

16. Planning Area 16: Open Space

a. Descriptive Summary

Planning Area 16, as depicted in Figure 52, Planning Area 16, provides 38 acres to remain as open space which is referred to herein as the Central Open Space Spine. The Central Open Space Spine will traverse the central portion of the Johnson Ranch site. This 200 foot wide open space corridor will contain a 16 acre improved pedestrian and bicycle trail system, as well as unimproved open space. As such, the Central Open Space Spine will generally be passive in nature. This open space corridor has also been designed to provide a project-wide drainage function during a major storm event (100-year flood). Recreational facilities within the corridor will not adversely affect this drainage function (see Figure 53A-C, Open Space Area Concept Plan - Planning Area 16). The open space will be owned by a Master Homeowners' Association, County Service Area (CSA), Community Service District (CSD) or the Valley-Wide Recreation and Parks District.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 16 shall be provided from Planning Areas 3, 4, 5, 11, 12, 15 and 17.
- 2) Open space improvement plans shall be submitted to and approved by the County prior to the issuance of the first building permit in adjacent planning areas.
- 3) Open space areas shall be constructed and fully operable prior to the final inspection or the issuance of the first building permits within the adjacent Planning Area.
- 4) Permitted uses within Planning Area 16 may include the following: a) resource enhancement, restoration, etc.; b) hiking, pedestrian, bicycle or equestrian trails; c) fuel modification or other landscape zones; or d) utility easements, rights-of-way, water storage or transmission facilities in accordance with the needs of the Eastern Municipal Water District, Metropolitan Water District, or other utility providers as long as such easements, rights-of-way and transmission facilities are located with the

intent of minimizing, to the maximum extent feasible, the impacts on the resource and conservation values of the open space area.

- 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.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

