

10. Planning Area 9: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 9, as depicted in Figure III.B-5, provides for development of 9.8 acres devoted to Open Space. A local recreational/equestrian trail is planned to run the length of the Planning Area and join Planning Areas 9A, 20 and 21. This trail will serve as a link to the County planned trails at Temecula Creek and Anza Road.

b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

- 1) Maintenance access to Planning Area 9 shall be provided via El Chimisal Road, Butterfield Stage Road and through Planning Areas 3, 6 and 7.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (El Chimisal Road)*, is planned along El Chimisal Road.
- 3) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (Butterfield Stage Road)*, is planned along Butterfield Stage Road.
- 4) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at eastern corner of Planning Area 9 and Butterfield Stage Road.
- 5) The open space/slopes included in Planning Area 9 shall be a minimum of 100 feet in width and shall serve as a buffer zone between park within Planning Area 3, the school in Planning Area 6, proposed residential uses in Planning Area 7 and adjacent non-project uses to the south and east, outside the MORGAN HILL project boundaries.
- 6) Construction of the local recreational/equestrian trail within Planning Area 9 shall be concurrent with the development of Planning Areas 3, 6 and 7.
- 7) A minimum 14-foot easement shall be established along the southerly edge of the Planning Area to serve as a local recreational/equestrian trail which will link Planning Areas 9A, 20 and 21 and will serve as a link to the County planned trails at Temecula Creek and Anza Road. Please refer to Section IV.F.4 for specific design standards.
- 8) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 9) 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

11. Planning Area 9A: Open Space/Slopes

a. DESCRIPTIVE SUMMARY

Planning Area 9A, as depicted in Figure III.B-5, provides for development of 7.9 acres devoted to Open Space uses. A local recreational/equestrian trail is planned to run through the Planning Area and join Planning Areas 9, 20 and 21. This trail will serve as a link to the County planned trails at Temecula Creek and Anza Road.

b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

- 1) Maintenance access to Planning Area 9A shall be provided via Butterfield Stage Road and through Planning Areas 20 and 23.
- 2) A roadway landscape treatment, as shown on Figure IV-5B, *Roadway Landscape Elevations-Secondary Road Streetscape (Butterfield Stage Road)*, is planned along Butterfield Stage Road.
- 3) A secondary community entry, as shown on Figure IV-3, is planned at the entry to the development at eastern corner of Planning Area 9A and Butterfield Stage Road.
- 4) The open space/slopes included in Planning Area 9A shall be a minimum of 80 feet in width and shall serve as a buffer zone between proposed residential uses in Planning Areas 20 and 23 and adjacent uses to the southeast outside the MORGAN HILL project boundaries.
- 5) Construction of the local recreational/equestrian trail within Planning Area 9A shall be concurrent with the development of Planning Area 23.
- 6) A minimum 14-foot easement shall be established along the southerly edge of the Planning Area to serve as a local recreational/equestrian trail which will link Planning Areas 9, 20 and 21 and will serve as a link to the County planned trails at Temecula Creek and Anza Road. Please refer to Section IV.F.4 for specific design standards.
- 7) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 8) 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

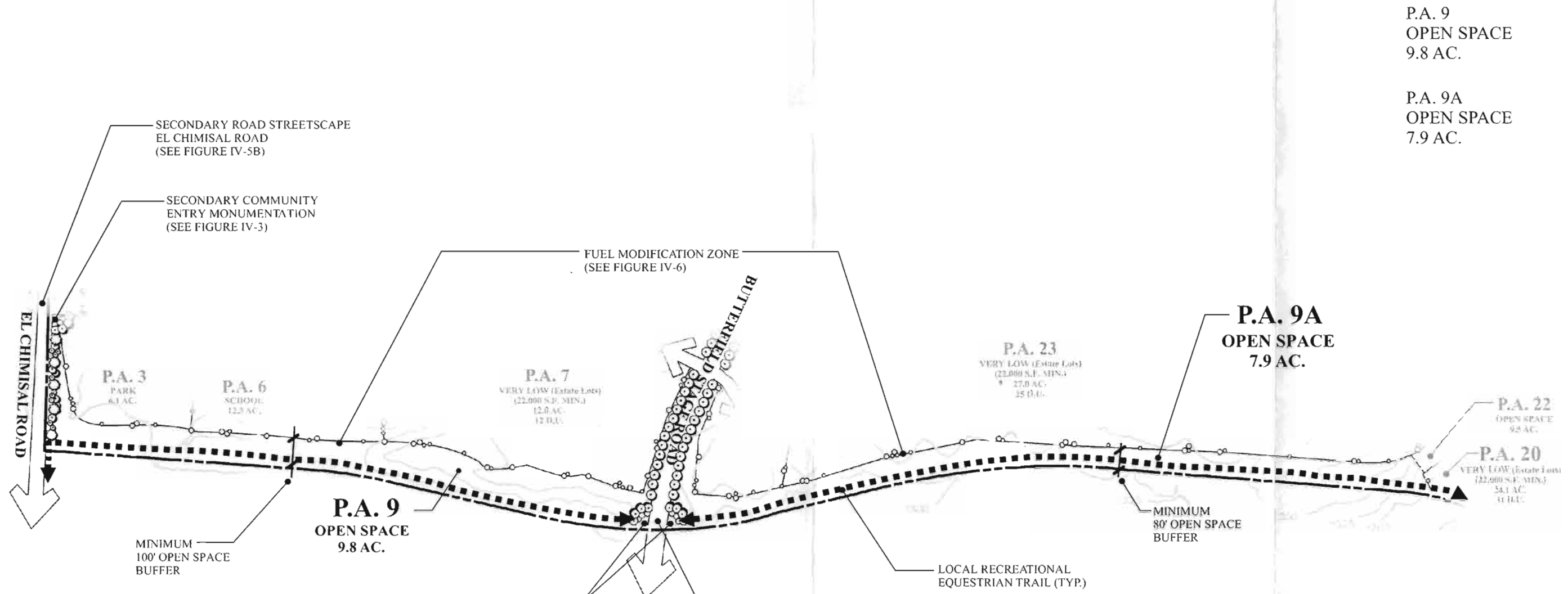
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

PLANNING AREAS 9 & 9A



P.A. 9
OPEN SPACE
9.8 AC.

P.A. 9A
OPEN SPACE
7.9 AC.

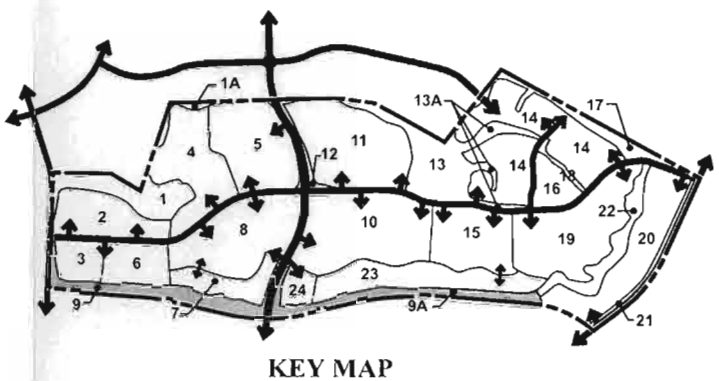


FIGURE III.B-5

Morgan Hill