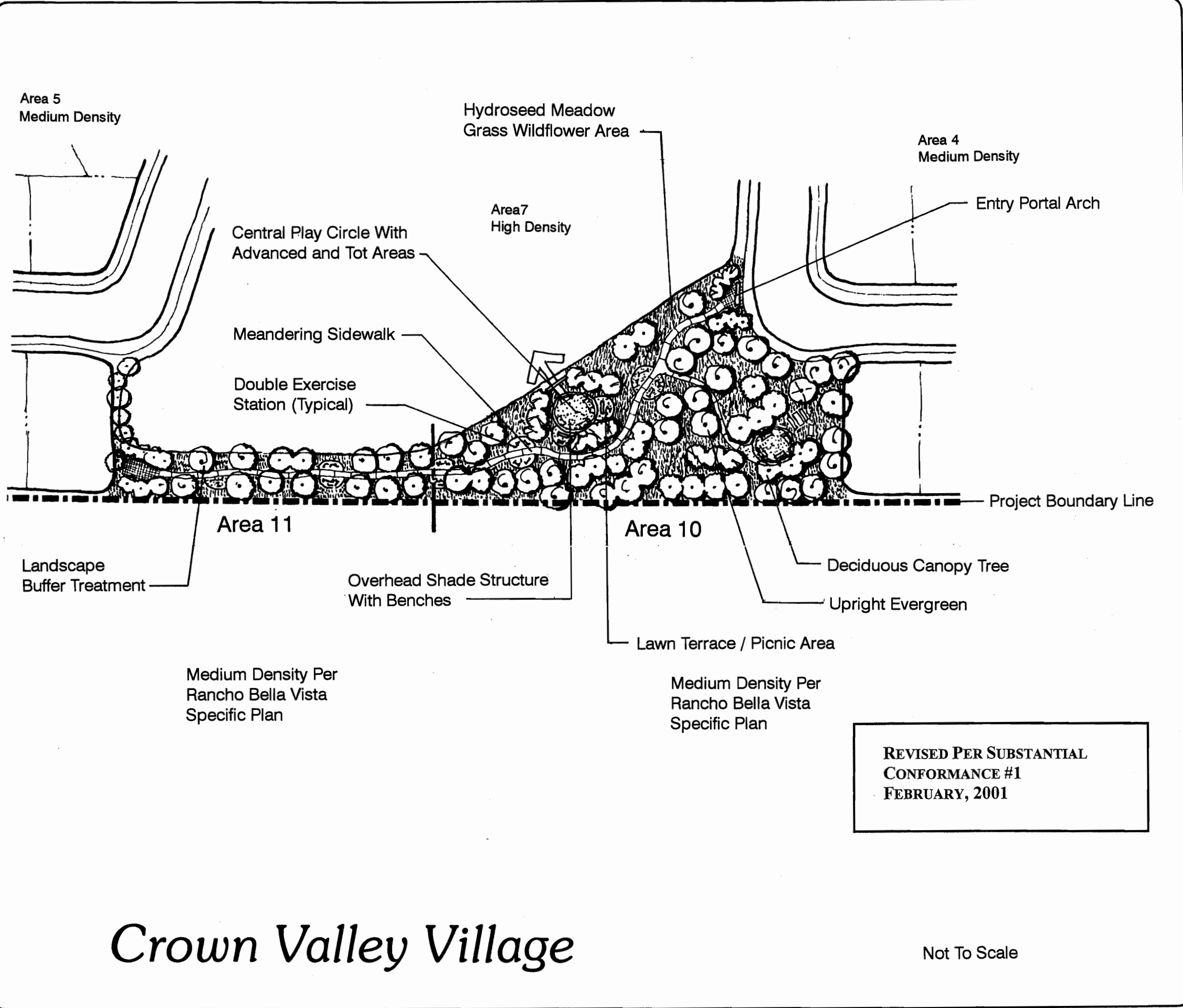


10. Planning Area 10: Passive Park

- o Area: 0.7 acres
- o Permitted Uses/Development Standards: Permitted uses and development standards shall be the same as those contained in Article VIIIe of Ordinance No. 348.
- o Description: Planning Area 10 is located on the southern boundary of the proposed Crown Valley Village community and is designated for park use. Surrounding proposed land uses include medium density residential to the north and west, multi-family residential to the east and single family dwelling within the Rancho Bella Vista Specific Plan to the south. The park shall be designed to accommodate storm water which shall flow into the natural creek drainage in the Rancho Bella Vista Specific Plan. Any improvement to the park shall be for passive recreation. Primary access to the park will be off of Pourroy Road , traveling between Planning Areas 4 and 7 (see Exhibit 35).
- o Procedures: Prior to any improvement to Planning Area 10, a plot plan must be submitted and approved pursuant to Riverside County Ordinance 348.
- o Design Standards:
 - * Pedestrian access shall be provided between Planning Area 4 and 10.
 - * A fence/wall buffer shall be provided between Planning Areas 10 and 7.
 - * Passive recreation improvements shall be appropriate as illustrated in Figure 35.

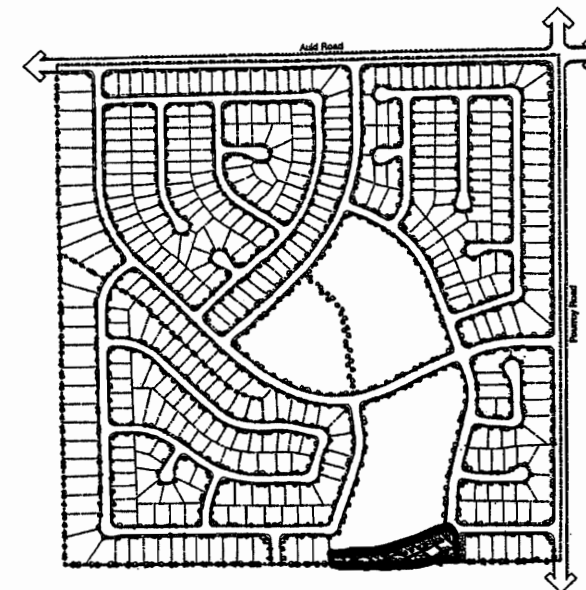


Crown Valley Village

Not To Scale

REVISED PER SUBSTANTIAL
CONFORMANCE #1
FEBRUARY, 2001

Planning Area 10 & 11



SC #1 REVISIONS BY:
VSL Engineering
40935 County Center Dr., Suite D
Temecula, CA 92591
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RANPAC

ENGINEERING CORPORATION

Exhibit No 35 & 36