

## 4.5 Planning Areas 5 A and B

### 4.5.1 LAND USE

Planning Areas 5 A and B, as illustrated in Exhibit 4.2, are located in Village I along the western boundary of the project site, west of Foothill Avenue. Planning Area 5A is a 21.9-acre residential neighborhood proposed with a maximum of 112 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 5,000 square feet. Planning Area 5B at 10.9-acres will be held in reserve while the potential Mid-County Parkway southerly alignment is under consideration. If the southerly alignment alternative of the Mid-County Parkway is withdrawn, Planning Area 5B can be developed as a residential use with a maximum of 44 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 5,000 square feet.

Primary access will originate from a neighborhood entry on Foothill Avenue between Planning Areas 5 and 6. Secondary access to Planning Area 5 is anticipated to be through Planning Area 1 to Walnut Avenue to the north or through Planning Areas 8 and 9 to Orange Avenue to the south. This secondary access will be required to be developed in conjunction with Planning Area 5. Residential Planning Areas 6 and 8 are adjacent to the south, and Residential Planning Area 1 to the north. Open Space Planning Areas 3 and 4 also bound Planning Area 5 to the north. If the potential southerly alternative alignment of the Mid-County Parkway is developed it will form the northerly boundary of Planning Area 5A.

As shown in Exhibit 4.2, a perimeter wall shall bound the Planning Area along Foothill Avenue and along the western project boundary as deemed appropriate by the County of Riverside 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 5 and the open space areas to the north where deemed appropriate by the County and the developer.

### 4.5.2 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 5 will be achieved from Foothill Avenue and through adjoining Planning Areas. Final access points to the planning area will be determined at time of tentative tract map submittal.
- 3.) A neighborhood entry, as depicted in concept in Exhibits 5.6 and 5.7, will be constructed at Foothill Avenue.
- 4.) A landscape area, as depicted on Exhibit 5.10, will be incorporated between the perimeter wall and Foothill Avenue.
- 5.) A perimeter wall or view fence where deemed appropriate by the County of Riverside and the developer, as depicted in Exhibits 5.16 A and B, will be constructed along the western property edge and Foothill Avenue. A landscaped transition area should be provided where appropriate between

- the wall and adjacent properties on the western project boundary pursuant to the concepts depicted in Exhibit 5.15A.
- 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 5B 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 5B may be developed as allowed.

## **4.6 Planning Area 6**

### **4.6.1 LAND USE**

Planning Area 6, as illustrated Exhibit 4.2, is located within Village I within the northwest portion of the Specific Plan Area west of Foothill Avenue. The 20.0-acre residential neighborhood is proposed with a maximum of 100 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 4,500 square feet.

Primary access will originate from a neighborhood entry on Foothill Avenue between Planning Areas 5 and 6. Secondary access to Planning Area 6 is anticipated through Planning Areas 8 and 9 to Orange Avenue. This secondary access is required to be developed in conjunction with Planning Area 6. Residential Planning Areas 5 and 8 bound Planning Area 6 to the north and west. Open Space Planning Area 11 is adjacent to the south.

As shown in Exhibit 4.2, Planning Area 6 is proposed to have a perimeter wall to the east adjacent to Foothill Avenue where deemed appropriate by the County and the developer. Planning Area 6 is to include a neighborhood park as part of the development of this area.

4.6.2 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 6 will be achieved from Foothill Avenue and through adjoining planning areas. 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 on Exhibit 5.10, will be incorporated between the perimeter walls and Foothill Avenue.
- 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 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.) A minimum of one neighborhood park shall be incorporated into the ultimate design of Planning Area 6. 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 25th building permit within Planning Area 6 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 6. 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 an permanent maintenance mechanism for the park and its facilities.

- 12.) Prior to the issuance of the 85th building permit within Planning Area 6 of the Specific Plan, the neighborhood park proposed within Planning Area 6 shall be constructed by the developer and be substantially complete.

#### **4.7 Planning Area 7**

Planning Area 7 is an 88-acre open space area located north of Ramona Expressway (See Exhibit 3.1, Land Use Plan). This Planning Area is retained from the previously approved 1994 Preissman Specific Plan (SP 246). Development standards for Planning Area 7 remain as set forth in the Preissman Specific Plan.

#### **4.8 Planning Area 8**

##### **4.8.1 LAND USE**

Planning Area 8, as illustrated in Exhibit 4.2, is located in Village I along the western boundary of the project site. The 21.7-acre residential neighborhood is proposed with a maximum of 108 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 4,500 square feet.

