

#### 4.2.30 PLANNING AREA 30 - MOUNTAIN PARK

##### a. LAND USE

Planning Area 30, as illustrated in Figure 4.50, is planned as a 353 acre natural open space Mountain Park conservation area. This area will preserve natural topographical relief as well as existing vegetation. A hiking trail and equestrian trail will lead from the surrounding planning areas to the Mountain Park. This area is considered a mineral resource area under the Jurupa Community Plan.

The Planning area is also adjacent to an abandoned quarry site approximately 1000' to the west. The existing quarry is not owned by the Rio Vista Specific Plan applicant. An open space area and wall will serve to buffer this planning area from the quarry site. Temporary mining operations in the adjacent area may be proposed to remove the existing vertical face of the quarry as mitigation to proposed development of the adjacent property. (This mitigation is not a requirement of the Rio Vista project). Should this occur, some mining operations should likely encroach into Planning Area 30.

Prior to any mining in this planning area, a General Plan Amendment, Zone Change, Surface Mining Permit (SMP), and CEQA compliance would need to be approved by the county.

##### b. DEVELOPMENT STANDARDS

1. This Planning Area is planned to remain preserved in its existing "natural" state. Any development on this site will require a change of Specific Plan Zoning through the County Planning Department.
2. View fencing, as depicted in Figure 4.71, will be constructed between the planning area and Planning Areas 8, 9, and 29.
3. Grading will be allowed on the perimeter of Planning Area 30 in order to facilitate development on the adjacent Planning Areas 8, 9, 26, 28, and 29.
4. Should a temporary mining operation be determined appropriate by the county as a mitigation to correct potential safety concerns on the adjacent quarry site, a surface mining permit (SMP), zone change and appropriate environmental review would need to be approved by the County of Riverside.

**PLANNING AREA 30  
MOUNTAIN PARK**

AC 353

**EQUESTRIAN FENCE**  
(SEE FIGURE 4.70- WALL AND FENCE DETAIL)

**VIEW FENCE**  
(SEE FIGURE 4.71- WALL AND FENCE DETAIL)

**PROPERTY LINE**

**P.A. 28  
SFD**

**P.A. 29  
MF**

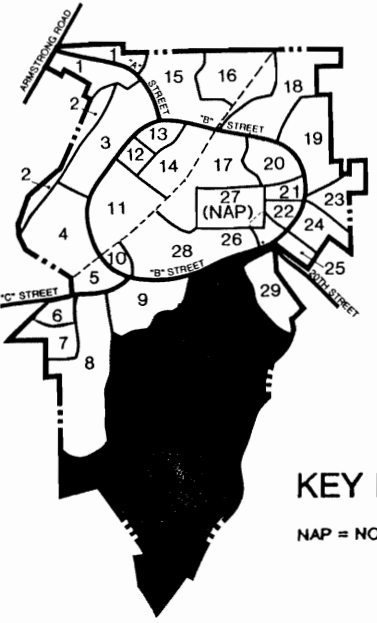
**P.A. 8  
SFD**

**P.A. 30**

**HIKING TRAIL**

**TRANSITION POINT BETWEEN  
HIKING & EQUESTRIAN TRAIL**

**EQUESTRIAN TRAIL**



**KEY MAP**  
NAP = NOT A PART

FIGURE 4.50