

### III. PLANNING AREA DEVELOPMENT STANDARDS

Planning Areas within the Colinas del Oro Specific Plan No. 364 (SP 364) were formed on the basis of environmental constraints, logical placement, phasing and neighborhood scale. Criteria considered in this process included drainage systems, roadway circulation patterns, desired home types and compatibility between land uses.

The Planning Area exhibits for this section (Figures III-1 through III-6) were derived from Figure I-1, *Conceptual Land Use Plan*. These exhibits are conceptual in nature and are intended to highlight many of the key features of the community that are outlined within this Specific Plan.

Many of the references within this section refer to Section IV, *Design Guidelines*. The Design Guidelines Section of SP 364 has been created to establish the pattern and character of development within SP 364. Landscape architecture and architecture are the key topics presented in the *Design Guidelines* section.

In addition, a Specific Plan Zoning Ordinance has been prepared and is contained in Section V, *Specific Plan Zoning Ordinance*, of this Specific Plan document. The zoning provisions establish permitted uses, and development standards.

To provide flexibility within SP 364, and to integrate a variety of residential home types, many of the residential planning areas accommodate multiple home types. With a maximum total of 490 attached and detached residential units and eight (8) distinct product types, the community serves a variety of ages, income levels and lifestyles. Traditional single family homes are allowed in Planning Areas 3 and 5, as well as multi-family residential product which are permitted in both Planning Areas 1 and 2.

Traditional Residential Development:

- Single-Family Detached: Traditional; and
- Single-Family Detached: Paired.

Detached clustered residential development:

- Single-Family Detached: Cluster (Garden Court or Motor Court).

Attached clustered residential development:

- Multi-Family Attached: Duplex /Triplex;
- Multi-Family Attached: Townhomes;
- Multi-Family Attached: Courtyards; and
- Multi-Family Attached: Stacked Flats.

Combined residential/commercial development:

- Live/Work and Residential Over Retail.

## A. Planning Area 1: Mixed-Use

### 1. Descriptive Summary

Planning Area 1 (PA1) is located in the southwestern portion of SP 364, along Highway 74 and between Streets 'A' and 'B'. Planning Area 1 (PA1) as shown on Figure III-1, *Planning Area 1*, provides for the development of 11.4 acres designated as mixed-use, which are integral components of the land use plan. PA1 allows for commercial, retail, office, and residential uses and serve as the focal point of SP 364, while also providing jobs for community residents.

PA1 provides for the development of 11.4 acres with residential dwelling units, plus up to a maximum of 69,500 square feet of non-residential uses. The target density within PA1 and PA2 (Very High Density Residential) will be determined at the Use Case stage of development; however, the total number of residential units shall not exceed 247 within these two PA's combined. No specific mix of uses is proposed at this time. The ultimate mix of uses will be determined when a subsequent development plan is submitted for PA1. It is anticipated that PA1 will have a mixture of commercial, retail, office, and residential uses (potentially townhomes, courtyard homes, stacked flats or live/work townhomes to be located over shops). A minimum of 49 units will be developed in PA1.

The mixed-use designation for PA1 may allow, but not be limited to, the potential for townhomes, courtyard homes, stacked flats or live/work townhomes to be located over shops, promoting a high level of community activity. Vertical and horizontal mixed-use are both permitted; however, it is anticipated that the primary form of development will be horizontal. The residential uses shall be allowed on the 2<sup>nd</sup> story (or higher) levels of the office and/or commercial development. Vertical mixed-use is inherently included in the live/work units. Residential development may also be "stand alone" (i.e., not vertical mixed-use). Vertical mixed-use is the preferred development style; however, horizontal mixed-use may be allowed if it is designed in a manner consistent with Section IV, *Design Guidelines*.

The blend of land uses required within PA1 are envisioned to create a hub within the community that focuses on the creation of potential jobs for the residents within SP 364.

PA1 will be developed within Phase 5 of the Project.

#### *Vehicular Access*

Primary vehicular access to the commercial uses within PA1 shall be provided from Street "A". Secondary access shall be provided from Street "B". Adequate areas for maneuvering, loading, and emergency vehicle access will also be accommodated within PA1.