Access will originate from Orange Avenue through Planning Area 9 to the south or from Foothill Avenue through Planning Areas 5 and 6 to the northeast. The access through Planning Areas 5, 6 and 9 is required to be developed in conjunction with Planning Area 8. Residential Planning Areas 5 and 6 bound Planning Area 8 to the north. Planning Area 9 is to the south, and open space Planning Area 11 is to the east. As shown in Exhibit 4.2, Planning Area 8 will be separated from adjacent open space in Planning Area 10 by an open space transition area as depicted in the concepts on Exhibit 5.15 B where deemed appropriate by the County and the developer.

##### **4.8.2 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 8 will be achieved from Orange Avenue and Foothill Avenue through Planning Areas 9 and 6 respectively. Final access points to the planning area will be determined at time of tentative tract map submittal.
- 3.) A perimeter wall or view fence, as depicted in Exhibits 5.16 A and B, will be constructed along the western project boundary and a landscaped transition area should be provided between the wall and adjacent properties, pursuant to the concepts depicted in Exhibit 5.15A as deemed appropriate by the County and the developer.
- 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.

## 4.9 Planning Area 9

### 4.9.1 LAND USE

Planning Area 9, as illustrated in Exhibit 4.2, is located in Village I along the western boundary of the project site, on the north side of Orange Avenue. The 15.9-acre residential neighborhood is proposed with a maximum of 103 dwelling units within a density of five to eight dwelling units per acre, and a minimum lot size of 4,000 square feet.

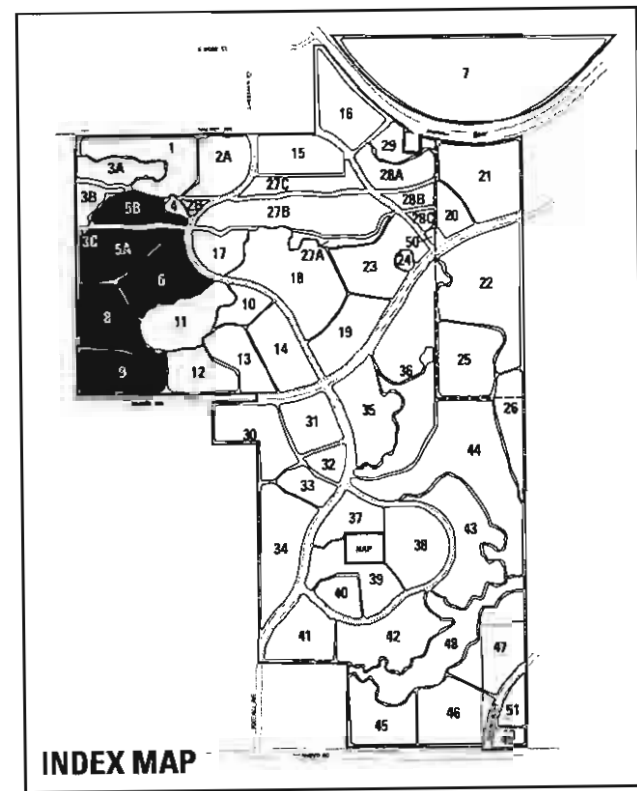
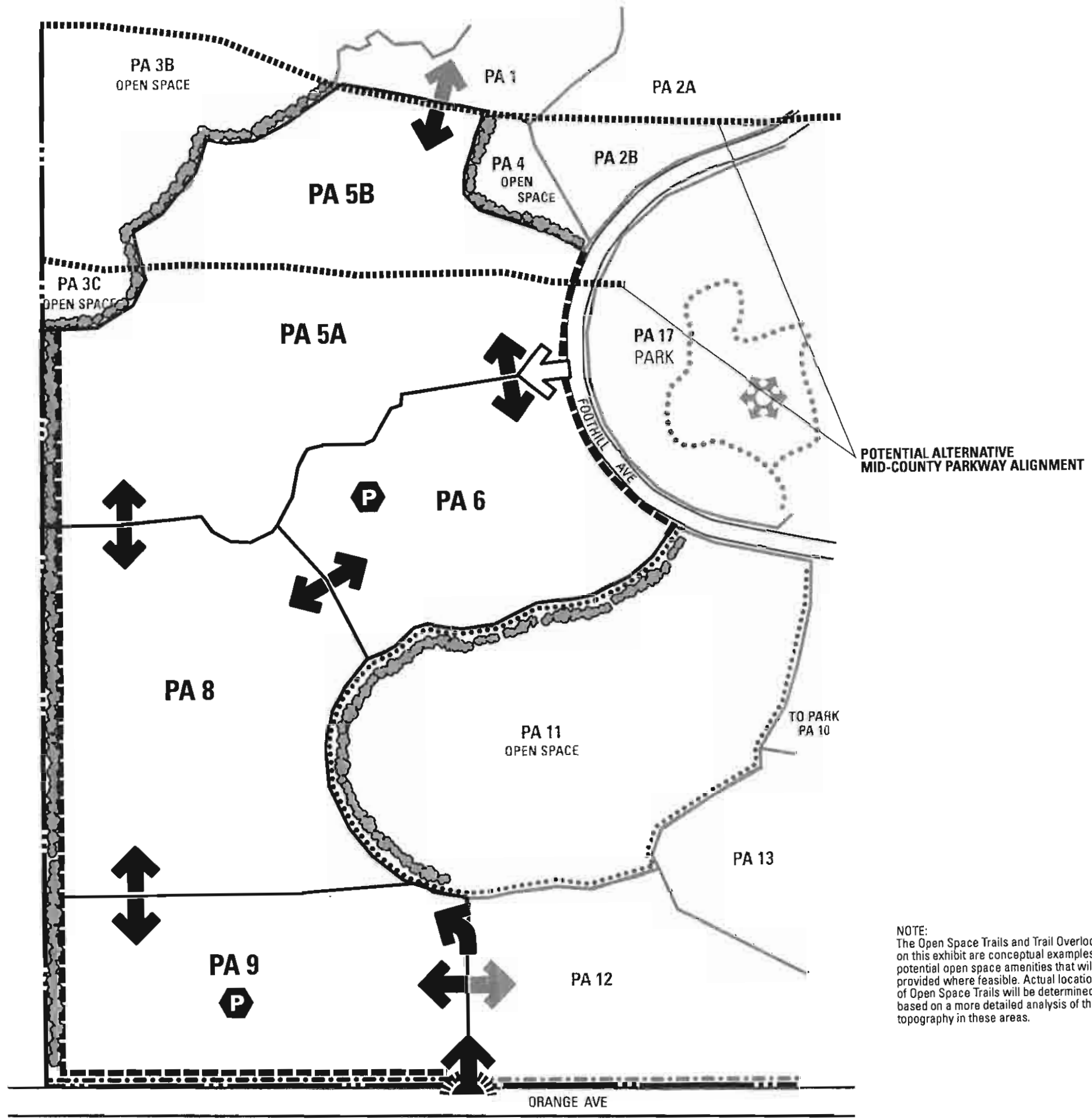
Primary access will originate from a village entry point off of Orange Avenue between Planning Areas 9 and 12. Secondary access to Planning Area 9 is anticipated through Planning Areas 8 and 6 to Foothill Avenue to the northeast. This secondary access is required to be developed in conjunction with Planning Area 9. Residential Planning Areas 8 and 12 are adjacent to Planning Area 9 to the north and east, respectively. Orange Avenue borders Planning Area 9 to the south.

