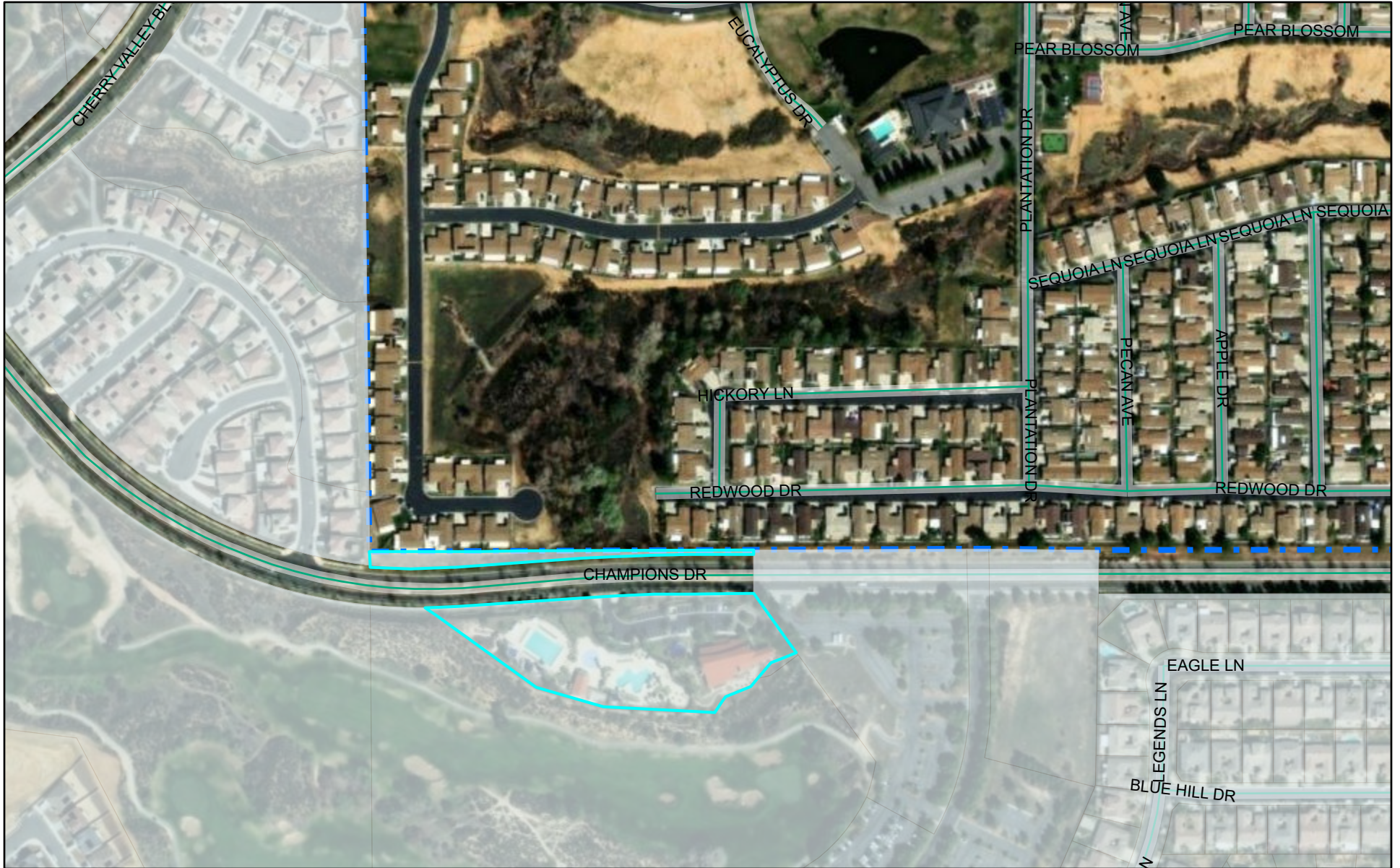


# Zoning APN: 400-020-001



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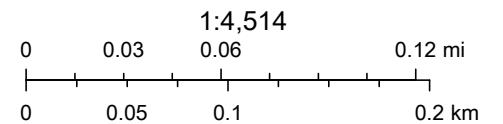
Zoning

City Boundary

Minor Streets

Specific Plan

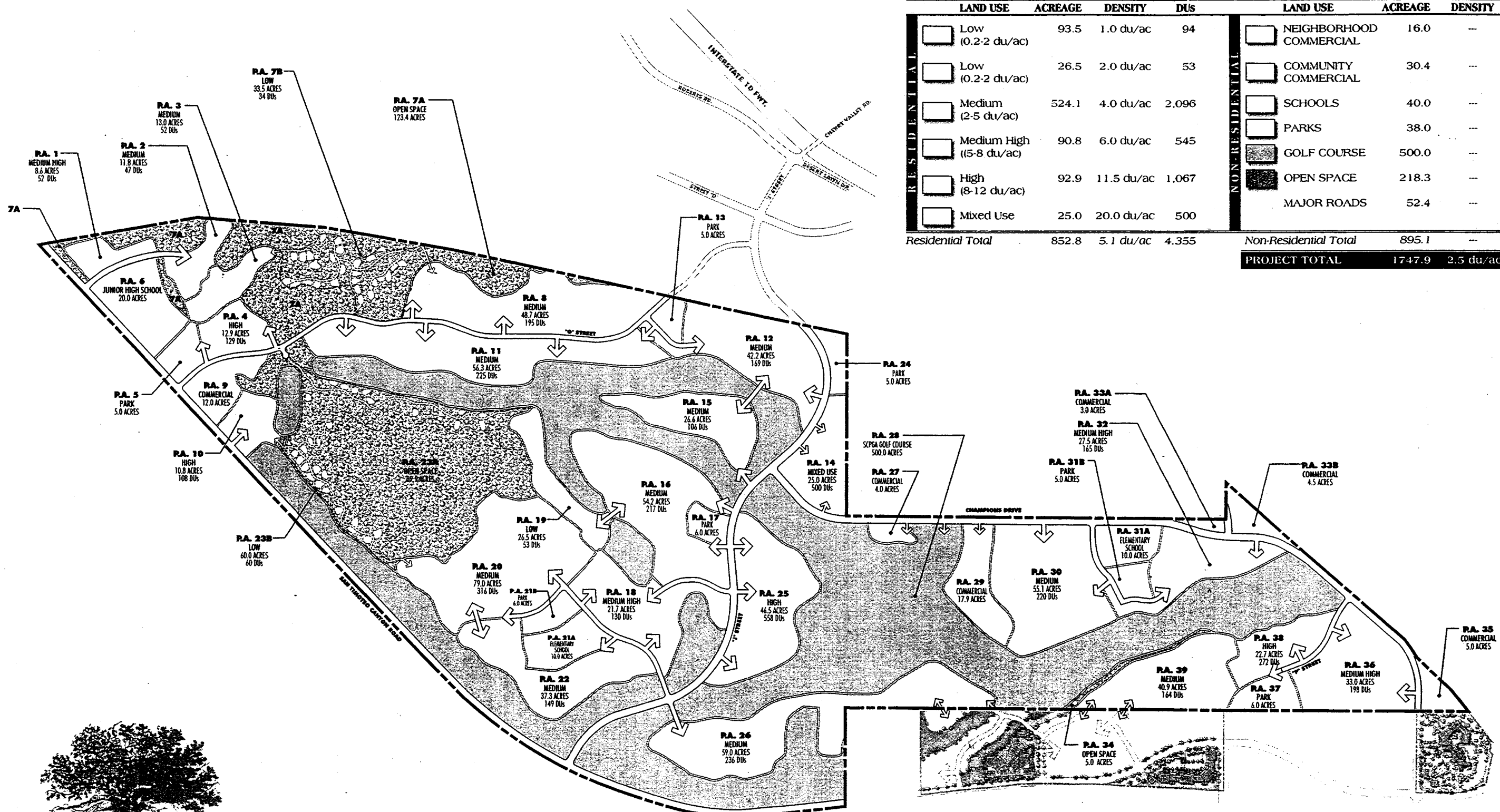
Street Labels



Maxar

**STATISTICAL ABSTRACT**

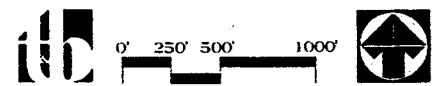
RESIDENTIAL				NON-RESIDENTIAL			
LAND USE	ACREAGE	DENSITY	DUs	LAND USE	ACREAGE	DENSITY	DUs
Low (0.2-2 du/ac)	93.5	1.0 du/ac	94	NEIGHBORHOOD COMMERCIAL	16.0	--	--
Low (0.2-2 du/ac)	26.5	2.0 du/ac	53	COMMUNITY COMMERCIAL	30.4	--	--
Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096	SCHOOLS	40.0	--	--
Medium High (5-8 du/ac)	90.8	6.0 du/ac	545	PARKS	38.0	--	--
High (8-12 du/ac)	92.9	11.5 du/ac	1,067	GOLF COURSE	500.0	--	--
Mixed Use	25.0	20.0 du/ac	500	OPEN SPACE	218.3	--	--
<b>Residential Total</b>				<b>Non-Residential Total</b>			
852.8 5.1 du/ac 4,355				895.1 -- --			
<b>PROJECT TOTAL</b>					1747.9 2.5 du/ac 4,355		



**Park Valley** & SCPGA GOLF COURSE SPECIFIC PLAN, SP # 318

RIVERSIDE COUNTY, CALIFORNIA

**Figure 3A-1  
SPECIFIC LAND USE PLAN**



January, 2001

**30. Planning Area 27: Neighborhood Commercial****a. DESCRIPTIVE SUMMARY**

Planning Area 27, as depicted in Figure 3B-6, provides for development of 4.0 acres for commercial uses. Located on Champions Drive, the uses envisioned for the site are intended to be neighborhood level, such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Access to Planning Area 27 shall be provided from Champions Drive.
- 2) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive.
- 3) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along Champions Drive.
- 4) Class II bike paths will be provided along Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 5) A plot plan application will be required as part of the processing procedure for this commercial site.
- 6) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 7) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

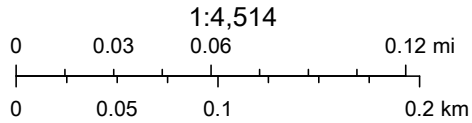
III.A.10: Comprehensive Maintenance Plan

# General Plan Land Use APN: 400-020-001



8/28/2023, 3:08:27 PM

- General Plan
- Open Space
- Single Family Residential
- City Boundary
- Street Labels
- Minor Streets



Maxar

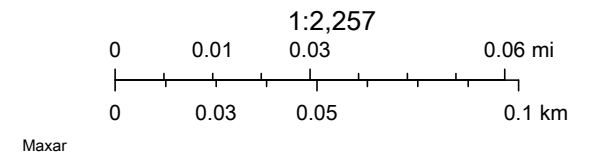
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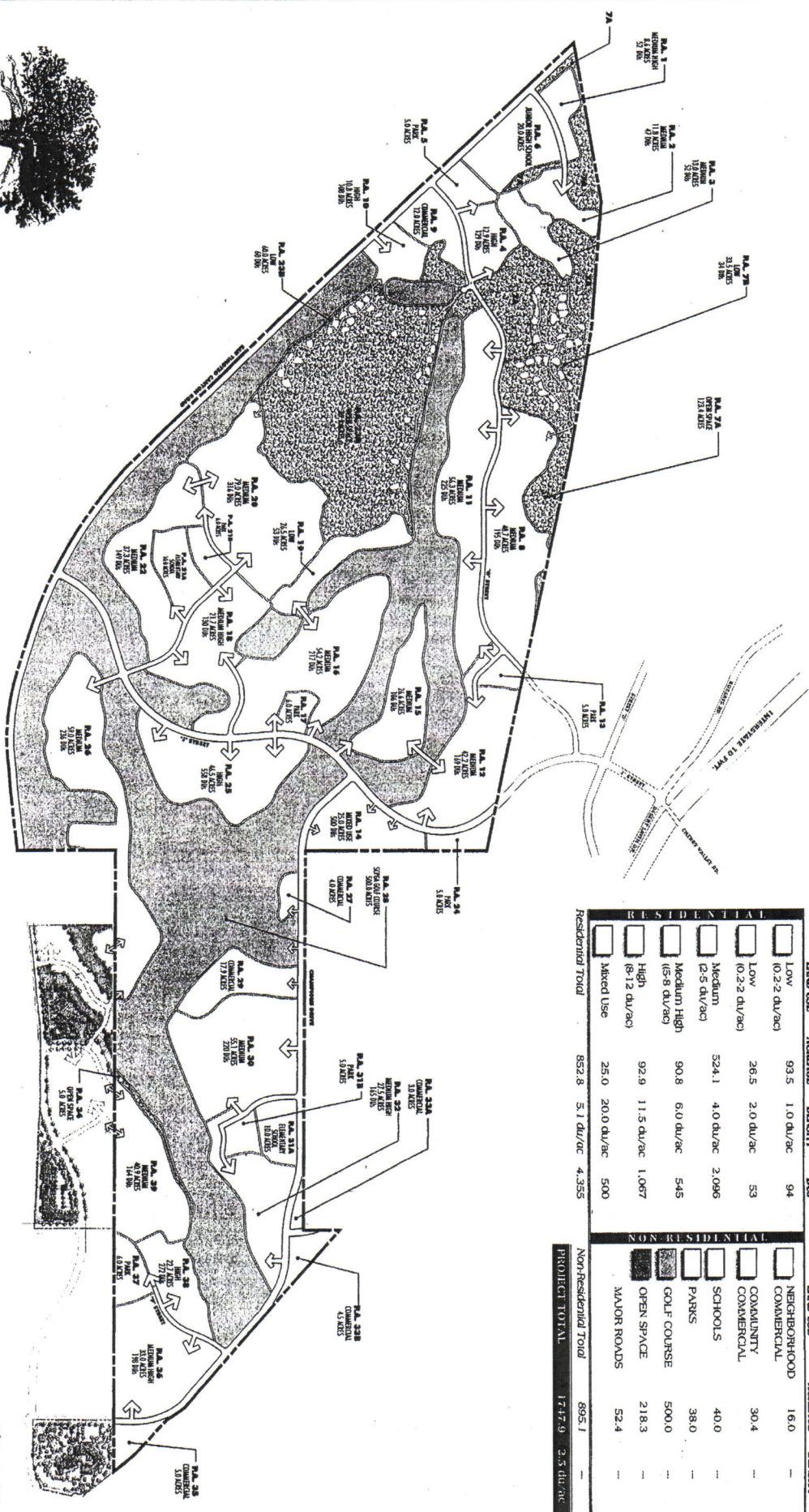


8/29/2023, 3:13:17 PM

Zoning  Parcel Labels - - - City Boundary  
 Specific Plan  Parcels\_Public — Street Labels

Minor Streets





STATISTICAL ABSTRACT			
LAND USE	ACREAGE	DENSITY	DUS
<b>RESIDENTIAL</b>			
<input type="checkbox"/> Low (0.2-2 du/ac)	93.5	1.0 du/ac	94
<input type="checkbox"/> Low (0.2-2 du/ac)	26.5	2.0 du/ac	53
<input type="checkbox"/> Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096
<input type="checkbox"/> Medium High (5-8 du/ac)	90.8	6.0 du/ac	545
<input type="checkbox"/> High (8-12 du/ac)	92.9	11.5 du/ac	1,067
<input type="checkbox"/> Mixed Use	25.0	20.0 du/ac	500
<b>Residential Total</b>	<b>852.8</b>	<b>5.1 du/ac</b>	<b>4,355</b>
<b>NON RESIDENTIAL</b>			
<input type="checkbox"/> NEIGHBORHOOD COMMERCIAL	16.0	---	---
<input type="checkbox"/> COMMUNITY COMMERCIAL	30.4	---	---
<input type="checkbox"/> SCHOOLS	40.0	---	---
<input type="checkbox"/> PARKS	38.0	---	---
<input type="checkbox"/> GOLF COURSE	500.0	---	---
<input type="checkbox"/> OPEN SPACE	218.3	---	---
<input type="checkbox"/> MAJOR ROADS	52.4	---	---
<b>Non-Residential Total</b>	<b>895.1</b>	---	---
<b>PROJECT TOTAL</b>	<b>1747.9</b>	<b>2.5 du/ac</b>	<b>4,355</b>

**Figure 3A-1**  
**SPECIFIC LAND USE PLAN**



January, 2001

**32. Planning Areas 29, 33A and 33B: Community Commercial****a. DESCRIPTIVE SUMMARY**

Planning Areas 29, 33A and 33B, as depicted in Figure 3B-6, provides for development of a total 25.4 acres for commercial uses. Planning Area 29 is comprised of 17.9 acres. Planning Area 33A and 33B are located at the intersection of Champions Drive and Desert Lawn Drive and account for 3.0 acres and 4.5 acres, respectively. They are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Access to Planning Areas 29, 33A and 33B shall be provided from Champions Drive.
- 2) Planning Areas 33A and 33B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive effecting Planning Area 29.
- 4) A roadway landscape treatment, as shown on Figure 4-19, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive effecting Planning Areas 33A and 33B.
- 5) A Primary Community Entry and Theme Intersection, as shown on Figure 4-4, are planned at the intersection of Champions Drive with Desert Lawn Drive.
- 6) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 7) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 8) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 29 and the adjacent residential in Planning Area 30.

- 9) A plot plan application will be required as part of the processing procedure for the commercial sites.
- 10) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 11) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- III.A.2: Specific Land Use Plan
- III.A.3: Circulation Plan
- III.A.4: Drainage Plan
- III.A.5: Water and Sewer Plans
- III.A.6: Open Space and Recreation Plan
- III.A.7: Grading Plan
- III.A.8: Public Facility Sites and Project Phasing Plan
- III.A.9: Landscaping Plan
- III.A.10: Comprehensive Maintenance Plan



# General Plan Land Use APN: 400-020-006



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General Plan

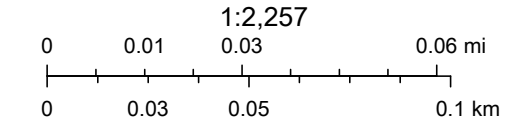
Open Space

Single Family Residential

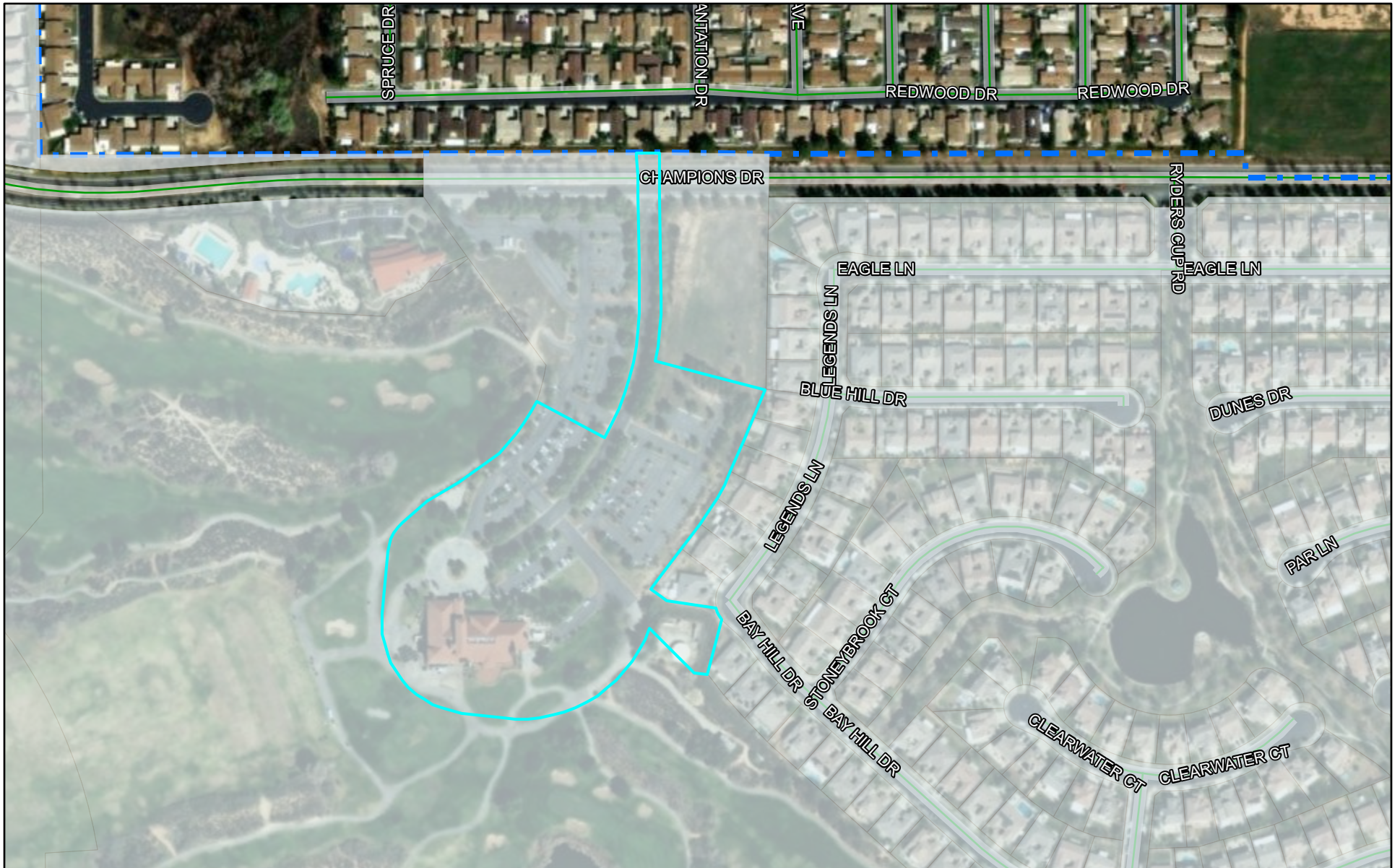
Parcel Labels  
Parcels\_Public

City Boundary

Street Labels  
Minor Streets



# Zoning APN: 400-020-007



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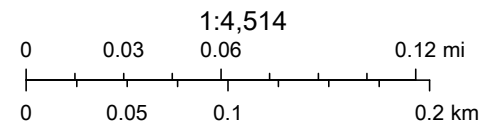
Zoning

