

S. PLANNING AREA 19: OPEN SPACE AND RECREATION

1.0 DESCRIPTIVE SUMMARY

Planning Area 19, as shown on Figure 4-7, provides for the development of a 1.1-acre equestrian staging area and is design to connect to the regional trail system. The equestrian staging area is equipped with parking for trailers and cars, hitching posts, water and gravel sump for horses, shade trees and picnic areas.

2.0 LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

3.0 PLANNING STANDARDS

- The equestrian staging area shall be as conceptually designed in Figure 5-74, *Equestrian Staging Area*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-36, *Briggs Road Streetscape*, and Figure 5-37, *Briggs Road Perspective*, are planned along Briggs Road.
- Roadway landscape treatments, as shown in Figure 5-41, *Mountain Avenue Streetscape – Planning Area 11*, are planned along this portion of Mountain Avenue.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- Homes adjacent to this planning area shall feature a special interface, as depicted in Figure 5-75, *20,000 S.F. Residential Lot and Equestrian Staging Area Interface*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.

- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:

III.A: Land Use Plan

III.B: Circulation Plan

III.C: Drainage Plan

III.D: Water and Sewer Plan

III.E: Grading Plan

III.F: Open Space and Recreation Plan

III.G: Project Phasing Plan

III.H: Public Facilities Plan