

3.9.9 Study Area H - Planning Areas 21, 22, 23, & 25

DESCRIPTION

Study Area H consists of Planning Areas 21, 22, 23, and 25 bound by Wood Road, Alta Cresta Blvd, Street 'A', and an existing older mobilehome subdivision. Adjacent uses within the project area are citrus groves. Lands lying adjacent to the study area that are outside of the project consist of vacant land to the north, along Wood Road, that is planned to be a high school facility; the mobile home subdivision along Wood Road, to the south, and residential uses on large lots oriented toward Alta Cresta Blvd, (now Lurin Ave). This study area constitutes the formal 'hub' of the project area and includes the sports park and community center.

PLANNING AREA 21: PLANNED RESIDENTIAL DEVELOPMENT 6 DU/AC

a. Description

Planning Area 21 consists of 20 acres allocated for 120 dwelling units. This category also allows home occupations, and day care facilities subject to a Plot Plan approval. The planning area is also bound by streets, proposed trails and elevation differences that will form buffers from other uses.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3b, 4, 5 apply to this planning area.

c. Design Considerations

- Extend Krameria Avenue from Wood Road to Street 'A'.
- Access shall be gained from Krameria Ave (extended) with a minimum of two points of access.
- Parkway landscaping is required along Wood Road.
- Vertical slope planting is required along the southerly boundary.
- Views oriented toward the sports park (Planning Area 22) are encouraged.

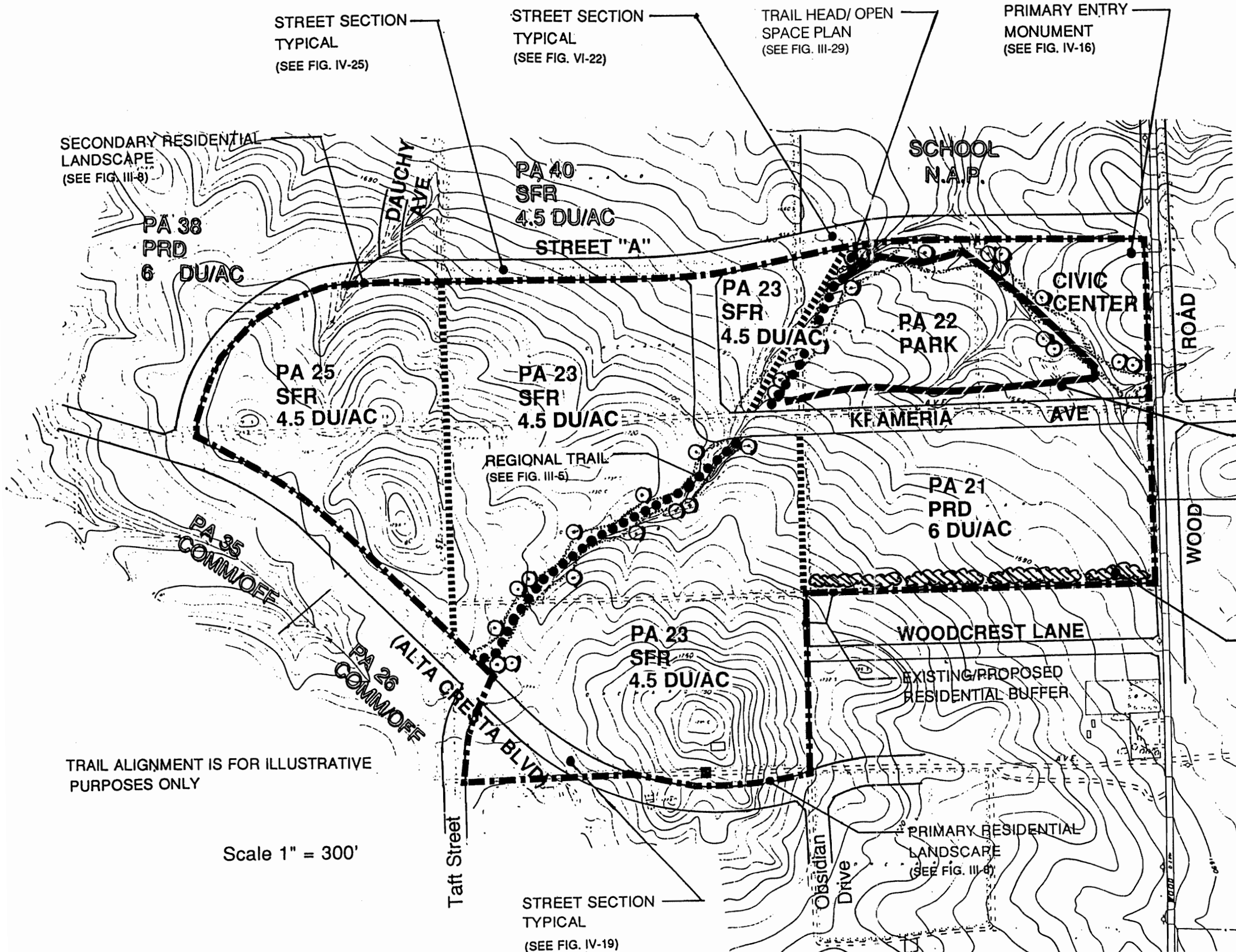
d. Development Standards

- Development Standards shall apply be in accordance with the S.P. Zone.
- Planning Area 22 shall be conveyed to an HOA or other authorized entity prior to the issuance of any building permits within Planning Area 21.
- Planning Area 21 and 22 shall be included within one development plan application for the purpose of establishing the park boundary and facilitating conveyance to homeowners association, (HOA).



Alta Cresta Ranch

Study Area H



PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
21	PRD	20.0	120	5,000 S.F.
22	PARK	20.0	-	-
23	SFR	53.5	241	7,200 S.F.
25	SFR	19.0	85	7,200 S.F.

COMMUNITY TRAIL
(SEE FIG. III-6A)

PRIMARY RESIDENTIAL
LANDSCAPE
(SEE FIG. III-8)

VERTICAL LANDSCAPE
BUFFER

TRAIL ALIGNMENT IS FOR ILLUSTRATIVE
PURPOSES ONLY

Scale 1" = 300'

STREET SECTION
TYPICAL
(SEE FIG. IV-19)



Inland Planning Services

155 East Fourth St, Suite 210
Perris, California 92570
Telephone (909) 940-4272 • Fax (909) 940-4276



PLANNING AREA 22: SPORTS PARK/COMMUNITY CENTER

a. Description

Planning Area 22 consists of a combination sports park, community center, and recreational trail encompassing 20 acres for the active recreation, business, and institutional use of project residents and the public. As an active recreational facility, the sports park is intended to provide lighted multi-purpose fields available for active sports as well as for relaxation. Day care, satellite office, conference and meeting space, and possibly library facilities are permitted within the community center, all uses shall be subject to a Plot Plan review pursuant to Section 18.30 of Ordinance 548 as a CEQA exempt applications.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3, 4, 5, 6, & 7 all apply to this planning area.

c. Design Considerations

- Entry structures along Wood Road, accent landscaping, pedestrian walkways, recreation trail-head, vertical landscaping, turfed areas, lighting, and restrooms.
- This is a Community Park as defined by the County General Plan. Appropriate amenities shall include:

- Tot lot
- Day care center
- Basketball court, back stop, and goal posts
- Picnic/barbecue areas
- Concrete walkways
- Accent lighting
- Gazebo
- Multi-purpose athletic field

- A trail head shall be provided as shown in Figure III-29 that shall include, but not be limited to, the following :

- Water service
- Equestrian hitching post
- Equestrian water trough

(Water supply to the trough shall be provided by float mechanism)

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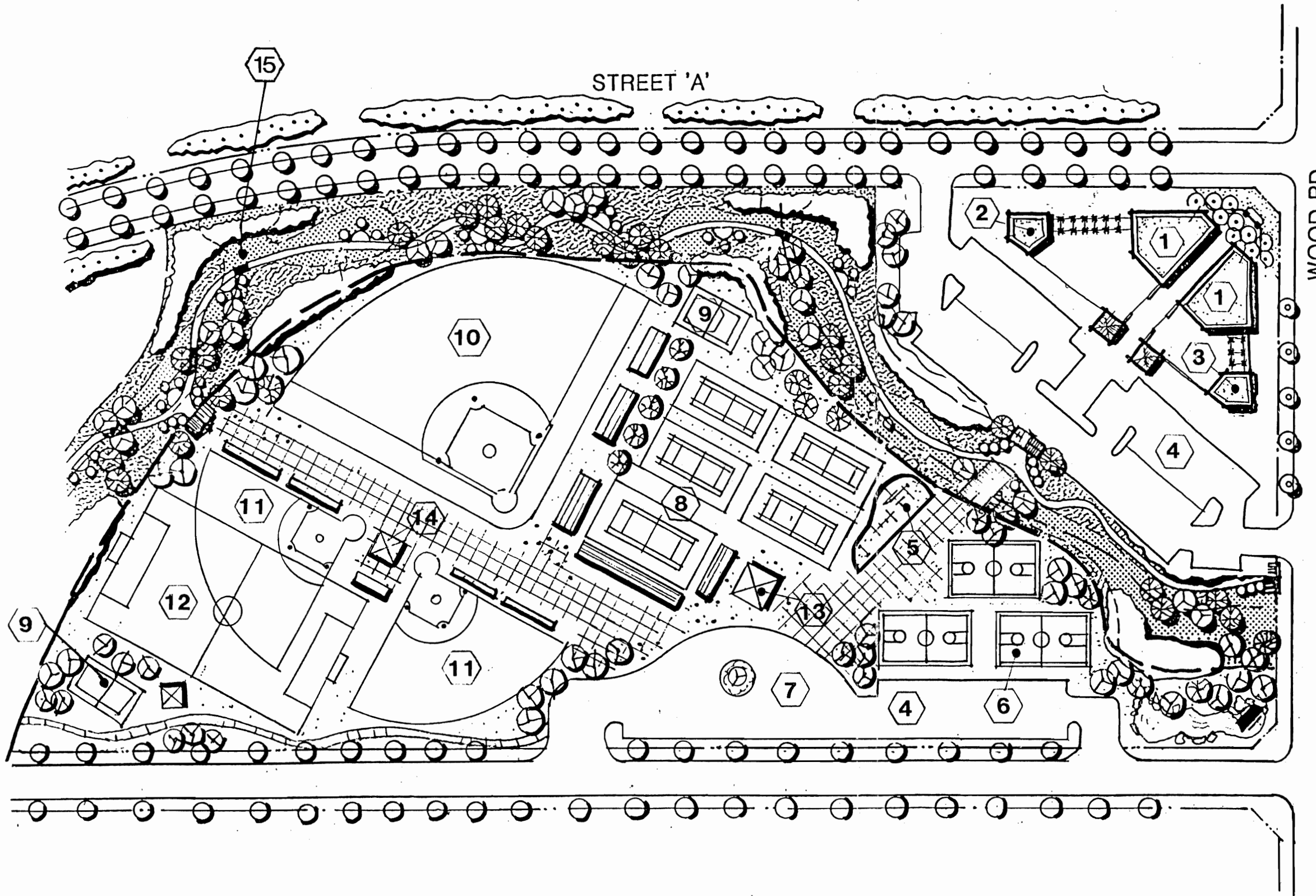
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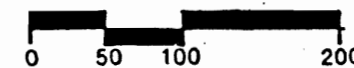
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Conceptual Sports Park Plan for Planning Area 22



