

5. Planning Area 5: Community Park

a. Descriptive Summary

Planning Area 5, as depicted in Figure 39, Planning Area 5, provides for development of a 15.0 acre community park. This community park will contain three ball fields, one combination ball/soccer field, and restrooms within a central pavilion. Planning Area 5 will be landscaped. The Community Park is adjacent to the Central Open Space Spine trail system making it accessible by car, bicycle or by pedestrians. This will encourage use of its facilities by all residents of the Johnson Ranch project (see Figure 40, Community Park Concept Plan - Planning Area 5). These facilities are intended to provide a shared use with the adjacent twenty acre Middle School subject to the approval of the County of Riverside and the Temecula Valley Unified School District.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

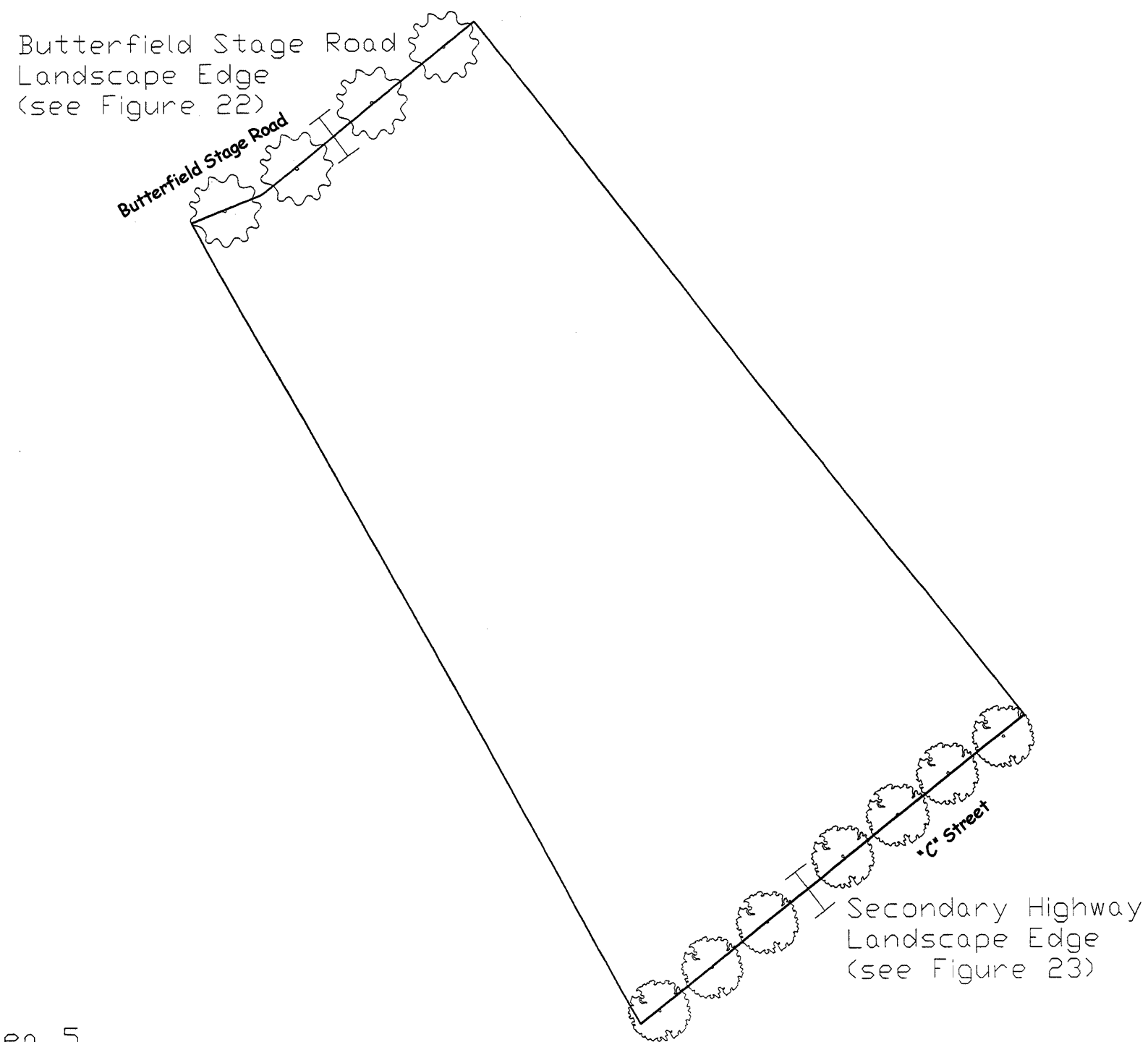
- 1) Primary access to Planning Area 5 shall be provided from Butterfield Stage Road and "C" Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 22, Butterfield Stage Road Landscape Edge, is planned along Butterfield Stage Road adjacent to Planning Area 5.
- 3) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along "C" Street adjacent to Planning Area 5.
- 4) Park improvement plans for the fifteen acre community park within this planning area shall be submitted by the developer prior to the issuance of the 500th residential building permit within the Specific Plan. The community park shall be deeded to the appropriate maintenance agency prior to the 500th residential building permit within the Specific Plan. The community park shall be constructed and fully operable prior to the 550th residential building permit within the Specific Plan.

