
4.1.25 PLANNING AREA 26 - OPEN SPACE - RECREATION

a. Land Use

Planning Area 26, as illustrated in Figure 42A is planned as a 8.6 acre open space recreation area. Final design of the site will require the approval of the RCFCD. Areas within the San Jacinto River R.O.W. will be developed in accordance with all standards, requirements and restrictions of the RCFCD.

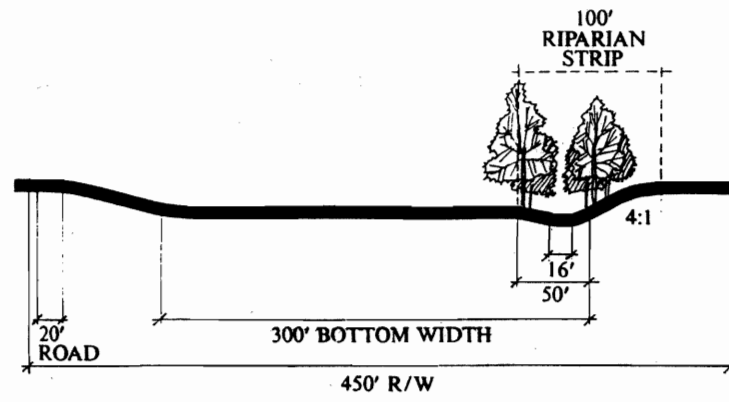
b. Development Standards

- 1) *Emergency access to Planning Area 26 will be achieved from Planning Area 23. Final access points to the planning area will be determined at time of Tentative Tract Map submittal.*
- 2) *A possible riparian enhancement area (as per RCFCD and MWD) will be located along the San Jacinto River. Any proposed improvements within the river R.O.W. will be in accordance with all standards and restrictions of the RCFCD and the San Jacinto River Mitigation Programs.*
- 3) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this specific plan document.*
- 4) *For general Site Design Criteria, please refer to Section 6.0 Design Guidelines in this Specific Plan document.*
- 5) *Flood control channel improvements will be constructed and paid for by the RCFCD per the San Jacinto River Master Plan.*
- 6) *A primary trail linkage, as depicted in figure 61 will be constructed in the R.O.W. of San Jacinto River. This system is also depicted in the Riverside General Plan.*
- 7) *No grading or development applications shall be approved until mitigation for the San Jacinto Saltbush has been demonstrated to the satisfaction of the Department of Fish and Game, Department of Fish and Wildlife and the Planning Department.*

PLANNING AREA 26

OPEN SPACE (RECREATIONAL)

AC 8.6



PROPOSED SAN JACINTO RIVER
CONDITION PER RCFC
SECTION A-A'

