

19. Planning Area 14A: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 14A, as depicted in Figure III-19, provides for development of 30.1 acres devoted to Medium density residential uses. A maximum of 120 dwelling units are planned at a target density of 4.0 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 14A shall be provided from by local streets via Planning Area 14B.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 14A and adjacent uses to the north.
- 3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street "A".
- 4) An identified potential archaeological resource is located with Planning Area 14A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

20. Planning Area 14B: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 14B, as depicted in Figure III-19, provides for development of 42.3 acres devoted to Medium density residential uses. A maximum of 135 dwelling units are planned at a target density of 3.2 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 14B shall be provided from Street "A."
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street "A" and local interior Street.
- 3) *(Standard No. 3 has been intentionally omitted)*
- 4) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street "A".
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

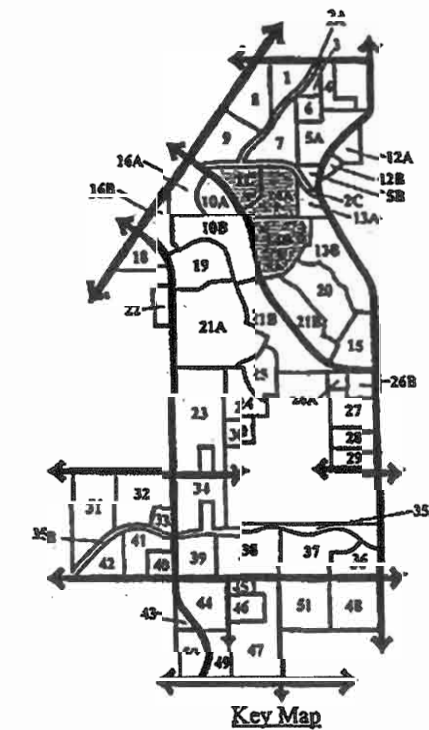
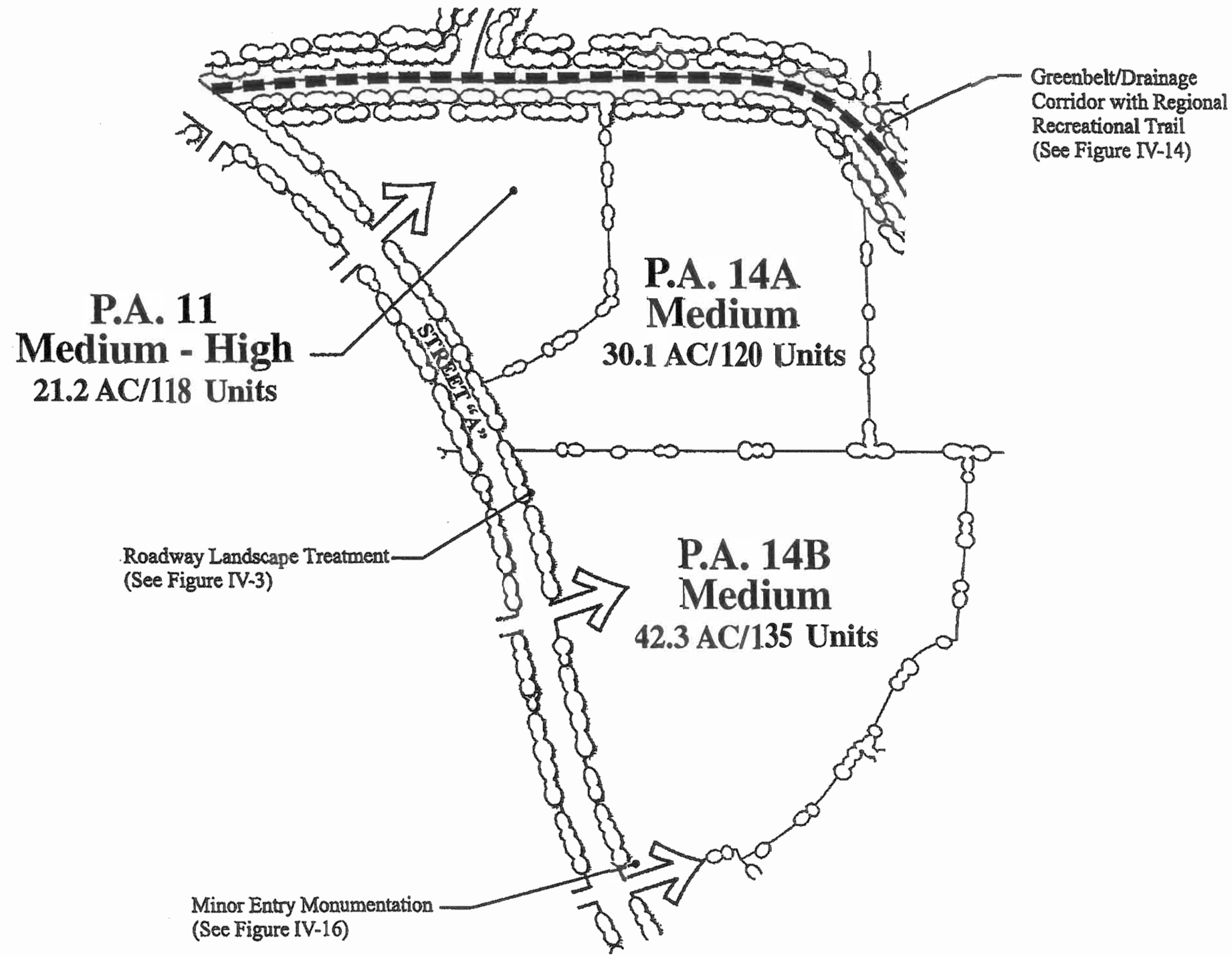
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

Planning Areas 11, 14A & 14B



SOURCE: T&B Planning Consultants