

29. Planning Area 26

a. Descriptive Summary

Planning Area 26 will contain 55 acres of undeveloped open space. See Figure 15G, *Planning Areas 7, 7A and 26*.

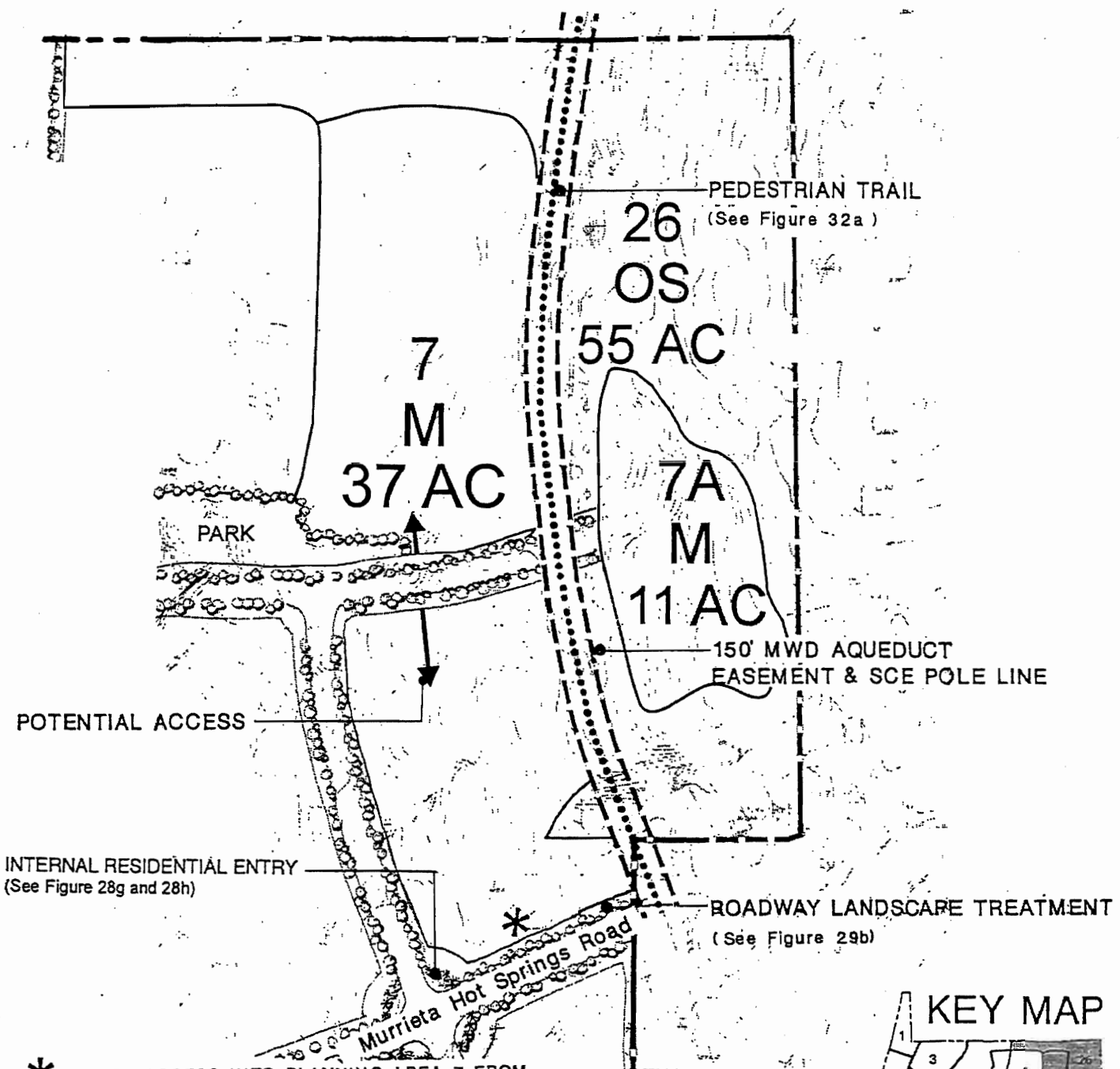
b. Land Use Development Standards

Please refer to Specific Plan Zoning

Ordinance.

c. Planning Standards

- * An East Entry Statement shall be provided at the southwestern edge of this Planning Area. (See Figure 28c).
- * An MWD aqueduct and Southern California Edison (SCE) pole line traverse a portion of this Planning Area in a north-south direction. An easement for a regional trail shall be provided within these areas.
- * This Planning Area contains a Metropolitan Water District easement, which shall be developed as a common open space, hiking trail according to the Design Guidelines of this Specific Plan (Section IV).
- * 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.



INTERNAL RESIDENTIAL ENTRY
(See Figure 28g and 28h)

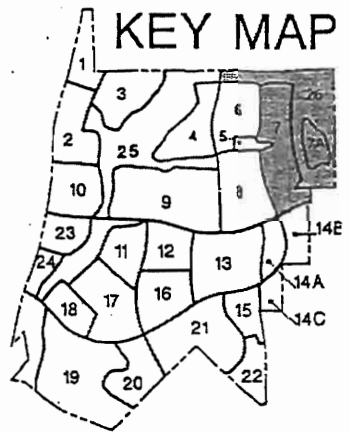
POTENTIAL ACCESS

* DIRECT ACCESS INTO PLANNING AREA 7 FROM MURRIETA HOT SPRINGS ROAD IS PROHIBITED.

PA 7
 MEDIUM RESIDENTIAL
 37 AC.
 140 DU
 3.4 DU/AC TARGET DENSITY
 2-5 DU/AC DENSITY RANGE

PA 7A
 MEDIUM RESIDENTIAL
 11 AC.
 30 DU
 3.4 DU/AC TARGET DENSITY
 2-5 DU/AC DENSITY RANGE

PA 26
 OPEN SPACE
 55 AC



Planning Areas 7, 7A, & 26 WINCHESTER PROPERTY

T&B Planning Consultants
 3242 HALLADAY, SUITE 200
 SANTA ANA, CALIF. 92705 (714) 662-2724
 5474 CORNELIUS DRIVE, SUITE 200
 SAN DIEGO, CALIF. 92121 (619) 543-8166

Figure 15G