#### *Parking*

Depending on the ultimate form of development within PA1, parking shall be provided in the form of on-street parking (lots, parallel parking stalls, and perpendicular or angled parking stalls). Off-street parking shall also be provided in the previously mentioned methods, but may also include garages or carports. Parking areas will be located to provide convenient access to non-residential areas and minimize impacts to residential areas. Parking may be located in the restricted, non-habitable portion of PA1. Residential and non-residential parking shall be exclusive of one another.

### *Pedestrian Access*

Pedestrian access to and from PA1 is provided by sidewalks along SR74, as well as Streets "A" and "B" (reference Figure II-3, *Non-Vehicular Circulation Plan*). Non-vehicular circulation within PA1 will be provided by. Exact locations will be determined at the Use Case stage of development.

### *Buffers*

As a result of the closure of the historic "Good Hope Mine", there is a restricted building zone on the westerly side of PA1. No habitable development may be located in this area for that reason. This area consists of slope, which serves as a natural grade buffer to the residential development in PA3. Only landscaping and some minor encroachment from parking for PA1 may be located in this buffer. The "Restricted Zone" is approximately  $\pm 95$  feet wide on the south,  $\pm 145$  feet wide on the north, and is between  $\pm 1,930$  feet and  $\pm 1,885$  feet long. On a preliminary basis, there also four (4) "Shaft/Sloped area Setback Zones" that range between  $\pm 100$  to  $\pm 130$  feet wide and  $\pm 80$  to  $\pm 210$  feet long.

In addition, there is landscape development zone along SR 74. This shall serve as an aesthetic and noise attenuation buffer (if required for any residential development). Details of this buffer are depicted on Figure IV-29, *PA1 Mixed Use – SR 74 Edge Condition*.

### *Design Details*

The mixed-use area in PA1 is one of the primary focal points of the SP 364 community. This area combines residential, office, recreational and commercial uses to create a vibrant, interesting area with opportunities for shopping, entertainment and social interaction and further implement the County's vision of the Rural Village Overlay. Because the mixed-use area is such an important component of SP 364, careful consideration has been given to the architectural style and this is reflected in the architectural design guidelines. The "Western Frontier" style has been selected in order to complement the overall Project theme of "Western Community." In addition, prior to the approval of the first Use Case within this Planning Area, a master plan shall be developed and approved by the Planning Department. The ultimate overall theme of the mixed-use shall serve to further define and reinforce the fabric and motif of the prior developed portions of SP 364 in terms of architectural styles and the landscape motif. A design manual shall be prepared, along with the first Use Case, that will provide detailed examples of the concepts listed in Section IV, Design Guidelines of this SP. Lastly, a comprehensive pedestrian plan shall be developed in conjunction with this Use Case.

Section IV. D of SP 364 contains the Design Guidelines for the mixed-use portion of SP 364. These Design Guidelines include the following:

- Site Planning Design Guidelines
  - Streetscene
  - Building Plotting Concepts
  - Vehicular Circulation/Parking
  - Pedestrian Circulation
  - Common Space Elements
- Mixed Use Architectural Guidelines
- Mixed Use Criteria
  - Materials and Colors
  - Roof Forms and Materials
  - Windows and Doors

- Balconies and Handrails
- Exterior Stairs
- Columns
- Plazas, Public Art, and Views
- Outdoor Lighting
- Walls and Fencing
- Service, Loading, and Equipment Areas
- Refuse Containers and Storage
- Signage

## 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

## 3. Planning Standards

- a. This Planning Area shall be designed as a comprehensive design. Prior to the approval of the first Use Case within this Planning Area, a master plan shall be developed and approved by the Planning Department. A design manual shall be also be prepared, along with the first Use Case, that will provide detailed examples of the concepts listed in Section IV, Design Guidelines of SP 364.
- b. Pad forward design shall be utilized for PA1 when feasible.
- c. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- d. The westerly portion of PA1 is a non-build zone; therefore, no habitable structures will be allowed in this area. In addition to providing a buffer to PA3, parking and landscape slope may be located in this area. The "Restricted Zone" is approximately  $\pm 95$  feet wide on the south,  $\pm 145$  feet wide on the north, and is between  $\pm 1,930$  feet and  $\pm 1,885$  feet long. On a preliminary basis, there also four (4) "Shaft/Sloped area Setback Zones" that range between  $\pm 100$  to  $\pm 130$  feet wide and  $\pm 80$  to  $\pm 210$  feet long.
- e. Vehicular roadways shall be planned as illustrated in Figure II-1, *Vehicular Circulation Plan*. All internal local and private roadways shall be approved by the Riverside County Fire Department at the Use Case stage of development.
- f. A Regional Trail – In Urban Area is located south (adjacent to PA4b and PA5) and west (in PA4a) of PA1, as illustrated in Figure II-3, *Non Vehicular Circulation Plan*. Sidewalks within PA1 (along SR74, Street "A" and Street "B" shall directly connect with these Trails. Trail monumentation will be provided as depicted in Figure IV-23, *Park and Trail Monumentation*.
- g. Roadway landscape treatments and parkway configurations planned along SR 74 are shown in Figure IV-24, *SR 74 Streetscape*.
- h. Roadway landscape treatments and parkway configurations planned along Street "A" and Street "B" are shown in Figure IV-25, *Street "A" (north of Street "D"), Street "A" (between Streets "D" and "B"), and Street "B" (between Street "A" and SR 74) – Enhanced Local Street (66' ROW) Streetscape*.

- i. Non-vehicular circulation within PA1 will be provided primarily by walkways and sidewalks. Exact locations will be determined at the Use Case stage of development.
- j. Major and secondary entry monumentation will be provided as illustrated in Figures IV-19, *Major Entry Monumentation* and IV-20, *Secondary Entry Monumentation*.
- k. Neighborhood entry monumentation will be provided as illustrated in Figure IV-21, *Neighborhood Entry Monumentation*.
- l. Commercial entry monumentation will be provided as illustrated in Figure IV-22, *Commercial Entry Monumentation*.
- m. The interface between PA1 and SR74 is depicted in Figure IV-29, *PA1 Mixed-Use – SR 74 Edge Condition*.
- n. The interface between PA1 and PA2 is depicted in Figure IV-31, *PA1 Mixed-Use – PA2 High Density Residential Edge Condition*.
- o. The interface between PA1 and PA3 is depicted in Figure IV-30, *PA1 Mixed-Use – PA3 Residential Edge Condition*.
- p. Walls and fencing located within SP 364 shall be constructed as delineated in Figure IV-47, *Conceptual Wall and Fence Plan*, and Figures IV-48a and IV-48b, *Wall and Fence Elevations*.
- q. The Project shall maintain at least a 50-foot setback from the edge of the right-of way along SR-74 (Eligible State Scenic Highway).
- r. Refer to Section IV, *Design Guidelines* for other related design criteria.
- s. Refer to Section II, *Specific Plan* for the following standards that apply community-wide:
  - II.A: Land Use Plan
  - II.B: Circulation Plan
  - II.C: Drainage Plan
  - II.D: Water Plan
  - II.E: Sewer Plan
  - II.F: Open Space and Recreation Plan
  - II.G: Grading Plan
  - II.H: Project Phasing Plan
  - II.I: Maintenance Plan
  - II.J: Energy Efficiency

Figure III-1, *Planning Area 1*

## B. Planning Area 2: Very High Density Residential

### 1. Descriptive Summary

Planning Area 2 (PA2), as shown on Figure III-2, *Planning Area 2*, provides for the development of 11.5 acres with a target of 198 dwelling units. The target density within PA1 and PA2 (Very High Density Residential) will be determined at the Use Case stage of development; however, the total number of residential units shall not exceed 247 within these two PA's combined. PA2 is located in the northeastern portion of SP 364, between Streets "A" and "C".

Primary vehicular access to PA2 shall be provided from Street "A". Secondary access will be obtained via Street "C". Pedestrian access to and from PA2 is provided from sidewalks located along Streets "A" and "C".

Very-high density residential uses are planned within PA2, due to its location in proximity to both SR74 and PA1. One (1) private recreation area shall be provided for the residents within PA2 (as well as those on PA1 should there be any residential development), as depicted on Figure IV-44, *PA2 Private Recreation Area*. This Private Recreation Area shall include at a minimum shaded seating areas, a swimming pool and spa, and pathways.

PA2 will be developed within Phase 4 of the Project.

### 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

### 3. Planning Standards

- a. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- b. One private recreation area shall be provided in PA2. Please reference Figure IV-44, PA 2 Private Recreation Area.
- c. Vehicular roadways shall be planned as illustrated in Figure II-1, Vehicular Circulation Plan. All internal local and private roadways shall be approved by the Riverside County Fire Department at the Use Case stage of development.
- d. Sidewalks within PA2 (along Street "A" and Street "C") shall connect with the on-site pathways to the west in PA3.
- e. Roadway landscape treatments and parkway configurations planned along Street "A" and Street "B" are shown in Figure IV-25, *Street "A" (north of Street "D"), Street "A" (between Streets "D" and "B"), and Street "B" (between Street "A" and SR 74) – Enhanced Local Street (66' ROW) Streetscape*.
- f. Roadway landscape treatments and parkway configurations planned along Street "C" are shown in Figure IV-26, *Streets "B" (west of Street "A"), "C," "D," and "E" – Local Street (56' ROW) Streetscape*.
- g. Major and secondary entry monumentation will be provided as illustrated in Figures IV-19, *Major Entry Monumentation* and IV-20, *Secondary Entry Monumentation*.

- h. Neighborhood entry monumentation will be provided as illustrated in Figure IV-21, *Neighborhood Entry Monumentation*.
- i. The interface between the adjacent residential area and PA2 is depicted in Figure IV-32, *PA2 High Density Residential – Adjacent Residential Edge Condition, Northern*.
- j. The interface between the adjacent residential area and PA2 is depicted in Figure IV-22, *PA2 High Density Residential – Adjacent Residential Edge Condition, Eastern*.
- k. The interface between PA2 and PA3 is depicted in Figure IV-34, *PA2 High Density Residential – PA3 Medium High Density Residential Edge Condition*.
- l. Walls and fencing located within SP 364 shall be constructed as delineated in Figure IV-47, *Conceptual Wall and Fence Plan*, and Figures IV-48a and IV-48b, *Wall and Fence Elevations*.
- m. The Project shall maintain at least a 50-foot setback from the edge of the right-of way along SR-74 (Eligible State Scenic Highway).
- n. Refer to Section IV, Design Guidelines for other related design criteria.
- o. Refer to Section II, Specific Plan for the following standards that apply community-wide:
  - II.A: Land Use Plan
  - II.B: Circulation Plan
  - II.C: Drainage Plan
  - II.D: Water Plan
  - II.E: Sewer Plan
  - II.F: Open Space and Recreation Plan
  - II.G: Grading Plan
  - II.H: Project Phasing Plan
  - II.I: Maintenance Plan
  - II.J: Energy Efficiency

Figure III-2, *Planning Area 2*

## C. Planning Area 3: Medium High Density Residential

### 1. Descriptive Summary

Planning Area 3 (PA3), as shown on Figure III-3, *Planning Area 3*, provides for the development of 25.6 acres with a target of 163 dwelling units (density range of 128 to 205 units) at a target Planning Area density of 6.4 du/ac. Five (5) mini-parks (1.4 acres) is also included within the 25.6 acres. PA3 is located in the northern/central portion of SP 364.

Primary and secondary vehicular access to PA3 shall be provided from Streets “C”, “D”, and “E”. Primary pedestrian access to and from PA3 is provided by a 12-foot Community Trail located within the linear park, as well and from sidewalks located along Streets “C”, “D”, and “E”.

