

4.2 PLANNING AREA DEVELOPMENT STANDARDS AND ZONING

4.2.1 PLANNING AREA 1 - EQUESTRIAN CENTER & TRAILHEAD

a. LAND USE

Planning Area 1, as illustrated in Figure 4.17 is planned for 14 acres of an equestrian center and trailhead. The planning area will consist of pedestrian and equestrian trails, parking area, cool down area and horse shoe pit, as well as provide boarding and training facilities for equestrian use. The development plan calls for the retaining of the natural boulders and landscaping plans call for indigenous trees and other natural vegetation.

b. DEVELOPMENT STANDARDS

1. Zoning and specific development standards are defined in detail in Section 3 of the Rio Vista Specific Plan contained in this document. Section 3 is in conformance with, and references, the Riverside County Ordinance 348.2857.
2. Access to Planning Area 1 is to be achieved from "A" Street. The final access points shall be determined at the time of the tentative tract map submittal.
3. A parking area for cars and trailers will be constructed for the use of people using the hiking and riding trail.
4. For Community, Architecture, or Residential Design Guidelines, refer to Section 4.3, "Design Guidelines" of this document.
5. The equestrian trail traverses the planning area in a north to south manner. This will allow easy pedestrian hiking access to the trail system throughout the community.
6. The park will be one of the focal entrance points of the community.

c. EQUESTRIAN CENTER FACILITY DESCRIPTION

1. Enclosed Stalls (60): A few of the sixty (60) 12' x 12' stalls in the main barn may be used for

storage. Two cross ties and a corner tack storage will be provided in each stall.

2. Pipe Stalls (95): The outdoor 12' x 12' stalls have partial covering. Tack trunks will be supplied for each boarder to store their tack.
3. Feed and Bedding Barn (1): Hay and alfalfa cubes as well as pine shavings for bedding are stored in the barn.
4. Hot walkers (2): The horses utilize the hot walkers to cool down after a workout or bathing.
5. Round Pen (1): The training of young horses takes place in the pen due to the confined location and high sides which prevent distractions to the horses. The pen may also be used for exercising horse on a long line, instead of a full workout.
6. English Riding Arena (1): The arena is used to practice English riding techniques for English trained horses which work predominantly in a circular direction at a walk, trot and canter. The arena is also used for jumping courses and additional racing and roping.
7. Western Riding Arena (1): The ring is used for basic workouts and exercising of horses. The ring may also be used for western events such a barrel racing and roping.
8. Paddock (1): The paddock area is a grassy, tree filled grove with a one rail fence located in front of the main barn. The area inside the fence will be used for picnics and related events. An unlandscaped "ring" just inside the low rail fence may be used to walk horses or show them for potential sale.
9. Wash Racks (2): The racks are used for washing the horses after a workout or in preparation for a show. The racks have cross ties to keep the horses in the center of the wash rack.
10. Manure Disposal System (1): The manure dumpster will be hauled away weekly. The delivery entrance allows access to the manure disposal system and the food and bedding storage.

11. Storage Shed (1): The shed will hold wheelbarrows, pitch forks, shovels and buckets for use in the main barn and pipe stalls.
12. Office (1): The office will function as a check in point for visitors and as an information center. Administration for the center will be held in the office.
13. Restrooms (2): The restrooms will accommodate riders and spectators and will serve as changing areas for events and shows.
14. Parking Spaces (100): The parking is provided for horse trailers, the boarders' cars and others.
15. Temporary Visitor Parking Spaces (5): A few select spaces are provided for visitors of the center.

PLANNING AREA 1 EQUESTRIAN CENTER & TRAILHEAD

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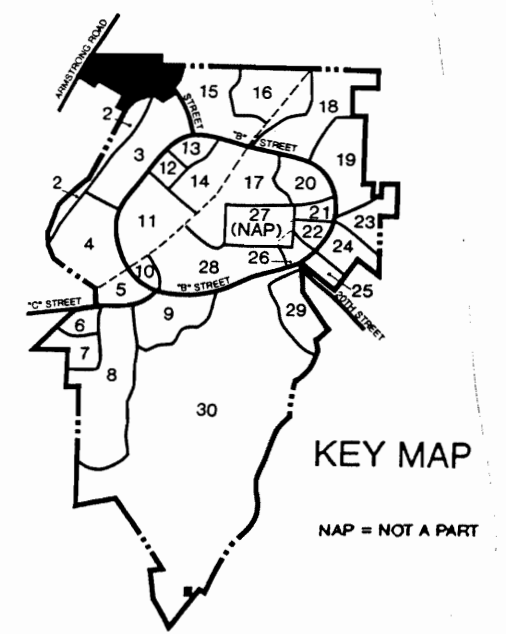
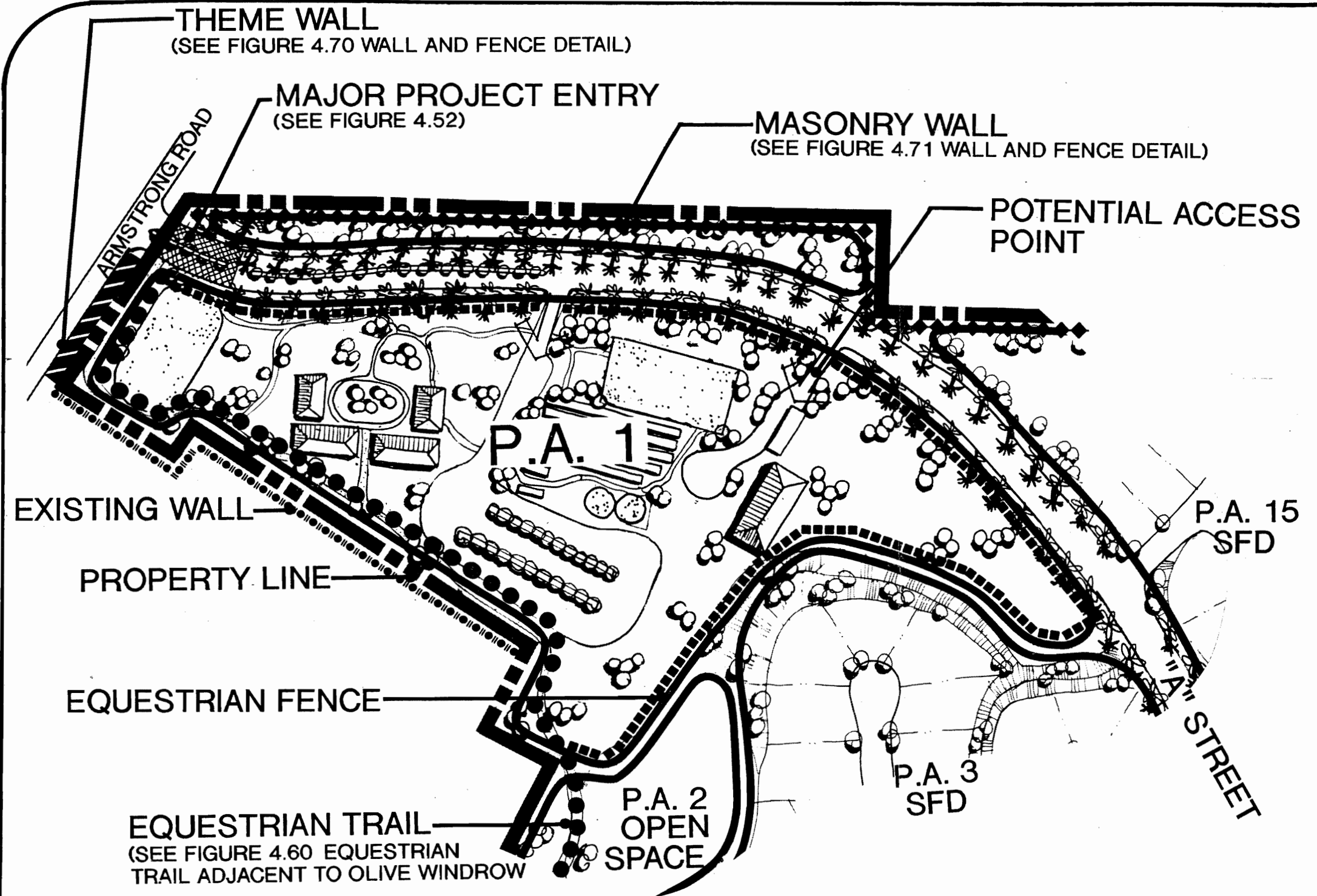


FIGURE 4.17