

4.45 Planning Area 45

4.45.1 Land Use

Planning Area 45, as illustrated in Exhibit 4.14, is located in Village V, north of Nuevo Road. The 18.3-acre residential neighborhood is proposed with a maximum of 95 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 41 is also intended to include a neighborhood park as part of the development of this area.

Primary access will originate from a village entry off-of Nuevo Road. Secondary access to Planning Area 45 is anticipated to be through Planning Area 46 from Antelope Road. This would require the secondary access through Planning Area 46 to be developed in conjunction with Planning Area 45. A perimeter wall will bound the area to the south along Nuevo Road and may bound the area along the west project boundary of Planning Area 45 where deemed appropriate by the County and the developer. An open space transition area as depicted in the concepts illustrated on Exhibit 5.15B will be used at the edge of Planning Area 45 and the adjacent open space to the north where deemed appropriate by the County and the developer. A community trail is to be provided on the south side of Planning Area 45 along Nuevo Road.

4.45.2 Development Standards

- TR 33127
- 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 45 will be achieved from Nuevo Road. 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 along Nuevo Road. *lot 303 & 302*
 - 4) ✓ A landscape area, as depicted on Exhibit 5.12 will be incorporated between the perimeter walls and Nuevo Road.
 - 5) ✓ Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the areas adjacent to Nuevo Road where residential rear or side yards are adjacent to the roadway and along the west project boundary of Planning Area 45 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.) One neighborhood park shall be incorporated into the ultimate design of Planning Area 45. These parks 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 25th building permit within Planning Area 45 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 45. 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 80th building permit within Planning Area 45 of the Specific Plan, the neighborhood park proposed within Planning Area 45 shall be constructed by the developer and be substantially complete.

4.46 Planning Area 46

4.46.1 Land Use

Planning Area 46, as illustrated in Exhibit 4.14, is located in Village V, north of Nuevo Road and west of Antelope Road. The 23.1-acre residential neighborhood is proposed with a maximum of 109 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 46 is also intended to include a neighborhood park as part of the development of this area.

Access will originate from village entries off-of Nuevo Road and Antelope Road, and between planning areas. A perimeter wall is proposed to bound the area to the south and east along Nuevo Road and Antelope Road where deemed appropriate by the County and the developer. An open space transition area as depicted in the concepts on Exhibit 5.15B will be used at the edge of Planning Area 46 from adjacent open space to the north where deemed appropriate by the County and the

developer. A community trail is to be provided on the south side of Planning Area 46 along Nuevo Road and on the east side along Antelope Road.

4.46.2 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 46 will be achieved from Nuevo Road and Antelope Road. 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 along Nuevo Road and Antelope Road.
- ~~4.)~~ A landscape area, as depicted on Exhibit 5.12, will be incorporated between the perimeter walls along Nuevo Road and Antelope Road.
- ~~5.)~~ Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the areas adjacent to Nuevo Road and Antelope Road 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.) One neighborhood park with a swim facility shall be incorporated into the ultimate design of Planning Area 46. These parks 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 30th building permit within Planning Area 46 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 46. 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 94th building permit within Planning Area 46 of the Specific Plan, the neighborhood park proposed within Planning Area 46 shall be constructed by the developer and be substantially complete.

4.47 Planning Area 47

4.47.1 Land Use

Planning Area 47, as illustrated in Exhibit 4.14, is located in Village V, west of Antelope Road. The 24-acre residential neighborhood is proposed with a maximum of 105 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 off of Antelope Road. Secondary access to Planning Area 47 is anticipated to be through Planning Area 46 from Antelope Road. This would require the secondary access through Planning Area 46 to be developed in conjunction with Planning Area 47. A perimeter wall will bound the area to the east along Antelope Road where deemed appropriate by the County and the developer. An open space transition area as depicted in the concepts illustrated in Exhibit 5.15B will be used at the edge of Planning Area 47 from adjacent open spaces to the north where deemed appropriate by the County and the developer.

4.47.2 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 47 will be achieved from Nuevo Road and Antelope Road. 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 5.4, will be constructed at Antelope Road.
- 4.) A landscape area, as depicted on Exhibit 5.12 will be incorporated where appropriate, between the perimeter walls along Antelope Road.
- 5.) Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the areas adjacent to Antelope Road 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.) 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 as necessary to the Fire Department 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, any potential sites will be investigated further and mitigation measures will be recommended as necessary.