As shown in Exhibit 4.2, Planning Area 9 is to be bounded by a perimeter wall to the south and west where deemed appropriate by the County and the developer. Planning Area 9 is to include a neighborhood park as part of the development of this area. A community trail is to be provided on the southern boundary of the planning area, along Orange Avenue.

### 4.9.2 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 9 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 and a landscaped transition area should be provided between the perimeter wall and the western project boundary pursuant to the concepts depicted in Exhibit 5.15A 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 9. The 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 25<sup>th</sup> building permit within Planning Area 9 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 9. 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 88<sup>th</sup> building permit within Planning Area 9 of the Specific Plan, the neighborhood park proposed within Planning Area 9 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 5A**  
 Residential: 5-8 DU/AC  
 21.9 Acres  
 Maximum DU: 112  
 Minimum Lot Size: 5,000 s.f.

**PLANNING AREA 8**  
 Residential: 5-8 DU/AC  
 21.7 Acres  
 Maximum DU: 108  
 Minimum Lot Size: 4,500 s.f.

**PLANNING AREA 5B**  
 Residential: 5-8 DU/AC  
 10.1 Acres  
 Maximum DU: 44  
 Minimum Lot Size: 5,000 s.f.

**PLANNING AREA 9**  
 Residential: 5-8 DU/AC  
 15.9 Acres  
 Maximum DU: 103  
 Minimum Lot Size: 4,000 s.f.

**PLANNING AREA 6**  
 Residential: 5-8 DU/AC  
 20 Acres  
 Maximum DU: 100  
 Minimum Lot Size: 4,500 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.



LAING-SEQUOIA, LLC

