

PLANNING AREA 6 Open Space

Overall Concept:

Planning Area 6 will serve as open space to retain a small hill associated with property to the south. The open space may also have sensitive habitat resources to be preserved from future development, including the development of a fuel modification zone.

Figure 16 shows Planning Area 6 and its relationship to roads and adjacent planning areas. No vehicular access shall be allowed to this planning area except fire suppression if required. Pedestrian access shall be discouraged by fencing the boundary between PA-6 and PA's 3 and 4.

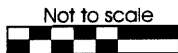
- a. Planning Area 6 consists of about 7 acres and is located along the southern edges of Planning Areas 3 and 4, east of Winchester Road. It is zoned for Open Space uses. Refer to Specific Plan Zone, Section IV.2.c, herein, and Article VIII, Section 8.100a of Ordinance 348 for detailed zoning information. No development is proposed within this area.
- b. The north/northeastern limit of development will be the boundary between the natural open space within Planning Area 6 and Planning Areas 3 and 4. The southern limit lies at the boundary with vacant land existing off-site.
- c. To protect both the natural open space within PA 6 and development within PA's 3 and 4, a fuel modification zone and planning area edge treatment are required at this interface. Due to the sensitive nature of this planning area, the fuel modification zone shall be established within adjacent planning areas outside of this area. The design guidelines for this type of interface condition are included in Section V.C.

If properties to the south of this planning area remain in natural open space, no special treatment along the southern edge of this planning area is proposed. If development is to occur to the south immediately adjacent to this open space, a buffer treatment between this planning area and off-site development would be proposed along the southern planning area boundary. The design guidelines for this type of interface condition are included in Section V.C.

- d. California gnatcatchers have been sited within Planning Area 6. The preservation of this area in natural open space is part of required mitigation for the project. No other unique environmental constraints affect Planning Area 6.
- e. Additional mitigation for loss of California gnatcatcher habitat (Riversidean sage scrub) will be determined through the permitting processes with California Department of Fish and Game and U.S. Fish and Wildlife Service prior to the approval of subsequent development proposals.
- f. Planning Area 6 is located within Assessor Parcel Nos. 465-190-057, -058, and -059.



NO DEVELOPMENT PERMITTED



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Planning Area 6- Figure 16