

4.17 Planning Area 17

4.17.1 Land Use

Planning Area 17, as illustrated in Exhibit 4.5, is located in Village II and is bounded by Foothill Avenue to the west, open space to the north and east (Planning Area 27B and 27A) and residential to the southeast, Planning Area 18. This 10-acre community park site is located in the northern section of the development, north of Orange Avenue.

Access will originate from a neighborhood entry off of Foothill Avenue, shared with Planning Area 18. The community park may consist of a hill top view park with turf area, trails and picnic areas pursuant to the concepts and standards set forth in Section 3.7.2 of this Specific Plan.

4.17.2 Development Standards

- 1.) Zoning and specific development standards are defined, in detail in Section 2.0 of this Specific Plan document.
- 2.) The community park shall be subject to the development standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan.
- 3.) For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan Amendment document.
- 4.) According to preliminary site investigations conducted, the Specific Plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.
- 5.) Prior to the issuance of the 125th building permit within Village II of the Specific Plan, detailed park plans shall be submitted by the developer to and approved by the Planning Department and County Service No. 146 or other entity set forth in the Planning Department's condition entitled "SP – Common Area Maintenance" for the community park site designated as Planning Area 17. The detailed park plans shall conform with the design criteria in Section 3.7.2 of the Specific Plan document for community park in Village II and Planning Area 17 and with the requirements of the County Service Area 146 condition or other entity set forth in the Planning Department's entitled "SP – Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.
- 6.) Prior to the issuance of the 375th building permit within Village II of the Specific Plan, the community park designated as Planning Area 17 shall be constructed by the developer and be substantially complete.

4.18 Planning Area 18

4.18.1 Land Use

Planning Area 18, as illustrated in 4.5, is located in Village II on the east side of Foothill Avenue. The planning area is bounded by Foothill Avenue to the west, open space to the north (Planning Area 27), park area (Planning Area 17) to the northwest and residential to the east and south, Planning Areas 23 and 19.

The 36-acre residential neighborhood is proposed with a maximum of 126 dwelling units within a density of two to five dwelling units per acre, and a minimum lot size of 6,000 square feet.

Access will originate from two neighborhood entries along Foothill Avenue, and between Planning Areas 18 and 23. As illustrated in Exhibit 4.5, a perimeter wall will bound Planning Area 18 along Foothill Avenue where deemed appropriate by the County and the developer.

An open space transition area as depicted in the concepts on Exhibit 5.15B shall be used at the edge of Planning Area 18 and the open space to the north where deemed appropriate by the County and the developer.

4.18.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.
- 2.) Access to Planning Area 18 will be achieved from Foothill Avenue. Final access points to the planning area will be determined at time of tentative tract map submittal.
- 3.) Two neighborhood entries, as depicted in Exhibits 5.6 and 5.7, will be constructed at Foothill Avenue.
- 4.) A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall along Foothill Avenue, and a landscaped transition area should be provided where appropriate adjacent to open space.
- 5.) A perimeter wall or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along Foothill Avenue where residential rear or side yards are adjacent to the roadway and where deemed appropriate by the County and the developer.
- 6.) For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan.
- 7.) According to preliminary site investigations conducted, the Specific Plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.
- 8.) An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan

roadways of secondary highway classification or higher (including the Mid-County Parkway). The study would provide noise attenuation measures for residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).

- 9.) Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted as necessary to the Fire Department for approval.

4.19 Planning Area 19

4.19.1 Land Use

Planning Area 19, as illustrated in Exhibit 4.5, is located in Village II on the northeast corner of Orange Avenue and Foothill Avenue. The 18-acre residential neighborhood is proposed with a maximum of 90 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 5,000 square feet.

