

3.9.10 Study Area I - Planning Areas 40 & 24

DESCRIPTION

Study Area I consists of Planning Areas 40 and 24, lying easterly of Dauchy Road and northerly of Street 'A'. Adjacent uses within the project are citrus groves. The adjacent area outside of the project includes vacant land to the east committed for high school and athletic field uses, vacant land to the north, zoned for commercial use, and vacant land and private high school campus to the west. The study area forms a portion of the northern project boundary and serves as the project entry at Dauchy Road for vehicular as well as recreational trail traffic.

PLANNING AREA 40: SFR 7,200, 4.5 DU/AC

a. Description

Planning Area 40, lying in Study Area I, consists of 21 acres allocated for 95 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, 6a & d apply to this planning area.

c. Design Considerations

- Access shall be gained from Dauchy Road and Street 'A'.
- Dwellings on lots along Street 'A' shall face the street.
- Fencing and landscape interface required along common boundary with the high school site.
- Front yard open fencing, not exceeding 3' in height, is permitted.

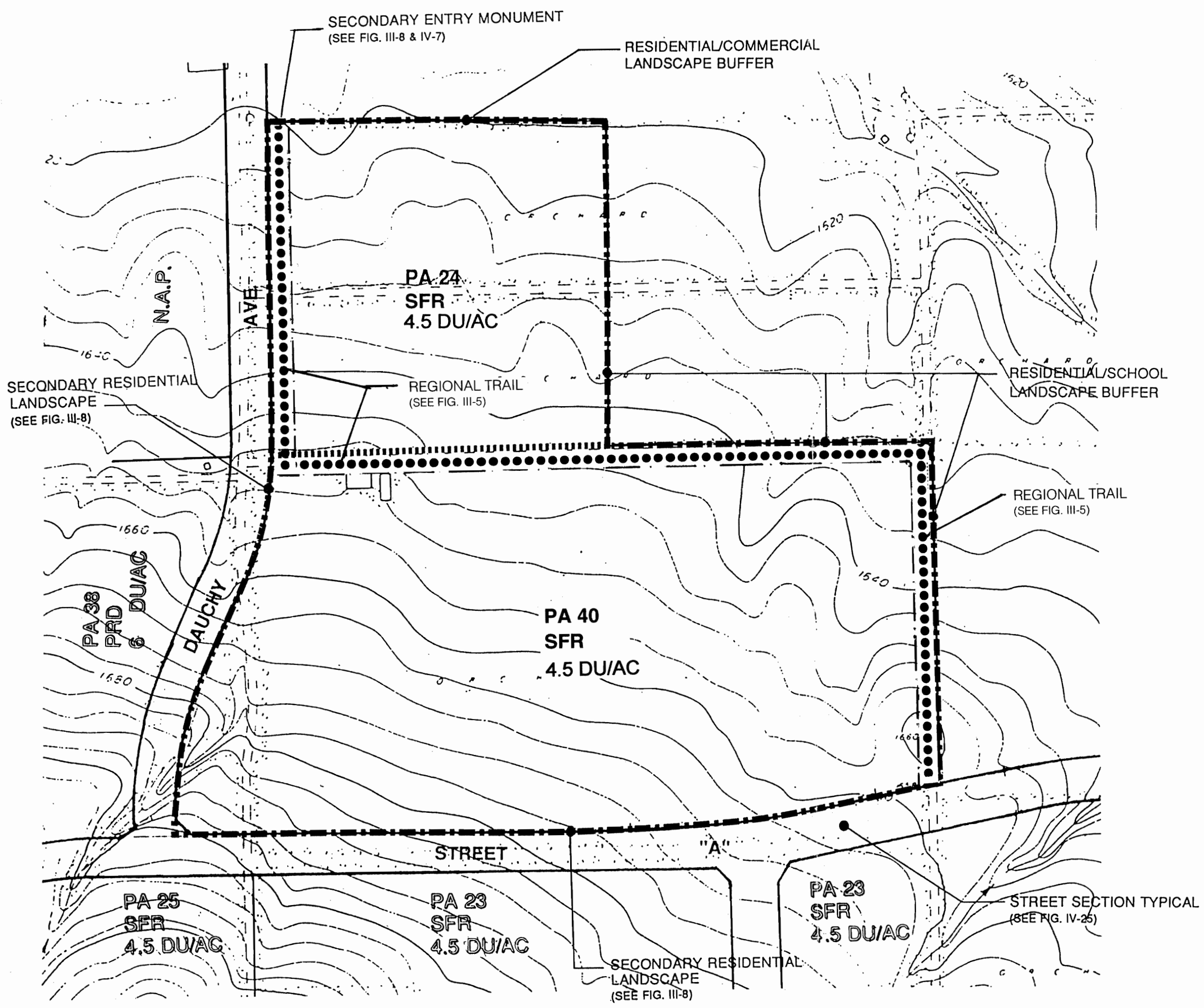
d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- Planning Area 22 shall be conveyed to an HOA or other authorized maintenance entity prior to the issuance of any building permits within Planning Area 40.
- Prior to the issuance of the 1,320th cumulative building permit, the sports park/community center shall be constructed and fully operable.
- The trail shall comply with the Regional Recreational Trail standards.



Alta Cresta Ranch

Study Area I



PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
40	SFR	21.0	95	7,200 S.F.
24	SFR	10.0	45	7,200 S.F.

Scale 1" = 200'



Inland Planning Services
 155 East Fourth St, Suite 210
 Perris, California 92570
 Telephone (909) 940-4272 ♦ Fax (909) 940-4276



Figure #III-30

PLANNING AREA 24: SINGLE FAMILY RESIDENTIAL, 4.5 DU/AC

a. Description

Planning Area 24 consists of 10 acres allocated for 45 dwelling units. The site is subject to noise and glare from adjacent high school and commercial uses, as well as traffic noise. The planning area establishes the residential land use pattern extending south of Van Buren Blvd.

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 Dauchy Avenue.
- Masonry walls are required along the north, east and southern boundaries.
- A secondary entry marker is required at the northwest corner of the planning area.
- Vertical landscape planting is required along the northern and western boundaries.

d. Development Standards

- Development Standards shall 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 24.
- The trail shall comply with the Regional Recreational Trail standards.