

21. Planning Area 21: Local Park

a. Descriptive Summary

Planning Area 21, as depicted in Figure 58A, Planning Area 21, provides for development of a 10.0 acre local park. This local park will contain a park pavilion, a combination soccer/ball field, a soccer field, a playground/tot lot, a two full court basketball courts and restrooms (see Figure 58A, Local Park Concept Plan - Planning Area 21).

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 21 shall be provided from “A” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned on “A” Street, adjacent to Planning Area 21.
- 3) A land use edge transition as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 12 and 15 and adjacent park site in Planning Area 21.
- 4) Park improvements plans for the 10 acre local park within this planning area shall be submitted by the developer prior to the issuance of the 200th building permit within Planning Areas 12 and/or 15. The local park shall be constructed and fully operable prior to the issuance of the 225th building permit within Planning Areas 12 and/or 15.
- 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:

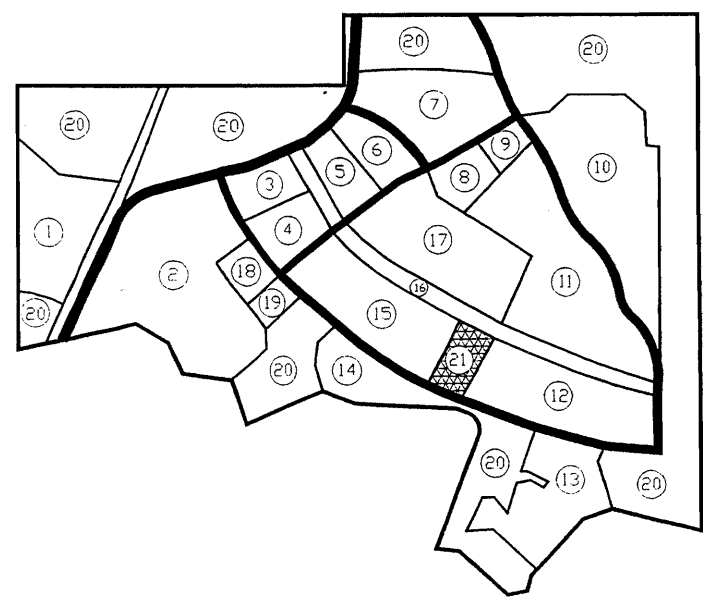
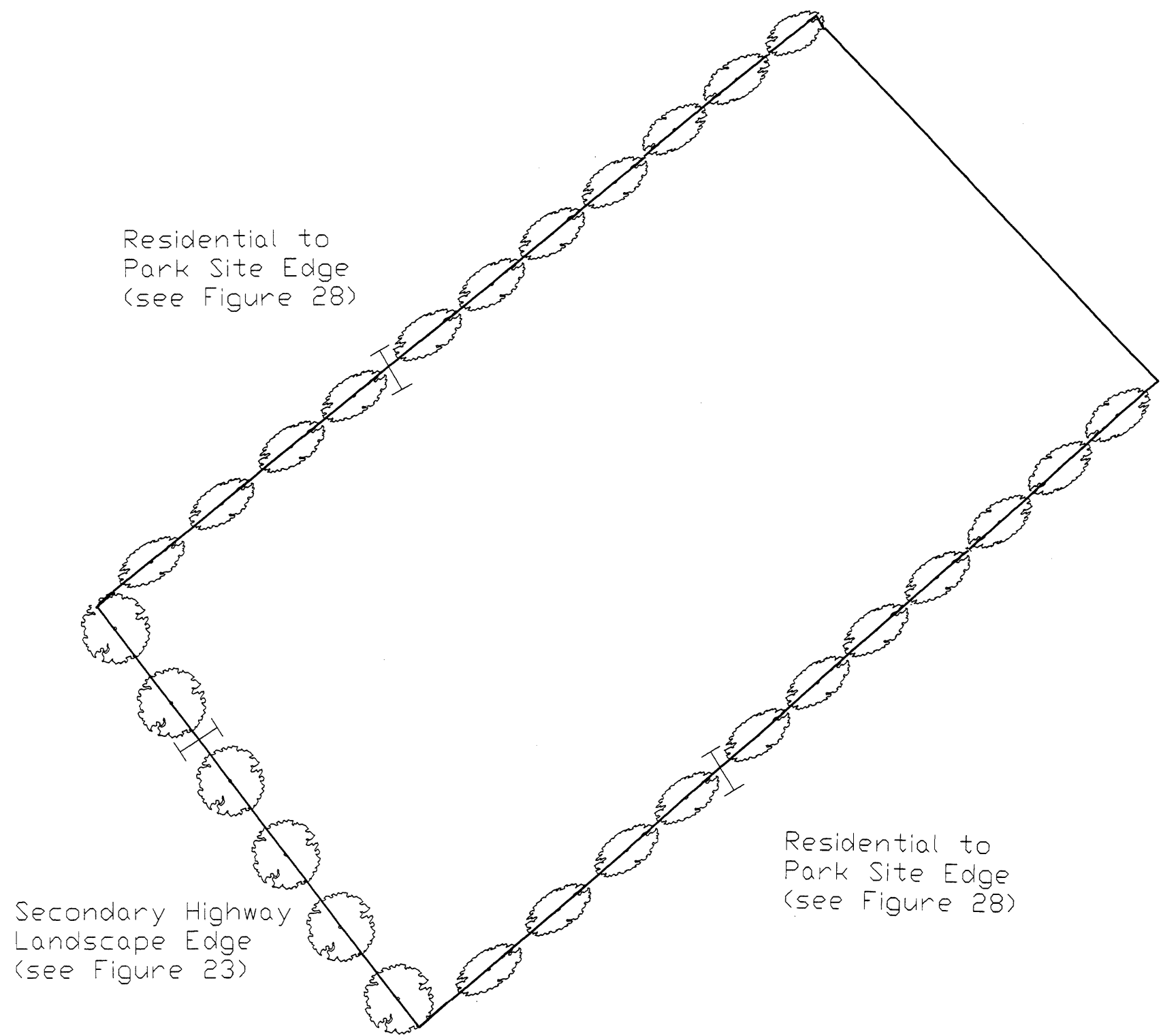
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan

III. Specific Plan

Johnson Ranch Specific Plan No. 307/E.I.R. No. 402

FIGURE 58A
Planning Area 21

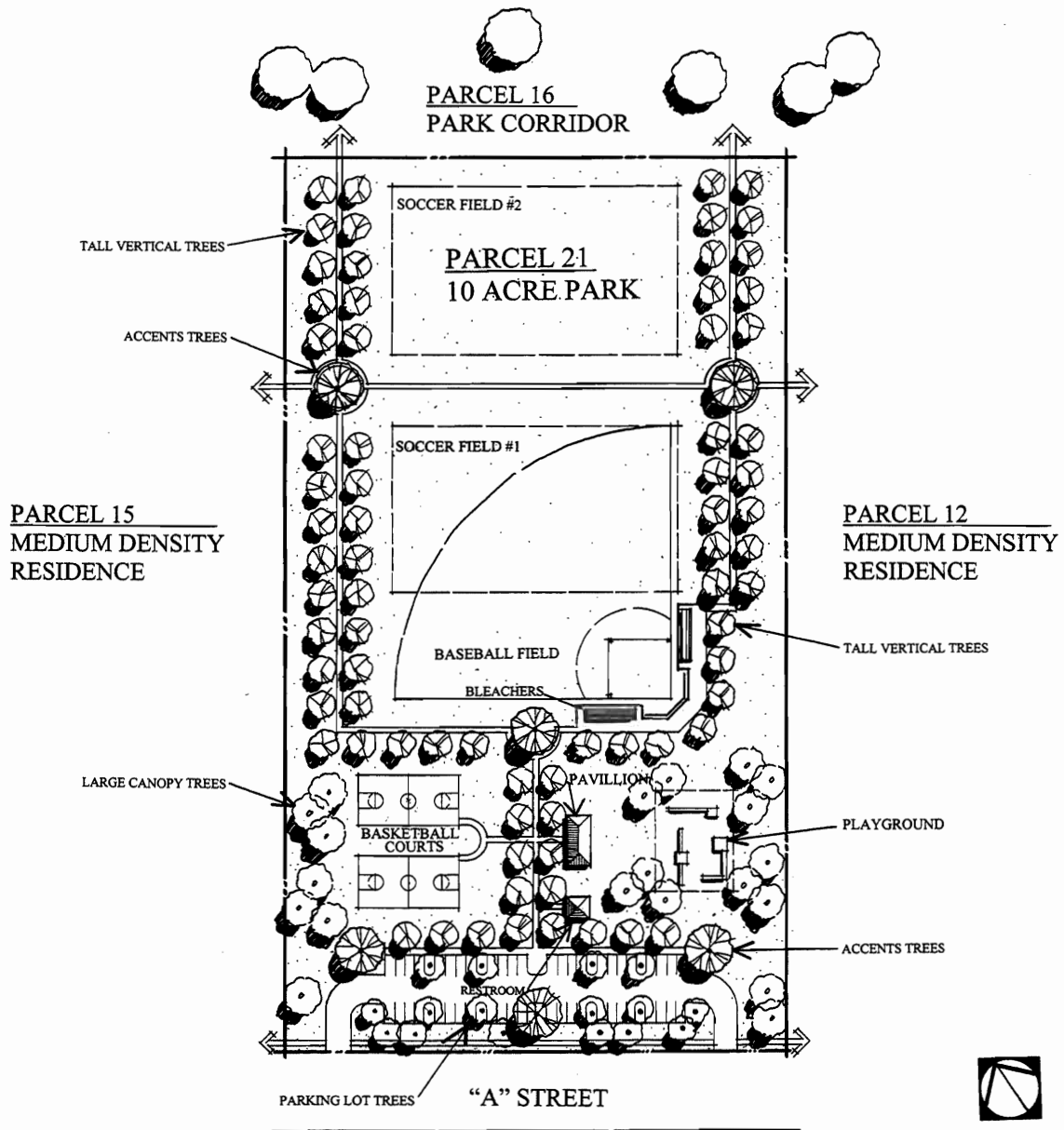


Planning Area 21
10 acre Local Park

JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402

FIGURE 58B
Local Park Concept Plan - Planning Area 21



JOHNSON RANCH