

8. All standards and limitations which apply site-wide from Section IV.A "Development Plans & Standards" are applicable to Planning Area 10 as well:

- IV.A.1. Land Use Plan
- IV.A.2. Circulation Plan
- IV.A.3. Drainage Plan
- IV.A.4. Water & Sewer Plans
- IV.A.5. Project Phasing & Public Facility Sites
- IV.A.6. Grading Plan
- IV.A.7. Open Space & Recreation Plan
- IV.A.8. Landscaping Plan
- IV.A.9. Comprehensive Maintenance Plan
- IV.A.10 Schools Plan
- IV.A.11 Development Monitoring Program

11. Planning Area 11: Open Space

a. Descriptive Summary

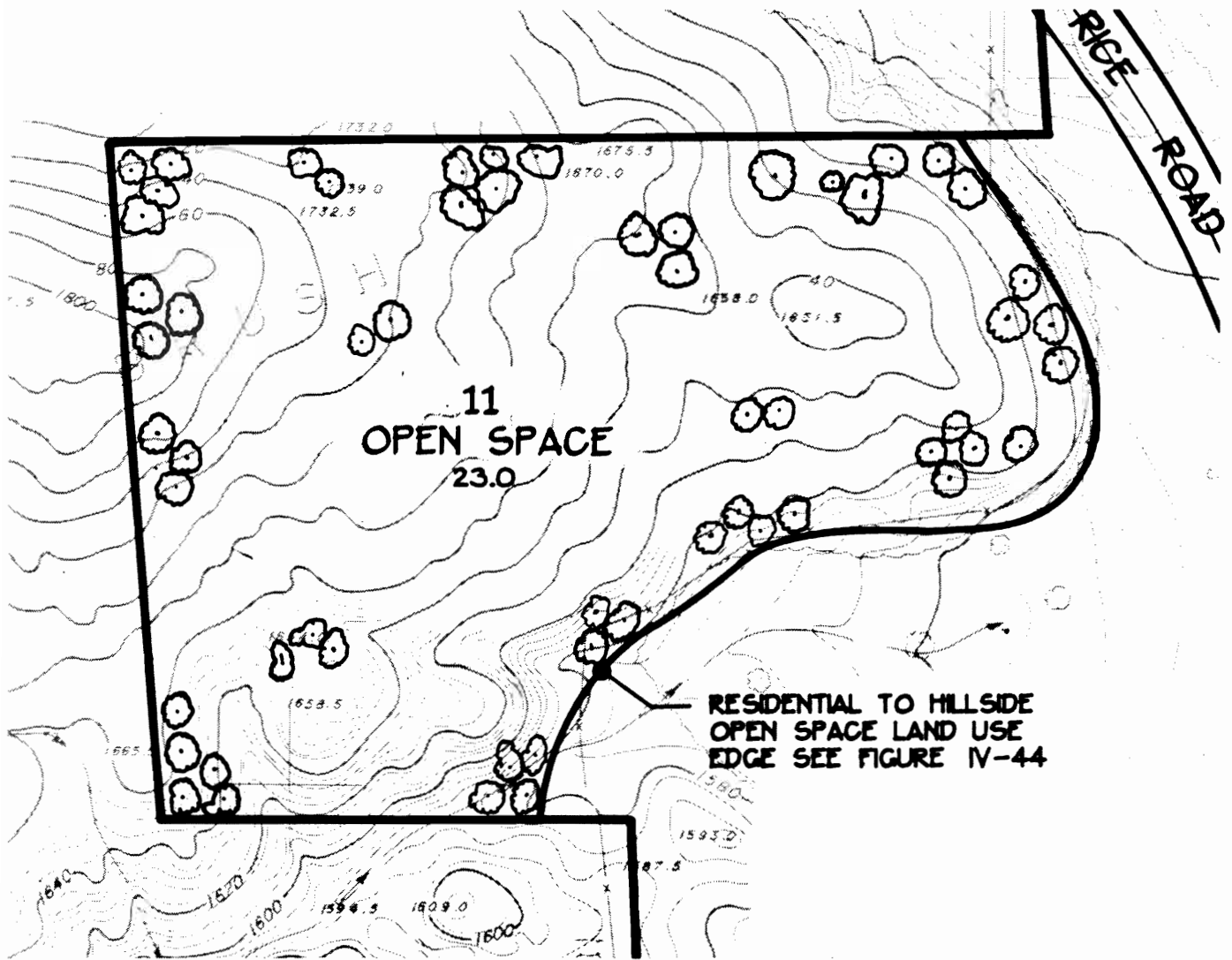
Planning Area 11, depicted in Figure IV-28, is proposed as open space. This designation is intended to provide an area for the preservation of mountainous terrain. Passive recreational facilities, such as hiking paths or equestrian trails, are not considered a compatible use within this Planning Area. Planning Area 11 is comprised of 23.0 acres.

b. Land Use and Development Standards

The uses permitted in Planning Area 11 shall be open space, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

c. Planning Standards

1. Access to Planning Area 11 shall be restricted. No motor vehicles, wheeled vehicles, or pedestrians shall have a right to use any of the terrain of this Planning Area, except for emergency vehicles or personnel, as required.
2. A residential to Hillside Open Space land use edge and Fire Hazard Suppression Plan, as illustrated in Figure IV-44, shall be developed to establish a transition between single family units in Planning Area 10 and open space in this Planning Area.
3. A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a Master Maintenance Authority or



THE CROSSROADS IN WINCHESTER
SPECIFIC PLAN

other entity, at the milestone as indicated in Section IV.A.5 "Public Facility and Phasing Plan."

4. All standards and limitations which apply site-wide from Section IV.A "Development Plans & Standards" are applicable to Planning Area 10 as well:

- IV.A.1. Land Use Plan
- IV.A.2. Circulation Plan
- IV.A.3. Drainage Plan
- IV.A.4. Water & Sewer Plans
- IV.A.5. Project Phasing & Public Facility Sites
- IV.A.6. Grading Plan
- IV.A.7. Open Space & Recreation Plan
- IV.A.8. Landscaping Plan
- IV.A.9. Comprehensive Maintenance Plan
- IV.A.10 Schools Plan
- IV.A.11 Development Monitoring Program