Five (5) mini-parks shall be provided within PA3, as depicted on Figures IV-43a and IV-43b, *PA3 Mini-Park Plan*. These parks, at a minimum, shall include the following: a covered tot lot and may include shaded seating areas, open play areas, bar-b-que areas, picnic tables and pathways. It is the intent of the mini-parks to provide both recreational opportunities to all residents of SP 364, as well as alternative pedestrian linkages throughout the community; connecting to the open space areas both on – and off-site.

PA3 will be developed within Phases 2 and 3 of the Project.

### 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

### 3. Planning Standards

- a. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- b. Five (5) mini-parks shall be provided within PA3, as depicted on Figures IV-43a *Mini-Parks “A”, “B”, “C” and “D”*, and IV-43b, *PA3 Mini-Park “E.”*
- c. Construction of block walls are not encouraged along streets unless needed to control noise attenuation. Theme or view fencing and architectural frontage shall be encouraged along these areas, when possible. Landscaping shall be enhanced in areas where block walls are constructed.
- d. Open cul-de-sac design shall be encouraged, where feasible, to allow for convenient pedestrian access to adjacent sidewalks, trails and Project open space areas.
- e. Vehicular roadways shall be planned as illustrated in Figure II-1, *Vehicular Circulation Plan*. All internal local and private roadways shall be approved by the Riverside County Fire Department at the tentative map stage of development.
- f. Trails shall be located as illustrated in Figure II-3, *Non Vehicular Circulation Plan* Sidewalks within PA3 (along Streets “A” through “D” shall directly connect with the mini-parks, and ultimately connects to the Regional Trail - In Urban Area. Trail monumentation will be provided as depicted in Figure IV-23, *Park and Trail Monumentation*.

- g. Roadway landscape treatments and parkway configurations planned along Streets “C,” “D” and “E” are shown in Figure IV-26, *Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (60’ ROW) Streetscape*.
- h. Roadway landscape treatments and parkway configurations planned along internal streets are shown in Figure IV-27, *Local Street (56’ ROW) Streetscape*.
- i. Roadway landscape treatments cul-de-sac configurations planned along internal streets are shown in Figure IV-28, *Cul-de-sac Streetscape*.
- j. Neighborhood entry monumentation will be provided as illustrated in Figure IV-21, *Neighborhood Entry Monumentation*.
- k. The interface between PA3 and PA4a is depicted in Figure IV-36, *PA3 Medium High Density Residential - PA4a Community Park Edge Condition*.
- l. The interface between the Mini-Park A and PA3 is depicted in Figure IV-37, *PA3 Medium High Density Residential – Mini-Park “A” Edge Condition*.
- m. The interface between PA3 and PA6 is depicted in Figure IV-35, *PA3 Medium High Density Residential - PA6 Open Space Edge Condition*.
- n. The interface between PA3 and the 200’ electrical easement is depicted in Figure IV-38, *PA3 Medium High Density Residential – 200’ Electrical Easement Edge Condition*.
- o. Walls and fencing located within SP 364 shall be constructed as delineated in Figure IV-47, *Conceptual Wall and Fence Plan*, and Figures IV-48a and IV-48b, *Wall and Fence Elevations*.
- p. If Single-Family Detached: Traditional Homes are proposed in PA 3, 25% of the lots fronting “through” streets shall be in a paired design, in order to help deemphasize the garages.
- q. A minimum of three (3) architectural styles with a minimum of three (3) floor plans will be required.
- r. No two (2) architectural styles shall be permitted to be sited next to a similar architectural style.
- s. Refer to Section IV, Design Guidelines for other related design criteria.
- t. Refer to Section II, Specific Plan for the following standards that apply community-wide:

II.A: Land Use Plan  
II.B: Circulation Plan  
II.C: Drainage Plan  
II.D: Water Plan  
II.E: Sewer Plan

II.F: Open Space and Recreation Plan  
II.G: Grading Plan  
II.H: Project Phasing Plan  
II.I: Maintenance Plan  
II.J: Energy Efficiency

Figure III-3, *Planning Area 3*

## D. Planning Area 4a: Open Space – Recreation (Community Park) and Planning Area 4b: Open Space – Recreation (Community Center)

### 1. Descriptive Summary

Planning Area 4a (PA4a), and Planning Area 4b, as shown on Figure III-4, *Planning Area 4a and 4b*, provides for the development of a 5.9-acre Community Park and a 1.1-acre Community Center. PA4a is located in the southeastern portion of SP 364, north of the intersection of Street “A” and Street “B” and centrally located. PA4b is located at the southeastern corner of SP 364.

