

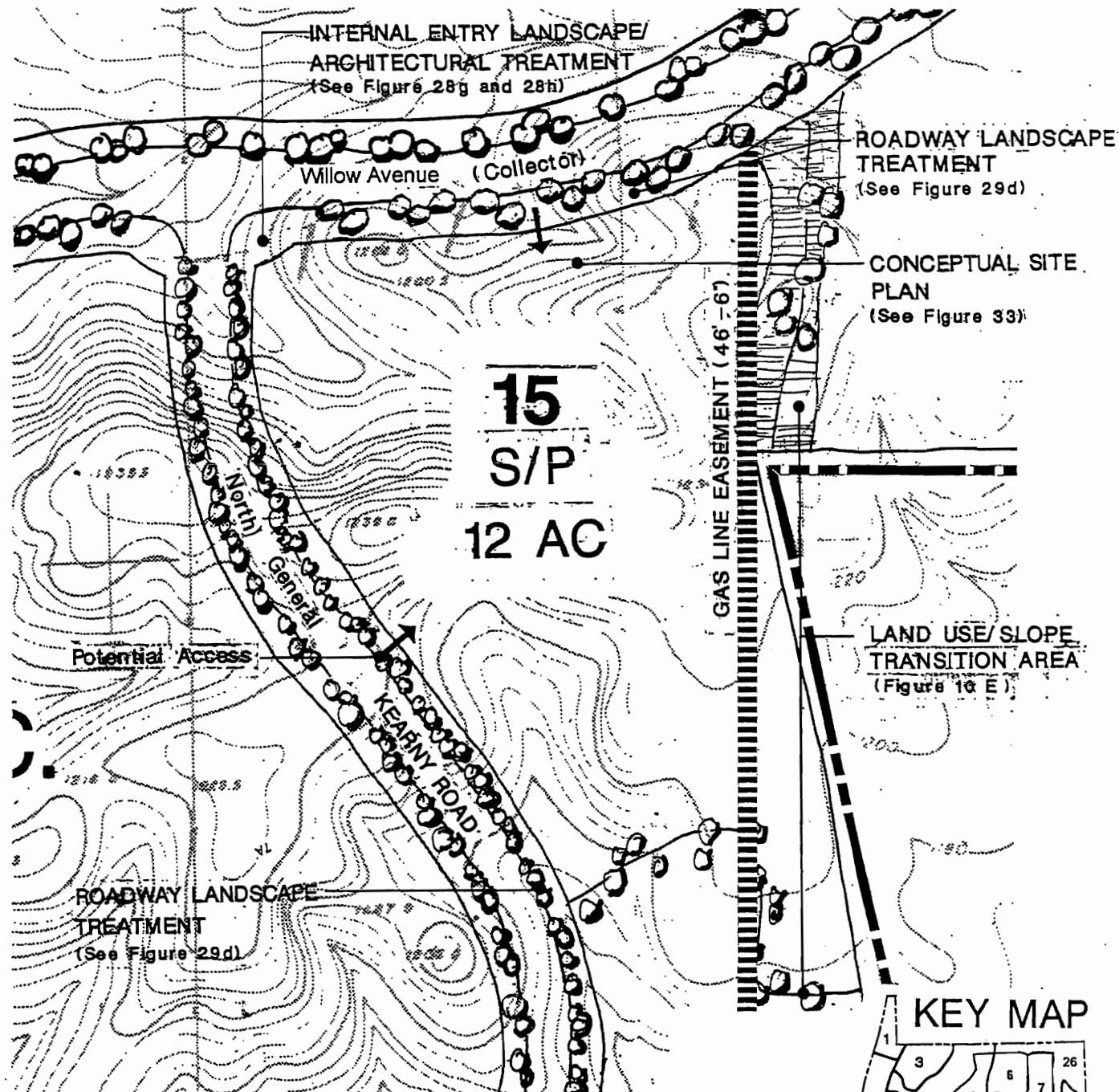
18. Planning Area 15

a. Descriptive Summary

Planning Area 15 is planned for development with an elementary school/park on a total site size of 12-acres. The park will serve the dual use of school needs and community recreation. Active and passive recreational activities are proposed for the park. See Figure 15Q, *Planning Area 15*. Please refer to Figure 33 for a conceptual site layout. If the school district does not elect to acquire all or a portion of Planning Area 15 for school purposes, then eight (8) of the 12-acres shall be allocated for Medium Density Residential Land Use with a target of 56 du. The remaining 4-acres shall nonetheless be used for park purposes.

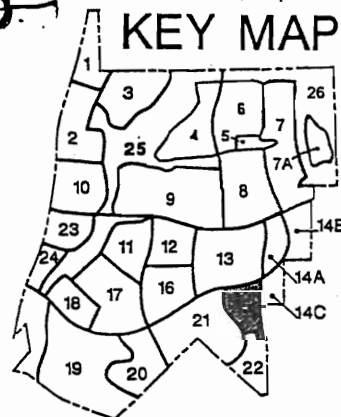
b. Land Use and Development Standards Please refer to Specific Plan Zoning Ordinance.c. Planning Standards

- * This Planning Area will receive access from the collector roadway Willow Avenue along the northern boundary, and from North General Kearney Road to the west.
- * An internal entry statement will be provided at the intersection of North General Kearney Road and Willow Avenue at the northwestern boundary of the Planning Area.
- * A land use/slope transition will be provided between Planning Area 15 and Planning Area 14C. (See Figure 10E).
- * The elementary school will be constructed by the School District to their standards and those requirements of the County, in addition to Specific Plan standards.
- * Detailed park plans shall submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 1,500th building permit within Planning Areas 13,14A,14B, 14C, 21, or 22. Further, prior to the 1,750th building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22, the park site shall be constructed and fully operational.
- * Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please see Section III., A. 4 Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



SCHOOL/PARK
12 AC.

Planning Area 15 WINCHESTER PROPERTY



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Figure 15Q