

13. Planning Area 10A: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 10A, as depicted in Figure III-18, provides for development of 18.6 acres devoted to Medium High density residential uses. A maximum of 77 units are planned at a target density of 4.1 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 10A shall be provided from Street "A" and Street "B".
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10A and adjacent park uses in Planning Area 16.
- 3) Roadway landscape treatments, as shown on Figures IV-3 and IV-4, are planned along Street "A" and Street "B", respectively.
- 4) An identified potential archaeological resource is located with Planning Area 10. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

14. Planning Area 10B: Medium High Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 10B, as depicted in Figure III-18, provides for development of 50.0 acres devoted to Medium High density residential uses. A maximum of 186 dwelling units are planned at a target density of 3.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 10B shall be provided from Street "A" and Wisteria Loop.
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10B and adjacent park uses in Planning Areas 16A and 16B.
- 3) Roadway landscape treatments, as shown on Figure IV-3 is planned along Street "A".
- 4) *(Standard No. 4 Intentionally Omitted)*
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

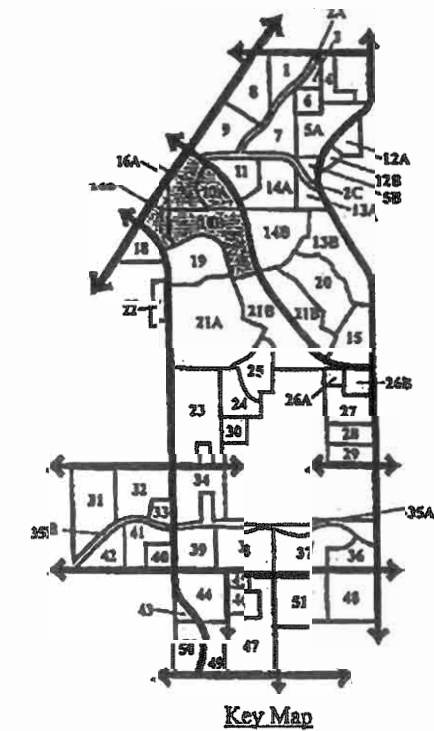
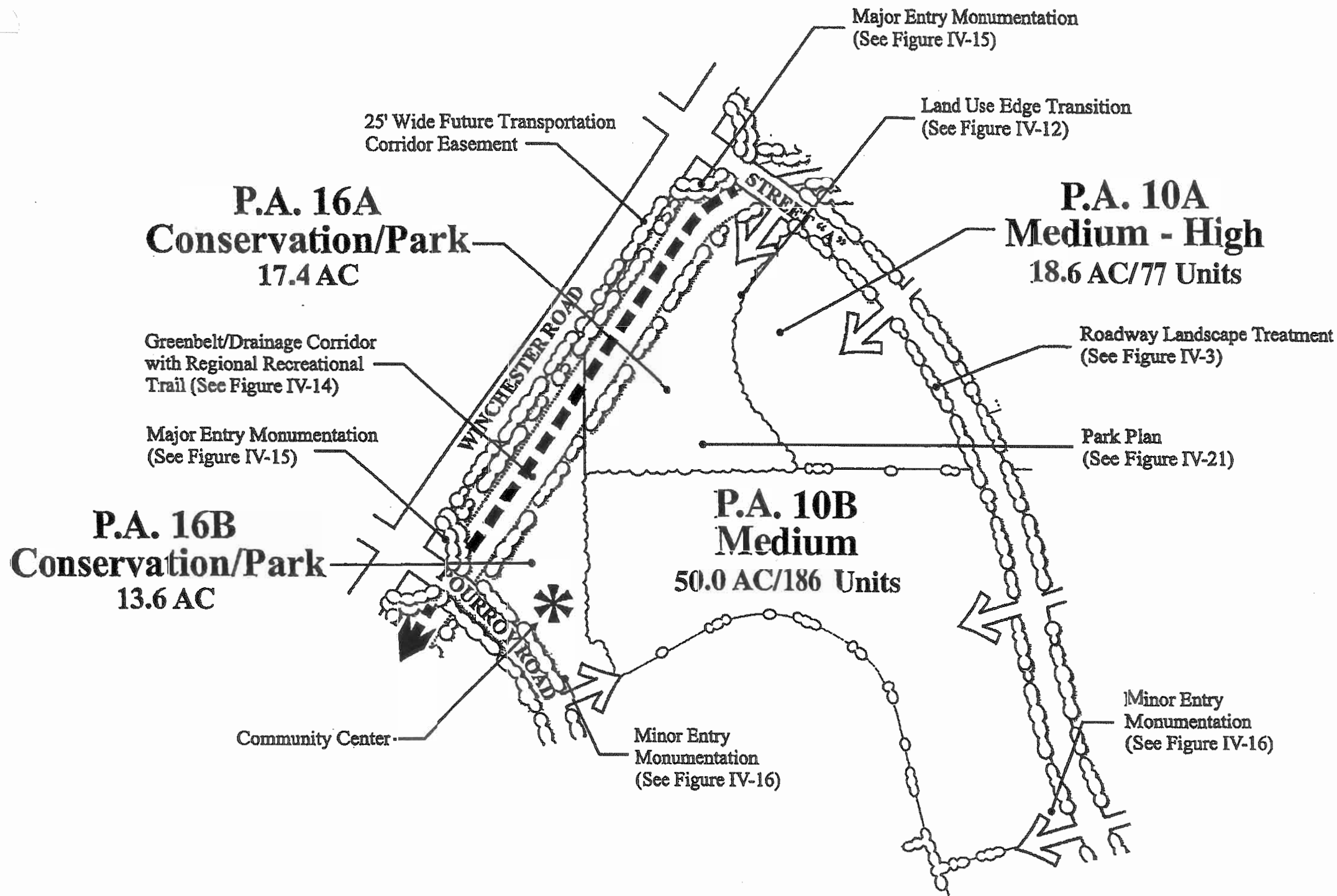
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

Planning Areas 10A, 10B, 16A, & 16B



SOURCE: T&B Planning Consultants