

7. Planning Area 7: High School

a. Descriptive Summary

Planning Area 7, as depicted in Figure 42, Planning Area 7, provides for development of a 50.0 acre high school site. The 50 acre high school site within Planning Area 7 will be offered to the Temecula Valley Unified School District for the provision of a high school to serve the French Valley area. Should the Temecula Valley Unified School District not utilize the site for school facilities, the site may revert to medium density residential use (4.0 dwelling units per acre with a maximum dwelling unit of 200 units and a 7,200 square foot minimum lot size) including development standards for medium density residential use outlined in this Specific Plan. However, the total number of dwelling units permitted within the Johnson Ranch Specific Plan will not exceed 3,500. 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 7 shall be provided from Butterfield Stage Road "B", "C" and "D" Streets (Buck Road).
- 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 7.
- 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 7.
- 4) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge, is planned along "D" Street (Buck Road) adjacent to Planning Area 7).
- 5) A land use transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between the proposed residential

uses in Planning Area 7 (if the high school site is not accepted by TVUSD) and adjacent open space uses to the north.

- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 7) 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.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

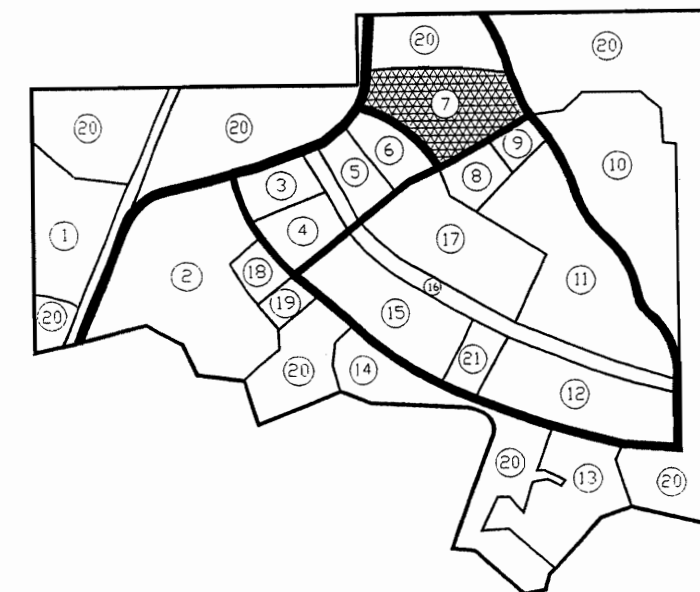
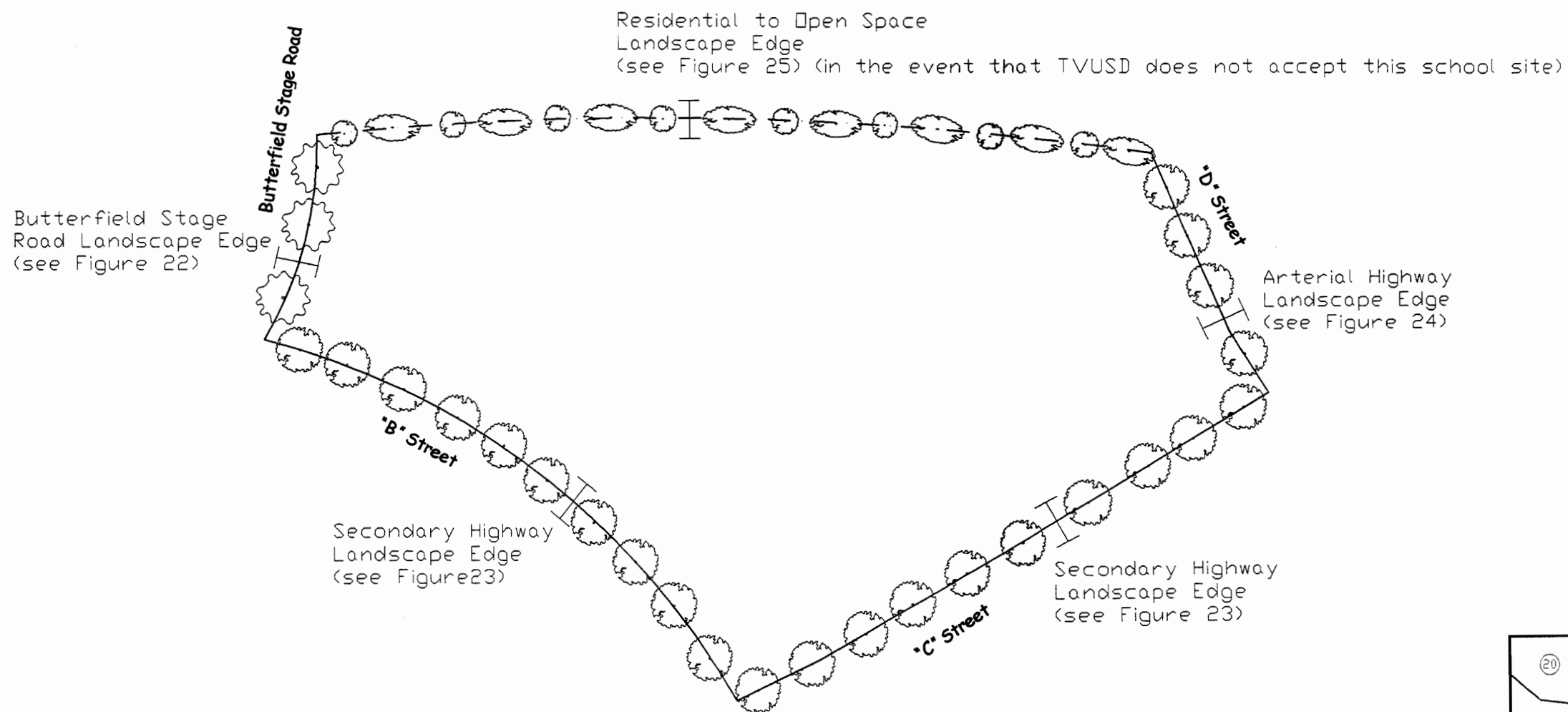
III.A.6: Grading Plan

III.A.7: Project Phasing Plan

III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

FIGURE 42
Planning Area 7



Planning Area 7
 50 acre High School
 (Medium-High Density Residential
 if school site is not accepted by TVUSD)

JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402