

## 14. Planning Area 13

a. Descriptive Summary

Planning Area 13 is planned for 51 acres of medium density residential use. A maximum of 234 dwelling units are planned at a target density of 4.6 du/ac (2-5 du/ac Density Range). See Figure 15M,  
*Planning Area 13.*

b. Land Use and Development Standards Please

refer to Specific Plan Zoning Ordinance.

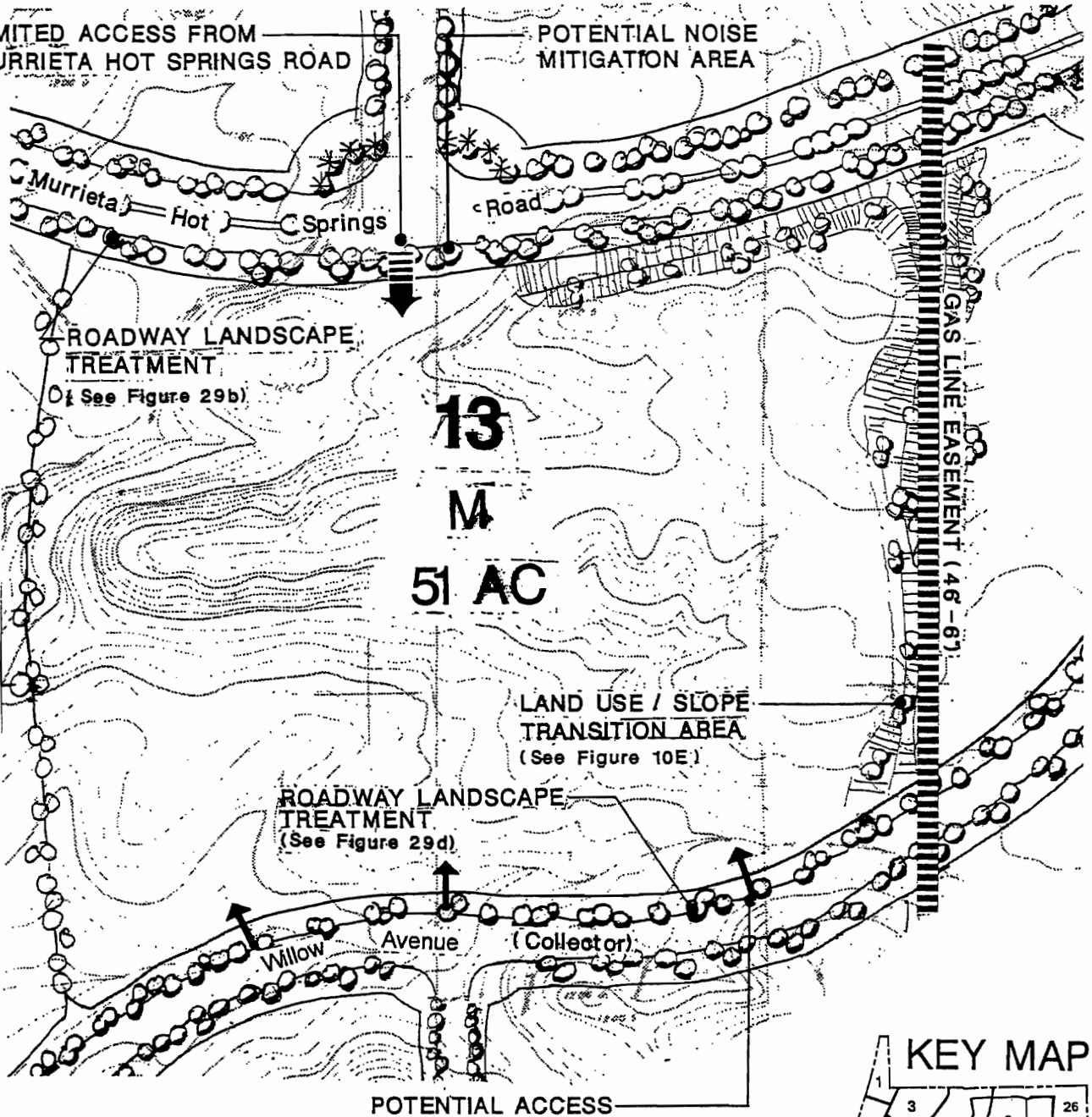
c. Planning Standards

- \* This Planning Area will be accessed from the north where Murrieta Hot Springs Road intersects Calistoga Drive and from a secondary roadway (Willow Avenue) to the south.
- \* Roadway landscape treatments such as those depicted on Figures 29b and 29d shall be provided along Murrieta Hot Springs Road and Willow Avenue.
- \* A land use/slope transition area will be provided between Planning Area 13 and Planning Areas 12, 14A, and 16 to define and separate different product types and neighborhoods.
- \* Future site planning for Planning Area 13 should recognize the gas line easement. If possible, the easement should be incorporated into common open space, a parking lot, 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 northern boundary (Murrieta Hot Springs Road).
- \* A noise analysis shall be prepared concurrently with development applications for the Planning Area.
- \* 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 1,500' building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22. Further, prior to the 1,750' 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 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.

LIMITED ACCESS FROM  
MURRIETA HOT SPRINGS ROAD

POTENTIAL NOISE  
MITIGATION AREA

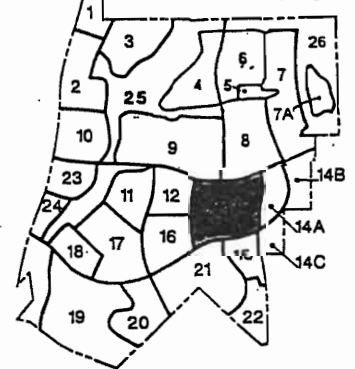


13

M

51 AC

KEY MAP



MEDIUM RESIDENTIAL

51 AC

234 DU

4.6 DU/AC TARGET DENSITY

5-8 DU/AC DENSITY RANGE

Planning Area 13

WINCHESTER PROPERTY



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Figure 15M