

## **PLANNING AREA 8 Open Space**

### **Overall Concept:**

Planning Area 8 is a large open space area that forms the northern edge of the southerly-most portion of the project and consists of isolated springs and rocky slopes that continue to rise in elevation offsite where scattered residences exist. The planning area contains sensitive cultural resources and public access shall be restricted. Special design features shall include a fuel modification zone within adjacent planning areas.

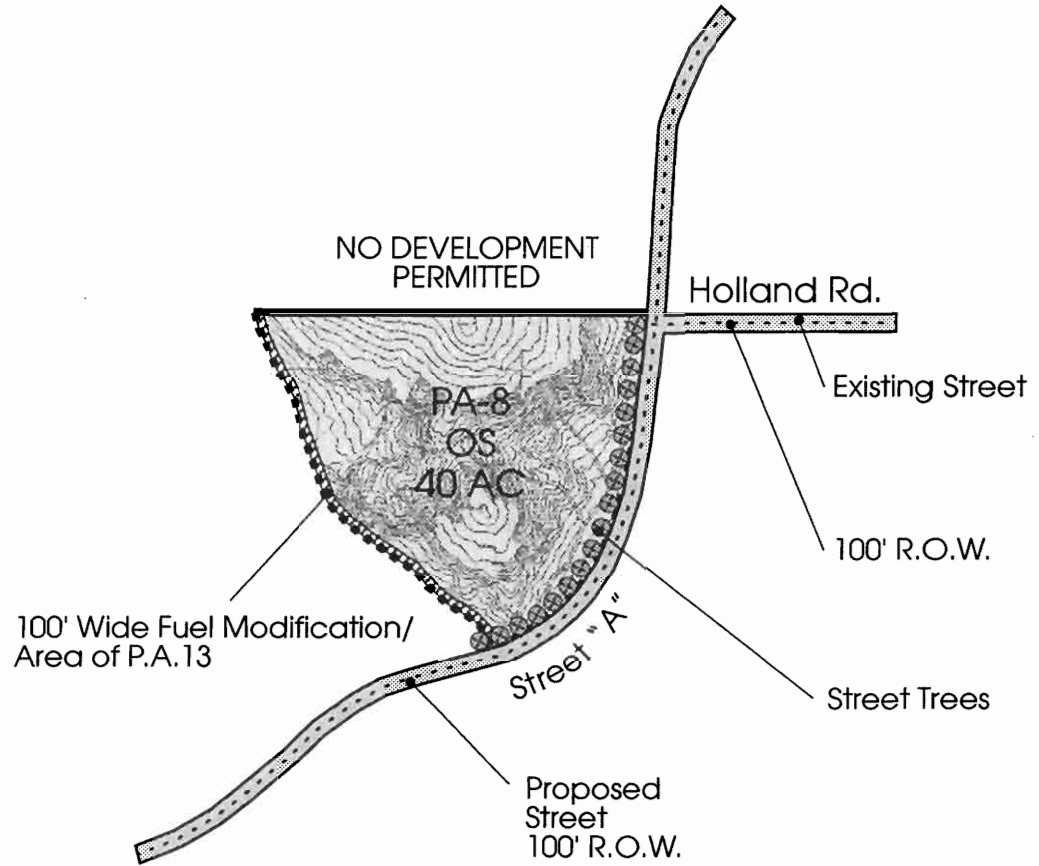
Figure 18 shows Planning Area 8 and its relationship to roads and adjacent planning areas. No vehicular access shall be allowed to this planning area except fire suppression and utility access, if required. Pedestrian access shall be discouraged through fencing of the area.

- a. Planning Area 8 consists of about 40 acres and is located immediately north of PA 13 and Street "A". It is zoned for Open Space uses. Refer to Specific Plan Zone, Section IV.2.c, herein, and Article VIII, Section 8.100a of Ordinance 348 for detailed zoning information. No development is proposed within this area except the water tank and associated access road.
- b. The southern limit of the planning area will be the boundary between the natural open space within Planning Area 8, and Planning Area 13 and Street "A". The northern limit lies at the boundary with existing residences and vacant residential land off-site.
- c. To protect both the natural open space within PA 8 and development within PA's 13, a fuel modification zone and planning area edge treatment are required at this interface. Due to sensitive resources within this planning area, the fuel modification zone shall be incorporated within Planning Area 13. The fencing requirements for this area will be addressed at the tentative map stage of development for PA 13.

The portion of PA 8 that fronts Street "A" shall be landscaped within the parkway per the appropriate streetscape guidelines to retain continuity along Street "A". Wrought iron fencing shall be required at the back of the street landscaping to limit pedestrian access into this area.

If properties to the north of this planning area remain in natural open space, no special treatment along the northern edge of this planning area is proposed. If development is to occur to the north immediately adjacent to this open space, a buffer treatment between this planning area and off-site development would be proposed along the northern planning area boundary.

- d. The natural sage scrub and spring-related habitat within this planning area will be preserved. In addition, archaeological resources have been located within this planning area. The preservation of this area in natural open space is part of required mitigation for the project. No other unique environmental constraints affect Planning Area 8.
- e. Prior to construction of the required water tank in PA 8, additional study or mitigation may be necessary to address potential environmental impacts associated with tank installation.
- f. Planning Area 8 is located within Assessor Parcel Nos. 466-150-010, -019 and -020.



Not to scale

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Planning Area 8- Figure 18