

23. Planning Area 20: Very Low Residential

a. DESCRIPTIVE SUMMARY

Planning Area 20, as depicted in Figure III.B-10, provides for development of 24.1 acres devoted to Very Low density residential uses within a density range of 0-2 du/acre. A maximum of 31 dwelling units are planned at a target density 1.3 du/acre. Lot sizes shall be a minimum of 22,000 square feet. A local recreational/equestrian trail is planned to run through the southeastern edge of Planning Area 20. The trail in Planning Area 20 will join the recreational/equestrian trail running through Planning Areas 9, 9A and 21 and will serve as a link to the County planned trails at Temecula Creek and Anza Road.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 20 shall be provided from Morgan Hill Drive and Anza Road.
- 2) A roadway landscape treatment, as shown on Figure IV-5A, *Roadway Landscape Elevations-Collector Road Streetscape (Morgan Hill Drive)*, is planned along Morgan Hill Drive.
- 3) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (1/2 width Anza Road)*, is planned along Anza Road.
- 4) Roadway landscape treatments, as shown on Figure IV-5B, *Roadway Landscape Elevations- Local Road Streetscape (Local Roads)*, are planned for interior streets within Planning Area 20.
- 5) A secondary community entry, as shown on Figure IV-3, is planned at the intersection of Morgan Hill Drive and Anza Road.
- 6) Neighborhood entries, as shown on Figure IV-4, are planned along Morgan Hill Drive and Anza Road at the access points into Planning Area 20.
- 7) A fire fuel modification treatment, as shown on Figure IV-6, shall serve as a landscape buffer between the residential land uses in Planning Area 20 and the open space in Planning Area 9A.
- 8) The open space and recreational/equestrian trail included in Planning Area 21 shall serve as a buffer zone between proposed residential uses in Planning Area 20 and adjacent uses to the east outside the MORGAN HILL project boundaries.
- 9) Construction of the local recreational/equestrian trail along the southeast edge of the Planning Area shall be concurrent with the development of Planning Area 20.
- 10) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 20.
- 11) A minimum 14-foot easement shall be established along the southerly edge of the Planning Area to serve as a local recreational/equestrian trail which will link Planning Areas 9, 9A and 21 and will serve as a link to the County planned trails at Temecula Creek and Anza Road. Please refer to Section IV.F.4 for specific design standards.

12) The buyer of any lot, created by a future land division, within Planning Area 20, that lies within 300 feet of adjacent properties zoned to allow for the keeping of livestock shall acknowledge and recognize that the keeping of livestock typically results in noise, dust and odors normally associated with the keeping of livestock and that the owners of the livestock have the right to maintain said livestock in the manner prescribed by the County for zones that allow for the keeping of livestock. The buyer of the lot(s) shall be provided a disclosure to this effect as a part of the Department of Real Estate White Report, which disclosure shall be signed as acknowledged by the buyer.

13) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.

14) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

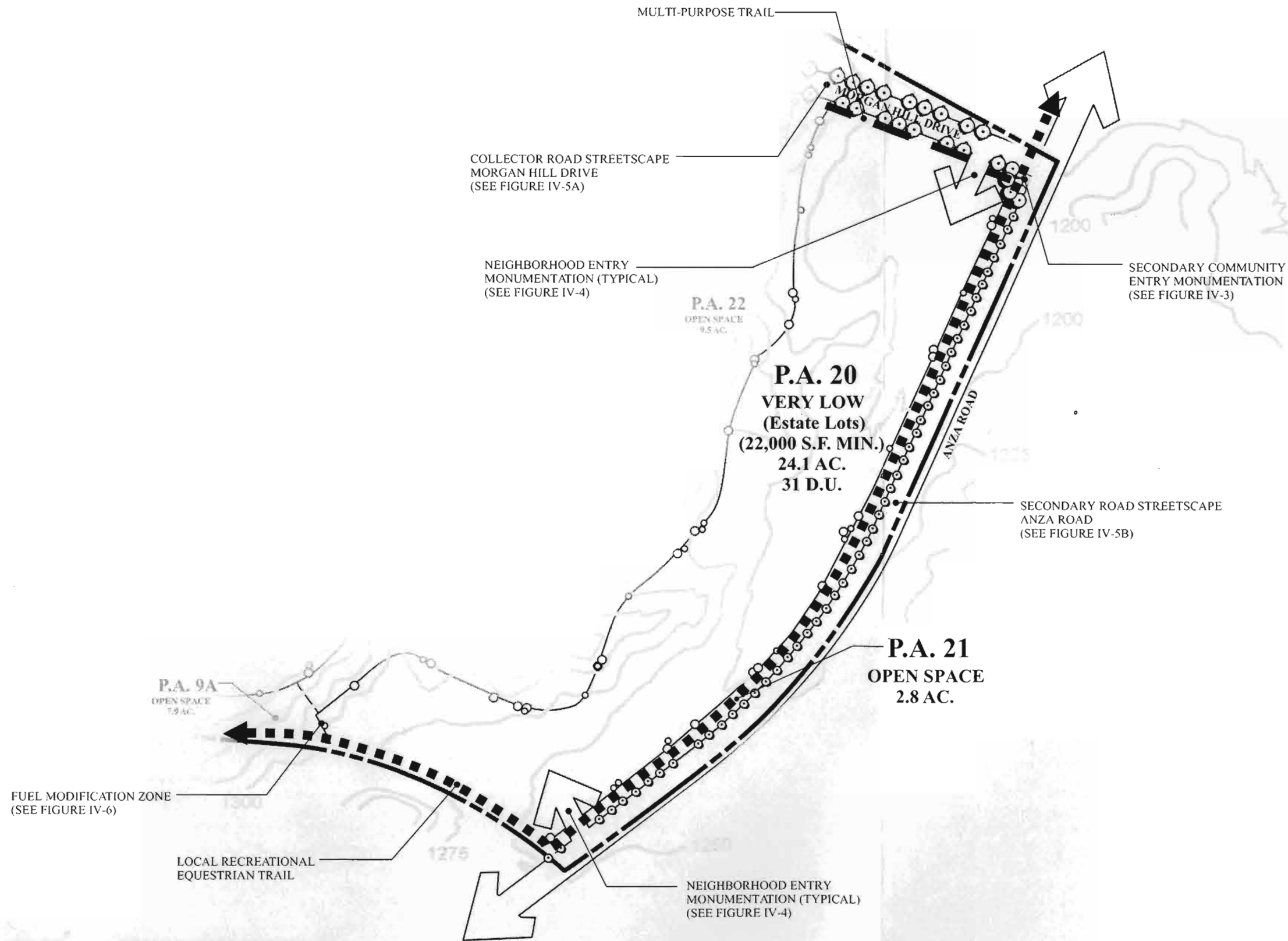
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 20 & 21



P.A. 20
VERY LOW (Estate Lots)
(22,000 S.F. MIN.)
24.1 AC.
31 D.U.

P.A. 21
OPEN SPACE
2.8 AC.

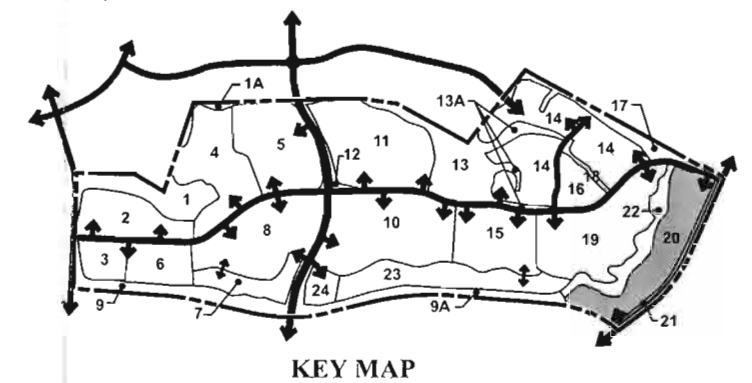


FIGURE III.B-10

Morgan Hill