

SECTION V

SPECIFIC PLAN

9. Planning Area 9

a. Descriptive Summary

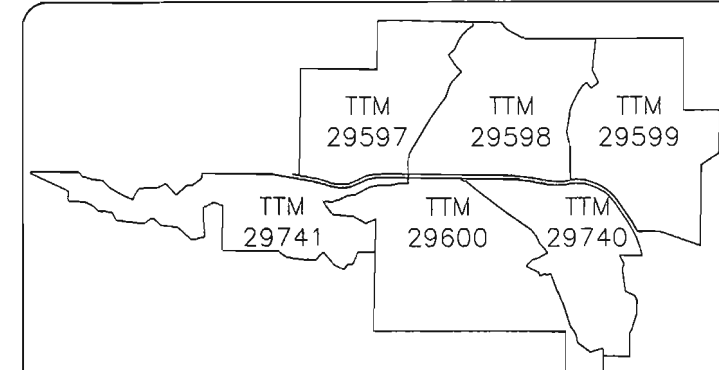
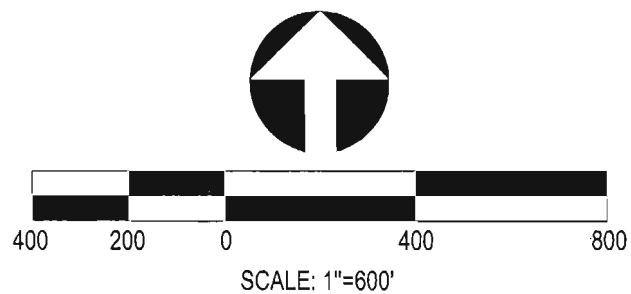
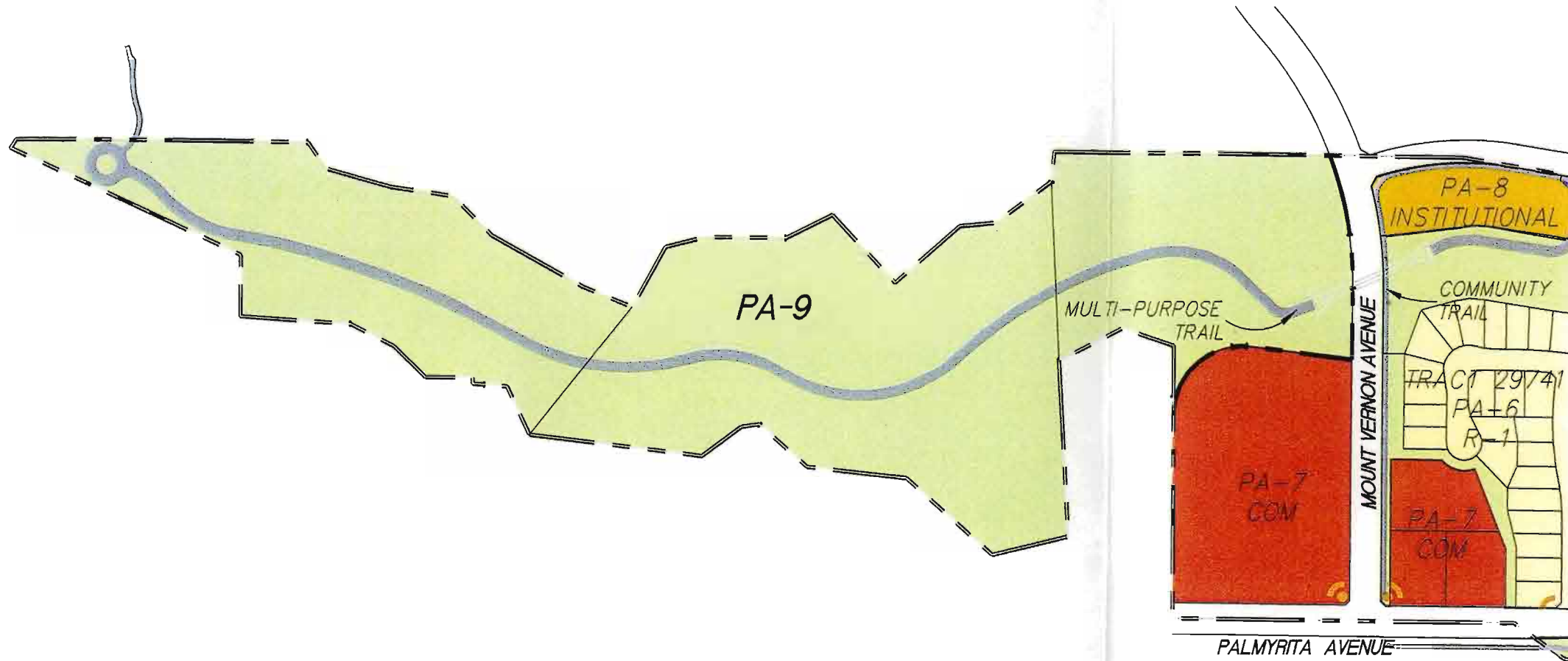
Planning Area 9, as illustrated in Figure V-18, consists of approximately 44.26 acres, and is located along the Springbrook Wash on the westerly portion of the project site. This area is characterized by steep slopes and a major drainage course, and has historically been in citrus cultivation. Currently, the citrus trees are dead and abandoned. This portion of Springbrook Wash will be preserved for open space and re-vegetation areas. Permitted uses will only include the planting of native landscape species and riparian habitat, and the development of a multi-purpose trail.

b. Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., please refer to the Specific Plan Zoning Ordinance contained in Section IV.

c. Design Standards/Guidelines

- (1) Planning Area 9 will be developed as natural open space and habitat area, pursuant the conceptual design illustrated in Figure V-25, *Springbrook Wash Riparian Corridor*, and as described in Section V.C.2.f.
- (2) Pigeon Pass Road and Mount Vernon Avenue will provide primary access through the planning area, and will be developed pursuant to guidelines contained in Section V.2, and as depicted on Figure V-3A, *Typical Road Sections*. For landscape details of these roadways, please refer to Section V.C.2.c, and Figures V-22A and V-22B, *Secondary Highway Plan View* and *Secondary Highway Section*, respectively.
- (3) A multi-purpose community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located within the open space corridor.
- (4) Please refer to Section V.C, Landscape Design Guidelines, for planting guidelines within the open space corridor.



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
 a master planned community

LEGEND

	ACRES	UNITS
R-1 RESIDENTIAL	-	-
OPEN SPACE/PARKS	44.26	-
INSTITUTIONAL	-	-
COMMERCIAL	-	-
PARK	-	-
TOTAL	44.26	-

	PRIMARY ENTRY
	SECONDARY ENTRY
	PLANNING AREA BOUNDARY

FIGURE V-18
PLANNING AREA 9

URBAN ENVIRONS
 133 E. VINE STREET
 REDLANDS, CA 92373
 TEL: (909) 798-4446
 FAX: (909) 335-9747

The Keith Companies
 5650 El Camino Real, Suite 100
 Carlsbad, California 92008
 760/438-1210
 Fax 760/438-2765