City Boundary

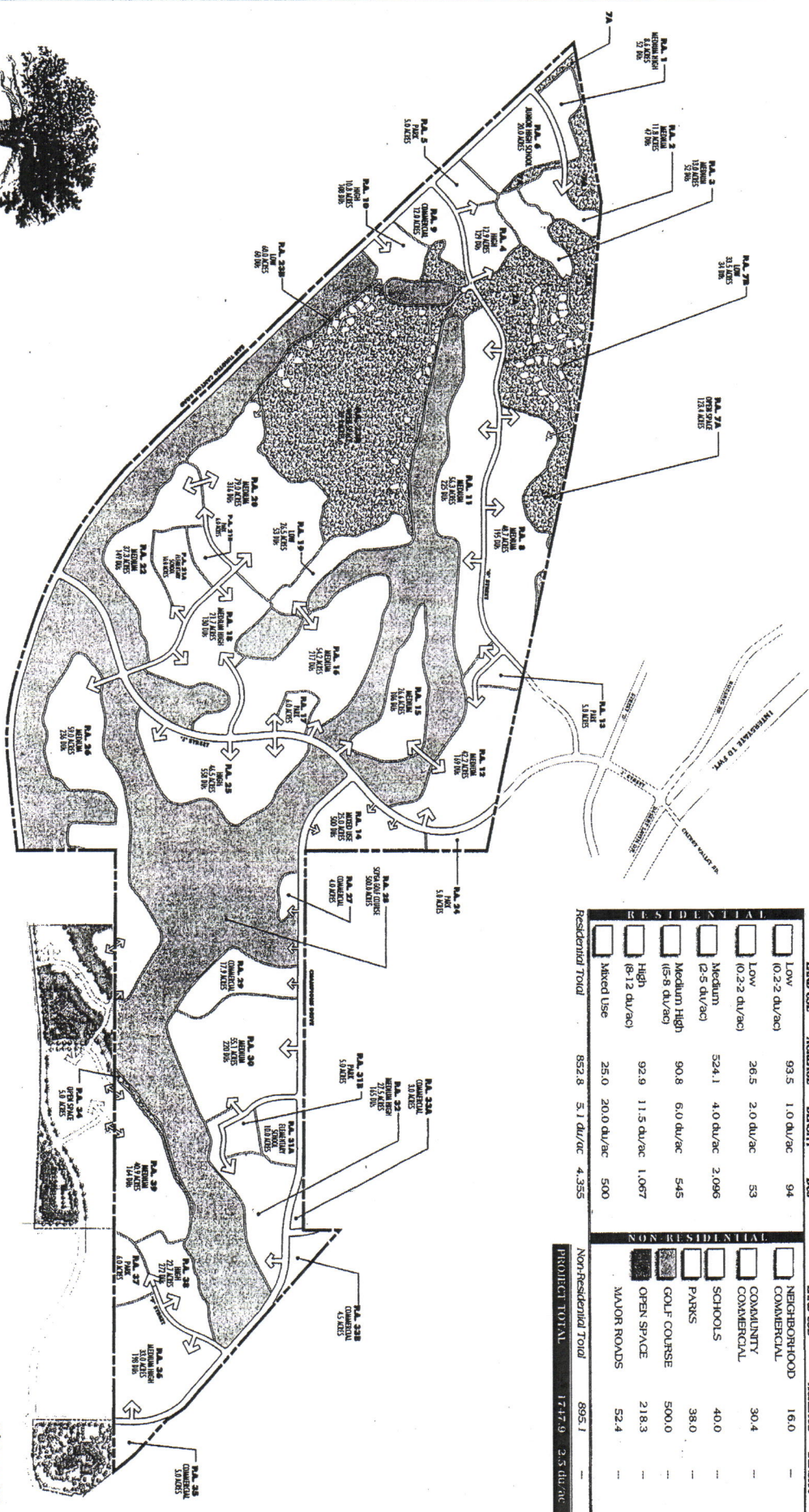
Minor Streets

Specific Plan

Street Labels



Maxar



STATISTICAL ABSTRACT			
LAND USE	ACREAGE	DENSITY	DUS
<b>RESIDENTIAL</b>			
<input type="checkbox"/> Low (0.2-2 du/ac)	93.5	1.0 du/ac	94
<input type="checkbox"/> Low (0.2-2 du/ac)	26.5	2.0 du/ac	53
<input type="checkbox"/> Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096
<input type="checkbox"/> Medium High (5-8 du/ac)	90.8	6.0 du/ac	545
<input type="checkbox"/> High (8-12 du/ac)	92.9	11.5 du/ac	1,067
<input type="checkbox"/> Mixed Use	25.0	20.0 du/ac	500
<b>Residential Total</b>	<b>852.8</b>	<b>5.1 du/ac</b>	<b>4,355</b>
<b>NON RESIDENTIAL</b>			
<input type="checkbox"/> NEIGHBORHOOD COMMERCIAL	16.0	-	-
<input type="checkbox"/> COMMUNITY COMMERCIAL	30.4	-	-
<input type="checkbox"/> SCHOOLS	40.0	-	-
<input type="checkbox"/> PARKS	38.0	-	-
<input type="checkbox"/> GOLF COURSE	500.0	-	-
<input type="checkbox"/> OPEN SPACE	218.3	-	-
<input type="checkbox"/> MAJOR ROADS	52.4	-	-
<b>Non-Residential Total</b>	<b>895.1</b>	-	-
<b>PROJECT TOTAL</b>	<b>1747.9</b>	<b>2.5 du/ac</b>	<b>4,355</b>

Figure 3A-1  
 SPECIFIC LAND USE PLAN



January, 2001

**32. Planning Areas 29, 33A and 33B: Community Commercial****a. DESCRIPTIVE SUMMARY**

Planning Areas 29, 33A and 33B, as depicted in Figure 3B-6, provides for development of a total 25.4 acres for commercial uses. Planning Area 29 is comprised of 17.9 acres. Planning Area 33A and 33B are located at the intersection of Champions Drive and Desert Lawn Drive and account for 3.0 acres and 4.5 acres, respectively. They are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

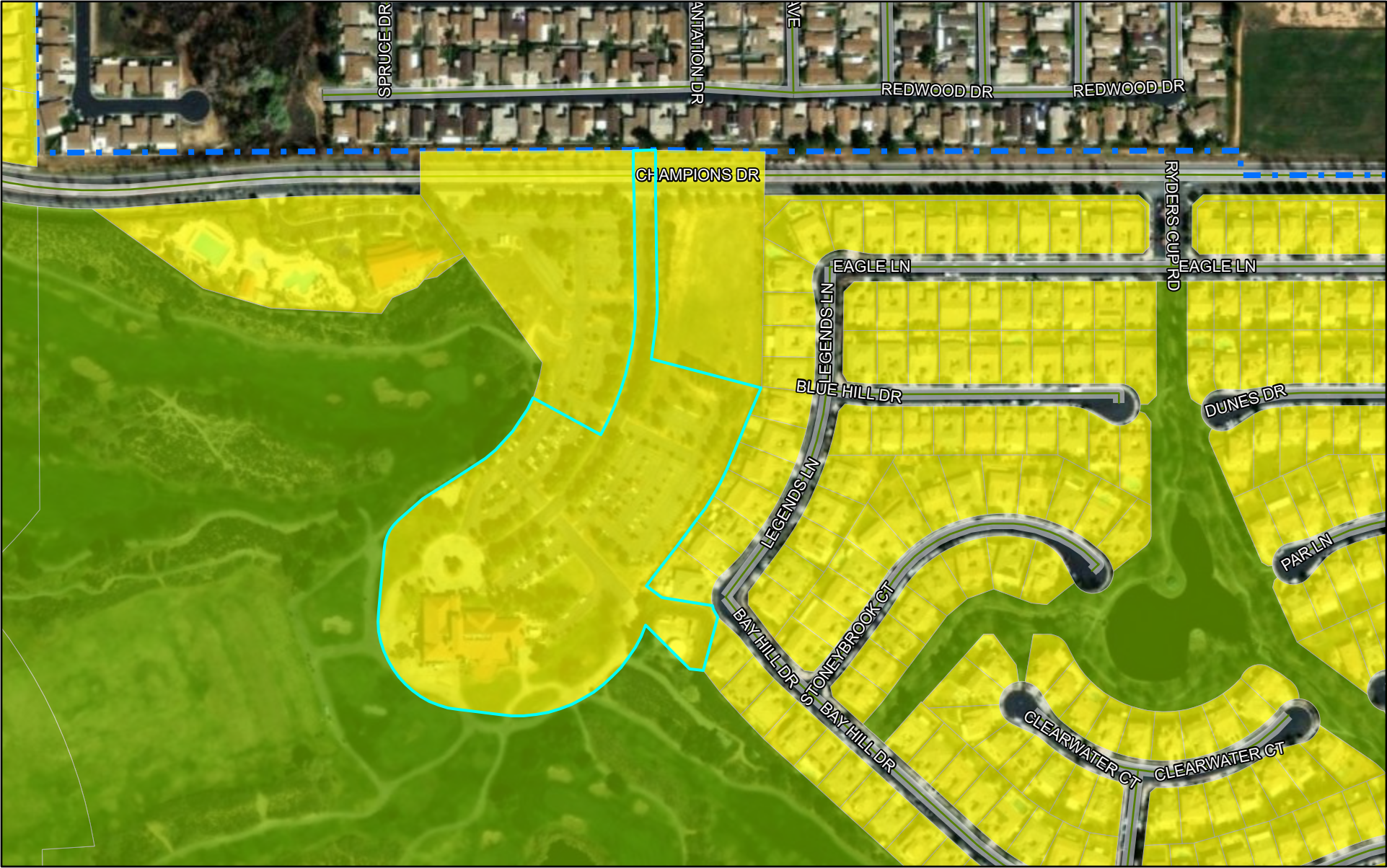
**c. PLANNING STANDARDS**

- 1) Access to Planning Areas 29, 33A and 33B shall be provided from Champions Drive.
- 2) Planning Areas 33A and 33B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive effecting Planning Area 29.
- 4) A roadway landscape treatment, as shown on Figure 4-19, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive effecting Planning Areas 33A and 33B.
- 5) A Primary Community Entry and Theme Intersection, as shown on Figure 4-4, are planned at the intersection of Champions Drive with Desert Lawn Drive.
- 6) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 7) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 8) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 29 and the adjacent residential in Planning Area 30.

- 9) A plot plan application will be required as part of the processing procedure for the commercial sites.
- 10) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 11) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

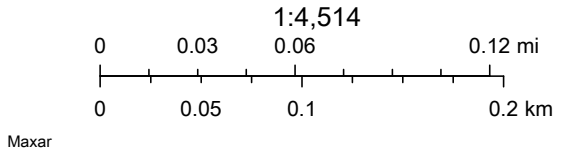
- III.A.2: Specific Land Use Plan
- III.A.3: Circulation Plan
- III.A.4: Drainage Plan
- III.A.5: Water and Sewer Plans
- III.A.6: Open Space and Recreation Plan
- III.A.7: Grading Plan
- III.A.8: Public Facility Sites and Project Phasing Plan
- III.A.9: Landscaping Plan
- III.A.10: Comprehensive Maintenance Plan

# General Plan Land Use APN: 400-020-007

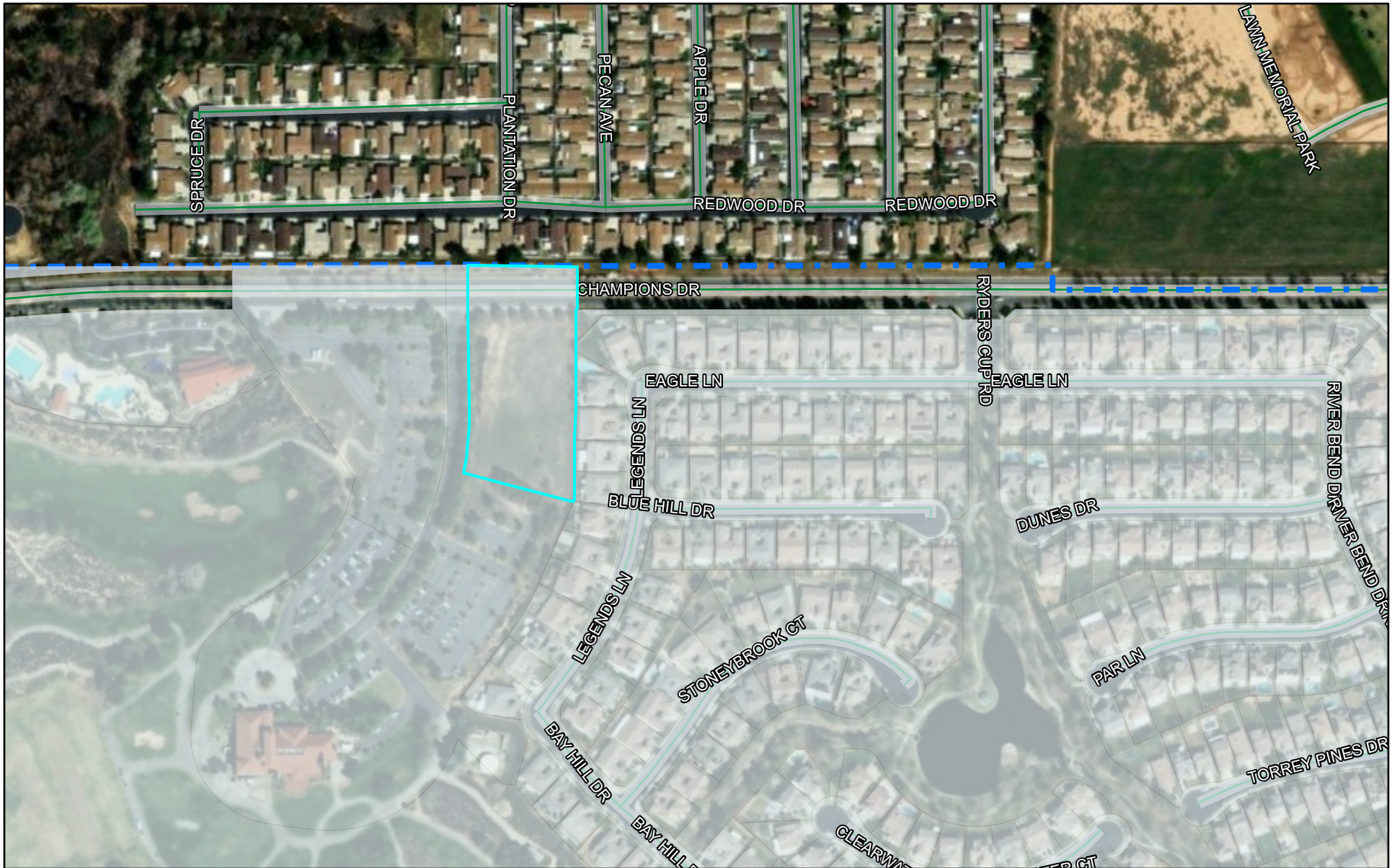


8/29/2023, 3:51:39 PM

- General Plan
- Single Family Residential
- Open Space
- City Boundary
- Street Labels
- Minor Streets



# Zoning APN: 400-020-008



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Zoning

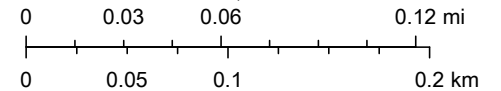
City Boundary

Minor Streets

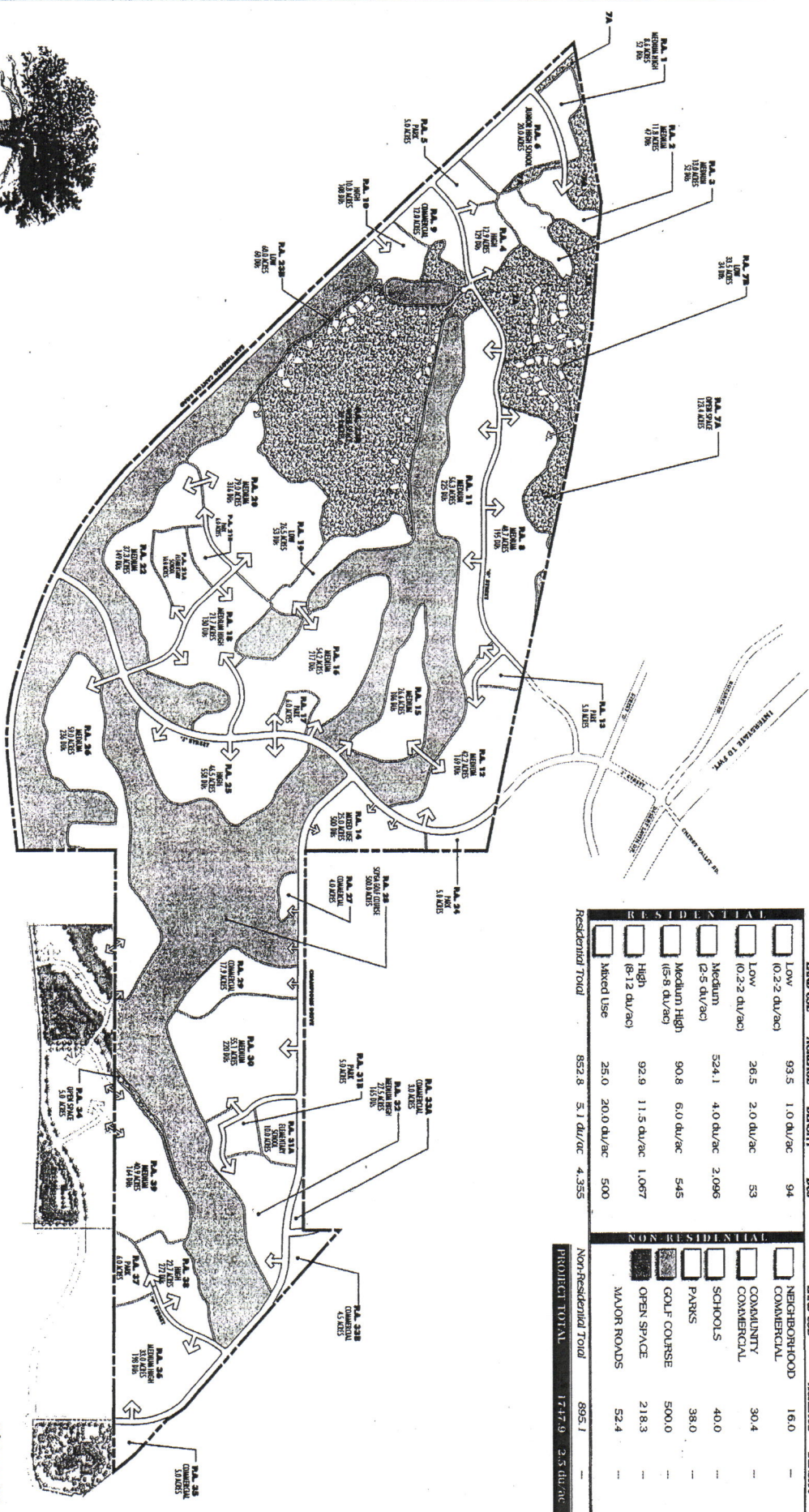
Specific Plan

Street Labels

1:4,514



Maxar



STATISTICAL ABSTRACT			
LAND USE	ACREAGE	DENSITY	DUS
<input type="checkbox"/> Low (0.2-2 du/ac)	93.5	1.0 du/ac	94
<input type="checkbox"/> Low (0.2-2 du/ac)	26.5	2.0 du/ac	53
<input type="checkbox"/> Medium (2-5 du/ac)	524.1	4.0 du/ac	2,096
<input type="checkbox"/> Medium High (5-8 du/ac)	90.8	6.0 du/ac	545
<input type="checkbox"/> High (8-12 du/ac)	92.9	11.5 du/ac	1,067
<input type="checkbox"/> Mixed Use	25.0	20.0 du/ac	500
<b>Residential Total</b>	<b>852.8</b>	<b>5.1 du/ac</b>	<b>4,355</b>
<input type="checkbox"/> NEIGHBORHOOD COMMERCIAL	16.0	-	-
<input type="checkbox"/> COMMUNITY COMMERCIAL	30.4	-	-
<input type="checkbox"/> SCHOOLS	40.0	-	-
<input type="checkbox"/> PARKS	38.0	-	-
<input type="checkbox"/> GOLF COURSE	500.0	-	-
<input type="checkbox"/> OPEN SPACE	218.3	-	-
<input type="checkbox"/> MAJOR ROADS	52.4	-	-
<b>Non-Residential Total</b>	<b>895.1</b>	-	-
<b>PROJECT TOTAL</b>	<b>1747.9</b>	<b>2.5 du/ac</b>	<b>4,355</b>

**Figure 3A-1**  
**SPECIFIC LAND USE PLAN**



January, 2001



**32. Planning Areas 29, 33A and 33B: Community Commercial****a. DESCRIPTIVE SUMMARY**

Planning Areas 29, 33A and 33B, as depicted in Figure 3B-6, provides for development of a total 25.4 acres for commercial uses. Planning Area 29 is comprised of 17.9 acres. Planning Area 33A and 33B are located at the intersection of Champions Drive and Desert Lawn Drive and account for 3.0 acres and 4.5 acres, respectively. They are intended to serve the broader community. The level of community retail and service related uses may include a bank, convenience store, lodging, pharmacy, professional offices, restaurant, supermarket, and/or other similar retail and service uses.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Access to Planning Areas 29, 33A and 33B shall be provided from Champions Drive.
- 2) Planning Areas 33A and 33B shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the Desert Lawn Drive. For specific standards, see Section III.A.3.b.23).
- 3) A roadway landscape treatment, as shown on Figure 4-16, *Champions Drive at PA 27, 28 & 29*, is planned along Champions Drive effecting Planning Area 29.
- 4) A roadway landscape treatment, as shown on Figure 4-19, *Champions Drive (East of Desert Lawn Drive)*, is planned along Champions Drive effecting Planning Areas 33A and 33B.
- 5) A Primary Community Entry and Theme Intersection, as shown on Figure 4-4, are planned at the intersection of Champions Drive with Desert Lawn Drive.
- 6) A six-foot wide pedestrian path with 4-foot wide jog trail will be located along south side of Champions Drive.
- 7) Class II bike paths will be provided along the Champions Drive to provide a non-motorized circulation alternative for residents, as shown on Figure 4-8, *Non-Vehicular Circulation Plan*.
- 8) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 29 and the adjacent residential in Planning Area 30.

