



FIGURE III-31



**45. Planning Area 35A: Open Space – Conservation Drainage (OS-CD)**

**a. Descriptive Summary**

Planning Area 35A, as depicted on Figure III-31, provides for development of 25.6 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4805. ( Section V, *Zoning Ordinance.*)

**c. Planning Standards**

- 1) Access to Planning Area 35A shall be provided via Planning Areas 34, 36, 37, 38, 39, Washington Street and Pourroy Road.
- 2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Pourroy Road and Washington Street with the drainage corridor edge, as shown on Figure IV-4.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |

**46. Planning Area 35B: Open Space – Conservation Drainage (OS-CD)**

**a. Descriptive Summary**

Planning Area 35B, as depicted on Figure III-31, provides for development of 9.0 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4805. ( Section V, *Zoning Ordinance*.)

**c. Planning Standards**

- 1) Access to Planning Area 35B shall be provided via Planning Areas 31, 32, 33, 41, 42, Pourroy Road and Benton Road.
- 2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.
- 3) An enhanced street crossing shall be used to interface Pourroy Road with the drainage corridor edge, as shown on Figure IV-4.
- 4) An identified potential archaeological resource is located within Planning Area 35B. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |