

9. Planning Area 8

a. Descriptive Summary

Planning Area 8 will consist of 36-acres of Medium density residential land use. A maximum total of 180 dwelling units are planned at a target density of 5.0 du/ac (2-5 du/ac Density Range). There shall be no more than 40% of the residential lots at a minimum of 5,000 square feet and at least 30% at 6,000 square feet. See Figure 15H, *Planning Area 8*.

b. Land Use and Development

Standards Please refer to Specific Plan Zoning

Ordinance.

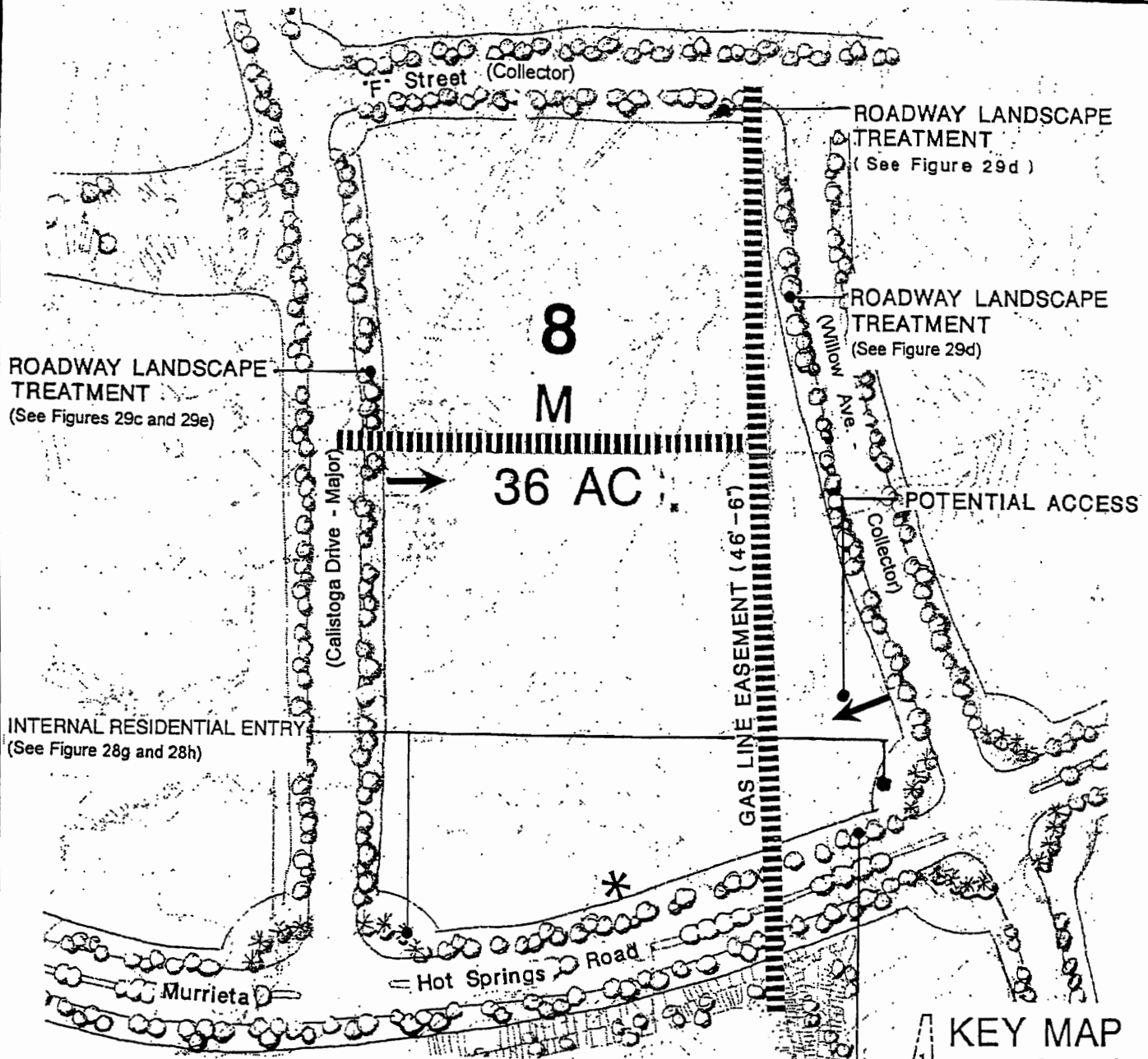
c. Planning Standards

- * Access to the site may be provided by a major street (Calistoga Drive) to the west; a collector roadway ('F' Street) to the north; and by a collector roadway (Willow Avenue) to the east. Direct access from Murrieta Hot Springs Road will be subject to the review by the Transportation Department with implementing maps.
- * Roadway landscape treatments such as those depicted on Figures 29b, 29c, 29e and 29d shall be provided along Murrieta Hot Springs Road, Willow Avenue), Calistoga Drive and 'F' Street.
- * Internal entry statements will be provided at the intersection of Murrieta Hot Springs Road and Willow Avenue at the southeast corner of the Planning Area and at the intersection of Murrieta Hot Springs Road and Calistoga Drive at the southwest corner of the Planning Area (See Figures 28g and 28h).
- * The use of this Planning Area as a school site shall be prohibited.
- * Future site planning for Planning Area 8 shall recognize the east-west and north-south gas pipelines. If possible, the easements should be into common open space, etc. depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- * A potential noise mitigation area will exist along the southern and western boundary (Murrieta Hot Springs Road and Calistoga Drive).
- * If necessary, building setbacks will be provided from the identified fault, as recommended by the project geologist.

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 be submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 200th building permit within Planning Areas 6, 7, 7A and 8. Further, prior to the issuance of the 250th building permit within Planning Areas 6, 7, 7A and 8, 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 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.



ROADWAY LANDSCAPE TREATMENT
(See Figures 29c and 29e)

ROADWAY LANDSCAPE TREATMENT
(See Figure 29d)

ROADWAY LANDSCAPE TREATMENT
(See Figure 29d)

INTERNAL RESIDENTIAL ENTRY
(See Figure 28g and 28h)

8
M
36 AC

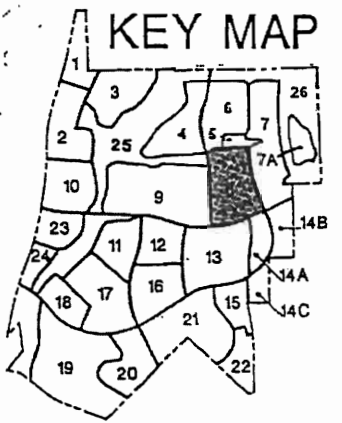
GAS LINE EASEMENT (46-6')

POTENTIAL ACCESS

* Direct access into P.A. 8 from Murrieta
Hot Springs Road is prohibited.

ROADWAY LANDSCAPE TREATMENT
(See Figure 29b)

MEDIUM RESIDENTIAL
36 AC
180 DU
5.0 DU/AC TARGET DENSITY
2-5 DU/AC DENSITY RANGE



Planning Area 8
WINCHESTER PROPERTY

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SANTA ANA, CALIF. 92705 (714) 42-2774
5479 OBERLIN DRIVE, SUITE 200
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Figure 15H