

17. Planning Area 13A: Medium Low Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 13A, as depicted in Figure III-20, provides for development of 9.5 acres devoted to Medium Low density residential uses. A maximum of 22 dwelling units are planned at a target density of 2.3 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-4 du/ac).

b. Land Use and Development Standards

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

c. Planning Standards

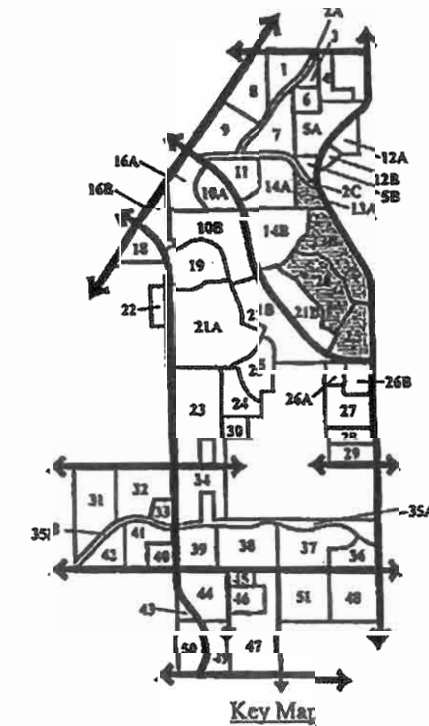
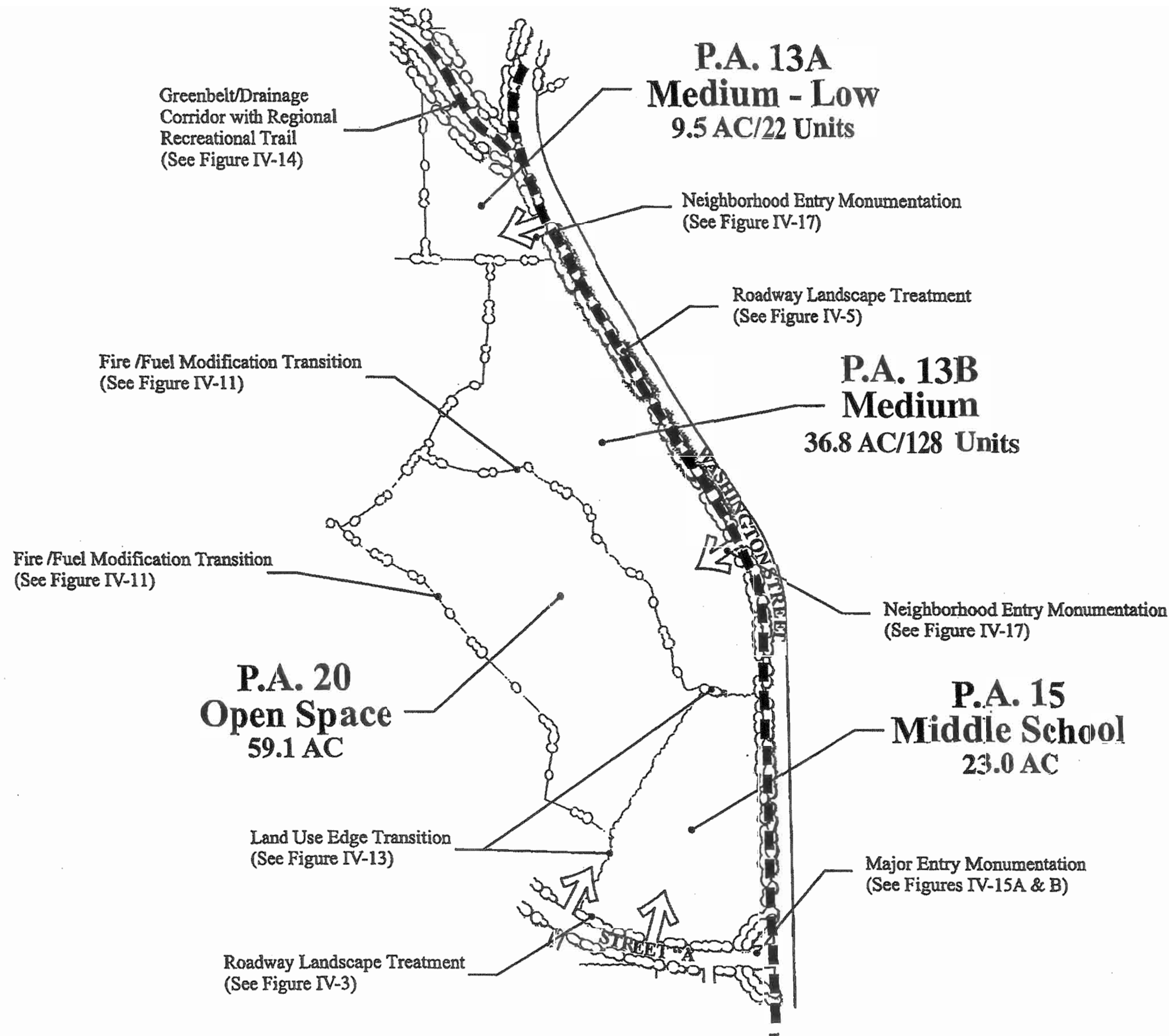
- 1) Primary access to Planning Area 13A shall be provided from Washington Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the entrance into Planning Area 13A.
- 3) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 13A and adjacent uses to the north.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Road.
- 5) Two identified potential archaeological resources are located within Planning Area 13A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 7) 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

III. Specific Plan

Planning Areas 13A, 13B, 15 & 20



SOURCE: T&B Planning Consultants

18. Planning Area 13B: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 13B, as depicted in Figure III-20, provides for development of 36.8 acres devoted to Medium Low density residential uses. A maximum of 128 dwelling units are planned at a target density of 3.9 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 13B shall be provided from Washington Road.
- 2) Neighborhood entries, as shown on Figure IV-17, are planned at the intersection of Washington Road and the entrances into Planning Area 13B.
- 3) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between the proposed residential uses in Planning Area 13B and adjacent open space land uses in Planning Area 20.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Road.
- 5) *(Standard No. 5 has been intentionally omitted)*
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

7) 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