

24. Planning Area 21

a. Descriptive Summary

Planning Area 21 is proposed for medium-high density residential use, providing 220 target dwelling units on 40 acres, at a density range of 5-8 du/ac. See Figure 15W, *Planning Area 21*.

b. Land Use and Development

Standards Please refer to Specific Plan Zone

Ordinance.

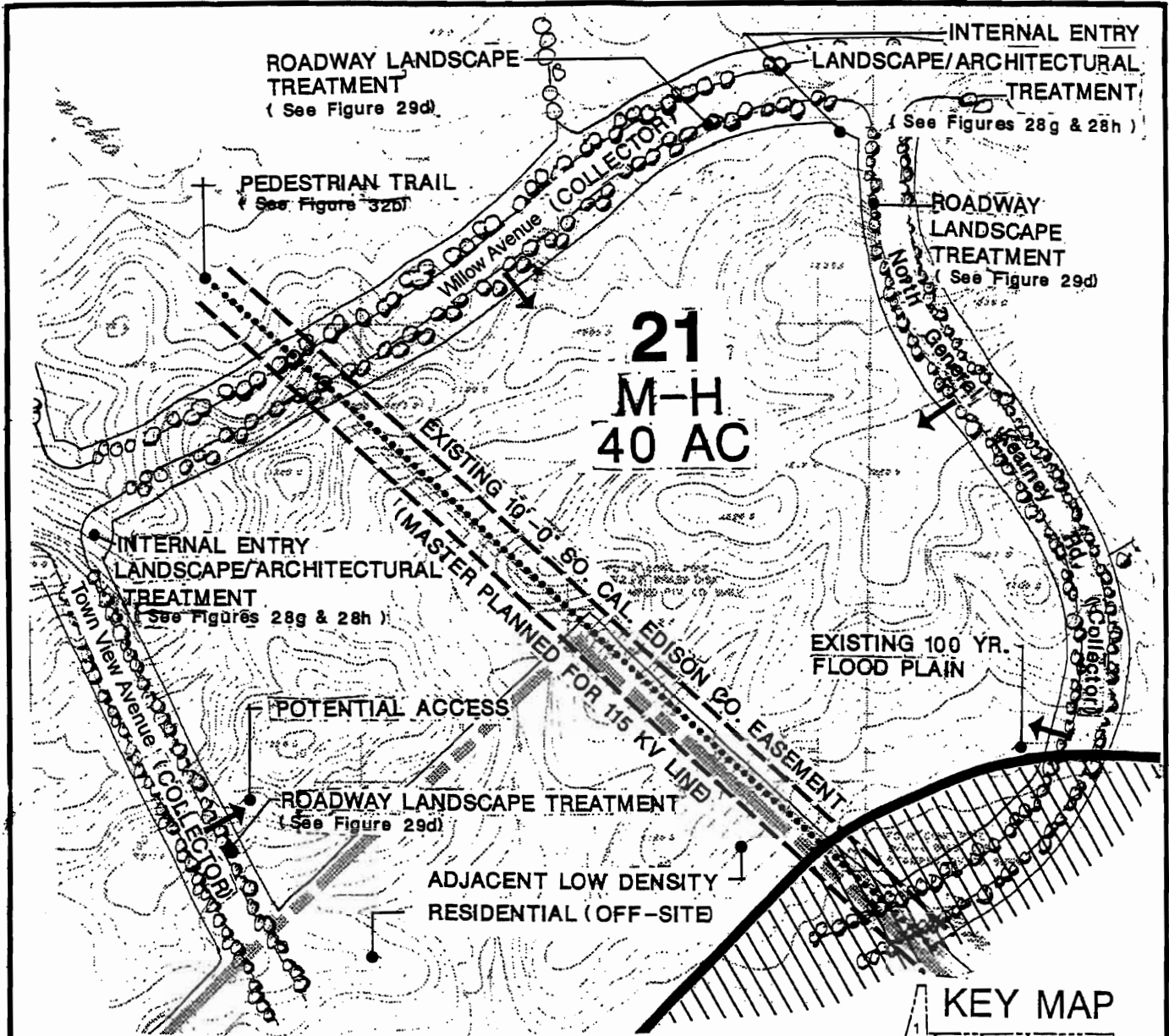
c. Planning Standards

- * Access will be provided to the Planning Area by a secondary roadway (Willow Avenue) to the north, a collector roadway (North General Kearney Road) to the east, and a collector (Town View Avenue) on the west.
- * Roadway landscape treatments such as depicted on Figure 29d shall be provided along Willow Avenue, Town View Avenue, and North General Kearney Road.
- * An internal entry statement will be provided at the intersection of North General Kearney Road and Willow Avenue at the northeastern boundary of the Planning Area.
- * An internal entry statement will be provided at the intersection of Willow Avenue and Town View Avenue at the northwestern boundary of the Planning Area.
- * The Edison easement within the planning area shall be developed as a common open space hiking trail, according to the standards set forth in the Design Guidelines section of this Specific Plan. The trail segment within the planning area shall be constructed and usable prior to occupancy of the first dwelling unit within the Planning Area.
- * A trail will be provided in the power line easement which traverses through the site and is between Planning Area 21 and the N.A.P. to the south. (See Figure 32b). Note: The neighboring tract map N.A.P. site is being developed for a compatible low density.
- * Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design.
- * A minimum of two (2) parking spaces shall be provided per dwelling unit in an enclosed garage, either attached to, or separate from, the main dwelling unit.
- * Detailed park plans shall submitted to and approved by the Planning Department and CSA #143 or

other specified entity prior to the issuance of the 1,500th building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22. Further, prior to the 1,750th building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22, the park site shall be constructed and fully operational.

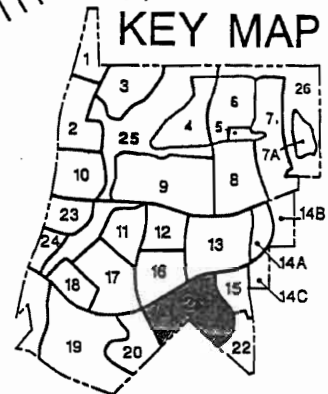
Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.

- * Please refer to Section III, A., 3. Drainage Plan Standards for further drainage standards that apply site-wide.
- * Please see Section III., A. 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



MEDIUM-HIGH RESIDENTIAL
 40 AC.
 220 D.U.
 5.5 D.U./AC. TARGET DENSITY
 5-8 D.U./AC. DENSITY RANGE

Planning Area 21 WINCHESTER PROPERTY



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Figure 15W