24. **Planning Area 21: Open Space/Drainage**

a. **Descriptive Summary**

Planning Area 21, as depicted in Figure III.B-10, provides for development of 2.8 acres devoted to Open Space/Drainage uses. A local recreational/equestrian trail is planned to run through the Planning Area and joins Planning Areas 9, 9A and 20. This trail will serve as a link to the County planned trails at Temecula Creek and Anza Road.

b. **Land Use and Development Standards**

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

1) **Maintenance access** to Planning Area 21 shall be provided via Anza Road and Planning Area 20.

2) **A roadway landscape treatment**, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (1/2 width Anza Road)*, is planned along Anza Road.

3) **A secondary community entry**, as shown on Figure IV-3, is planned at the intersection of Morgan Hill Drive and Anza Road.

4) **A neighborhood entry**, as shown on Figure IV-4, is planned along Anza Road at the access point into Planning Area 20.

5) **Construction of the local recreational/equestrian trail along the eastern edge of the Planning Area shall be concurrent with the development of Planning Area 20.**

6) **Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 20.**

7) **A minimum 14-foot easement shall be established along the eastern edge of the Planning Area to serve as a local recreational/equestrian trail which will link Planning Areas 9, 9A and 20 and will serve as a link to the County planned trails at Temecula Creek and Anza Road.** Please refer to Section IV.F.4 for specific design standards.

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

9) Please refer to Section III.A for the following **Development Plans and Standards** that apply site-wide:

| III.A.2: Specific Land Use Plan     | III.A.7: Grading Plan       |
| III.A.3: Circulation Plan          | III.A.8: Public Facility Sites and Project Phasing Plan |
| III.A.4: Drainage Plan             | III.A.9: Landscaping Plan   |
| III.A.5: Water and Sewer Plans     | III.A.10: Comprehensive Maintenance Plan |