

20. Planning Area 17

a. Descriptive Summary

Planning Area 17 is proposed for 236 maximum dwelling units of medium-high density residential land use on 43 acres at a target density of 5.5 du/ac. (5-8 du/ac Density Range). See Figure 15S, *Planning Area 17*.

b. Land Use and Development

Standards Please refer to Specific Plan Zoning

Ordinance.

c. Planning Standards

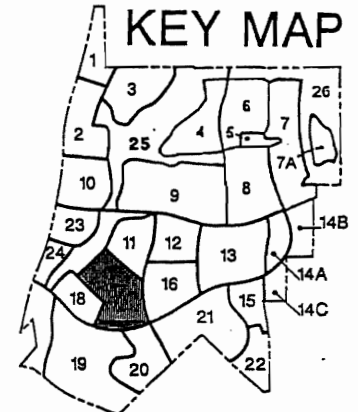
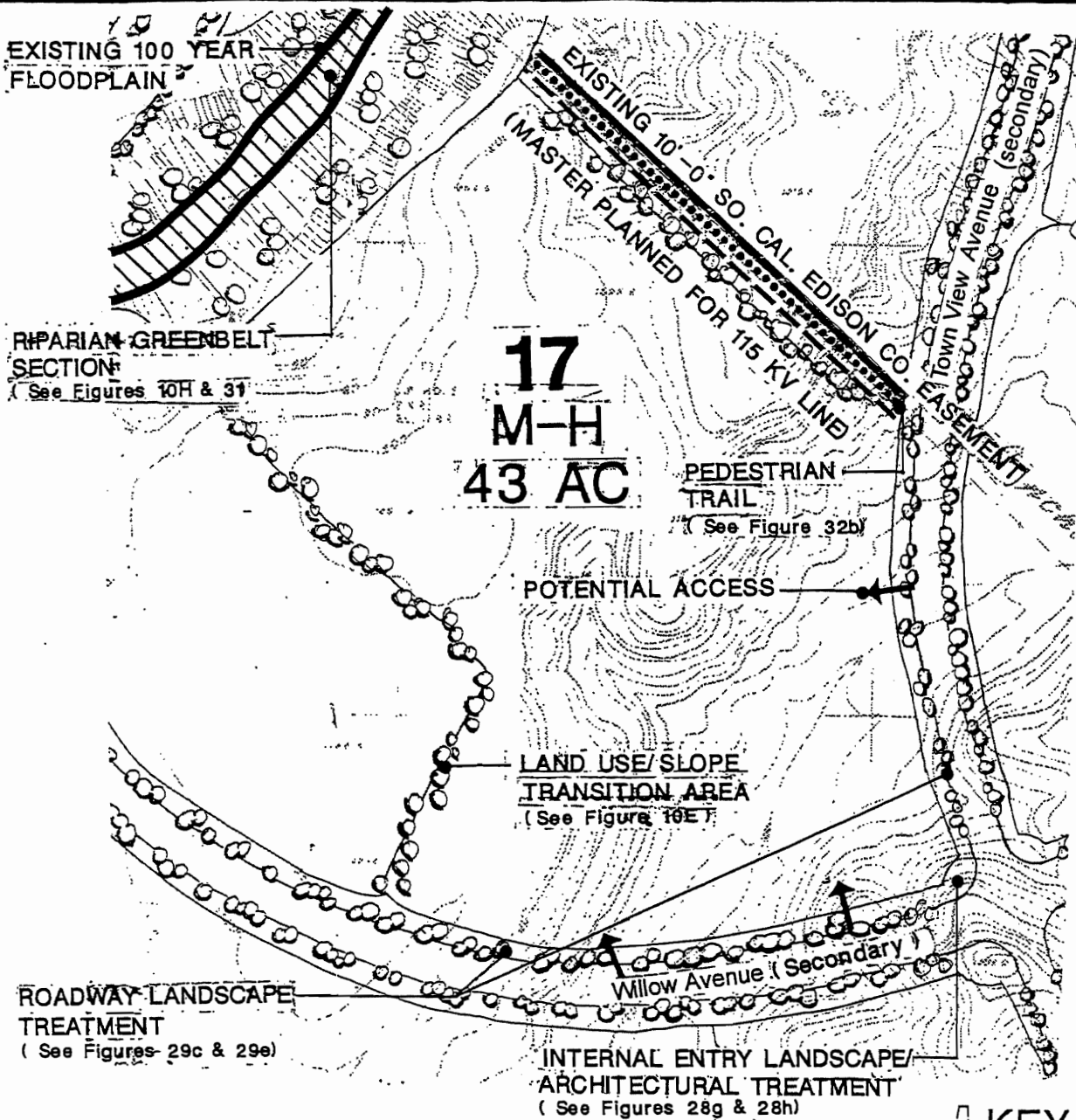
- * Access to the site will be provided by secondary roadways to the south (Willow Avenue) and west (Town View Avenue).
- * Roadway landscape treatments such as those depicted on Figures 29c and 29d shall be provided along Willow Avenue and Town View Avenue.
- * An internal entry statement will be provided at the intersection of Willow Avenue and Town View Avenue at the southeastern boundary of the Planning Area.
- * A land use/slope transition area shall be necessary to define the separation between Planning Area 17 and Planning Area 18. (See Figure 10E).
- * A riparian open space/slope interface area (Riparian Greenbelt Section) will be established between Planning Area 17 and neighboring riparian greenbelt open space to the west. (See Figures 10H and 31).
- * 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 is adjacent to the northeast boundary of the Planning Area (Figure 32b).
- * The riparian greenbelt adjacent to the Planning Area shall include provisions for playing fields, playground equipment, picnic tables, landscaping, and irrigation.
- * Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.
- * Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque

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 750th building permit within the Specific Plan. Further, prior to the 900th building permit within Planning Areas 17 or 19, whichever comes first, 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
 43 AC.
 236 D.U.
 5.5 D.U./AC. TARGET DENSITY
 5-8 D.U./AC. DENSITY RANGE

Planning Area 17 WINCHESTER PROPERTY

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Figure 15S