SECTION 11(j). PLANNING AREA 10: OPEN SPACE / HABITAT AREA

Descriptive Summary
Planning Area 10, as illustrated in Figure 27, consists of approximately 102 acres, and is located in the south area of the project. This area is characterized by coastal sage scrub and other native and non-native vegetation, and is habitat to the California Gnatcatcher.

Land Use and Development Standards
For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15. However, no permanent structures are anticipated.

Design Standards/Guidelines
Planning Area 10 will be retained as open space with the exception of the neighborhood park.

Primary Access: No vehicular access is proposed into the Planning Area, however, trail access may be provided. However, a single drive will be provided to the Butler parcel (N.A.P.).