

6. Planning Area 6 – Open Space/Conservation

a. Descriptive Summary

Planning Area 6, as depicted in Exhibit IV.23 provides for development of 24.7 acres devoted to open space/conservation uses. The open space/conservation corridor is intended to be dedicated for the purpose of implementing the County's MSHCP and is further designed to buffer the proposed project from the adjacent I-15 corridor.

b. Land Use and Development Standards

Please refer to Ordinance No. 348._____ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 6 shall be provided via Bold Court.
- 2) The open space/conservation area is further illustrated on Exhibit III.11, Conceptual Landscape Plan
- 3) Please refer to Section V. for specific Design Guidelines and other related design criteria.
- 4) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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|---------------------------------|--|
| III.A.1: Specific Land Use Plan | III.E.1: Water and Sewer Plans |
| III.B.1: Circulation Plan | III.F.1: Public Sites and Project Phasing Plan |
| III.C.1: Drainage Plan | III.G.1: Grading Plan |
| III.D.1: Landscaping Plan | III.H.1: Open Space and Recreation Plan |

7. Planning Areas 1A,3A, and 4A – Open Space/Drainage

a. Descriptive Summary

Planning Areas 1A, 3A, and 4A, as depicted in Exhibit IV.24 provides for the dedication of 27.8 acres devoted to open space/drainage uses. This open space/drainage corridor which runs along the northerly project boundary is intended to be dedicated for the purpose of providing natural open space, fuel modification zones, and both on and off-site drainage uses. The combined Open Space/Drainage Planning Areas are further designed to buffer the proposed project from the adjacent I-15 corridor.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. _____ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

5) Access to Planning Areas 1A, 3A, and 4A 6 shall be restricted for maintenance purposes only.

6) The open space/drainage area is further illustrated on Exhibit III.15, Open Space/Recreation and IV.24, Planning Area 1a, 3a and 4a.

7) 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.B.1: Circulation Plan

III.C.1: Drainage Plan

III.D.1: Landscaping Plan

III.E.1: Water and Sewer Plans

III.F.1: Public Sites and Project Phasing Plan

III.G.1: Grading Plan

III.H.1: Open Space and Recreation Plan

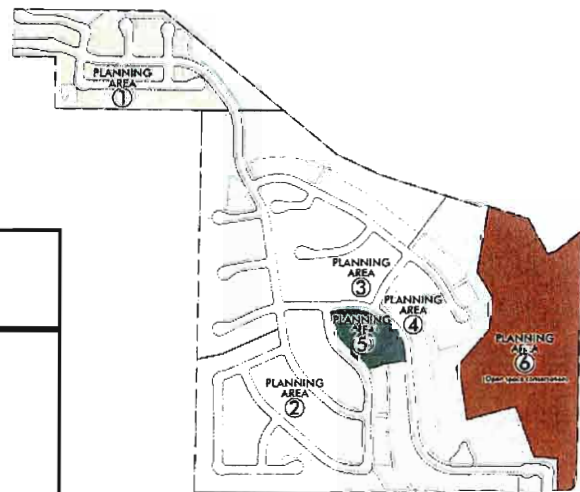
Exhibit IV.23 Planning Area 6

P.A. 4a

P.A. 6

P.A. 4

**Open Space/
Conservation**



KEY MAP

Planning Area 6
Open Space / Conservation
20.7-24.7 Acres