

1. Planning Area 1: Low Density Residential

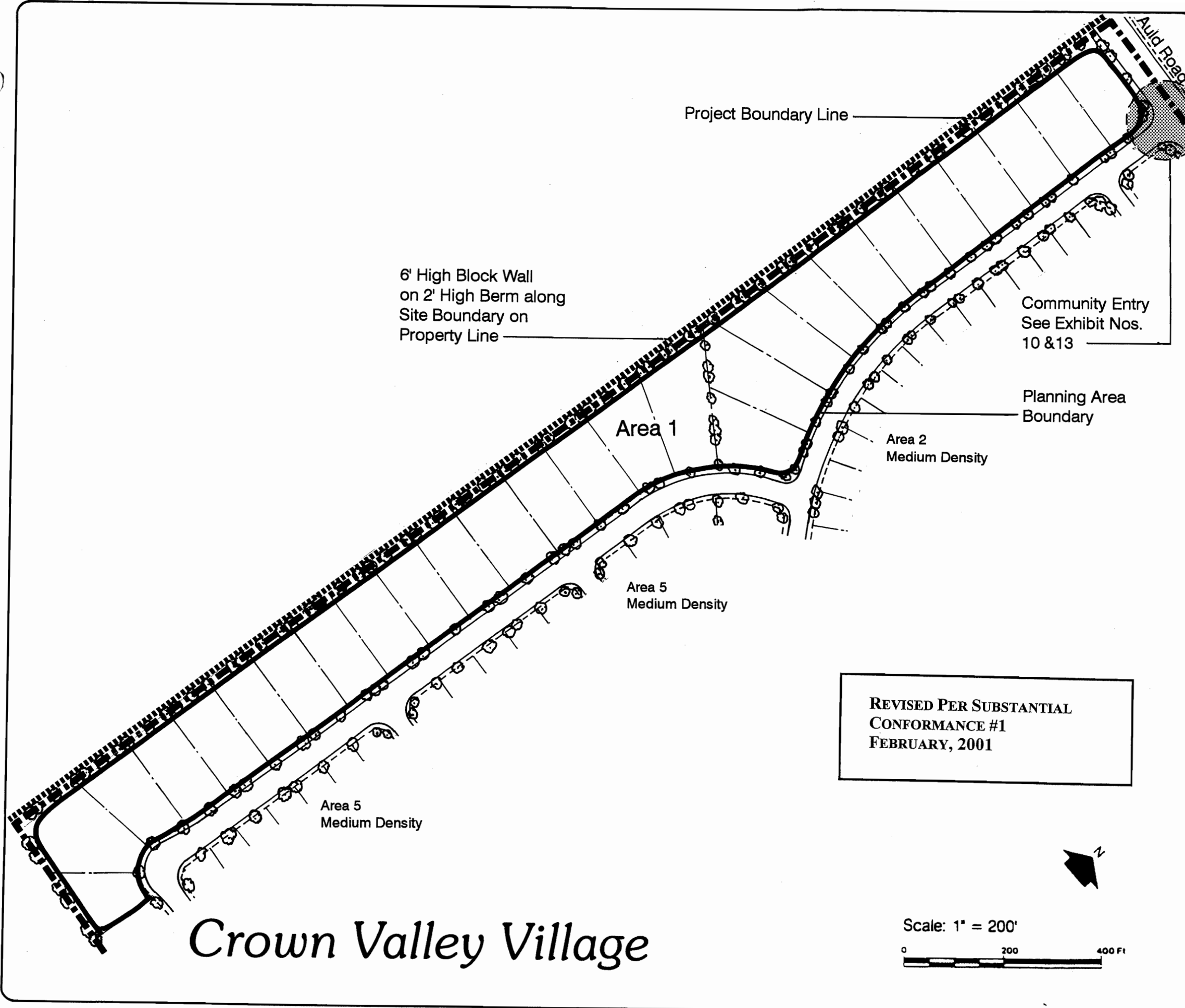
- o Area: 15.4 Acres
- o Maximum Density: 1.7 DU/AC
- o Minimum Lot Size: 20,000 square feet (net)
- o Maximum Dwelling Unit Count: 26
- o Permitted Uses/Development Standards:
Permitted uses and development standards shall be the same as those contained in Article VI of Ordinance 348.
- o Description: Low density residential along the western boundary of the Crown Valley Village community. Primary access will be from Auld Road. Alternative points of access will be provided from the south, through the Rancho Bella Vista community, and from the east through the Crown Valley Village community, off of Pourroy Road.

Planning Area 1 has the only low density residential designation within the Crown Valley Village Specific Plan.

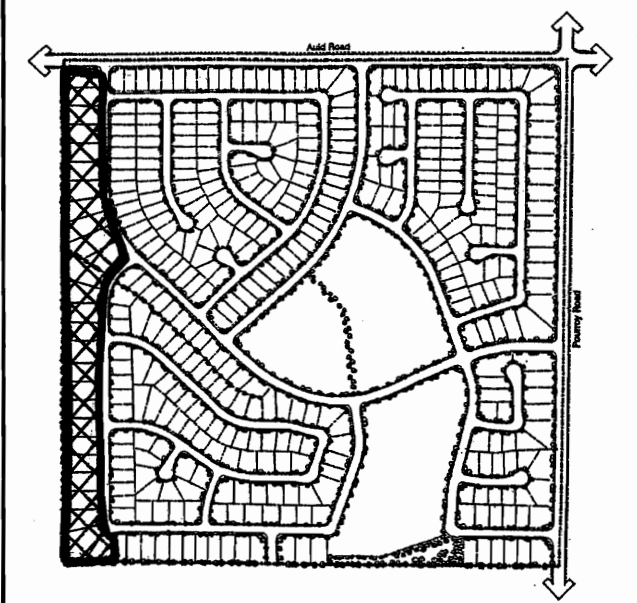
- o Procedures: Prior to any residential development with Planning Area 1, a subdivision application must be submitted, approved and recorded pursuant to Ordinance 460. Said land division must be in conformance with criteria outlined within the very low density residential land use standard.
- o Design and Development Standards (Exhibit 26):
 - * Community entry treatments shall be located as indicated in the Planning Area 1 illustration, Exhibit 26. Community entry treatment detail and elevation are illustrated in Exhibits 10 through 14.
 - * Neighborhood identity treatments shall be located as indicated in the Planning Area 1 illustration, Exhibit 26. Neighborhood identity details and elevation are provided in Exhibits 16 through 18.
 - * Buffer treatment between Planning Area 1 and adjacent properties to the west shall

be a six foot high block wall and two foot high berm.

- * Single family housing types are appropriate for Planning Area 1.
- * Landscaping shall be consistent with Exhibit 9.
- * No more than one permitted residential product type shall be developed in each planning area.



Planning Area 1



SC #1 REVISIONS BY:
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Exhibit No 26