

T. PLANNING AREAS 20A & 20B: OPEN SPACE – CONSERVATION

1.0 DESCRIPTIVE SUMMARY

Planning Areas 20A and 20B as shown on Figures 4-9 and 4-1, provides for the preservation of 26.1 and 11.7 acres of open space, respectively. These areas are generally located in the center of the community and include the Southern California Edison transmission lines. Trails may be integrated within the open space areas to facilitate pedestrian movement and interconnect the amenities within the TRAILMARK community.

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

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-33, *Mapes Road Streetscape*, and Figure 5-34, *Mapes Road Perspective*, are planned along Mapes Road.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, and Figure 5-45, *Interior Streetscape at Utility Easement*, are planned along local roads and private drives.
- Roadway landscape treatments, as shown in Figure 5-51, *Secondary Entry Road Streetscape – Mapes Road*, are planned along the Secondary Entry Road.
- As shown in Figure 5-21, *Monument Master Plan*, a neighborhood monument shall be located near Planning Area 20B, as illustrated in Figure 5-27, *Neighborhood Entry Monumentation*.
- A nature park shall be provided along the SCE Easement, as depicted on Figure 5-70, *Nature Park along SCE Easement Concept Plan – Planning Area 20A*, and Figure 5-71, *Nature Park along SCE Easement Section*.
- A paseo shall be provided adjacent to Planning Area 20A, as depicted in Figure 5-64, *Paseo Concept Plan West – Planning Area 18C*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Decomposed granite trails shall be provided, as depicted on Figure 5-68, *Decomposed Granite Trails*.

- ❑ Fuel modification shall be provided, as shown on Figure 5-81, *Fuel Modification Master 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