

11. Planning Area 10

a. Descriptive Summary

Planning Area 10 will contain 30-acres of commercial land use. Community commercial as well as highway commercial land uses will be targeted. See Figure 15J, *Planning Area 10*. Please refer to Figures 17a and 17b for a conceptual site layout.

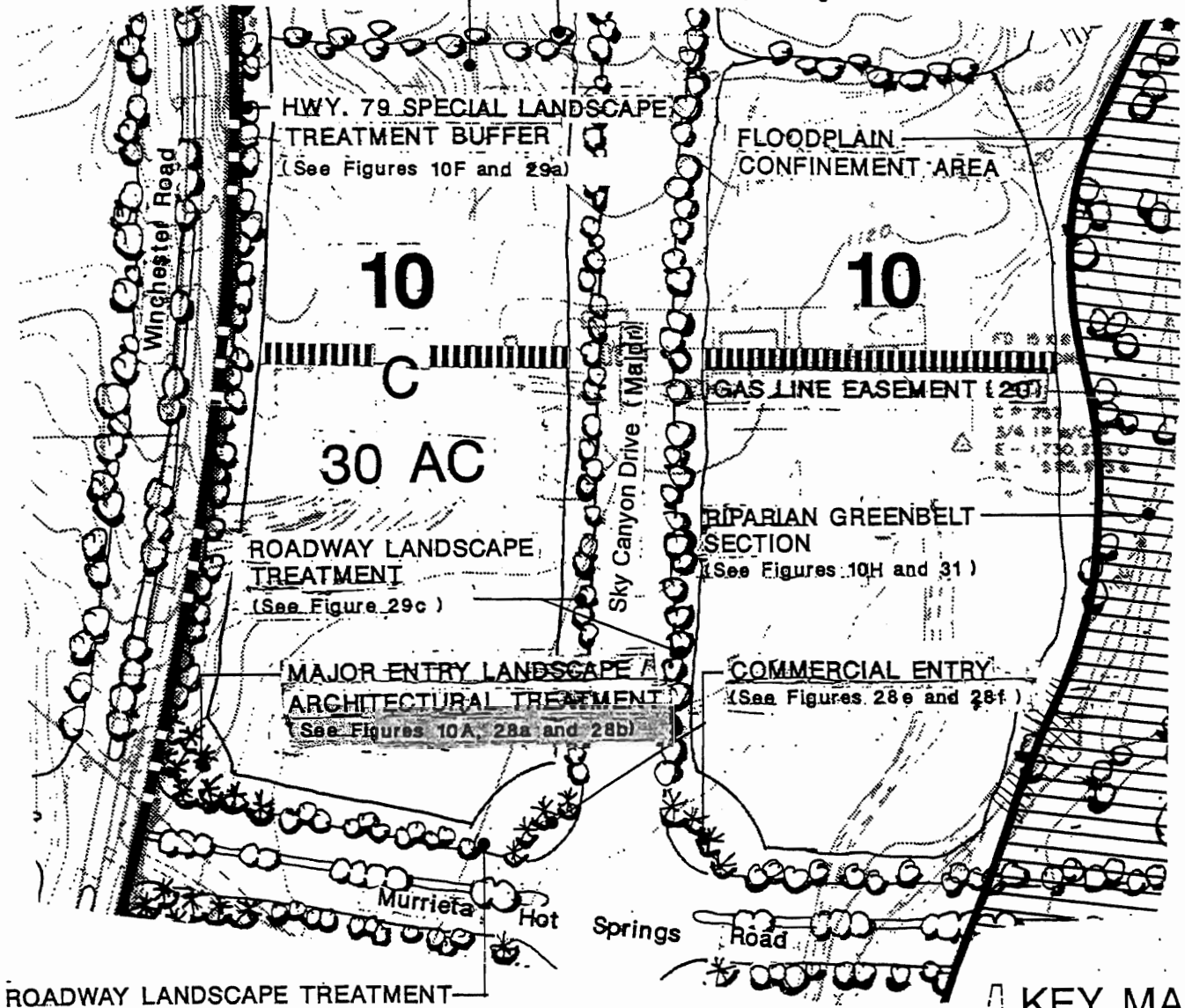
b. Land Use and Development Standards Please refer to Specific Plan Zoning Ordinance.c. Planning Standards

- * Access will be provided by the major roadway (Sky Canyon Drive) adjacent to the eastern boundary.
- * Roadway landscape treatment such as depicted on Figures 29b and 29c shall be provided along Murrieta Hot Springs Road and Sky Canyon Drive.
- * A special landscape treatment buffer will be located at the edge of Planning Area 10 along Highway 79, to enhance views from Highway 79 and from land uses across the street. (See Figure 10F and 29a).
- * A major project entry statement will be provided at the intersection of Murrieta Hot Springs Road and Highway 79. (See Figure 10A, 28a and 28b).
- * A commercial entry statement will be provided at the intersection of Murrieta Hot Springs Road and Sky Canyon Drive bordering Planning Area 10 on the east. (See Figures 28e and 280. The entry statement will be designed to accentuate the Community Commercial area.
- * Future site planning for Planning Area 10 should recognize the east-west gas line easement. If possible, the easement should be incorporated into common open space, a parking lot, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- * A land use/slope transition area will be established between Planning Areas 2 and 10. (See Figure 10E).
- * A riparian open space/slope interface area (Riparian Greenbelt Section) will be established between Planning Area 10 and the neighboring riparian greenbelt open space to the east (See Figure 10H and 31).
- * Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.

- * Building setbacks will be provided from the identified fault along the northern edge of Planning Area 10, as recommended by the project geologist.
- * Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.
- * Please refer to Section 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.

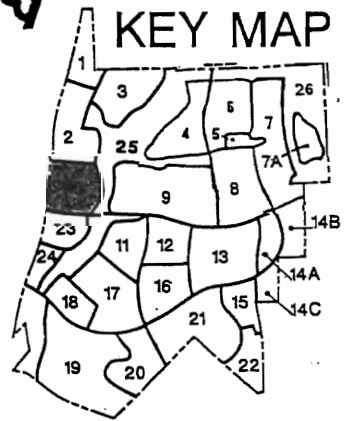
CONCEPTUAL SITE LAYOUT
(See Figures 17a and 17b)

**LAND USE/SLOPE
TRANSITION AREA**
(See Figure 10E)



ROADWAY LANDSCAPE TREATMENT
(See Figure 29b)

COMMERCIAL
30 AC.



Planning Area 10
WINCHESTER PROPERTY

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Figure 15J