

III. PLANNING AREA DEVELOPMENT STANDARDS

The following subsection provides a description of each Planning Area within Specific Plan No. 265, Amendment No. 1 (SP 265, A1). The description will be followed by a list of design and development standards anticipated for the particular planning area. This section will be followed by a planning area exhibit, detailing the above mentioned information. Development within the planning area shall substantially conform to the respective planning area exhibits and related typical details. It should be noted that the locations and numbers of various design features are generalities. The definitive locations will vary, subject to planning and engineering constraints and opportunities. The Planning Areas have been identified with a series of numbering patterns to assist the reader in determining land use designations throughout the SP 265, A1.

SP 265, A1 has been prepared by incorporating text and graphics from the original Specific Plan 265 (SP 265) into an “updated” format that complies with the most recent formats currently acceptable by the County of Riverside. As described and detailed in Section I.D.1, Chronology, below, SP 265 was approved in 1994. Since the adoption of SP 265, there have been significant changes in the SP 265 area, as well as to SP, as a result of actions taken by the County of Riverside, City of Murrieta, and the Rancho California Water District (RCWD) that have affected the original scope of SP 265. The changes, along with the scope and content of SP 265, A1 modifications has necessitated modifications in the form of additions and deletions to the text and figures, which are contained in this, Section III, of SP 265, A1.

Planning Areas within SP 265, A1 were formed on the basis of environmental constraints, logical placement, phasing and neighborhood scale. Criteria considered in this process included drainage systems, roadway circulation patterns, and compatibility between land uses.

The Planning Area figures for this section (Figures III-1 through III-12) were derived from Figure I-1a, *Land Use Plan, SP 265 A1*. These exhibits are conceptual in nature and are intended to highlight many of the key features of the community that are outlined within this Specific Plan.

Many of the references within this section refer to Section IV, *Design Guidelines*. The Design Guidelines Section of SP 265, A1 has been created to establish the pattern and character of development within SP 265, A1. Landscape architecture and architecture are the key topics presented in Section IV, *Design Guidelines*.

In addition, a Specific Plan Zoning Ordinance has been prepared and is contained in Section V, Specific Plan Zoning Ordinance, of this Specific Plan document. The zoning provisions provided establish permitted and restricted uses, general development standards, and should be used in conjunction with the specific development standards for each respective Planning Area.

To provide flexibility within the residential component of SP 265, A1, and to integrate a variety of residential home types, the residential planning areas may accommodate multiple home types. Residential home types are further defined in the Design Guidelines section of this document. A total of 269 homes will be allowed within these planning areas.

A. Planning Area 1: Business Park**1. Descriptive Summary**

Planning Area 1 contains 36.0 acres and is proposed for industrial park uses (see Figure III-1, *Planning Area 1*). Primary and secondary vehicular access to PA1 shall be provided from Winchester and Auld Roads. PA1 is located in the northwestern portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. A Major Project Entry shall be provided as illustrated in Figure IV-43 , *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, Figure IV-45, *Major Entry Plan View*, and Figure IV-46, *Major Entry Wall Dimensions*.
- c. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- d. Highway/roadway landscaping shall be provided as illustrated in Figure IV-59, *Urban Arterial Highway: Light Industrial Frontage Plan View (Winchester Road)*, Figure IV-60, *Urban Arterial Highway: Light Industrial Frontage Section (Winchester Road)*, Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road, and Sky Canyon Drive)*, Figure IV-64, and *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road, and Sky Canyon Drive)*.
- e. A Wildland interface buffer is depicted in Figure IV-82, *Wildland Interface*.
- f. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- g. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Land Use Plan	II.F: Grading Plan
II.B: Circulation Plan	II.G: Master Phasing Plan
II.C: Drainage Plan	II.H: Maintenance Plan
II.D: Master Sewer and Water Plan	
II.E: Open Space Plan and Other Uses	

