

8. Planning Area 8: Elementary School

a. Descriptive Summary

Planning Area 8, as depicted in Figure 43, Planning Area 8, 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 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 8 shall be provided from "C" Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along "C" Street adjacent to Planning Area 8.
- 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 8 and residential uses in Planning Areas 11 and 17.
- 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:

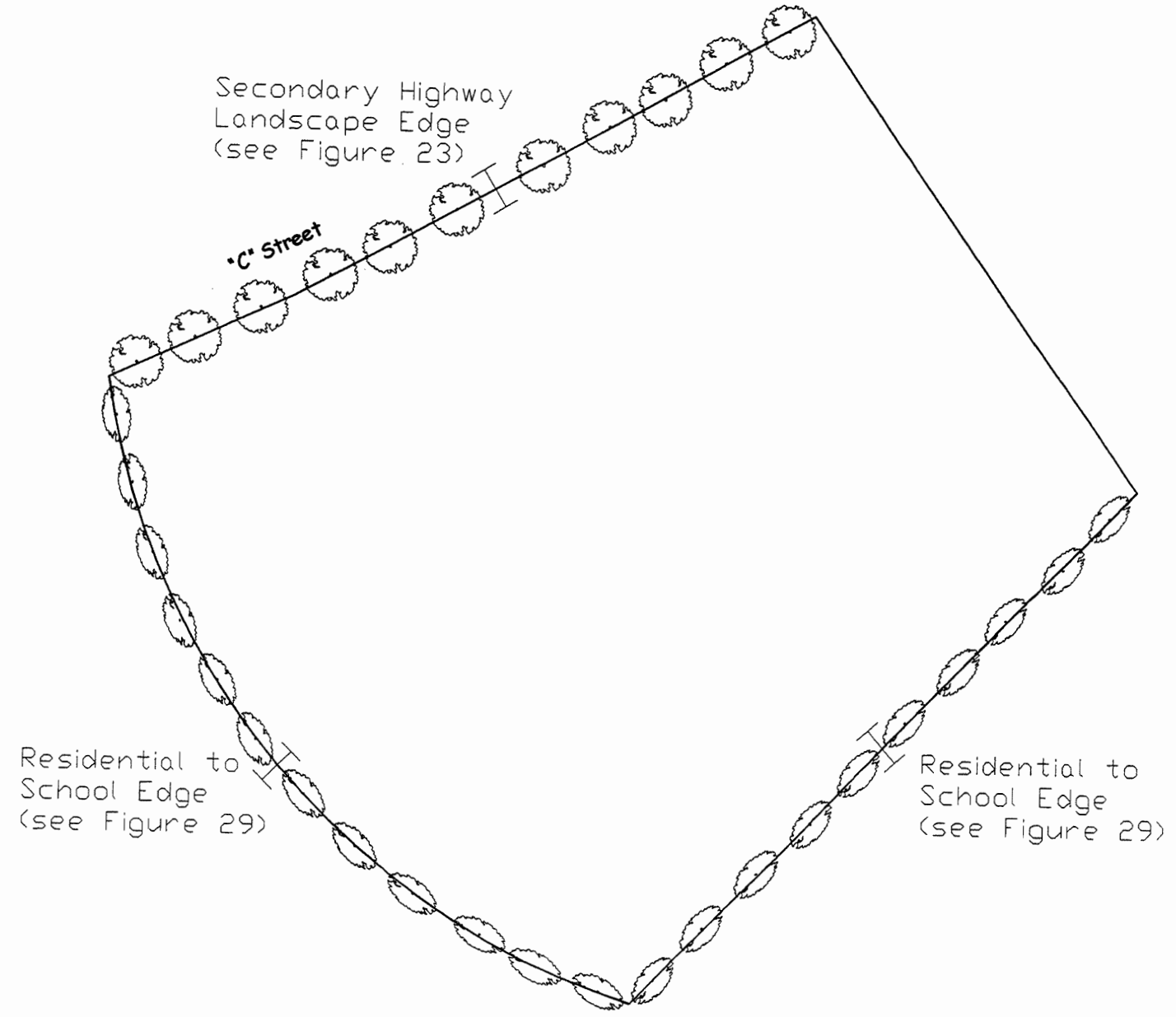
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

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

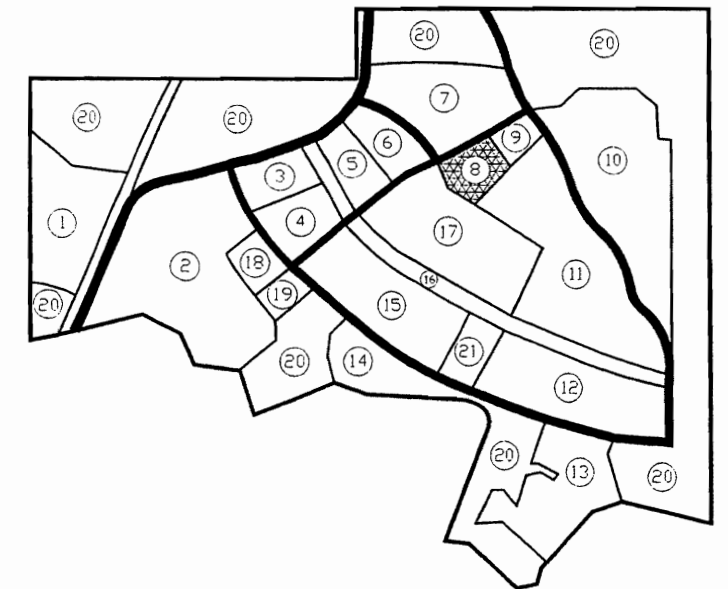
III. Specific Plan

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

FIGURE 43
Planning Area 8



Planning Area 8
12 acre Elementary School



JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402