

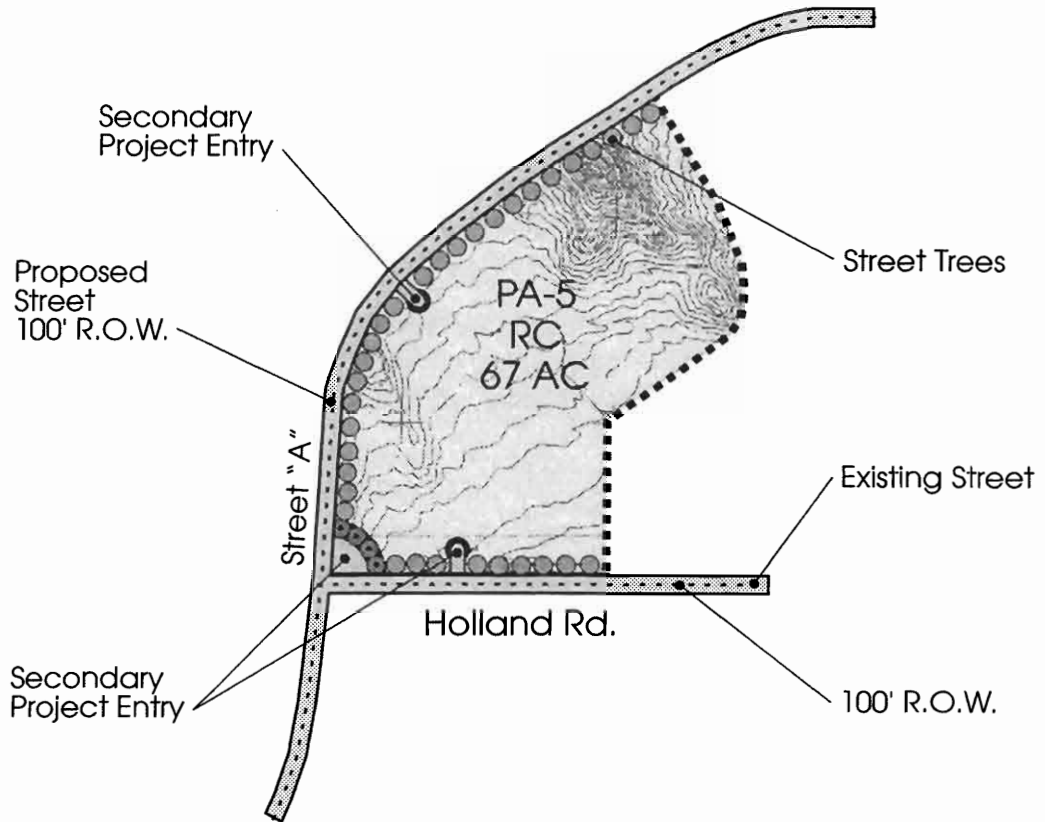
PLANNING AREA 5 Resort Commercial

Overall Concept:

Planning Area 5 is intended as a resort commercial center to capitalize on its scenic vistas and hillside backdrop that would offer an attractive setting for area visitors. Uses within this category would take form under any of several options such as; an RV resort and related amenities and facilities, or motels and dining facilities, or a resort hotel complex, or an entertainment center with food and lodging facilities, or a combination of these uses as defined by the market. Development of this planning area will require the removal of the existing dairy on this parcel.

Figure 15 shows Planning Area 5 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from Holland Road and “A” Street. Cross-access between Planning Area 5 and Planning Area 1 shall be allowed if individual project designs warrant.

- a. Planning Area 5 consists of about 67 acres and is located along the east side of “A” Street just north of Holland Road. It is zoned for Resort Commercial (C-P-S) uses. Refer to Specific Plan Zone, Section IV.2.b, herein, and Ordinance No. 348, Article IXb, Section 9.50.a for detailed zoning information.
- b. The minimum lot size for any proposed project within this planning area shall be 10,000 square feet.
- c. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The eastern limit of development will be the boundary between Planning Area 5 and Planning Area 1. No special treatments or buffers are needed between these two commercial planning areas.
- d. Special Treatment Areas within this planning area include Secondary Project Entry zones at the entrance to Planning Area 5 from Holland Road and “A” Street, and at the intersection of Holland and “A”. The streetscape along these roads will also be developed per the streetscape standards. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.
- e. PA-5 includes a knoll area in the northern portion of the site which may present some constraints with respect to grading and shall conform to the Riverside County Grading Standards. No other unique environmental constraints affect Planning Area 5.
- f. The knoll area may require additional slope analysis. No areas of additional study or mitigation are necessary.
- g. Planning Area 5 is located completely within Assessor Parcel No. 466-360-020.



Not to scale

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

ID
 LANDSCAPE ARCHITECTURE
LA
 IAN DAVIDSON
 LANDSCAPE ARCHITECTURE

Planning Area 5- Figure 15