

8. **PLANNING AREA 8A & B** — **Medium-High Density /  
Single Family Residential  
and Open Space**

a. **Descriptive Summary**

1) **Planning Area 8A**

Planning Area 8A consists of a neighborhood of single family detached and duplexes northwest of Del Webb Boulevard and east of Washington Street. Perimeter wall, landscape buffer/windscreens and greenbelt areas along Washington Street will help mitigate noise impacts for lots adjacent to Washington Street.

No attempt will be made to keep all the large lots within a single block or neighborhood, so that each of the single family neighborhoods will contain a mix of housing lot sizes and types, intermingled as the market and conditions require. Four sizes of single family lots are initially envisioned: 7000 s.f. ("A" lots), 6000 s.f. ("SF-60" lots), 5000 s.f. ("SF-50" lots), and 4000-4500 s.f. ("SF-45" lots). The smaller lots will allow zero lot line configurations and cluster design concepts. (Note: these lot designations are Del Webb's and pertain to this project only, and do not correspond to any Riverside County standards.)

2) **Planning Area 8B**

Planning Area 8B is planned as a 4.1 acre Open Space and Government Facilities areas which may include an informational kiosk about the Coachella Valley Fringe-Toed Lizard (CVFTL) preserve. The site may also be used for well sites with landscaping.

The generated traffic volume by the proposed development on Washington Street will require a realignment of the existing radius curve north of the main project entry. That portion of Washington Street which curves north of the main project entry will be realigned in order to accommodate a reversing curve having a radii of 1250 feet as required by the Riverside County Transportation Department.

b. Land Use and Development Standards

1) Planning Area 8A

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	75.1 ±
Ave. Density:	4.01 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	301

2) Planning Area 8B

Land Use:	Open Space and/or Government Facilities
Acreage:	4.1 ±
Ave. Density:	N.A.
Lot Size:	N.A.
Number of Units:	0

c. Design Guidelines

1) Planning Area 8A

1. Access to Planning Area 8A will be from Del Webb Boulevard.
2. A second access point to Planning Area 8A will include a local street providing access to Planning Area 24.
3. A local street from Planning Area 9 will also provide access to Planning Area 8A.
4. There will be no direct vehicular access from Del Webb Boulevard to any lots in Planning Area 8A.
5. Landscaped strip and a wall will be formed along Del Webb Boulevard. See Figure IV-19 (Landscape Concept).
6. Landscaped strip and a perimeter wall will be formed along Washington Street, on the west edge of Planning Area 8A. See Figure IV-18 (Landscape Concept).

2) Planning Area 8B

1. Planning Area 8B may include an informational kiosk dedicated to the Nature Conservancy about the Coachella Valley Fringe-Toed Lizard.
2. Grading will be permitted within a portion of the perimeter of Planning Area 8A which is in the road right-of-way of in Washington Street.
3. Washington Street will be realign to accommodate a reversing curve having a radii of 1250 feet as required by the Riverside County Transportation Department.
4. All proposed well sites in Planning Area 8B will be landscaped.
5. Government Facilities will also be allowed such as fire stations, libraries or similar.

**Del Webb's**  
Sun City Palm Springs

LANDSCAPE SETBACK & PERIMETER WALL

NATURE  
CONSERVANCY

P.A. 8B  
4.1 AC  
PUBLIC FACILITY

38TH AVE.

