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**4.1.20 PLANNING AREA 21 - SPORTS COMPLEX****a. Land Use**

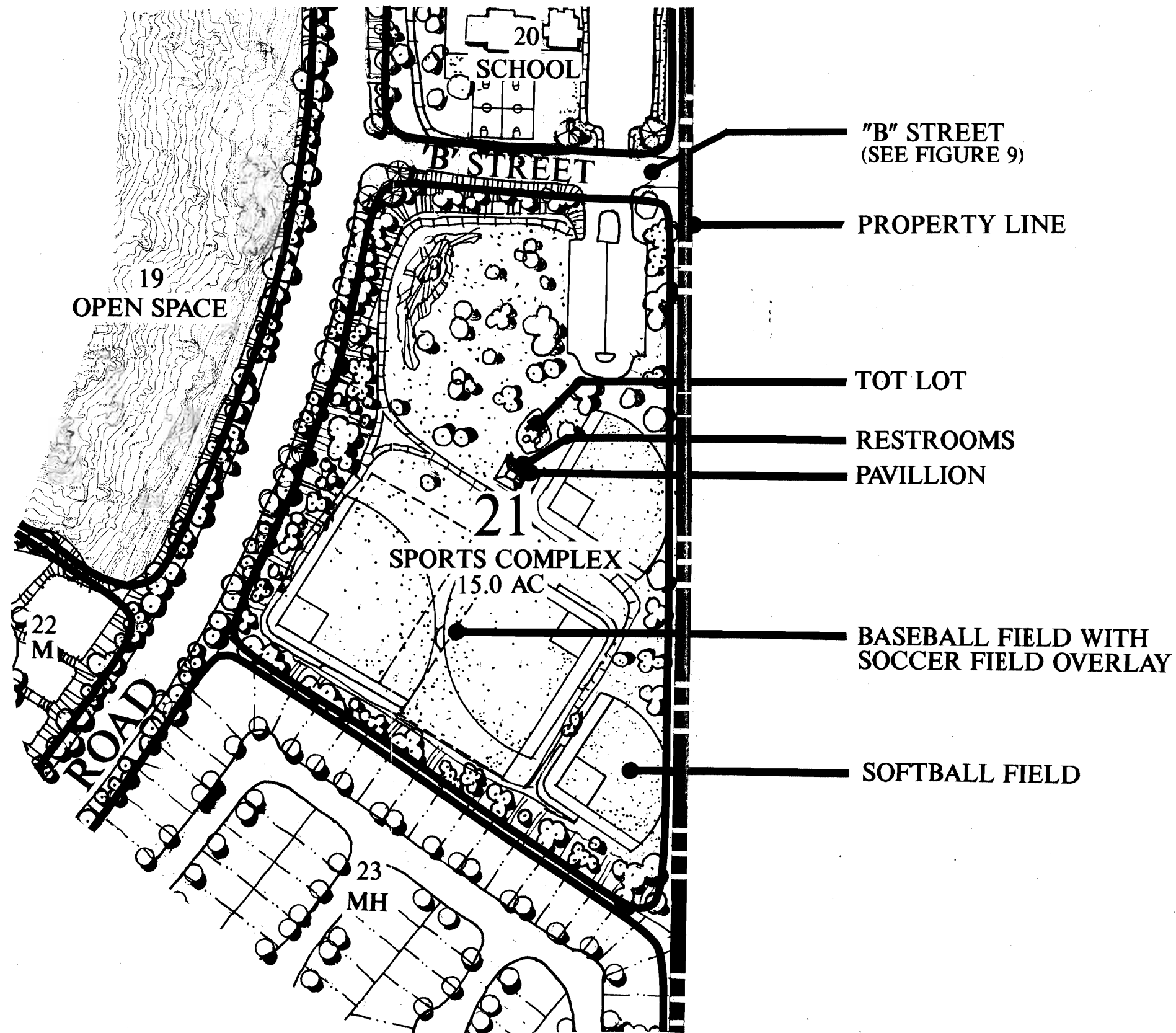
Planning Area 21, as illustrated in Figure 38 is planned as a 15.0 acre Community Sports Park. The park area includes a 3 acre area reserved as a public facility site in addition to lighted four regulation little league baseball fields with soccer field overlays, playground equipment, restrooms and off-street parking.

