

## **PLANNING AREA 7 Open Space**

### **Overall Concept:**

Planning Area 7 is a large open space complex that will form the northern edge of the project that lies west of Highway 79. The planning area will extend along the western edge of Planning Area 12 to create a buffer from residences to the west and to link open space areas contained within this planning area and planning area 8. The open space generally consists of steep slopes that extend into publicly owned lands to the north of the specific plan.

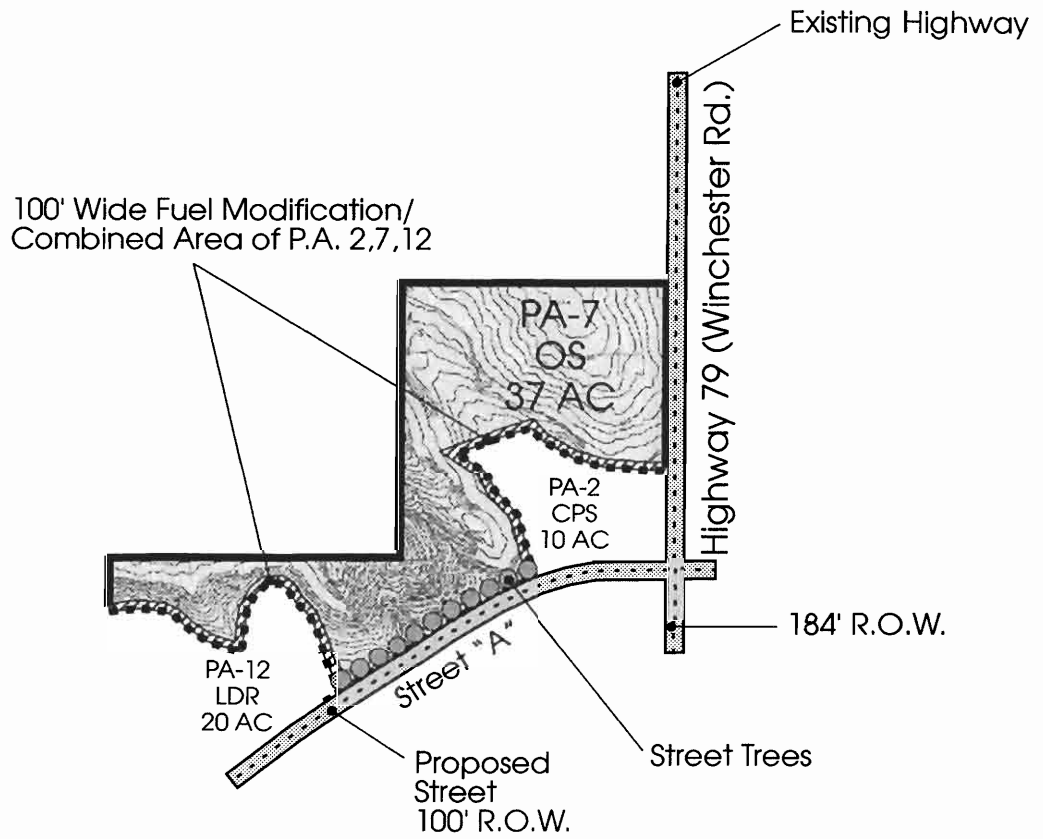
Figure 17 shows Planning Area 7 and its relationship to roads and adjacent planning areas. No vehicular access shall be allowed to this planning area except fire suppression if required. Pedestrian access shall be discouraged through fencing of the area.

- a. Planning Area 7 consists of about 37 acres and is located along the northern edges of Planning Areas 2 and 12, west of Winchester Road and north of Street "A". It is zoned for Open Space uses. Refer to Specific Plan Zone, Section IV.2.c, herein, and Article VIIIe, Section 8.100a of Ordinance 348 for detailed zoning information. No development is proposed within this area.
- b. The southern limit of the planning area will be the boundary between the natural open space within Planning Area 7, and Planning Areas 2, 12 and Street "A". The northern and western limits lie at the boundary with vacant residential land existing off-site. The eastern edge of this planning area is bounded by Highway 79.
- c. To protect both the natural open space within PA 7 and development within PA's 2 and 12, a fuel modification zone and planning area edge treatment are required at this interface. The design guidelines for this type of interface condition are included in Section V.C for both the residential interface with PA 12 and the commercial interface with PA 2.

The portion of PA 7 that fronts Highway 79 shall remain in its natural state and not be developed with the streetscape landscaping required in other planning areas along the highway. The portion of PA 7 that fronts Street "A" shall be landscaped within the parkway per the appropriate streetscape guidelines to retain continuity along Street "A".

If properties to the north and west 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 or west 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. The design guidelines for this type of interface condition are included in Section V.C.

- d. The natural sage scrub habitat in this area of the specific plan will be preserved in PA 7. 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 7.
- e. No areas of additional study or mitigation are necessary.
- f. Planning Area 7 is located within Assessor Parcel Nos. 466-050-013 and 466-360-020.



Not to scale



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Planning Area 7- Figure 17