

4.5 Planning Area 5

4.5.1 LAND USE

As illustrated in Exhibit 4.5, Planning Area 5 is designated as a community park. This area is bounded by McCanna Hills Specific Plan Planning Areas 41 and 45 to the north and east respectively, Lake Nuevo Village Village Specific Plan Planning Area 6 to the northeast, Planning Area 1 to the south and Planning Area 4 to the west. The 2.7-acre community park site is located in the northeast section of the main Lake Nuevo Village site.

Primary access will originate from a village entry point on Foothill Avenue and roadways and trails that pass through Planning Areas 1 and 4. The community park shall include turf areas, trails, tot lot, and picnic facilities as applicable pursuant to the concepts and standards set forth in Section 3.7.2 of this Specific Plan.

Neighborhood trails are to be located through Planning Area 5 to provide further pedestrian connection between Planning Areas 2 and 4 and connections with the McCanna Hills Specific Plan areas to the north and east.

4.5.2 DEVELOPMENT STANDARDS

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.
2. The community park shall be subject to the development standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan.
3. 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.
4. According to preliminary site investigations conducted, the Specific Plan area may contain significant archaeological resources. Prior the submittal of tentative tract maps in areas of known archaeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.
5. Prior to the issuance of the 62nd building permit within the Lake Nuevo Village Specific Plan, detailed park plans shall be submitted by the developer to and approved by the Planning Department or other entity set forth in the Planning Department's condition entitled "SP – Common Area Maintenance" for the community park site designated as Planning Area 5. The detailed park plans shall conform with the design criteria in Section 3.7.2 of the Specific Plan document for community parks and with the requirements of any other entity set forth in the Planning Department's condition entitled "SP – Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation

evidencing a permanent maintenance mechanism for the park and its facilities.

6. Prior to the issuance of the 125th building permit within the Lake Nuevo Village Specific Plan, the community park designated as Planning Area 5 shall be constructed by the developer and substantially complete.

4.6 Planning Area 6

4.6.1 LAND USE

Planning Area 6, as illustrated in Exhibit 4.5, is bounded by the project boundary to the north and east and Planning Area 5 to the south and west. The 3.2-acre site will remain as natural open space area, preserving the natural rock outcroppings. The natural topographical relief in this Planning Area is unique to this portion of the Specific Plan.

4.6.2 DEVELOPMENT STANDARDS

1. Planning Area 6 is intended to be preserved in its existing "natural" state with transition or fuel modification areas as appropriate. Any development on this site with uses other than picnic areas, hiking trails and related amenities will require approval of a change of zone and a specific plan amendment.

