

7. Planning Area 7

a. Descriptive Summary

Planning Area 7 shall be designated as Medium residential and shall consist of total of 37-acres which will be bordered by open space to the east and north. Planning Area 7 shall have a maximum of 140 dwelling units, with an average target density of 3.4 dwelling units per acre within the density range of 2-5 du/ac. There shall be no more than 40% of the residential lots at a minimum of 5,000 square feet and at least 30% at 6,000 square feet. See Figure 15G, *Planning Areas 7, 7A and 26*.

b. Land Use and Development

Standards Please refer to Specific Plan Zoning

Ordinance.

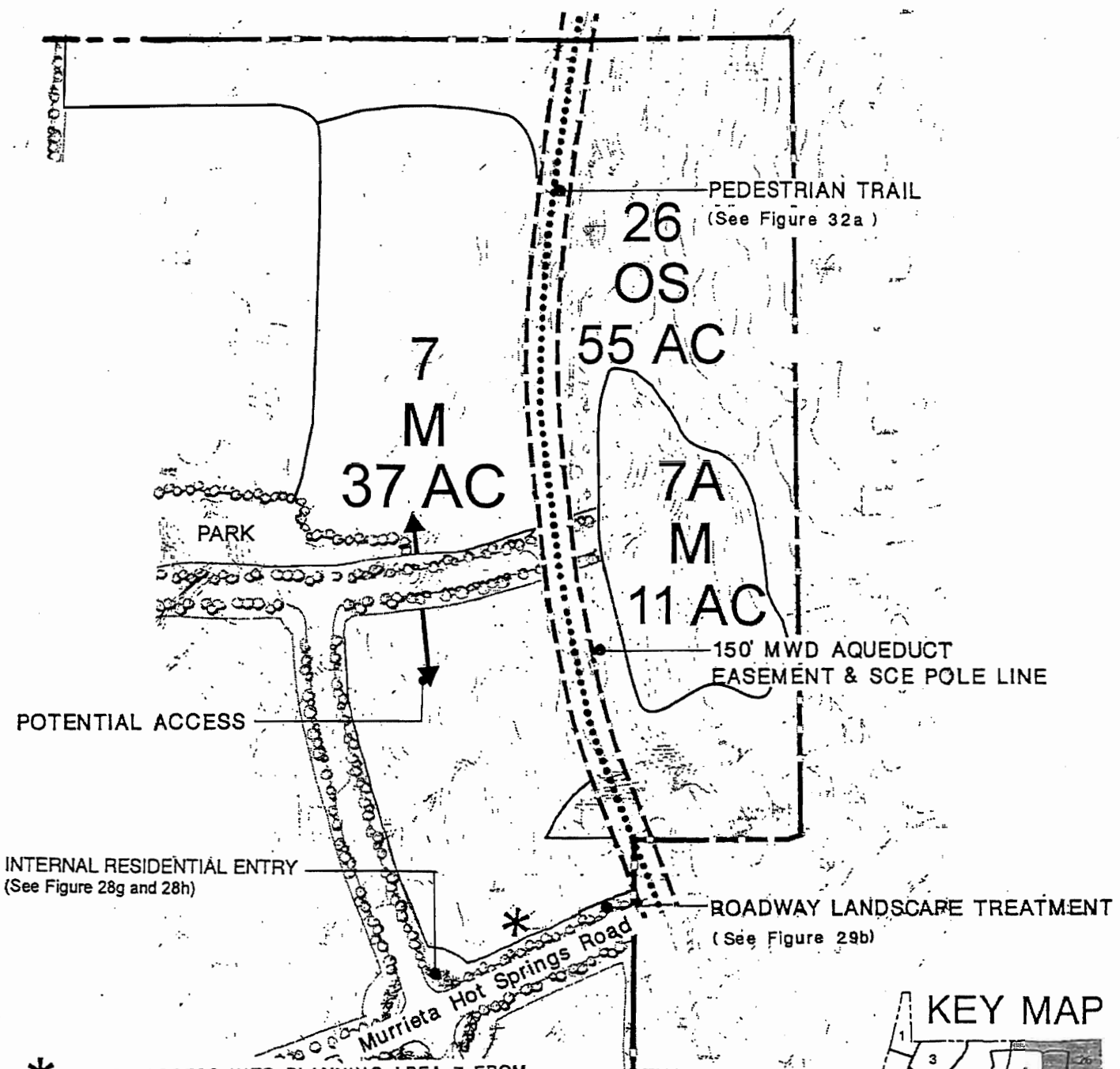
c. Planning Standards

- * Access will be provided by a collector roadway (Willow Avenue) on the western boundary. Direct access from Murrieta Hot Springs Road into Planning Area 7 is prohibited. Access for Planning Area 7A will be provided through Planning Area 7.
- * Roadway landscape treatment such as depicted on Figures 29b and 29d shall be provided along Murrieta Hot Springs Road and Willow Avenue, respectively.
- * An internal entry statement will be provided at the intersection of Murrieta Hot Springs Road and Willow Avenue at the southwest corner of the Planning Area (See Figure 28g and 28h).
- * The use of this Planning Area as a school site shall be prohibited.
- * A potential noise mitigation area will exist along the southern boundary (Murrieta Hot Springs Road).
- * A noise analysis shall be prepared concurrently with development applications for the Planning Area.
- * If necessary, building setbacks will be provided from the identified fault, as recommended by the project geologist.
- * Planning Area 7 contains Metropolitan Water District aqueduct and SCE pole line easements traverses this Planning Area in a north-south direction. An easement for a regional trail shall be provided within this area and shall be incorporated into future site designs as a common open space hiking trail according to the Design Guidelines of this Specific Plan (Section IV). Any improvements (i.e. the trail) shall be in place prior to occupancy of the first residence in the Planning Area. Future plot plans and designs shall be subject to MWD/SCE criteria and shall be reviewed by those agencies in addition to the Regional Park and Open Space District.

Winchester Properties (SilverHawk)

III. SPECIFIC PLAN

- * Future site planning for Planning Area 7 shall recognize the gas line easement within adjacent Planning Area 6. If possible, the easement should be incorporated into common open space, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- * A minimum of two (2) parking spaces shall be provided per dwelling unit in an enclosed garage, either attached to, or separate from, the main dwelling unit.
- * Provisions for permanent preservation of the open space at the northeast border of the specific plan, along this Planning Area shall be made concurrently with the development of the Planning Area. (Design Manual).
- * Detailed park plans shall be submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 200th building permit within Planning Areas 6, 7, 7A and 8. Further, prior to the issuance of the 250th building permit within Planning Areas 6, 7, 7A and 8, the park site shall be constructed and fully operational.
- * Please refer to Section 111.,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, entry statements and landscaping standards that apply site-wide.



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

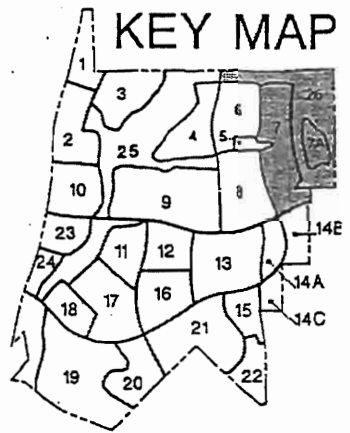
POTENTIAL ACCESS

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

PA 7
 MEDIUM RESIDENTIAL
 37AC.
 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

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Figure 15G