

## 4.2 Planning Area 2

### 4.2.1 LAND USE

SP 251, Amendment 1's residential Planning Area 2, as illustrated in Exhibit 4.2, is located north of Nuevo Road, west of Foothill Avenue and south of Sunset Avenue. The 10.9-acre residential neighborhood is proposed with a maximum of 61 dwelling units within a density of five to eight dwelling units per acre and a minimum lot size of 4,000 square feet.

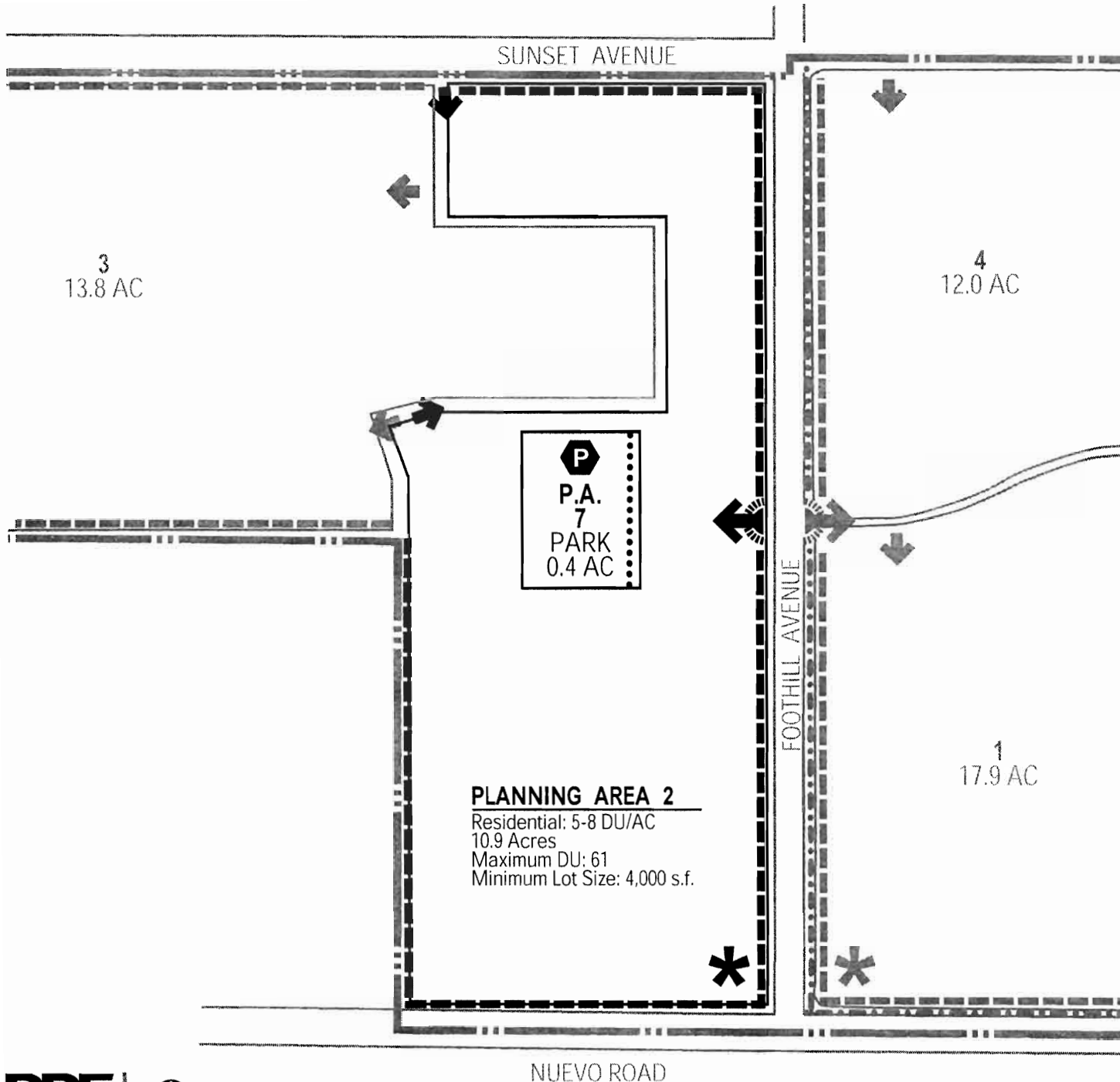
Primary access will originate from a village entry point on Foothill Avenue. Secondary access to Planning Area 2 is anticipated to be through adjoining Planning Area 3. This will require the secondary access through Planning Area 3 to be developed in conjunction with Planning Area 2. Planning Area 2 is bounded by Planning Area 3 to the west, Nuevo Road to the south, Foothill Avenue to the east and Sunset Avenue to the north.

As shown in Exhibit 4.2, a perimeter wall will bound Planning Area 2 to the south along Nuevo Avenue, along Foothill Avenue to the east, and along Sunset Avenue to the north where deemed appropriate by the County of Riverside and the developer.

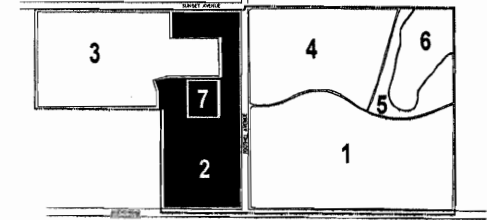
### 4.2.2 DEVELOPMENT STANDARDS

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.2 of this Specific Plan document.
2. Access to Planning Area 2 will be achieved from Foothill Avenue, and from the adjacent Planning Area 3. Final access points to the planning area will be determined at time of tentative tract map submittal.
3. A village entry, as depicted in Exhibits 5.4 and 5.5, will be constructed from the east side approximately midway along Foothill Avenue.
4. A community entry as depicted in Exhibits 5.2 and 5.3, will be constructed in the southeast corner of the Planning Area at Foothill Avenue and Nuevo Road. A landscape area, as depicted in Exhibits 5.6 and 5.7, will be incorporated between the perimeter wall along Nuevo Road, Foothill Avenue and Sunset Avenue where appropriate.
5. Perimeter walls or view fence where deemed appropriate by the County and the developer, as depicted in Exhibits 5.10, A and B, will be constructed along the areas adjacent to Sunset Avenue, Foothill Avenue and Nuevo Road where residential rear or side yards are adjacent to the roadway.
6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.
7. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45

- Ldn/CNEL (the County of Riverside Department of Public Health current standards).
8. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted to the Fire Department as necessary for approval.
  9. According to preliminary site investigations conducted, the specific plan area may contain significant archaeological resources. Prior to the submittal of tentative tract maps in areas of known archaeological resources, potential sites will be investigated further and mitigation measures will be recommended as necessary.
  10. The park in Planning Area 5 shall be constructed prior to issuance of the 125<sup>th</sup> building permit within the Lake Nuevo Village Specific Plan, pursuant to the standards set forth in Section 4.5.2 of this Specific Plan. Planning Area 2 as Phase II of the Specific Plan (see Section 3.8.2 of this Specific Plan) may include the 125<sup>th</sup> building permit.



KEY MAP



LEGEND

- Community Entry
- Village Entry
- Access into Planning Areas
- Potential Perimeter Wall or View Fence Where Applicable
- Neighborhood Park
- Community Trail
- Neighborhood Trail

