

20. Planning Area 20: Open Space

a. Descriptive Summary

Planning Area 20, as depicted in Figure 58, Planning Area 20, provides 449 acres to remain as natural open space. This area contains scenic topographic features, which further enhance and identify the Johnson Ranch community. The open space will be owned by a Master Homeowners Association, County Service Area (CSA), Community Service District (CSD), the Valley-Wide Recreation and Parks District, and/or other public entity. Pursuant to the Master Water Plan, a water storage reservoir may be located within or adjacent to this Planning Area.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 20 shall be provided from local streets via Planning Areas 9, 12, 13 and 16.
- 2) A fire fuel modification transition, as shown in Figure 32, Fuel Modification Zone, shall serve as a buffer zone between open space and adjacent residential land uses in Planning Areas 7, 10, 13, and 14.
- 3) A land use edge transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between proposed open space in Planning Area 20 and adjacent residential uses.
- 4) The water storage reservoir within or adjacent to this Planning Area shall be screened with landscaping.
- 5) Permitted uses within Planning Area 20 shall include the following: a) resource enhancement, restoration, etc.; b) hiking, pedestrian, bicycle or equestrian trails; c) fuel modification or other landscape zones; and 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.

- 6) Any portion of Planning Area 20 owned and maintained by the Master Homeowners Association shall have the required hiking, pedestrian, bicycle and/or equestrian trails designed and installed by the developer of the adjacent residential planning areas.
- 7) Please refer to Section IV. for specific Design Guidelines and other related design criteria
- 8) 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

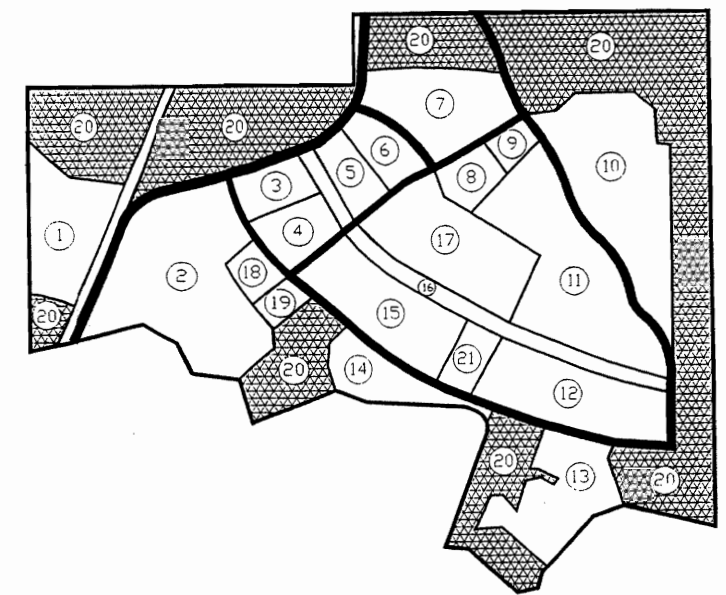
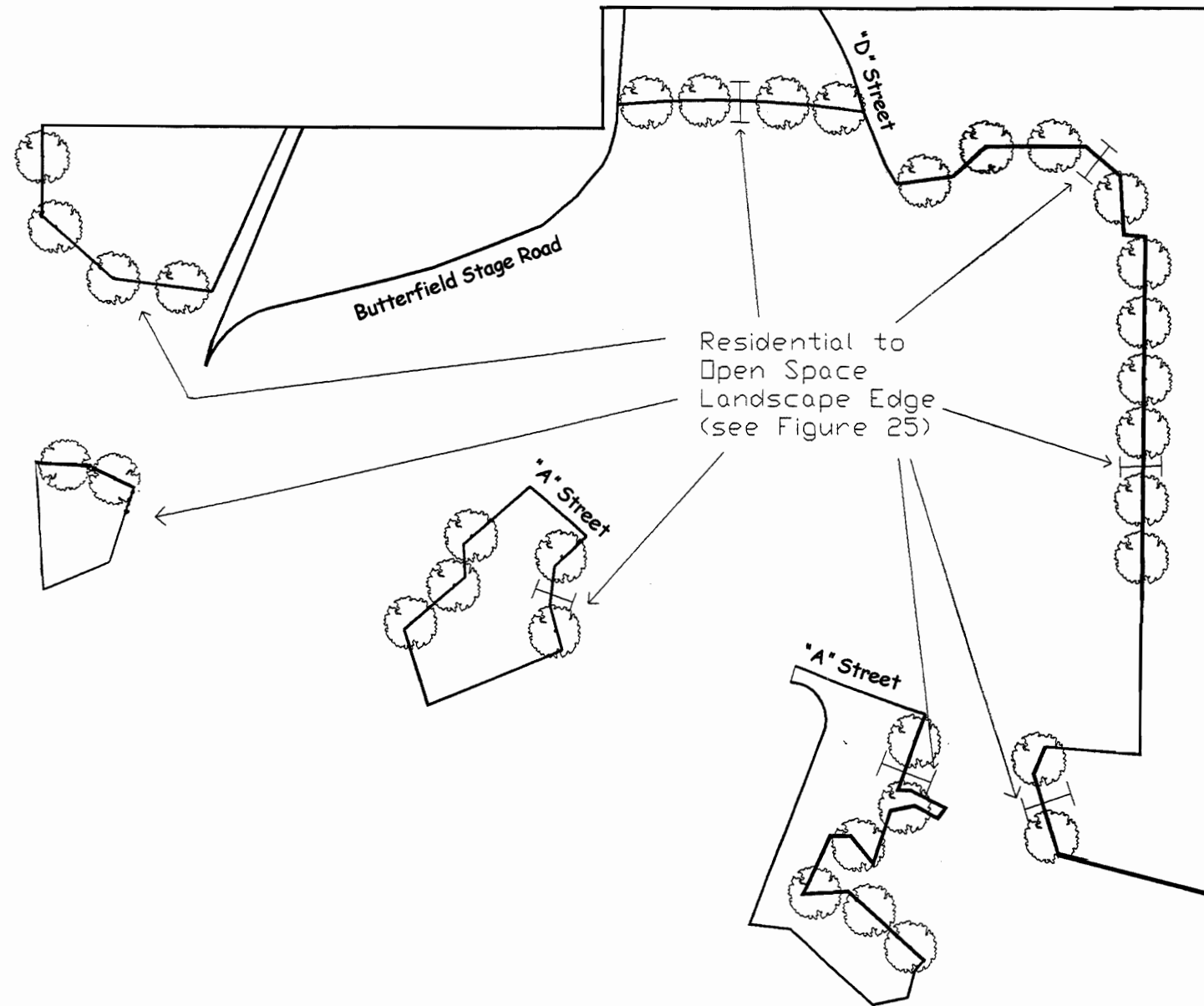
III.A.6: Grading Plan

III.A.7: Project Phasing Plan

III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

FIGURE 58
Planning Area 20



Planning Area 20
449 acres of Open Space

JOHNSON RANCH