6. Planning Area 6 – Open Space/Conservation

a. Descriptive Summary

Planning Area 6, as depicted in Exhibit IV.23 provides for development of 24.7 acres devoted to open space/conservation uses. The open space/conservation corridor is intended to be dedicated for the purpose of implementing the County’s MSHGP and is further designed to buffer the proposed project from the adjacent I-15 corridor.

b. Land Use and Development Standards

Please refer to Ordinance No. 348._________ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

1) Access to Planning Area 6 shall be provided via Bold Court.

2) The open space/conservation area is further illustrated on Exhibit III.11, Conceptual Landscape Plan

3) Please refer to Section V. for specific Design Guidelines and other related design criteria.

4) 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.E.1: Water and Sewer Plans
   III.B.1: Circulation Plan         III.F.1: Public Sites and Project Phasing Plan
   III.C.1: Drainage Plan           III.G.1: Grading Plan
   III.D.1: Landscaping Plan        III.H.1: Open Space and Recreation Plan

7. Planning Areas 1A, 3A, and 4A – Open Space/Drainage

a. Descriptive Summary

Planning Areas 1A, 3A, and 4A, as depicted in Exhibit IV.24 provides for the dedication of 27.8 acres devoted to open space/drainage uses. This open space/drainage corridor which runs along the northerly project boundary is intended to be dedicated for the purpose of providing natural open space, fuel modification zones, and both on and off-site drainage uses. The combined Open Space/Drainage Planning Areas are further designed to buffer the proposed project from the adjacent I-15 corridor.
b. Land Use and Development Standards

Please refer to Ordinance No. 348 __________ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

5) Access to Planning Areas 1A, 3A, and 4A 6 shall be restricted for maintenance purposes only.

6) The open space/drainage area is further illustrated on Exhibit III.15, Open Space/Recreation and IV.24, Planning Area 1a, 3a and 4a.

7) 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.E.1: Water and Sewer Plans
III.B.1: Circulation Plan        III.F.1: Public Sites and Project Phasing Plan
III.C.1: Drainage Plan          III.G.1: Grading Plan
III.D.1: Landscaping Plan       III.H.1: Open Space and Recreation Plan
Exhibit IV.24 Planning Areas 1a, 3a, 4a

Planning Areas 1a, 3a, 4a

Open Space & Drainage

23.4-27.8 Acres