

4.34 Planning Area 34

4.34.1 Land Use

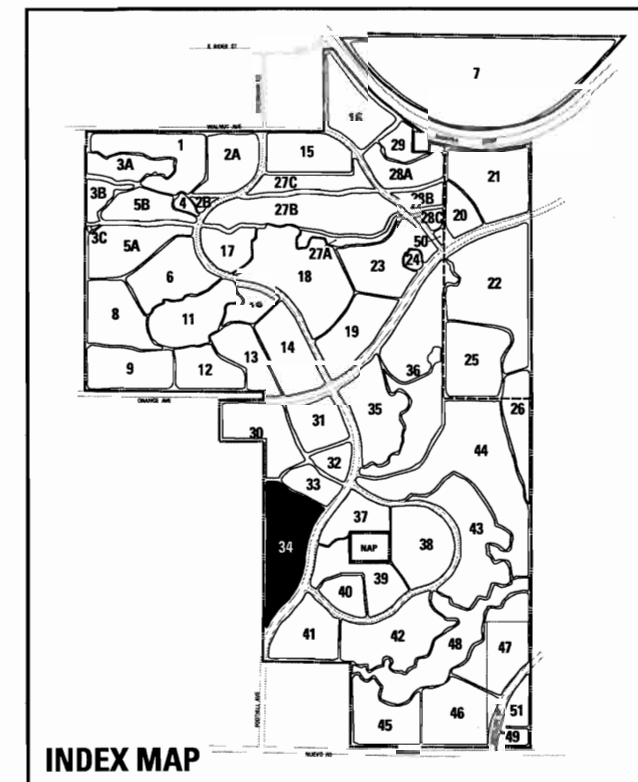
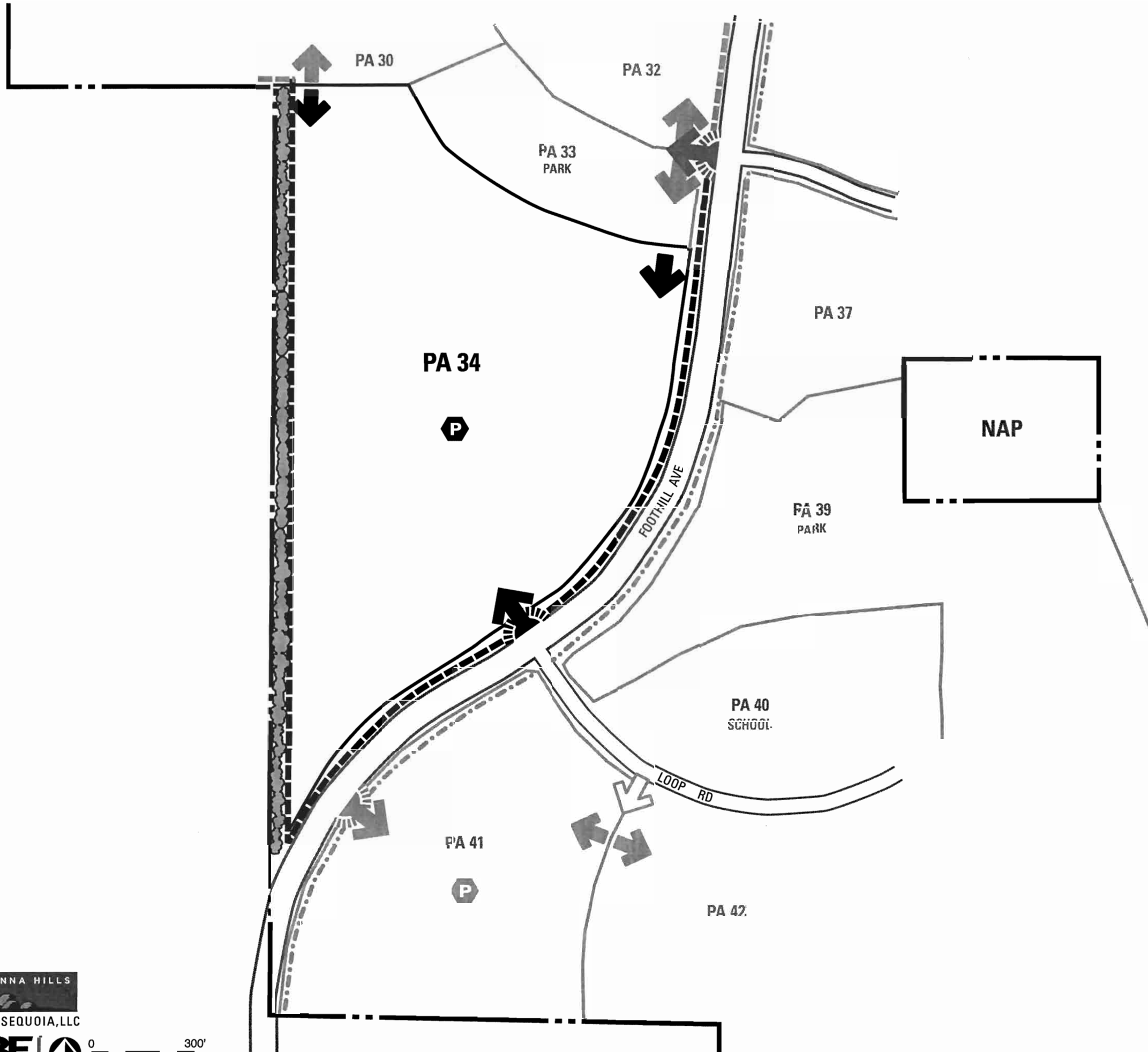
Planning Area 34, as illustrated in Exhibit 4.9, is located in Village III, west of Foothill Avenue. The 29.6-acre residential neighborhood is proposed with a maximum of 122 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 4,500 square feet. Planning area 34 is to include a neighborhood park as part of the development of this area.

Access will originate from two village entry points along Foothill Avenue. A perimeter wall will bound the area to the east along Foothill Avenue and to the west along the project boundary as deemed appropriate by the County and the developer. A landscaped transition area pursuant to the concepts depicted in Exhibit 5.15 A will separate Planning Area 34 from existing uses to the west where deemed appropriate by the County and the developer.

4.34.2 Development Standards

- 1.) Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.3 of this Specific Plan document.
- 2.) Access to Planning Area 34 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, will be constructed at Foothill Avenue.
- 4.) A landscape area, as depicted on Exhibit 5.11, will be incorporated between the perimeter walls and Foothill Avenue and the western project boundary where appropriate.
- 5.) Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the areas adjacent to Foothill Avenue and the western project boundary where deemed appropriate by the County and the developer. Along Foothill Avenue the wall will be located 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.) 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 34. The park shall be developed in accordance with the standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan.
 - 11.) Prior to the issuance of the 30th building permit within Planning Area 34 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 34. 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 107th building permit within Planning Area 34 of the Specific Plan, the neighborhood park proposed within Planning Area 34 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 34
 Residential: 5-8 DU/AC
 29.6 Acres
 Maximum DU: 122
 Minimum Lot Size: 4,500 s.f.