

3.9.17 Study Area P: Planning Areas 38 & 39

DESCRIPTION

Study Area P consists of Planning Areas 38 and 39 extending from Street A, northerly to Van Buren Blvd. Adjacent uses to the north include residential, commercial, and private school uses that are oriented toward Van Buren Blvd and lie outside of the project area. Planning Area 38 is planted in citrus. Planning Area 39 is vacant land that rises in elevation from Van Buren Blvd.

PLANNING AREA 38: PRD 6 DU/AC

a. Description

Planning Area 38 consists of 50 acres allocated for 300 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, 3, 3b, 4a, c, & d, 5, 6a, and 7d apply to this planning area.

c. Design Considerations

- Access shall be gained from Street 'A' and Alta Cresta Blvd.
- Reverse frontage lots shall be prohibited.
- A six-foot masonry wall is required along the common boundary with Planning Area 39 and along the northern project boundary.
- Cultural resource mitigation required at tentative map stage.
- Preliminary architecture and landscape plans required with submittal of subdivision map.
- Front yard open fencing, not exceeding 3' in height, is permitted.
- A minimum of five acres shall be provided for open-space recreational use.

d. Development Standards

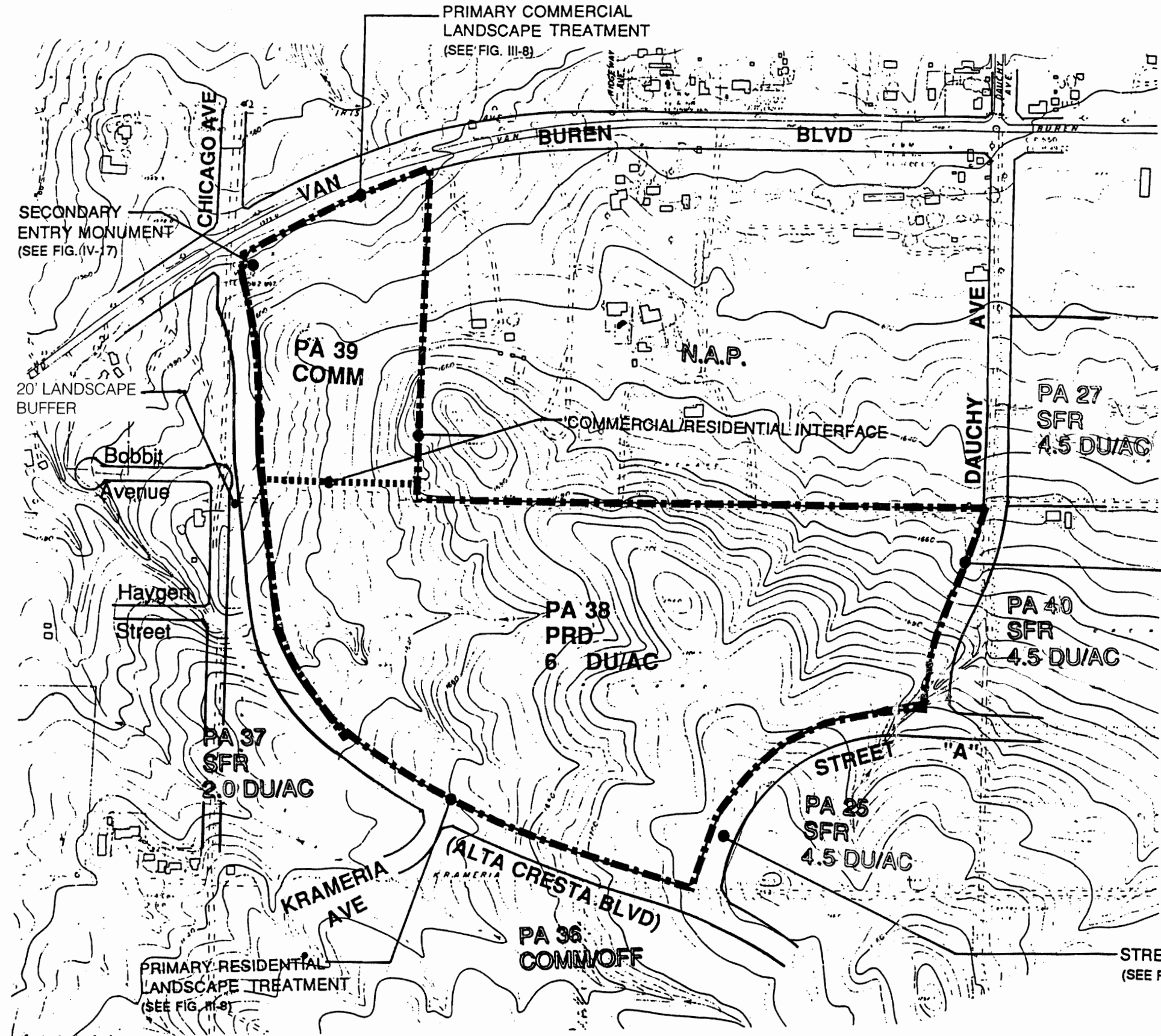
- Development Standards shall be in accordance with the S.P. Zone.
- A neighborhood association is required for this planning area.
- The minimum lot size is 5,000 s.f. net.



