

4.0 PLANNING AREA SPECIFIC DEVELOPMENT STANDARDS

4.1 Planning Area 1

4.1.1 LAND USE

SP 251, Amendment 1's residential Planning Area 1, as illustrated in Exhibit 4.1, is located north of Nuevo Road in the southeast corner of the site. The 17.9-acre residential neighborhood is proposed with a maximum of 105 dwelling units within a density of five to eight dwelling units per acre and a minimum lot size of 4,000 square feet.

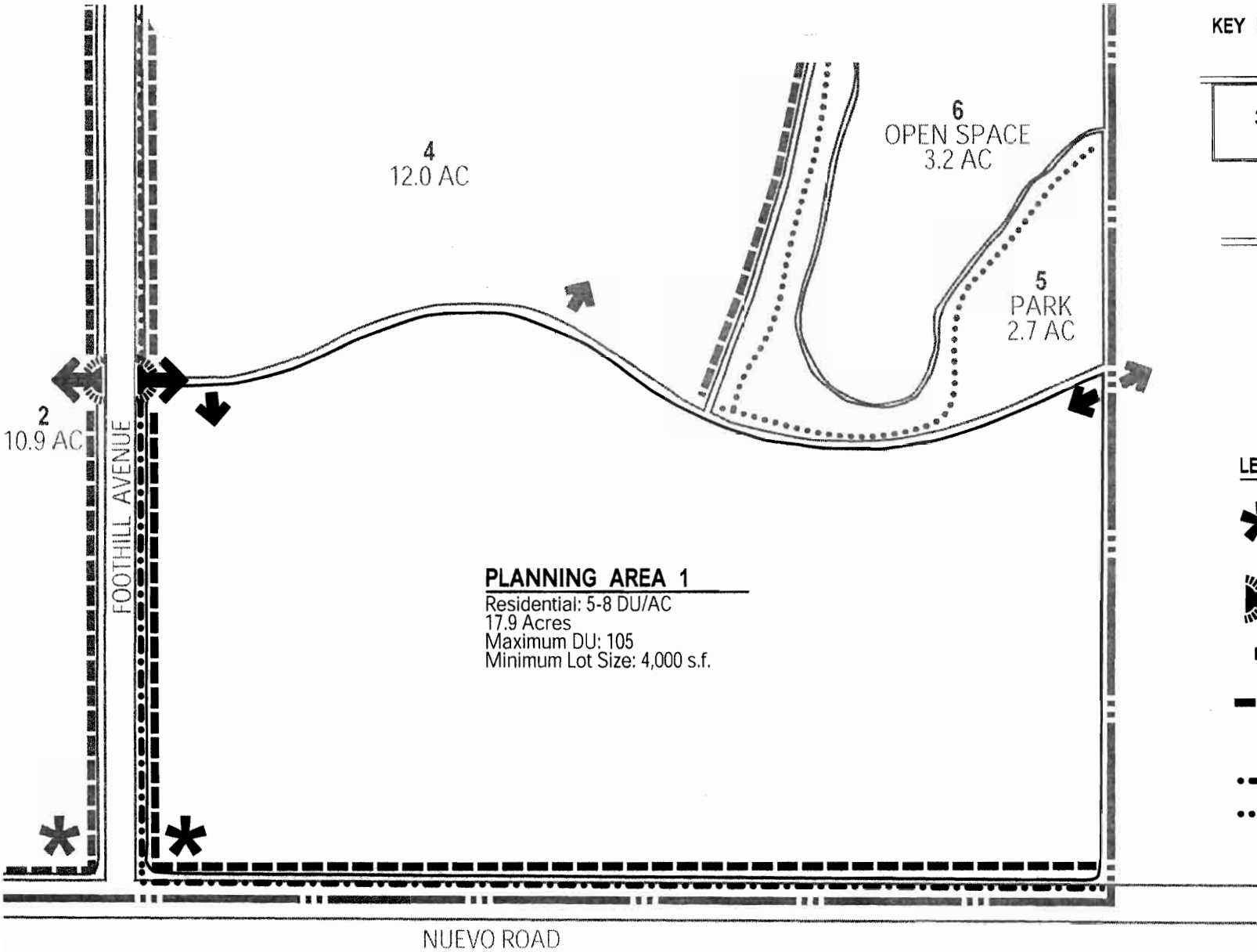
Primary access will originate from a village entry point on Foothill Avenue. Secondary access to Planning Area 1 is anticipated to be through the property to the east (Planning Area 45 of the McCanna Hills Specific Plan). Development of Planning Area 1 is dependent upon and will need to be coordinated with development of this McCanna Hills planning area for secondary access purposes. Planning Area 1 is bounded by the McCanna Hills Specific Plan to the east, Nuevo Road to the south, Foothill Avenue to the west and Planning Areas 4 and 5 to the north.

As shown in Exhibit 4.1, a perimeter wall will bound Planning Area 1 to the south along Nuevo Avenue and to the west along Foothill Avenue where deemed appropriate by the County of Riverside and the developer. A community trail is to be provided on the south and east side of Planning Area 1 along Nuevo Road and Foothill Avenue.

4.1.2 DEVELOPMENT STANDARDS

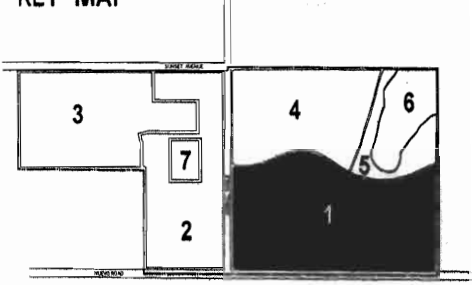
1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.2 of this Specific Plan document.
2. Access to Planning Area 1 will be achieved from Foothill Avenue, and from the adjacent Planning Area 45 in McCanna Hills to the east. Final access points to the planning area will be determined at time of tentative tract map submittal.
3. A community entry, as depicted in Exhibits 5.2 and 5.3, will be constructed at the southwest corner of the Planning Area at Foothill Avenue and Nuevo Road. A village entry, as depicted in Exhibits 5.4 and 5.5 will be constructed in the northwest corner of the planning area at Foothill Avenue.
4. A landscape area, as depicted in Exhibit 5.6, will be incorporated between the perimeter wall and Foothill Avenue and Nuevo Road.
5. Perimeter walls or view fence where deemed appropriate by the County and the developer, as depicted in Exhibits 5.10, A and B, will be constructed along the areas adjacent to Nuevo Road and Foothill Avenue where residential rear or side yards are adjacent to the roadway.
6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.

7. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).
8. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted to the Fire Department as necessary for approval.
9. According to preliminary site investigations conducted, the specific plan area may contain significant archaeological resources. Prior to the submittal of tentative tract maps in areas of known archaeological resources, potential sites will be investigated further and mitigation measures will be recommended as necessary.









PLANNING AREA 1
 Residential: 5-8 DU/AC
 17.9 Acres
 Maximum DU: 105
 Minimum Lot Size: 4,000 s.f.


KEY MAP



LEGEND

-  Community Entry
-  Village Entry
-  Access into Planning Areas
-  Potential Perimeter Wall or View Fence Where Applicable
-  Community Trail
-  Neighborhood Trail



 1" = 200'

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LAING-SEQUOIA PARTNERS LLC
 LAKE NUEVO VILLAGE
 SP 251 AMENDMENT 1
PLANNING AREA 1

EXHIBIT 4.1