

## 1.4 Project Summary

The 67.2 acre Lake Nuevo Village Specific Plan as amended designates 54.6 acres of the project area as residential land use with a maximum of 315 residential dwelling units allowed, 3.1 acres for community and neighborhood parks, 3.2 acres for open space and 6.3 acres for major roadways. The overall total gross density of the project will not exceed 4.7 dwelling units per acre. Table 1-1, LAKE NEUVO VILLAGE SPECIFIC PLAN LAND USE SUMMARY AND COMPARISON WITH APPROVED LAKE NUEVO VILLAGE SPECIFIC PLAN 251, sets forth the land use acreages and corresponding percentage of area for SP 251, Amendment 1. This table also provides for comparison purposes a land use summary of SP 251 that was adopted in 1993.

The land use plan for the Lake Nuevo Village Specific Plan as amended has a 21% increase in land use area designated for residential development than the previously adopted Specific Plan. The proposed SP 251, Amendment 1 eliminates the 13.4 acres of commercial/mixed use and replaces it with residential land. The 2005 Amendment 1 increases the total number of dwelling units allowed to 315 in part because of the increase in the residential area and the elimination of the commercial area. The 1993 Specific Plan included provisions to allow additional dwelling units beyond the 190 DUs allowed in the residential only areas pursuant to the mixed use component allowed in the commercial area.

The Lake Nuevo Village Specific Plan as amended does not designate area for commercial use due to the abundance of other property in the area that currently is designated for commercial use. The Lakeview/Nuevo Area Plan of the Riverside County General Plan designates over 80 acres of Commercial Retail land use on property immediately to the west and south of the Lake Nuevo Village Specific Plan area, along Nuevo Road over to Dunlap Drive. The Lakeview/Nuevo Area Plan further designates over 145 acres of additional Commercial Retail land use on property just one mile east of the project area at the intersection of Nuevo Road and Menifee Road. The adjacent McCanna Hills Specific Plan, as amended (SP 246A1) includes over 50 acres of designated commercial use areas just to the north along the proposed extension of Orange Avenue. The Stoneridge Specific Plan (SP 239) to the northeast also includes an additional 27 acres of commercial use area designated along proposed Orange Avenue. The Lake Nuevo Village Specific Plan as amended attempts to contribute towards providing a viable balanced land use approach between residential designated area and the over 300 acres total of commercial designated land use in the immediate surrounding area that the intended residential uses will need to support. As previously noted, the commercial area that was provided in the original adopted Lake Nuevo Specific Plan allowed for the inclusion of residential use in this area as a mixed use component if market demand did not support all of the commercial use.

**TABLE 1-1**  
**Lake Nuevo Village Specific Plan Land Use Summary**  
**and Comparison with 1993 Specific Plan**

Land Use	Proposed SP Amendment SP 251, Amendment 1 (2005)		Adopted Specific Plan SP 251 (1993)	
	Acres	Percentage of Acreage	Acres	Percentage of Acreage
Residential	54.6	81%	40.8	63%
Parks	3.1	5%	2.2	3%
Open Space	3.2	5%	4.6	7%
Commercial (Mixed Use Alternative)	0	0%	13.4	21%
Major Roadways	6.3	9%	3.6	6%
<b>Total</b>	<b>67.2<sup>1</sup></b>	<b>100%</b>	<b>64.6<sup>1</sup></b>	<b>100%</b>
<b>Maximum Dwelling Units (DUs)</b>	<b>315<sup>2</sup></b>		<b>190<sup>2</sup></b>	
NOTES :				
1. The difference in the total area figures can be attributed to more precise area calculations for the original project site found in proposed SP 251, Amendment 1 (67.2 ac.) than were cited in the adopted SP 251 (64.6 ac.). Also, variation exists in the amount of adjacent roadways factored into the total area calculations in the proposed versus adopted specific plans.				
2. Proposed SP 251, Amendment 1 increases the total number of DUs allowed in part because of its increased residential area and reduced commercial area. The 190 maximum number of DUs for the 1993 plan was for the areas designated residential use only and did not account for any units that could have been developed as the "mixed use" component of the commercial area.				

