

**Planning Standards.** All standards and limitations which apply site-wide from Section IV.A Development Plans & Standards are applicable to each and every Planning Area within Phase IV as well. These are:

- 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. Public Facility Sites & Project Phasing Plan
- 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

**1. Planning Area 49: Open Space**

**a. Descriptive Summary**

Planning Area 49, depicted in Figure IV-70, 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 49 is comprised of 102.7 acres.

**b. Land Use and Development Standards**

The uses permitted in Planning Area 49 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 49 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-122, shall be developed to establish a transition between single family units in Planning Area 50 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 homeowners' association or other entity, at parcelization of the adjacent Planning Area 50, as indicated in Section IV.A.5 "Public Facility and Phasing Plan".

**2. Planning Area 50a: Medium Density**

**a. Descriptive Summary**

Planning Area 50a, depicted in Figure IV-71, is designated as a medium density density residential area, with a target range of 2.5 du/ac providing for a maximum of 82 units on 33.0 acres.

Landform sensitivity will prevail in any development plan submitted within Planning Area 50a, and a design layout utilizing unit clustering with dedicated open space is required. A site plan for clustering is depicted in Figure IV-128.

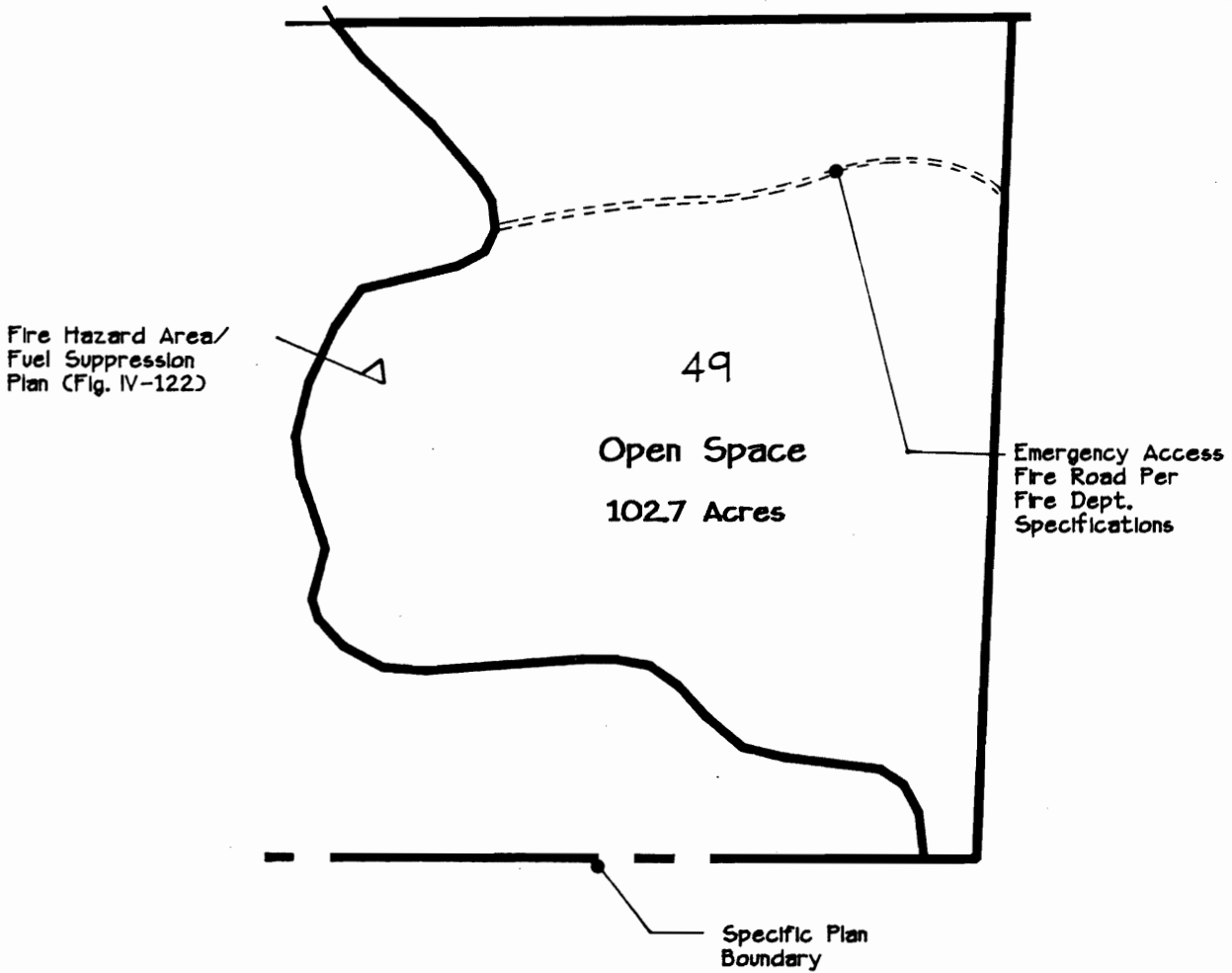
**b. Land Use and Development Standards**

The uses permitted in Planning Area 50a shall be residential, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

**c. Planning Standards**

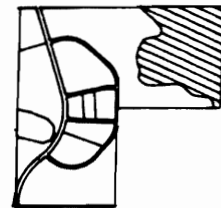
1. Primary access to Planning Area 50a shall be provided from "G" Loop Street and from Leon Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Neighborhood entry monumentation is permissible at the access points to Planning Area 50a, as depicted in Figure IV-103.
3. Roadway landscape treatments shall be located along "G" Loop Street, as depicted in Figure IV-99, and along Leon Road, as depicted in Figure IV-95.
4. A residential to Hillside Open Space land use edge and Fire Hazard Suppression Plan, as illustrated in Figure IV-122, shall be developed to establish a transition between single family units in this Planning Area and open space in Planning Area 49.

# PLANNING AREA 49



N  
NOT TO SCALE

## WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 49  
PHASE IV  
FIGURE IV-70