- 9) A plot plan application will be required as part of the processing procedure for the commercial sites.
- 10) Please refer to Section IV, *Design Guidelines*, for further design and landscaping standards that apply site-wide.
- 11) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

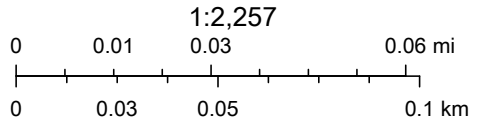
- III.A.2: Specific Land Use Plan
- III.A.3: Circulation Plan
- III.A.4: Drainage Plan
- III.A.5: Water and Sewer Plans
- III.A.6: Open Space and Recreation Plan
- III.A.7: Grading Plan
- III.A.8: Public Facility Sites and Project Phasing Plan
- III.A.9: Landscaping Plan
- III.A.10: Comprehensive Maintenance Plan

# General Plan Land Use APN: 400-020-008



8/29/2023, 4:02:53 PM

- General Plan
- Open Space
- Single Family Residential
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets



Maxar

# Zoning APN: 413-790-047



8/29/2023, 4:06:09 PM

Zoning

Specific Plan



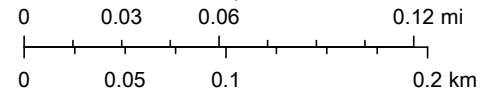
City Boundary



Street Labels

Minor Streets

1:4,514



Maxar

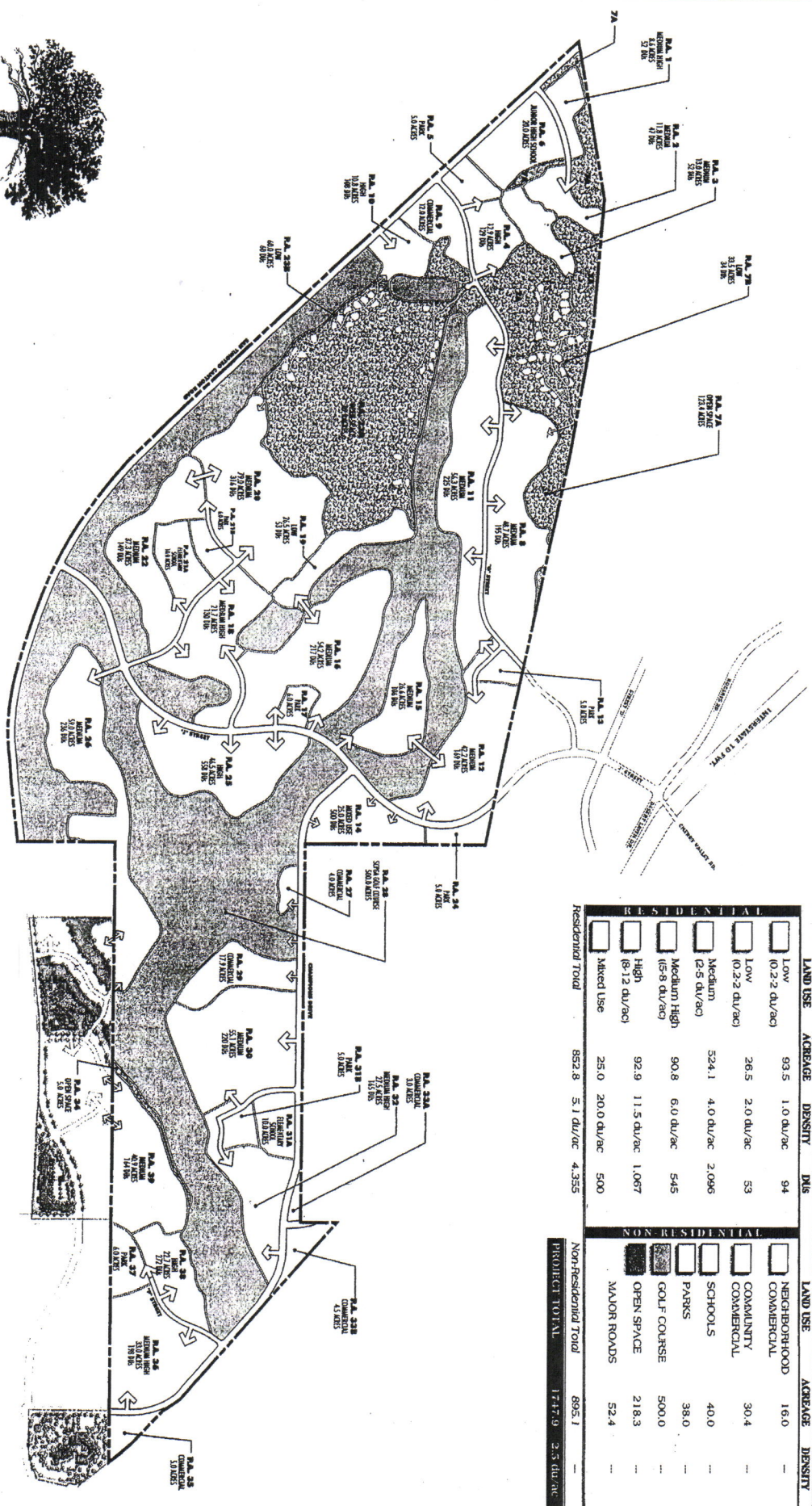


Figure 3A-1  
SPECIFIC LAND USE PLAN

January, 2001

STATISTICAL ABSTRACT

LAND USE	ACREAGE	DENSITY	DUS	LAND USE	ACREAGE	DENSITY	DUS
<input type="checkbox"/> 1.0v	93.5	1.0 du/ac	94	<input type="checkbox"/> NEIGHBORHOOD	16.0	---	---
<input type="checkbox"/> 0.2-2 du/ac	26.5	2.0 du/ac	53	<input type="checkbox"/> COMMERCIAL	30.4	---	---
<input type="checkbox"/> Low	524.1	4.0 du/ac	2,096	<input type="checkbox"/> COMMUNITY COMMERCIAL	40.0	---	---
<input type="checkbox"/> 0.2-2 du/ac	90.8	6.0 du/ac	545	<input type="checkbox"/> SCHOOLS	38.0	---	---
<input type="checkbox"/> Medium	92.9	11.5 du/ac	1,067	<input type="checkbox"/> PARKS	500.0	---	---
<input type="checkbox"/> 2-5 du/ac	25.0	20.0 du/ac	500	<input type="checkbox"/> GOLF COURSE	218.3	---	---
<input type="checkbox"/> Medium High				<input type="checkbox"/> OPEN SPACE	52.4	---	---
<input type="checkbox"/> 15-8 du/ac				<input type="checkbox"/> MAJOR ROADS			
<input type="checkbox"/> High							
<input type="checkbox"/> 8-12 du/ac							
<input type="checkbox"/> Mixed Use							
<input type="checkbox"/> Residential Total	852.8	5.1 du/ac	4,355	<b>Non-Residential Total</b>	895.1	---	---
				<b>PROJECT TOTAL</b>	1747.9	2.5 du/ac	4,355

**10. Planning Area 9: Neighborhood Commercial****a. DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure 3B-2, provides for development of 12.0 acres for commercial uses. Located at the southeast intersection of San Timoteo Canyon Road and "G" Street, the uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_\_\_. (See Specific Plan Zone Ordinance Tab.)

**c. PLANNING STANDARDS**

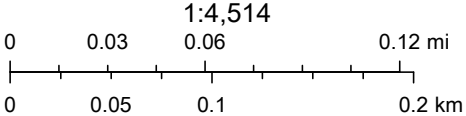
- 1) Access to Planning Area 9 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 9 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 3) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.
- 4) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) A plot plan application will be required as part of the processing procedure for this commercial site.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.

# General Plan Land Use APN: 413-790-047



8/29/2023, 4:04:47 PM

- General Plan
- Single Family Residential
- Open Space
- City Boundary
- Street Labels
- Minor Streets

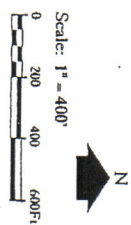
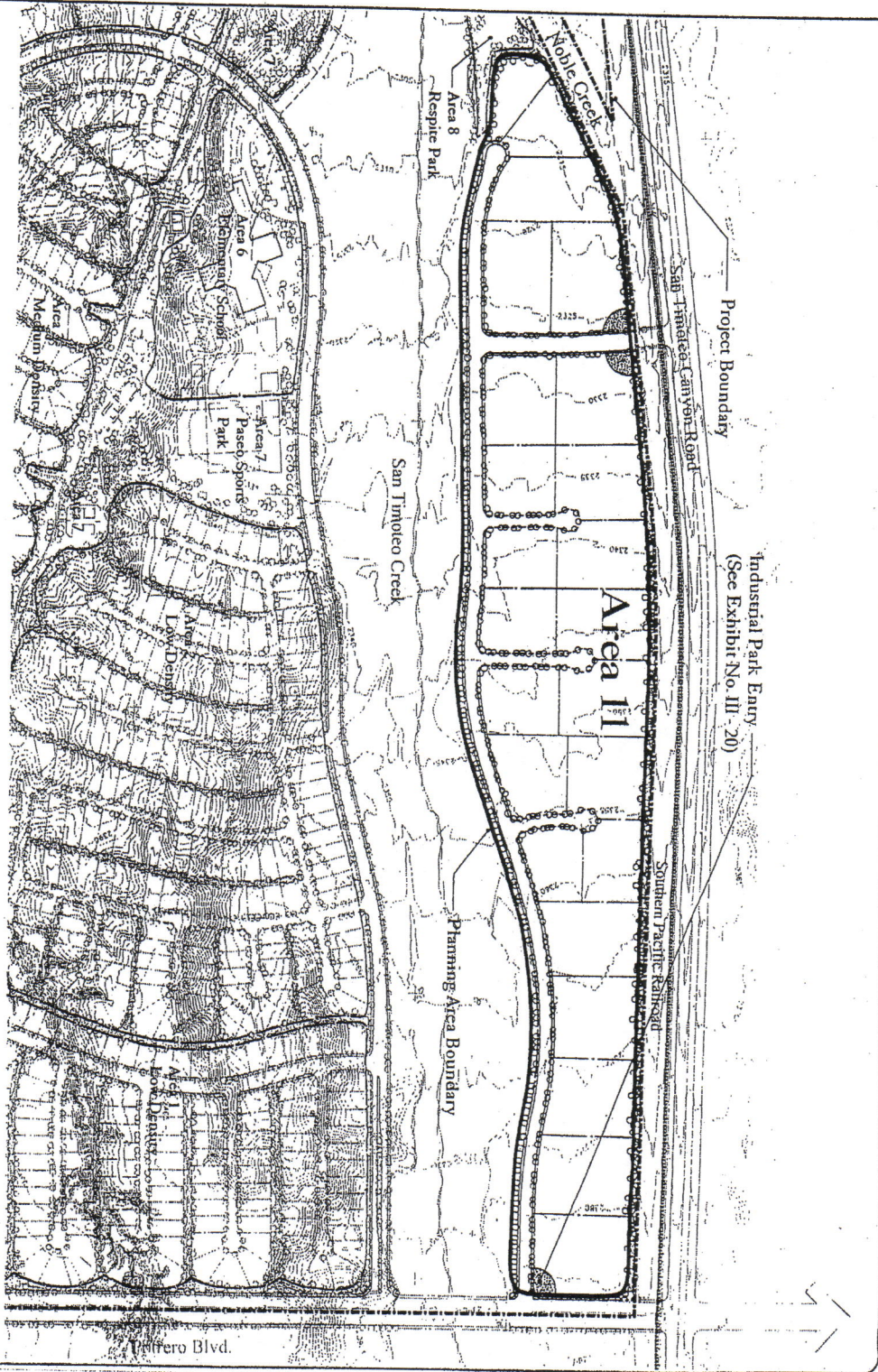


Maxar

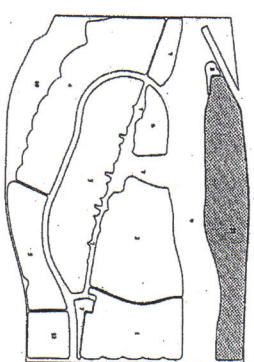




# Heartland Specific Plan Baumont, California



Planning Area II



Area: 50.3 Ac.  
Permitted Use: Industrial Park

H E A R T L A N D

Exhibit No.: IV - 10

Prepared by Tully Graphics

- Planning Area No. 10 shall be maintained as a functional wildlife movement corridor and as a conservation area towards the preservation of oak/willow woodlands associated with Cooper's Creek drainage.
- A landscaped slope buffer/transition treatment shall be applied over the descending slope area lying between the riparian resource area and the adjacent residential uses located within Planning Area No. 4.
- Please refer to Section 3 (Specific Plan) of this text for additional specific plan standards that apply to this planning area.

### ***K. Planning Area No. 11***

#### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 11 consists of 50.3 acres of industrial park land uses. As described in Section 3 (Specific Plan), it is anticipated that the planning area will support varied uses such as research and development, warehousing activities, light manufacturing and limited support commercial uses. The Planning Area Graphic (Exhibit IV-10), illustrates conceptually the manner in which the industrial park planning area could be parcelized in anticipation of future development.

#### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 11 will be achieved by way of Potrero Boulevard and San Timoteo Canyon Road.
- Industrial park entry statements shall be applied at the two above-referenced access points.
- Planning Area No. 11 will be protected from the San Timoteo Creek by elevating the pad areas above the 100 year flood plain in a manner consistent with the Conceptual Grading Plan, Exhibit III-12, and relevant studies as required by the City of Beaumont, RCFCD, FEMA, etc.
- A landscape buffer/transition treatment shall be applied between the industrial collector road and San Timoteo Creek as illustrated by Exhibit III-30.
- Prior to the recordation of the first subdivision or phase thereof within Planning Area No. 11, the project proponent(s) shall establish a park improvement program to ensure that the cost of improving and

maintaining the respite park (Planning Area No. 8) is equitably distributed over the entire industrial park planning area.

- Planning Area No. 11 shall be developed in accordance with the industrial park development standards pursuant to Section 5, Regulations and Development Standards.
- Please refer to Section 3 of this text for additional Specific Plan standards that apply to this planning area.

#### **L. Planning Area No. 12**

##### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 12 consists of 11.5 acres of neighborhood commercial located within the Specific Plan so as to provide goods and services for the Heartland community in addition to capturing retail dollars from commuters utilizing the State Route 60 corridor. Exhibit IV-11 illustrates a conceptual plan view of the planning area in a developed condition.

##### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 12 will be achieved by way of Potrero Boulevard and Heartland's Collector Loop Road (South).
- Median breaks will be provided at two locations along the Collector Loop Road to facilitate left-hand turning movements into and out of the commercial center.
- A single median break will be provided mid-way along Potrero Boulevard to facilitate left-hand turn movements into and out of the commercial center.
- A commercial/residential land use buffer will be established to screen the commercial uses from the residential units proposed within Planning Area No. 5, as illustrated by Exhibit III-24.
- A parkway landscape treatment will be incorporated into the design of Potrero Boulevard and Heartland's Collector Loop Road as illustrated by Exhibit III-23 and Exhibit III-25, respectively.

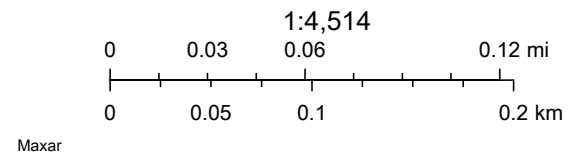


# Zoning APN: 414-110-056

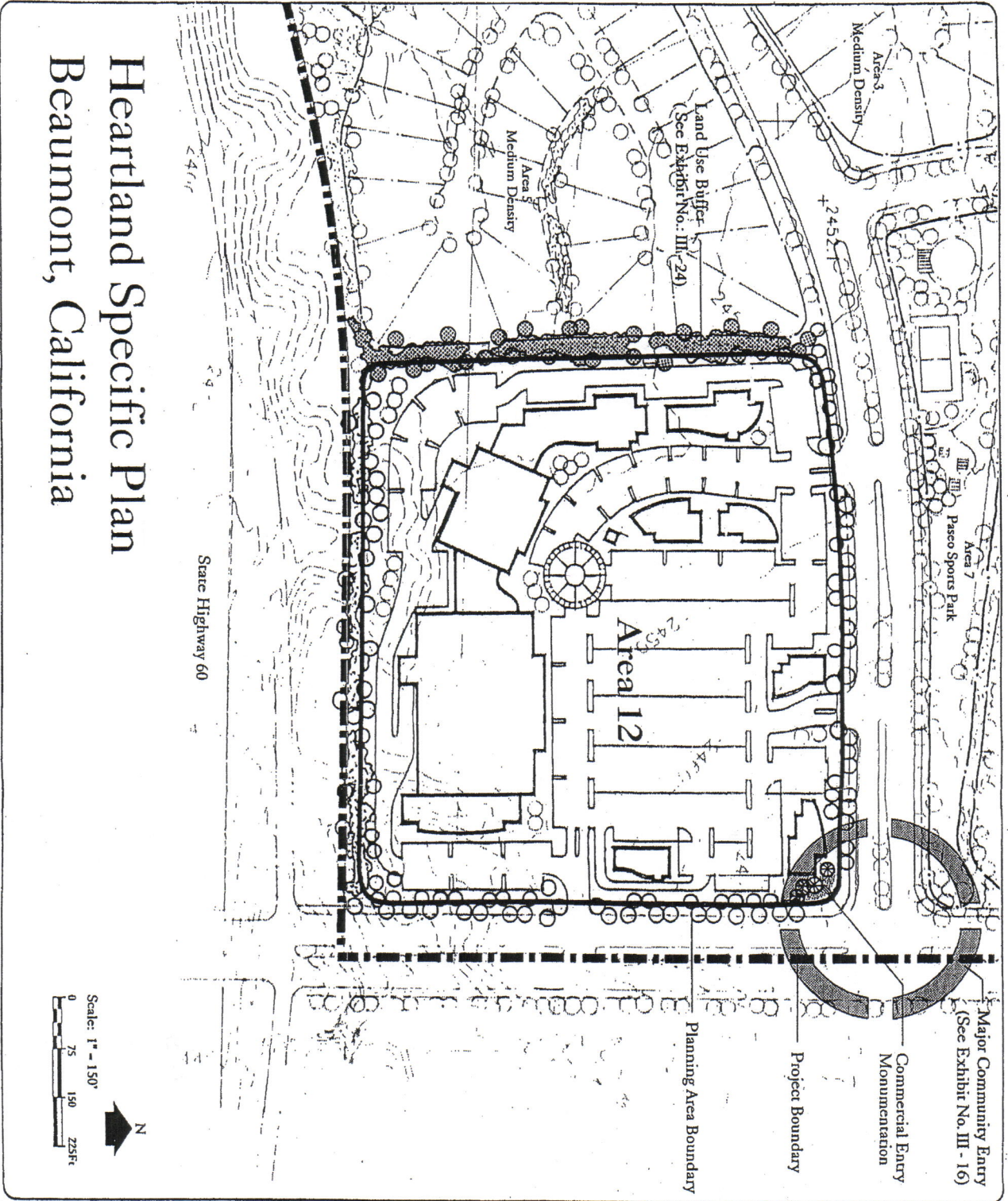


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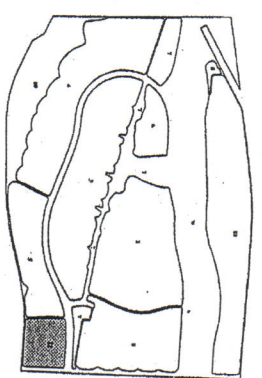
- Zoning: Urban Village (white box)
- Specific Plan (light blue box)
- Manufacturing (blue box)
- Highways/Major Streets (yellow box)
- Minor Streets (light yellow box)
- City Boundary (blue dashed line)
- Street Labels (red line)



# Heartland Specific Plan Baumont, California



## Planning Area 12



Area: 11.5 Ac.  
Permitted Use: Neighborhood Commercial  
Building Area: 125,000 ± S.F.

H E A R T L A N D  
Exhibit No: IV - 11

Prepared by Toddly Graphics

maintaining the respite park (Planning Area No. 8) is equitably distributed over the entire industrial park planning area.

- Planning Area No. 11 shall be developed in accordance with the industrial park development standards pursuant to Section 5, Regulations and Development Standards.
- Please refer to Section 3 of this text for additional Specific Plan standards that apply to this planning area.

#### **L. Planning Area No. 12**

##### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 12 consists of 11.5 acres of neighborhood commercial located within the Specific Plan so as to provide goods and services for the Heartland community in addition to capturing retail dollars from commuters utilizing the State Route 60 corridor. Exhibit IV-11 illustrates a conceptual plan view of the planning area in a developed condition.

