

**O. PLANNING AREA 15: OPEN SPACE – RECREATION AND CONSERVATION**

**1.0 DESCRIPTIVE SUMMARY**

Planning Area 15, as shown on Figure 4-8, provides for the development of a 6.0-acre community park. The community park is located adjacent to Mapes Road and the school, which provides opportunities for joint uses and amenities such as sports fields (softball and soccer), tot lot, open turf areas and shade shelter.

**2.0 LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

**3.0 PLANNING STANDARDS**

- The park shall be designed as conceptually depicted in Figure 5-52, *6.0-Acre Community Park Conceptual Plan – Planning Area 15*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-33, *Mapes Road Streetscape*, and Figure 5-34, *Mapes Road Perspective*, are planned along Mapes Road.
- Roadway landscape treatments, as shown in Figure 5-48, *Primary Entry Road Streetscape - Mapes Road*, are planned along the Primary Entry Road.
- Roadway landscape treatments, as shown in Figure 5-43, *Community Collector Streetscape at Park and School*, are planned along the adjacent Collector Road.
- An interface shall be provided between the school and community park, as depicted in Figure 5-54, *Parks and School Interface*.
- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.

- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:

III.A: Land Use Plan

III.B: Circulation Plan

III.C: Drainage Plan

III.D: Water and Sewer Plan

III.E: Grading Plan

III.F: Open Space and Recreation Plan

III.G: Project Phasing Plan

III.H: Public Facilities Plan