PLANNING AREA

GREENBELT

MAIN PROJECT ENTRY

ACCESS POINT

ACCESS POINT

ACCESS POINT

P.A. 8A  
75.1 AC  
SFR

P.A. 3  
4.5 AC  
MODELS

P.A. 4  
4.8 AC

P.A. 10A  
9.2 AC  
MFR

P.A. 10B  
6.4 AC  
MFR

P.A. 2  
13.7 AC  
RECREATION  
AREA

P.A. 1  
205.6 AC  
#1 GOLF COURSE

P.A. 6  
86.4 AC  
SFR

PLANNING AREA

8A

PHASE I

SINGLE FAMILY  
RESIDENTIAL

74.9 AC.

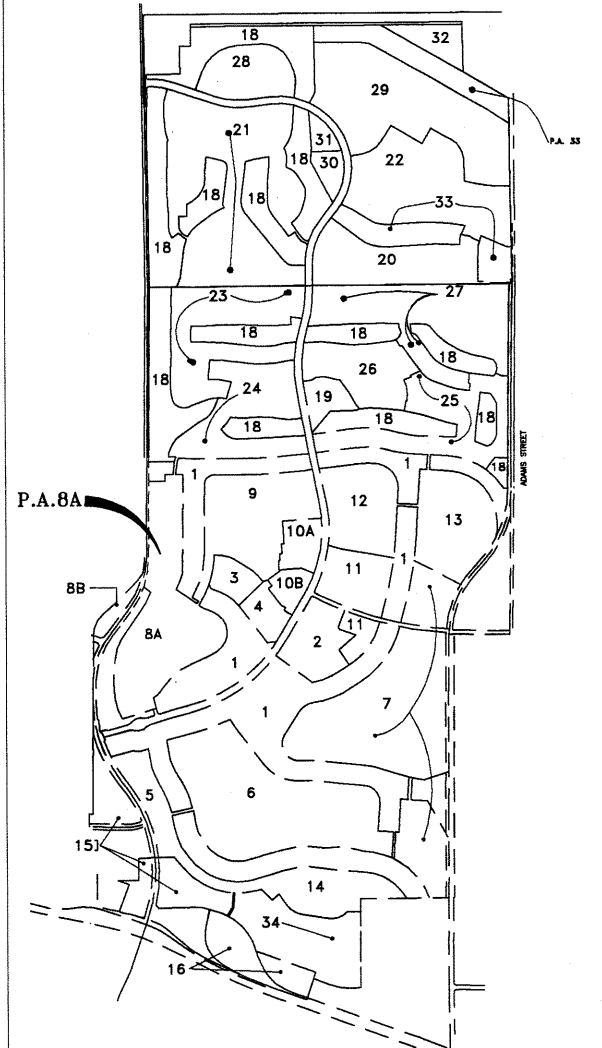

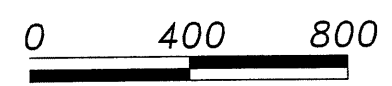
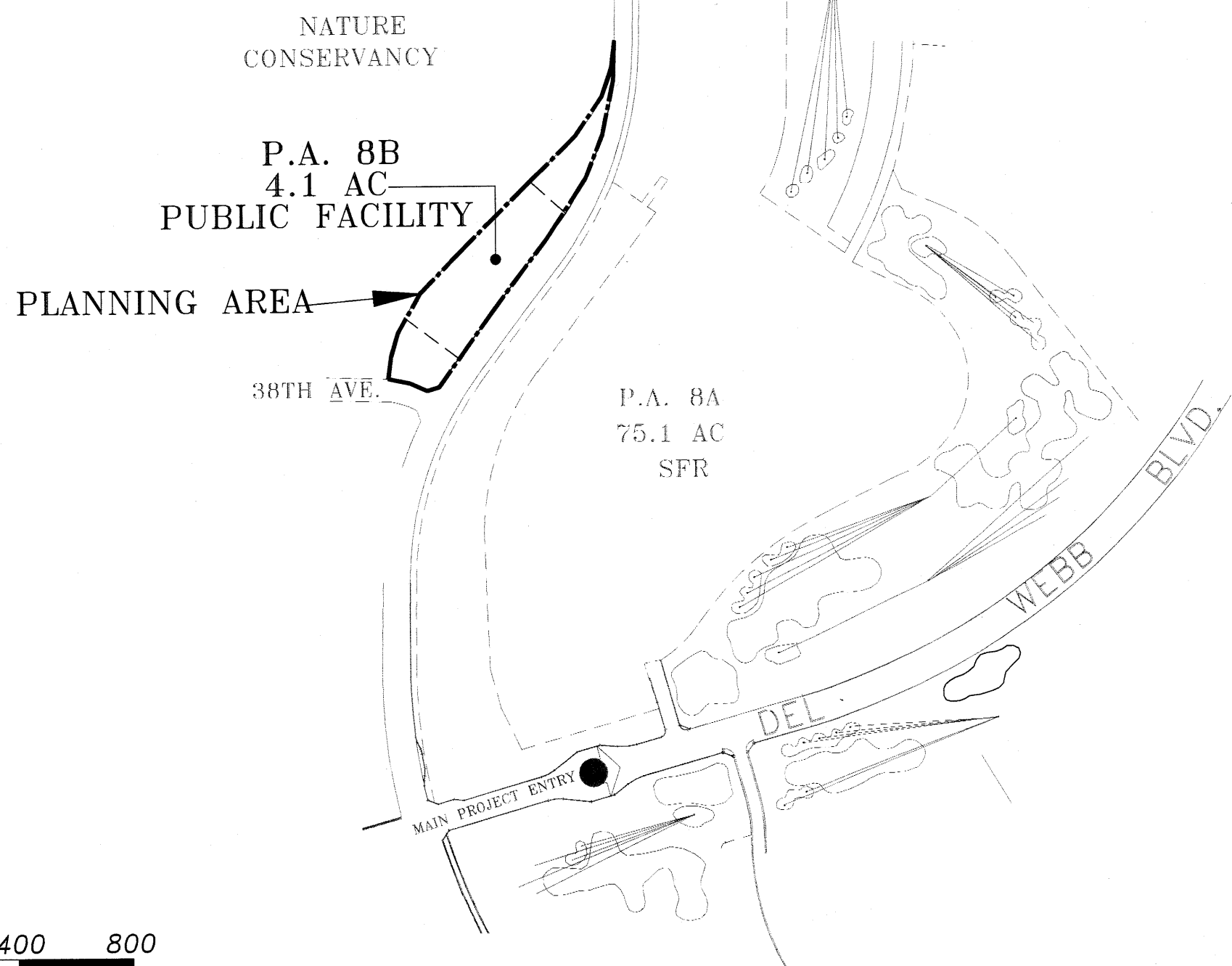


