

**PLANNING AREA 4
Resort Commercial****Overall Concept:**

Planning Area 4 is intended to function as a resort commercial center to cater to the visitors of Diamond Valley Reservoir. This area can be developed independently of other planning areas. Special design treatment shall include a fuel modification zone adjacent to the area to remain as natural open space (PA 6).

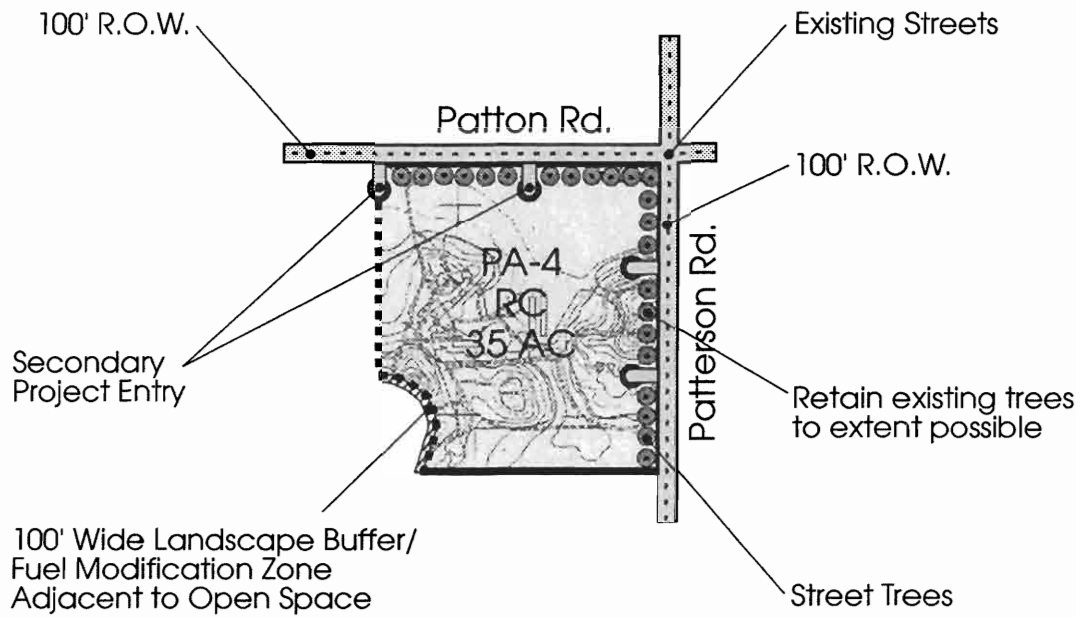
Figure 14 shows Planning Area 4 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from Patton and Patterson Roads. Cross-access between Planning Area 4 and Planning Area 3 shall be allowed if individual project designs warrant.

- a. Planning Area 4 consists of about 35 acres and is located along the west side of Patterson Road just south of Patton Road. It is zoned for Resort Commercial (C-P-S) uses. Refer to Specific Plan Zone, Section IV.2.b, herein, and Ordinance No. 348, Article IXb, Section 9.50.a for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be 10,000 square feet.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The southwestern limit of development will be the boundary between Planning Area 4 and the natural open space within Planning Area 6. The western limit of development will be the boundary between Planning Area 4 and Planning Area 3. No special treatments or buffers are needed between these two commercial planning areas. The southern limit lies at the boundary with existing off-site residential properties.
- c. Special Treatment Areas within this planning area include Secondary Project Entry zones at the entrances to Planning Area 4 from Patton and Patterson Roads. A common entry is proposed from Patton Road to both PA 4 and PA 3. The streetscape along these roads will also be developed per the streetscape standards, herein. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

To protect both development within PA 4 and the natural open space within PA 6, a fuel modification zone and planning area edge treatment are required at this interface. Because of the sensitive nature of PA 6, the fuel modification zone shall be incorporated within PA 4. The design guidelines for this type of interface condition are included in Section V.C.

A landscape buffer between this planning area and off-site development is also proposed along the southern planning area boundary. The design guidelines for this type of interface condition are included in Section V.C.

- d. Existing stands of eucalyptus trees are found within this planning area that promote the resort commercial environment sought by this project. Therefore, the existing trees will be retained within project design, or replaced in-kind to maintain the desired environment. Its proximity to the natural open space area is the only other environmental constraint affecting Planning Area 4.
- e. No areas of additional study or mitigation are necessary.
- f. Planning Area 4 is located within Assessor Parcel Nos. 465-190-059 and 465-190-060.



Not to scale

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Planning Area 4- Figure 14