Figure III-1, *Planning Area 1*

B. Planning Area 2: Business Park**1. Descriptive Summary**

Planning Area 2 contains 207.1 acres and is proposed for an executive airpark (see Figure III-2, *Planning Area 2*), with a designation of Business Park. Primary and secondary vehicular access to PA2 shall be provided from Borel Road. PA2 is located in the easterly portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. Secondary entry statements shall be provided as illustrated in Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation*, Figure IV-49, *Secondary Entry Plan View*, and Figure IV-50, *Secondary Entry Wall Dimensions*.
- c. Private aviation taxi-ways for corporate aircraft.
- d. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- e. A Wildland interface buffer is depicted in Figure IV-82, *Wildland Interface*.
- f. Highway/roadway landscaping shall be provided as illustrated in Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road, and Sky Canyon Drive)*, Figure IV-64, and *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road, and Sky Canyon Drive)*.
- g. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- h. Signage Restrictions - see Section IV, *Design Guidelines*.
- i. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Land Use Plan	II.F: Grading Plan
II.B: Circulation Plan	II.G: Master Phasing Plan
II.C: Drainage Plan	II.H: Maintenance Plan
II.D: Master Sewer and Water Plan	
II.E: Open Space Plan and Other Uses	

Figure III-2, *Planning Area 2*

C. Planning Area 3: Light Industrial**1. Descriptive Summary**

Planning Area 3 contains 7.4 acres and is proposed for restricted light industrial (see Figure III-3, *Planning Area 3*). Primary and secondary vehicular access to PA3 shall be provided from Benton Road. PA3 is located in the northerly portion of SP 265, A1 and is a planning area that is non-contiguous to the remainder of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. Landscape design is depicted in Figure IV-39, *Landscape Concept*.
- c. Highway/roadway landscaping shall be provided as illustrated in Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road, and Sky Canyon Drive)*, Figure IV-64, and *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road, and Sky Canyon Drive)*.
- d. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- e. Signage Restrictions - see Section IV, *Design Guidelines*.
- f. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A:	Land Use Plan	II.F:	Grading Plan
II.B:	Circulation Plan	II.G:	Master Phasing Plan
II.C:	Drainage Plan	II.H:	Maintenance Plan
II.D:	Master Sewer and Water Plan		
II.E:	Open Space Plan and Other Uses		

Figure III-3, *Planning Area 3*

D. Planning Areas 4, 6 & 7: Light Industrial**1. Descriptive Summary**

Planning Area 4 contains 7.9 acres and is proposed for light industrial. Planning Area 6 contains 2.8 acres and is proposed for light industrial. Planning Area 7 contains 13.1 acres and is proposed for light industrial (see Figure III-4, *Planning Areas 4, 6 and 7*). Primary and secondary vehicular access to PA4 and PA6 shall be provided from Sky Canyon Drive. Primary and secondary vehicular access to PA7 shall be provided from Sky Canyon Drive and Borel Road. PA's 4, 6 and 7 are located in the southwestern portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. A Major Project Entry shall be provided as illustrated in Figure IV-43, *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, Figure IV-44, *Major Entry Plan View*, and Figure IV-46, *Major Entry Wall Dimensions*.
- c. Secondary entry statements shall be provided as illustrated in Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation*, Figure IV-49, *Secondary Entry Plan View*, and Figure IV-50, *Secondary Entry Wall Dimensions*.
- d. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- e. Highway/roadway landscaping shall be provided as illustrated in Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)* and Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*.
- f. A Wildland interface buffer is depicted in Figure IV-82, *Wildland Interface*.
- g. Signage Restrictions - see Section IV, *Design Guidelines*.
- h. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- i. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide.

II.A: Land Use Plan	II.F: Grading Plan
II.B: Circulation Plan	II.G: Master Phasing Plan
II.C: Drainage Plan	II.H: Maintenance Plan
II.D: Master Sewer and Water Plan	
II.E: Open Space Plan and Other Uses	

Figure III-4, *Planning Areas 4, 6 & 7*

E. Planning Area 5: Light Industrial**1. Descriptive Summary**

Planning Area 5 is planned for a 16.2 acre light industrial site (see Figure III-5, *Planning Area 5*). Primary and secondary vehicular access to PA5 shall be provided from Leon Road. PA5 is located in the eastern/central portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V.)

