Planning Areas 35A & 35B

CONSERVATION/DRAINAGE

P.A. 35B
9.0 AC.

P.A. 35A
25.6 AC.

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

STREET CROSSING AT
DRAINAGE CORRIDOR EDGE
(See Figure IV-4)

STREET CROSSING AT
DRAINAGE CORRIDOR EDGE
(See Figure IV-4)

Washington Street

Pourroy Road

Benton Road

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-128
45. Planning Area 35A: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 35A, as depicted on Figure III-31, provides for development of 25.6 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Access to Planning Area 35A shall be provided via Planning Areas 34, 36, 37, 38, 39, Washington Street and Pourroy Road.

2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.

3) An enhanced street crossing shall be used to interface Pourroy Road and Washington Street with the drainage corridor edge, as shown on Figure IV-4.

4) Please refer to Section IV for specific Design Guidelines and other related design criteria.

5) 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.A.5 Open Space and Recreation Plan
III.A.2 Circulation Plan  III.A.6 Grading Plan
III.A.3 Drainage Plan  III.A.7 Public Sites and Project Phasing Plan
III.A.4 Water and Sewer Plans  III.A.8 Landscaping Plan
46. Planning Area 35B: Open Space – Conservation Drainage (OS-CD)

a. Descriptive Summary

Planning Area 35B, as depicted on Figure III-31, provides for development of 9.0 acres devoted to Open Space – Conservation Drainage uses. This greenbelt/drainage corridor will be designed as a passive park containing a meandering paseo/walkway system and providing numerous recreational activities throughout the community.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Access to Planning Area 35B shall be provided via Planning Areas 31, 32, 33, 41, 42, Pourroy Road and Benton Road.

2) The greenbelt/drainage corridor areas are further illustrated on Figure IV-14.

3) An enhanced street crossing shall be used to interface Pourroy Road with the drainage corridor edge, as shown on Figure IV-4.

4) An identified potential archaeological resource is located within Planning Area 35B. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.

5) Please refer to Section IV for specific Design Guidelines and other related design criteria.

6) 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.A.5 Open Space and Recreation Plan
   III.A.2 Circulation Plan       III.A.6 Grading Plan
   III.A.3 Drainage Plan         III.A.7 Public Sites and Project Phasing Plan
   III.A.4 Water and Sewer Plans III.A.8 Landscaping Plan