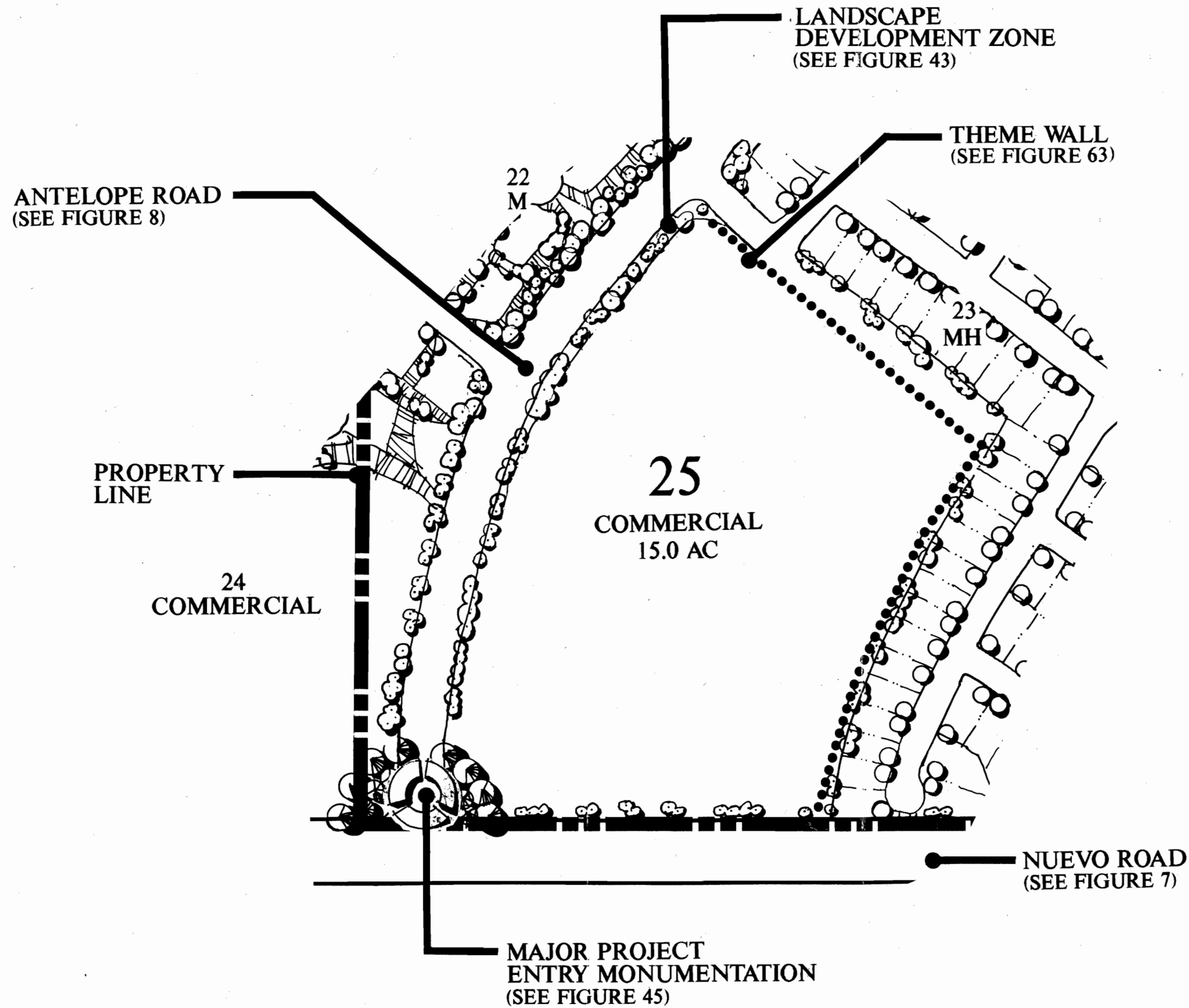

4.1.24 PLANNING AREA 25 - COMMUNITY COMMERCIAL**a. Land Use**

Planning Area 25, as illustrated in Figure 42, is planned as a 15.0 acre Community Commercial shopping area consisting of community retail and service oriented commercial services. The planning area will provide these services to both the local and regional population.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 25 will be achieved from Antelope Road and Nuevo Road. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *A Landscape Development Zone, as depicted in Figures 43, 49 and 56 will be installed along Antelope Road and Nuevo Road.*
- 4) *Theme walls, as depicted in Figure 62, will be installed between the subject planning area and Planning Area 23.*
- 5) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 6) *Portions of Planning Area 25 are within 500 feet of the proposed centerline of the San Jacinto River. This area is under consideration by the Riverside County Parks Department for a wildlife movement corridor. Should the County adopt a plan for the river area which extends into the proposed development area, impacted acreage will be reverted to other identified land uses.*
- 7) *Planning Area 25 is a candidate site for implementation of the affordable housing program.*
- 8) *Air quality emissions reports shall be filed with each commercial development application.*
- 9) *No grading or development applications shall be approved until mitigation for the San Jacinto Saltbush has been demonstrated to the satisfaction of the Department of Fish and Game, Department of Fish and Wildlife and the Riverside Planning Department.*
- 10) *A dam inundation emergency evacuation plan shall be filed concurrently with each commercial development application.*

PLANNING AREA 25



COMMERCIAL

AC 15.0

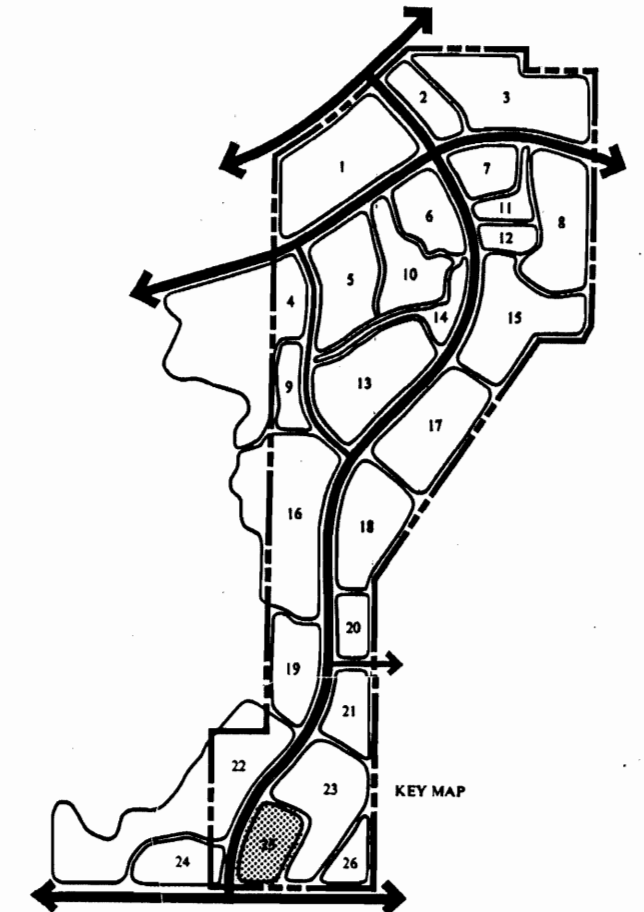


FIGURE 42