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. A Major Project Entry shall be provided as illustrated in Figure IV-43, *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, Figure IV-45, *Major Entry Plan View*, and Figure IV-45, *Major Entry Wall Dimensions*.
- c. A Wildland interface buffer is depicted in Figure IV-82, *Wildland Interface*.
- d. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- e. Highway/roadway landscaping shall be provided as illustrated in Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)* and Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*.
- f. Signage Restrictions - see Section IV, *Design Guidelines*.
- g. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- h. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

II.A: Land Use Plan	II.F: Grading Plan
II.B: Circulation Plan	II.G: Master Phasing Plan
II.C: Drainage Plan	II.H: Maintenance Plan
II.D: Master Sewer and Water Plan	
II.E: Open Space Plan and Other Uses	

Figure III-5, *Planning Area 5*

F. Planning Areas 8, 9 & 11: Commercial Office**1. Descriptive Summary**

Planning Areas 8, 9 and 11 are planned for a 18.3 acre, a 45.9 acre, and a 22.6 acre office park site, respectively (see Figure III-6, *Planning Areas 8 & 9*). Primary and secondary vehicular access to PA8 shall be provided from Winchester Road and Sky Canyon Drive. Primary and secondary vehicular access to PA9 and PA 11 shall be provided from Sky Canyon Drive. PA8 is located in the western portion of SP 265, A1, easterly of Winchester Road. PA9 is located at the southwestern portion of SP 265, A1. PA 11 is located south of PA 10, west of Sky Canyon Drive, and east of Winchester Road, in the central portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. Major project entries shall be provided as illustrated in Figure IV-43, *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, Figure IV-44, *Major Entry Plan View*, and Figure IV-46, *Major Entry Wall Dimensions*.
- c. Secondary entry statements shall be provided as illustrated in Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation*, Figure IV-49, *Secondary Entry Plan View*, and Figure IV-50, *Secondary Entry Wall Dimensions*.
- d. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- e. Major roadway landscaping treatments are shown in Figure IV-57, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Plan View (Winchester Road)*, Figure IV-58, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Section (Winchester Road)*, Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road, and Sky Canyon Drive)*, Figure IV-64, and *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road, and Sky Canyon Drive)*.
- f. Signage Restrictions - see Section IV, *Design Guidelines*.
- g. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.

h. Refer to Section II, Specific Plan, for the following standards that apply community-wide:

- | | | | |
|-------|--------------------------------|-------|---------------------|
| II.A: | Land Use Plan | II.F: | Grading Plan |
| II.B: | Circulation Plan | II.G: | Master Phasing Plan |
| II.C: | Drainage Plan | II.H: | Maintenance Plan |
| II.D: | Master Sewer and Water Plan | | |
| II.E: | Open Space Plan and Other Uses | | |

Figure III-6, *Planning Areas 8, 9 & 11*

G. Planning Areas 10, 12 & 13: Commercial Retail**1. Descriptive Summary**

Planning Areas 10, 12, and 13 are planned as 21.4 acre, 15.3 acre, and 28.7 acre commercial sites, respectively (see Figure III-7, *Planning Areas 10, 12 & 13*). Primary and secondary vehicular access to PA10 shall be provided from Winchester and Auld Roads. Primary and secondary vehicular access to PA12 shall be provided from Sparkman Way and Sky Canyon Drive. Primary and secondary vehicular access to PA13 shall be provided from Winchester Road and Sky Canyon Drive. PA10 is located in the northwestern portion of SP 265, A1, north and south of Auld Road. PA12 is located south of PA 11 and straddles the north and south side of Sparkman Way. PA 13 is located north of the Hunter Road right-of-way, west of the French Valley Airport and east of Winchester Road in the southerly portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Prior to any development within Planning Area 1, a Plot Plan or Conditional Use Permit must be submitted and approved pursuant to Sections 18.30 and 18.28, respectively, of Ordinance No. 348, and/or, a subdivision approved and recorded pursuant to Ordinance No. 460.
- b. Major project entries will be provided as illustrated in Figure IV-43, *Major Entry Perspective*, Figure IV-44, *Major Entry Elevation*, Figure IV-45, *Major Entry Plan View*, and Figure IV-45, *Major Entry Wall Dimensions*.
- c. Secondary entry statements shall be provided as illustrated in Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation*, Figure IV-49, *Secondary Entry Plan View*, and Figure IV-50, *Secondary Entry Wall Dimensions*.
- d. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- e. Major roadway landscaping treatments are shown in Figure IV-57, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Plan View (Winchester Road)*, Figure IV-58, *Urban Arterial Highway: Commercial Retail/Commercial Office Frontage Section (Winchester Road)*, Figure IV-61, *Major and Secondary Highway Plan View (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-62, *Major and Secondary Highway Section (Sky Canyon Drive, Leon Road, and Auld Road)*, Figure IV-63, *Industrial and Local Collector Roadway Plan View (Briggs Road, Borel Road, and Sky Canyon Drive)*, Figure IV-64, and *Industrial and Local Collector Roadway Section (Briggs Road, Borel Road, and Sky Canyon Drive)*.
- f. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- g. Signage Restrictions - see Section IV, *Design Guidelines*.

