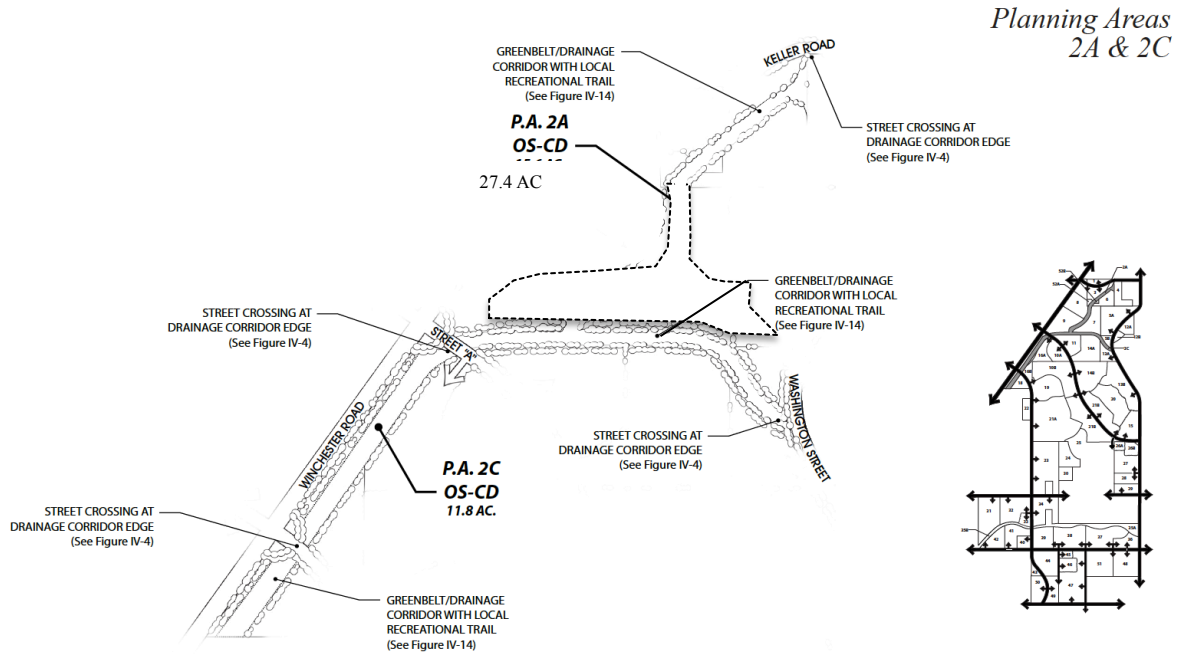


**Figure III-13, PAs 2A & 2C**



**2. Planning Area 2A: Open Space – Conservation Drainage (OS-CD)**

**a. Descriptive Summary**

Planning Area 2A, as depicted in Figure III-13, provides for development of 27.4 acres devoted to Open Space – Conservation Drainage uses. The greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Riverside County Flood Control. Within Planning Area 2A, a local recreational trail with links to regional multi-purpose trails will be provided (see Figure IV-14). The recreation trail will be maintained by the Valley-Wide Recreation and Park District or by the community’s HOA.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. ( Section V, *Zoning Ordinance*.)

**c. Planning Standards**

- 1) Primary access to Planning Area 2A shall be provided via Planning Areas 3, 4, 6, 7, 8, and 9.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Keller Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |

**4. Planning Area 2C: Open Space – Conservation Drainage (OS-CD)**

**a. Descriptive Summary**

Planning Area 2C, as depicted in Figure III-13, provides for development of 11.1 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 2C a regional recreational trail will be provided (see Figure IV-14).

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4805. ( Section V, *Zoning Ordinance*.)

**c. Planning Standards**

- 1) Access to Planning Area 2C shall be provided via Planning Areas 5, 7,9,11, 13, 14, Street "A" and Washington Street.
- 2) The greenbelt/drainage corridor area is further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Street "A" and Washington Street with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |