

**9. Planning Area 9: Local Park**

**a. Descriptive Summary**

Planning Area 9, as depicted in Figure 44, Planning Area 9, provides for development of a 6.0 acre local park. This local park will contain a combination soccer/ball field, a playground/picnic area, a half court basketball court and restrooms (see Figure 45, Local Park Concept Plan - Planning Area 9).

**b. Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

**c. Planning Standards**

- 1) Primary access to Planning Area 9 shall be provided from “C” and “D” Street (Buck Road) (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned on “C” Street, adjacent to Planning Area 9.
- 3) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge, is planned along “D” Street (Buck Road), adjacent to Planning Area 9.
- 4) A land use edge transition as shown if Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 11 and adjacent park site in Planning Area 9.
- 5) Park improvements plans for the six acre local park within this planning area shall be submitted by the developer prior to the issuance of the 125th building permit within Planning Areas 11 and/or 17. The local park shall be constructed and fully operable prior to the issuance of the 150th building permit within Planning Areas 11 and/or 17.
- 6) Design of the local park will be coordinated with the design of the adjacent elementary school facilities. The County will coordinate with the Temecula Valley Unified School District to insure proper design and functional compatibility.
- 7) Shared use of school and park facilities will be subject to the approval of the County of Riverside, the Valley-Wide Recreation and Parks District and the Temecula Valley Unified School District.
- 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:

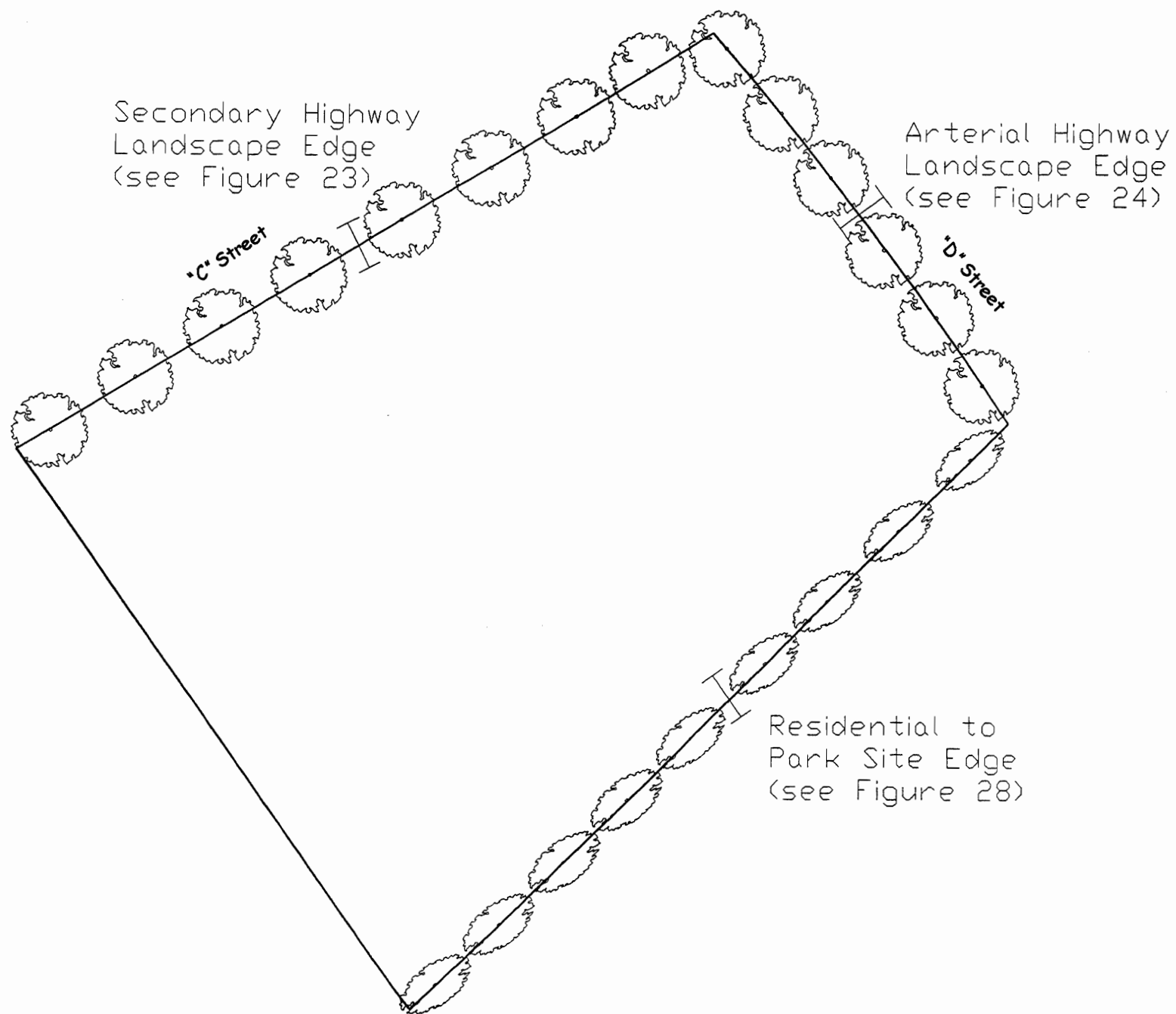
- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans

- 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

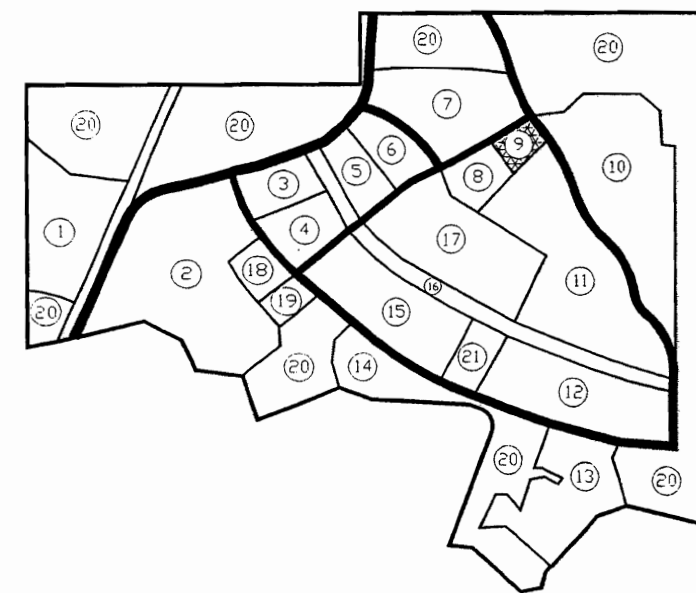
**III. Specific Plan**

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

**FIGURE 44**  
Planning Area 9

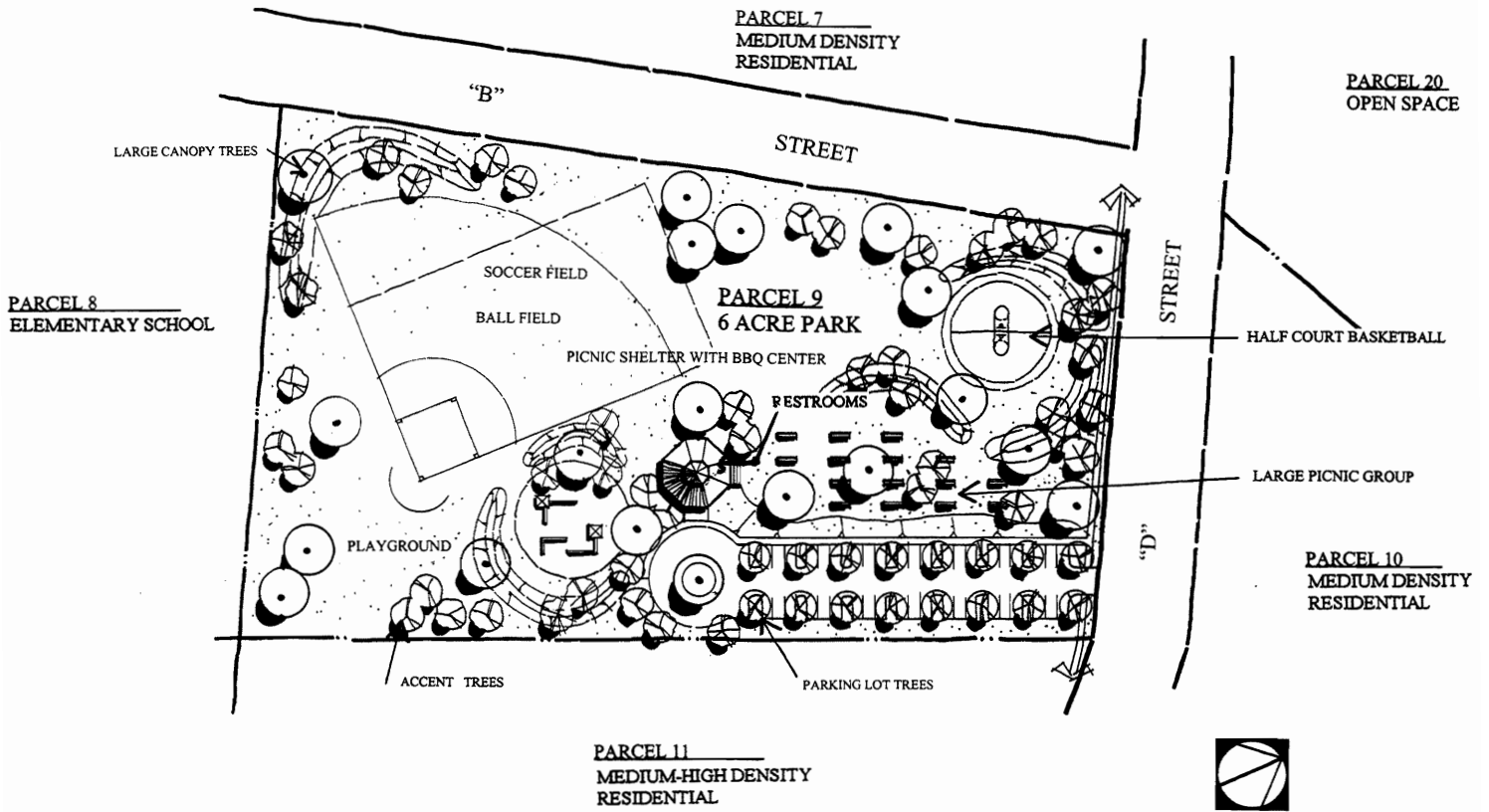


Planning Area 9  
6 acre Local Park



**JOHNSON RANCH**

**FIGURE 45**  
**Local Park Concept Plan - Planning Area 9**



**JOHNSON RANCH**