h. Refer to Section II, *Specific Plan*, for the following standards that apply community-wide:

- | | | | |
|-------|--------------------------------|-------|---------------------|
| II.A: | Land Use Plan | II.F: | Grading Plan |
| II.B: | Circulation Plan | II.G: | Master Phasing Plan |
| II.C: | Drainage Plan | II.H: | Maintenance Plan |
| II.D: | Master Sewer and Water Plan | | |
| II.E: | Open Space Plan and Other Uses | | |

Figure III-7, *Planning Areas 10, 12 & 13*

H. Planning Areas 14 & 17: Medium Density Residential, 2-5 du/ac, Planning Area 15 & 16: Medium High Density Residential, 5-8 du/ac**1. Descriptive Summary**

Planning Areas 14 through 17 (PA14, PA15, PA16 and PA17), as shown on Figure III-8, *Planning Areas 14-17*, provide for the development of 57.7 acres with a target of 269 dwelling units (density range of 3.1 to 6.1 units). PA 14 is approximately 8.7 acres, PA 15 is approximately 18.5 acres, PA 16 is approximately 10.5 acres and PA 17 is approximately 20.0 acres. PA's 14-17 are located in the southeastern/central portion of SP 265, A1.

Primary and secondary vehicular access to PA's 14-17 shall be provided from Calistoga Drive and Promontory Parkway, as well as Streets "B", "C", "E", "G", "I", and "K".

Primary pedestrian access to and from PA's 14-17 are provided from sidewalks located along adjacent to the streets.

A 4.9 acre neighborhood park shall be provided in PA 22, which is located between PA14 and PA15, as depicted on Figure IV-77, *Neighborhood Park Plan*. This Park, at a minimum, shall include the following:

- A tot lot,
- Restroom facilities,
- Parking lot,
- Shaded picnic areas,
- Dog parks (one for large dogs, one for small dogs), and
- Open turf areas.

It is the intent of the neighborhood park to provide both recreational opportunities to all residents of SP 265, A1, as well as alternative pedestrian linkages throughout the community; connecting to the open space areas both on – and off-site.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Water quality basins or swales shall be designed as buffers between adjacent neighborhoods, when possible.
- b. Vehicular roadways shall be planned as illustrated in Figure II-1, *Vehicular Circulation Plan*. All internal local and private roadways shall be approved by the Riverside County Fire Department at the tentative map stage of development.
- c. Landscape design is depicted in Figure IV-41, *Residential Landscape Concept*.
- d. As illustrated on Figure II-3, *Residential Non-Vehicular Circulation Plan*, a comprehensive trail system is planned within PA's 14-17, connecting the residential neighborhood to one another, as well as to the Neighborhood Park. There are two types of pedestrian pathways – a D.G. pathway and sidewalks. The D.G. Park pathway connects the three (3) separate,

yet cohesively planned Park areas, adjacent residential Planning Areas, as well as the Open Space – Conservation Areas in PA's 19 and 21. The pathway will be a minimum of 8 feet in width as depicted on Figure II-4, *Residential Trail Cross Section* and Figure IV-80, *Typical Residential Park Trail Section*. Sidewalks are provided along all roadways. The sidewalks will be a minimum of 5 feet in width.

