

## 4. Planning Area 4

### a. Descriptive Summary

Planning Area 4 will contain 32-acres of Business Park use which will be bordered by open space to the north, south and west. See Figure 15E, *Planning Area 4*. Please refer to Figures 16a and 16b for a conceptual site layout.

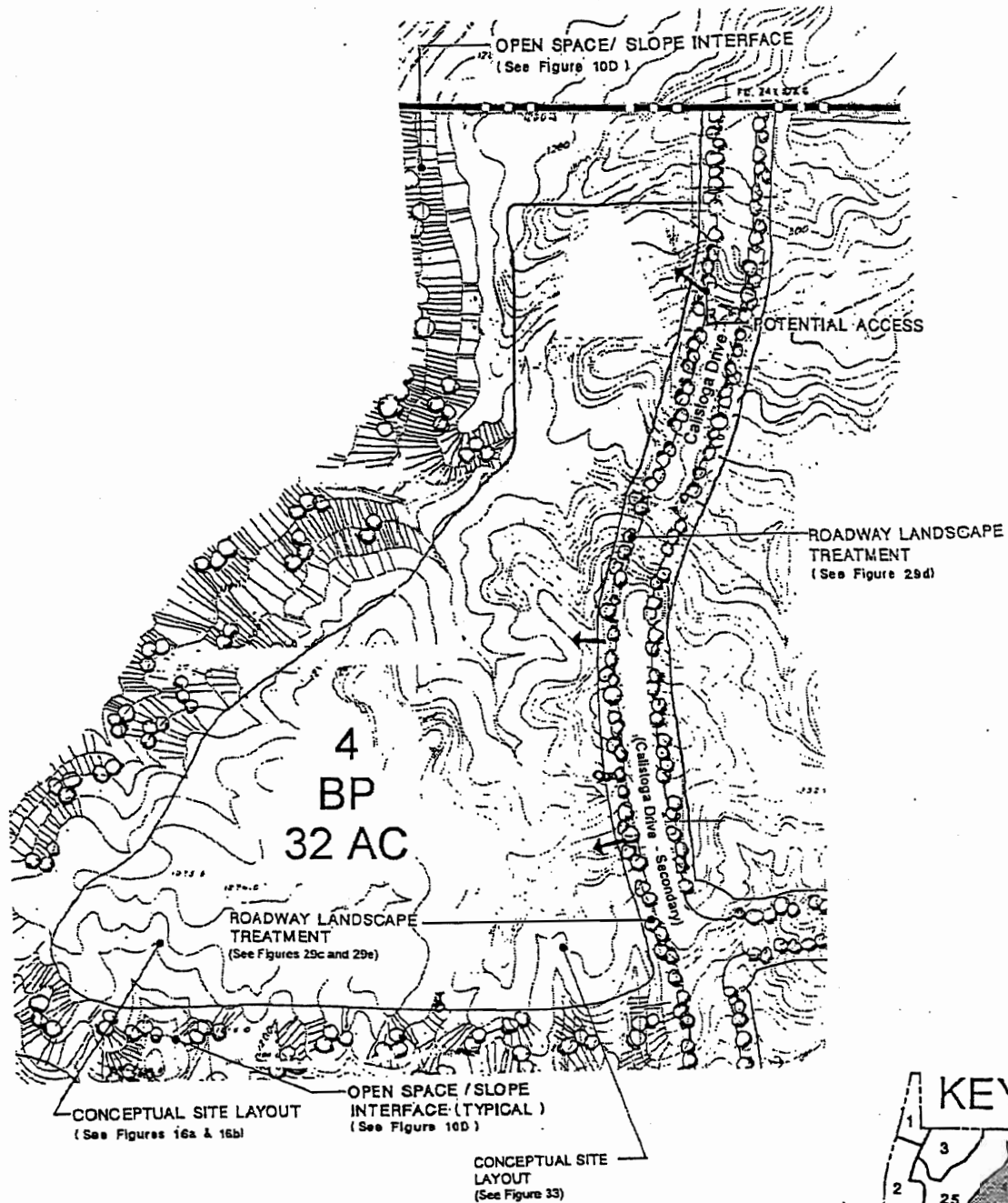
### b. Land Use and Development Standards Please refer to Specific Plan Zoning Ordinance.

### c. Planning Standards

- \* This Planning Area will be accessed by a secondary roadway adjacent to the east boundary. For safety and access reasons, at least two access points into Planning Area 4 shall be provided from the secondary roadway.
- \* Roadway landscape treatment such as depicted on Figures 29c and 29e shall be provided along Calistoga Drive with a minimum 25-foot landscape buffer.
- \* Planning Area 4 is located adjacent to project open space on the north and west that contains a regionally significant riparian community. Future plot plans shall be designed and measures shall be incorporated to avoid grading and erosive run-off within this open space area in order to protect the riparian habitat.
- \* An open space/slope interface area will be established between the business park use and neighboring open space to the north, south, east and west. (See Figure 10D).

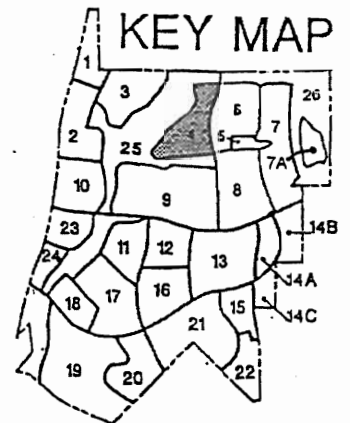
A plot plan will be required as part of the processing procedure for the Business Park.

- \* Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.
- \* On a project by project basis, car pooling areas shall be considered and if warranted, shall be designed into the Business Park, and phased in sequence to meet car pooling needs of workers. Bike facilities areas will also be included in the design of these areas, if appropriate.
- \* Please refer to Section I I.,A.,1.,b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- \* Please see Section III.,A.,4A. 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.



BUSINESS PARK  
32 AC

# Planning Area 4 WINCHESTER PROPERTY



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Figure 15E