

10. Planning Area 9

a. Descriptive Summary

Planning Area 9 will consist of 61-acres of Town Center/Commercial land uses and will be bordered by open space to the north and by the Tualota Creek manufactured riparian area to the west. This area may contain a library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. See Figure 15I, *Planning Area 9*. Please refer to Figure 18 for a conceptual site layout.

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

- * The main access to the Town Center will be provided where Town View Avenue intersects Murrieta Hot Springs Road. This access is anticipated to be in the form of a collector road proceeding north. Subcollectors will extend east and west into Planning Area 9. Also, access will be available from Calistoga Drive, the major roadway to the east of Planning Area 9. Driveway access from Murrieta Hot Springs Road may be possible subject to Transportation Department approval during plot plan review.
- * Roadway landscape treatment such as depicted on Figures 29b and 29c shall be provided along Murrieta Hot Springs Road and Calistoga Drive.
- * The minor entry statement at the intersection of Murrieta Hot Springs Road and the major roadway to the east will provide an entry statement designed to accentuate the Town Center (28J). A focal entry also planned where Town View Avenue intersects Murrieta Hot Springs Road.
- * An open space/slope interface will be located along the northern boundary of the Planning Area. (See Figure 10D).
- * A riparian open space/slope interface area (Riparian Greenbelt Section) will be established between Planning Area 9 and the neighboring riparian greenbelt open space to the west (See Figure 10H and 31).
- * Development of the riparian/greenbelt park shall be completed concurrently with development of this and other Planning Areas.
- * A floodplain confinement measure area and transition from natural to channelized condition will be located on the western boundary as the riparian greenbelt blends into an improved channel to cross under Murrieta Hot Springs Road. This could include landscaping or other special enhancement. (See Figure 8 and 10G).

- * Future site planning for Planning Area 9 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 plot plan will be required as part of the processing procedure for the Town Center.

- * 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.

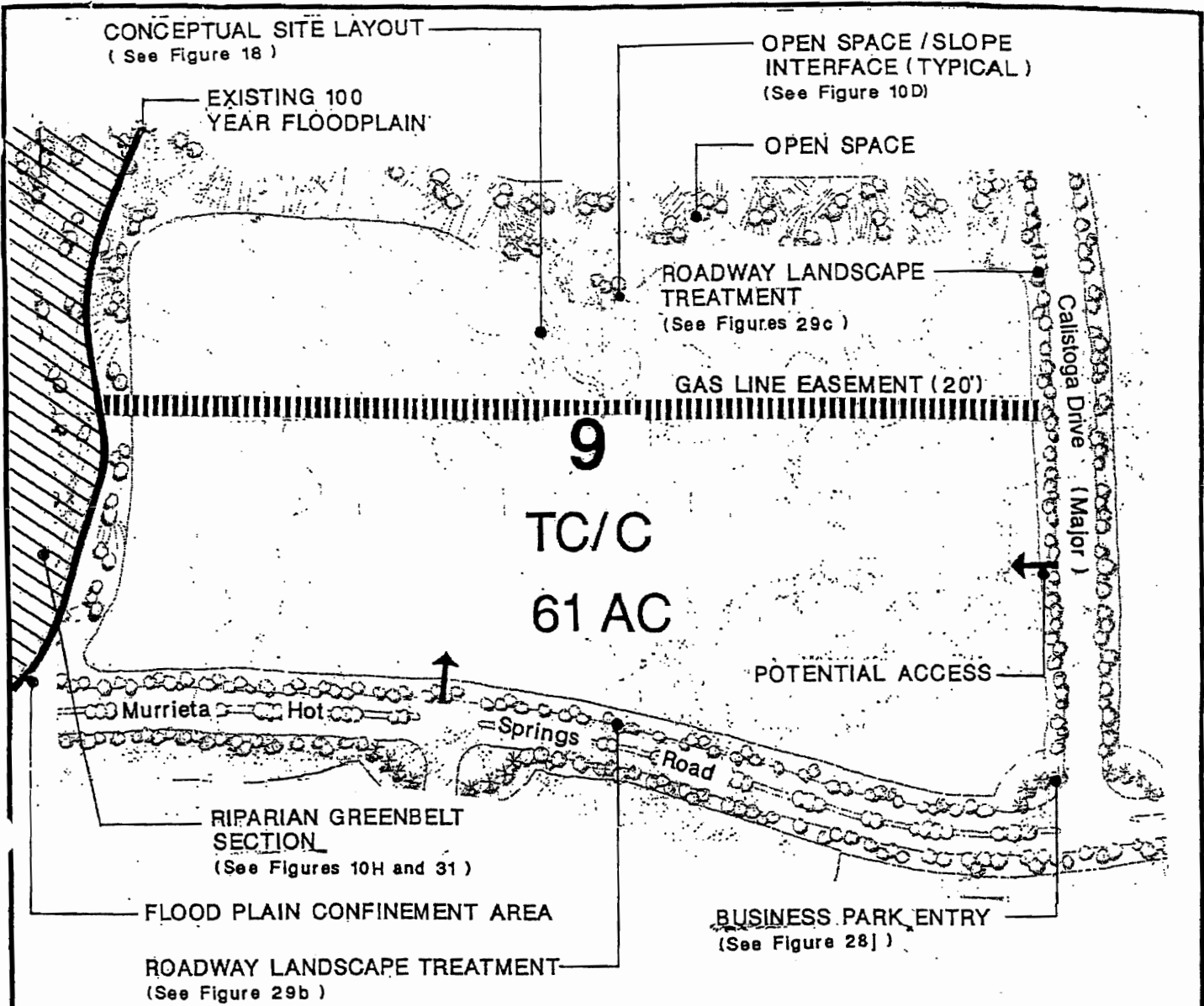
- * Building setbacks will be provided from the identified fault, as recommended by the project geologist.

- * 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 III.,A.,1.,b Specific Land Use Plan Development Standards for further land use standards that apply site-wide.

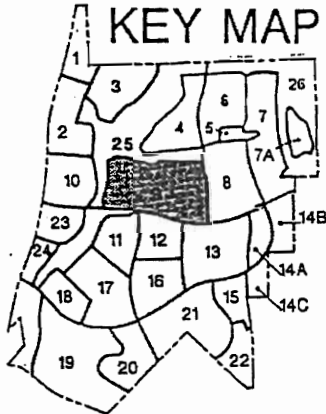
- * Please see Section III.,A.,4 Landscaping Plan Development Standards for further landscaping standards that apply site-wide.

- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



TOWN CENTER/ COMMERCIAL
61 AC.

Planning Area 9
WINGCHESTER PROPERTY



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Figure 15I