

## 25. Planning Area 22

a. Descriptive Summary

Planning Area 22 is proposed for medium density residential land use, providing 60 dwelling units on 16 acres, at a target density of 3.8 du/ac. (2-5 du/ac Density Range.) See Figure 15X, *Planning Area 22*.

b. Land Use and Development Standards Please refer to Specific Plan Zoning Ordinance.c. Planning Standards

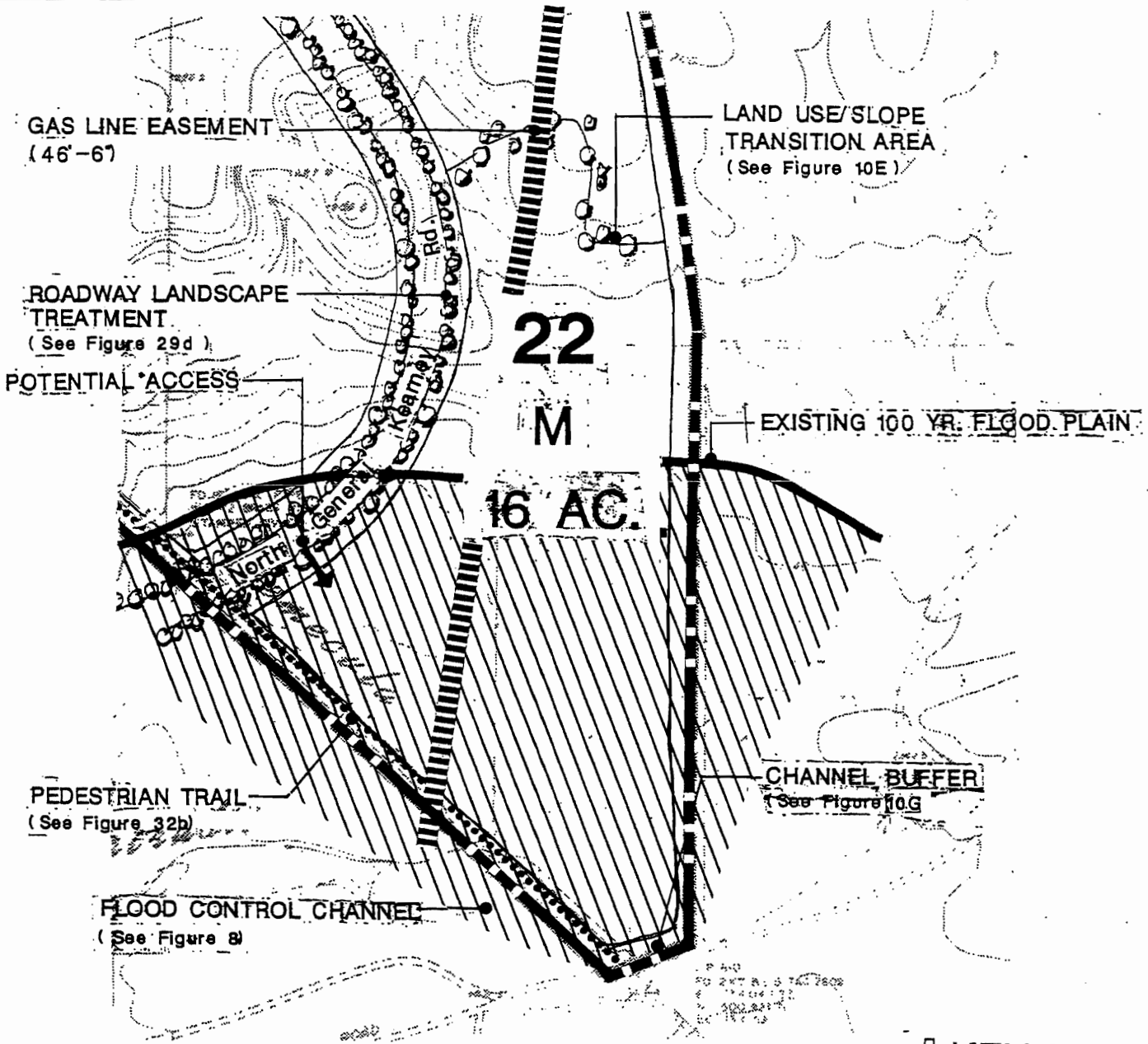
- \* Access will be available from a north-south collector (North General Kearney Road) at the western boundary.
- \* Roadway landscape treatments such as depicted on Figure 29d shall be provided along North General Kearney Road.

A major slope transition area will be provided between Planning Areas 15 and 22 to separate the residential neighborhood from the school site (See Figure 10E).

- \* A natural floodplain is located at the southwestern border. The relationship to this area should be identified with a transitional slope. (See Figure 10G, Channel Buffer).
- \* 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 located at the southern boundary of the site. (See Figures 32b).
- \* 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

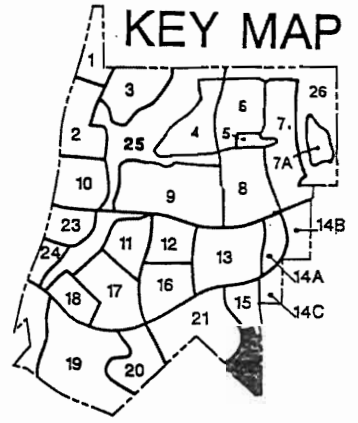
that apply site-wide.

- \* 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 RESIDENTIAL  
 16 AC.  
 60 D.U.  
 3.8 D.U./AC. TARGET DENSITY  
 2-5 D.U./AC. DENSITY RANGE

# Planning Area 22 WINCHESTER PROPERTY



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Figure 15X