

7. Planning Area 6: School Site

a. DESCRIPTIVE SUMMARY

Planning Area 6, as depicted in Figure III.B-2, provides for development of 12.3 acres devoted to an elementary school site. If at some future point in time the Temecula Valley Unified School District should decline to acquire this site for development of an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 8. A maximum total of 33 dwelling units, with a minimum lot size of 8,000 square feet, would be allowed at a target density of 3.0 du/acre. This would be allowable by transferring an equal number of excess units available from previously developed planning areas which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the Specific Plan shall not be exceeded.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.3997. (See Specific Plan Zone Ordinance Tab.)

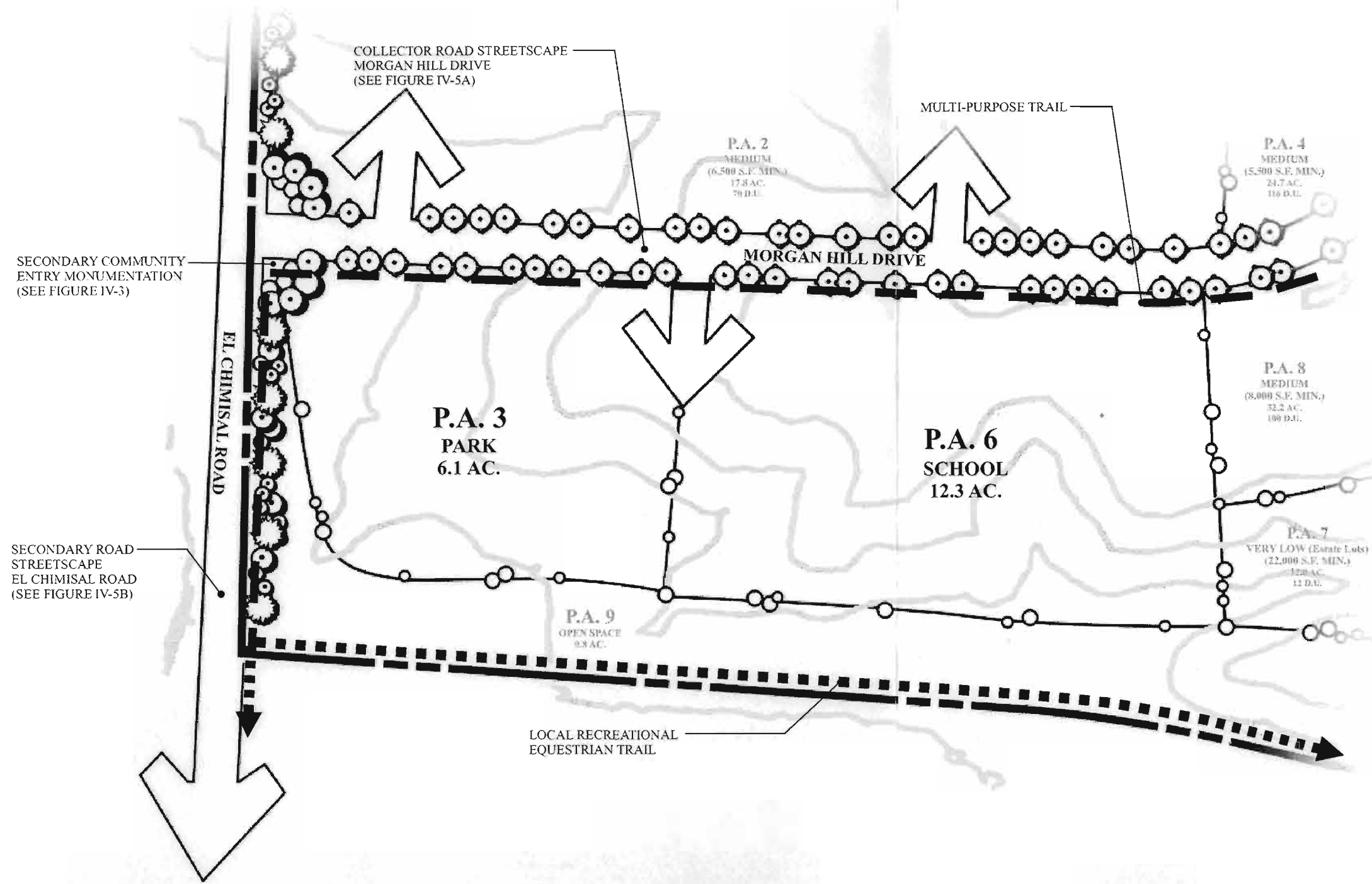
c. PLANNING STANDARDS

- 1) Access to Planning Area 6 shall be provided from Morgan Hill Drive.
- 2) A roadway landscape treatment, as shown on Figure IV-5A, *Roadway Landscape Elevations-Collector Road Streetscape (Morgan Hill Drive)*, is planned along Morgan Hill Drive.
- 3) Construction of the multi-purpose trail along Morgan Hill Drive shall be concurrent with the development of Planning Area 6.
- 4) The school site shall be delivered to the Temecula Valley Unified School District clear of any taxes or special assessments.
- 5) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 6) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan
III.A.3: Circulation Plan
III.A.4: Drainage Plan
III.A.5: Water and Sewer Plans
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan
III.A.8: Public Facility Sites and Project Phasing Plan
III.A.9: Landscaping Plan
III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 3 & 6



P.A. 3
PARK
6.1 AC.

P.A. 6
SCHOOL
12.3 AC.

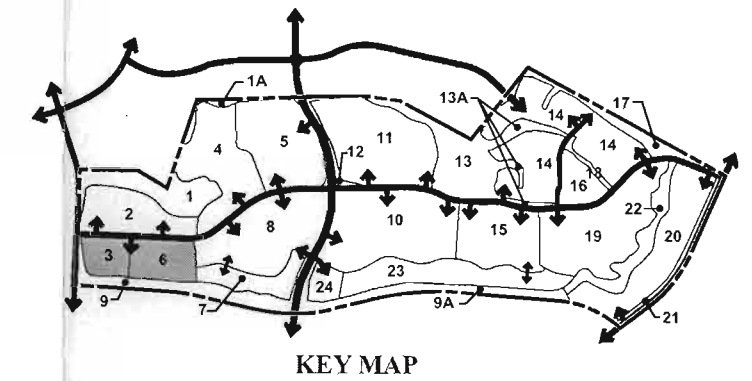


FIGURE III.B-2

Morgan Hill