4.48 Planning Area 48

4.48.1 Land Use

Planning Area 48, as illustrated in Exhibit 4.14, is located in Village V within the southern portion of the project, north of Nuevo Road. The 29-acre site will remain as a natural open space area, preserving the natural rock outcroppings. The natural topographical relief in this planning area is unique to this portion of the Specific Plan.

Adjacent to Planning Area 48 are proposed residential planning areas to the north and south. Open space transition areas where appropriate will separate Planning Area 48 from surrounding residential uses pursuant to the guidelines in Sections 4.42, 4.43, 4.45, 4.46 and 4.47. Open space hiking trails are proposed in the planning areas where feasible pursuant to the guidelines in Sections 3.7.3.

4.48.2 Development Standards

- 1.) Planning Area 48 is intended to be preserved in its existing "natural" state with access trails, 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 change of zone and a specific plan amendment.
- 2.) 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.
- 3.) Any improvements to the area to accommodate trails, passive recreation, and/or safety shall be done in a manner as so to not disturb significant archaeological areas and biotic resources.

4.49 Planning Area 49

4.49.1 Land Use

Planning Area 49, as illustrated in Exhibit 4.14, is located in Village V east of Antelope Road and north of Nuevo Road. The 3.3-acre site will remain as open space area.

Adjacent to Planning Area 49 on the north is a proposed commercial use in Planning Area 51. A community trail is to be provided on the south side of Planning Area 49, adjacent to Nuevo Road.

4.49.2 Development Standards

- 1.) Planning Area 49 is intended to be preserved in its existing "natural" state with access trails, transition or fuel modification areas as appropriate. Any development on this site with uses other than picnic grounds; hiking trails and amenities and water system facilities will require approval of a change of zone and a specific plan amendment.
- 2.) Any improvements to the area to accommodate trails, passive recreation, and/or public safety concerns shall be done in a manner so as to not disturb significant archaeological areas and biotic resources.
- 3.) 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.
- 4.) Planning Area 49 has been designated by the County of Riverside on an initial basis as a "MSHCP Conservation Area". Detention basins and fuel modification zones are not allowed within the conservation area. Pursuant to future development and adoption of the Riverside County San Jacinto River Plan, the conservation area designation and associated development restrictions may be removed from this planning area.

4.50 Planning Area 50

4.50.1 Land Use

Planning Area 50, as illustrated in Exhibit 4.7, is located in Village II north of Orange Avenue and east of Walnut Avenue. The 1.2-acre site will remain as open space area.

Adjacent to Planning Area 50 on the north is a proposed residential use in Planning Area 28 C. A community trail is to be provided on the south side of Planning Area 50, adjacent to Orange Avenue.

4.50.2 Development Standards

- 1.) Planning Area 50 is intended to be preserved as open space with access trails, transition or fuel modification areas as necessary. Any development on this site with uses other than picnic grounds; hiking trails and amenities; water system facilities; and onsite identification signs will require approval of a change of zone and a specific plan amendment.
- 2.) Any improvements to the area to accommodate trails, passive recreation, and/or public safety concerns shall be done in a manner so as to not disturb significant archaeological areas and biotic resources.
- 3.) 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.