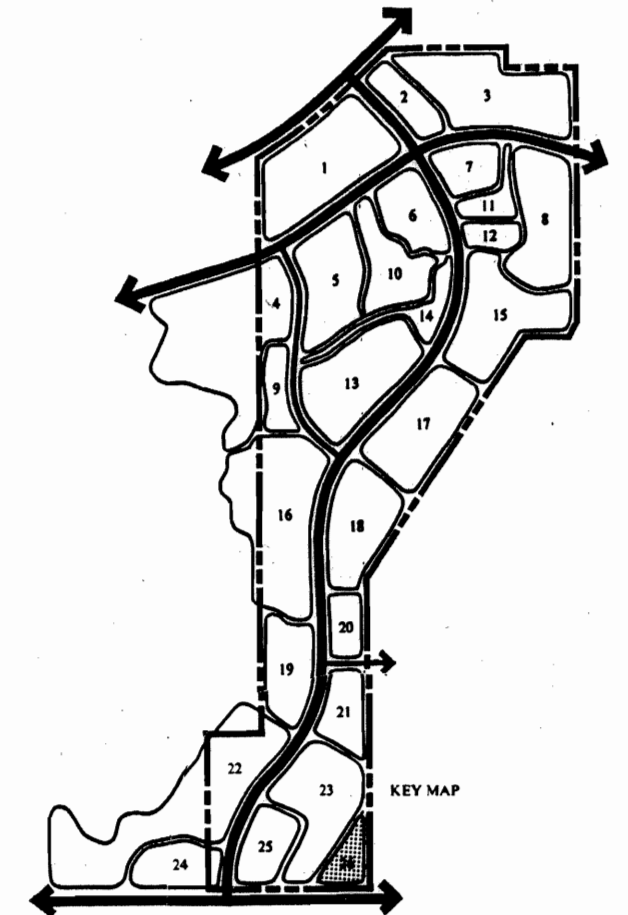
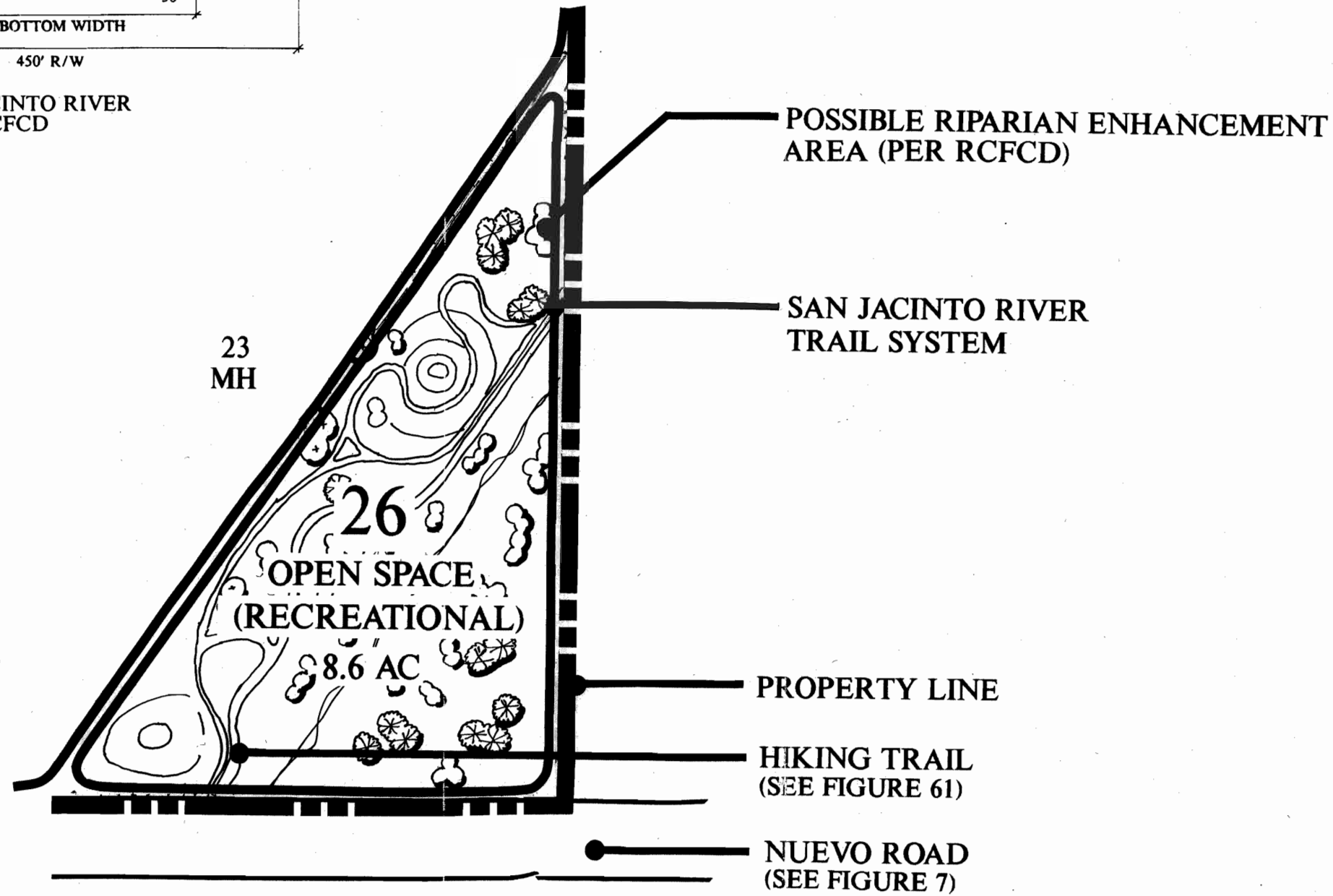


FIGURE 42A