

### **3.9.4 Study Area C - Planning Areas 10, 13, 14, & 15**

#### **DESCRIPTION**

Study Area C consists of Planning Areas 10 and 13 through 15. The study area is bound by the streets of Krameria Ave, Barton St., Alta Cresta Blvd, and Cole Ave.

Land lying east of the study area lies within the jurisdiction of March Air Force Base and is presently vacant. West half of northerly adjacent lands lie within the Orangecrest Hills Specific Plan where single family lots back up to Krameria Ave. The majority of area south of the site lies outside of the project and has existing residential homesites on large lots. Planning Areas 10, 15 and the east half of Planning Area 13 are planted in citrus. The west half of Planning Area 13 and Planning Area 14 are vacant. Notices of Non-Renewal have been recorded over all areas located within agricultural preserves in order to terminate applicable Land Conservation (Williamson Act) Contracts.

#### **PLANNING AREA 10: SFR 7,200, 4.5 DU/AC**

##### **a. Description**

Planning Area 10 consists of 18 acres allocated for 75 dwelling units having a minimum lot size of 7,200 s.f. and 4 dwelling units along Alta Cresta Blvd having a minimum lot size of 10,000 s.f. net for a total of 79 dwelling units. This category may also permit licensed care facilities and day care centers subject to a plot plan approval. Boarding and rooming houses, churches, utility facilities, private recreational facilities and private schools are allowed subject to a Conditional Use Permit approval.

##### **b. Relevant Project-Wide Policies**

- Goals 1, 2, 4a, and 5 apply to this planning area.

##### **c. Design Considerations**

- Access shall be gained from Alta Cresta Blvd, Street 'B', Barton St. and Krameria Avenue.
- A six-foot decorative wall is required for lots backing along Barton St. and Alta Cresta Blvd.
- Parkway landscaping shall be provided along Barton Road and Alta Cresta Blvd.
- Primary residential landscaping shall be provided along Krameria Ave, Barton St., and Alta Cresta Blvd as shown in Figure III-8.
- Front yard open fencing, not exceeding 5' in height, is permitted.

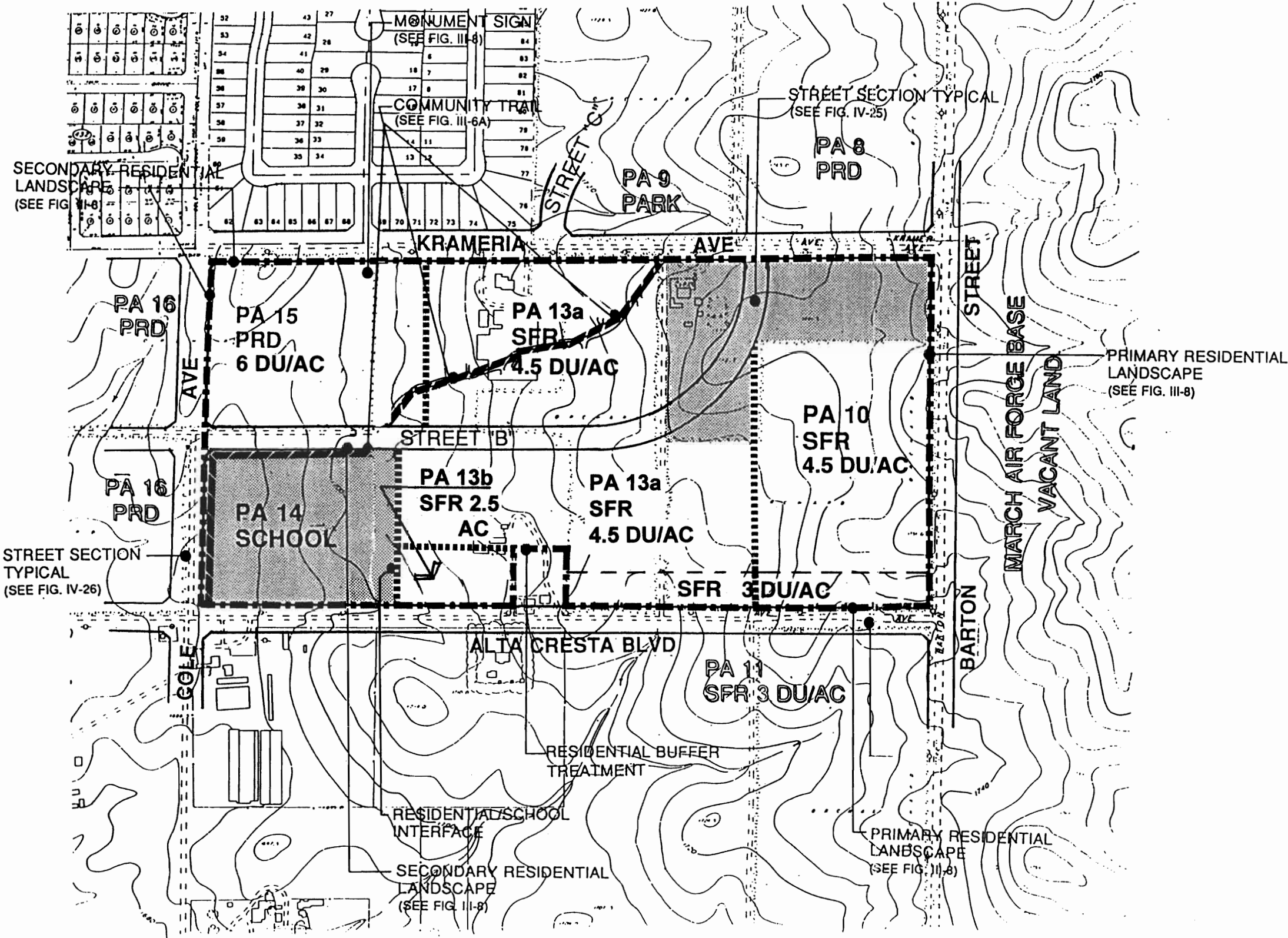
##### **d. Development Standards**

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 7,200 s.f. net, except lots along alta Cresta Blvd. shall have a minimum lot size of 10,000 s.f. net.