LEGEND

- ① CIVIC CENTER / MEETING ROOMS
- ② LIBRARY
- ③ DAYCARE
- ④ PARKING
- ⑤ TOT-LOT
- ⑥ BASKETBALL COURTS
- ⑦ TURN AROUND
- ⑧ TENNIS COURTS
- ⑨ SAND VOLLEYBALL COURTS
- ⑩ BASEBALL DIAMOND
- ⑪ SOFTBALL DIAMOND
- ⑫ SOCCER FIELD
- ⑬ RESTROOMS
- ⑭ SNACK SHOP
- ⑮ TRAIL HEAD



Inland Planning Services

155 East Fourth St, Suite 210
Perris, California 92570

Telephone (909) 940-4272 • Fax (909) 940-4276



SCHULTE & ASSOCIATES, ARCHITECTS

38484 MILKY WAY DRIVE
TEMECULA, CA. 92592

(909) 699-1884 FAX (909) 699-2665 Figure #III-29

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- The recreation trail shall comply with the Community Riding and Hiking Trail or the Regional Recreational Trail standards defined in Figure IV-28.
- The park boundary and conveyance shall be established through a single development application with Planning Area 21.
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- Prior to the issuance of any building permits within Planning Area 23, Planning Area 22 shall be conveyed to an HOA or other authorized maintenance entity.
- Prior to the issuance of the 1,320th cumulative building permit, the sports park/community center shall be constructed, equipped, and fully operable.

PLANNING AREA 23: SFR 7,200, 4.5 DU/AC

a. Description

Planning Area 23, lying in Study Area H, consists of 53.5 acres allocated for 241 dwelling units having a minimum lot size of 7,200 s.f. 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 planning area contains linkages of Street 'A', Alta Cresta Blvd, and Krameria Avenue. Two recreational trails extend through the site.

b. Relevant Project-Wide Policies

- Goals 1, 2, 4, 5, and 6a & d apply to this planning area.

c. Design Considerations

- Dwellings on lots along Street 'A' shall face the street.
- Masonry walls are required along Alta Cresta Blvd.
- Access shall be gained from Dauchy Road, Street 'A', Krameria Ave, and Alta Cresta Blvd.
- Parkway landscaping required along Alta Cresta Blvd.
- Construct recreational trails from Alta Crest Blvd. to Krameria along the easterly boundary at Obsidian Drive at the center of the planning area at Taft Street.
- Front yard open fencing, not exceeding 3' in height, are permitted.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- The recreation trails shall comply with Regional Recreational Trail or Community Riding and Hiking Trail standards as defined in Figure IV-28.
- Prior to the issuance of any building permits within Planning Area 23, Planning Area 22 shall be conveyed to an HOA or other authorized maintenance entity.
- Prior to the issuance of the 1,320th cumulative building permit, the sports park/community center shall be constructed and fully operable.
- That portion of Planning Area 23, lying on both sides of Alta Cresta Blvd, shall be processed under one tentative subdivision map.

PLANNING AREA 25: SFR 7,200, 4.5 DU/AC

a. Description

Planning Area 25 consists of 19 acres allocated for 85 dwelling units having a minimum lot size of 7,200 s.f. 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 & d, 5 and 6a & d apply to this planning area.

c. Design Considerations

- Access shall be gained from Alta Cresta Blvd and Street 'A'
- Parkway landscaping is required along Alta Cresta Blvd.
- Dwellings on lots along Street 'A' shall face the street.
- 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 is 7,200 s.f.
- Planning Area 22 shall be conveyed to an HOA or other authorized entity prior to the issuance of any building permits within Planning Area 25.