

4.30 Planning Area 30

4.30.1 Land Use

Planning Area 30, as illustrated in Exhibit 4.8, is located in Village III, and is bounded by Orange Avenue to the north, commercial uses in Planning Area 31 to the east, a community park to the southeast in Planning Area 33 and residential Planning Area 34 to the south. The 31-acre residential neighborhood is proposed with a maximum of 170 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 4,000 square feet. Planning Area 30 is also intended to include a neighborhood park as part of the development of this area.

Access will be from a village entry point along Orange Avenue. Secondary access to Planning Area 30 is anticipated through Planning Area 34 from Walnut Avenue to the southeast. This secondary access is required to be developed with Planning Area 30. A perimeter wall will bound Planning Area 34 to the north and west where deemed appropriate by the County and the developer.

4.30.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.4 of this Specific Plan document.
- 2.) Access to Planning Area 30 will be achieved from Orange Avenue. Final access points to the planning area will be determined at time of tentative tract map submittal.
- 3.) A village entry, as depicted in Exhibits 5.4 and 5.5, will be constructed at Orange Avenue.
- 4.) A landscape area, as depicted on Exhibit 5.12, will be incorporated between the perimeter walls and Orange Avenue.
- 5.) Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the areas adjacent to Orange Avenue, and the western project boundary as deemed appropriate by the County and the developer. Along Orange Avenue, walls are to be located where residential rear or side yards are adjacent to the roadways. A landscaped transition area should be provided where deemed appropriate between the perimeter wall and the western project boundary.
- 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.) One neighborhood park shall be incorporated into the ultimate design of Planning Area 30. This park shall be subject to the development standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan.
 - 11.) Prior to the issuance of the 45th building permit within Planning Area 30 of the Specific Plan, detailed park plans shall be submitted by the developer to and approved by the Planning Department or other entity set forth in the Planning Department's condition entitled "SP – Common Area Maintenance" for the neighborhood park site proposed within Planning Area 30. The detailed park plans shall conform with the design criteria in Section 3.7.2 of the Specific Plan document for neighborhood parks and with the requirements of any other entity set forth in the Planning Department's condition 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.
 - 12.) Prior to the issuance of the 140th building permit within Planning Area 30 of the Specific Plan, the neighborhood park proposed within Planning Area 30 shall be constructed by the developer and be substantially complete.

4.31 Planning Area 31

4.31.1 Land Use

Planning Area 31, as illustrated in Exhibit 4.8, is located in Village III at the southwest corner of Orange Avenue and Foothill Avenue. The 15.2-acre commercial planning area will serve the residents of the project and the surrounding communities. Access will include a village entry point along Foothill Avenue.

4.31.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.6 of this Specific Plan document.
- 2.) Access to Planning Area 31 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 or site plan submittal.
- 3.) Village core monumentation, as depicted in Exhibits 5.8 and 5.9, will be located at the intersection of Orange Avenue and Foothill Avenue.
- 4.) 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.
- 5.) As deemed appropriate by Caltrans and Riverside County Transportation Department, this planning area will provide adequate "park and ride" facilities for the Specific Plan area.
- 6.) Air quality emissions reports shall be filed with each commercial development application.

4.32 Planning Area 32

4.32.1 Land Use

Planning Area 32, as illustrated in Exhibit 4.8, is located in Village III, west of Foothill Avenue in the middle portion of the Specific Plan area. The 6.2-acre residential neighborhood is proposed with a maximum of 86 dwelling units within a density of ten to twenty dwelling units per acre. Planning Area 32 is also intended to include a private recreational facility as part of the development of this area.

Access will originate from two village entry points along Foothill Avenue. Planning Area 32 is located between the commercial Planning Area 31 to the north and the community park Planning Area 33 to the south.

4.32.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.5 of this Specific Plan document.
- 2.) Access to Planning Area 32 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 village entries, as depicted in Exhibits 5.4 and 5.5, are proposed to be constructed along Foothill Avenue.

- 4.) 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.
- 5.) 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.
- 6.) 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).
- 7.) Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted as necessary to the Fire Department for approval.
- 8.) One private recreational facility shall be incorporated into the ultimate design of Planning Area 32 and constructed with the development within this planning area by its builder. This facility shall be subject to the development standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan.

