

4.0 PLANNING AREA SPECIFIC DEVELOPMENT STANDARDS

4.1 Planning Area 1

4.1.1 LAND USE

Planning Area 1, as illustrated in Exhibit 4.1, is located in Village I south of Walnut Avenue in the northwest corner of the site. The 21.6-acre residential neighborhood is proposed with a maximum of 80 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point on Walnut Avenue. Secondary access to Planning Area 1 is anticipated to be through Planning Area 2 from Foothill Avenue. This will require the secondary access through Planning Area 2 to be developed in conjunction with Planning Area 1. Residential Planning Area 1 is bounded by Planning Area 2 to the east, and Planning Areas 3, 4, and 5 to the south. The potential southerly alignment of the Mid-County Parkway if developed would form a portion of the southerly boundary of Planning Area 1 in place of Planning Area 5.

As shown in Exhibit 4.1, a perimeter wall will bound Planning Area 1 to the north along Walnut Avenue where deemed appropriate by the County of Riverside and the developer. An open space transition area as depicted in the concepts on Exhibit 5.15B will be used where deemed appropriate by the County and the developer on the edge of Planning Area 1 where it is adjacent to open space.

4.1.2 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 1 will be achieved from Walnut Avenue, and from the adjacent Planning Areas 2. 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 in the northeast corner of the planning area from Walnut Avenue.
4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue.
5. Perimeter walls or view fence where deemed appropriate by the County and the developer, as depicted in Exhibits 5.16, A and B, will be constructed along the areas adjacent to Walnut Avenue where residential rear or side yards are adjacent to the roadway.
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 document.
7. 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).
8. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted to the Fire Department as necessary for approval.
 9. 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, potential sites will be investigated further and mitigation measures will be recommended as necessary.

4.2 Planning Areas 2 A and B

4.2.1 LAND USE

Planning Areas 2 A and B, as illustrated in Exhibit 4.1, are located in Village I at the southwest corner of Walnut Avenue and Sherman Road (or the northerly extension of Foothill Avenue). Planning Area 2A is a 17.2-acre residential neighborhood proposed with a maximum of 64 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet. Planning Area 2B at 1.7 acres will be held in reserve while the potential Mid-County Parkway southerly alignment is under consideration. If the southerly alignment of the Mid-County Parkway is withdrawn, Planning Area 2B can be developed as a residential use with a maximum of 5 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point along Foothill Avenue. Secondary access to Planning Area 2 is anticipated through Planning Area 1 from Walnut Avenue. This secondary access is required to be developed in conjunction with Planning Area 2. An open space transition area as depicted in the concepts on Exhibit 5.15 B will be used where deemed appropriate by the County and the developer on the edge of Planning Area 2B where it is adjacent to open space in Planning Area 4. If the potential southerly alignment of the Mid-County Parkway is developed, it would form the southerly boundary of Planning Area 2A.

4.2.2 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 2 will be achieved from one neighborhood entry off of Foothill Avenue (southerly extension of Sherman Road). 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.
4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue and Foothill Avenue.
5. Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be installed along Walnut Avenue and 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 document.
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.
10. Planning Area 2B will be held in reserve and undeveloped while the potential southerly alignment alternative of the Mid-County Parkway is under consideration. If the southerly alignment of the Parkway is withdrawn from consideration, Planning Area 2B may be developed as allowed.

4.3 Planning Areas 3 A, B and C

4.3.1 LAND USE

Planning Areas 3 A, B and C, as illustrated in Exhibit 4.1, are located in Village I along the northwestern corner of the site, at the western boundary. The three sub-parts (A, B and C) of this planning area total 18.56 acres and are intended to remain as an open space area with natural rock outcroppings. The area will preserve natural topographic relief, exclusive to this area of the specific plan. If the southerly alignment alternative of the Mid-County Parkway is developed, Planning Area 3A on the north will remain as 11.09 acres of open space and Planning Area 3C on the south will remain as 0.87 acres of open space.

