

## 6. Planning Area 6

a. Descriptive Summary

Planning Area 6 will consist of 32-acres and shall be designated as Medium residential. All lots within Planning Area 6 shall have a minimum lot size of 5,000 square feet. Planning Area 6 shall have a maximum of 130 dwelling units, with an average target density of 5.0 dwelling units per acre within the density range of 2-5 du/ac. There shall be no more than 40% of the residential lots with a minimum of 5,000 square feet and at least 30% of the residential lots are a minimum of 6,000 square feet. See Figure 15F, *Planning Areas 5 and 6*.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning

Ordinance.

c. Planning Standards

- \* Access to this Planning Area will be by a collector roadway ("F' Street) adjacent to the southern boundary.
- \* Roadway landscape treatments such as depicted on Figures 29c, 29d, and 29e shall be provided along Calistoga Drive and "F' Street.
- \* The use of this Planning Area as a school site shall be prohibited.
- \* Future site planning for Planning Area 6 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.
- \* 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.
- \* A potential noise mitigation area will exist along the western boundary (Calistoga Drive). A landscape setback will be provided adjacent to Calistoga Drive to lessen impacts to adjacent residential uses.
- \* A noise analysis shall be prepared concurrently with development applications for the Planning Area.
- \* 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<sup>th</sup> building permit within Planning Areas 6, 7, 7A and 8. Further, prior to the issuance of the 250<sup>th</sup> 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 IV, Design Guidelines, for further design and landscaping standards that apply site-wide.

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

POTENTIAL  
ACCESS

6  
M  
32AC.

5  
PARK  
4 AC.

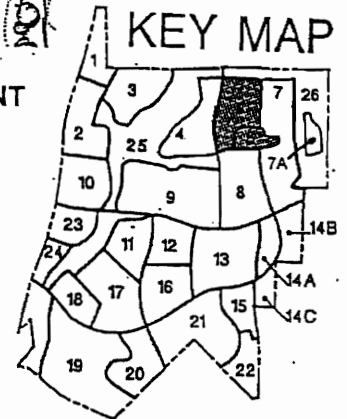
F Street (Collector)

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