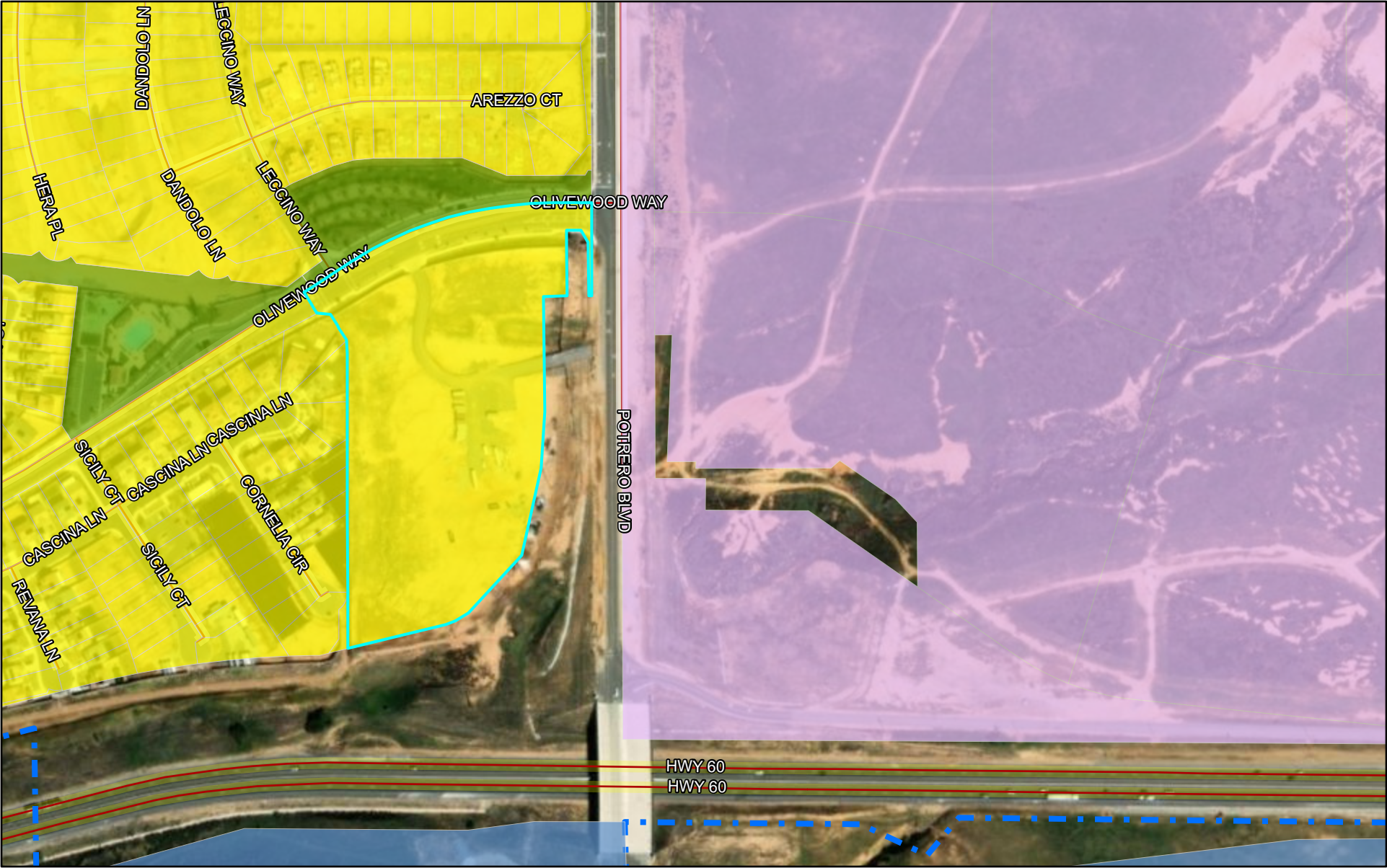
##### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 12 will be achieved by way of Potrero Boulevard and Heartland's Collector Loop Road (South).
- Median breaks will be provided at two locations along the Collector Loop Road to facilitate left-hand turning movements into and out of the commercial center.
- A single median break will be provided mid-way along Potrero Boulevard to facilitate left-hand turn movements into and out of the commercial center.
- A commercial/residential land use buffer will be established to screen the commercial uses from the residential units proposed within Planning Area No. 5, as illustrated by Exhibit III-24.
- A parkway landscape treatment will be incorporated into the design of Potrero Boulevard and Heartland's Collector Loop Road as illustrated by Exhibit III-23 and Exhibit III-25, respectively.

- A commercial entry monumentation and associated landscaping will be applied at the intersection of Potrero Boulevard and Heartland's Collector Loop Road (South).
- Planning Area No. 12 shall be developed in accordance with the commercial development regulations and standards pursuant to Section 5, Regulations and Development Standards.
- Please refer to Section 3 of this text for additional specific plan standards that apply to this planning area.
- A uniform signage program shall be established prior to the erection of any signs.

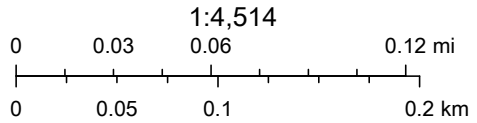


# General Plan Land Use APN: 414-110-056



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- |  |   |  |
|--|---|--|
| General Plan   | <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Single Family Residential | <span style="display:inline-block; width:15px; border-bottom:1px solid red;"></span> Street Labels             |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Open Space | <span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> Urban Village        | <span style="display:inline-block; width:15px; border-bottom:1px solid yellow;"></span> Highways/Major Streets |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Industrial  | <span style="display:inline-block; width:15px; border-bottom:1px dashed blue;"></span> City Boundary  | <span style="display:inline-block; width:15px; border-bottom:1px solid black;"></span> Minor Streets           |

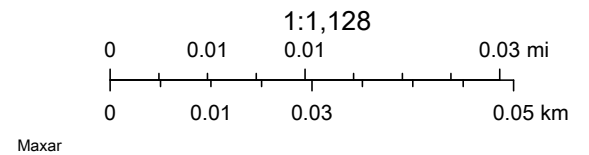


# Zoning APN: 417-041-001



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|--|--|---|
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| <span style="display:inline-block; width:15px; height:15px; background-color: #FFFF00; border: 1px solid black;"></span> Residential Single Family | <span style="display:inline-block; width:15px; height:15px; background-color: #A9A9A9; border: 1px solid black;"></span> Public Facilities       | <span style="display:inline-block; width:15px; height:15px; border-bottom: 1px solid blue;"></span> Street Labels |
| <span style="display:inline-block; width:15px; height:15px; background-color: #8B0000; border: 1px solid black;"></span> Commercial Neighborhood   | <span style="display:inline-block; width:15px; height:15px; border: 1px solid black;"></span> Parcel Labels                                      | <span style="display:inline-block; width:15px; height:15px; border-bottom: 1px solid blue;"></span> Minor Streets |

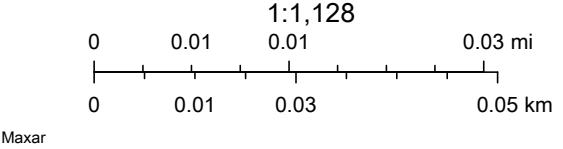


# General Plan Land Use APN: 417-041-001

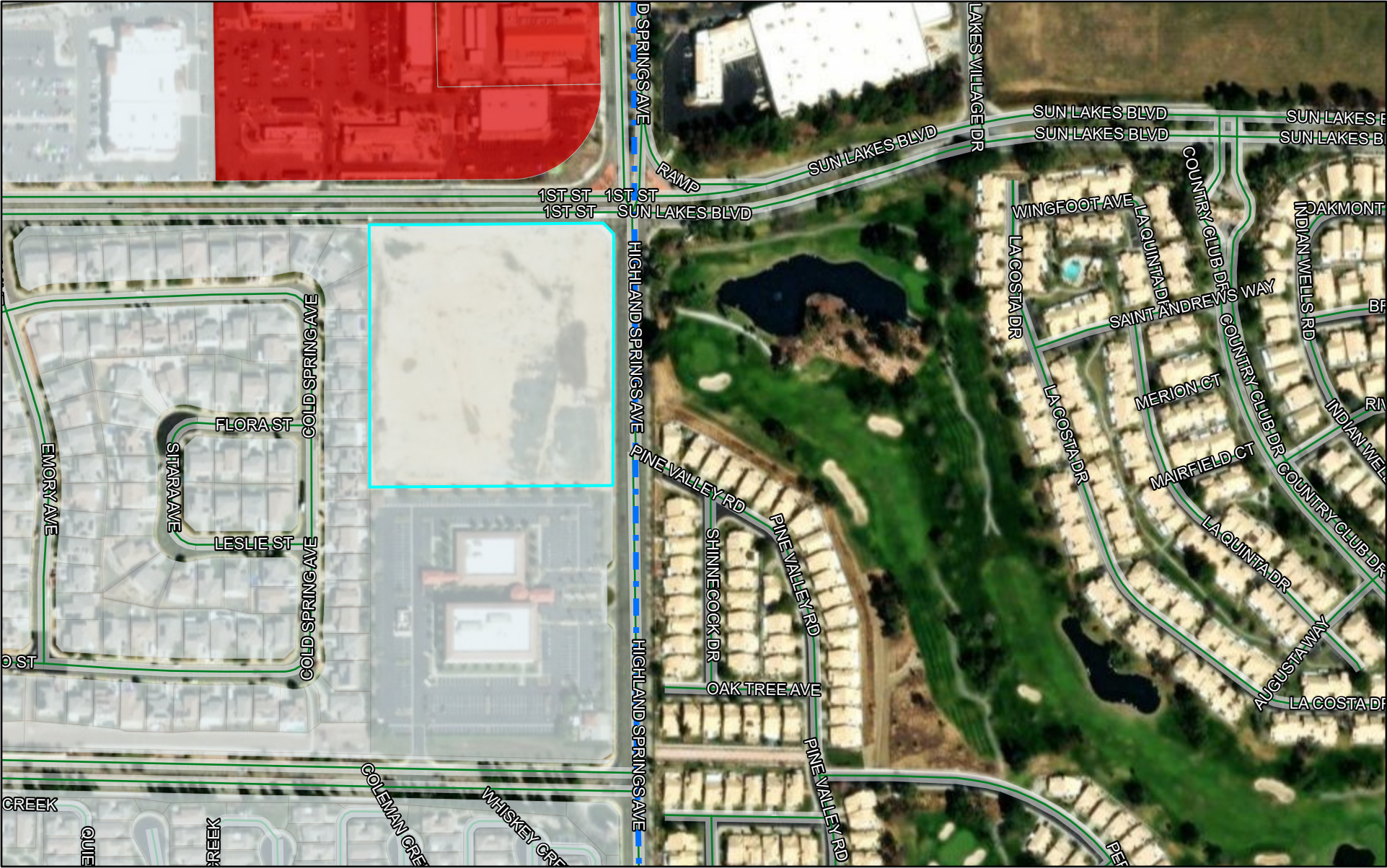


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- General Plan
- Single Family Residential
- Neighborhood Commercial
- Public Facilities
- Parcel Labels
- Parcels\_Public
- Street Labels
- Minor Streets



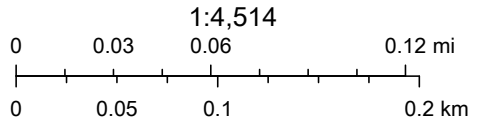
# Zoning Use APN: 419-260-067



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Zoning

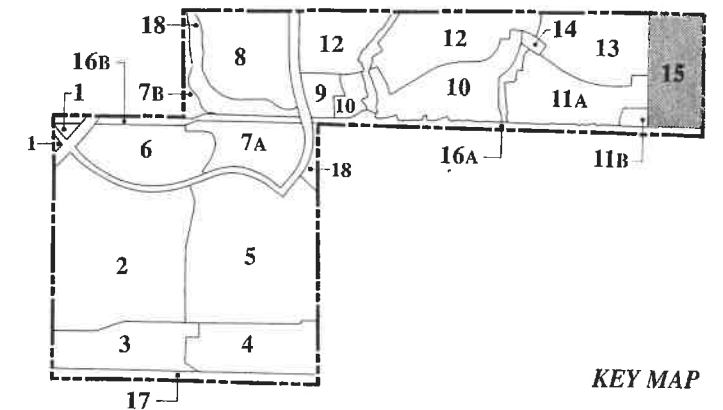
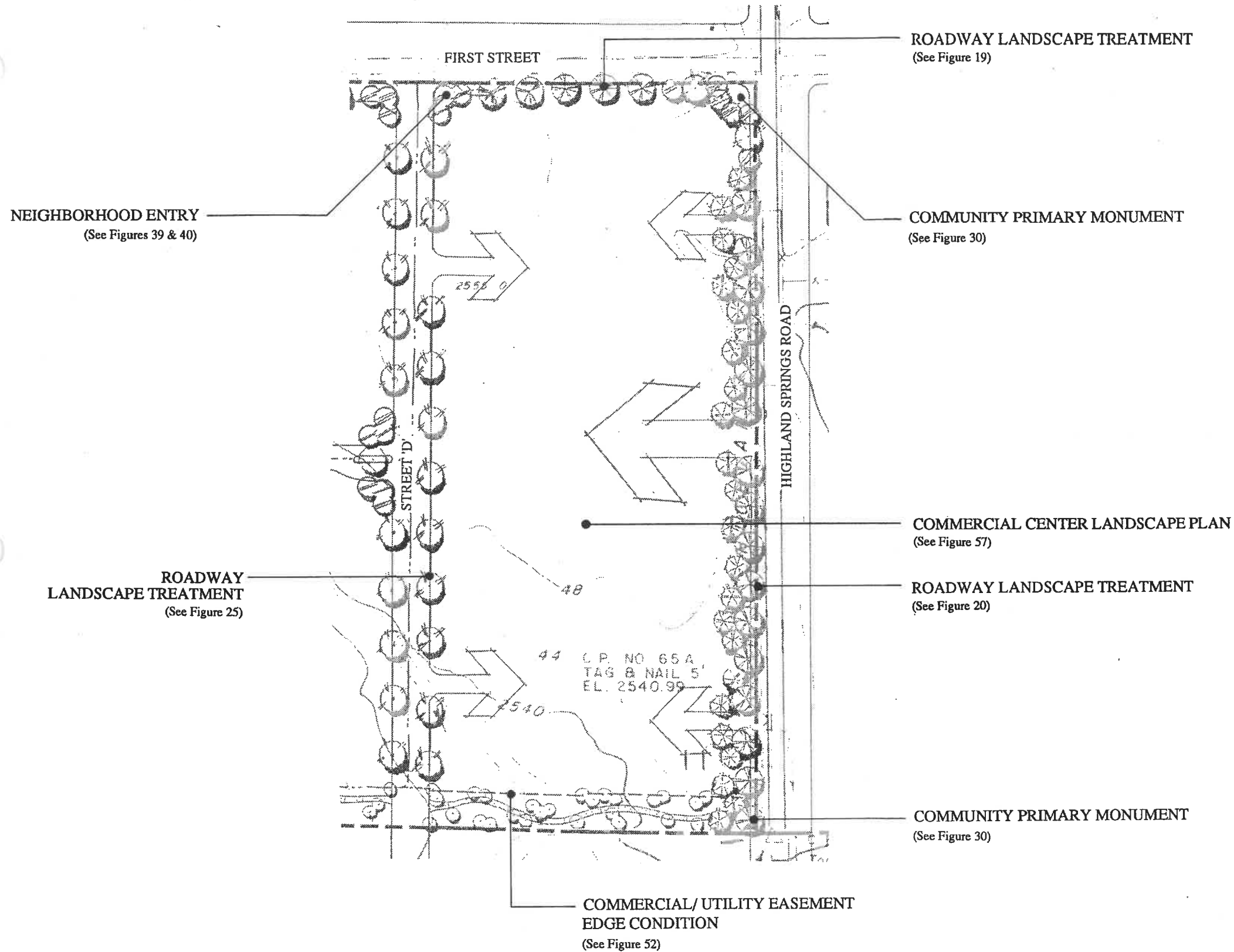
- Community Commercial
- Street Labels
- Specific Plan
- City Boundary
- Minor Streets



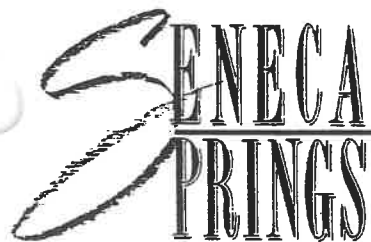
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# PLANNING AREA 15

COMMERCIAL  
13.7 ACRES  
(INCLUDES A 1.4 ACRE  
DAY CARE CENTER)



NOTE: The acreage calculation for this planning area includes road dedications adjacent to this planning area and to the middle of Street 'D'.



15. PLANNING AREA 15: NEIGHBORHOOD COMMERCIAL

a. Land Use

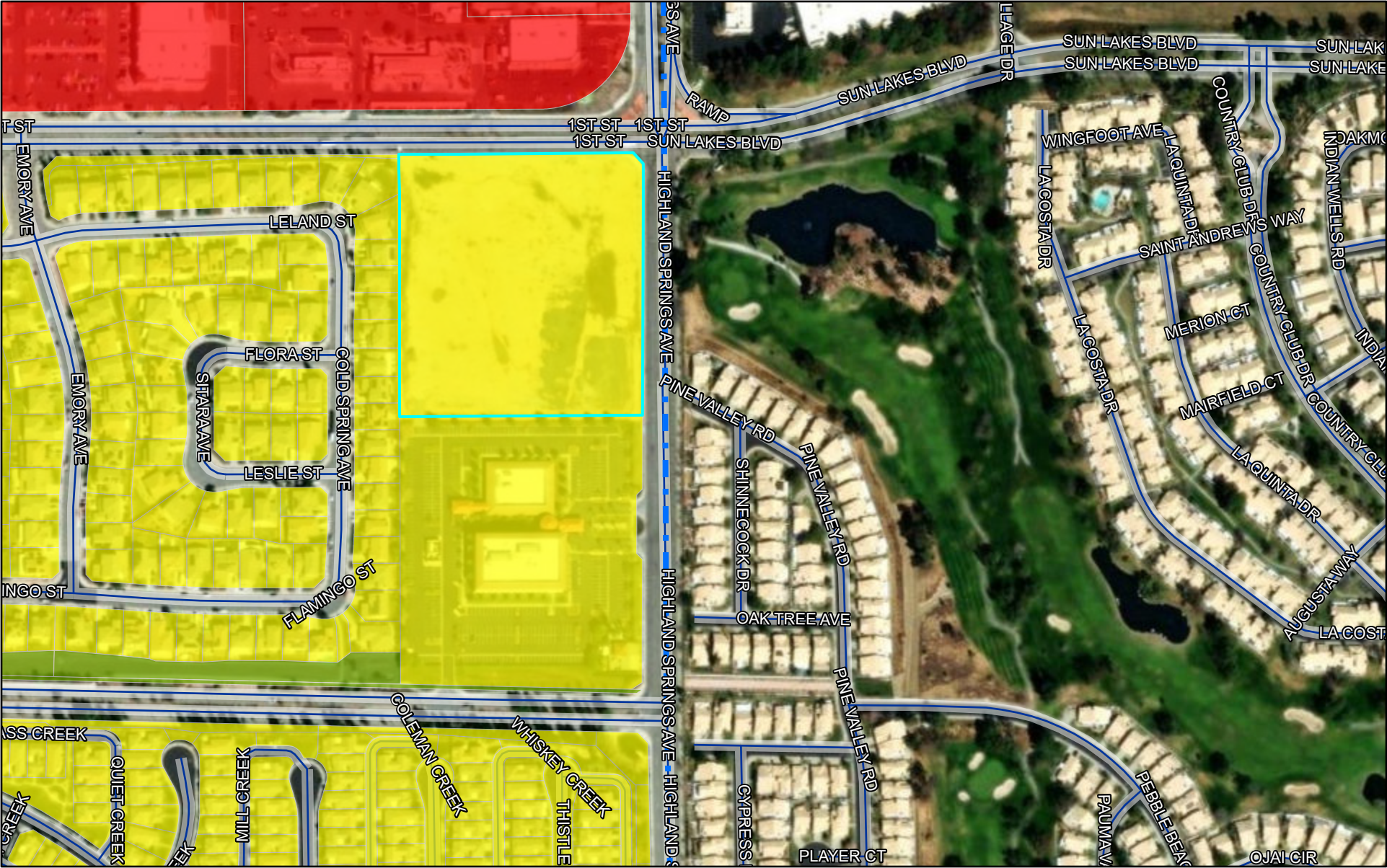
Planning Area 15, as depicted on Figure 15P, provides for development of a 13.7-acre Neighborhood Commercial Center. A day-care facility consisting of 1.4 acres will be incorporated into the Neighborhood Commercial center. An illustrative site plan of this commercial center is depicted on Figure 57.

b. Development Standards

- 1) Access to Planning Area 15 will be provided from Highland Springs Avenue and Street "D".
- 2) Community primary monuments are proposed at the corner of First Street and Highland Springs Avenue and at the southeast project boundary at Highland Springs Avenue, as shown on Figures 30 and 57.
- 3) A neighborhood entry is proposed at the corner of First Street and Street "D", as shown on Figures 39 and 40.
- 4) A commercial/utility easement edge treatment is depicted on Figure 52, to transition between the commercial uses and landscaped utility easement.
- 5) Roadway landscape treatments, as shown on Figures 19, 20 and 25, are planned along First Street, Highland Springs and Street "D".
- 6) Please refer to Sections III.A.1 through III.A.7 and III.C for the following development plans and standards that apply site-wide:

