

5. Planning Area 5

a. Descriptive Summary

Planning Area 5 is planned for a Park on a total site size of 4-acres. The park will serve the community recreation needs of the neighboring residential community. Active and passive recreational activities are proposed for the park. See Figure 15F, *Planning Areas 5 and 6*. Please refer to Figure 33 for a conceptual site layout.

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

- * Access to this Planning Area will be from a collector roadway ("F" Street) adjacent to the eastern boundary.
- * A plot plan will be required as part of the processing procedure for the Park.
- * The use of this Planning Area as a school site shall be prohibited.
- * Amphitheaters and other similar high intensity uses are prohibited.
- * Future site planning for Planning Area 5 shall recognize the gas line easement. If possible, the easement should be incorporated into common open space, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- * Detailed park plans for Planning Area 5 shall submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 200' building permit within Planning Areas 6, 7, 7A and 8. Further, prior to the issuance of the 250' building permit within Planning Areas 6, 7, 7A and 8, the park site within Planning Area 5 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 III., A., 3. Drainage Plan Standards for further drainage standards that apply site-wide.

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

POTENTIAL
ACCESS

6
M
32AC.

5
PARK
4 AC.

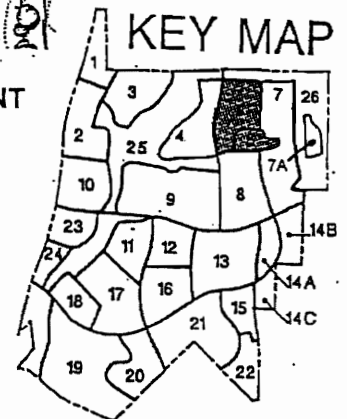
F Street (Collector)

GAS LINE EASEMENT (46.6)

MEDIUM RESIDENTIAL
32 AC
130 DU
5.0 DU/AC TARGET DENSITY
2-5 DU/AC DENSITY RANGE

PARK
4.0 AC

ROADWAY LANDSCAPE TREATMENT
(See Figure 29d)



Planning Areas 5 and 6 WINCHESTER PROPERTY

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Figure 15F