Residential Planning Areas 1 and 5 bound the planning area to the east. An open space transition area is proposed pursuant to guidelines in Sections 4.1 and 4.5 to separate Planning Area 3 from adjacent residential uses in Planning Area 1 and 5.

4.3.2 DEVELOPMENT STANDARDS

- 1.) The portions of this planning area not developed with the potential southerly alignment of the Mid-County Parkway are intended to be preserved in its existing "natural" state with access trails and transition or fuel modification areas as appropriate. Any development in these open space areas with uses other than picnic grounds; hiking trails and amenities; water system facilities; and on site identification signs will require approval of a zone change and a specific plan amendment.

4.4 Planning Area 4

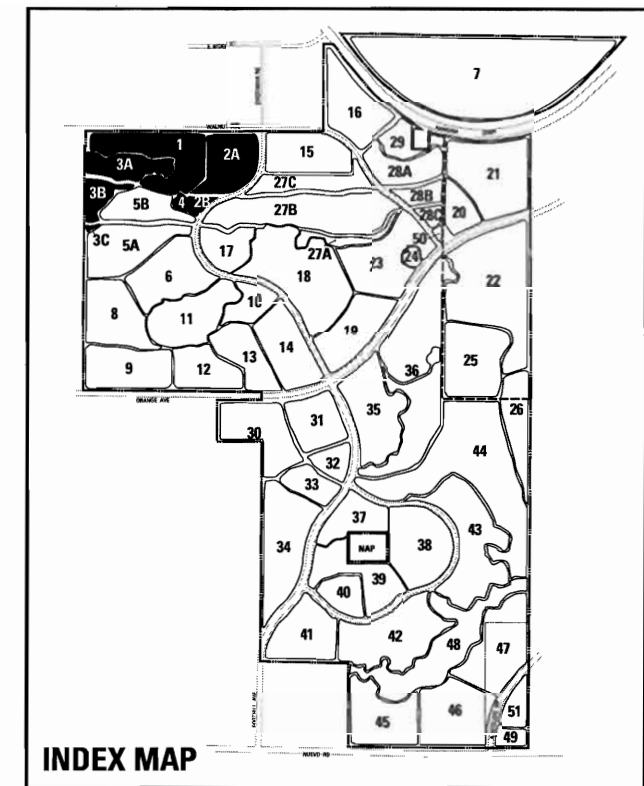
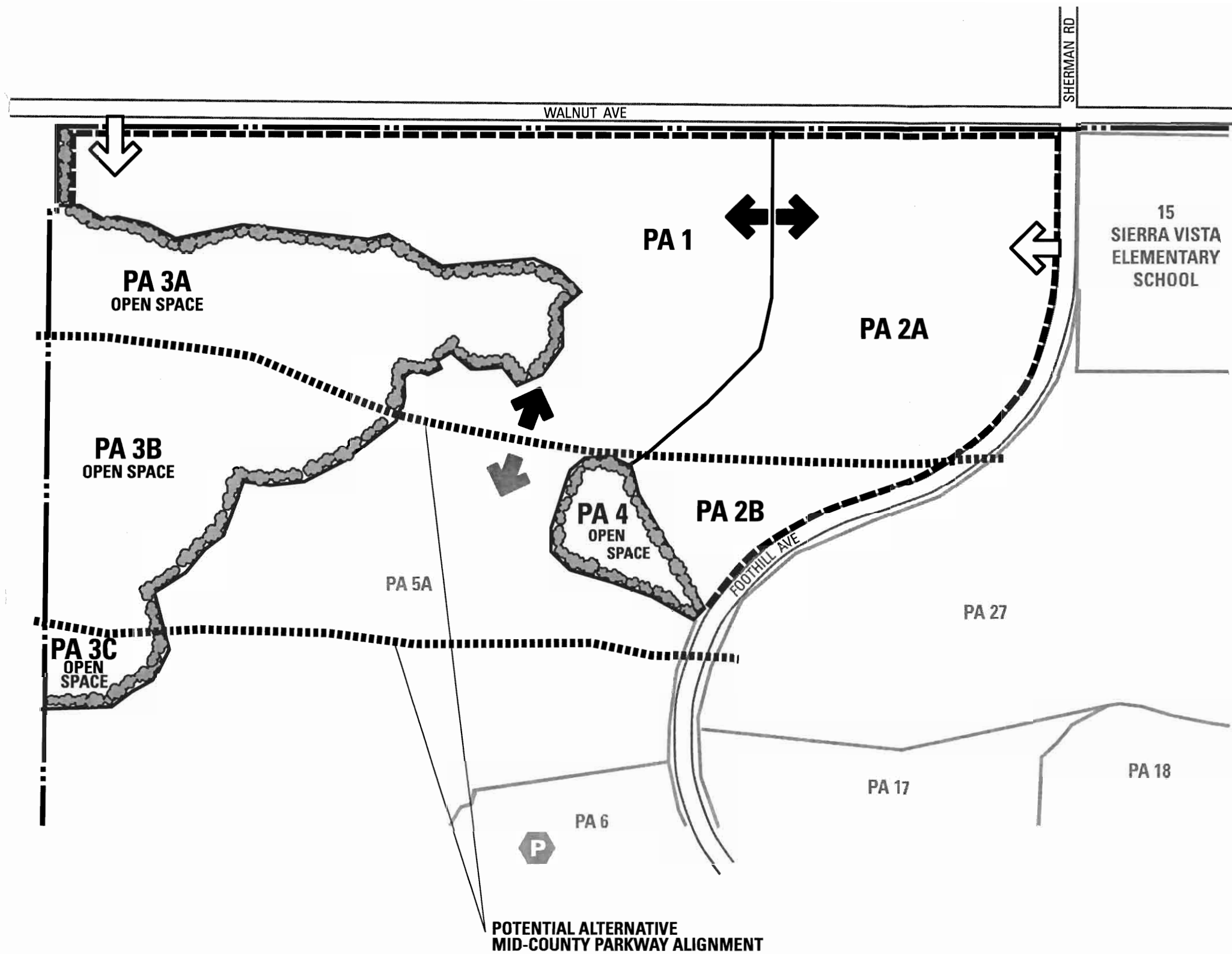
4.4.1 LAND USE

