

SECTION 11(j). PLANNING AREA 10: OPEN SPACE / HABITAT AREA

Descriptive Summary

Planning Area 10, as illustrated in Figure 27, consists of approximately 102 acres, and is located in the south area of the project. This area is characterized by coastal sage scrub and other native and non-native vegetation, and is habitat to the California Gnatcatcher.

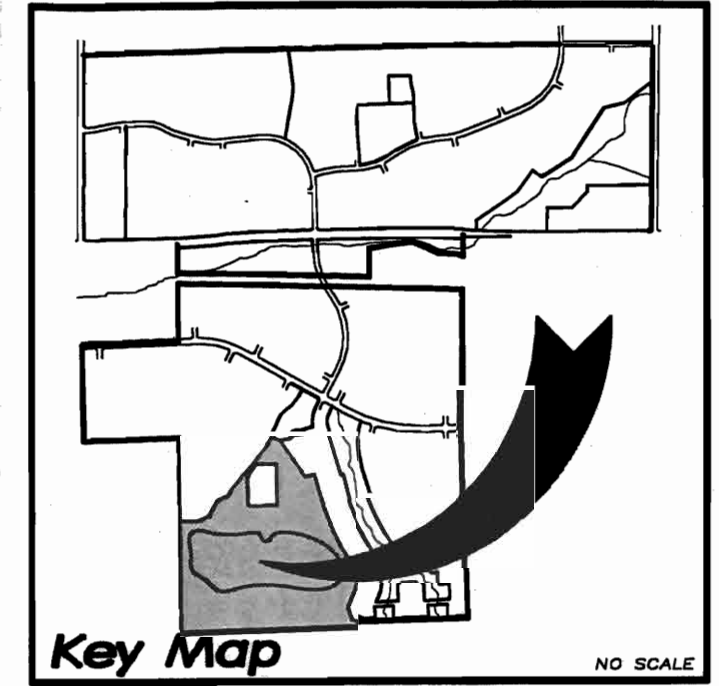
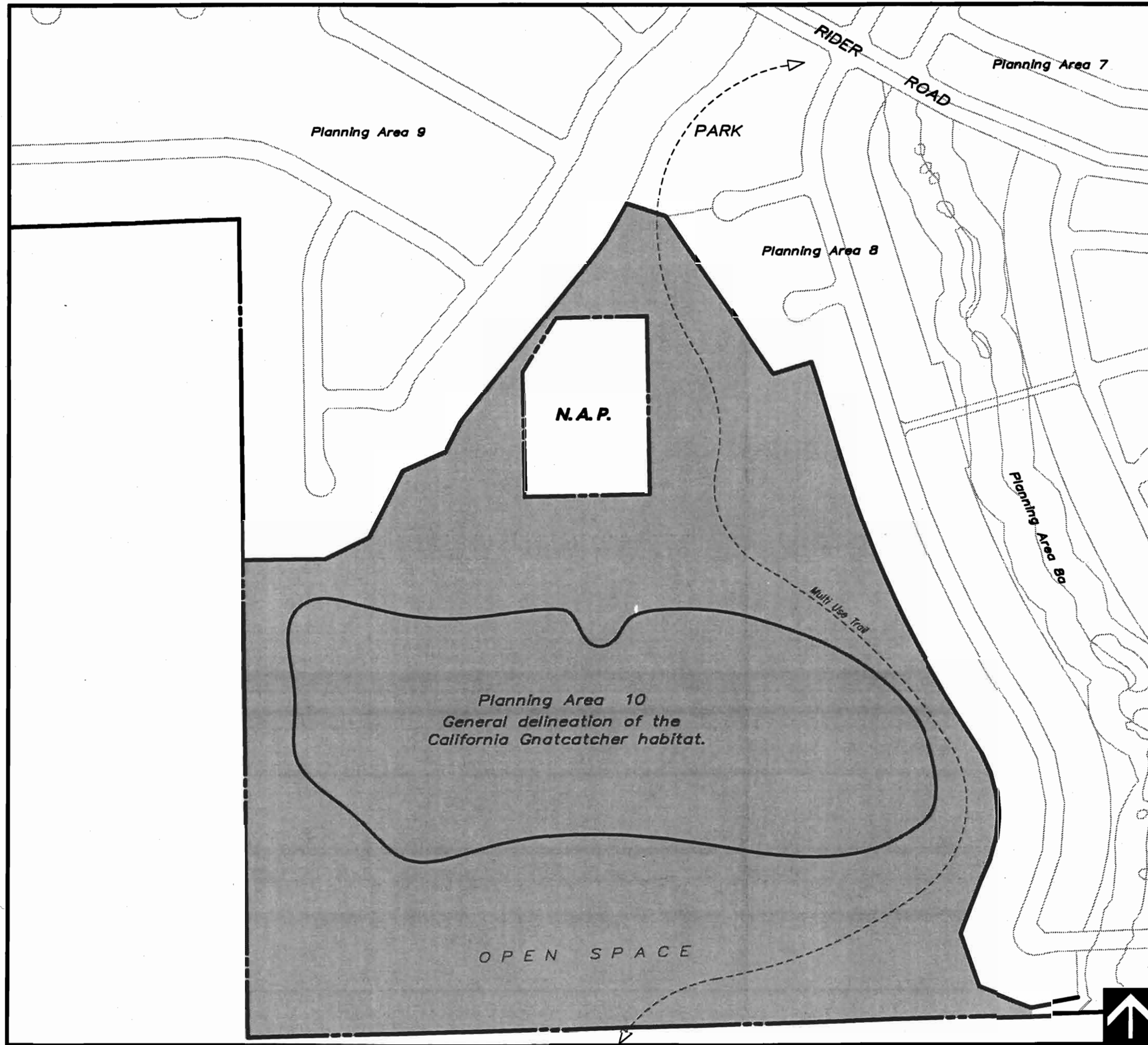
Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15. However, no permanent structures are anticipated.

Design Standards/Guidelines

Planning Area 10 will be retained as open space with the exception of the neighborhood park.

Primary Access: No vehicular access is proposed into the Planning Area, however, trail access may be provided. However, a single drive will be provided to the Butler parcel (N.A.P.).



PLANNING AREA 10

Figure 27

Land Use: OPEN SPACE
Area: 102 acres