Study Area P

PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
38	PRD	50.0	300	5,000 S.F.
39	COMM	12.5	-	-



Scale 1" = 400'

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

Figure #III-38

PLANNING AREA 39: COMMERCIAL

a. Description

Planning Area 39 consists of 12.5 acres allocated for commercial use that may include public administration buildings, including fire and police stations; or public schools as an alternative use.

b. Relevant Project-Wide Policies

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

c. Design Considerations

- Access shall be gained from Alta Cresta Blvd, and Van Buren Blvd.
- A secondary entry monument is required at Van Buren Blvd. and Alta Cresta Blvd.
- Provide a bus turnout and bike rack facilities.
- Parkway landscaping shall be provided along Van Buren Blvd and Chicago Avenue/Alta Cresta Blvd.
- A six-foot masonry wall is required along the eastern boundary and southern boundary.
- Provide pedestrian linkage with Planning Area 38.

d. Development Standards

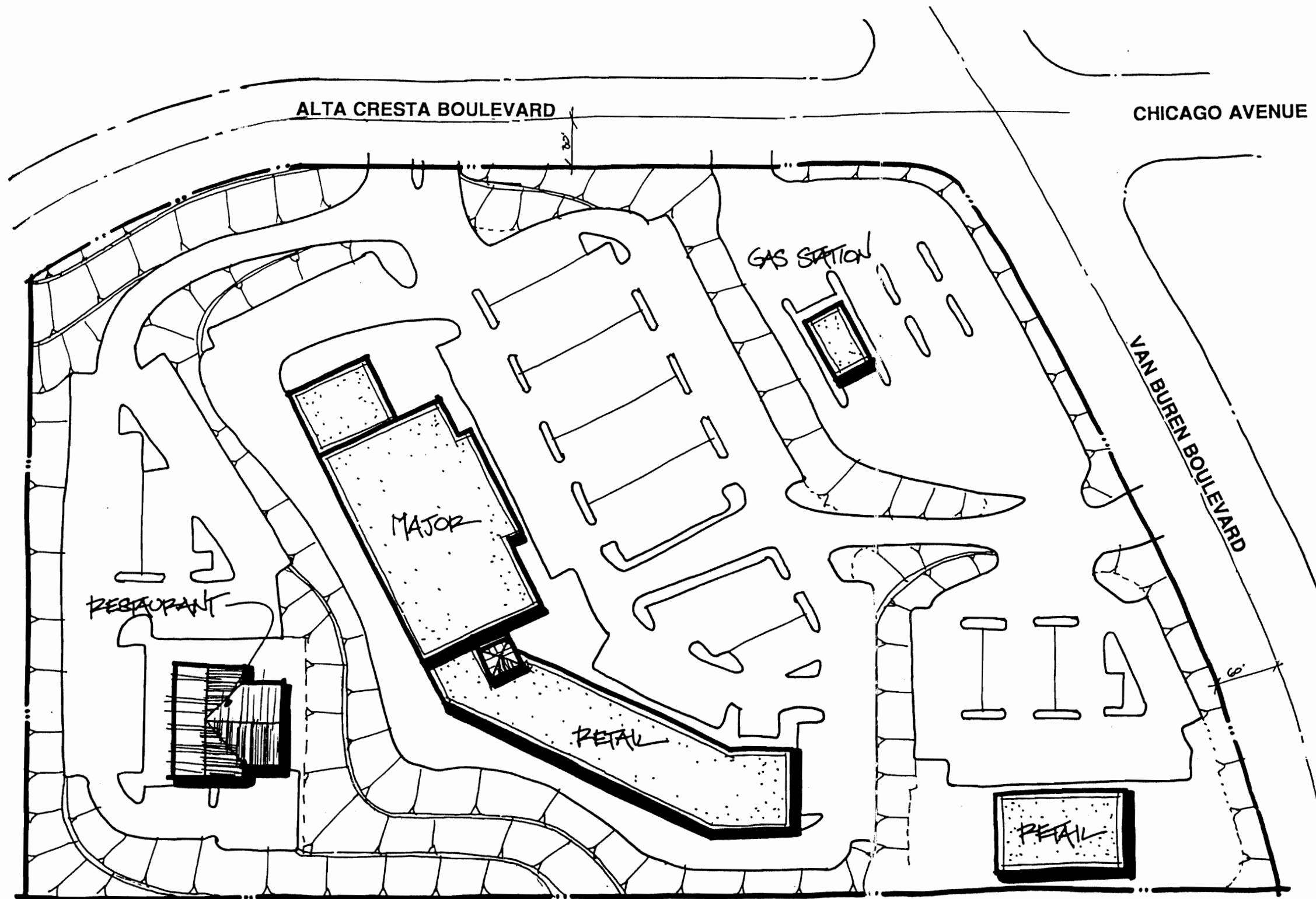
- Development Standards shall be in accordance with the S.P. Zone.
- Landscaping shall comply with the design standards set forth in Section 4.6.8.



Alta Cresta Ranch

Conceptual Site Plan for Planning Area 39

FOR ILLUSTRATIVE PURPOSES



Inland Planning Services

155 East Fourth St, Suite 210
Perris, California 92570

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