

3.9.3 Study Area B - Planning Areas 4, 5, 6, 7, 8, & 9

DESCRIPTION

Study Area B consists of Planning Areas 4 through 9 and is located south of Van Buren Blvd, between existing development within the Orangecrest Hills Specific Plan and Barton Road. Krameria Avenue forms the southern boundary. Land lying easterly of Barton Road lies within the jurisdiction of March Air Force Base and is presently vacant. The entire Study Area is planted in citrus grove.

PLANNING AREA 4: COMMERCIAL

a. Description

Planning Area 4 consists of a 21 acre retail and office commercial center that may include public administration buildings, including police and fire stations; or public schools as an alternative use. A commercial use presently occupies the site in the form of Gless Ranch Fruit Stand.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3, 4, 5 and 6a,b and c apply to this planning area.

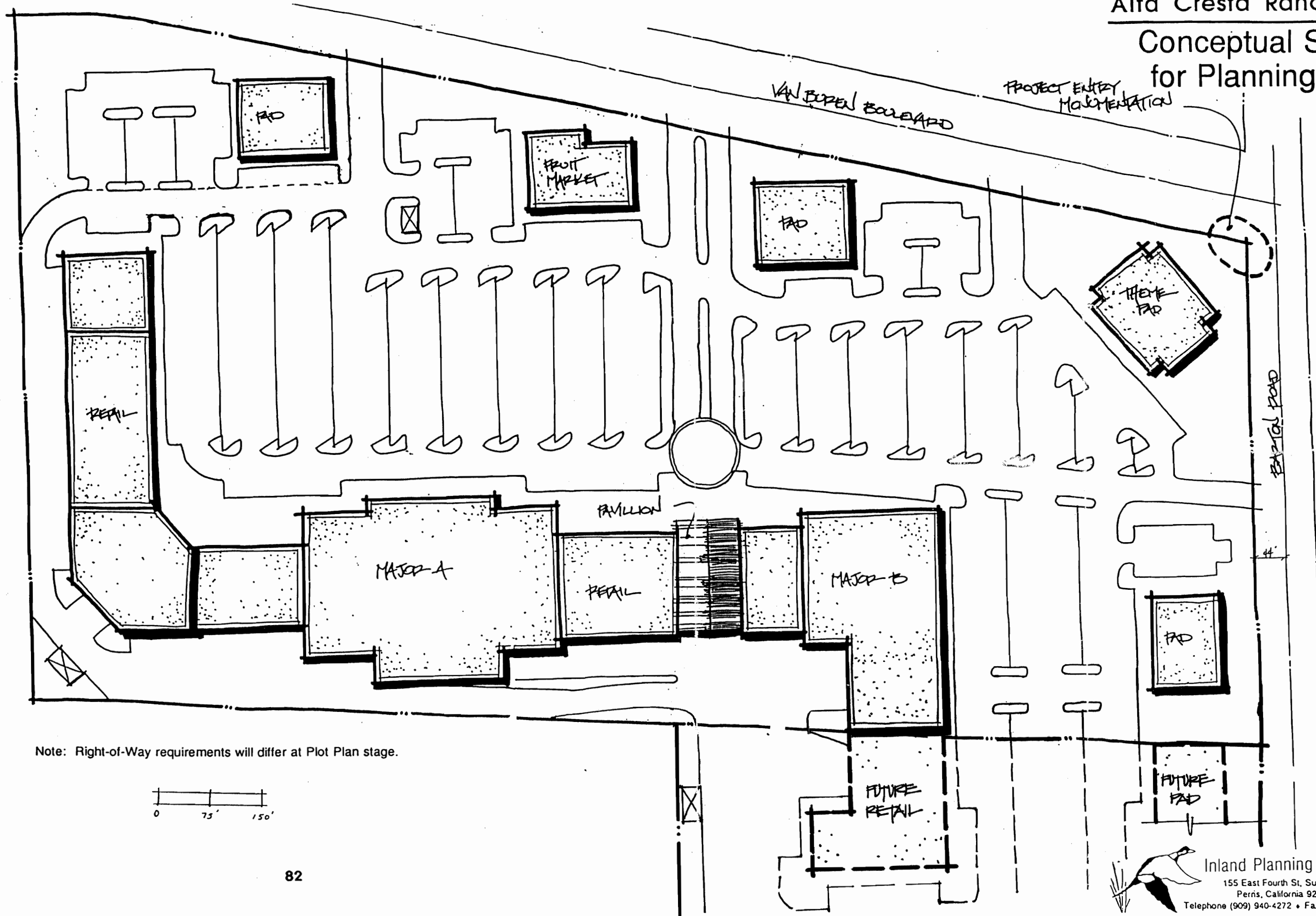
c. Design Considerations

- Provide a major project entry at Van Buren Blvd and Barton St as shown in Figures III-8 and IV-18.
- Provide primary commercial landscaping within minimum 10' setbacks along Van Buren Blvd and Barton St as shown in Figure III-8.
- A six-foot decorative wall is required along the common boundary shared with Orangecrest Specific Plan.
- A bus turnout and bike racks shall be provided at convenient locations.
- A portion of the parking area shall be designated for ride-sharing.
- Pedestrian access into site shall be provided from Van Buren Blvd. along all streets.

