

U. PLANNING AREAS 21A & 21B: OPEN SPACE – RECREATION

1.0 DESCRIPTIVE SUMMARY

Planning Areas 21A and 21B, as shown on Figures 4-7 and 4-8, provide for the development of a 0.7 and 0.5-acre regional trail easement, respectively. This easement is located along the eastern boundary of the project. The trail easement is designed to connect to the regional trail system, which provides additional opportunities for passive recreation, exercise, and equestrian uses.

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

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-36, *Briggs Road Streetscape*, and Figure 5-37, *Briggs Road Perspective*, are planned along Briggs Road.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Decomposed granite trails shall be provided, as depicted on Figure 5-68, *Decomposed Granite Trails*.
- 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:

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| III.A: Land Use Plan | III.E: Grading Plan |
| III.B: Circulation Plan | III.F: Open Space and Recreation Plan |
| III.C: Drainage Plan | III.G: Project Phasing Plan |
| III.D: Water and Sewer Plan | III.H: Public Facilities Plan |