

2. Planning Area 2A-D: Open Space/Drainage

a. DESCRIPTIVE SUMMARY

Planning Areas 2A-D, as depicted in Figure III.B-2, provide for 22.7 acres to be dedicated and remain as open space/drainage. The open space area will consist of a blueline stream, remaining in its natural state, running through a manufactured greenbelt area. The greenbelt will buffer the drainage area from the residential development and a pedestrian paseo will be located parallel to the edge of the drainage. This area will preserve a natural resource and provide recreational and aesthetic/visual amenities for the project.

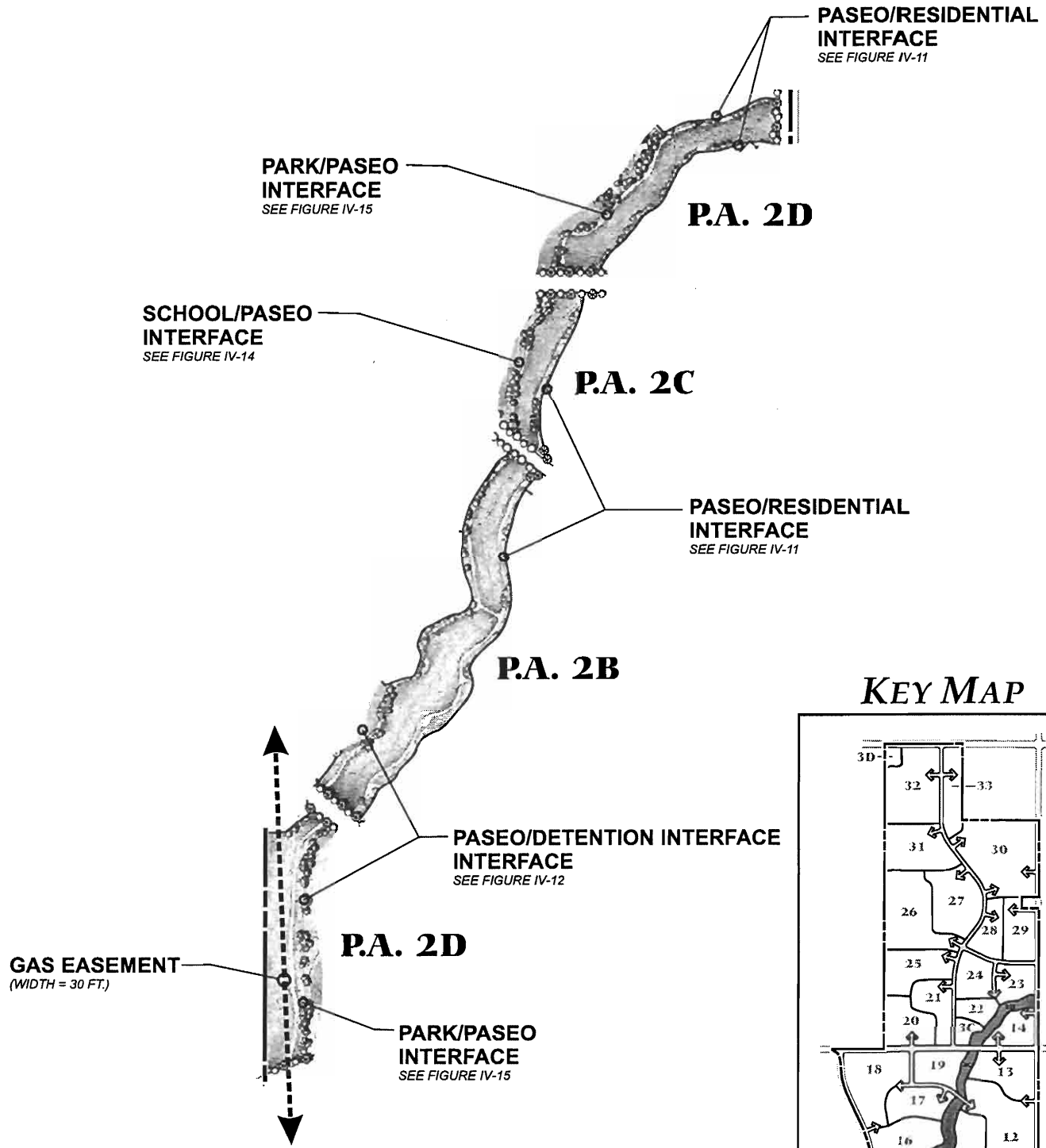
b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab).

c. PLANNING STANDARDS

- 1) Special treatment/buffers, as shown on Figures IV-11, *Residential/Paseo Interface*, IV-12, *Paseo/Detention Interface*, IV-14, *School/Paseo Interface* and IV-15, *Park/Paseo Interface*, are proposed between Planning Areas 2A-D and adjacent residential, detention, park, and school uses.
- 2) An existing Southern California Gas easement traverses through Planning Area 2A. This 30' wide easement will remain in open space.
- 3) Planning Areas 2A and 2B are located in the Traffic Pattern Zone of the French Valley Airport, and as such shall be subject to the following conditions:
 - Prior to recordation of any land division, or sale of the property to any entity exempt from the Subdivision Map Act, the project proponent(s) shall convey an avigation easement to the French Valley Airport.
 - Any outdoor lighting shall be hooded or shielded to prevent spillage of lumens or reflections into the sky.
- 4) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan	III.A.7: Grading Plan
III.A.3: Circulation Plan	III.A.8: Public Facility Sites and Project Phasing Plan
III.A.4: Drainage Plan	III.A.9: Landscaping Plan
III.A.5: Water and Sewer Plans	III.A.10: Comprehensive Maintenance Plan
III.A.6: Open Space and Recreation Plan	



PASEO/RESIDENTIAL INTERFACE
SEE FIGURE IV-11

PARK/PASEO INTERFACE
SEE FIGURE IV-15

P.A. 2D

SCHOOL/PASEO INTERFACE
SEE FIGURE IV-14

P.A. 2C

PASEO/RESIDENTIAL INTERFACE
SEE FIGURE IV-11

P.A. 2B

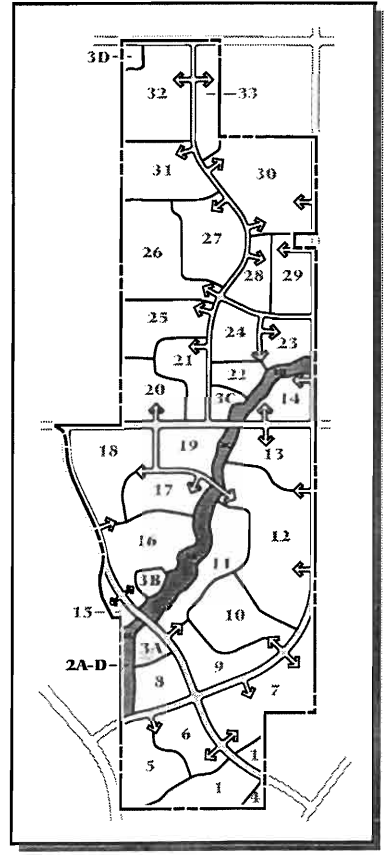
PASEO/DETENTION INTERFACE
SEE FIGURE IV-12

P.A. 2D

GAS EASEMENT
(WIDTH = 30 FT.)

PARK/PASEO INTERFACE
SEE FIGURE IV-15

KEY MAP



PLANNING AREAS 2A-2D

<p>PA 2A-2D</p> <p>OPEN SPACE/DRAINAGE</p> <p>22.7 AC</p>

FIGURE III.B-2



French Valley

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