4.33 Planning Area 33

4.33.1 Land Use

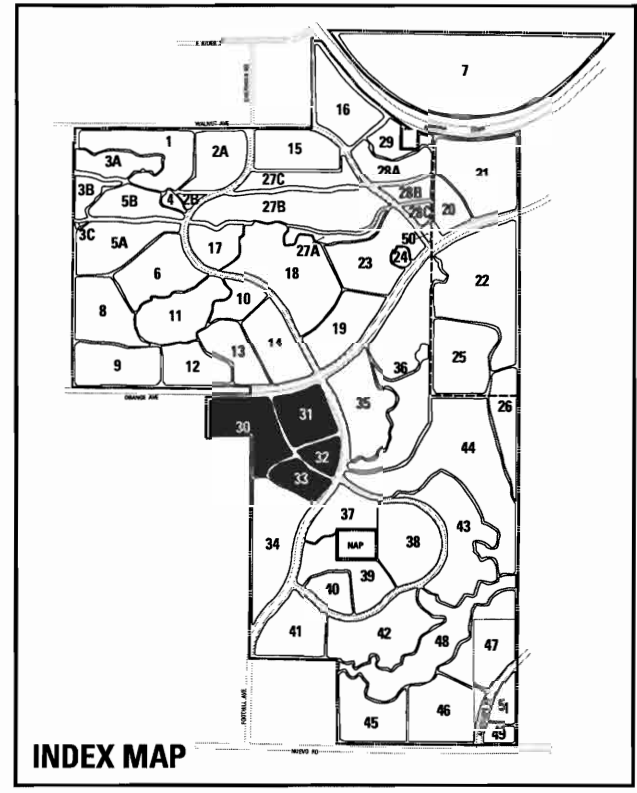
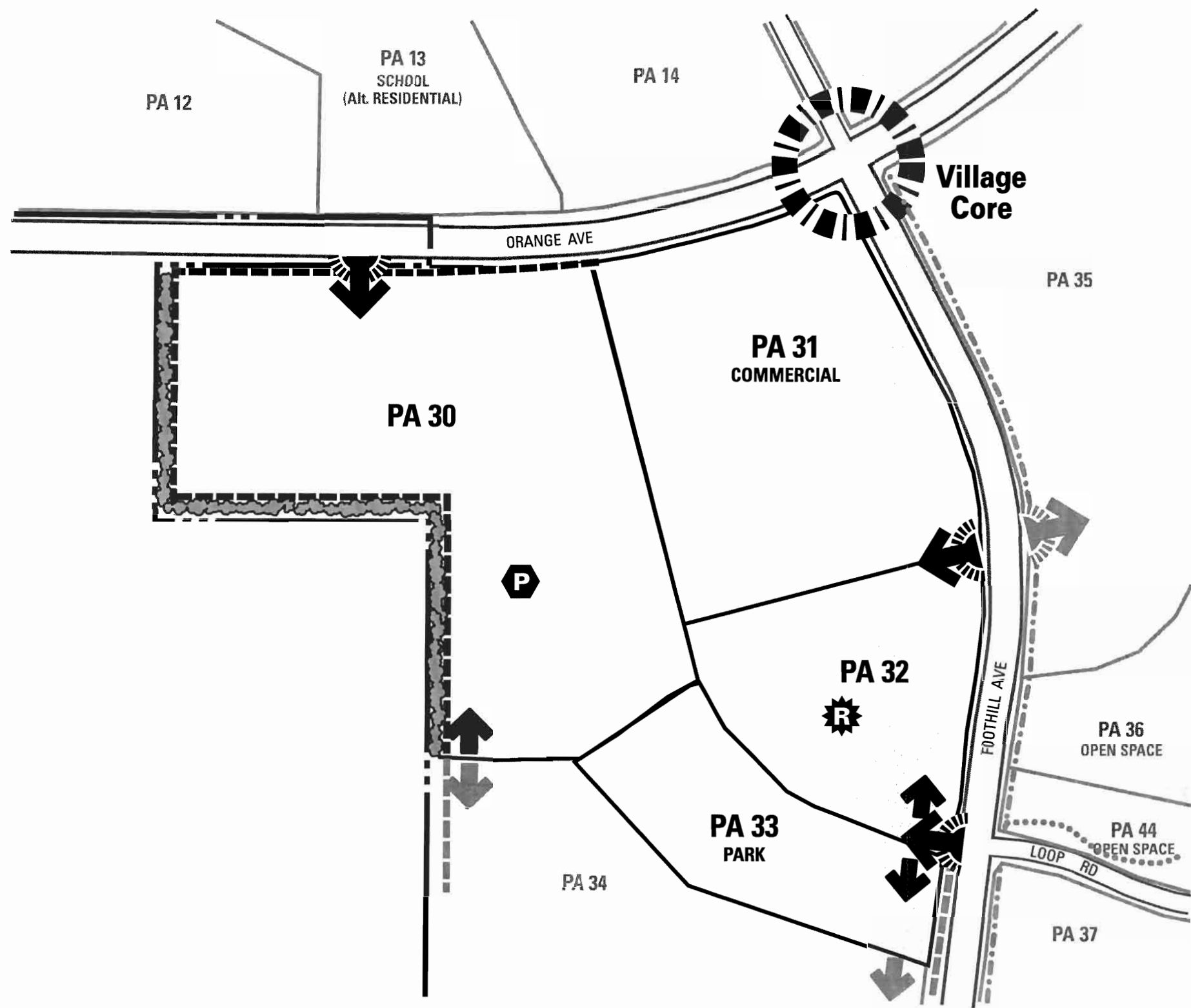
Planning Area 33, as illustrated in Exhibit 4.8, located in Village III, west of Foothill Avenue between Planning Areas 32 and 34. Planning Area 33 is designated as a 5.9-acre community park.

Access will originate from a village entry point along Foothill Avenue. Residential Planning Areas 30, 32 and 34 completely surround the community park. The community park shall include ball fields, turf area, pathways, tot lots, picnic facilities and a homeowners association maintained pool facility pursuant to the concepts and standards set forth in Section 3.7.2 of this Specific Plan.

4.33.2 Development Standards

- 1.) Zoning and specific development standards are defined, in detail in Section 2.0 of this Specific Plan document.
- 2.) The 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 120th building permit within Village III 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 33. 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 III and Planning Area 33 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 360th building permit within Village III of the Specific Plan, the community park designated as Planning Area 33 shall be constructed by the developer and be substantially complete.



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 30
 Residential: 5-8 DU/AC
 21.5 Acres
 Maximum DU: 170
 Minimum Lot Size: 4,000 s.f.

PLANNING AREA 32
 Residential: 10-20 DU/AC
 6.2 Acres
 Maximum DU: 86

PLANNING AREA 31
 Commercial
 15.2 Acres

PLANNING AREA 33
 Park
 5.9 Acres

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.