

PLANNING AREA 3 Commercial Retail

Overall Concept:

Planning Area 3 is intended to function as a neighborhood retail shopping center, or as a resort commercial area from uses extending into the planning area from Planning Area 4. Development of this planning area can occur independently of other planning areas within the specific plan. Special design treatments will be necessary along Highway 79 to dedicate a twenty-five foot multi-modal access easement and provide a fuel modification zone adjacent to the area to remain as natural open space (PA 6).

Figure 13 shows Planning Area 3 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from Patton Road. Cross-access between Planning Area 3 and Planning Area 4 shall be allowed if individual project designs warrant.

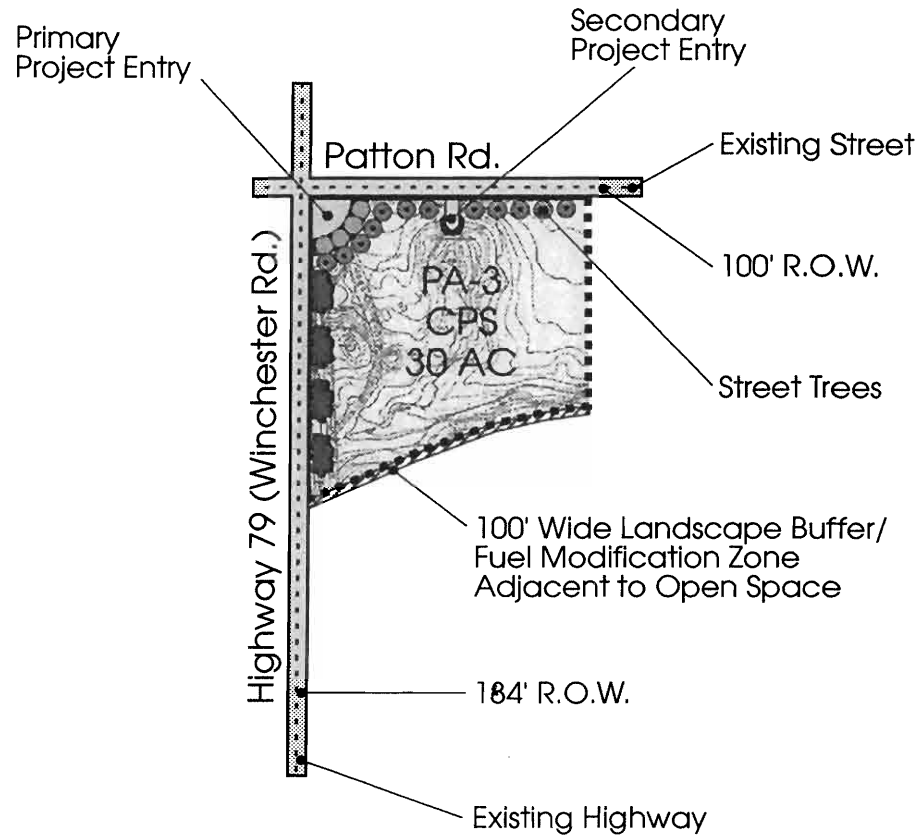
- a. Planning Area 3 consists of about 30 acres and is located along the east side of Highway 79 just south of Patton Road. It is zoned for Commercial Retail (C-1) uses. Refer to Specific Plan Zone, Section IV.2.a, herein, and Ordinance No. 348, Article IX, Section 9.1 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be determined at the time of development review.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 3, above, for adjacent streets. Possible future realignment of Highway 79 could affect the northwest corner of this Planning Area and shall be evaluated at the time of site plan review. The southern limit of development will be the boundary between Planning Area 3 and the natural open space within Planning Area 6. The eastern limit of development will be the boundary between Planning Area 3 and Planning Area 4. No special treatments or buffers are needed between these two commercial planning areas.
- c. Special Treatment Areas within this planning area include the Primary Project Entry zone at the intersections of Patton Road with Highway 79. A Secondary Project Entry zone will be developed at the entrance to Planning Area 3 from Patton Road and a common entry is proposed from Patton Road to both PA 3 and PA 4. The streetscape along these roads will also be developed per the streetscape standards, herein. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

To protect both development within PA 3 and the natural open space within PA 6, a fuel modification zone and planning area edge treatment are required at this interface. Because of the sensitive nature of PA 6, the fuel modification zone shall be incorporated entirely within PA 3. The design guidelines for this type of interface condition are included in Section V.C.

- d. California gnatcatchers have been sited within Planning Area 3. The preservation of Planning Area 6 in natural open space is, in part, the required mitigation for loss of habitat as a result of proposed development in PA 3.
- e. Additional mitigation for loss of California gnatcatcher habitat (Riversidean sage scrub) will be determined through the permitting processes with California Department of Fish and Game and U.S. Fish and Wildlife Service.

See also the use restrictions outlined on Page 29, Item 'e'.

- f. Planning Area 3 is located within Assessor Parcel Nos. 465-190-057 and 465-190-058.



Not to scale



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Planning Area 3- Figure 13