PLANNING AREAS
12A & 12B

P.A. 12A
MEADOW
9.3 Ac

P.A. 12B
MEADOW
12.7 Ac

Note: This design is conceptual and not necessarily accurate with regard to programming and/or layout.
12A&B. **Planning Areas 12A&B: Meadow**

a. **Descriptive Summary**

Planning Areas 12A&B, as depicted in Figure III-22, provides for the development of a meadow totalling 22.0 acres. The meadow is designed to accommodate the 100-year flood conditions while providing a passive recreational amenity for the community. Recreational opportunities include: Regional multi-purpose recreational community trail system, seating areas, open play areas and more. The meadow will be owned and maintained by Valley-Wide Recreation and Park District or a Master Homeowners' Association in accordance with a corresponding cooperative right-of-way/maintenance agreement to be entered into with the County of Riverside and the Riverside County Flood Control and Water Conservation District.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

1) Primary access to Planning Areas 12A & 12B will be provided via Planning Areas 10, 11, 13, 19, 20 and 21.

2) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

3) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street "D".

4) A regional recreation trail will run along the western side of the meadow and a local, community trail will run along the eastern side.

5) Roadway landscape treatments, as shown in Figures IV-4 and IV-6a, are planned along Street "E" and Winchester Road, respectively.

6) Special landscape buffer treatments are planned between Planning Areas 12A and 12B and adjacent land uses, as shown in Figures IV-15 and IV-14.

7) Tubular steel open fencing is required along the meadow's edge, adjacent to Winchester Road (Highway 79).

8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
9) 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.2: Circulation Plan  
III.A.3: Drainage Plan  
III.A.4: Water and Sewer Plans  
III.A.5: Public Sites and Project Phasing Plan  
III.A.6: Grading Plan  
III.A.7: Open Space and Recreation Plan  
III.A.8: Landscaping Plan