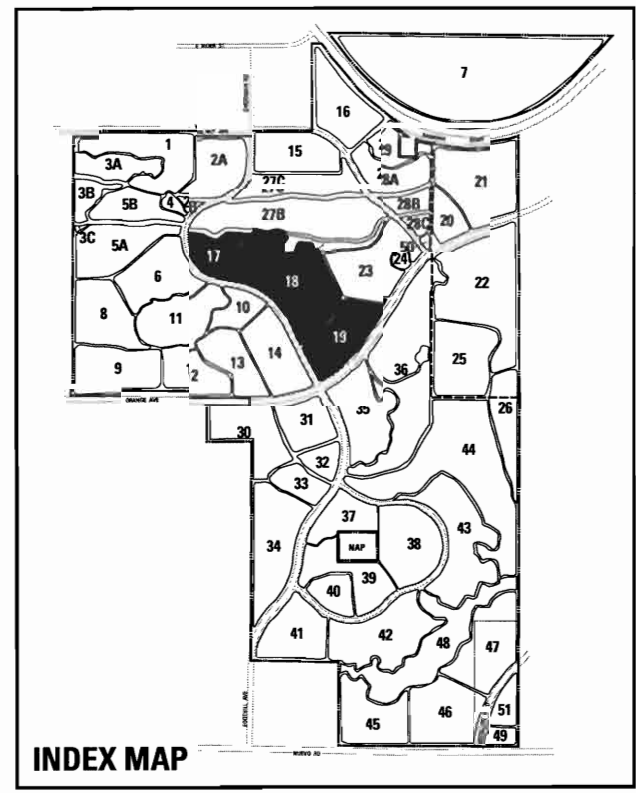
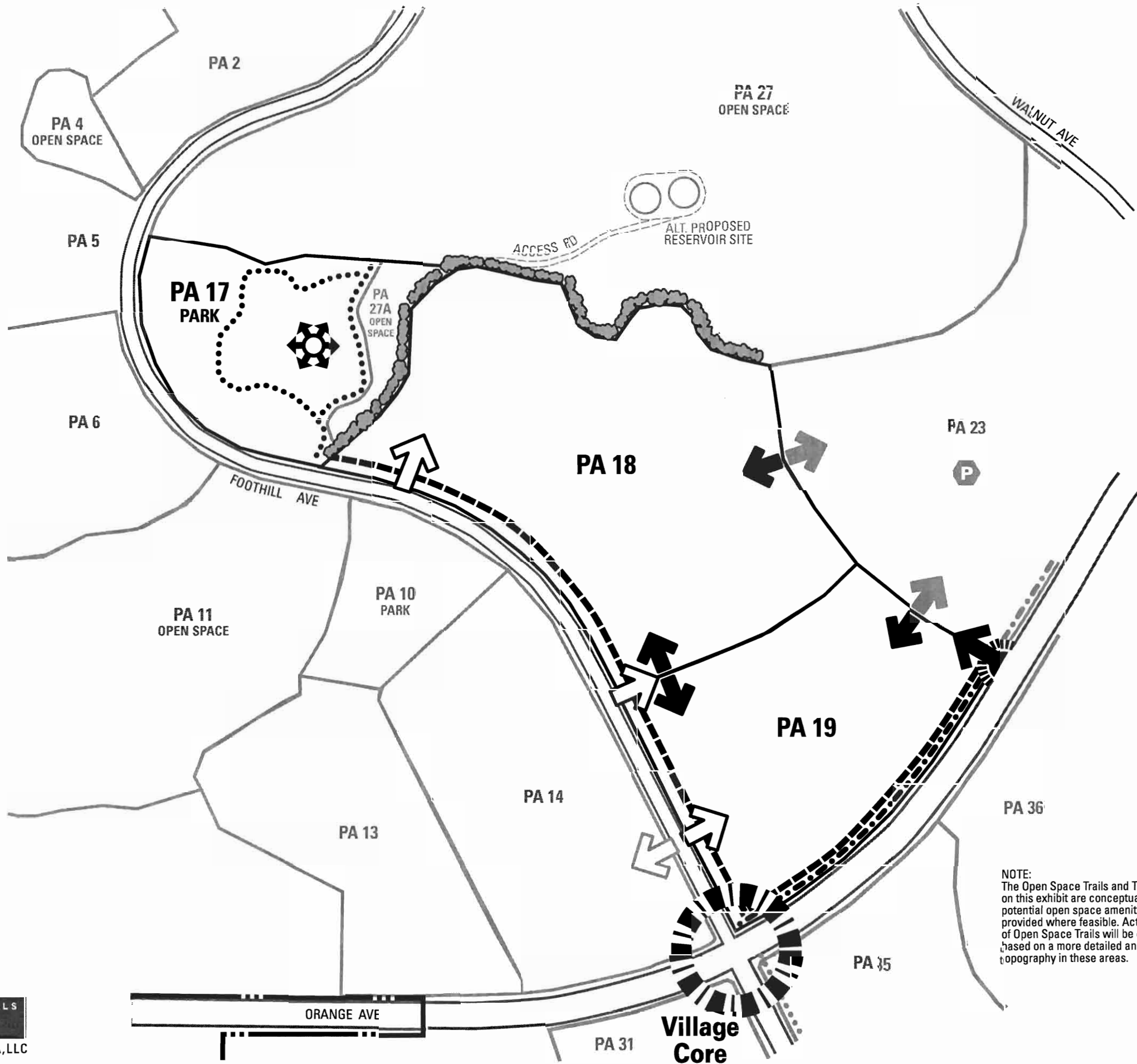
Access will originate from a village entry point along Orange Avenue and a neighborhood entry point along Foothill Avenue.

