

28. Planning Area 25

a. Descriptive Summary

Planning Area 25 which consists of 175 acres is proposed to remain as undeveloped open space and drainage area/riparian greenbelt. See Figure 15 AA, *Planning Area 25*.

b. Land Use and Development

Standards Please refer to Specific Plan

Zoning Ordinance.

c. Planning Standards

- * Roadway landscape treatments such as those depicted on Figures 29b shall be provided along Murrieta Hot Springs Road.
- * Roadway landscape treatments such as those depicted on Figure 29c and 29e shall be provided along Willow Avenue and Sky Canyon Drive.
- * A special landscape treatment buffer will be provided along Highway 79 (Winchester Road) along the western boundary of the southern portion of Planning Area 25 to enhance views from the highway and from land uses across the street (See Figure 10 F and 29a).
- * A minor entry statement will be provided in the southwestern portion of the Planning Area (intersection of the secondary roadway with Highway 79). (See Figures 10B and 28e).
- * An open space/slope interface area will be established between the business park use and neighboring land uses adjacent to the Planning Area. (See Figure 10D).
- * A riparian open space/slope interface area (Riparian Greenbelt Section) will be established at various locations along the edge of the Planning Area. (See Figures 10H and 31).
- * 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

OPEN SPACE/ SLOPE INTERFACE
(See Figure 10D)

NATURAL RIPARIAN GREENBELT

HWY 79
SPECIAL LANDSCAPE
TREATMENT BUFFER
(See Figure 10F and 29a)

MINOR ENTRY
LANDSCAPE/
ARCHITECTURAL
TREATMENT
(See Figure 10B
and 28d)

ROADWAY
LANDSCAPE
TREATMENT
(See Figure 29d)

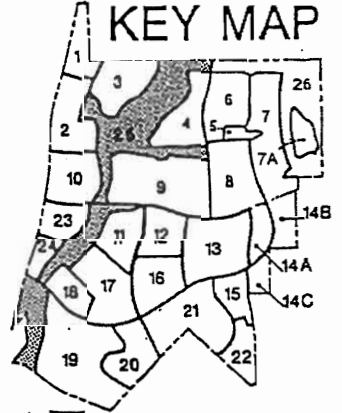
ROADWAY LANDSCAPE
TREATMENT
(See Figure 29b)

ROADWAY LANDSCAPE TREATMENT
(See Figure 29c and 29e)

DRAINAGE CONTROL CHANNEL / TRAIL
(See Figure 10H and 31)

OPEN SPACE
175 AC.

Planning Area 25 WINCHESTER PROPERTY



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Figure 15AA