

**PLANNING AREA 2
Commercial Retail****Overall Concept:**

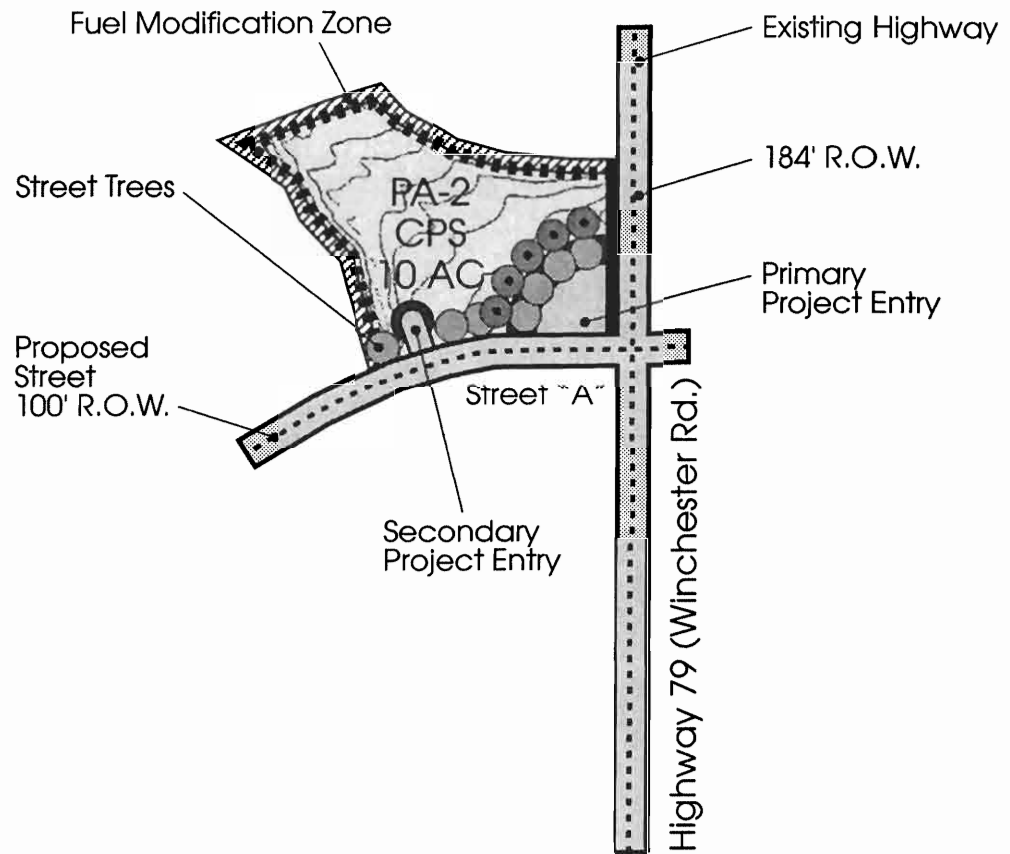
Planning Area 2 will function as a convenience retail commercial center. Development activity can occur independently of other planning areas within the specific plan. Special design treatments will be necessary along Highway 79 to dedicate a twenty-five foot multi-modal access easement and provide of a fuel modification zone interface with the area to remain as natural open space.

Figure 12 shows Planning Area 2 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from “A” Street.

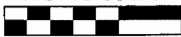
- a. Planning Area 2 consists of about 10 acres and is located along the west side of Highway 79 just north of “A” Street. It is zoned for Commercial Retail (C-1) uses. Refer to Specific Plan Zone, Section IV.2.a herein, and Ordinance No. 348, Article IX, Section 9.1 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be determined at the time of development review.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 3, above, for adjacent streets. The western and northern limit of development will be the boundary between Planning Area 2 and the natural open space within Planning Area 7.
- c. Special Treatment Areas within this planning area include the Primary Project Entry zone at the intersections of “A” Street with Highway 79. A Secondary Project Entry zone will be developed at the entrance to Planning Area 2 from “A” Street. The streetscape along these roads will also be developed per the streetscape standards, herein. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

To protect both development within PA 2 and the natural open space within PA 7, a fuel modification zone and planning area edge treatment are required at this interface. The design guidelines for this type of interface condition are included in Section V.C.

- d. Its proximity to the natural open space area is the only environmental constraint affecting Planning Area 2.
- e. See Page 29, Item 'e'.
- f. Planning Area 2 is located within Assessor Parcel Nos. 466-050-013 and 466-360-020.



Not to scale



ALBERT A.
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

ID
LANDSCAPE ARCHITECTURE
LA
IAN DAVIDSON
LANDSCAPE ARCHITECTURE

Planning Area 2- Figure 12