

**18. Planning Area 18: Elementary School**

**a. Descriptive Summary**

Planning Area 18, as depicted in Figure 55, Planning Area 18, provides for development of a 12.0 acre Elementary School site. Should the Temecula Valley School District not utilize the site for school facilities, the site may revert to residential use with a target density of 5.5 dwelling units per acre and a maximum of 66 dwelling units, including development standards for medium-high density residential use as outlined in the this Specific Plan. However, the maximum number of dwelling units within the Specific Plan shall remain the same. Any increase in the overall number of units in the Specific Plan shall require an amendment to the Specific Plan.

**b. Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

**c. Planning Standards**

- 1) Primary access to Planning Area 18 shall be provided from “A” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” Street adjacent to Planning Area 18.
- 3) A land use transition, as shown in Figure 29, Residential to School Edge, shall serve as a buffer between the proposed elementary school in Planning Area 18 and residential uses in Planning Area 2.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan

III.A.7: Project Phasing Plan

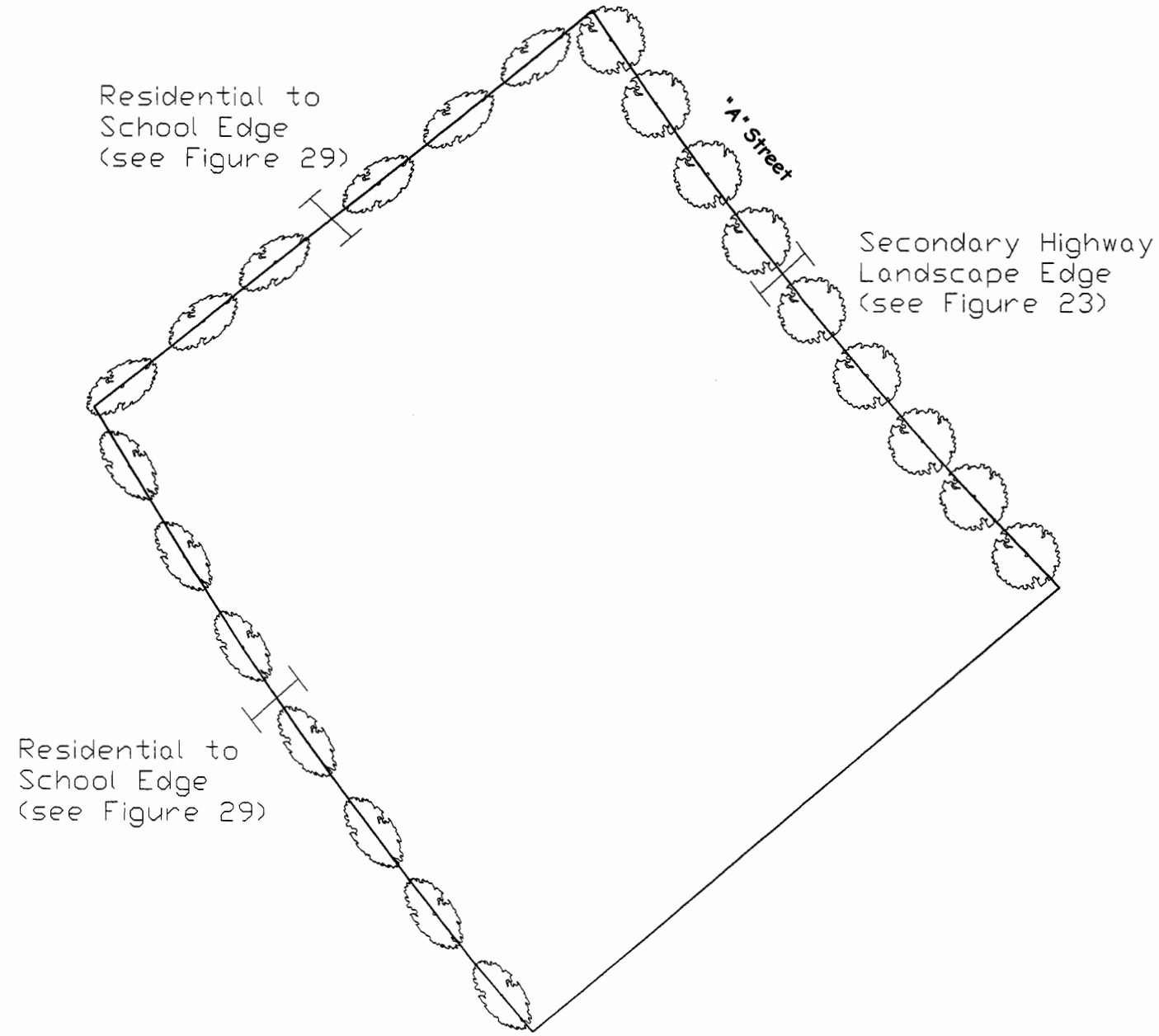
III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

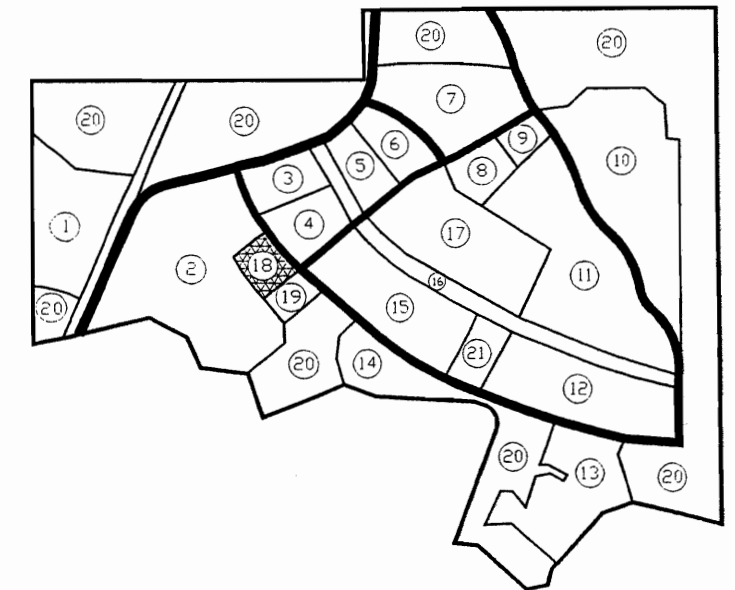
III. Specific Plan

*Johnson Ranch Specific Plan No. 307/E.I.R. No. 402*

**FIGURE 55**  
Planning Area 18



Planning Area 18  
12 acre Elementary School



**JOHNSON RANCH**