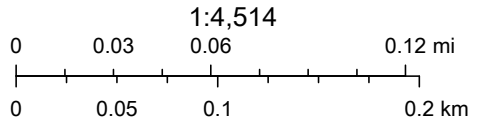
III.A.1.: Specific Land Use Plan	III.A.5.: Public Facility Sites and Project Phasing
III.A.2.: Circulation Plan	III.A.6.: Grading Plan
III.A.3.: Drainage Plan	III.A.7.: Open Space and Recreation Plan
III.A.4.: Water and Sewer Plans	III.C: Landscape Design Guidelines

# General Plan Land Use APN: 419-260-067

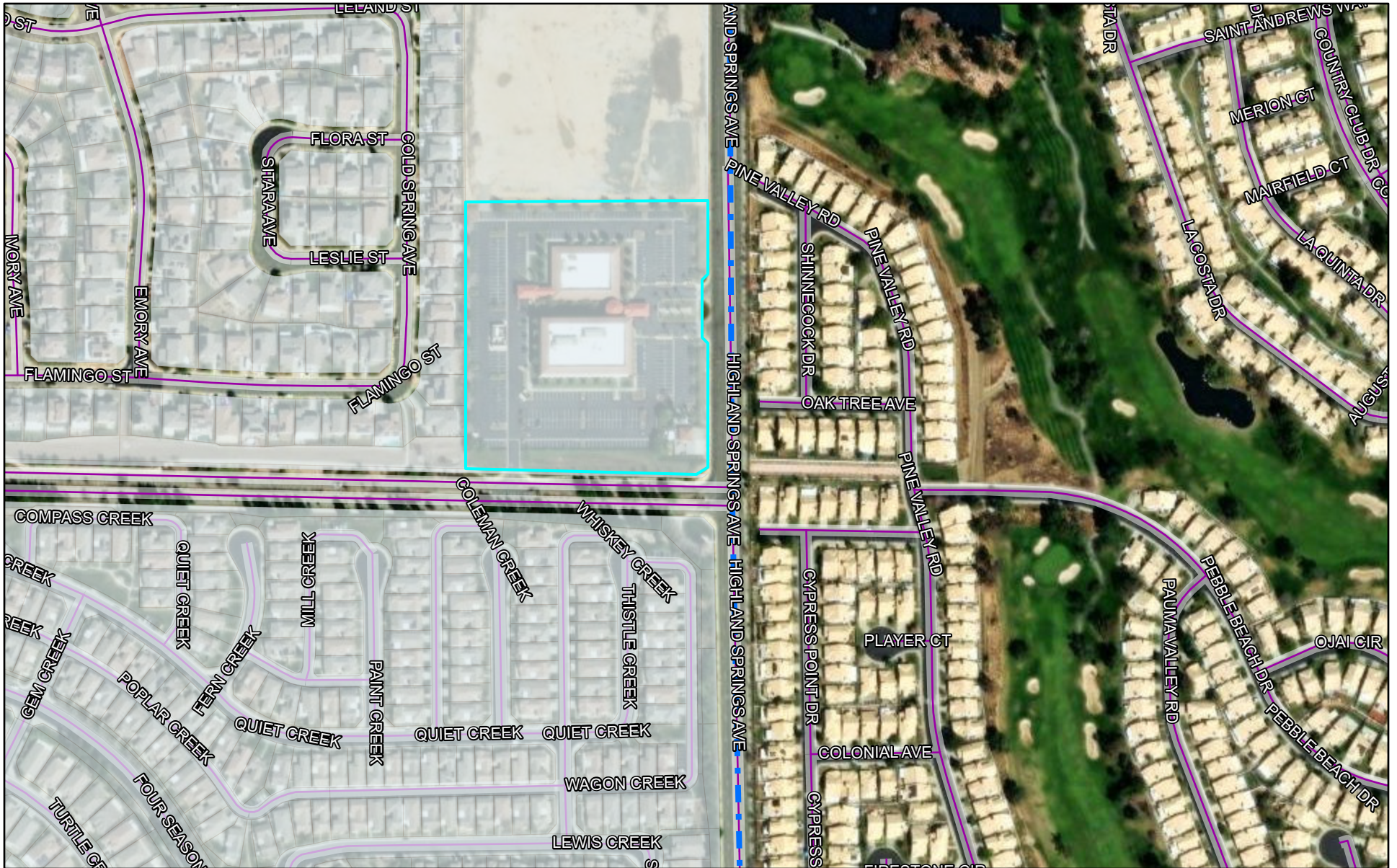


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- General Commercial
- Open Space
- Single Family Residential
- City Boundary
- Street Labels
- Minor Streets



# Zoning APN: 419-260-068



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Zoning  
Specific Plan

City Boundary  
Street Labels

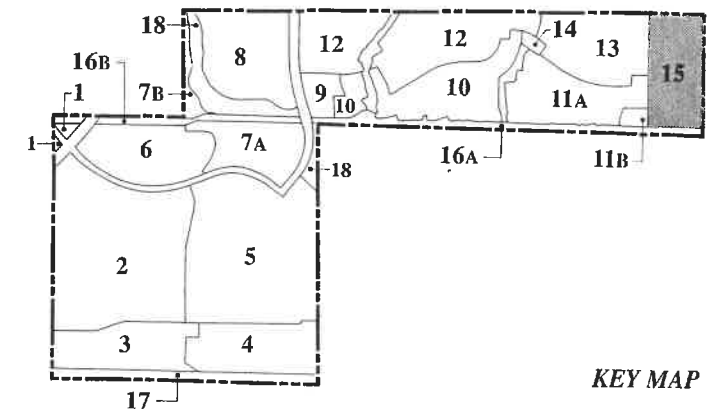
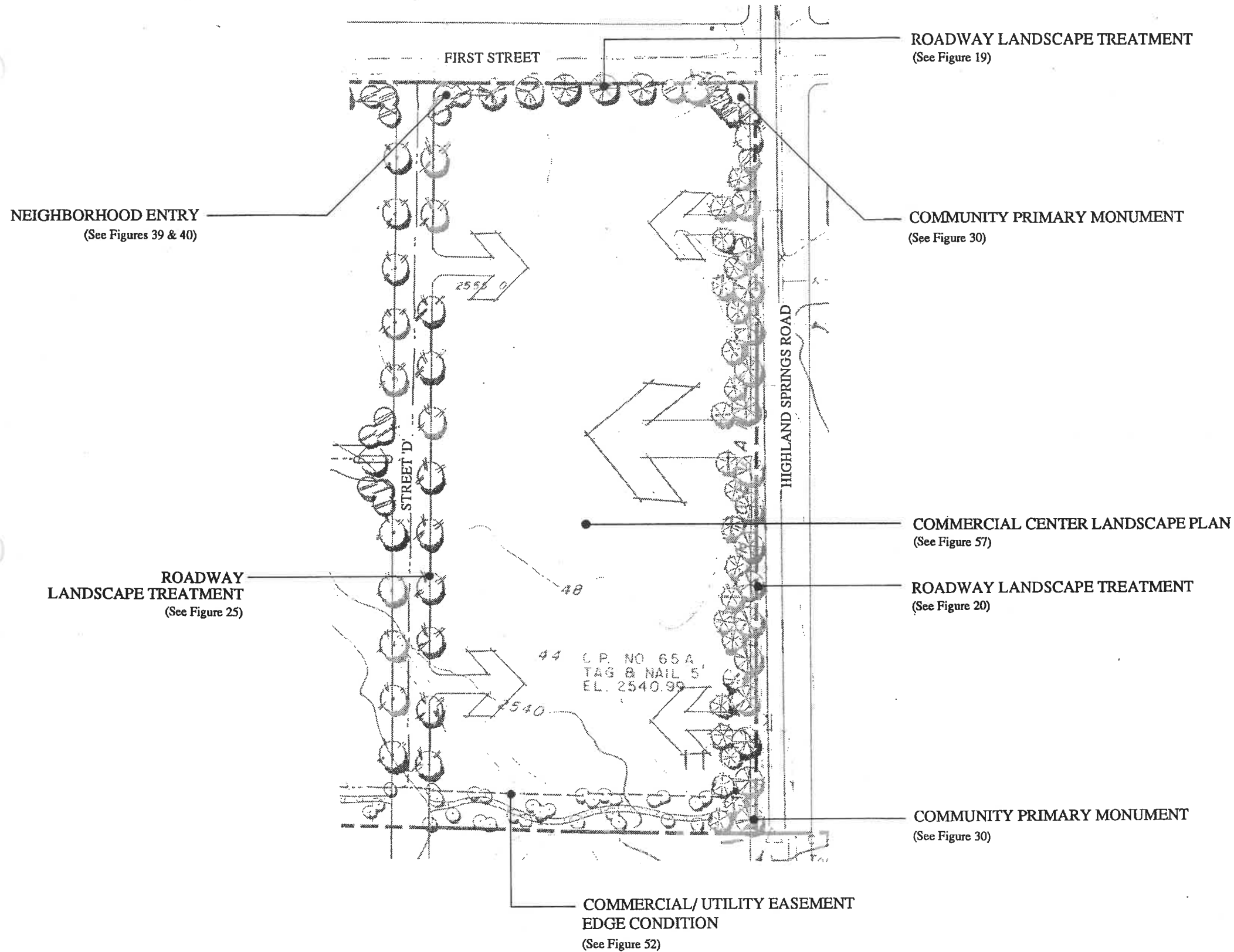
Minor Streets

Maxar

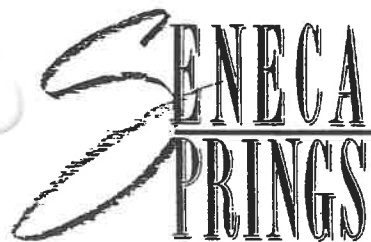


# PLANNING AREA 15

COMMERCIAL  
13.7 ACRES  
(INCLUDES A 1.4 ACRE  
DAY CARE CENTER)



NOTE: The acreage calculation for this planning area includes road dedications adjacent to this planning area and to the middle of Street 'D'.



15. PLANNING AREA 15: NEIGHBORHOOD COMMERCIAL

a. Land Use

Planning Area 15, as depicted on Figure 15P, provides for development of a 13.7-acre Neighborhood Commercial Center. A day-care facility consisting of 1.4 acres will be incorporated into the Neighborhood Commercial center. An illustrative site plan of this commercial center is depicted on Figure 57.

b. Development Standards

- 1) Access to Planning Area 15 will be provided from Highland Springs Avenue and Street "D".
- 2) Community primary monuments are proposed at the corner of First Street and Highland Springs Avenue and at the southeast project boundary at Highland Springs Avenue, as shown on Figures 30 and 57.
- 3) A neighborhood entry is proposed at the corner of First Street and Street "D", as shown on Figures 39 and 40.
- 4) A commercial/utility easement edge treatment is depicted on Figure 52, to transition between the commercial uses and landscaped utility easement.
- 5) Roadway landscape treatments, as shown on Figures 19, 20 and 25, are planned along First Street, Highland Springs and Street "D".
- 6) Please refer to Sections III.A.1 through III.A.7 and III.C for the following development plans and standards that apply site-wide:

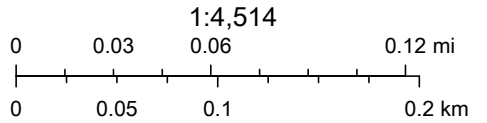
III.A.1.: Specific Land Use Plan	III.A.5.: Public Facility Sites and Project Phasing
III.A.2.: Circulation Plan	III.A.6.: Grading Plan
III.A.3.: Drainage Plan	III.A.7.: Open Space and Recreation Plan
III.A.4.: Water and Sewer Plans	III.C: Landscape Design Guidelines

# General Plan Land Use APN: 419-260-068



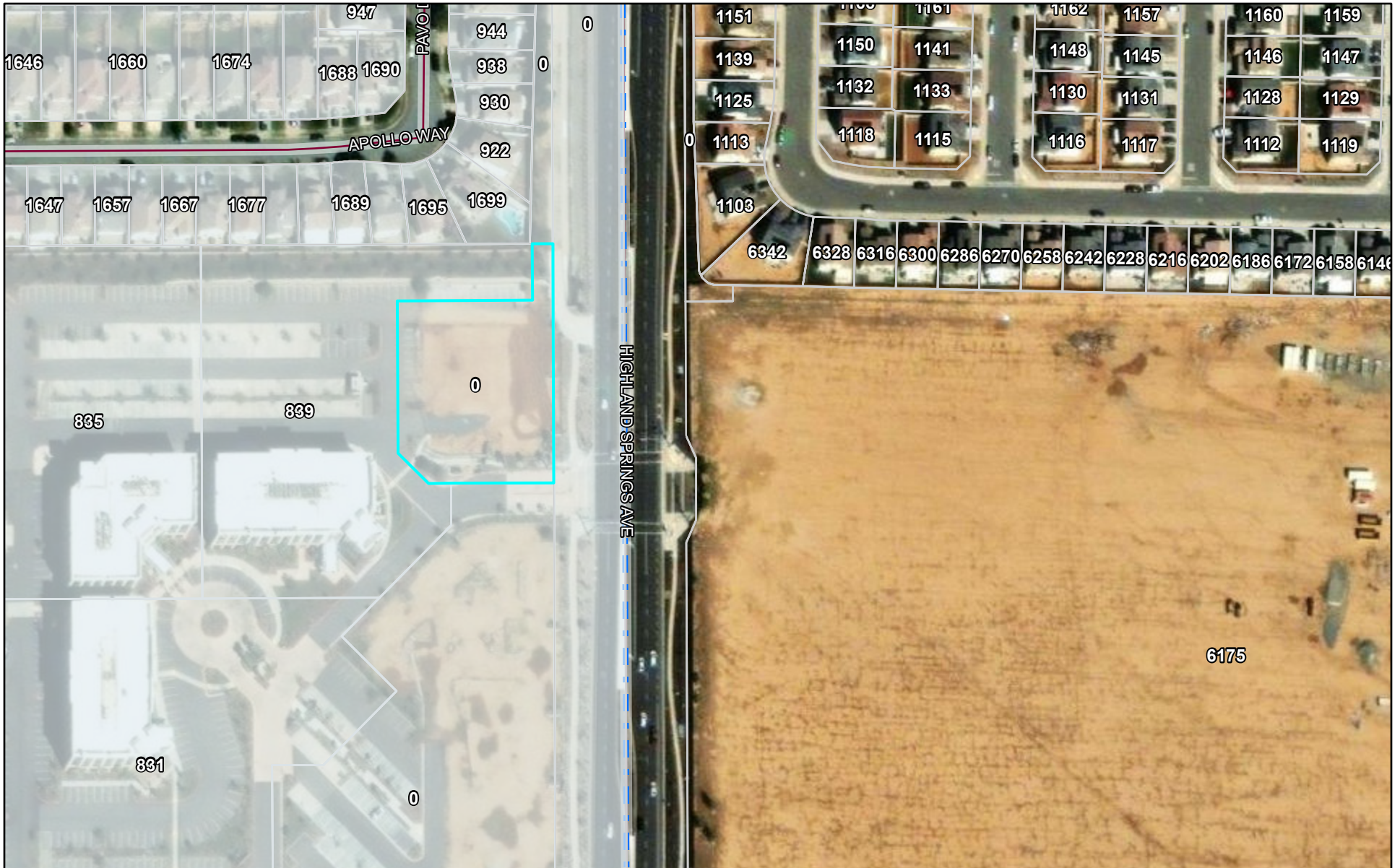
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- General Plan
- Single Family Residential
- Street Labels
- Open Space
- City Boundary
- Minor Streets



Maxar

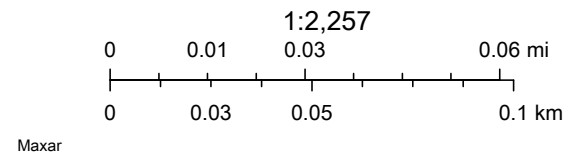
# Zoning APN: 419-750-001

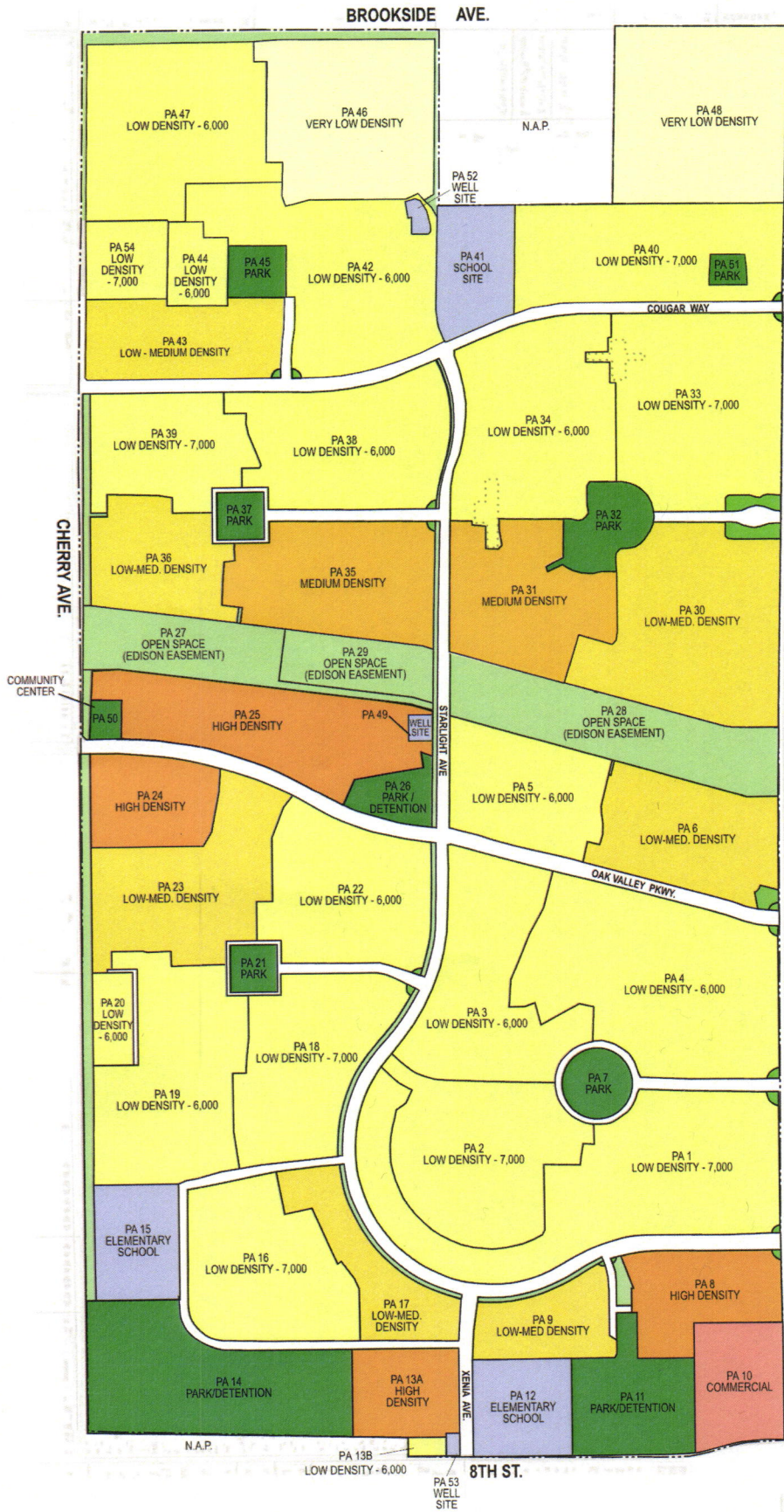


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- Zoning  Parcel Labels  City Boundary
- Specific Plan  Parcels\_Public  Street Labels

Minor Streets





- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Additional Park Area
- Open Space with Trails
- Open Space, other\*
- Institutional
- Commercial

\* Includes enhanced landscape entries, landscaped detention basins and well site.



## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

Permitted uses within these two planning areas include uses which can be characterized as serving the needs for convenience goods and services, including but not limited to the following listing of representative commercial uses. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Antique shops
- b) Appliance stores, household
- c) Art supply shops and studios
- d) Bakery shops, including baking only when incidental to retail sales on the premises
- e) Banks and financial institutions
- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs



- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
- rr) Tourist information centers
- ss) Toy shops
- tt) Travel agencies
- uu) Video stores
- vv) Stamp and coin collecting stores

2) *Professional Offices.*

Professional offices will be permitted in this zone. The following is a representative list of office uses, which will be permitted in this zone. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Accountants
- b) Architects
- c) Attorneys
- d) Chiropractic
- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



**c. Accessory Uses**

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

**d. Uses Permitted subject to a Conditional Use Permit**

- 1) Service station
- 2) Car wash
- 3) Health club
- 4) Day care center
- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
Building Corner Lot setback <sup>1</sup>	25'
Building Rear setback <sup>1</sup>	20'
Maximum height of structures <sup>1</sup>	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum <sup>2</sup>	6' <sup>1</sup>

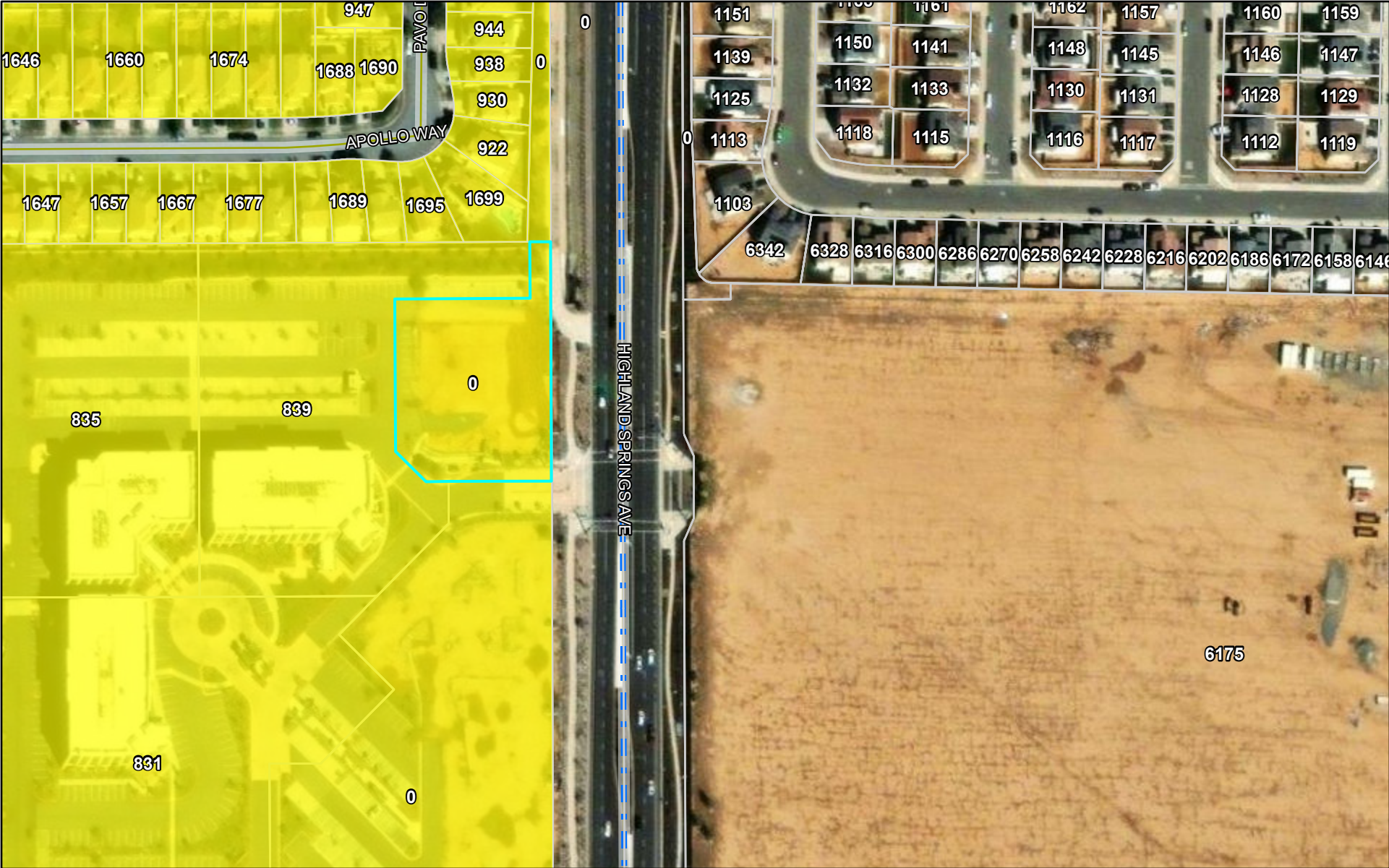
<sup>1</sup> Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

<sup>2</sup> Wall heights may exceed six feet if required for sound attenuation purposes.

2) *Landscaping*

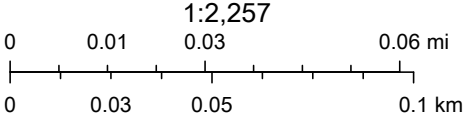


# General Plan Land Use APN: 419-750-001

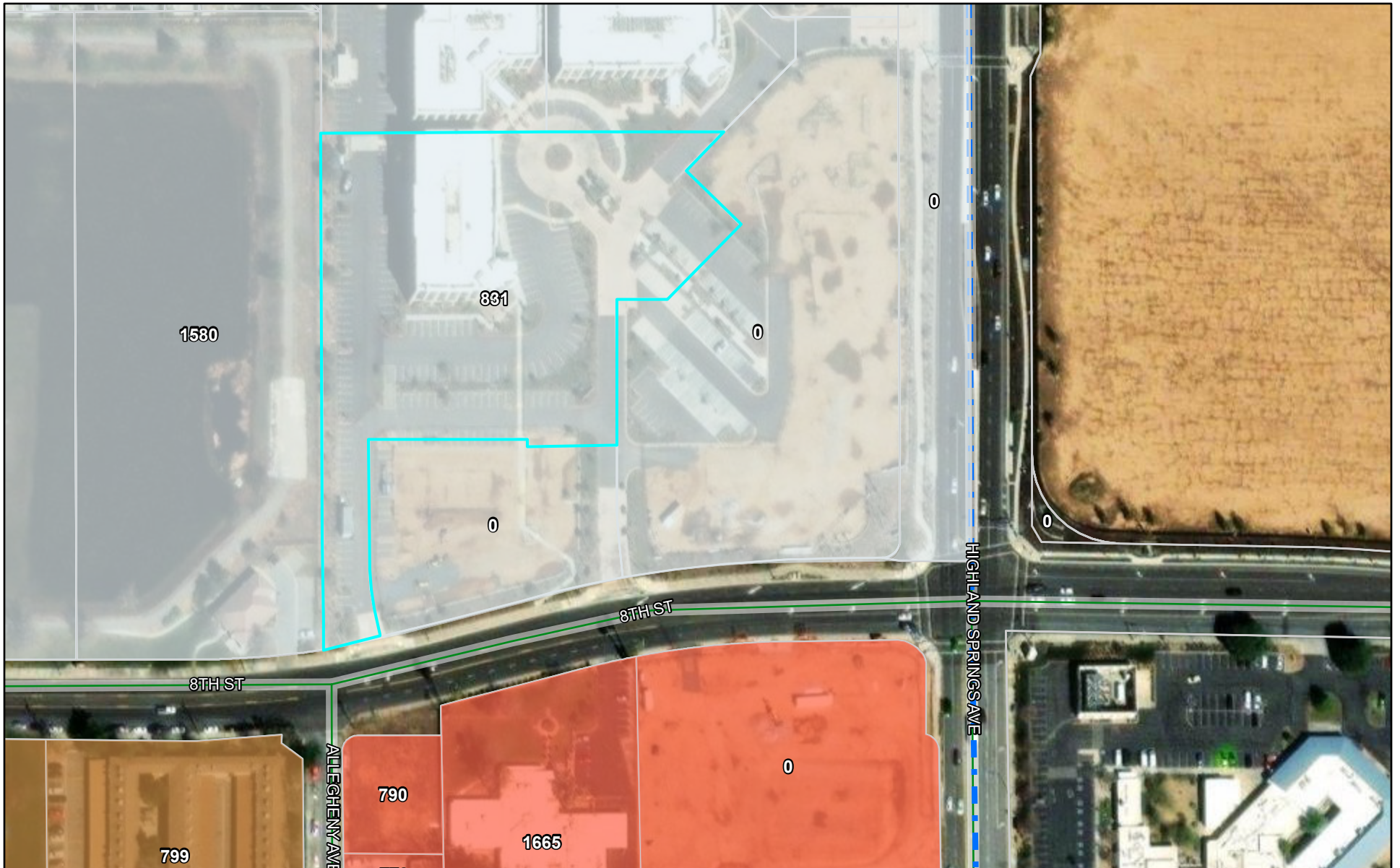


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- General Plan
- Single Family Residential
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets

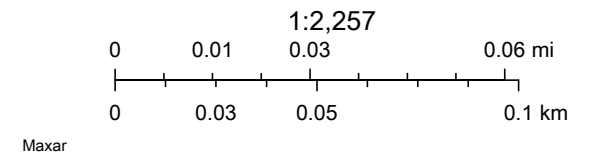


# Zoning Use APN: 419-750-002



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- |                                  |                  |               |
|----------------------------------|------------------|---------------|
| Zoning                           | Local Commercial | City Boundary |
| Specific Plan                    | Parcel Labels    | Street Labels |
| Downtown Residential Multifamily | Parcels_Public   | Minor Streets |







## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

Permitted uses within these two planning areas include uses which can be characterized as serving the needs for convenience goods and services, including but not limited to the following listing of representative commercial uses. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Antique shops
- b) Appliance stores, household
- c) Art supply shops and studios
- d) Bakery shops, including baking only when incidental to retail sales on the premises
- e) Banks and financial institutions
- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs



- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
- rr) Tourist information centers
- ss) Toy shops
- tt) Travel agencies
- uu) Video stores
- vv) Stamp and coin collecting stores

2) *Professional Offices.*

Professional offices will be permitted in this zone. The following is a representative list of office uses, which will be permitted in this zone. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Accountants
- b) Architects
- c) Attorneys
- d) Chiropractic
- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



**c. Accessory Uses**

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

**d. Uses Permitted subject to a Conditional Use Permit**

- 1) Service station
- 2) Car wash
- 3) Health club
- 4) Day care center
- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

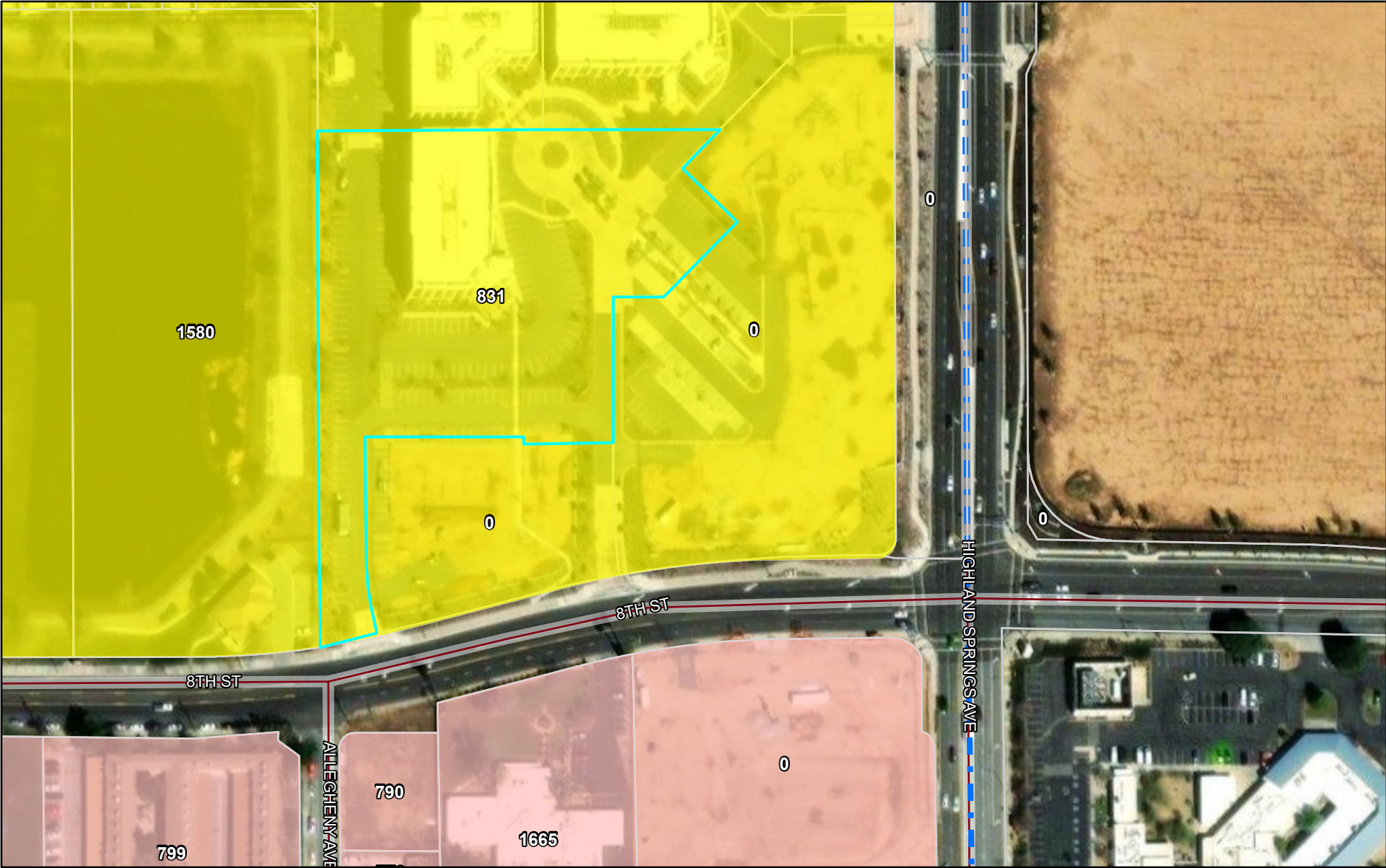
Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
Building Corner Lot setback <sup>1</sup>	25'
Building Rear setback <sup>1</sup>	20'
Maximum height of structures <sup>1</sup>	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum <sup>2</sup>	6' <sup>1</sup>

<sup>1</sup> Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

<sup>2</sup> Wall heights may exceed six feet if required for sound attenuation purposes.

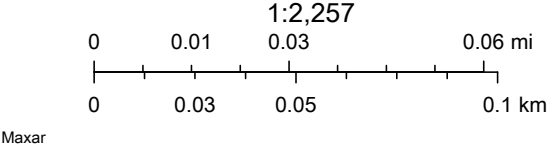
2) *Landscaping*

# General Plan Land Use APN: 419-750-002

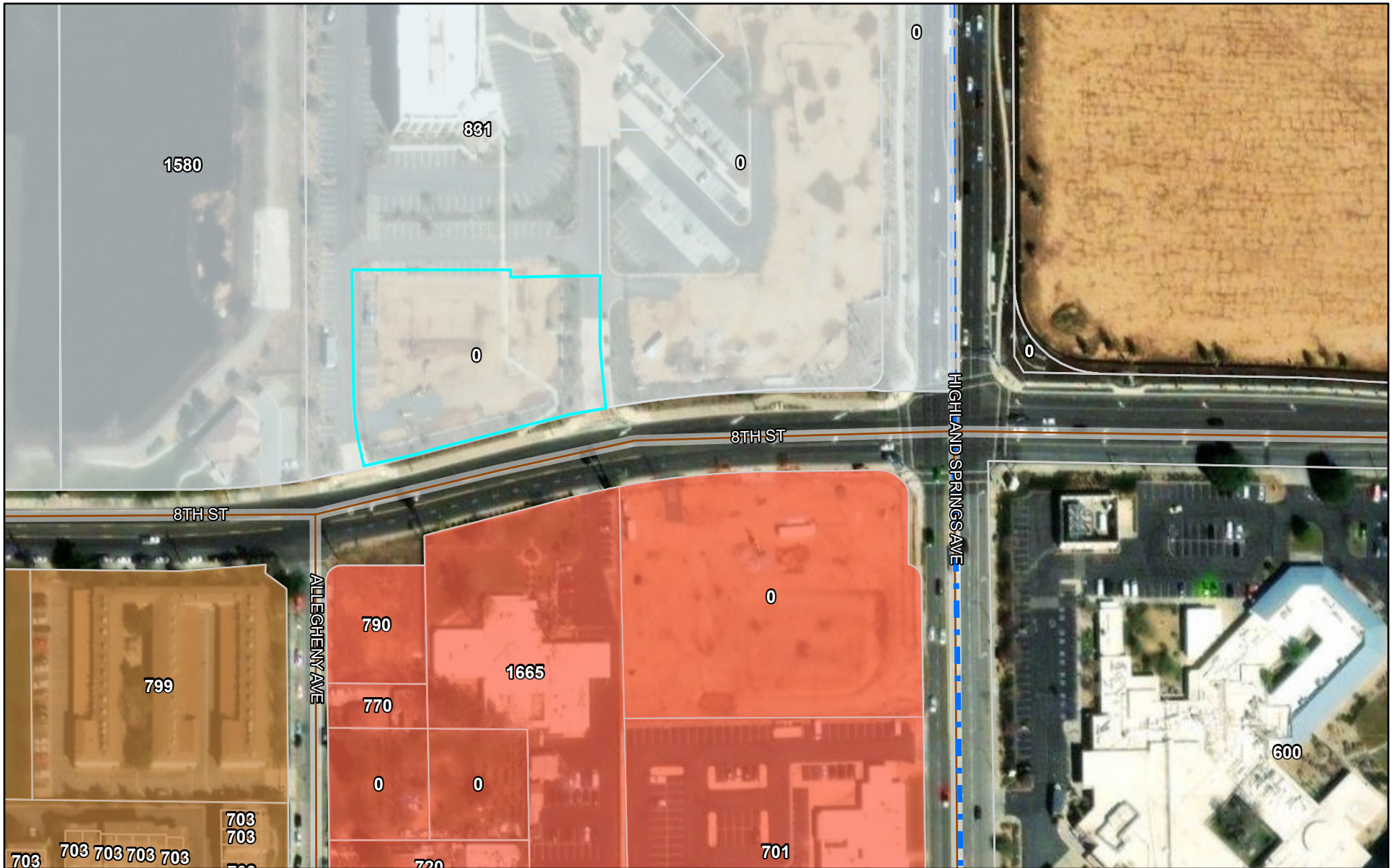


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- |                           |                |               |
|---------------------------|----------------|---------------|
| General Plan              | Parcel Labels  | Street Labels |
| Single Family Residential | Parcels_Public | Minor Streets |
| Downtown Mixed Use        | City Boundary  |               |

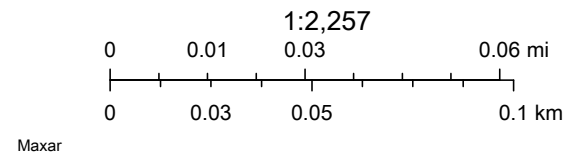


# Zoning APN: 419-750-003

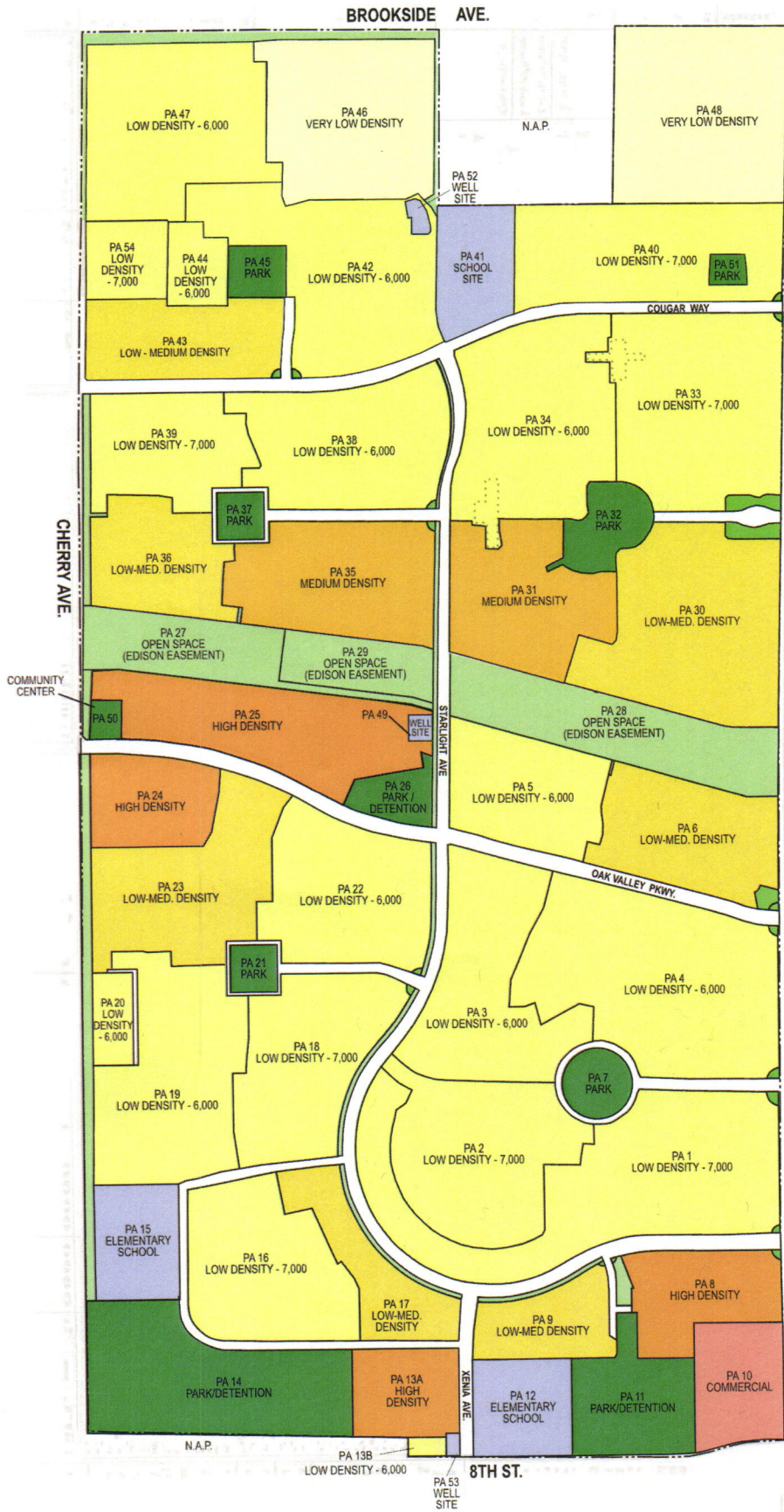


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- |   |   |  |
|---|---|--|
| Zoning  | <span style="display:inline-block; width:15px; height:15px; background-color: #f08080; border: 1px solid black;"></span> Local Commercial | <span style="display:inline-block; width:15px; height:15px; border-bottom: 2px dashed blue;"></span> City Boundary |
| <span style="display:inline-block; width:15px; height:15px; background-color: #add8e6; border: 1px solid black;"></span> Specific Plan                    | <span style="display:inline-block; width:15px; height:15px; border: 1px solid black;"></span> Parcel Labels                               | <span style="display:inline-block; width:15px; height:15px; border-bottom: 1px solid brown;"></span> Street Labels |
| <span style="display:inline-block; width:15px; height:15px; background-color: #a0522d; border: 1px solid black;"></span> Downtown Residential Multifamily | <span style="display:inline-block; width:15px; height:15px; border: 1px solid black;"></span> Parcels_Public                              | <span style="display:inline-block; width:15px; height:15px; border-bottom: 1px solid brown;"></span> Minor Streets |







- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Additional Park Area
- Open Space with Trails
- Open Space, other\*
- Institutional
- Commercial

\* Includes enhanced landscape entries, landscaped detention basins and well site.



## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

Permitted uses within these two planning areas include uses which can be characterized as serving the needs for convenience goods and services, including but not limited to the following listing of representative commercial uses. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Antique shops
- b) Appliance stores, household
- c) Art supply shops and studios
- d) Bakery shops, including baking only when incidental to retail sales on the premises
- e) Banks and financial institutions
- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs



- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
- rr) Tourist information centers
- ss) Toy shops
- tt) Travel agencies
- uu) Video stores
- vv) Stamp and coin collecting stores

2) *Professional Offices.*

Professional offices will be permitted in this zone. The following is a representative list of office uses, which will be permitted in this zone. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Accountants
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- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



**c. Accessory Uses**

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

**d. Uses Permitted subject to a Conditional Use Permit**

- 1) Service station
- 2) Car wash
- 3) Health club
- 4) Day care center
- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

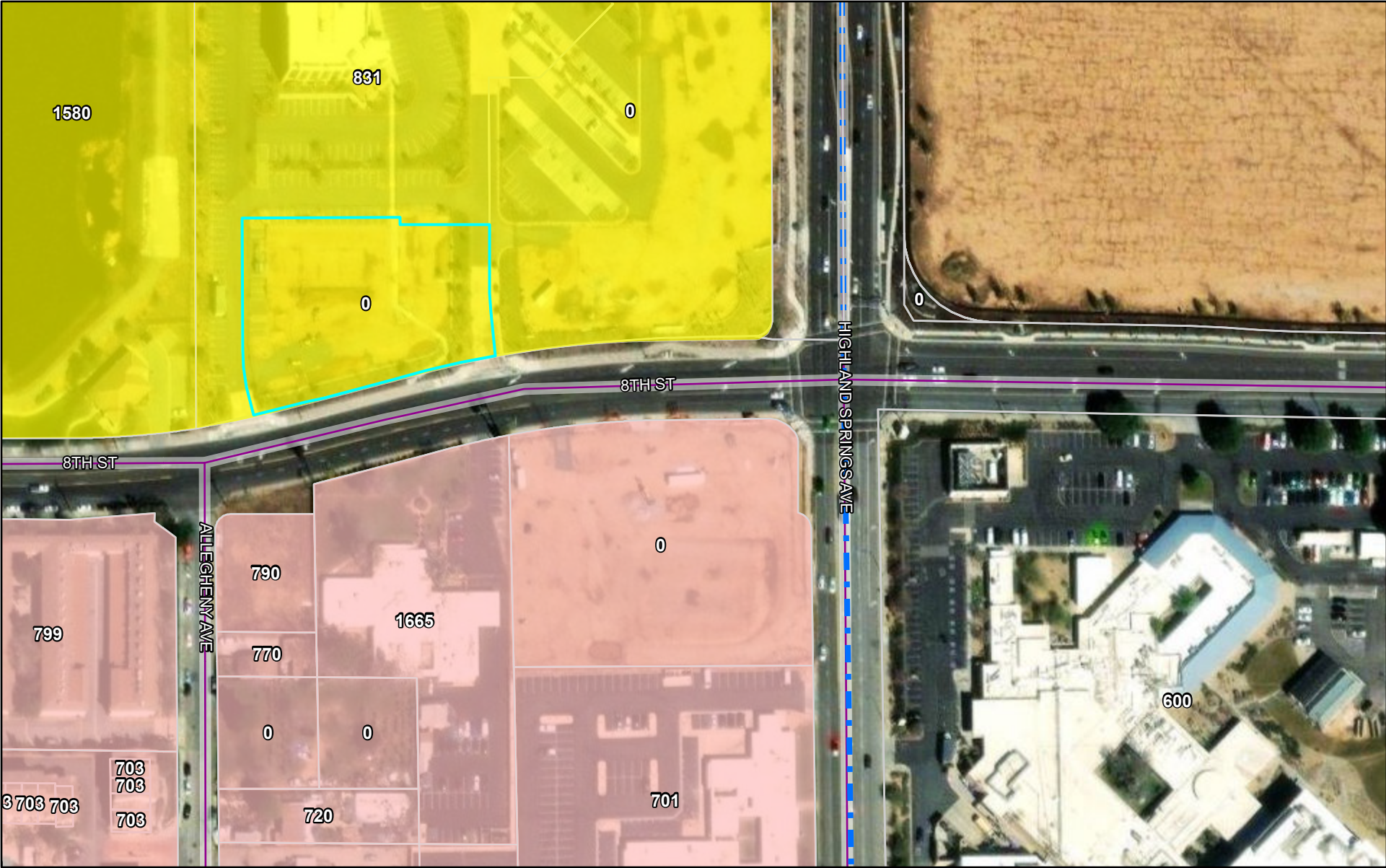
Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
Building Corner Lot setback <sup>1</sup>	25'
Building Rear setback <sup>1</sup>	20'
Maximum height of structures <sup>1</sup>	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum <sup>2</sup>	6' <sup>1</sup>

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<sup>2</sup> Wall heights may exceed six feet if required for sound attenuation purposes.

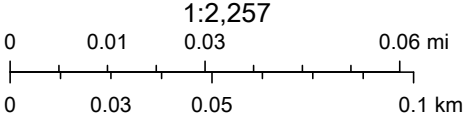
2) *Landscaping*

# General Plan Land Use APN: 419-750-003



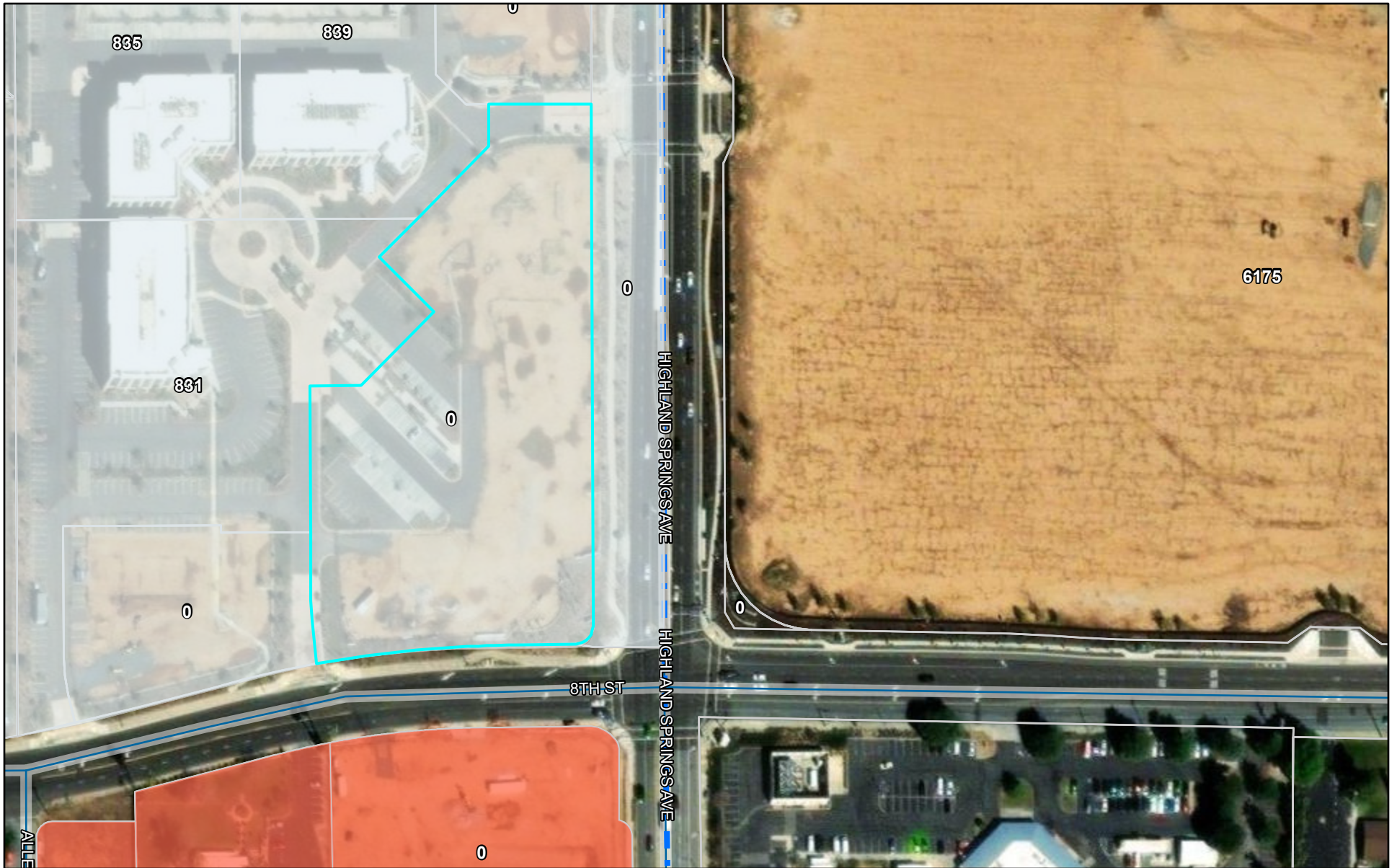
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- General Plan
- Single Family Residential
- Downtown Mixed Use
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets



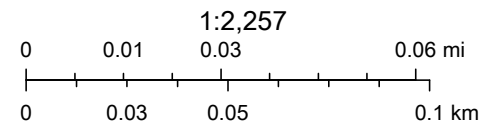
Maxar

# Zoning APN: 419-750-004

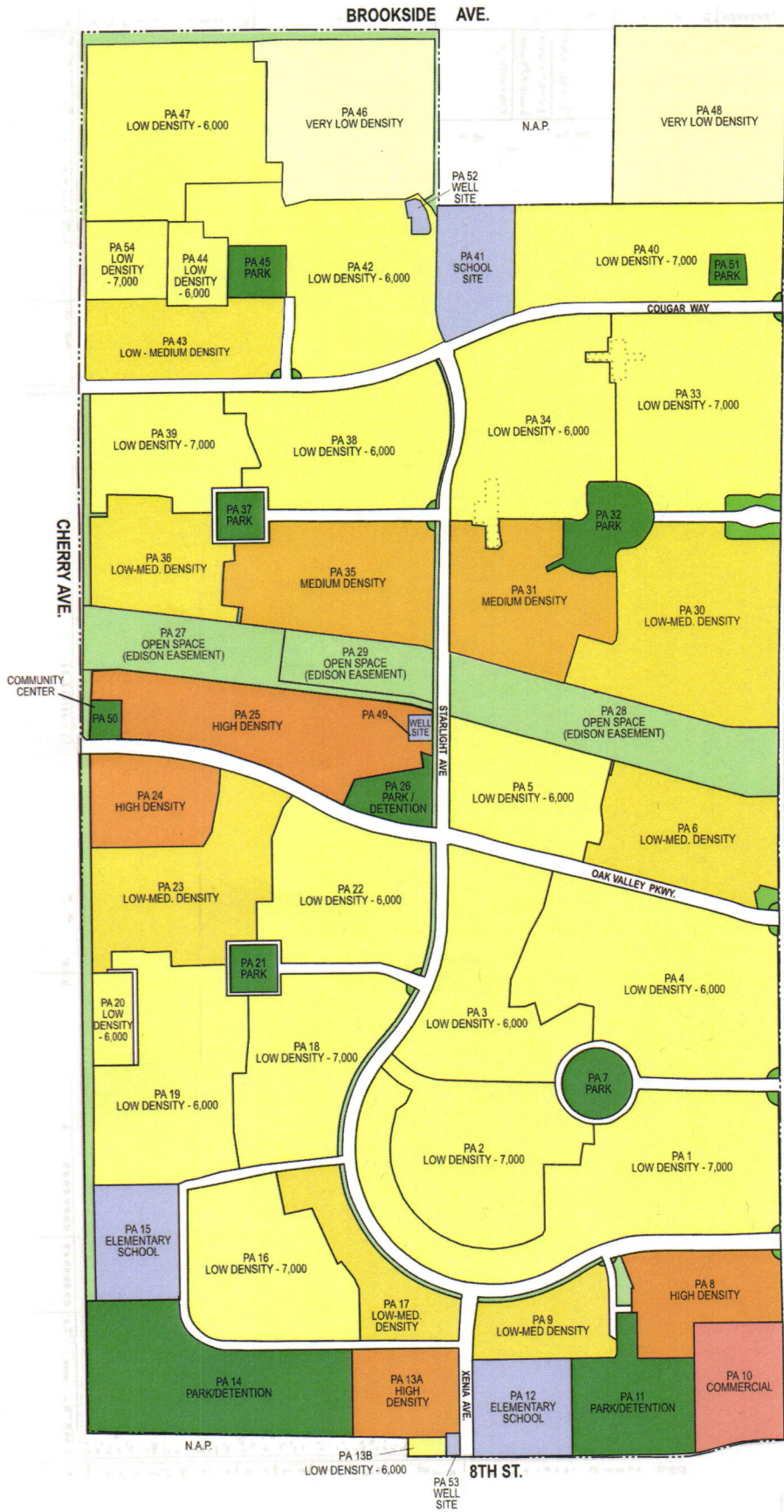


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- Zoning
  - Local Commercial
  - Specific Plan
- Parcels\_Public
- Parcel Labels
- City Boundary
- Street Labels
- Minor Streets



Maxar



- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Additional Park Area
- Open Space with Trails
- Open Space, other\*
- Institutional
- Commercial

\* Includes enhanced landscape entries, landscaped detention basins and well site.



## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

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- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs





- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
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- ss) Toy shops
- tt) Travel agencies
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- vv) Stamp and coin collecting stores

2) *Professional Offices.*

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- c) Attorneys
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- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



**c. Accessory Uses**

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

**d. Uses Permitted subject to a Conditional Use Permit**

- 1) Service station
- 2) Car wash
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- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

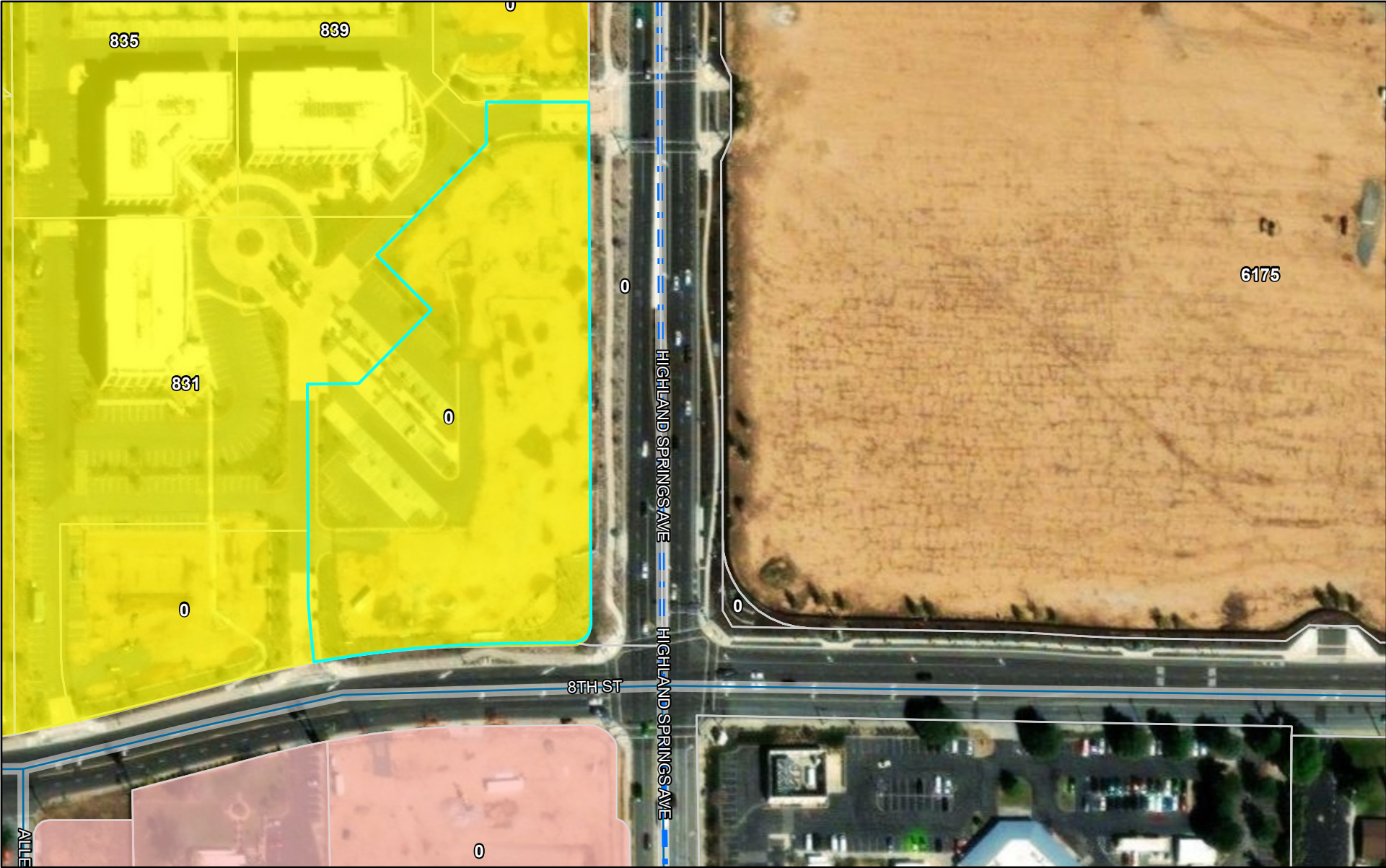
Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
Building Corner Lot setback <sup>1</sup>	25'
Building Rear setback <sup>1</sup>	20'
Maximum height of structures <sup>1</sup>	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum <sup>2</sup>	6' <sup>1</sup>

<sup>1</sup> Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

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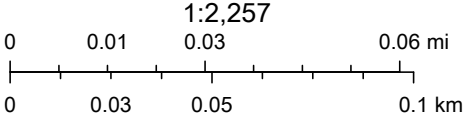
**2) Landscaping**

# General Plan Land Use APN: 419-750-004



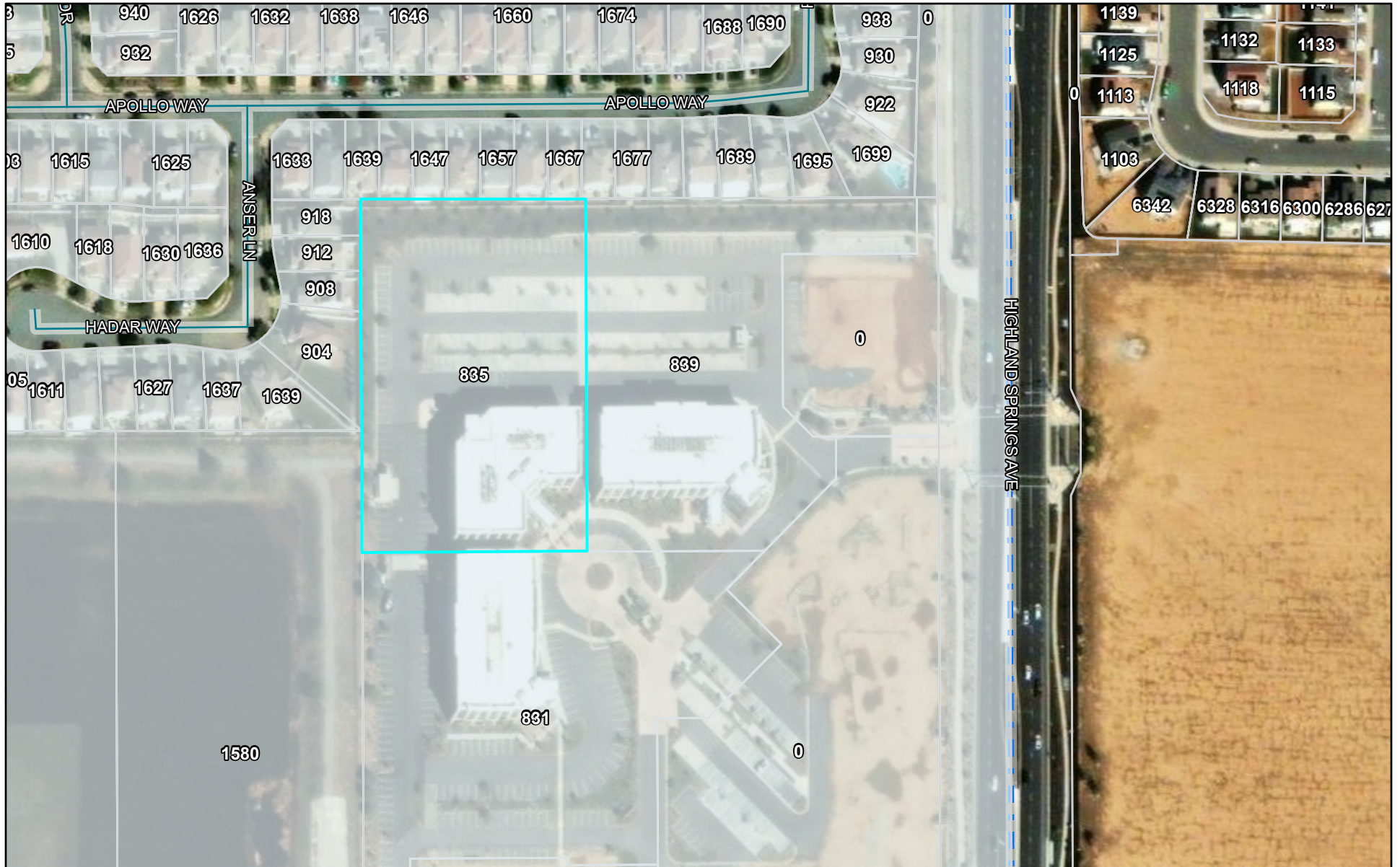
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- General Plan
- Single Family Residential
- Downtown Mixed Use
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets



Maxar

# Zoning APN: 419-750-005

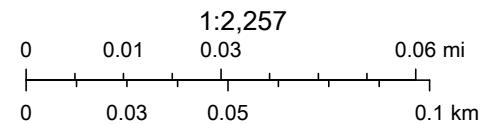


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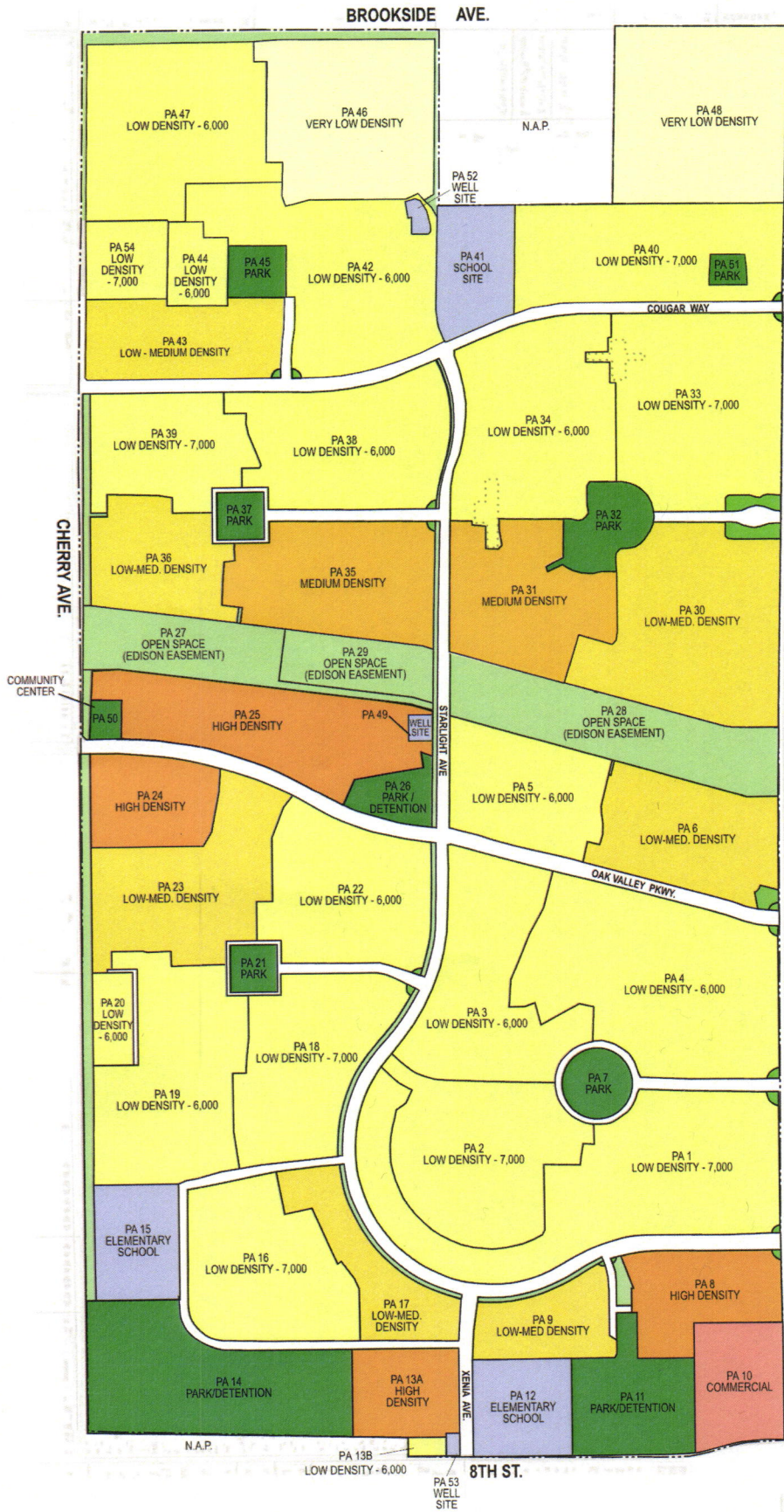
Zoning  Parcel Labels  City Boundary  Street Labels

Specific Plan  Parcels\_Public

Minor Streets



Maxar



- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Open Space with Trails
- Open Space, other\*
- Institutional
- Commercial

\* Includes enhanced landscape entries, landscaped detention basins and well site.



## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

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- t) Jewelry stores, including incidental repairs



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- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
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- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
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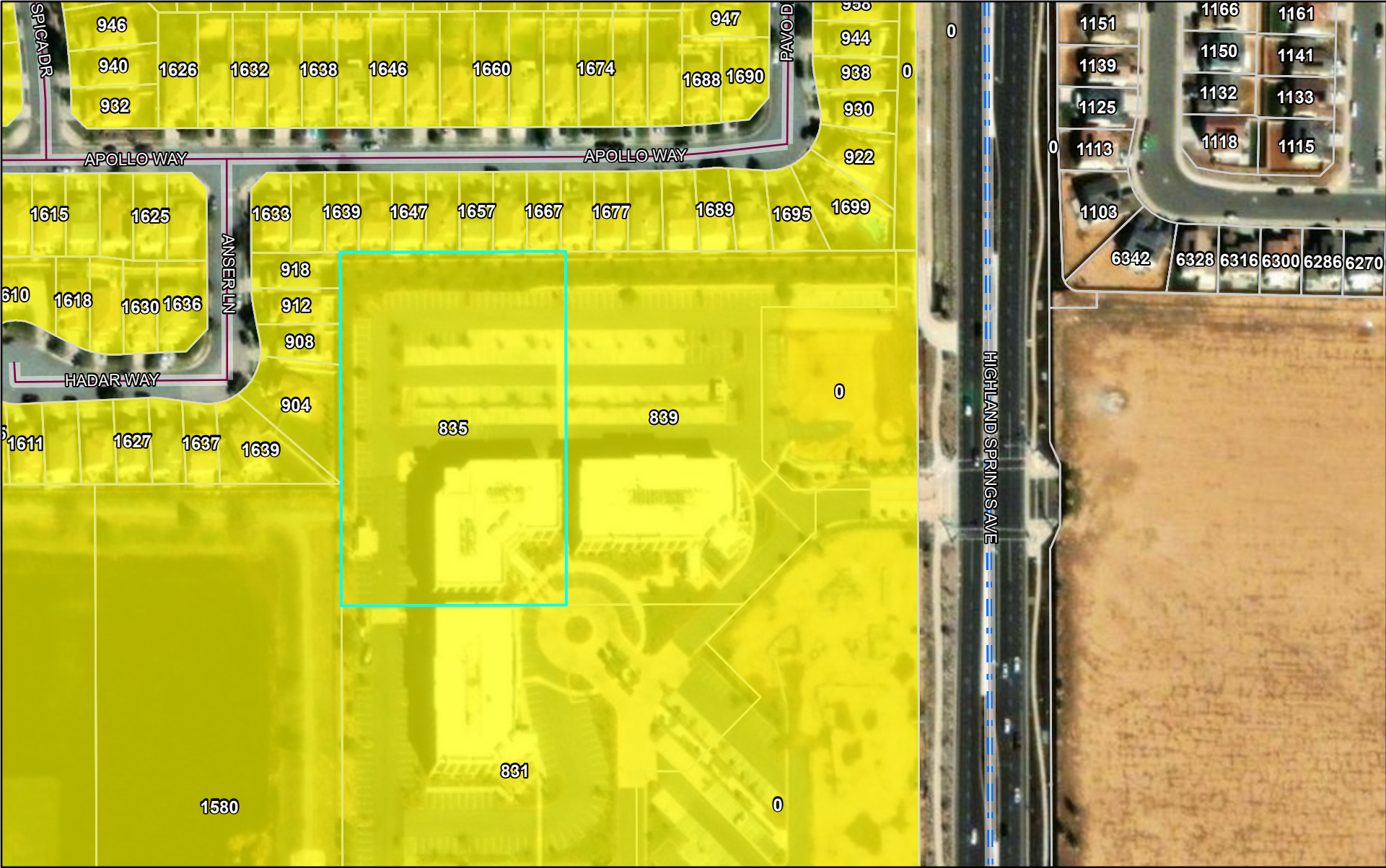
<sup>1</sup> Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

<sup>2</sup> Wall heights may exceed six feet if required for sound attenuation purposes.

2) *Landscaping*

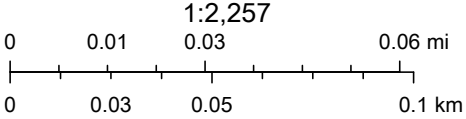


# General Plan Land Use APN: 419-750-005

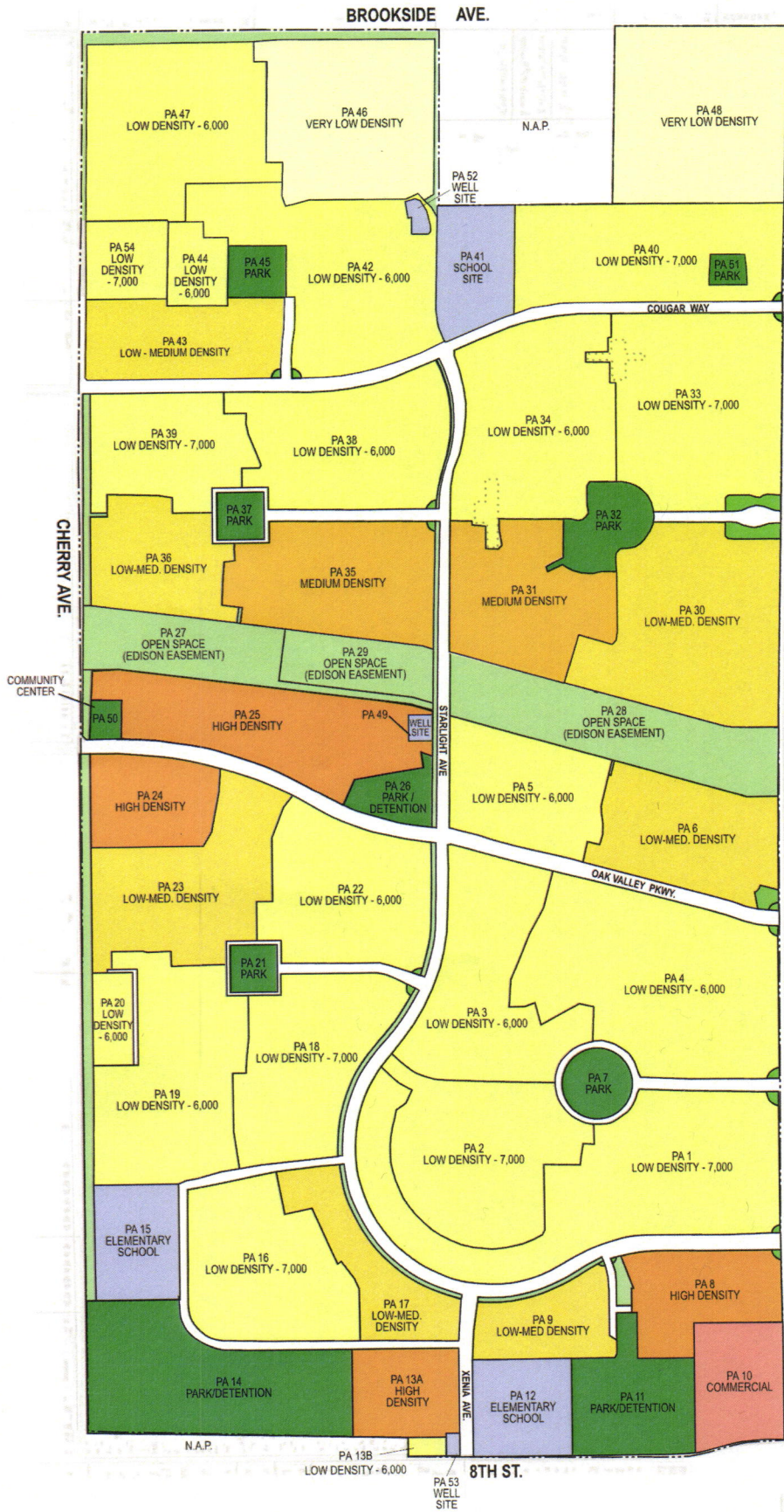


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- General Plan
- Single Family Residential
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets







- Very Low Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Additional Park Area
- Open Space with Trails
- Open Space, other\*
- Institutional
- Commercial

\* Includes enhanced landscape entries, landscaped detention basins and well site.



## 2. Community/Neighborhood Commercial Uses

This land use category is intended to provide for service commercial and retail uses to serve the neighborhoods of the Sundance community.

### a. Planning Areas

Community Commercial uses shall be permitted within Planning Area 10.

### b. Permitted Uses

The Community Commercial planning areas may include commercial and office uses as provided below.

#### 1) Community/Neighborhood Commercial

Commercial uses require the approval of an Administrative Plot Plan prepared in accordance with Title 17 of the Municipal Code. Fencing and landscaping shall be provided between commercial and residential, park, or public uses. More than one use shall be permitted per lot.

Permitted uses within these two planning areas include uses which can be characterized as serving the needs for convenience goods and services, including but not limited to the following listing of representative commercial uses. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

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- f) Barber and beauty shops
- g) Book stores
- h) Clothing stores
- i) Confectionery or candy stores
- j) Delicatessens
- k) Drug stores
- l) Dry goods stores
- m) Florists shops
- n) Food markets
- o) Gift shops
- p) Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof
- q) Hobby shops
- r) Ice cream shops
- s) Interior decorating shops or decorating service center
- t) Jewelry stores, including incidental repairs



- u) Laundries and Laundromats
- v) Leather goods stores
- w) Liquor stores (Conditional Use Permit (CUP) required for any form of alcohol sales or on-site consumption)
- x) Locksmith shops
- y) Mail order businesses
- z) Meat markets, not including slaughtering
- aa) Mimeographing and copying services
- bb) Music stores (records, CD's tapes)
- cc) News stores
- dd) Notions or novelty stores
- ee) Paint and wallpaper stores
- ff) Pet shops and pet supply shops
- gg) Photography shops and studios and photo engraving
- hh) Produce markets
- ii) Recreational Facilities
- jj) Refreshment stands
- kk) Restaurants
- ll) Shoe stores and repair shops
- mm) Shoeshine stands
- nn) Sporting goods stores
- oo) Stained glass shops
- pp) Stationer stores
- qq) Tobacco shops
- rr) Tourist information centers
- ss) Toy shops
- tt) Travel agencies
- uu) Video stores
- vv) Stamp and coin collecting stores

2) *Professional Offices.*

Professional offices will be permitted in this zone. The following is a representative list of office uses, which will be permitted in this zone. Uses deemed to be similar in nature to these uses shall be allowable at the discretion of the Planning Director:

- a) Accountants
- b) Architects
- c) Attorneys
- d) Chiropractic
- e) Dental
- f) Engineering
- g) Financial Advisors
- h) Insurance
- i) Medical/Clinics
- j) Real Estate Offices



**c. Accessory Uses**

- a) Accessory structures or uses, which are customarily incidental or necessary to, permitted main uses.
- b) Such incidental uses shall not generate disruptive and/or injurious levels of noise, odor, dust, smoke, vibration, or other objectionable conditions. The use of any toxic or hazardous materials or operation of any hazardous equipment shall be forbidden.
- c) The Planning Director shall be responsible to determine if any incidental manufacturing use will be likely to cause or pose a threat to the health, safety and welfare of the surrounding neighborhoods.

**d. Uses Permitted subject to a Conditional Use Permit**

- 1) Service station
- 2) Car wash
- 3) Health club
- 4) Day care center
- 5) Churches, temples or other places of religious worship
- 6) Educational institutions
- 7) Government uses
- 8) Public utilities
- 9) Alcohol sales for on or off-site consumption

**e. Site Development Standards**

- 1) Community/Neighborhood Commercial uses shall be developed in accordance with the following standards. Setbacks shall be measured from the property line.

**Table 12  
Commercial Development Standards**

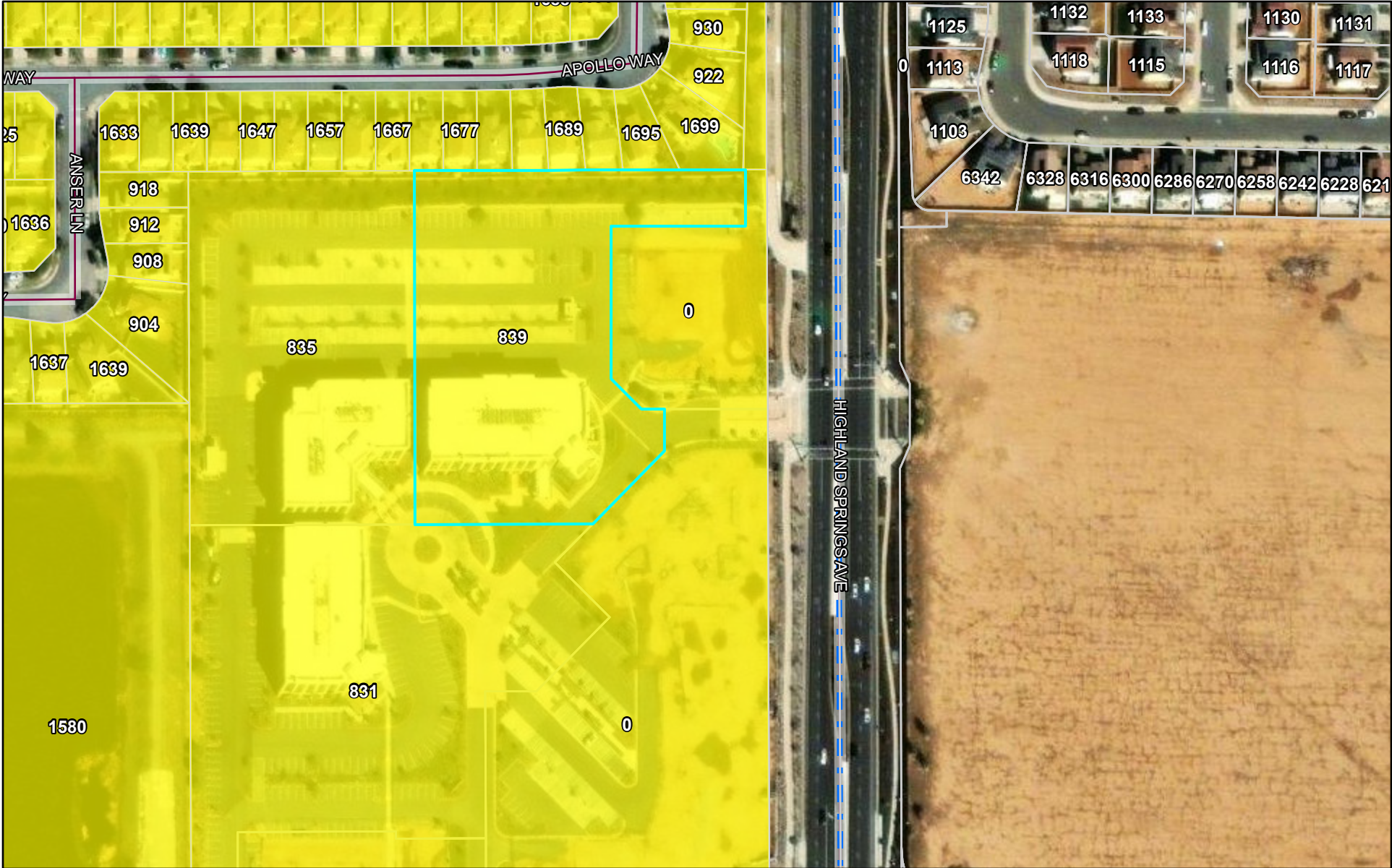
Site Area (Planning Area)	10 acre min.
Building Front setback <sup>1</sup>	25' Fully landscaped 50' If onsite parking in front of building
Building Side setback <sup>1</sup>	20'
Building Corner Lot setback <sup>1</sup>	25'
Building Rear setback <sup>1</sup>	20'
Maximum height of structures <sup>1</sup>	50'
Minimum distance between buildings on one lot	20'
Parking Spaces required (accessible and loading spaces must be provided)	Per City Code Title 17, Off-Street Parking and Loading Standards
Signage	Per City Code Title 17, Signs
Trash Enclosures	Enclosed by a wall no less than 6 feet in height with metal gates. (No chain link).
Roof mounted equipment	Screened from view to a distance of 1,000 feet
Fences/walls, maximum <sup>2</sup>	6' <sup>1</sup>

<sup>1</sup> Any portion of a building, which exceeds 35 feet in height shall be set back an additional 2 feet from the front, side and rear for each foot the height exceeds 35 feet.

<sup>2</sup> Wall heights may exceed six feet if required for sound attenuation purposes.

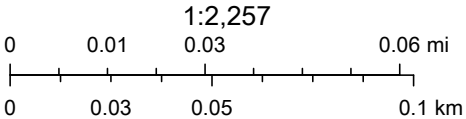
2) *Landscaping*

# General Plan Land Use APN: 419-750-006



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- General Plan
- Single Family Residential
- Parcel Labels
- Parcels\_Public
- City Boundary
- Street Labels
- Minor Streets



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