

4.4 Planning Area 4

4.4.1 LAND USE

SP 251, Amendment 1's residential Planning Area 4, as illustrated in Exhibit 4.4, is located east of Foothill Avenue in the northeast area of the site. The 12.0-acre residential neighborhood is proposed with a maximum of 62 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 possibly two village entry points on Foothill Avenue. Planning Area 4 is bounded by the project boundary to the north, Foothill Avenue to the west, Planning Area 5 (Park) to the east, and Planning Area 1 to the south.

As shown in Exhibit 4.4, a perimeter wall will bound Planning Area 4 to the west along Foothill Avenue and the adjacent Planning Area 5 park where deemed appropriate by the County of Riverside and the developer. A community trail is to be provided on the west side of Planning Area 4 along Foothill Avenue.

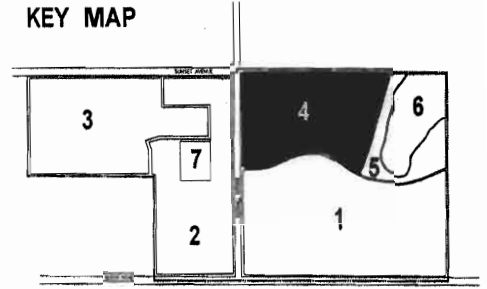
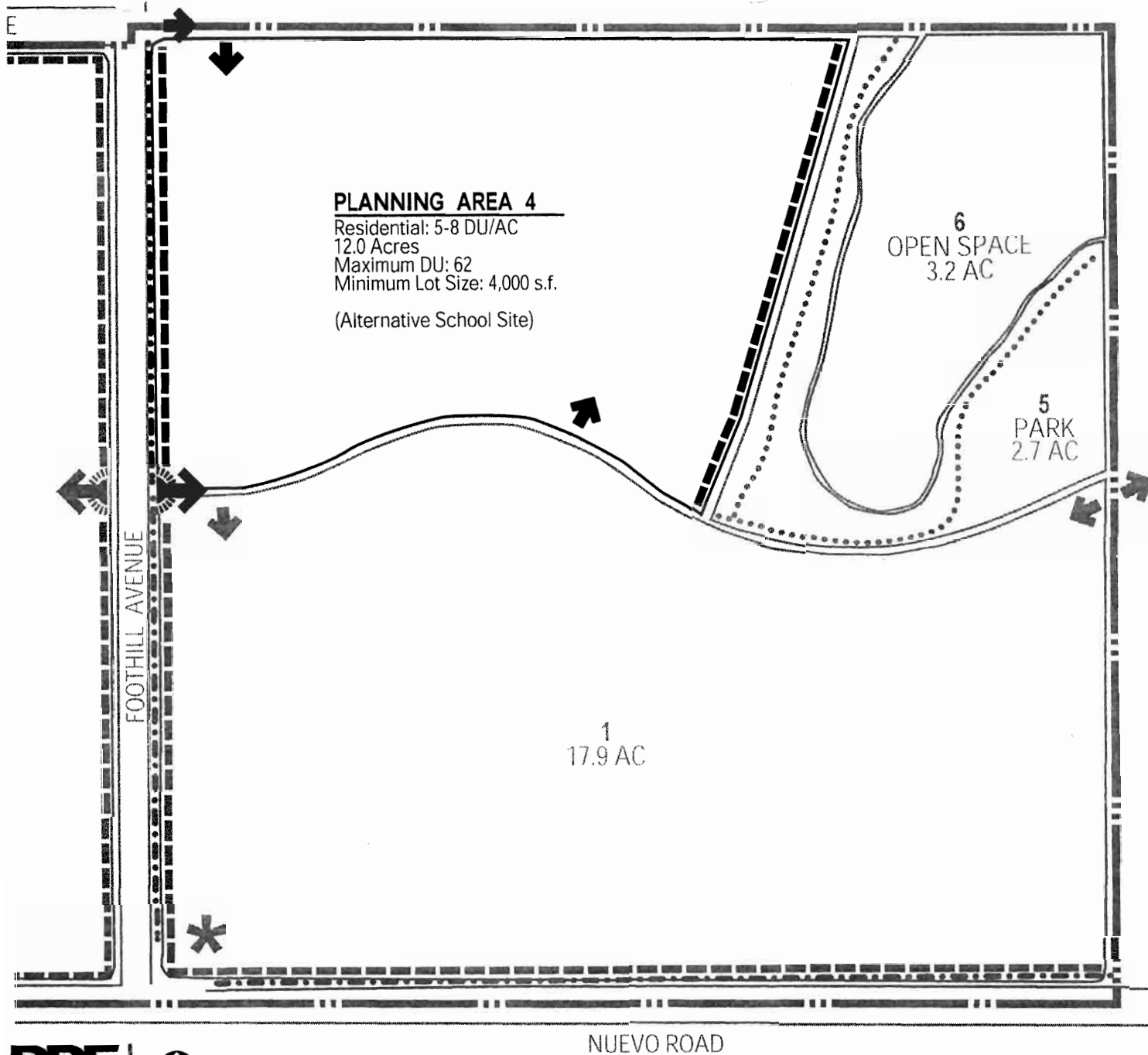
Planning Area 4 is also designated for alternate use as an elementary school site if the Nuviev Union School District determines it is the preferred site and the District proposes to acquire the site. If PA 4 is developed as a school site, joint use of the school grounds could supplement the park area planned in adjacent Planning Area 5 to the east.

4.4.2 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 4 will be achieved from Foothill Avenue. Final access points to the planning area will be determined at time of tentative tract map submittal.
3. Two village entries, as depicted in Exhibits 5.4 and 5.5, will be constructed at the southwest and northwest corners of the Planning Area off of Foothill Avenue.
4. A landscape area, as depicted in Exhibit 5.6, will be incorporated between the perimeter wall and Foothill Avenue.
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 Foothill Avenue 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. If Planning Area 4 is developed as a residential use, an additional 1.7 acres of park area shall be provided along the east side of this planning area that can be combined with the park area in Planning Area 5.



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