

3. A residential land use to park use edge, as illustrated in Figure IV-115, shall be developed to establish a transition between the park in this Planning Area and residential in Planning Areas 28a and 29.
4. A twenty foot (20') height limit for structures within one-hundred feet (100') of the Olive Road right-of-way shall apply to any development abutting Olive Road, between the Leon Road and Rice Road intersections, to buffer visual and perceptual impact between existing development in the Grove and new development in Winchester Hills (see Figure IV-92 Height Setback Requirement).
5. Access to the Salt Creek Channel recreational trail shall be provided at the interface between the Channel and this park, as depicted in Figure IV-118.
6. Development of the Community Sports Park shall occur at or before the milestone and according to the timeframe as indicated in Table IV-8 "Public Facilities Phasing" of Section IV.5.b.2 of this Specific Plan.

3. Planning Area 29: Medium Density Residential

a. Descriptive Summary

Planning Area 29, as shown in Figure IV-85, provides for the development of medium density residential units with a range of 2.0 - 5.0 du/ac, on a total of 32.7 acres, and a target range of 4.5 du/ac providing for a maximum of 147 units, and may provide for such public uses as library, day care center and place of worship.

A typical site plan for medium density residential development is depicted in Figure IV-125.

b. Land Use and Development Standards

This Planning Area is part of Map No. 422, Winchester Agricultural Preserve No. 27, of the Williamson Act, adopted on February 15, 1972, by the Board of Supervisors of the County of Riverside, State of California. No uses other than those allowed under the agricultural zoning of said Act shall be designated for this Planning Area while the Agricultural Preserve contract is in effect. A Change of Zone request for Specific Plan zoning as proposed by this Specific Plan document may be applied for once the contract has expired and the land constituting this Planning Area has been removed from agricultural preserve status.

c. Planning Standards

1. Primary access to Planning Area 29 shall be provided from Olive Avenue. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Neighborhood entry monumentation is permissible at the access points to Planning Area 29, as depicted in Figure IV-103.
3. Roadway landscape treatments shall be located along Olive Road, as depicted in Figure IV-79.
4. A twenty foot (20') height limit for structures within one-hundred feet (100') of the Olive Road right-of-way shall apply for any development abutting Olive Road, between the Leon Road and Rice Road intersections, to buffer visual and perceptual impact between existing development in the Grove and new development in Winchester Hills (see Figure IV-92 Height Setback Requirement).
5. Pedestrian access openings from internal streets and cul-de-sacs onto the Salt Creek Channel recreational trail and onto pedestrian parkways of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building and safety, fire, transportation and other codes is attainable for such access openings.
6. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
7. A residential to Salt Creek land use edge, as illustrated in Figure IV-119, and a residential to park land use, as depicted in Figure IV-115, shall be developed to establish a transition between single family units in this Planning Area and recreational use in Salt Creek Channel, and park use in Planning Area 28b, respectively.
8. A community wall edge treatment shall be located along the borders of the Planning Area, as shown in Figure IV-108, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall, as depicted in Figure IV-111.
9. The development standards for lot size and dimensions, and the calculations for establishing them shall be the same as those provided for within the

Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

3. Planning Area 30: Medium Density Residential

a. Descriptive Summary

Planning Area 30, as shown in Figure IV-86, provides for the development of medium density residential units with a range of 2.0 - 5.0 du/ac, on a total of 19.3 acres, and a target range of 4.5 du/ac providing for a maximum of 87 units, and may provide for such public uses as library, day care center and place of worship.

A typical site plan for medium density residential development is depicted in Figure IV-125.

