

### **3.9.5 Study Area D - Planning Areas 11 and 12**

#### **Description**

Study Area D consists of Planning Areas 11 and 12 and forms the southeast corner of the project at Barton St. and Mariposa Avenue. Alta Cresta Blvd. bounds the property along the north. Vacant lands within March Air Force Base exist to the east.

Residential uses on large lots and vacant land exist to the west and south. All of these areas described lie outside the project boundary. All of the land in the study area is planted in citrus. Notices of Non-Renewal have been recorded over all areas located within agricultural preserves in order to terminate applicable Land Conservation contracts. Only agricultural use for land within an agricultural preserve shall be allowed until the property is removed from an agricultural preserve.

#### **PLANNING AREA 11: SFR 10,000, 3 DU/AC**

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

Planning Area 11 consists of 20 acres allocated for 60 dwelling units having a minimum lot size of 10,000 s.f. This category also allows licensed care and day care facilities and private recreational facilities subject to a Plot Plan approval. Boarding and rooming houses, churches, public utility facilities, and private schools are allowed subject to a Conditional Use Permit approval. The only allowable land use within Planning Area II 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 1, 2, 4a, c, and d, and 5 apply to this planning area.

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

- Access shall be gained from Alta Cresta Blvd and Barton St.
- Reverse frontage masonry walls are prohibited.
- Front yard fencing not exceeding 3. in height permitted.

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

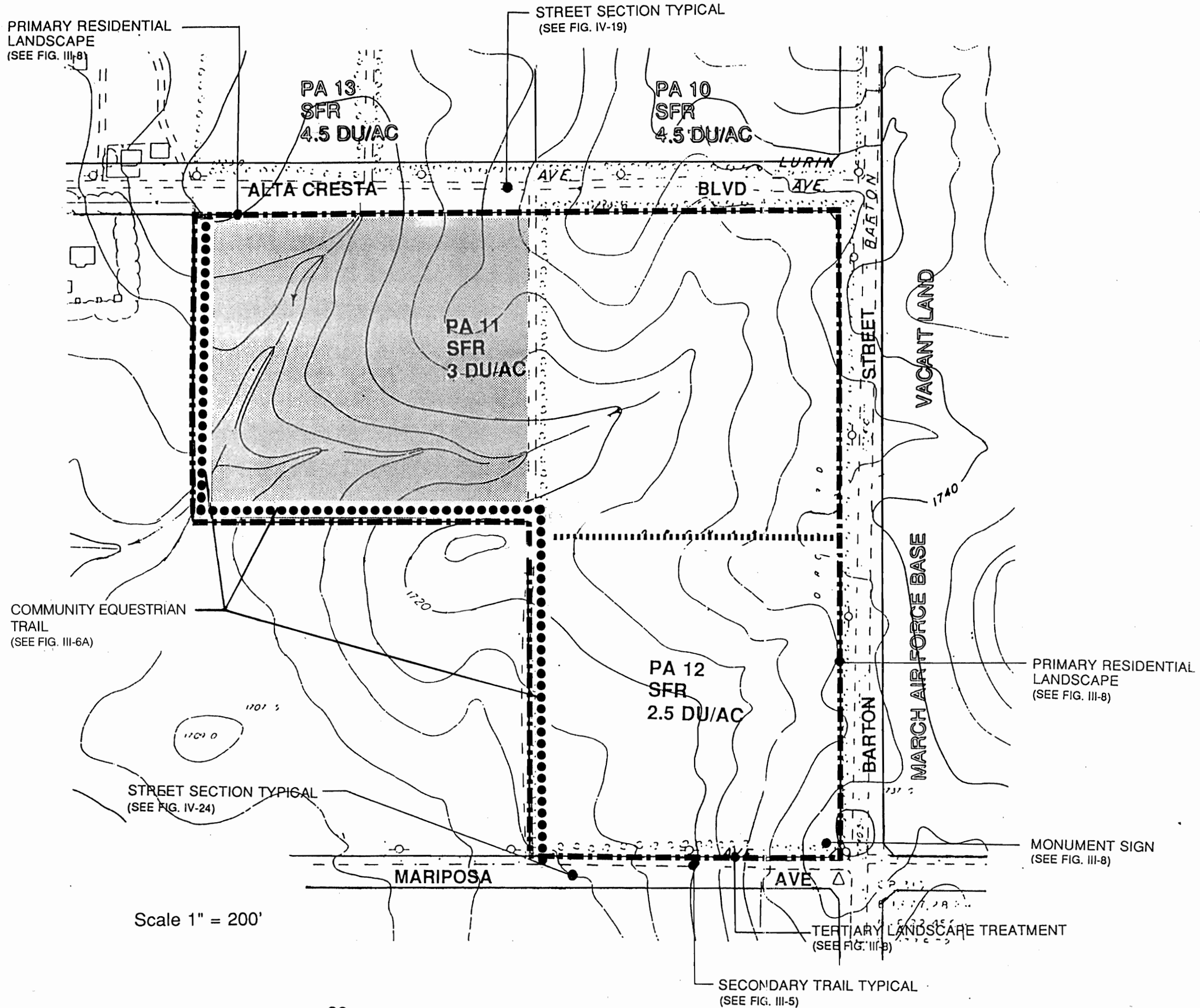
- Development Standards shall be in accordance with the S.P. Zone.
- The minimum lot size shall be 10,000 feet net.
- The trail along the westerly boundary shall be designed to the Community Riding & Hiking Trail Standard.
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# Study Area D

## PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
11	SFR	20.0	60	10,000 S.F.
12	SFR	10.0	25	14,000 S.F.

 UNDER LAND CONSERVATION (WILLIAMSON ACT) CONTRACT




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## PLANNING AREA 12: SFR 14,000, 2.5 DU/AC

### a. Description

Planning Area 12 consists of 10 acres allocated for 25 dwelling units having a minimum lot size of 14,000 s.f. This category also allows licensed care and day care facilities and private recreational facilities subject to a Plot Plan approval. Boarding and rooming houses, churches, public utility facilities, and private schools are allowed subject to a Conditional Use Permit approval.

### b. Relevant Project-Wide Policies

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

### c. Design Considerations

- Access shall be gained from Mariposa Avenue and Barton St.
- An entry monument is permitted at Barton St. and Mariposa Avenue.
- 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.
- The minimum lot size shall be 14,000 s.f. net.
- The trail along the westerly boundary shall comply with the Community Riding & Trail standards.