The Community Park is bordered by Streets “A,” “B,” “D,” and “E.” The Community Park can be accessed by vehicles along these streets; however, only on-street parking is provided for the Community Park. Because of its central location within SP 364, it is intended that pedestrian access is the primary form of access to and from PA4. Pedestrian access is provided along these streets, as well as from the Regional Trail – In Urban Area.

This Community Park provides both active and passive recreational opportunities to SP 364 residents and community at large. Amenities within the Community Park shall include, at a minimum: a recreation area with bathroom, pool and spa, 2 ½ court basketball courts, a two covered tot lot, restroom facilities, shaded picnic areas, dog parks (one for large dogs, one for small dogs), a water splash play area, a waterfall, pond and creek, rock scramble, and open turf areas. Additional facilities are encouraged beyond the previous list of required items for the Community Park. Access to the recreation center portion of the Community Park will be limited to residents of SP 364, which will be owned and maintained by the Master Homeowner’s Association.

A Community Center, with horse trailer parking, will be located in PA4b. It is anticipated that a building, approximately 3,000 square feet in area, as well as parking and landscaping shall be provided in this PA. The Community Center building shall utilize the same architecture as the Mixed-Use Area (PA1).

PA4a and PA4b will be developed within Phases 1, 2 and 3 of the Project.

### 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

### 3. Planning Standards

- a. The Community Park (PA 4a) shall be planned as illustrated in Figure IV-42, Community Park.
- b. The Community Center (PA 4b) will utilize the “Western Frontier” architectural theme that will be compatible and complimentary to PA1 (Mixed Use). The Community Center will have an approximately 3,000 square foot building, along with associated parking and landscaping on PA4b, as depicted on Figure IV-42b, *Community Center*.
- c. Trails shall be located as illustrated in Figure II-3, Non Vehicular Circulation Plan. Trails and sidewalks within PA4a and PA4b shall directly connect with sidewalks along Streets

“A”, “B”, “D” and “E”. Trail monumentation will be provided as depicted in Figure IV-23, *Park and Trail Monumentation*.

- d. Roadway landscape treatments and parkway configurations planned along Street “A” and Street “B” are shown in Figure IV-25, *Street “A” (north of Street “D”), Street “A” (between Streets “D” and “B”), and Street “B” (between Street “A” and SR 74) – Enhanced Local Street (66’ ROW) Streetscape*.
- e. Roadway landscape treatments and parkway configurations planned along Streets “B,” “D” and “E” are shown in Figure IV-26, *Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56’ ROW) Streetscape*.
- f. The interface between PA4a and PA3 is depicted in Figure IV-36, *PA4a Community Park – PA3 Medium High Density Residential Edge Condition*.
- g. The interface between PA4a and PA5 is depicted in Figure IV-40, *PA4a Community Park – PA5 Medium Density Residential Edge Condition*.
- h. Walls and fencing located within SP 364 shall be constructed as delineated in Figure IV-47, *Conceptual Wall and Fence Plan*, and Figures IV-48a and IV-48b, *Wall and Fence Elevations*.
- i. The HOA shall review and approve all wall, fencing and play equipment shade structures prior to the installation of these items.
- j. Refer to Section IV, Design Guidelines for other related design criteria.
- k. Refer to Section II, Specific Plan for the following standards that apply community-wide.

II.A: Land Use Plan  
II.B: Circulation Plan  
II.C: Drainage Plan  
II.D: Water Plan  
II.E: Sewer Plan

II.F: Open Space and Recreation Plan  
II.G: Grading Plan  
II.H: Project Phasing Plan  
II.I: Maintenance Plan  
II.J: Energy Efficiency

Figure III-4, *Planning Area 4a and 4b*

## E. Planning Area 5: Medium Density Residential

### 1. Descriptive Summary

Planning Area 5 (PA5), as shown on Figure III-5, *Planning Area 5*, provides for the development of 22.4 acres with a target of 80 dwelling units (density range of 45 to 112 units) at a target Planning Area density of 3.6 du/ac. Planning Area 5 is located in the southerly portion of SP 364.

Primary and secondary vehicular access to PA5 shall be provided from Streets “B” and “E.” Primary pedestrian access to and from PA5 is provided by sidewalks along these Streets, as well as from Project Trails. PA5 residents have convenient access to the adjacent Community Park in PA4a, as well as both the Regional Trail – In Urban Area and the Community Trail which provides access to PA’s 6 and 7 and to points off-site.

PA5 will be developed within Phase 1 of the Project.

### 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V.)

### 3. Planning Standards

- a. Open cul-de-sac design shall be encouraged where feasible to allow for convenient pedestrian access to adjacent sidewalks and trails. Cul-de-sac landscape treatments and configurations are shown in Figure IV-28, *Cul-de-sac Streetscape*.
- b. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- c. Vehicular roadways shall be planned as illustrated in Figure II-1, *Vehicular Circulation Plan*. All internal local and private roadways shall be approved by the Riverside County Fire Department at the tentative map stage of development.
- d. Trails shall be located as illustrated in Figure II-3, *Non-Vehicular Circulation Plan*. A Regional Trail – In Urban Area is located to the north of PA5, and originates within the Community Park in PA4a. A bifurcated Community Trail originates within PA5 and connects to the Regional Trail – In Open Space Area in PA6. These trails, as well as sidewalks within PA5 (along Streets “B” and “E” provide connectivity throughout SP 364. Trail monumentation will be provided as depicted in Figure IV-23, *Park and Trail Monumentation*.
- e. Roadway landscape treatments and parkway configurations planned along Street “A” and Street “B” are shown in Figure IV-25, *Street “A” (north of Street “D”), Street “A” (between Streets “D” and “B”), and Street “B” (between Street “A” and SR 74) – Enhanced Local Street (66’ ROW) Streetscape*.
- f. Roadway landscape treatments and parkway configurations planned along Street “B” are shown in Figure IV-26, *Streets “B” (west of Street “A”), “C,” “D,” and “E” – Local Street (56’ ROW) Streetscape*.

- g. Roadway landscape treatments and parkway configurations planned along internal streets are shown in Figure IV-27, *Local Street (56' ROW) Streetscape*.
- h. Roadway landscape treatments cul-de-sac configurations planned along internal streets are shown in Figure IV-28, *Cul-de-sac Streetscape*.
- i. Neighborhood entry monumentation will be provided as illustrated in Figure IV-21, *Neighborhood Entry Monumentation*.
- j. The interface between PA5 and PA4a is depicted in Figure IV-40, *PA5 Medium Density Residential – PA4a Community Park Edge Condition*.
- k. The interface between PA5 and PA6 and is depicted in Figure IV-41, *PA5 Medium Density Residential – PA6 Open Space Edge Condition*.
- l. The interface between PA5 and the adjacent residential area is depicted in Figure IV-39, *PA5 Medium Density Residential – Adjacent Residential Edge Condition*.
- m. The adjacent Community Park located within PA4a is shown on Figure IV-40, *Community Park*.
- n. Walls and fencing located within SP 364 shall be constructed as delineated in Figure IV-47, *Conceptual Wall and Fence Plan*, and Figures IV-48a and IV-48b, *Wall and Fence Elevations*.
- o. Refer to Section IV, Design Guidelines for other related design criteria.
- p. Refer to Section II, Specific Plan for the following standards that apply community -wide:
  - II.A: Land Use Plan
  - II.B: Circulation Plan
  - II.C: Drainage Plan
  - II.D: Water Plan
  - II.E: Sewer Plan
  - II.F: Open Space and Recreation Plan
  - II.G: Grading Plan
  - II.H: Project Phasing Plan
  - II.I: Maintenance Plan
  - II.J: Energy Efficiency

