

## **4.0 SPECIFIC PLAN**

### **4.1 PROJECT-WIDE PLANNING STANDARDS**

#### **4.1.1 COMPREHENSIVE LAND USE PLAN**

##### **a) APPROACH**

The Rio Vista Specific Land Use Plan consists of approximately 918 acres and proposes the implementation of approximately 1249 single family detached homes in a low and medium density setting; 60 units of townhomes and condominiums in a high density setting; and 388 apartment units in a very high density setting. Full development implementation of the 1,697 residential units would create a gross density of approximately 1.8 units per acre.

The Rio Vista Land Use Plan has been designed with a supporting circulation system connecting the proposed residential planning areas, the two (2) school sites, the three (3) neighborhood parks, the equestrian center and related rural park/equestrian trailhead, the neighborhood commercial center and the recreational/open space areas.

The Rio Vista Specific Plan contains thirty planning areas including natural open space. Planning Area 27 is designated "Not a Part" in the Specific Plan because the area is not controlled by the applicant. However, per the direction of Riverside County, it is included in the Specific Plan to ensure land use compatibility with the adjacent planning areas. Rio Vista contains eighteen (18) residential planning areas; one (1) neighborhood commercial planning area; two (2) planning areas for school sites; three (3) planning areas for neighborhood park sites; one (1) equestrian center/trailhead; one (1) mountain park and several areas designated as open space. The comprehensive land use plan and concept illustrative plan are illustrated within Figures 4.1 and 4.2, respectively.

##### **b) SPECIFIC PLAN LAND USE PLAN DESCRIPTIONS**

The various density and land use descriptions proposed by the Specific Plan are:

###### **RESIDENTIAL**

The Rio Vista Specific Plan proposes a variety of different residential units, including low, medium, high

and very high density units, which comprise an approximate overall density of 1.8 units per acre.

- o LOW DENSITY RESIDENTIAL (0-2 DU/AC) - The single family, detached units are to be implemented in two (2) planning areas, utilizing standard 10,000 square foot lots. A total of 171 units are proposed on approximately 71 acres. The indicated Planning Areas are 3 and 4.
- o MEDIUM DENSITY RESIDENTIAL (2-5 DU/AC) - These single family, detached units are to be implemented in thirteen (13) planning areas, utilizing standard 7,200 square foot lots. A total of 1078 units are proposed on approximately 332 gross acres. The indicated Planning Areas are: 5, 6, 7, 8, 9, 11, 14, 15, 17, 18, 19, 20, and 28.
- o HIGH DENSITY RESIDENTIAL (8-14 DU/AC) - These (60) multi-family attached units are proposed as townhomes and condominiums on the five (5) gross acres comprising Planning Area 21.
- o VERY HIGH DENSITY RESIDENTIAL (14-16 DU/AC) - The proposed 388 multi-family apartment units are to be implemented in two planning areas, Planning Areas 24 and 29, on approximately 24 gross acres.

#### NEIGHBORHOOD COMMERCIAL

The Specific Plan proposes Planning Area 25, consisting of approximately five (5) gross acres, to be developed as a neighborhood commercial center to service the needs of the project and adjacent residents. The commercial center setting has been designed to facilitate accessibility to all project residents.

#### SCHOOL SITES

Two school sites are proposed within the Specific Plan. The school sites have been located to be adjacent to the proposed neighborhood parks and open space areas. Planning Area 12 and Planning Area 22, each consisting of approximately seven (7) gross acres, are the designated areas for the school facilities.

#### OPEN SPACE (in addition to the Mountain Park)

The Rio Vista Specific Plan delineates approximately fifty-two (52) gross acres as open space areas. The pockets of retained open space are distributed throughout the Specific Plan area.

## MOUNTAIN PARK

The 353 acres proposed to be a Mountain Park, is within the boundaries of the Specific Plan. This area is planned for hiking and equestrian activities that will be coordinated with the County of Riverside Master Plan of Equestrian and Hiking Trails.

## NEIGHBORHOOD PARKS

There are three neighborhood parks proposed within the Specific Plan. These parks are located adjacent to the three community entrances. The park sites are proposed for Planning Areas 10, 13, and 26. The total gross acreage is approximately 14 acres. These park sites will all contain tot lots and a variety of active and passive activities.

## EQUESTRIAN CENTER/TRAILHEAD

Rio Vista Specific Plan is designed to coordinate with the County of Riverside Master Planned Equestrian Trail, and proposes that Planning Area 1, which consists of approximately fourteen (14) gross acres, serve as an equestrian center for the residents of the project, but will also serve individuals outside the project. The center will provide for boarding and training facilities for horses. In conjunction with the equestrian center, Planning Area 1 will serve as a park/equestrian trailhead and will consist of pedestrian and equestrian trails, parking area, cool down area and horse shoe pit.