FIGURE IV-35

 Del Webb's  
Sun City Palm Springs



# PLANNING AREA

## 8B

### PHASE I

### PUBLIC FACILITY

4.1 AC.

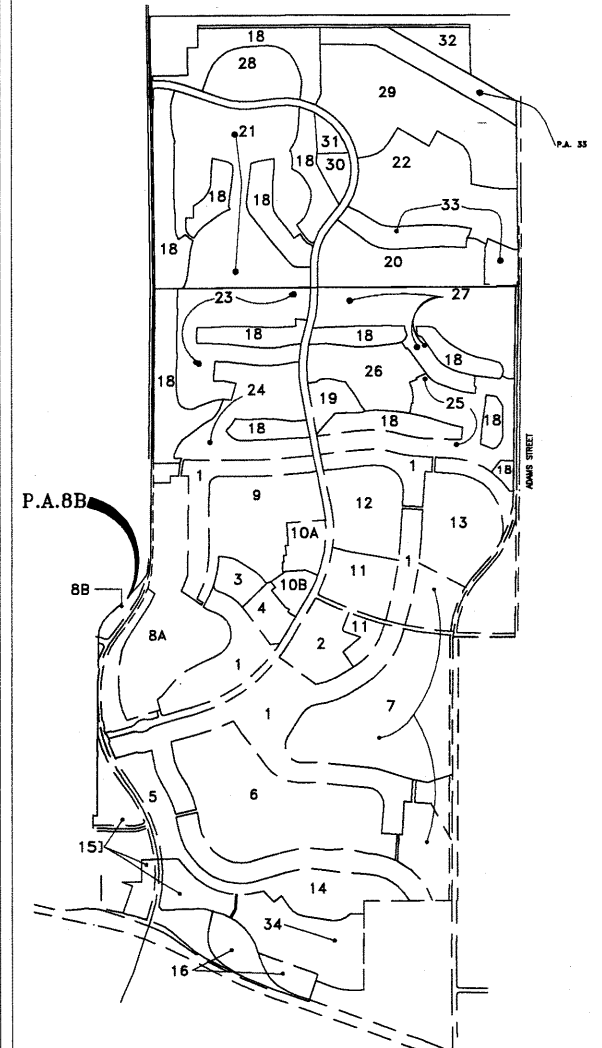


FIGURE IV-36