

1. Planning Area 1: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 1, as depicted in Figure III.B-1, provides for development of 13.9 acres devoted to Open Space.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (El Chimisal Road)*, is planned along El Chimisal Road.
- 2) Maintenance access to Planning Area 1 shall be provided via El Chimisal Road and Planning Areas 2 and 4.
- 3) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Areas 2 and 4 and the open space in Planning Area 1.
- 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.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

2. Planning Area 1A: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 1A, as depicted in Figure III.B-1, provides for development of 5.2 acres devoted to Open Space.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Maintenance access to Planning Area 1A shall be provided via Planning Areas 4 and 5.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (Butterfield Stage Road)*, is planned along Butterfield Stage Road.
- 3) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Area 5 and the open space in Planning Area 1A.
- 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.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

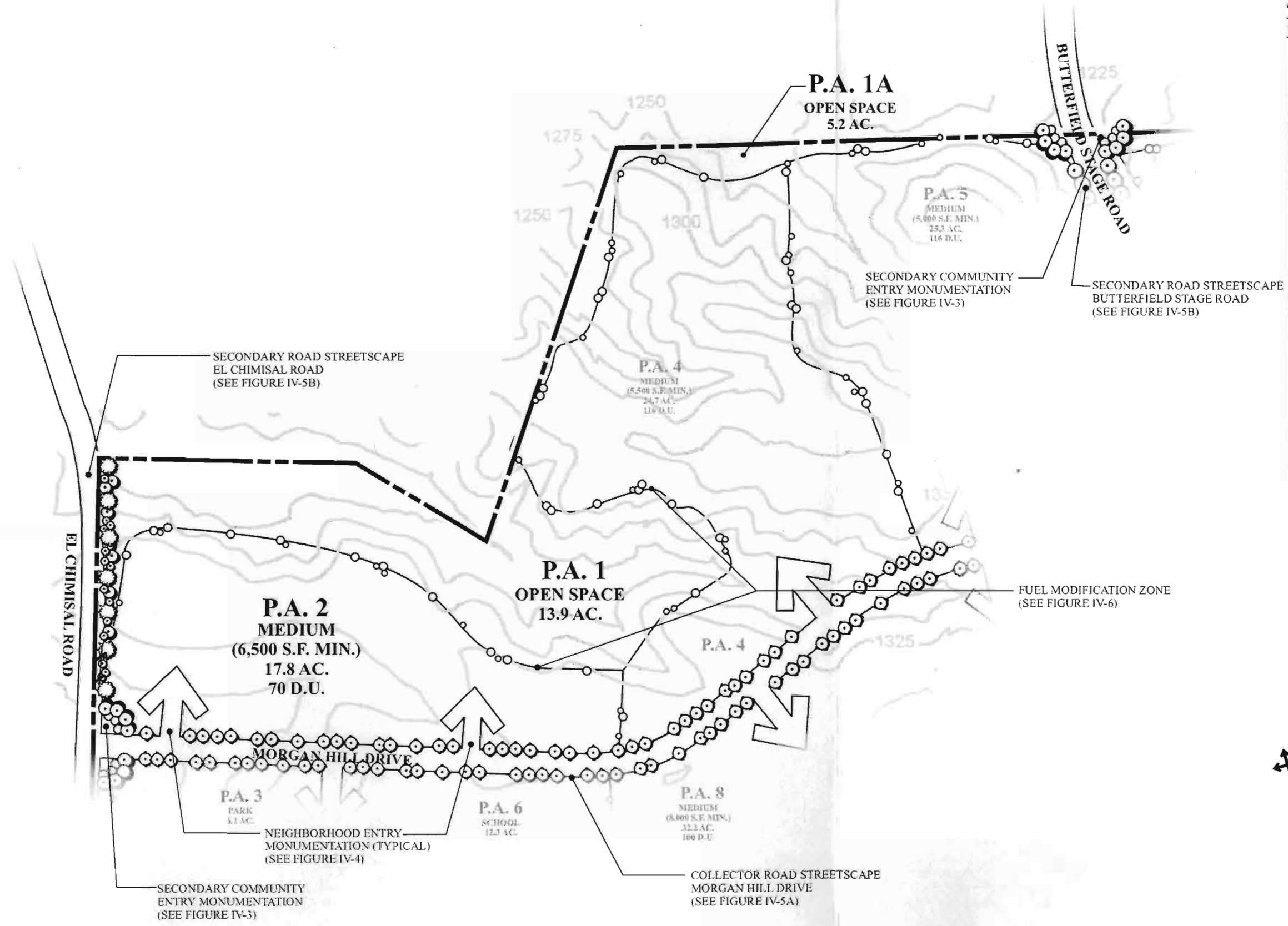
III.A.7: Grading Plan

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

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 1, 1A & 2



P.A. 1
OPEN SPACE
13.9 AC.

P.A. 1A
OPEN SPACE
5.2 AC.

P.A. 2
MEDIUM
(6,500 S.F. MIN.)
17.8 AC.
70 D.U.

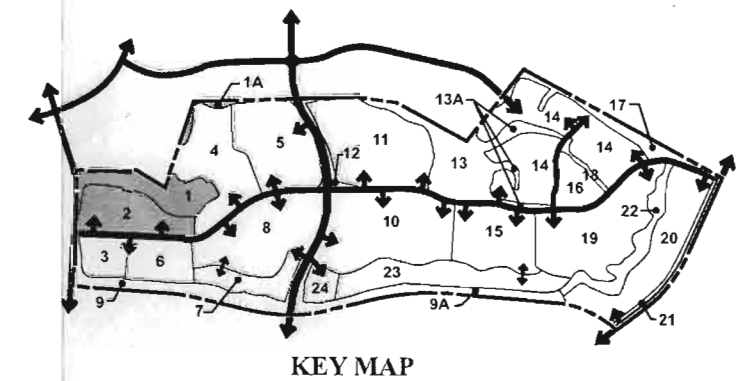


FIGURE III.B-1

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