

4.2.2 PLANNING AREA 2 - OPEN SPACE

a. LAND USE

Planning Area 2, as illustrated in Figure 4.18, is planned as a 15 acre Natural Open Space conservation area. This area will preserve natural topographical relief as well as existing plant life.

b. DEVELOPMENT STANDARDS

1. This Planning Area is planned to be preserved in its existing "natural" state. Any development on this site will require a change in Specific Plan Zoning through the County Planning Department.
2. An equestrian trail will be located at the base of hillside open space area adjacent to the existing Olive Windrows (see Figure 4.60).
3. Grading along the perimeter of Planning Area 2 will be allowed in order to facilitate development in the adjacent Planning Areas 1, 3, and 4.
4. View fencing (see Figure 4.70) will be constructed between the planning area and Planning Areas 3 and 4.
5. The existing wall adjacent to the planning area will be retained.

PLANNING AREA 2
OPEN SPACE

AC 15

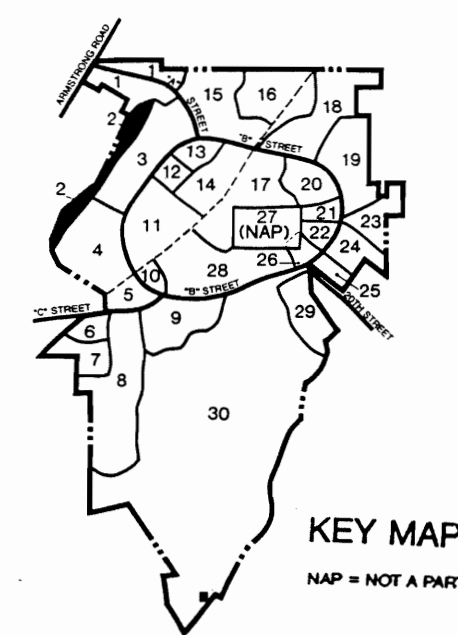
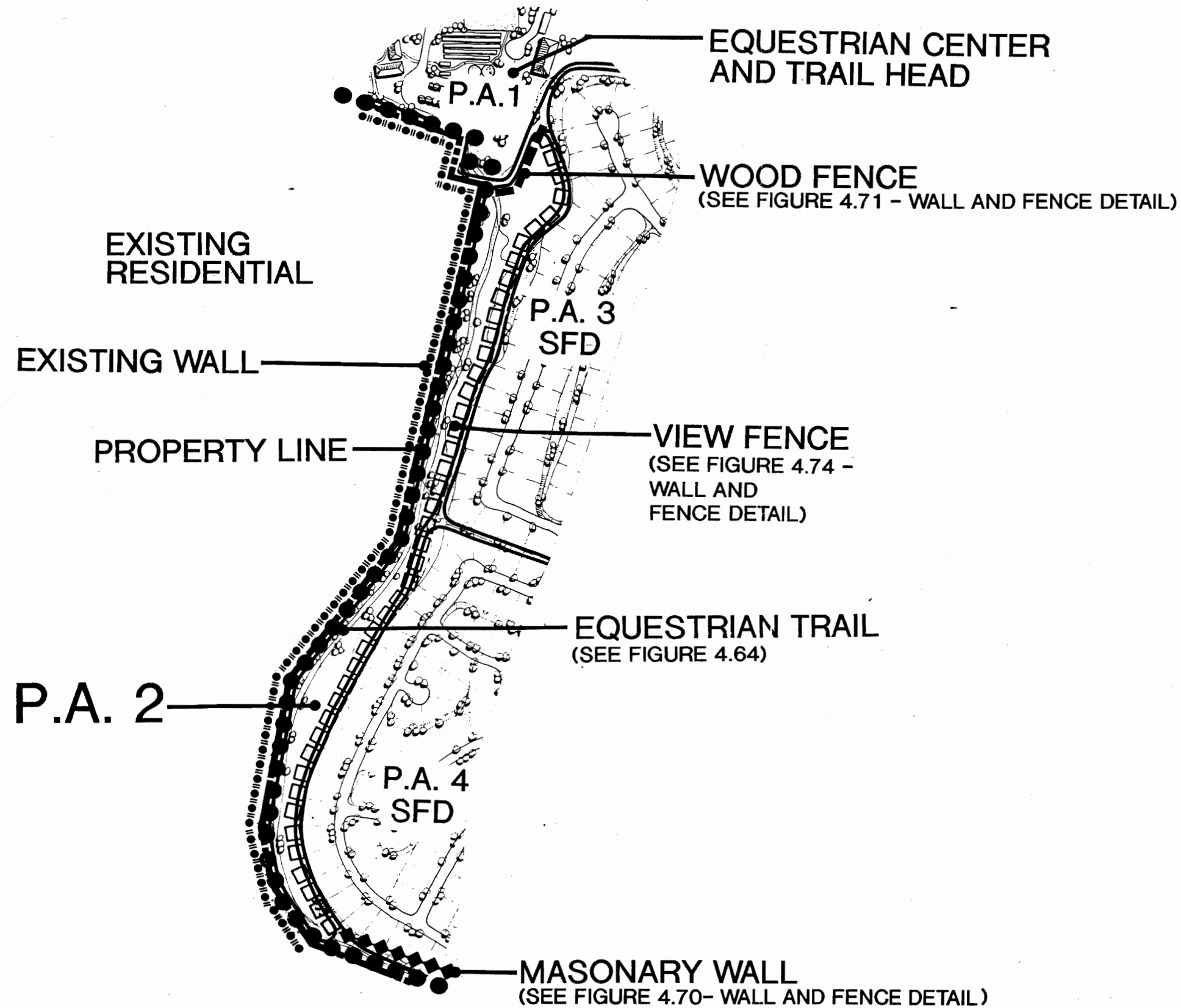


FIGURE 4.18