- e. Trail monumentation will be provided as depicted in Figure IV-56, *Residential Park and Trail Monumentation*.
- f. Roadway landscape treatments and parkway configurations planned along Calistoga Drive are shown in Figures IV-65a through 65c, *Calistoga Drive Streetscape*.
- g. Roadway landscape treatments and parkway configurations planned along Neighborhood Entries are shown in Figure IV-69, *Residential Neighborhood Entries Streetscape*.
- h. Roadway landscape treatments and parkway configurations planned along Promontory Parkway are shown in Figure IV-66, *Promontory Parkway Streetscape*.
- i. Roadway landscape treatments and parkway configurations planned along the Calistoga Drive Roundabout are shown in Figure IV-68, *Calistoga Drive Roundabout Streetscape*.
- j. Roadway landscape treatments and parkway configurations planned along internal streets are shown in Figure IV-67, *Local Street Streetscape*.
- k. Roadway landscape treatments cul-de-sac configurations planned along internal streets are shown in Figure IV-71, *Cul-de-sac Streetscape*. Open cul-de-sac design shall be encouraged where feasible to allow for convenient pedestrian access to adjacent sidewalks and trails.
- l. Roadway landscape treatments and parkway configurations planned along Street "A" Knuckle are shown in Figure IV-70, *Street "A" Knuckle Streetscape*.
- m. Neighborhood entry monumentation will be provided as illustrated in Figure IV-55, *Residential Entry Monumentation*.
- n. The interface between PA's 14 and 17 and PA19 is depicted in Figure IV-72, *PA14 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-76, *PA17 Medium Density Residential - PA19 Open Space-Conservation Edge Condition*.
- o. The interface between PA's 15 and 16 and PA21 is depicted in Figure IV-74, *PA15 Medium High Density Residential – PA21 Open Space-Conservation Edge Condition* and Figure IV-75, *PA16 Medium High Density Residential – PA21 Open Space-Conservation Edge Condition*.
- p. The interface between PA's 15 and 16 and PA22 is depicted in Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential - PA22 Park Section/Edge Condition*.
- q. The adjacent Neighborhood Park located within PA22 is shown on Figure IV-78, *Neighborhood Park Plan*.

- r. There will be three (3) access points to Park A from the adjacent residential neighborhoods. Two (2) access points shall be provided from PA16 Medium High Density Residential and one (1) access point shall be provided from PA15 Medium High Density Residential, as depicted on Figure IV-79, *Residential Park A – Access Sections*.
- s. Walls and fencing located within SP 265, A1 shall be constructed as delineated in Figure IV-81, *Residential Wall and Fence Plan*, and Figure IV-85, *Residential Wall and Fence Elevations*.
- t. Refer to Section IV, *Design Guidelines*, for other related design criteria.
- u. Refer to Section II, *Specific Plan*, for the following standards that apply community -wide:
 - II.A: Land Use Plan
 - II.B: Circulation Plan
 - II.C: Drainage Plan
 - II.D: Master Sewer and Water Plan
 - II.E: Open Space Plan and Other Uses
 - II.F: Grading Plan
 - II.G: Master Phasing Plan
 - II.H: Maintenance Plan
 - II.I: Energy Efficiency

Figure III-8, *Planning Areas 14-17*

I. Planning Areas 18 & 20: Open Space**1. Descriptive Summary**

Planning Areas 18 and 20 consists of portions of the banks and stream bed of the Tusalota Creek. PA 18 is approximately 19.7 acres and PA 20 is approximately 17.4 acres, for a total of 37.1 acres. These Planning Areas have been designated for Open Space uses (see Figure III-9, *Planning Areas 18 & 20*). The Tusalota Creek abuts Planning Areas 2, 5, 7, 19 (the Creek is in a portion of this PA), and 23.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. The Tusalota Creek shall be retained as a natural land feature to provide visual relief to the surrounding Planning Areas.
- b. The natural vegetation within Tusalota Creek shall be retained.
- c. 10 foot wide maximum recreational hiking trail network along the Tusalota Creek created with decomposed granite shall be installed.
- d. A Wildland interface buffer is depicted in Figure IV-82, *Wildland Interface*.
- e. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- f. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- g. Refer to Section II, *Specific Plan* for the following standards that apply community-wide:

II.A:	Land Use Plan	II.F:	Grading Plan
II.B:	Circulation Plan	II.G:	Master Phasing Plan
II.C:	Drainage Plan	II.H:	Maintenance Plan
II.D:	Master Sewer and Water Plan		
II.E:	Open Space Plan and Other Uses		

Figure III-9, *Planning Areas 18 & 20*

J. Planning Areas 19 & 21: Open Space – Conservation**1. Descriptive Summary**

Planning Area 19 (PA19) and Planning Area 21 (PA21), as shown on Figure III-10, *Planning Areas 19 & 21*, are a 67.7 acre and 26.6 acre preservation area, respectively. No habitable structures will be permitted within these areas. PA 19 is located in the southwestern portion of SP 265, A1, north of PA's 14 and 17. PA21 is located along the southwestern border of SP 265, southerly of PA's 15, 16 and 22.

It is not intended that any vehicular or pedestrian access will be allowed into the open space in PA19 and PA21. PA19 and PA21 will not be developed and therefore, they are not included within the phasing plan of this Specific Plan.

PA18 will be separated from Planning Areas 14 and 17 through landscape buffer areas. PA20 will also be separated from Planning Areas 15 and 16 through landscape buffer areas. These landscape buffer areas will be planted with materials that are contained within Table IV-2, *Supplemental Plant Palette* and will be compatible with one another in terms of species. This will avoid potential conflicts due to invasive species adjacent between PA's 19 and 21 and Planning Areas 14 and 17, and 15 and 16, respectively.

Fuel modification will be on the edge of these Planning Areas where they abut the residential and Neighborhood Park in Planning Areas 14-17 and 22. The purpose of the fuel modification area is to reduce the potential from any fire hazards that may occur in these Planning areas to impact the safety of adjacent residential and recreational uses. Please reference Figure IV-72, *PA14 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-76, *PA17 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential - PA22 Park Section/Edge Condition* for a graphic depiction of the fuel modification treatments in these Planning Areas.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. The interface between PA19 and PA's 14 and 17 is depicted in Figure IV-71, *PA14 Medium Density Residential - PA19 Open Space-Conservation Edge Condition* and Figure IV-75, *PA17 Medium Density Residential - PA19 Open Space-Conservation Edge Condition*.
- b. The interface between PA21 and PA's 15 and 16 is depicted in Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential - PA22 Park Section/Edge Condition*.
- c. The interface between PA21 and PA22 is depicted in Figure IV-77, *PA21 Open Space – Conservation - PA 22, Open Space – Recreation Edge Condition*.
- d. Refer to Section IV, *Design Guidelines* for other related design criteria.

e. Refer to Section II, *Specific Plan* for the following standards that apply community-wide:

- | | | | |
|-------|--------------------------------|-------|---------------------|
| II.A: | Land Use Plan | II.F: | Grading Plan |
| II.B: | Circulation Plan | II.G: | Master Phasing Plan |
| II.C: | Drainage Plan | II.H: | Maintenance Plan |
| II.D: | Master Sewer and Water Plan | II.I: | Energy Efficiency |
| II.E: | Open Space Plan and Other Uses | | |

Figure III-10, *Planning Areas 19 & 21*

K. Planning Area 22: Open Space – Recreation**1. Descriptive Summary**

Planning Area 22 (PA22), as shown on Figure III-11, *Planning Area 22*, provides for the development of a 4.9 acre neighborhood park (Park). PA22 is located on both north and south sides of Calistoga Avenue, between PA's 14 and 17 to the north and PA's 15 and 16 to the south. The Residential Park is identified as three (3) distinctive, yet interconnected Parks, Park A, Park B and Park C. PA22 will provide recreational opportunities to those residents living in PA's 14-17.

The Park can be accessed by vehicles along Calistoga Avenue. In accordance with Valley-Wide Recreation & Park District requirements, sixteen (16) off-street parking spaces will be provided for the Park. In addition, because of its central location within SP 265, A1, it is intended that pedestrian access is the primary form of access to and from PA22. Pedestrian access is provided along these Calistoga Avenue, as well as from community trails within PA's 14-17.

