

6. Planning Area 6: Middle School

a. Descriptive Summary

Planning Area 6, as depicted in Figure 41, Planning Area 6, provides for the development of a 20.0 acre Middle School site. Should the Temecula Valley Unified School District not utilize the site for school facilities, the site may revert to residential use with a target density of 5.5 dwelling units per acre and a maximum of 110 dwelling units, including development standards for medium-high density residential use as outlined in this Specific Plan. Any increase in the overall number of units in the Specific Plan shall require an amendment to the Specific Plan.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

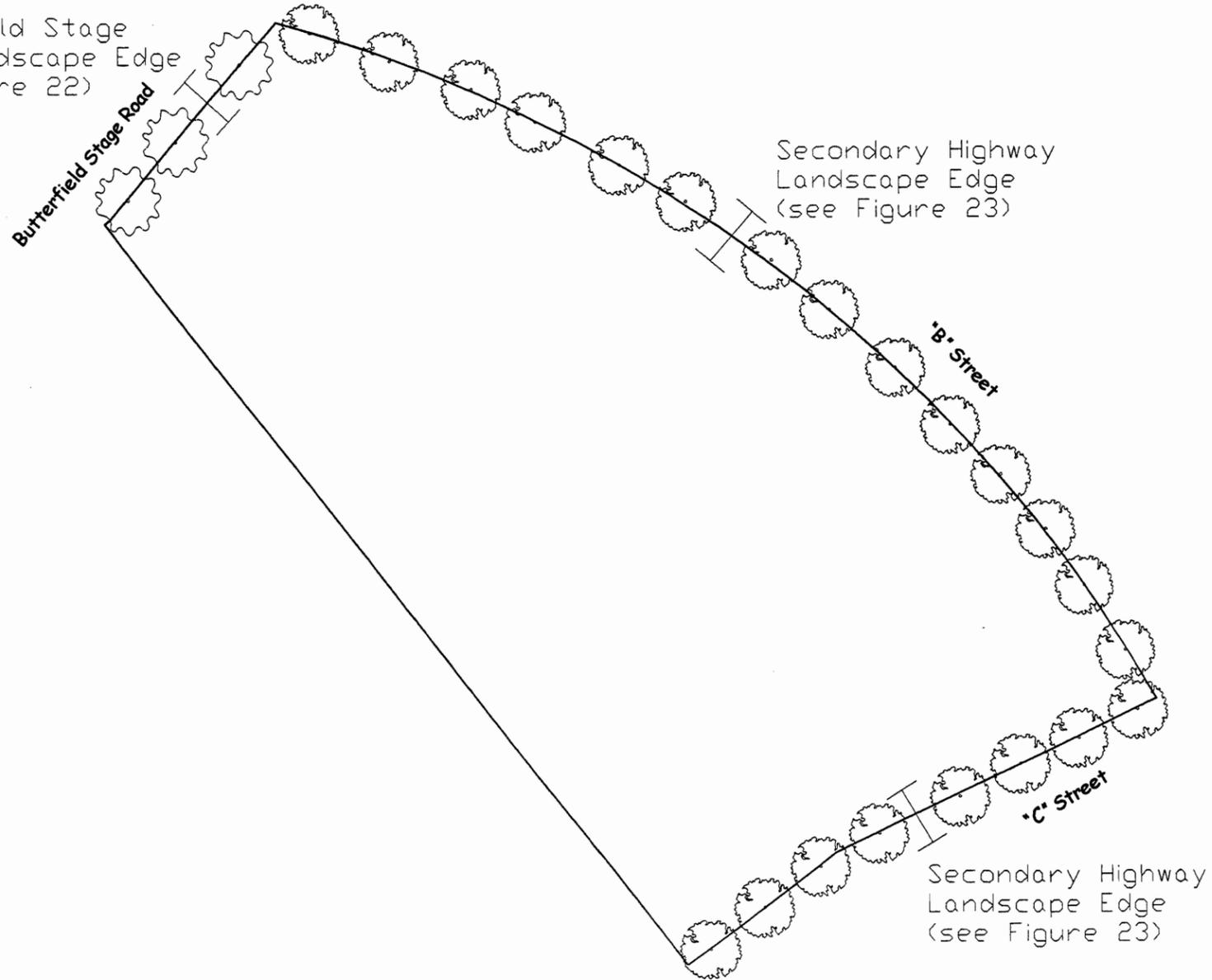
c. Planning Standards

- 1) Primary access to Planning Area 6 shall be provided from Butterfield Stage Road, “A” Street and “C” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 22, Butterfield Stage Road Landscape Edge, is planned along Butterfield Stage Road, adjacent to Planning Area 6.
- 3) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “B” and “C” Streets adjacent to Planning Area 6.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

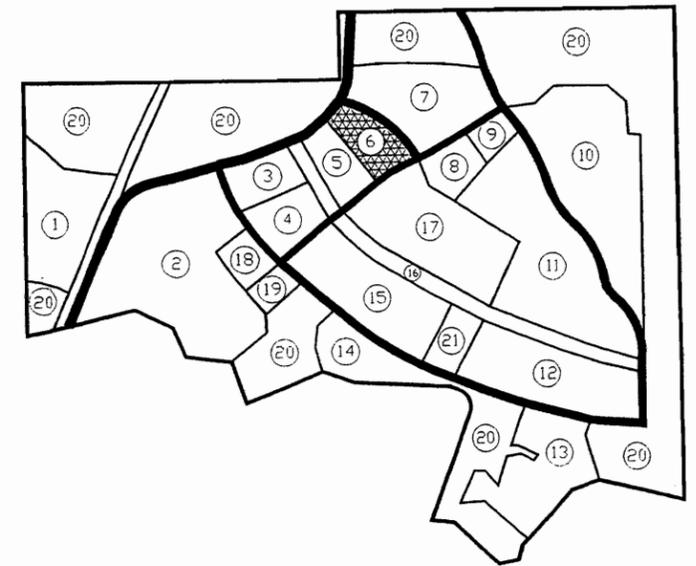
- | | |
|---------------------------------|---|
| III.A.1: Specific Land Use Plan | III.A.5: Open Space and Recreation Plan |
| III.A.2: Circulation Plan | III.A.6: Grading Plan |
| III.A.3: Drainage Plan | III.A.7: Project Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.8: Landscape Plan |
| | III.A.9: Comprehensive Maintenance Plan |

FIGURE 41
Planning Area 6

Butterfield Stage
Road Landscape Edge
(see Figure 22)



Planning Area 6
20 acre Middle School



JOHNSON RANCH