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.2 Circulation Plan
   - III.A.3 Drainage Plan
   - III.A.4 Water and Sewer Plans
   - III.A.5 Open Space and Recreation Plan
   - III.A.6 Grading Plan
   - III.A.7 Public Sites and Project Phasing Plan
   - 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