#### 1.4.1 PROJECT MARKET CHARACTERISTICS

The proposed Lake Nuevo Village Specific Plan community design includes planning areas encompassing residential, open space and recreational uses, connected through a series of streets, sidewalks, trails and bike lanes which will also be connected with the McCanna Hills Specific Plan area (SP 246A1). Additional small park and/or open space areas that provide opportunities for recreation and for interaction with neighbors are intended to be included in the residential areas. A variety of residential housing types and architectural styles are allowed to address varying lifestyles, from families to singles and retirees. The housing products will be detached units.

The overall community theme and character will be achieved through elements such as parks, streetscapes and landscape features, setting the general framework and providing guidance for individual planning areas to ensure continuity. The development of Lake Nuevo Village along with future development of the adjacent McCanna Hills will result in a cohesive community, emphasizing connectivity between land uses providing an appealing, livable and safe environment for residents.

**1.4.2 PROJECT OBJECTIVES**

The Lake Nuevo Village Specific Plan is designed to ensure that development will occur in a manner responsive to site characteristics and community improvements. Lake Nuevo Village's relationship to the General Plan is discussed in greater detail in Section 6.0. The project's objectives are summarized as follows:

❖ **Land Use**

- Reflect a project boundary consistent with ownership conditions.
- Propose a development that is consistent with the Riverside County Integrated Project (RCIP).
- Provide a balanced land use pattern that promotes compatibility with surrounding land uses and satisfies the developer's fiscal objectives.

❖ **Circulation**

- Provide a safe and efficient roadway network, linking all internal elements of the planned community with the surrounding area.
- Provide for the location and design of facilities connecting to Riverside County's General Plan roadway system to enhance regional vehicular movement.
- Identify project access and entry points based on current Riverside County plans and conditions.
- Encourage alternative modes of transportation (e.g. bicycle and pedestrian trails), reducing dependence on the automobile.

❖ **Drainage**

- Provide adequate drainage, flood control and water quality improvements, which satisfy applicable local, state and federal criteria.

❖ **Public Services/Utilities**

- Provide adequate services, utilities and infrastructure in a timely manner as development occurs.

❖ **Phasing**

- Utilize planning areas for orderly phasing of development and infrastructure within Lake Nuevo Village.

❖ **Recreation and Open Space**

- Provide adequate recreation facilities and open space which satisfy local requirements.

- ❖ **Schools**
  - If deemed necessary, ensure provision of adequate education facilities within the planned community, pursuant to applicable school district and state requirements
  
- ❖ **Community Character**
  - Provide neighborhoods with distinct identities founded in the particular character of the landform defining them.
  - Insure quality in the planned community with landscaping, signage and community entry design based on specific design objectives.
  - Provide parkway corridors whose elements contribute to safe and attractive community design.
  
- ❖ **Housing**
  - Provide a range of high quality housing opportunities, responding to market demand within the developing economic profile of the area.
  - Institute innovative development standards for long-range development of the project that responds to development trends, market demand for housing and the availability of services.
  
- ❖ **Environmental Impacts**
  - Propose a development that is fully consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).
  - Reduce grading, preserve natural landforms, and direct development to those onsite locations that can accommodate it.

## **1.5 Document Purpose**

Section 65450 of the California Government Code grants local planning agencies the authority to prepare a specific plan of development for any area covered by a general plan, in order to establish a systematic method for implementation of the agency's general plan. The Riverside County General Plan establishes objectives that mandate the preparation of individual specific plan documents in order to ensure that new developments meet basic standards for environmental safety, infrastructure availability, quality of structural design, quality of planning, and preservation of aesthetic quality of cultural identity.

The Lake Nuevo Village development proposes to amend the 1993 adopted Lake Nuevo Village Specific Plan, SP 251. In compliance with the California Environmental Quality Act (CEQA) and County of Riverside guidelines, Environmental Impact Report (EIR) No. 337 (Lake Nuevo Village Specific Plan's EIR) was certified by the Board of Supervisors on the Specific Plan's adoption date, November 2, 1993.