**b. Development Standards**

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 21 will be achieved from "B" Street. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *A landscape development zone, as depicted in Figure 56, will be installed along Antelope Road. Additional landscape will also be implemented along the park and residential interface.*
- 4) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer Section 5.0 Design Guidelines of this Specific Plan document.*
- 5) *For Neighborhood Park Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan Document.*
- 6) *For general Site Design Criteria, please refer to Section 6.0 Design Guidelines prepared for this Specific Plan document under separate cover.*
- 7) *A three acre site in Planning Area 21 shall be made available to the County for use as a public facility site for a period of ten years from adoption of the specific plan. If after that time, the County does not make a formal request for use of the site as a permanent public facility, the site may be used for other purposes in accordance with the zoning and development standards set forth in section 2.0 of this specific plan document.*
- 8) *Portions of this planning area are within 500 feet of the proposed centerline of the San Jacinto River. This area is under consideration by the parks district for a wildlife movement corridor. Should the county adopt a plan for the river area which extends into the proposed development area, the park will be reconfigured to contain 15 net useable acres. Any residential units in adjacent planning areas impacted by this reconfigured park may be transferred to other planning areas subject to the approval of the Planning Director.*
- 9) *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.*

THIS EXHIBIT IS CONCEPTUAL AND ONLY INTENDED TO ILLUSTRATE HOW RECREATIONAL AND OTHER ATTENDENT FACILITIES COULD BE PLANNED FOR THE SITE. SPECIFIC PROGRAMATIC ELEMENT AND DESIGN STUDIES WILL BE PREPARED DURING SUBSEQUENT PLANNING AND DESIGN EFFERTS.

# PLANNING AREA 21



AC 15.0

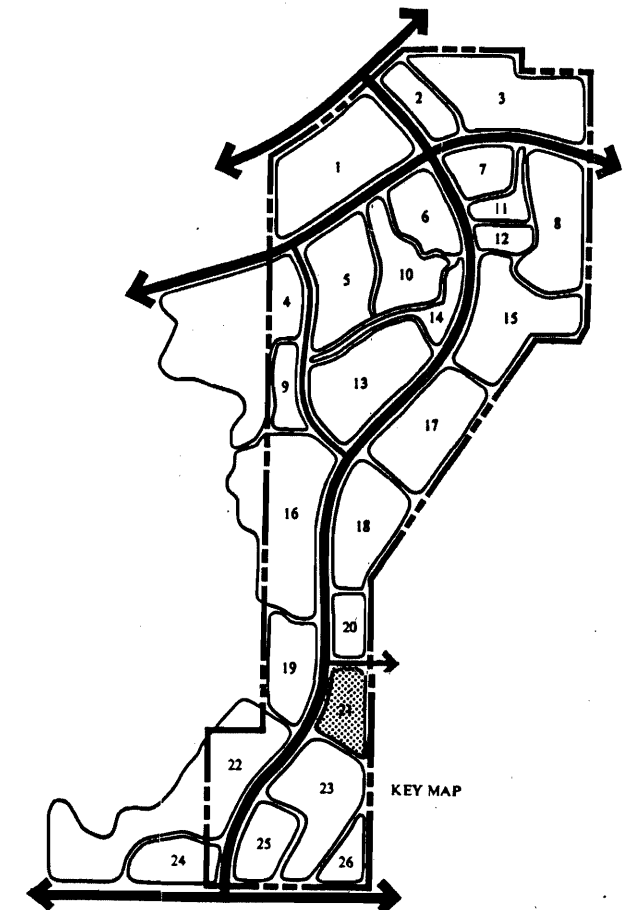


FIGURE 38