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Commercial/Residential interface shall be provided along the western and southern perimeter of the Planning Area.
- Landscaping shall comply with the design standards set forth in section 4.6.8.

Alta Cresta Ranch
 Conceptual Site Plan
 for Planning Area 4



Note: Right-of-Way requirements will differ at Plot Plan stage.

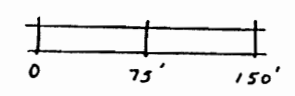


Figure #III-20

PLANNING AREA 5: HOUSE OF WORSHIP

a. Description

Planning Area 5 consists of a 2.5 acre site for one or more churches, synagogues, mosques, temples or other houses of worship. The minimum lot size is 36,000 s.f. Should religious uses not emerge over all or part of the planning area, Development within Planning Area 8 may extend into Planning Area 5, provided that the maximum number of units assigned to Planning Area 8 is not exceeded.

This category may also include private recreational facilities, non-profit clubs, lodges, recreation facilities, and conference facilities subject to a Plot Plan approval. Convalescent homes, residential care facilities, congregate care facilities, private schools, or swim clubs are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

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

c. Design Considerations

- Access shall be gained from Street 'E'.
- Improved access required to Van Buren Blvd.
- A six-foot decorative wall is required along the common boundary with Planning Area 8.

d. Development Standards

- Development Standards, shall be in accordance with S.P. zone.

PLANNING AREA 6: SFR 7,200, 4.5 DU/AC

a. Description

Planning Area 6 consists of 33 acres allocated for 149 single family dwelling units on 7,200 s.f. lots. 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, 4, and 5 apply to this planning area.

c. Design Considerations

- Construct cul-de-sacs at Kinnon Lane and Citrus Grove Road.
- Design lots to back-up to existing residences along the western boundary except that lotting patterns and house styles shall match those established on cul-de-sacs served by Kinnon Lane and Citrus Grove Road.
- Access shall be gained from Street 'C'.
- A six-foot decorative wall is required where Street 'C' abuts the rear of existing Orangecrest Hills lots, and along the common boundary with Planning Area 4.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- The park site within Planning Area 9 shall be dedicated or conveyed to an HOA concurrently with the recordation of any lots within Planning Area 6.
- The park site shall be fully constructed and operable prior to the issuance of the 100th building permit for development within Planning Areas 6 & 8 collectively.
- Minimum lot size is 7,200 s.f. net
- Front yard open fencing, not exceeding 3' in height, is permitted.

PLANNING AREA 7: COMMERCIAL OFFICE

a. Description

Planning Area 7 consists of 12 acres allocated Commercial office uses that may include public administration buildings, including police & fire stations or hospitality centers as an alternative use. 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, 3b, 4, 5 apply to this planning area.

c. Design Considerations

- Access shall be gained from Barton Street.
- A six-foot decorative wall is required along the common boundary shared with Planning Area 6.
- Parkway landscaping is required along Barton Road.
- See Description for Planning Area 5 for optional design consideration.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.

PLANNING AREA 8: PRD, 6 DU/AC

a. Description

Planning Area 8 consists of 27 acres allocated for 162 single family dwelling units on 5,000 s.f lots. 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, 3b, 4 and 5 apply to this planning area.

c. Design Considerations

- Reverse frontage lots shall be prohibited.
- Access shall be gained from Street 'C' and Barton Road.
- Two points of access (non-vehicular) are required along Planning Area 9.
- Preliminary architecture and landscape plans are required with the submittal of subdivision map(s).

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 5,000 s.f. net.
- A neighborhood association is required for this planning area.
- The park site within Planning Area 9 shall be dedicated or conveyed to HOA concurrently with the recordation of any lots within Planning Area 8.
- The park site shall be fully constructed and operable prior to the issuance of the 100th building permit for development in Planning Areas 6 & 8 collectively.
- Front yard open fencing, not exceeding 3' in height, is permitted.

PLANNING AREA 9: PARK

a. Description

Planning Area 9 consists of a 5 acre neighborhood park for active recreational use for the enjoyment and relaxation of the public. This park is not intended as a facility for organized sports activities, but would allow day care centers, non-commercial community association facilities and water wells and facilities subject to a Plot Plan approval.

b. Relevant Project-Wide Policies

- Goals 1, 2a and b, 5e, and 6 apply to this planning area.

c. Design Considerations

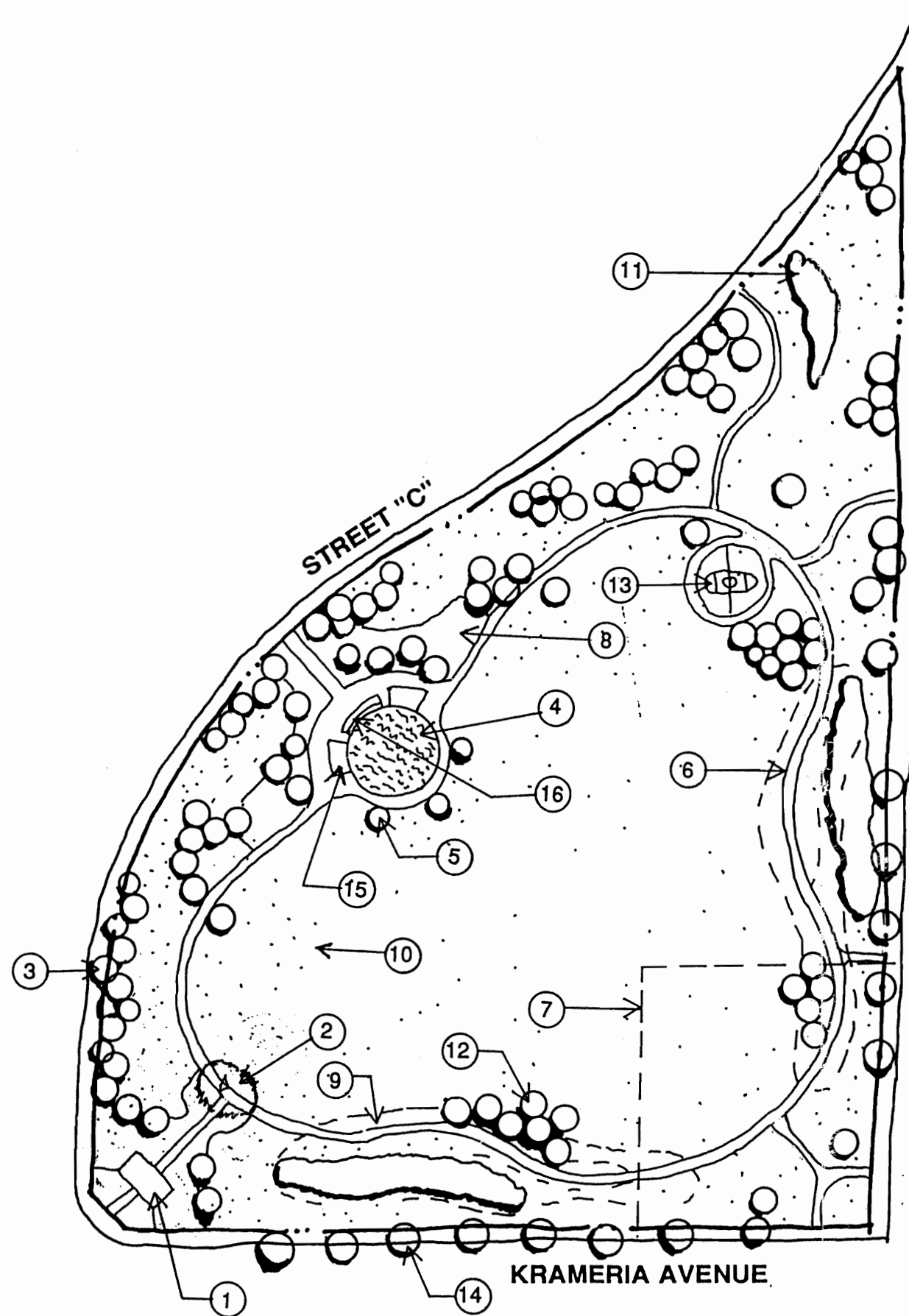
The park site is intended to serve as a Neighborhood Park as defined by the Riverside County General Plan. The park is characterized by the following elements:

- Park Entry: Intersection entry structures, accent trees, pedestrian walkways.
- Vertical accent trees and turf areas.
- Tot-lot
- Half court basketball
- Shade structures
- Picnic/Barbecue area
- Multi-purpose lawn area
- Concrete walkways

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Primary residential landscaping shall be provided along 'L' Street and Krameria Ave as shown in Figure III-8.

Conceptual Park Plan for Planning Area 9



PA 8
SFR 4 DU/AC

LEGEND

- ① PARK ENTRY STRUCTURE.
- ② SPECIMEN TREE.
- ③ LARGE DECIDUOUS TREE.
- ④ HANDICAP ACCESSIBLE TOT-LOT
- ⑤ FLOWERING EVERGREEN TREE.
- ⑥ 8' WIDE CONCRETE WALKWAY.
- ⑦ FUTURE DAY-CARE CENTER.
- ⑧ GROUND COVER (TYPICAL).
- ⑨ EARTH BERMING (TYPICAL).
- ⑩ TURF
- ⑪ EVERGREEN GROVE TREE.
- ⑫ DECIDUOUS ACCENT TREE.
- ⑬ HALF-COURT BASKETBALL
- ⑭ STREET TREE (TYPICAL).
- ⑮ OVERHEAD SHADE STRUCTURE.
- ⑯ SEATING BENCHES.



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