

4. PLANNING AREA 4**a. Descriptive Summary**

During Kaiser's mining operations, Planning Area 4 contained the town's community theatre and elementary school with lighted recreational field. These uses were housed in two large buildings which presently occupy the site. This planning area is designated for long term provision of commercial/manufacturing uses including the possibility of additional correctional facilities and theatre. It is envisioned that the existing buildings will be renovated to accommodate the final site uses. Kaiser Road forms the northern boundary of this planning area. Beyond Kaiser Road lies the coarse tailing stockpile resulting from past mining activities. To the south, Palm Drive, a divided local roadway with landscaped median will provide a visual and spatial separation from residences to the south.

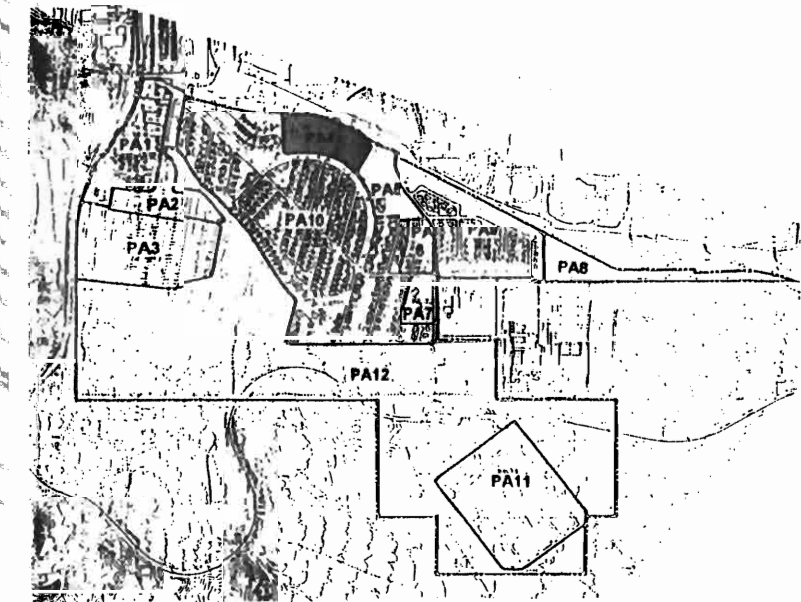
b. Land Use and Development Standards

Land Use: Commercial/Manufacturing

Acreage: ± 9.1 acres

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Provision shall be made for a landscape treatment along Kaiser Road.
- Section IILB of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.

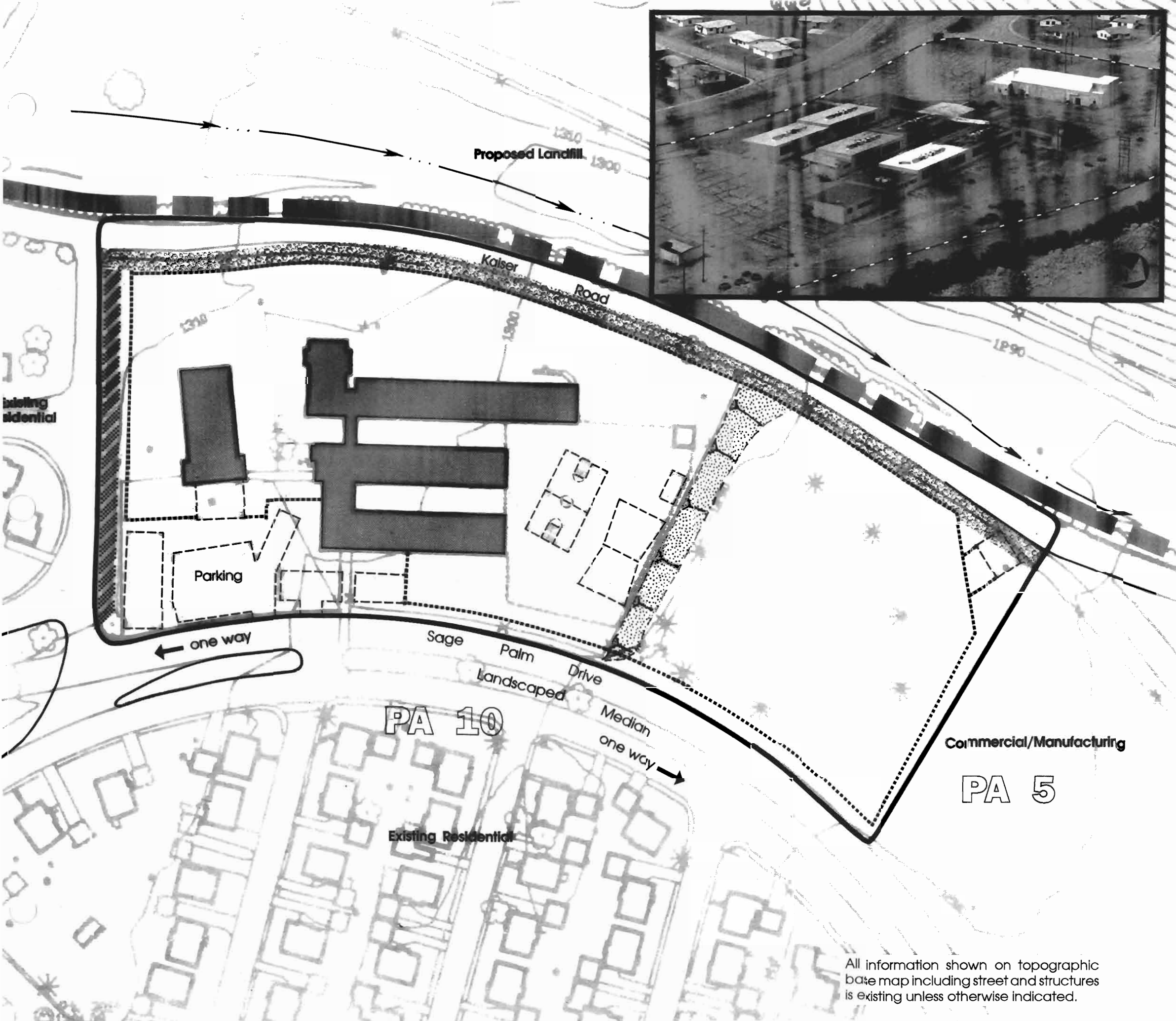
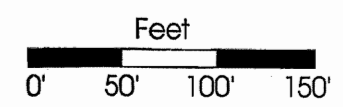


Key Map

Planning Area 4

Commercial-Manufacturing Area: 9.1 Acres

- Existing Drainage
- Existing Structures to be Retained
- Existing Slope
- Proposed Perimeter Security Fencing
- Proposed Site Facility PUP 734
- Landscape Buffer
- Landscape Treatment



All information shown on topographic base map including street and structures is existing unless otherwise indicated.