

27. Planning Area 24

a. Descriptive Summary

Planning Area 24 is proposed to be developed with 7.3 acres of commercial land use. See Figure 15Z, *Planning Area 24*.

b. Land Use and Development Standards

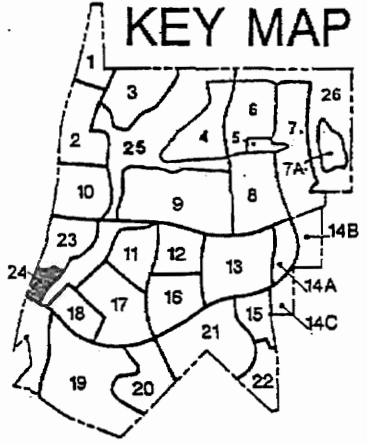
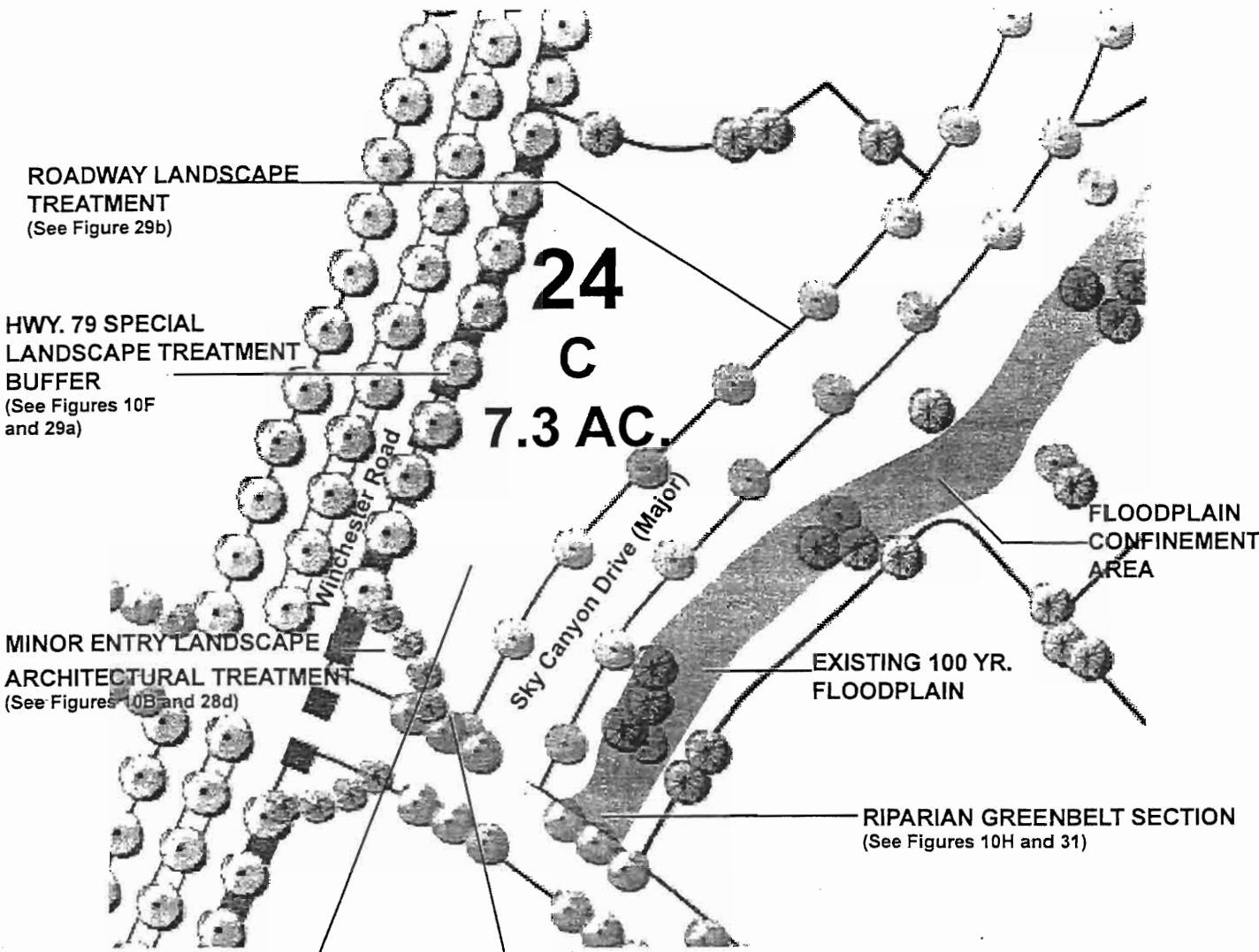
Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- * Access will be provided to the Planning Area from a major roadway Sky Canyon Drive adjoining the eastern boundary, as well as from Planning Area 23.
- * A minor entry statement will be provided at the south-west corner of the property (intersection of the secondary roadway with Highway 79). (See Figures 10B and 28d).
- * Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.
- * Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please see Section III., A. 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * A plot plan (Conditional Use Permit) will be required for definition, form and uses of each highway commercial area.
- * A special landscape treatment buffer will be provided along Highway 79 (Winchester Road) along the western boundary of Planning Area 24 to enhance views from the highway and from land uses across the street (See Figure 10F and 29a).
- * Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.
- * This Planning Area and the riparian/greenbelt park are a part of this specific plan of land use and shall be developed in accordance with the development standards contained within the specific plan text.
- * Roadway landscape treatments such as those depicted on Figure 29c and 29e shall be provided along Willow Avenue and Sky Canyon Drive.
- * As a condition of final map or building permit approvals, within the Airport Influenced Area, the property owner shall be required to grant an avigation easement to Riverside County as operator

- * of French Valley Airport.
- * Approved residences in the 60 DNL contour shall require sound insulation as per section 7.2.1 of the French Valley Airport Comprehensive Land Use Plan.
- * All structures built in an approved specific plan development must comply with the F.A.R. Part 77 height standards as per subsection 7.3.3 of the French Valley Airport Comprehensive Land Use Plan.
- * Maximum lot coverage shall be limited to 50% of the gross development area or 65% of the net lot area, whichever is greater.
- * The following uses shall be prohibited in all airport safety zones:
 - (1) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward a landing at an airport, other than an FAA approved navigational signal light or visual approach slope indicator.
 - (2) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
 - (3) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (4) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or instrumentation.
- * Public and semi-public land uses involving very large concentrations of people, namely schools, auditoriums, amphitheaters, and stadiums, shall be prohibited from being developed in this area. Uses involving the manufacture, storage, or distribution of explosives or flammable materials also shall be prohibited. (This shall not be applied to service stations involving retail sale of motor vehicle fuel where the fuel tanks are underground).

Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



**Planning Area 24
WINCHESTER PROPERTY**

AEI-CASC Consulting

Figure 15Z