Planning Area 4, as illustrated in Exhibit 4.1, is located in Village I west of Foothill Avenue. The 1.98-acre site will remain an open space area with natural rock outcroppings. The area will preserve natural topographic relief, exclusive to this area of the specific plan. If the potential southerly Mid-County Parkway alignment is developed, all of Planning Area 4 will be included in the alignment.

Residential Planning Areas 1, 2 and 5 bound the site, and are proposed pursuant to the guidelines in Sections 4.1, 4.2 and 4.5 to be separated from Planning Area 4 by open space transition areas where appropriate.

4.4.2 DEVELOPMENT STANDARDS

- 1.) This planning area is to be preserved in its existing "natural" state with access trails and transition or fuel modification areas as appropriate. Any development on this site with uses other than picnic grounds; hiking trails and amenities; water system facilities; and on site identification signs will require approval of a zone change and a specific plan amendment.



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 1

Residential: 2-5 DU/AC
21.6 Acres
Maximum DU: 80
Minimum Lot Size: 6,000 s.f.

PLANNING AREA 2A

Residential: 2-5 DU/AC
17.2 Acres
Maximum DU: 64
Minimum Lot Size: 6,000 s.f.

PLANNING AREA 2B

Residential: 2-5 DU/AC
1.7 Acres
Maximum DU: 5
Minimum Lot Size: 6,000 s.f.

PLANNING AREA 3A

Open Space
11.09 Acres

PLANNING AREA 3B

Open Space or Mid-County Parkway
6.6 Acres

PLANNING AREA 3C

Open Space
.87 Acres

PLANNING AREA 4

Open Space
1.98 Acres



LAING-SEQUOIA, LLC