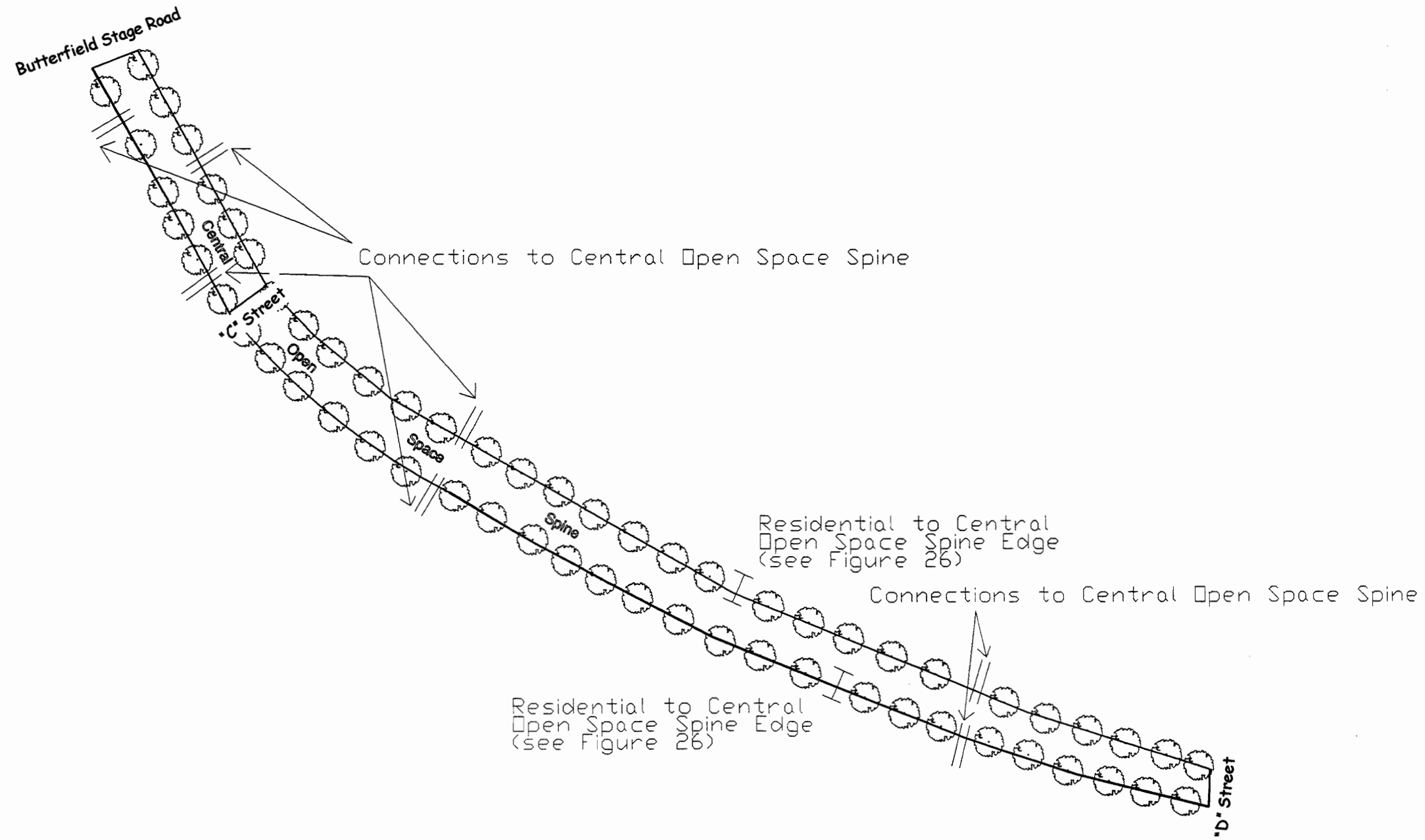
III.A.7: Project Phasing Plan

III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

III. Specific Plan

Johnson Ranch Specific Plan No. 307/E.I.R. No. 402



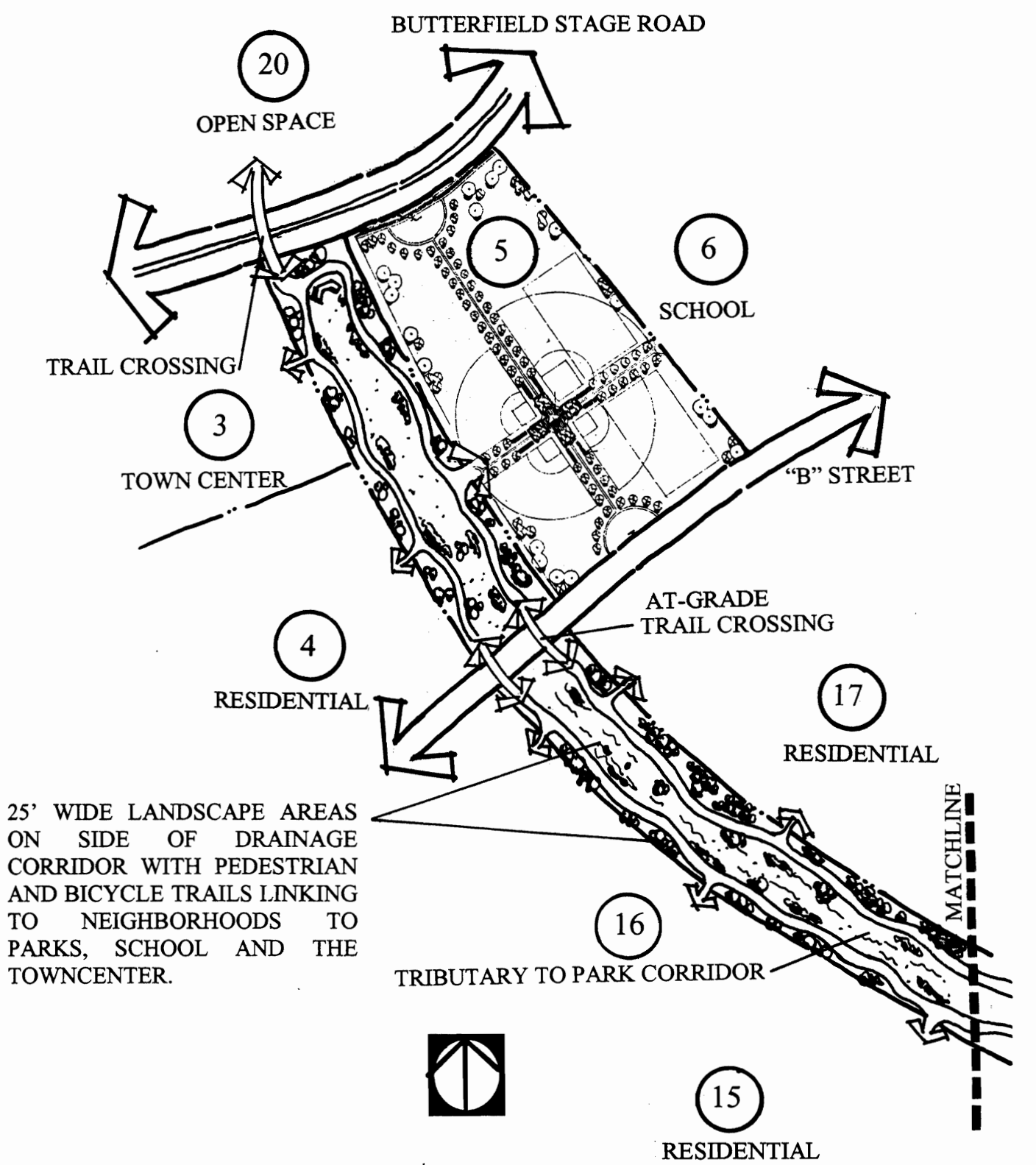
Planning Area 16
 38 acre Park Corridor
 (Central Open Space Spine)



JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402

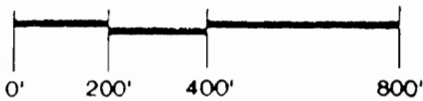
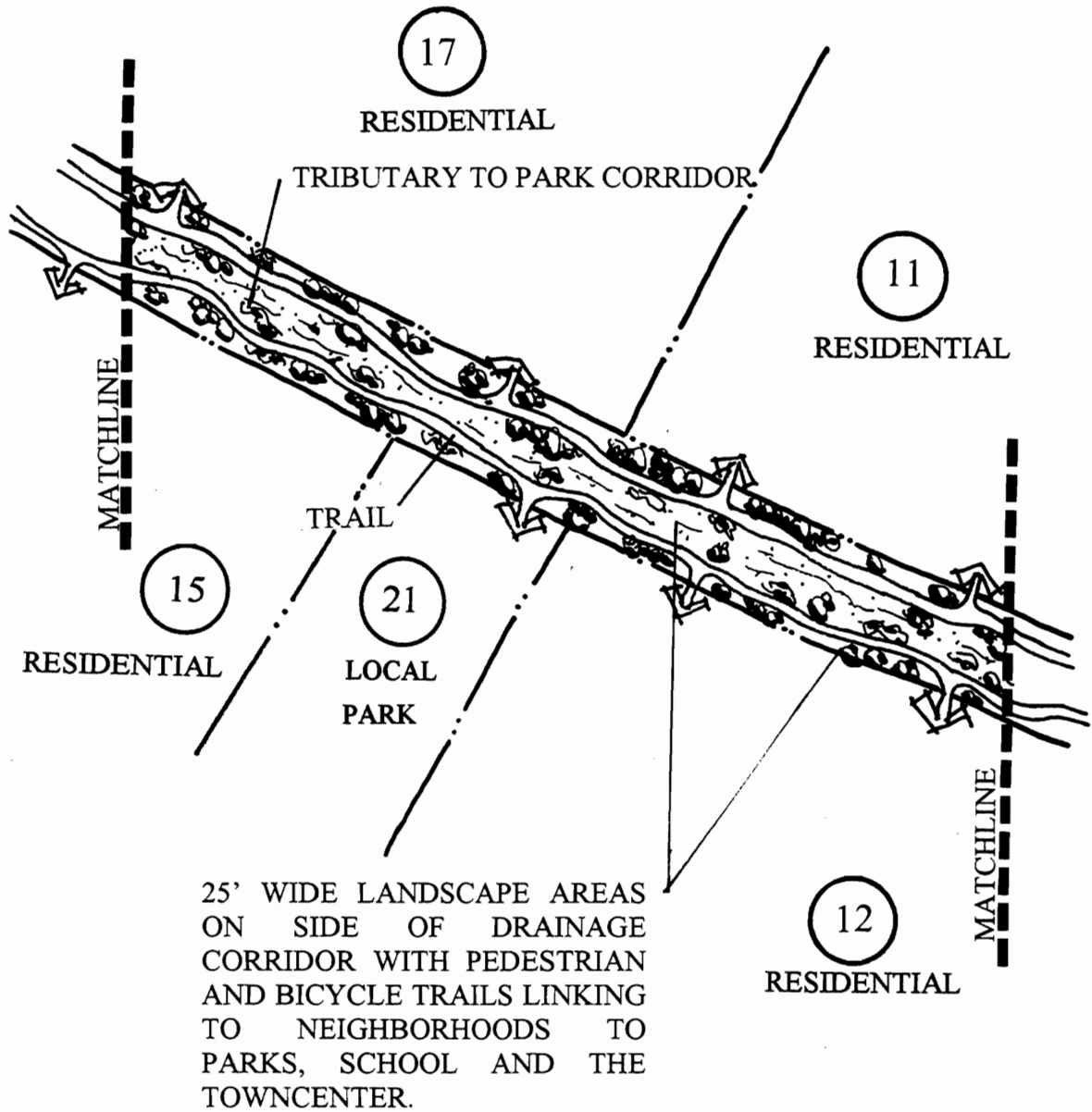
FIGURE 53A
 Open Space Area Concept Plan - Planning Area 16



25' WIDE LANDSCAPE AREAS ON SIDE OF DRAINAGE CORRIDOR WITH PEDESTRIAN AND BICYCLE TRAILS LINKING TO NEIGHBORHOODS TO PARKS, SCHOOL AND THE TOWNCENTER.