Alta Cresta Ranch

# Study Area C



## PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
10	SFR	18.0	79	7,200/10,000 S.F.
13a	SFR	33.0	154	7,200 S.F.
13b	SFR	3.0	3	43,560 S.F.
14	SCHOOL	10.0	-	-
15	PRD	13.0	78	5,000 S.F.

- UNDER LAND CONSERVATION (WILLIAMSON ACT) CONTRACT
- 10,000 S.F. LOTS

Scale 1" = 400'

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**PLANNING AREA 13a: SFR 7,200, 4.5 DU/AC**

**a. Description**

Planning Area 13a consists of 33 acres allocated for 147 dwelling units having a minimum lot size of 7,200 s.f. and 7 dwelling units along Alta Cresta Blvd having a minimum lot size of 10,000 s.f. for a total of 154 dwelling units. This category may also permit licensed care facilities and day care centers subject to a plot plan approval. Boarding and rooming houses, churches, utility facilities, private recreational facilities and private schools are allowed subject to a Conditional Use Permit approval. The only allowable use within Planning Area 13a shall be agriculture until the property is removed from the agricultural preserve. At that time, the following shall apply:

**b. Relevant Project-Wide Policies**

- Goals 1, 2, 4a, and 5 apply to this planning area.

**c. Design Considerations**

- Access shall be gained from Krameria Ave or Street 'B'.
- A six-foot decorative wall is required for lots backing up to Alta Cresta Blvd.
- Parkway landscaping shall be provided along Alta Cresta Blvd.
- Provide a Recreational Trail linking Planning Area 14 School with the Planning Area 9 Park in a reasonably direct alignment.
- Residential design along the proposed school site shall incorporate measures to promote compatibility among daily uses.
- Front yard open fencing not exceeding 3' in height is permitted.

**d. Development Standards**

- Development Standards shall be in accordance with the S.P. Zone.
- Recreation trail design shall comply with the Community Riding and Hiking Trail standard.
- Minimum lot size is 7,200 s.f. net, except that lots along Alta Cresta Blvd shall have a minimum lot size of 10,000 s.f. net.

**PLANNING AREA 13B: SFR 43,560, 1.0 DU/AC**

**a. Description**

Planning area 13b consists of 3 acres allocated for one dwelling unit per acre having a minimum lot size of 43,560 s.f.

**b. Relevant Project-Wide Policies**

- Goals 1,2, 4a and 5 apply to this planning area

**c. Design Conditions**

- Access shall be gained from Alta Cresta Blvd.
- Parkway landscaping shall be provided along Alta Cresta Blvd.
- Front yard open fencing not exceeding 3' in height is permitted .

**d. Development Standards**

- Development standards shall be in accordance with the Specific Plan Zone.
- Minimum lot size is 43,560 s.f.

## **PLANNING AREA 14: SCHOOL SITE, ELEMENTARY K-6**

### **a. Description**

Planning Area 14 consists of 10.0 acres allocated for an elementary school site. The relationship of the site to school district boundaries enable the facility to be located on a site less than 10 acres. Should the site not be used as a school facility, the property would revert to the PRD 6 du/acre designation for 60 dwelling units. Other permitted uses would include reading rooms, and recreational facilities. Day care centers are allowed subject to a Plot Plan approval. Residential Care facilities and private schools are allowed as alternative uses subject to a Conditional Use Permit approval. The only allowable land use within Planning Area 14 shall be agriculture until the property is removed from the agricultural preserve. At that time, the following would apply:

### **b. Relevant Project-Wide Policies**

- Goals 2 and 5 apply to this planning area.

### **c. Design Considerations**

- Access shall be gained from Street B.

### **d. Development Standards**

- The minimum parcel size shall be 10 acres net.
- State Department of Education standards shall apply to this planning area unless residential development occurs.
- Changes in school site locations shall not require a specific plan amendment.
- In the event the site is not developed as a school, the following standards apply:
  - Development Standards shall be in accordance with the S.P. Zone.
  - Minimum lot size is 5,000 s.f. net.
  - Front yard fencing, not exceeding 3' in height, is permitted.
  - A neighborhood association is required for this planning area.
  - Primary Residential landscaping shall be provided along Cole Ave, Street 'B', and Alta Cresta Blvd as shown in Figure III-8.

## **PLANNING AREA 15: PRD, 6 DU/AC**

### **a. Description**

Planning Area 15 consists of 13 acres allocated for 78 dwelling units having a minimum lot size of 5,000 s.f. This category permits separate living space or home occupations above a detached garage, reading rooms, and recreational facilities. Day care centers are allowed subject to a Plot Plan approval. Residential Care facilities and private schools are allowed as alternative uses subject to a Conditional Use Permit approval.

### **b. Relevant Project-Wide Policies**

- Goals 1, 2, 3a, 4a and d, and 5 apply to this planning area.

### **c. Design Considerations**

- Reverse frontage lots are prohibited in this planning area.
- Access shall be gained from Street 'B' and Krameria Ave.
- Preliminary architecture and landscape plans are required with submittal of subdivision map.

### **d. Development Standards**

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 5,000 s.f. net.
- Front yard open fencing, not exceeding 3' in height, is permitted.
- A neighborhood association is required for this planning area.