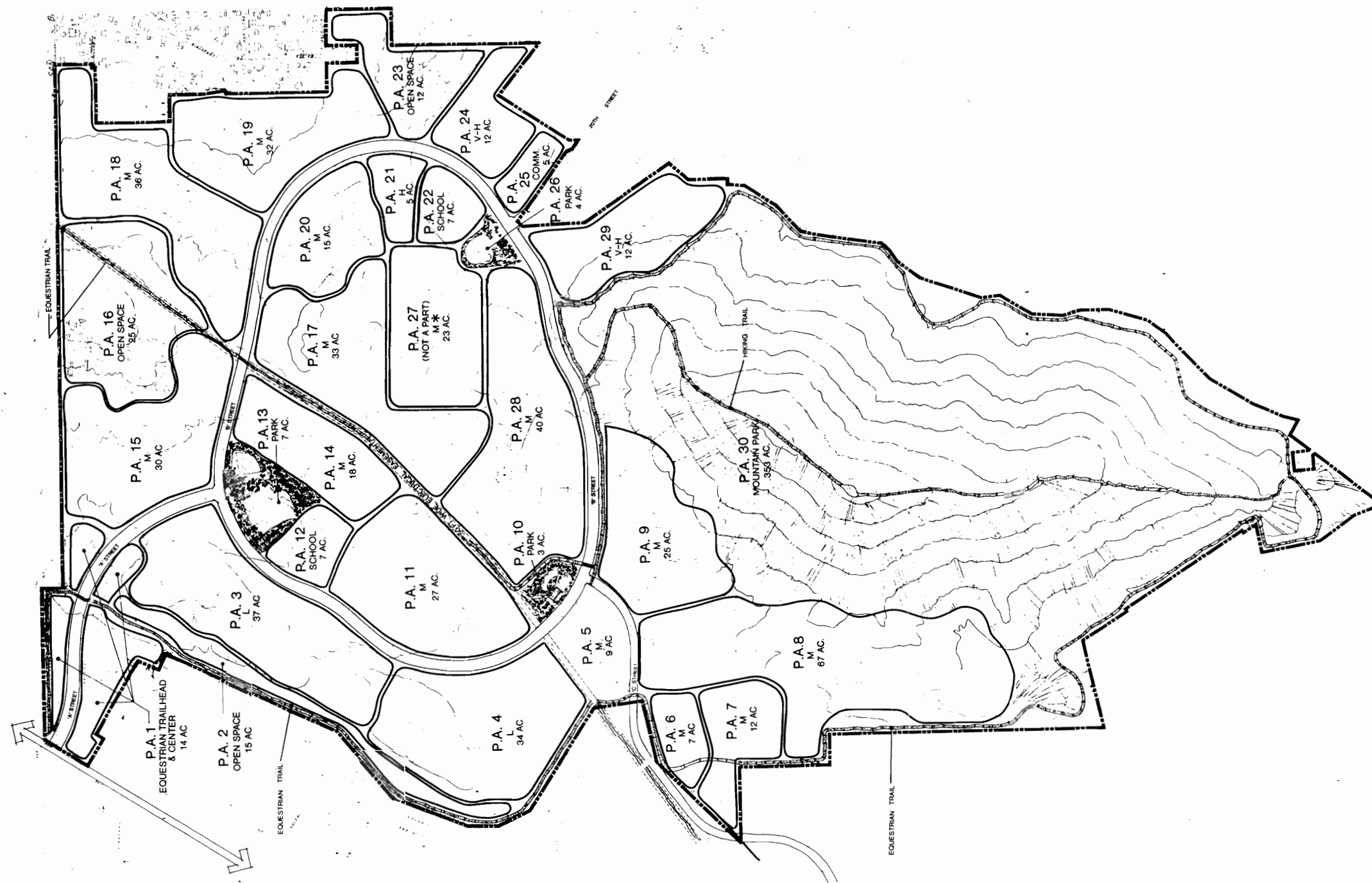
## CIRCULATION

The Specific Plan proposes to calls for the master developer to construct secondary and collector level roads for the project. Approximately 23 acres will be devoted to a major road system. All other roads will be constructed by merchant builders per County Standards.

## SOUTHERN CALIFORNIA EDISON EASEMENT

The SCE easement which traverses the project site in a northeasterly direction consists of eleven (11) acres. The easement is occupied by overhead electrical lines. The easement is suitable for passive recreation and for trail uses and will be landscaped accordingly.

# COMPREHENSIVE LAND USE PLAN



RIO VISTA  
STATISTICAL SUMMARY

LAND USE DESIGNATION/ DENSITY	PRODUCT TYPE	PLANNING AREA	GROSS ACRES	TOTAL DU'S
LOW RESIDENTIAL SINGLE-FAMILY RESIDENTIAL (0-2.4 DU/AC)	10000	3	37.0	79
	10000	4	34.0	82
			71.0	171
MEDIUM RESIDENTIAL SINGLE-FAMILY DETACHED (2-5 DU/AC)	7200	5	9	29
	7200	6	7	21
	7200	7	12	33
	7200	8	48	145
	7200	9	25	80
	7200	14	27	95
	7200	11	18	80
	7200	15	30	90
	7200	17	33	135
	7200	18	36	80
	7200	19	32	90
	7200	20	15	64
	7200	28	40	136
			332	1,078
HIGH-RESIDENTIAL MULTI-FAMILY ATTACHED (8-14 DU/AC)	Townhomes/ Condos	21	5	60
			5	60
VERY-HIGH RESIDENTIAL (14-16 DU/AC)	Apartments	24	12	196
	Apartments	29	12	192
			24	388
<b>RESIDENTIAL TOTAL</b>			<b>432</b>	<b>1,697</b>
COMMERCIAL		25	5	
SCHOOL		12	7	
		22	7	
EQUESTRIAN		1	14	
PARK		10	3	
		13	7	
		26	4	
MOUNTAIN		30	353	
SCE EASEMENT			11	
CIRCULATION			23	
OPEN SPACE		2	15	
		16	25	
		23	12	
<b>TOTAL NON RESIDENTIAL</b>			<b>486</b>	
<b>PROJECT TOTAL</b>			<b>918</b>	<b>1,697</b>
NOT A PART MEDIUM RESIDENTIAL SINGLE-FAMILY DETACHED (2-5 DU/AC)	7200	27	23	58

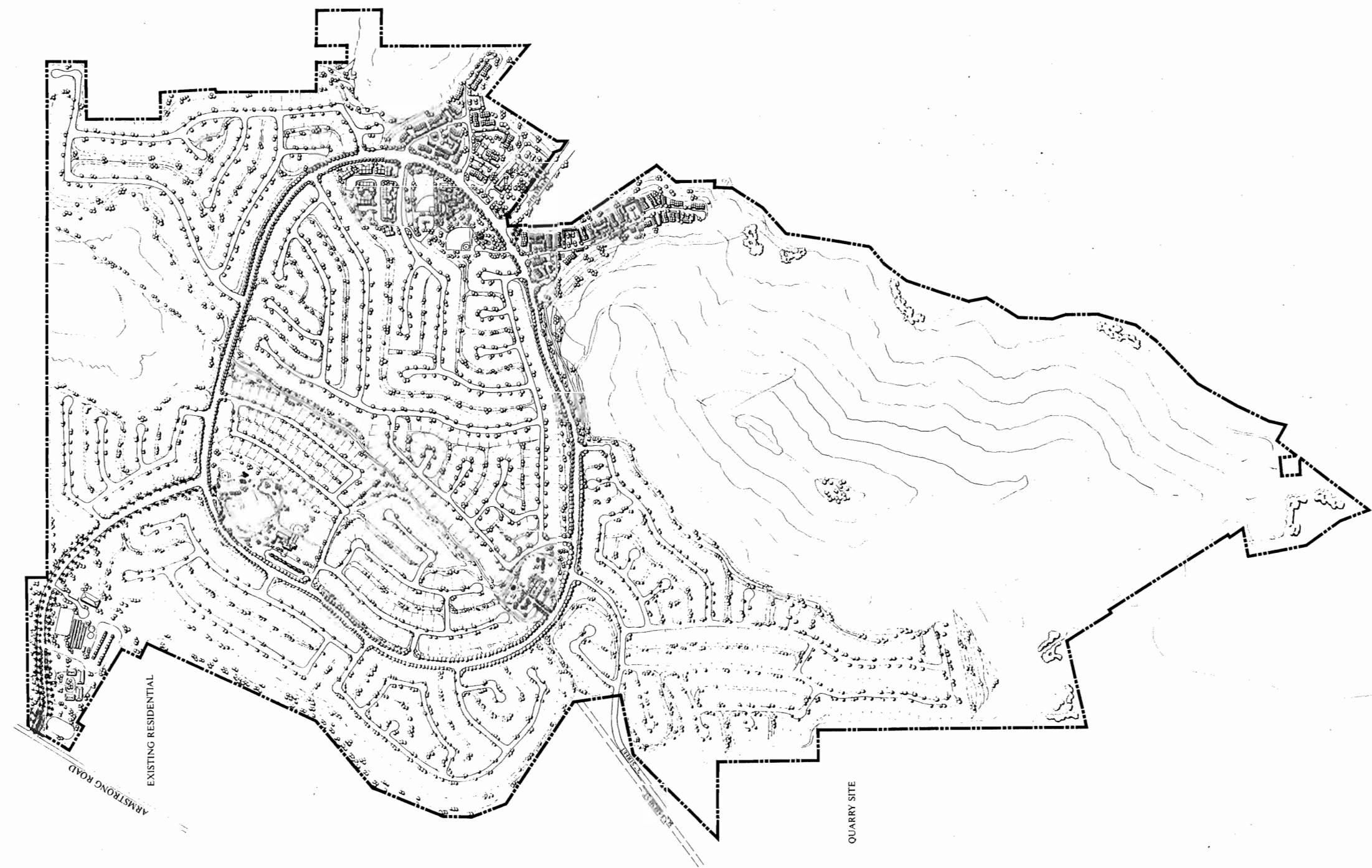
RIO VISTA **FIRSTCITY**

FIGURE 4.1



FLORIAN MARTINEZ ASSOCIATES

CONCEPT  
ILLUSTRATIVE  
PLAN



**RIO VISTA** *FIRST CITY*

FIGURE 4.2



c) **PROJECT-WIDE DEVELOPMENT STANDARDS**

The Rio Vista Specific Plan delineates the specific standards and goals of project implementation. Some of the project and design standards contained in the Specific Plan are to be used as guides for future development, and are not included to restrict acceptable creative design measures. The following are special considerations that have been incorporated into each planning area:

- 1) The implementation of the Rio Vista Specific Plan will consist of approximately 1,697 residential units on 918 acres, as shown on Figure 4.1 (the Comprehensive Land Use Plan). The proposed Specific Plan land uses include residential uses, a commercial center, school facilities, neighborhood parks and open space/recreational areas (see Figures 4.17 through 4.50, Planning Areas).
- 2) The indicated planning boundaries may be modified with approval of the Riverside County Planning Department.
- 3) The number of units within each planning area may fluctuate a maximum of 10%, provided that the cumulative total number of units for the entire Specific Plan area is not increased and the average lot area for each individual planning area is not less than the minimum lot size. This density transfer is contingent upon the developer applicant providing the necessary additional data supporting that adequate infrastructure capacity of the planning area is available, prior to the tentative map approval. Density transfer is further contingent upon the existence of excess units from a previously approved tentative map or tentative map in the approval process for a Planning Area not containing the maximum number of units delineated by the Land Use Plan.
- 4) The maximum number of units is delineated by the Land Use Plan and by Figures 4.17 through 4.50. The maximum number of units may be modified as follows:
  - a) All designated residential areas may be developed with a lower number of units without requiring an amendment to the Specific Plan.

- 5) The Rio Vista Specific Plan project will conform with the County of Riverside Zoning Code, unless specifically amended, modified or deleted by this Specific Plan.
- 6) Unless amended, the development of the subject site will conform to all applicable California State Laws and Riverside County Ordinances, including Ordinances 348 and 460 as amended through Ordinance 348.2857. Project implementation shall conform in a substantial manner with the adopted Specific Plan.
- 7) An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment or any other discretionary permit required for implementation of this Specific Plan. The environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared and presented in association with this Specific Plan.
- 8) All lots and tentative maps created to implement this Specific Plan shall be in conformance with the development standards of the Specific Plan Zone herein described for the subject site.
- 9) This Specific Plan recognizes the existence and possible use of Mello-Roos Legislation for financing of certain public improvements. Maintenance of such improvements may be accomplished by the County through standard revenue sources, through Community Service Agencies (CSA's), through Homeowner Associations or by the tract developers.
- 10) To preserve and promote the security and safety of the future residents of the proposed project, the following elements will be incorporated within each individual tract prior to approval:
  - a) An adequate circulation system for pedestrians, vehicles and police patrols, which promotes good visibility and separation of vehicles and pedestrians throughout the development area;
  - b) Adequate lighting of streets and walkways throughout the individual tracts;
  - c) Uniform standards for fencing types, heights, and materials;
  - d) Building and roofing materials that are fire retardant;

- e) Landscaped buffers surrounding the development area that correspond to the County of Riverside landscape standards for development within a high-fire hazard area.
- 11) Other appropriate design features such as special architectural treatment, perimeter and interior landscaping, allowing some slope in pads to maintain the natural terrain where desirable and buffering of parking lot/loading zone areas will be incorporated into the project design to minimize any potential conflict between abutting commercial, residential, school and open space uses within the planning areas.