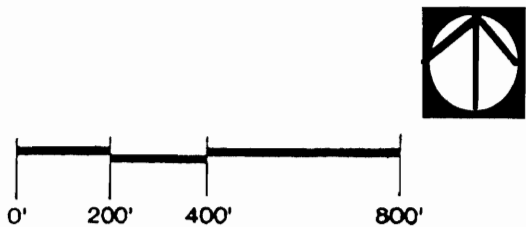
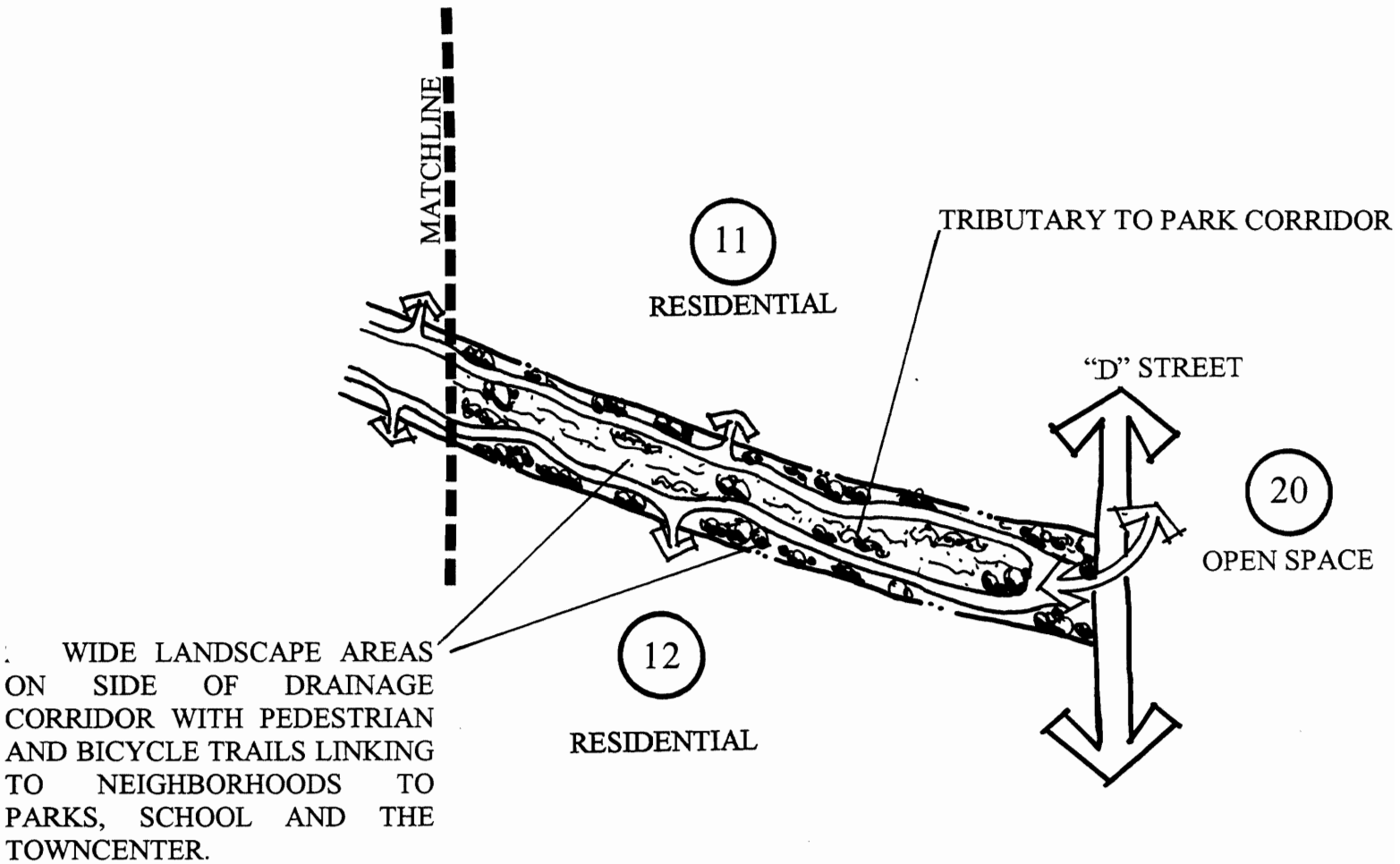
JOHNSON RANCH

FIGURE 53B
 Open Space Area Concept Plan - Planning Area 16



JOHNSON RANCH

FIGURE 53C
 Open Space Area Concept Plan - Planning Area 16



JOHNSON RANCH