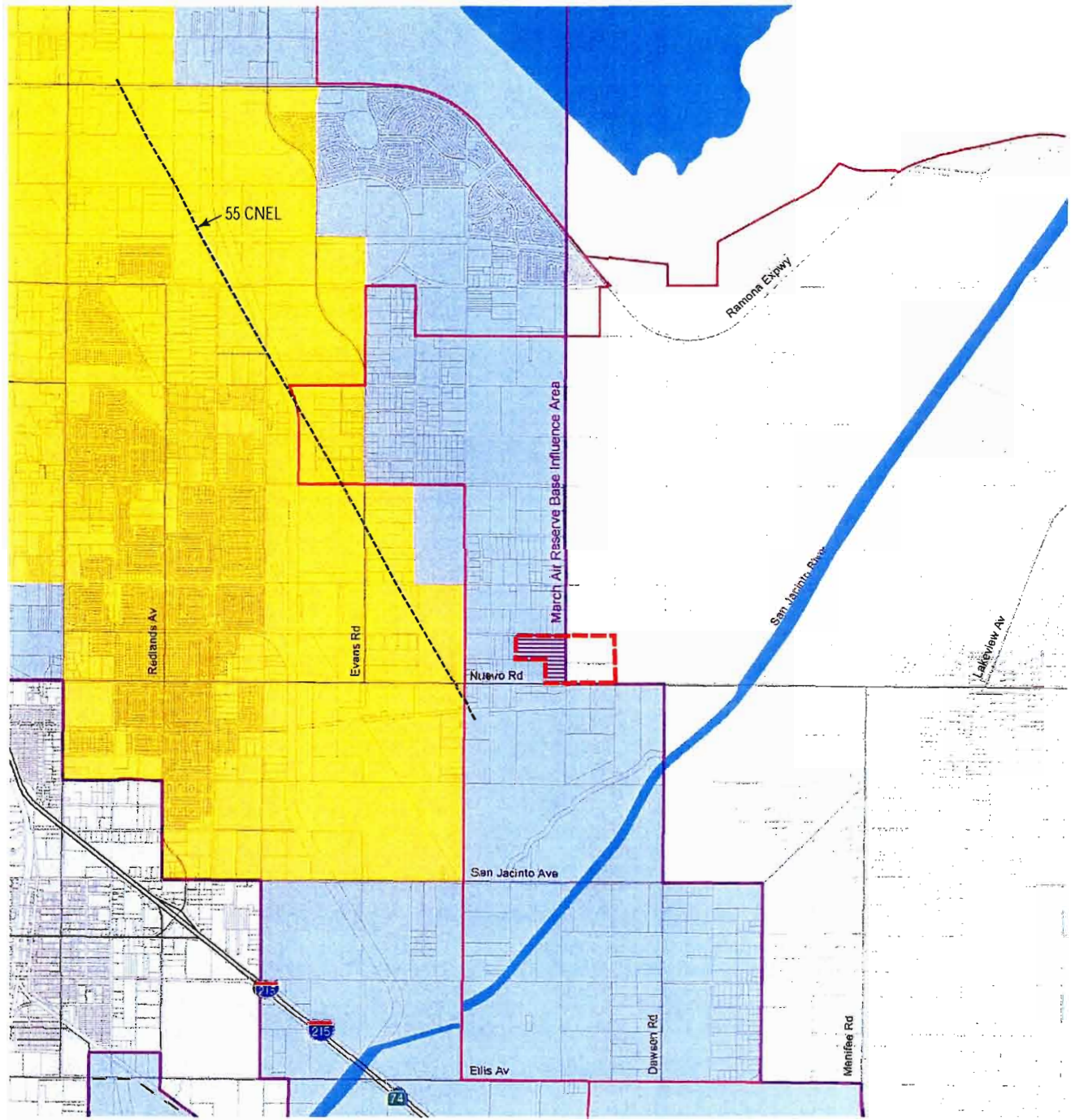
NOTE: Planning areas are approximated. Acreages noted include possible slopes, open space, roadways and trails between areas as well as development area.

LEGEND		ACRES	DU'S
	MEDIUM-HIGH DENSITY RESIDENTIAL (5-8 DU/AC)	54.6	315
	PARK	3.1	
	OPEN SPACE	3.2	
	MAJOR STREETS	6.3	
TOTAL		67.2	315



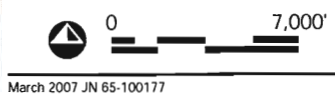
LEGEND		ACRES	DU'S
RES	MEDIUM-HIGH DENSITY RESIDENTIAL (5-8 DU/AC)	54.6	315
PK	PARK	3.1	
OS	OPEN SPACE	3.2	
MAJOR STREETS		6.3	
TOTAL		67.2	315

NOTE: Planning areas are approximated. Acreages noted include possible slopes, open space, roadways and trails between areas as well as development area.



- Airport Boundary
- Airport Influence Policy Area/Safety Zone Area III
- Safety Zone Area II
- Area Plan Boundary
- Incorporated City
- LAKE NUEVO VILLAGE SPECIFIC PLAN AREA
- LAKE NUEVO VILLAGE AIRPORT INFLUENCE AREA
- 55 CNEL LINE

SOURCE: RCIP: Lakeview/Nuevo Area Plan - March Air Reserve Base - Airport Influence Policy Area (Figure 5).
 55 CNEL line is from County of Riverside Airport Land Use Commission Staff Report
 Agenda Item: VI.B. - Hearing Date: December 9, 2004 - Case Number: MA-04-154-McCanna Hills



LAING-SEQUOIA PARTNERS LLC
 LAKE NUEVO VILLAGE
 SP 251 AMENDMENT 1
AIRPORT INFLUENCE AREA