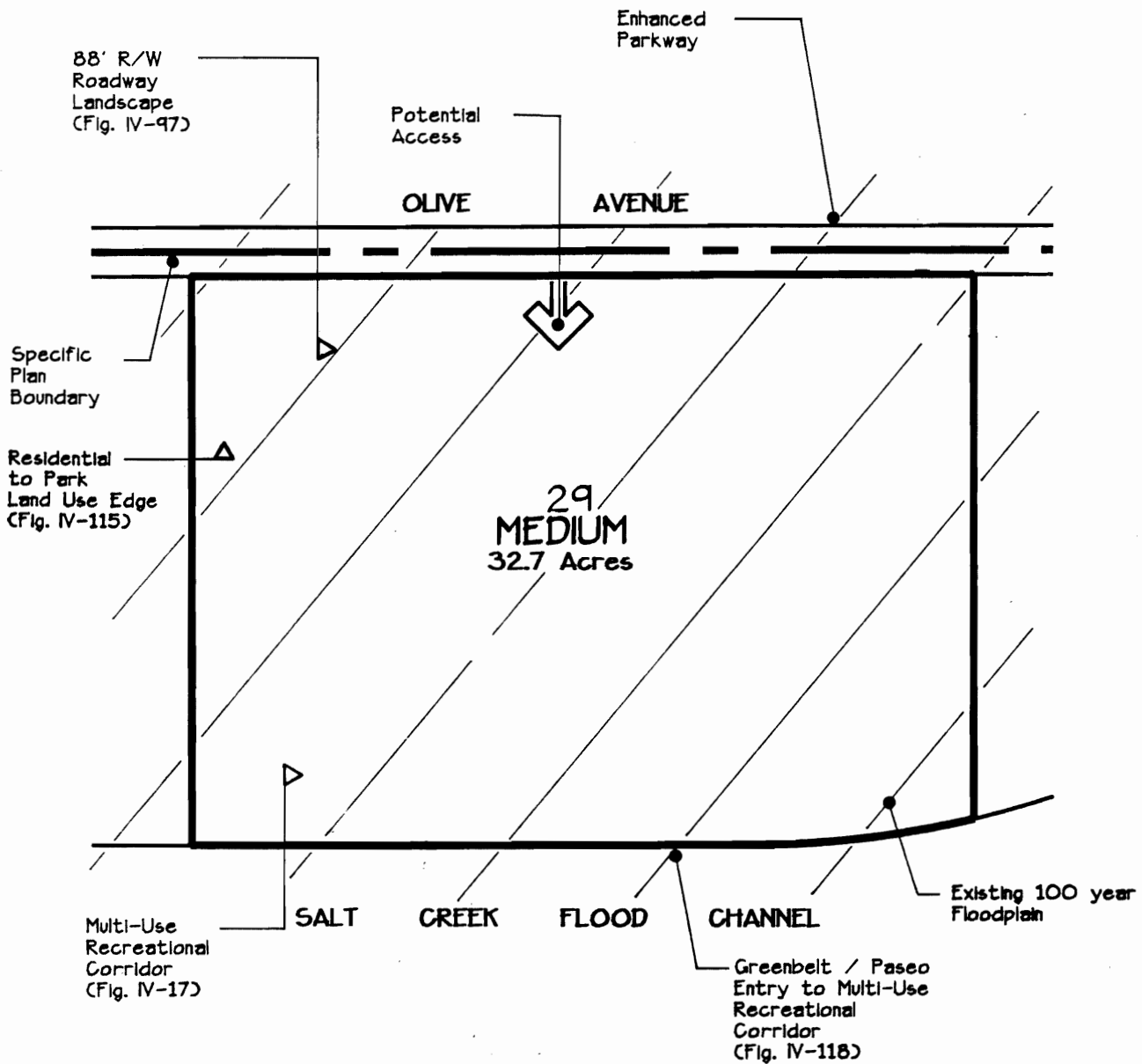
b. Land Use and Development Standards

This Planning Area is part of Map No. 422, Winchester Agricultural Preserve No. 27, of the Williamson Act, adopted on February 15, 1972, by the Board of Supervisors of the County of Riverside, State of California. No uses other than those allowed under the agricultural zoning of said Act shall be designated for this Planning Area while the Agricultural Preserve contract is in effect. A Change of Zone request for Specific Plan zoning as proposed by this Specific Plan document may be applied for once the contract has expired and the land constituting this Planning Area has been removed from agricultural preserve status.

c. Planning Standards

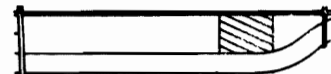
1. Primary access to Planning Area 30 shall be provided from Olive Avenue. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Minor Community entry monumentation shall be located at the intersection of Rice Road and Olive Avenue, as depicted in Figure IV-102.
3. Neighborhood entry monumentation is permissible at the access points to Planning Area 30, as depicted in Figure IV-103.

PLANNING AREA 29



N
NOT TO SCALE

WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 29
PHASE V
FIGURE IV-85