

32. Planning Area 25

a. Descriptive Summary

Planning Area 25, as depicted in Figure 14P, provides for 25.0 acres as a community sports park, including a 2.0-acre regional fire fighting facility. The sports park will be developed by the County of Riverside. The purpose of the community sports park will be to provide a public park and sports facility for the residents of the Temescal/El Cerrito Community. The park is intended to provide for area needs with such improvements as soccer fields, baseball fields, picnic area, on-site parking, restroom facilities, or other improvements the County of Riverside deems necessary.

For the purpose of the improvements to the park, the developer will be responsible for donating the necessary land, providing access, rough site grading, and stubbing the required utilities to the edge of the site. The County of Riverside shall be responsible for all design and improvement costs required to develop the sports park and fire fighting facility beyond the state which the developer has committed to above. The funds necessary to design and improve the park by the County may be taken from the discretionary development agreement funds.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3614. (See Specific Plan Zone Ordinance Tab.)

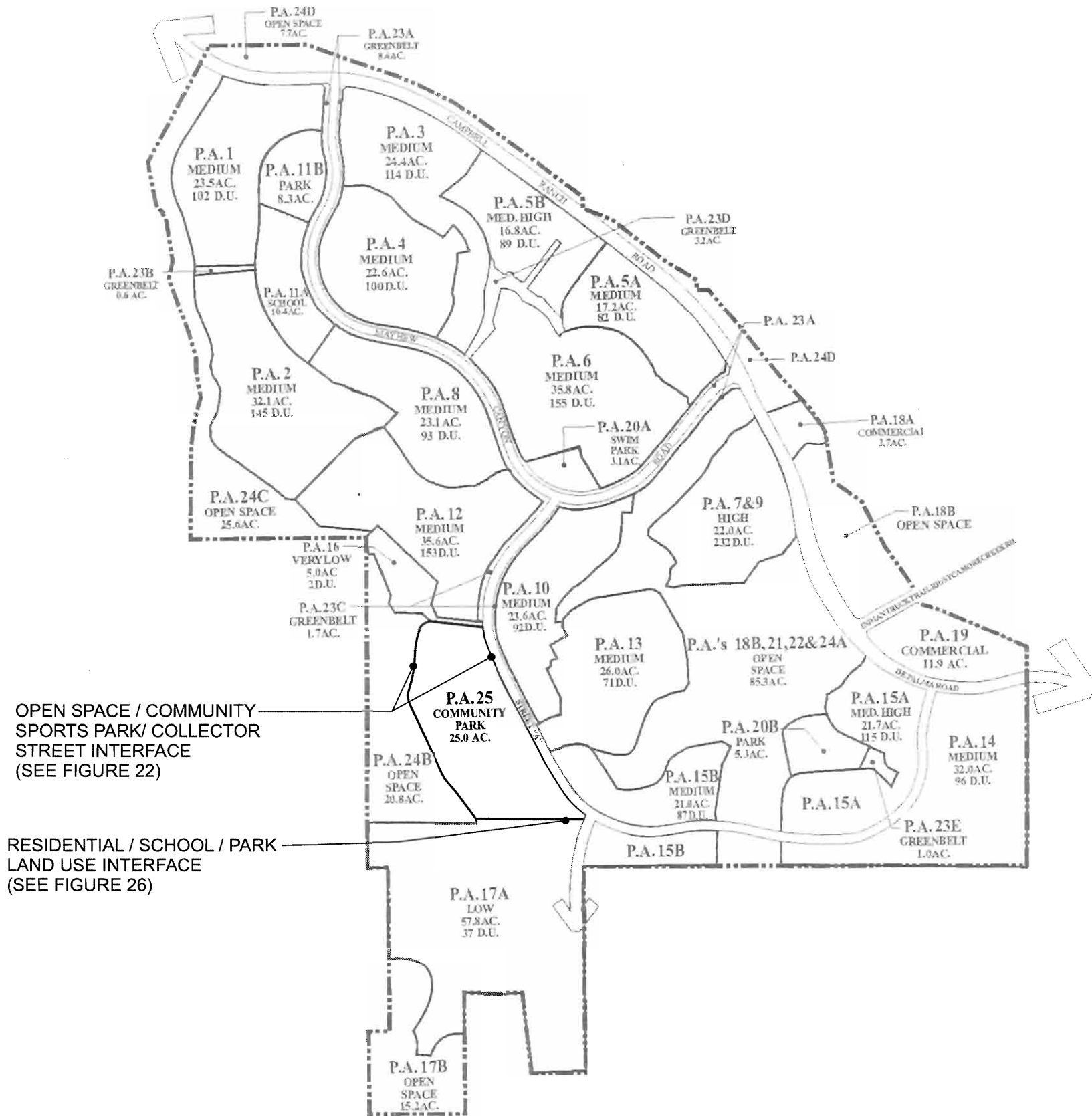
c. Planning Standards

- 1) Access to Planning Area 25 will be provided along Street "A".
- 2) A special landscape buffer is planned at the interface between the residential uses in Planning Areas 16 and the park in Planning Area 25 (see Figure 26).
- 3) A special landscape buffer is planned at the interface between the open space in Planning Area 24B and the park in Planning Area 25 (see Figure 22).
- 4) Please refer to Section IV., for specific Design Guidelines and other related design criteria for this park.
- 5) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Public Facilities Phasing Plan
III.A.6: Grading Plan
III.A.7: Open Space and Recreation Plan
III.A.8: Landscaping Plan

**Sycamore Creek
PLANNING AREA 25**



LEGEND
 PLANNING AREA 25
 COMMUNITY SPORTS PARK
 25.0 ACRES

OPEN SPACE / COMMUNITY
 SPORTS PARK/ COLLECTOR
 STREET INTERFACE
 (SEE FIGURE 22)

RESIDENTIAL / SCHOOL / PARK
 LAND USE INTERFACE
 (SEE FIGURE 26)



Figure 14P