4.51 Planning Area 51

4.51.1 Land Use

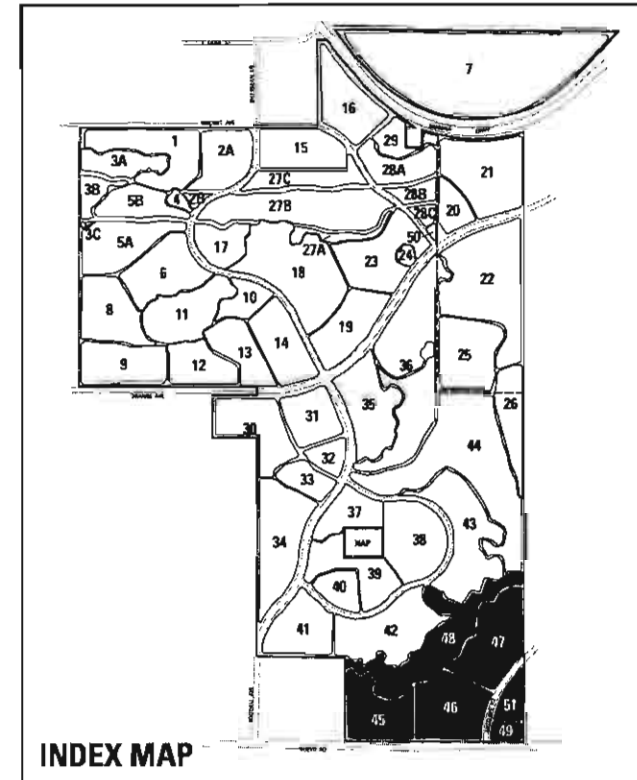
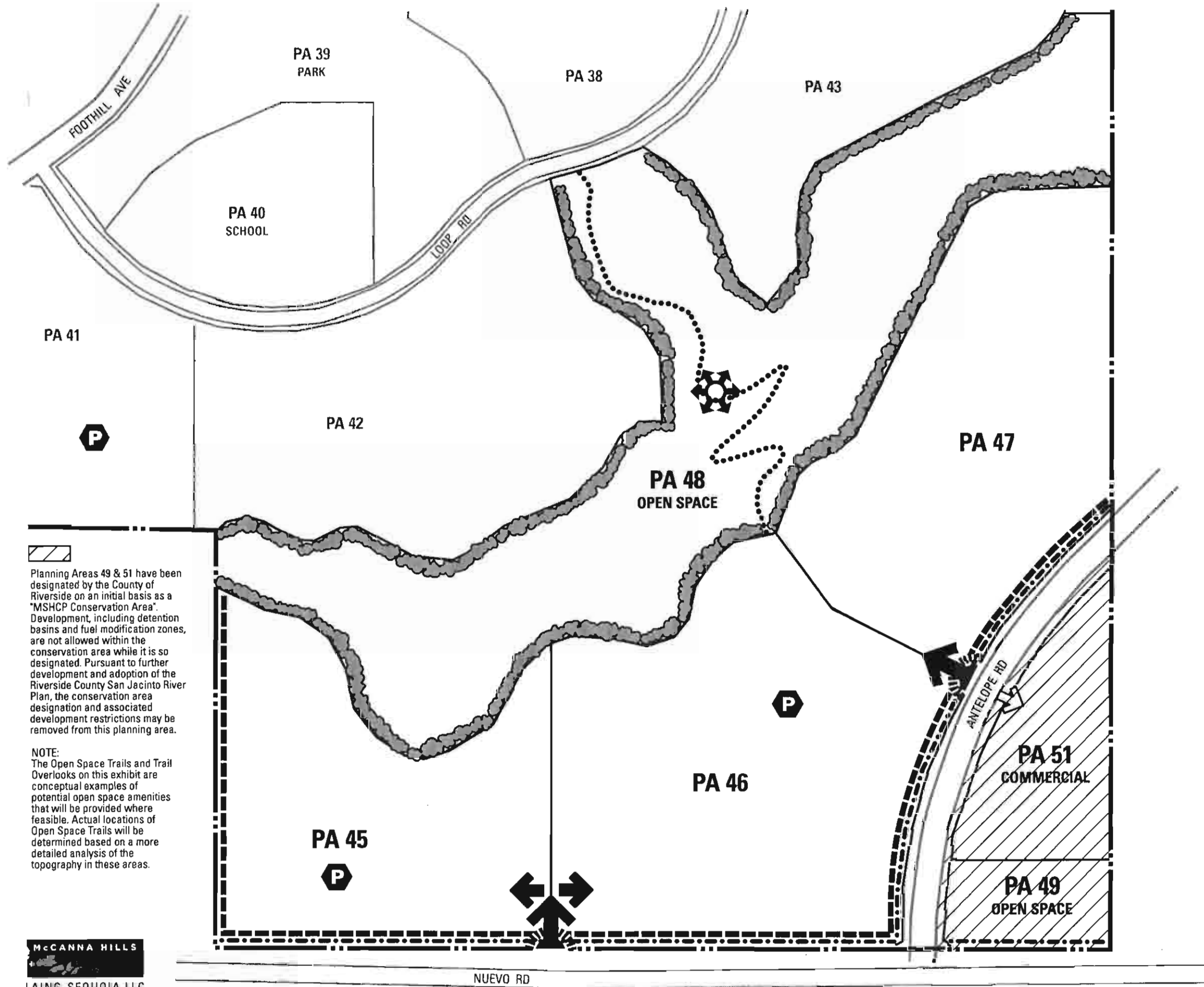
Planning Area 51, as illustrated in Exhibit 4.14, is located in Village V east of Antelope Road and north of Nuevo Road. The 5.0-acre commercial planning area could serve the residents of the project and the surrounding communities. Access would include an entry point along Antelope Road.