4.7 Planning Area 7

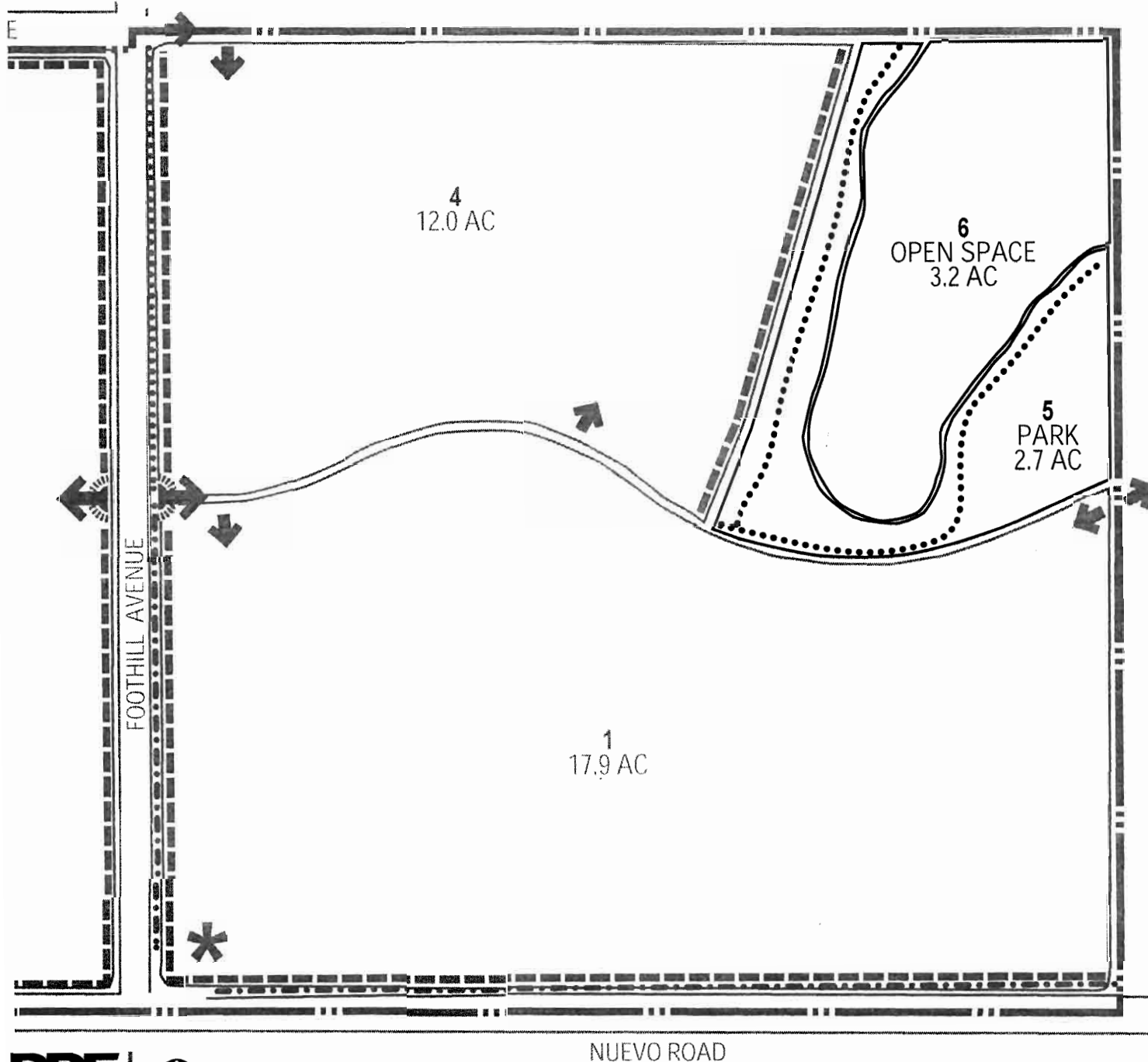
4.7.1 LAND USE

Planning Area 7, as illustrated in Exhibit 4.3, is bounded by Planning Area 2 on the east, south, and west, and Planning Area 3 on the north. The 0.4-acre site is designated as a neighborhood park.

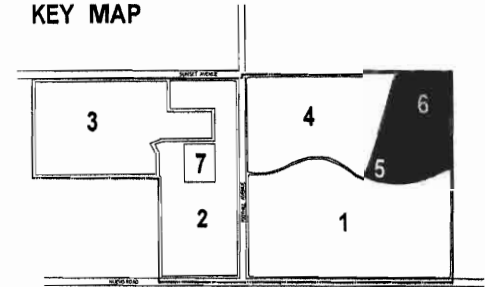
Primary access will originate from a village entry point on Foothill Avenue and additional access from Sunset Avenue through Planning Areas 2 and 3. The neighborhood park may consist of a turf area and play equipment pursuant to the concepts and standards set forth in Section 3.7.2 of this Specific Plan. Direct pedestrian access to this park will be via sidewalks on surrounding streets.

4.7.2 DEVELOPMENT STANDARDS

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.
2. The neighborhood park shall be subject to the development standards, guidelines and concepts set forth in Section 3.7.2 of this Specific Plan
3. 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.



KEY MAP



LEGEND

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

