

8. Planning Area 8:

a. Description:

Planning Area 8 is proposed for medium density residential uses which are limited to single-family detached product types. Planning Area 8 consists of 26.2 acres with a maximum density of 5 DU per acre and a maximum unit count of 136. Planning Area 8 fronts along Wolf Valley Loop, Margarita Road and the proposed Vail Ranch Road. Medium density land uses are proposed across Margarita Road within Planning Area 10 of the Redhawk Specific Plan. Planning Area 8 is skirted on its western boundary by the open space corridor area. Proposed land use designations around Planning Area 8 include the swim and tennis club to the north, which is located within Planning Area 1 and slated for very high density residential land uses; Planning Area 7 is located to the immediate east and is designated for medium density single family residential.

b. Land Use Development Standards:

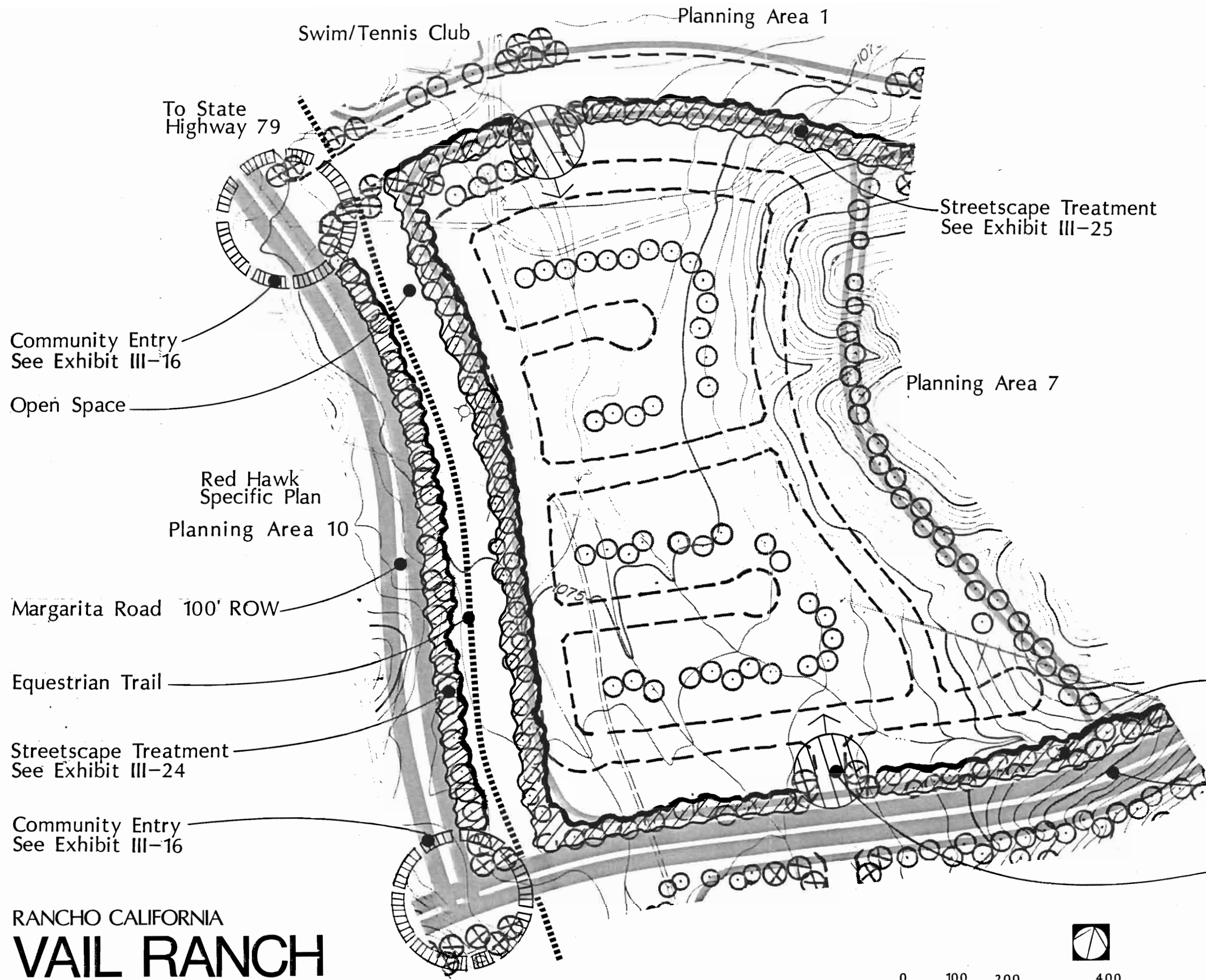
Please refer to Ordinance No. 348 contained herein.

c. Planning Standards:

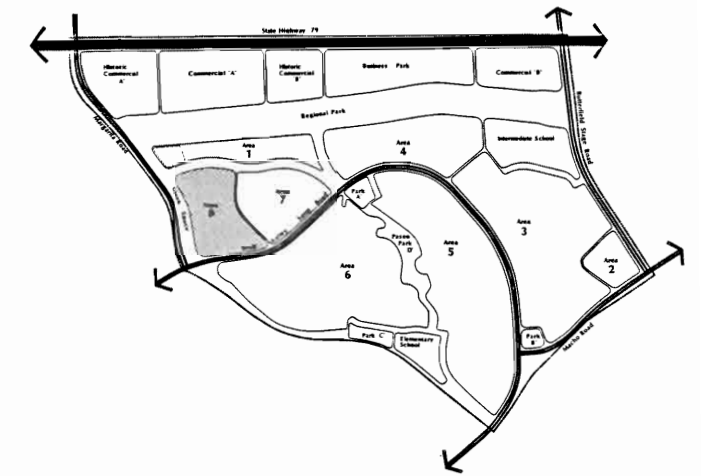
- * Procedures: Prior to any residential development within Planning Area 8, a subdivision application must be submitted, approved and recorded pursuant to the Riverside County Ordinance No. 460.
- * Community node to be located at the intersection of Margarita Road and Vail Ranch Road.
- * Identity node to be incorporated just beyond the bridge site at Margarita Road.

- * Community entry statement to be placed at the intersection of Margarita Road and Wolf Valley Loop.
- * Neighborhood entry to be located off Vail Ranch Road and Wolf Valley Loop.
- * Landscape buffer treatment to be applied between the planning area and the open space corridor.
- * Vail Ranch Road to serve as the land use transition between Planning Area 8 and the very high density land uses proposed within Planning Area 1.
- * Equestrian trail to be incorporated within the open space corridor.
- * Class II bike trail to be located within the Wolf Valley Loop right-of-way.
- * Land use buffer to be applied between Planning Area 8 and Planning Area 7.
- * Medium density housing types are appropriate within Planning Area 8.
- * Landscape design, see details.
- * Neighborhood entry design, see details.
- * Identity node design, see details.
- * Class II bike trail design, see details.
- * Please refer to Section III., C., a., 1 and 2, Development Plans and Standards, for further land use standards that apply project-wide.
- * Please refer to Section III., C., i, Landscaping Plans, for further landscaping standards that apply project-wide.

* Please refer to Section III., D., Design Guidelines, for further design and landscaping standards that apply project-wide.



Planning Area 8



Area: 27.2 AC
 Density: Medium
 Max. Density: 5 DU/AC
 Max. Units: 136

RANCHO CALIFORNIA
VAIL RANCH
 MDC VAIL PARTNERS



Streetscape Treatment
 See Exhibit III-24

Wolf Valley Loop Rd. 100' ROW

Neighborhood Entry
 See Exhibit III-24

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 ENGINEERING CORPORATION