The County of Riverside through the HANS process on the McCanna Hills Specific Plan Amendment No. 1 has designated this area east of proposed Antelope Road on an initial basis as a MSHCP Conservation area. No development will be allowed in this area unless the conservation area designation is removed. Pursuant to future development and adoption of the Riverside County San Jacinto River Plan, the conservation area designation and associated development restrictions may be removed from this planning area.

4.51.2 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 51 will be achieved from Antelope Road. Final access points to the planning area will be determined at time of tentative tract map or site plan submittal.
- 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.
- 4.) Air quality emissions reports shall be filed with each commercial development application.

- 5.) Planning Area 51 has been designated by the County of Riverside on an initial basis as a "MSHCP Conservation Area". Development, including detention basins and fuel modification zones, are not allowed within the conservation area while it is so designated. Pursuant to future development and adoption of the Riverside County San Jacinto River Plan, the conservation area designation and associated development restrictions may be removed from this planning area.



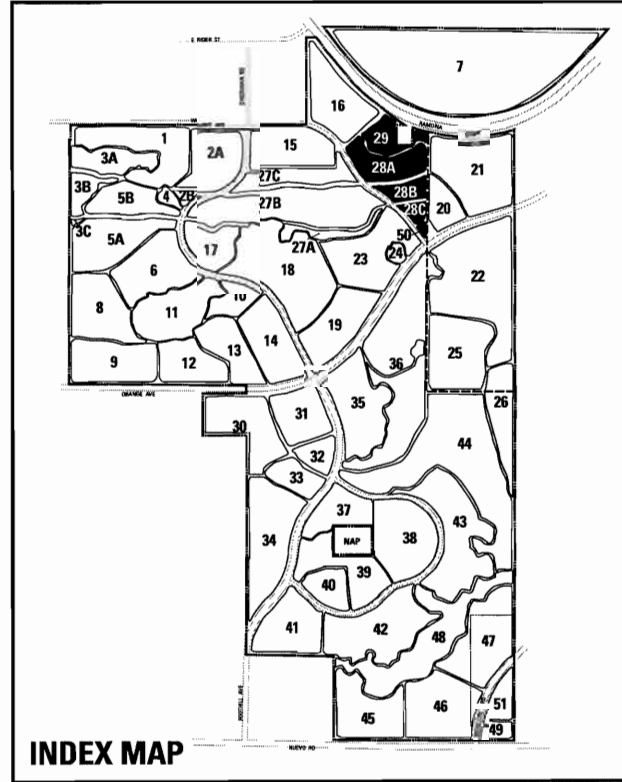