- 5) Design of the community park will be coordinated with the design of the adjacent Middle School facilities. The County will coordinate with the Temecula Valley Unified School District to insure proper design and functional compatibility.
- 6) Shared use of school and park facilities will be subject to the approval of the County of Riverside, the Valley-Wide Recreation and Park District and the Temecula Valley Unified School District.
- 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 39
Planning Area 5

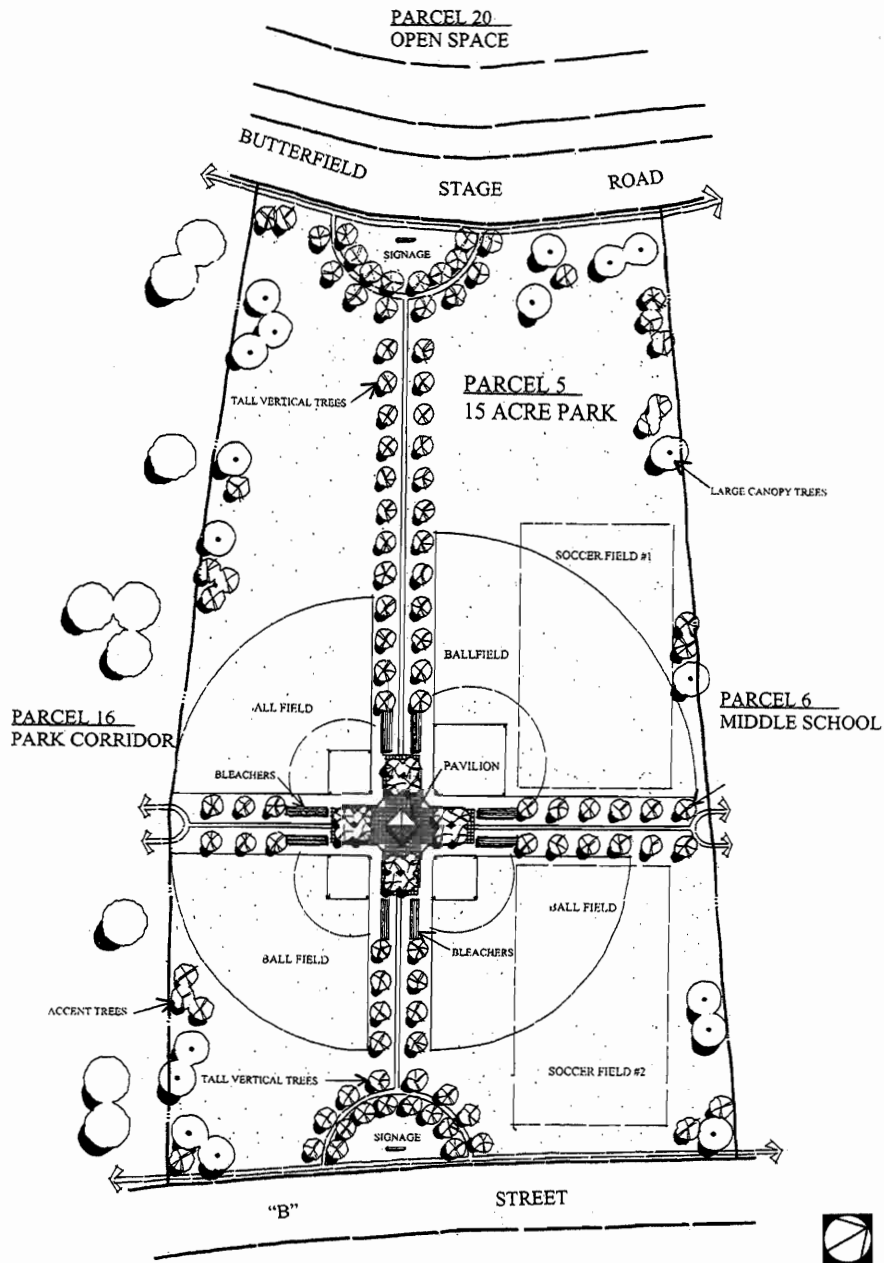


Planning Area 5
15 acre Community Park



JOHNSON RANCH

FIGURE 40
Community Park Concept Plan - Planning Area 5



JOHNSON RANCH