This Park provides both active and passive recreational opportunities to SP 265, A1 residents. Amenities within the Park shall include, at a minimum:

- A tot lot,
- Restroom facilities,
- Parking lot,
- Shaded picnic areas,
- Dog parks (one for large dogs, one for small dogs), and
- Open turf areas.

Additional facilities are encouraged beyond the previous list of required items for the Community Park. Access to the recreation center will be limited to residents of SP 265, A1, which will be owned and maintained by the Master Homeowner's Association.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. The Community Park shall be planned as illustrated in Figure IV-77, *Residential Park Plan (Parks A, B, and C)*.
- b. Trails shall be located as illustrated in Figure II-3, *Residential Non-Vehicular Circulation Plan*. Trails and sidewalks within PA22 shall directly connect with sidewalks along Streets "C", "G", and "J". Trail monumentation will be provided as depicted in Figure IV-55, *Residential Park and Trail Monumentation*.
- c. Roadway landscape treatment and parkway configuration planned along Calistoga Drive is shown in Figures IV-65a through 65c, *Calistoga Drive Streetscape*.
- d. The interface between PA22 and PA15 is depicted in Figure IV-73, *PA15 Medium High Density Residential, PA16 Medium High Density Residential - PA22 Park Section/Edge Condition*.

- f. The interface between PA22 and PA21 is depicted in Figure IV-77, *PA21 Open Space – Conservation - PA 22, Open Space – Recreation Edge Condition*. This interface will also apply to the edge condition between PA22 and PA19, north of Calistoga Drive.
- g. Walls and fencing located within SP 265, A1 shall be constructed as delineated in Figure IV-81, *Residential Wall and Fence Plan*, and Figures IV-85, *Residential Wall and Fence Elevations*.
- h. There will be three (3) access points to Park A from the adjacent residential neighborhoods. Two (2) access points shall be provided from PA16 Medium High Density Residential and one (1) access point shall be provided from PA15 Medium High Density Residential, as depicted on Figure IV-79, *Residential Park A – Access Sections*.
- i. The HOA shall review and approve all wall, fencing and play equipment shade structures prior to the installation of these items.
- j. Refer to Section IV, *Design Guidelines* for other related design criteria.
- k. Refer to Section II, *Specific Plan* for the following standards that apply community-wide.
 - II.A: Land Use Plan
 - II.B: Circulation Plan
 - II.C: Drainage Plan
 - II.D: Master Sewer and Water Plan
 - II.E: Open Space Plan and Other Uses
 - II.F: Grading Plan
 - II.G: Master Phasing Plan
 - II.H: Maintenance Plan
 - II.I: Energy Efficiency

Figure III-11, *Planning Area 22*

L. Planning Area 23: MWD Aqueduct Easement/Open Space**1. Descriptive Summary**

Planning Area 23 is planned for 2.4 acres of Open Space and auxiliary parking areas, see Figure III-12, *Planning Area 23*. This Planning Area consists of the Metropolitan Water District's (MWD) aqueduct easement which is located in the eastern portion of SP 265, A1.

2. Land Use and Development Standards

Refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance in Section V).

3. Planning Standards

- a. Secondary entry statements shall be provided as illustrated in Figure IV-47, *Secondary Entry Perspective*, Figure IV-48, *Secondary Entry Elevation*, Figure IV-49, *Secondary Entry Plan View*, and Figure IV-50, *Secondary Entry Wall Dimensions*.
- b. Passive open space with landscaping treatments along easement per MWD standards.
- c. Provides visual relief to surrounding area.
- d. Off-site parking to surrounding land uses may be provided. These parking areas shall be designed per MWD requirements.
- f. Landscape design is depicted in Figure IV-40, *Landscape Concept*.
- g. Refer to Section IV, *Design Guidelines*, for project-wide architectural and landscaping guidelines.
- h. Refer to Section II, *Specific Plan* for the following standards that apply community-wide:

II.A: Land Use Plan	II.F: Grading Plan
II.B: Circulation Plan	II.G: Master Phasing Plan
II.C: Drainage Plan	II.H: Maintenance Plan
II.D: Master Sewer and Water Plan	
II.E: Open Space Plan and Other Uses	

Figure III-12, *Planning Area 23*