III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

WINCHESTER 1800

Planning Areas 11, 14A, & 14B

P.A. 11
MEDIUM-HIGH
21.2 AC./118 Units

P.A. 14A
MEDIUM
30.1 AC./120 Units

P.A. 14B
MEDIUM
42.3 AC./135 Units

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

NEIGHBORHOOD ENTRY MONUMENT
(See Figure IV-17)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

FIGURE III-19
21. Planning Area 14A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 14A, as depicted in Figure III-19, provides for development of 30.1 acres devoted to Medium density residential uses. A maximum of 120 dwelling units are planned at a target density of 4.0 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Primary access to Planning Area 14A shall be provided from by local streets via Planning Area 14B.

2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 14A and adjacent uses to the north.

3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.

4) An identified potential archaeological resource is located with Planning Area 14A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.

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.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 Public Sites and Project Phasing Plan
   III.A.4 Water and Sewer Plans  III.A.8 Landscaping Plan
22. Planning Area 14B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 14B, as depicted in Figure III-19, provides for development of 42.3 acres devoted to Medium density residential uses. A maximum of 135 dwelling units are planned at a target density of 3.2 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Primary access to Planning Area 14B shall be provided from Street “A.”

2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street “A” and local interior Street.

3) (Standard No. 3 has been intentionally omitted)

4) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.

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.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 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan              |