

## 24. Planning Area 21: Open Space/Drainage

### a. DESCRIPTIVE SUMMARY

Planning Area 21, as depicted in Figure III.B-10, provides for development of 2.8 acres devoted to Open Space/Drainage uses. A local recreational/equestrian trail is planned to run through the Planning Area and joins Planning Areas 9, 9A and 20. This trail will serve as a link to the County planned trails at Temecula Creek and Anza Road.

### 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 21 shall be provided via Anza Road and Planning Area 20.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (1/2 width Anza Road)*, is planned along Anza Road.
- 3) A secondary community entry, as shown on Figure IV-3, is planned at the intersection of Morgan Hill Drive and Anza Road.
- 4) A neighborhood entry, as shown on Figure IV-4, is planned along Anza Road at the access point into Planning Area 20.
- 5) Construction of the local recreational/equestrian trail along the eastern edge of the Planning Area shall be concurrent with the development of Planning Area 20.
- 6) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 20.
- 7) A minimum 14-foot easement shall be established along the eastern edge of the Planning Area to serve as a local recreational/equestrian trail which will link Planning Areas 9, 9A and 20 and will serve as a link to the County planned trails at Temecula Creek and Anza Road. Please refer to Section IV.F.4 for specific design standards.
- 8) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 9) 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

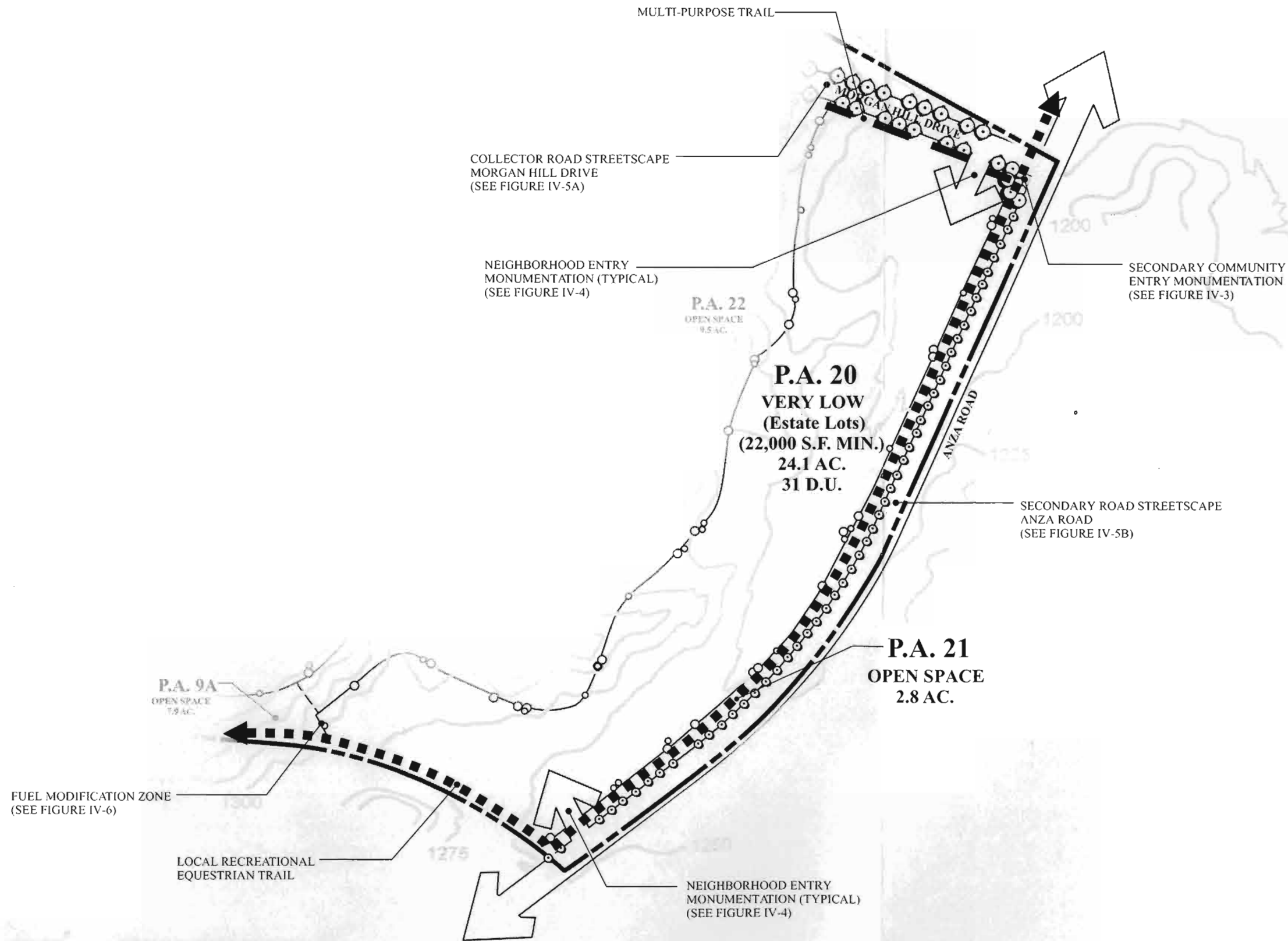
III.A.7: Grading Plan

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

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

# PLANNING AREAS 20 & 21



P.A. 20  
 VERY LOW (Estate Lots)  
 (22,000 S.F. MIN.)  
 24.1 AC.  
 31 D.U.

P.A. 21  
 OPEN SPACE  
 2.8 AC.

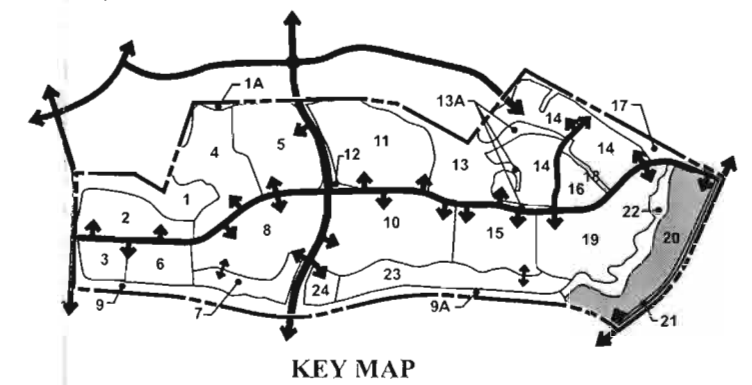


FIGURE III.B-10

*Morgan Hill*