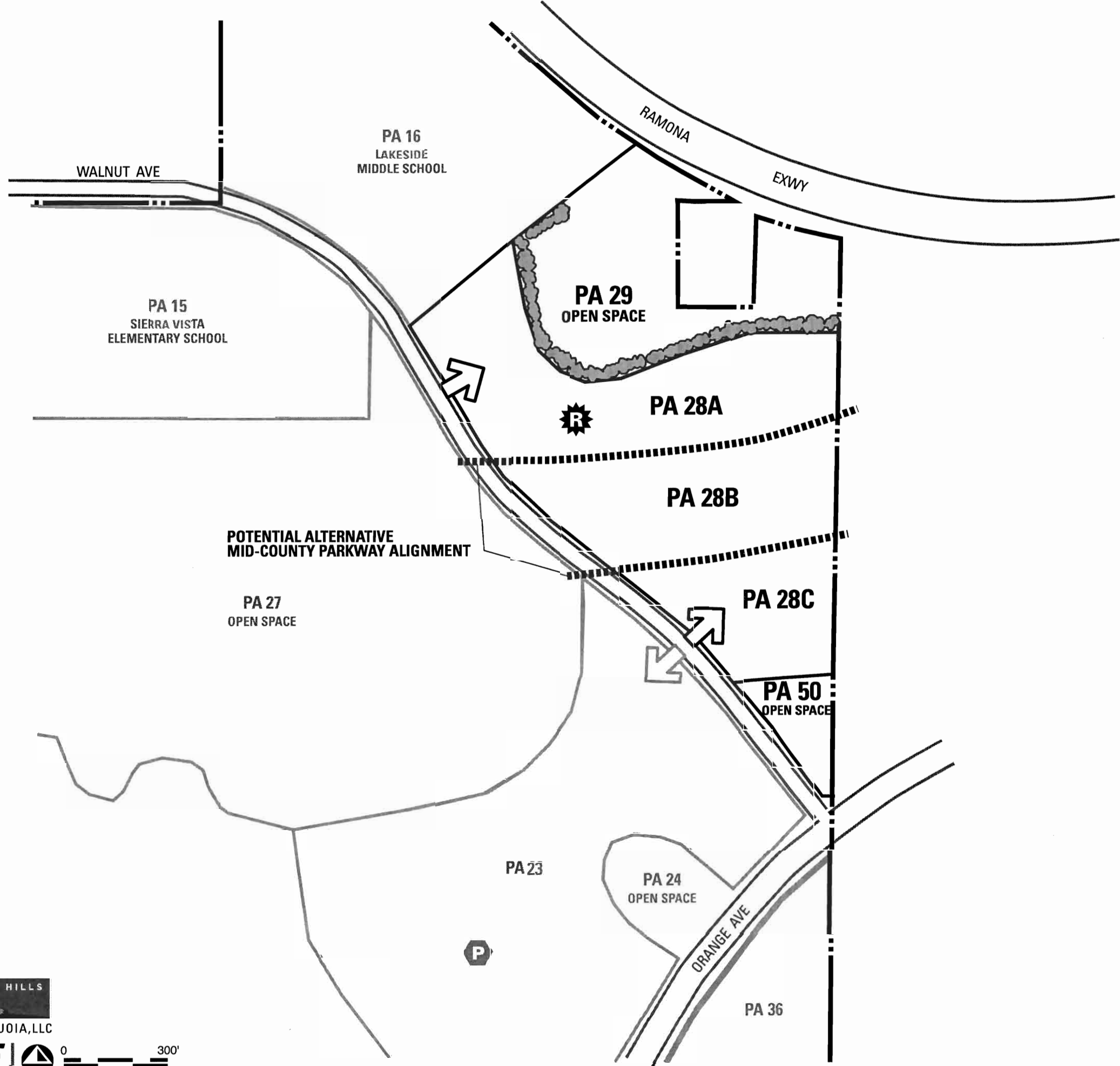
Planning Areas 49 & 51 have been designated by the County of Riverside on an initial basis as a "MSHCP Conservation Area". Development, including detention basins and fuel modification zones, are not allowed within the conservation area while it is so designated. Pursuant to further development and adoption of the Riverside County San Jacinto River Plan, the conservation area designation and associated development restrictions may be removed from this planning area.

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.

LEGEND

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

<p>PLANNING AREA 45 Residential: 5-8 DU/AC 18.3 Acres Maximum DU: 95 Minimum Lot Size: 4,000 s.f.</p>	<p>PLANNING AREA 48 Open Space 29 Acres</p>
<p>PLANNING AREA 46 Residential: 5-8 DU/AC 23.9 Acres Maximum DU: 109 Minimum Lot Size: 4,500 s.f.</p>	<p>PLANNING AREA 49 Open Space 3.3 Acres</p>
<p>PLANNING AREA 47 Residential: 5-8 DU/AC 24 Acres Maximum DU: 105 Minimum Lot Size: 5,000 s.f.</p>	<p>PLANNING AREA 51 Commercial 5 Acres</p>



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 28A
 Residential: 10-20 DU/AC
 12.8 Acres
 Maximum DU: 139

PLANNING AREA 29
 Open Space
 7.9 Acres

PLANNING AREA 28B
 Residential: 10-20 DU/AC
 4.9 Acres
 Maximum DU: 26

PLANNING AREA 50
 Open Space
 1.2 Acres

PLANNING AREA 28C
 Residential: 10-20 DU/AC
 1.8 Acres
 Maximum DU: 6