

8. Planning Area 7A

a. Descriptive Summary

Planning Area 7A shall be designated as Medium residential and shall consist of 12-acres which will be surrounded by open space. Planning Area 7A shall have a maximum of 30 dwellings units, with an average target density of 3.4 dwelling units per acre within the 2-5dualac density range. All lots within Planning Area 7A shall have a minimum lot size of 10,000 square feet. See Figure 15G, *Planning Areas 7, 7A and 26*.

b. Land Use and Development

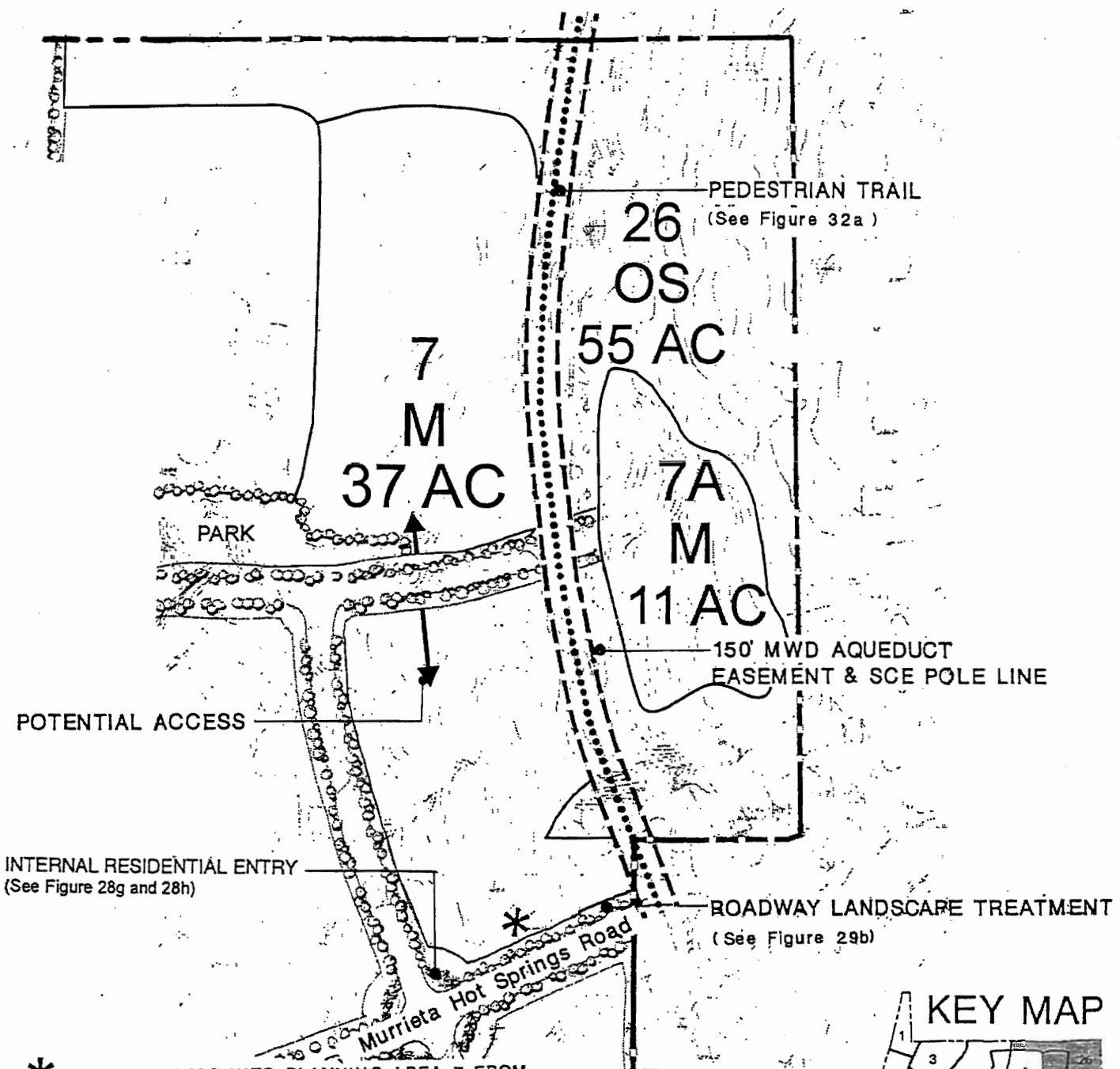
Standards Please refer to Specific Plan Zoning

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.
- * 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 7A is adjacent to Metropolitan Water District aqueduct and SCE pole line easements traversing Planning Area 7 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). 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.
- * 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 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 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, entry statements and landscaping standards that apply site-wide.



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

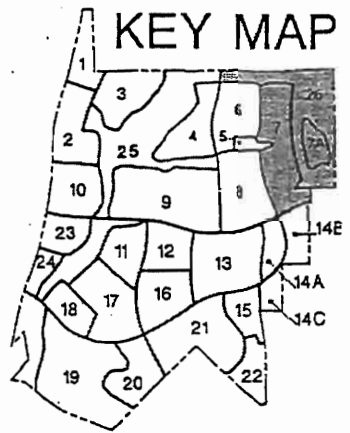
POTENTIAL ACCESS

* 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

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