Figure III-5, *Planning Area 5*

## F. Planning Area 6: Open Space - Recreation

### 1. Descriptive Summary

Planning Area 6 (PA6), as shown on Figure III-6, *Planning Areas 6 and 7*, is a 30.0 acre hillside preservation and recreation area which provides recreational opportunities for the region as well as the residents of the community. PA6 is located to the west of residential planning areas. No habitable structures will be permitted within this area. An overlook/interpretive area and mountain bike trails featuring pump track elements, will be included in PA6. This overlook/interpretive area will provide a scenic resting place for those using the trails in PA6. The overlook/interpretive area will also include plaques, which will contain historic information about the Good Hope Mine.

It is not intended that vehicular access will be provided to the open space in PA6. Non-vehicular access to PA6 from the residential portion of the community and off-site is provided via the Regional and Community Trails.

PA6 will not be developed and therefore is not included within the phasing plan of this Specific Plan. Plans for mitigation and interpretive uses, as well as trail connections may be pursued concurrent or subsequent to the approval of this Specific Plan.

PA6 will be separated from Planning Areas 3 and 5 through two (2) landscape buffer areas. These landscape buffer areas will be planted with materials that are contained within Table IV-1, *Plant Palette* and will be compatible with one another in terms of species. This will avoid potential conflicts due to invasive species adjacent between PA6 and Planning Areas 3 and 5.

### 2. Land Use and Development Standards

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

### 3. Planning Standards

- a. The interface between PA6 and PA5 and is depicted in Figure IV-41, *PA5 Medium Density Residential – PA6 Open Space Edge Condition*.
- b. Open space trails shall be installed prior to, but no later than with Phase 3, which contains PA 4a - Community Park (refer to Figure II-10, *Conceptual Phasing Plan and Section II.H., Community Phasing*). Maintenance shall be provided by the Riverside County Parks and Open Space District.
- c. An interpretive overlook shall be installed in PA6, as depicted in Figure IV-45, *PA6 Interpretive/Overlook Area*.
- d. Refer to Section IV, Design Guidelines for other related design criteria.
- e. Refer to Section II, Specific Plan for the following standards that apply community-wide:

II.A:	Land Use Plan	II.F:	Open Space and Recreation Plan
II.B:	Circulation Plan	II.G:	Grading Plan
II.C:	Drainage Plan	II.H:	Project Phasing Plan
II.D:	Water Plan	II.I:	Maintenance Plan
II.E:	Sewer Plan		

Figure III-6, *Planning Areas 6 and 7*

**G. Planning Area 7: Rural Mountainous**

**1. Descriptive Summary**

Planning Area 7 (PA7), as shown on Figure III-6, *Planning Areas 6 and 7*, provides 10.4 acres of Rural Mountainous area, which will for all intents and purposes be an extension of PA6. PA7 is located to the northwest of residential planning areas and west of PA6. No habitable structures will be permitted within this area.

It is not intended that vehicular access will be provided to the open space in PA7. Non-vehicular access to PA7 from the residential portion of the community and off-site is provided via the Regional Trail.

PA7 will not be developed and therefore is not included within the phasing plan of this Specific Plan. Plans for mitigation and interpretive uses, as well as trail connections may be pursued concurrent or subsequent to the approval of this Specific Plan.

**2. Land Use and Development Standards**

Refer to Ordinance No. 348.\_\_\_\_\_. (See Specific Plan Zoning Ordinance in Section V).

**3. Planning Standards**

- a. Refer to Section IV, Design Guidelines for other related design criteria.
- b. Refer to Section II, Specific Plan for the following standards that apply community-wide:

II.A: Land Use Plan	II.F: Open Space and Recreation Plan
II.B: Circulation Plan	II.G: Grading Plan
II.C: Drainage Plan	II.H: Project Phasing Plan
II.D: Water Plan	II.I: Maintenance Plan
II.E: Sewer Plan	