

19. Planning Area 19: Local Park

a. Descriptive Summary

Planning Area 19, as depicted in Figure 56, Planning Area 19, provides for development of a 6.0 acre local park. This local park will contain two combination ball/soccer fields, a playground, a full court basketball court and restrooms (see Figure 57, Local Park Concept Plan - Planning Area 19).

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 19 shall be provided from “A” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned on “A” Street adjacent to Planning Area 19.
- 3) A land use edge transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 2 and adjacent park site in Planning Area 19.
- 4) Park improvement plans for the six acre local park in this planning area shall be submitted by the developer prior to the issuance of the 125th building permit within Planning Area 2. The local park shall be constructed and fully operable prior to the 150th building permit within Planning Area 2.
- 5) 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.
- 6) Shared use of school and park facilities will be subject to the approval of the County of Riverside, the Valley-Wide Recreation and Park District and the Temecula Valley Unified School District.
- 7) Please refer to Section IV. for specific Design Guidelines and other related design criteria
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

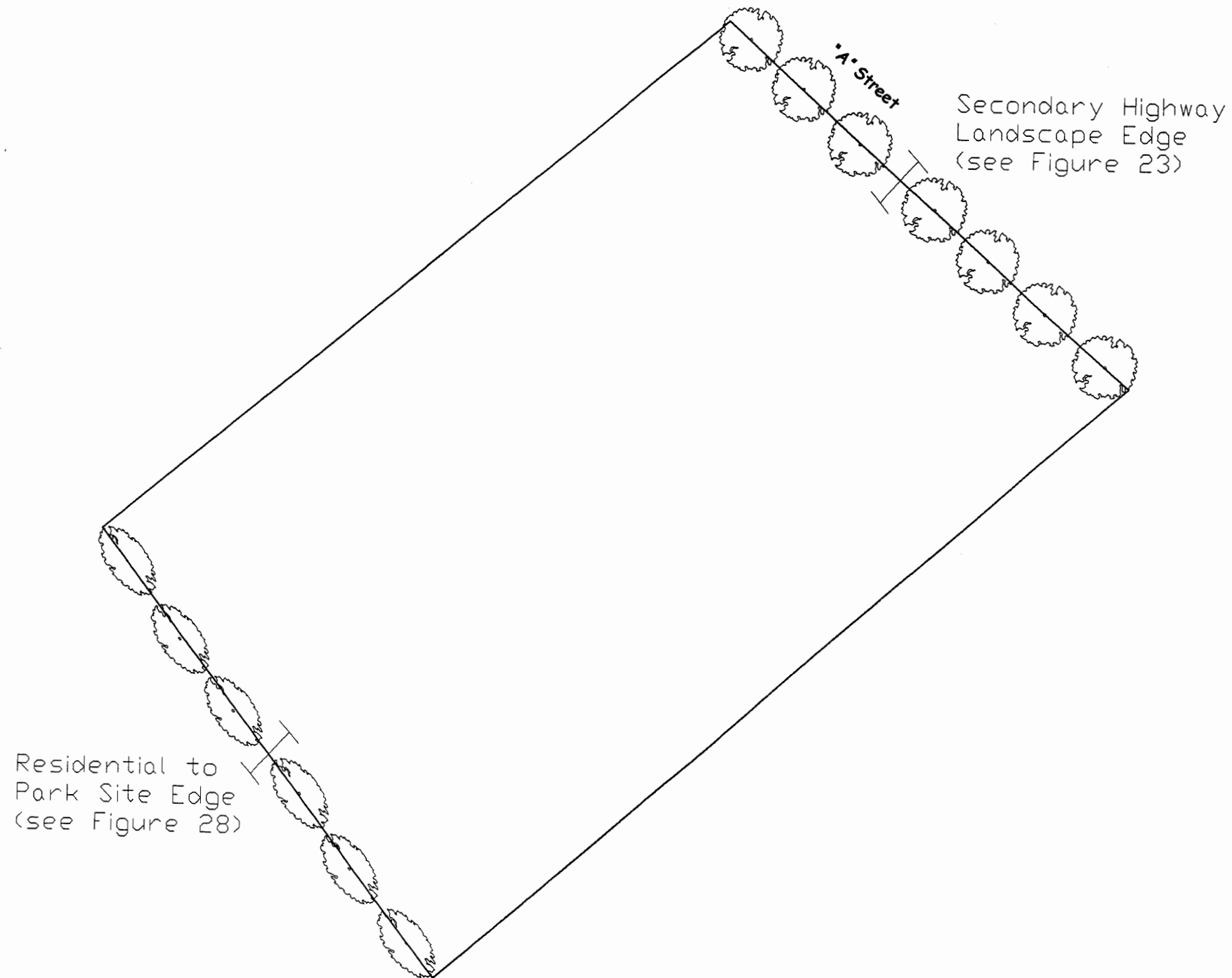
- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans

- 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 56
Planning Area 19



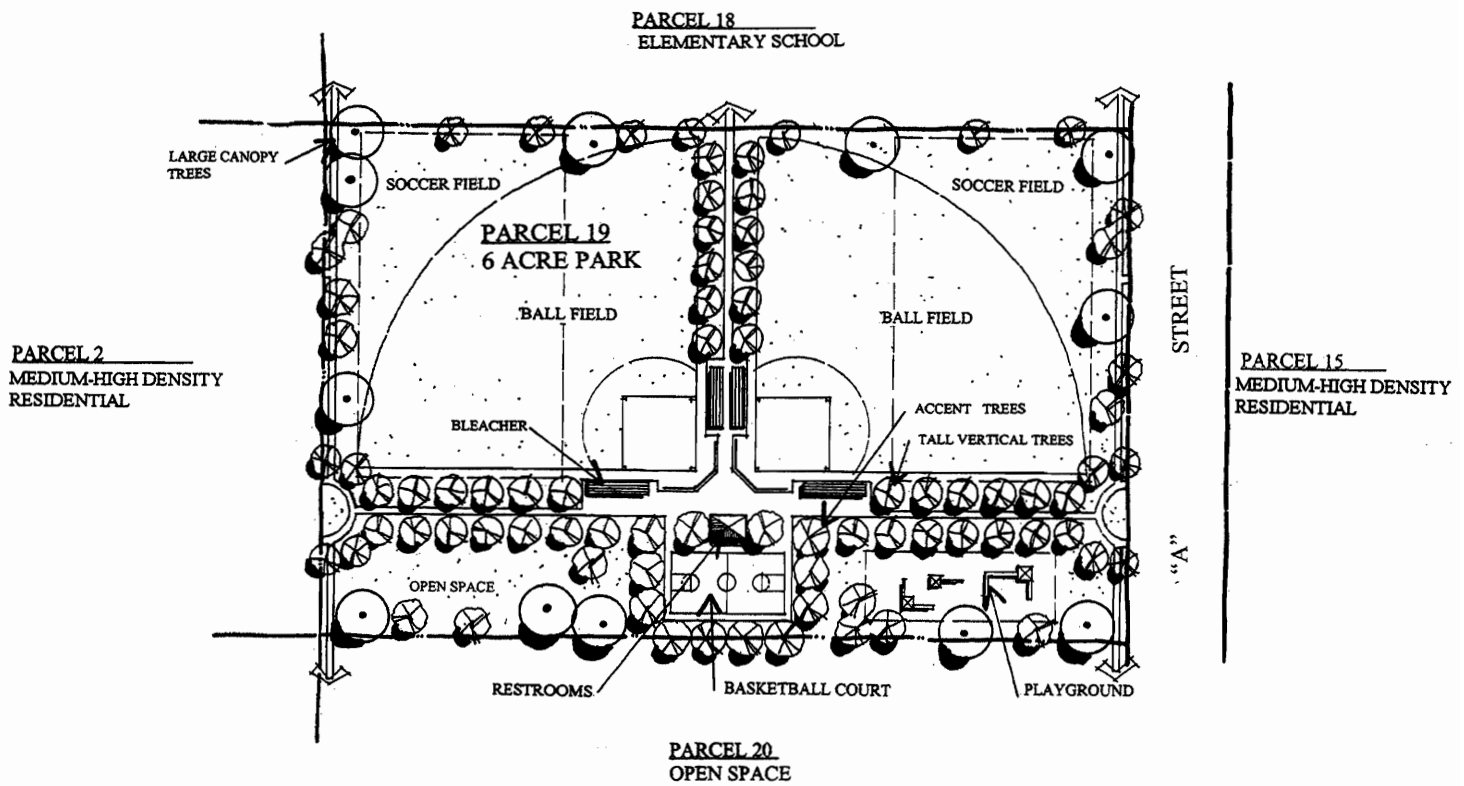
Planning Area 19
6 acre Local Park



JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402

FIGURE 57
Local Park Concept Plan - Planning Area 19



JOHNSON RANCH