As shown in Exhibit 4.5, Planning Area 19 will be bounded along Foothill and Orange Avenues by perimeter walls where deemed appropriate by the County and the developer. A community trail will be located along the southern boundary on Orange Avenue.

4.19.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.2 of this Specific Plan document.
- 2.) Access to Planning Area 19 will be achieved from Foothill Avenue, and Orange Avenue. Final access points to the planning area will be determined at time of tentative tract map submittal.
- 3.) A neighborhood entry, as depicted in Exhibits 5.6 and 5.7, will be constructed at Foothill Avenue. One village entry, as depicted in Exhibits 5.4 and 5.5 will be constructed on Orange Avenue.
- 4.) A landscape area, as depicted in Exhibit 5.12, will be incorporated between the perimeter wall and Orange Avenue and as depicted in Exhibit 5.10 between the perimeter wall and Foothill Avenue.
- 5.) A perimeter wall or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along Orange Avenue and Foothill Avenue where residential rear or side yards are adjacent to the roadways and where deemed appropriate by the County and the developer.
- 6.) An enhanced village core landscaping treatment intersection, as depicted in Exhibits 5.8 and 5.9, will be developed at the intersection of Orange Avenue and Foothill Avenue and will include the southwest corner of Planning Area 19.

- 7.) For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan.
- 8.) According to preliminary site investigations conducted, the Specific Plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.
- 9.) An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher (including the Mid-County Parkway). The study would provide noise attenuation measures for residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).
- 10.) Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted as necessary to the Fire Department for approval.



LEGEND

- Village Entry
- Neighborhood Entry
- Secondary Access Between Planning Areas
- Potential Perimeter Wall or View Fence Where Applicable
- Neighborhood Park
- Potential Transition Area
- Community Trail
- Potential Open Space Trail
- Trail Overlook
- Private Recreation Facility

PLANNING AREA 17
Park
10 Acres

PLANNING AREA 18
Residential: 2-5 DU/AC
36 Acres
Maximum DU: 126
Minimum Lot Size: 6,000 s.f.

PLANNING AREA 19
Residential: 5-8 DU/AC
18 Acres
Maximum DU: 90
Minimum Lot Size: 5,000 s.f.

NOTE:
The Open Space Trails and Trail Overlooks on this exhibit are conceptual examples of potential open space amenities that will be provided where feasible. Actual locations of Open Space Trails will be determined based on a more detailed analysis of the topography in these areas.