

## 21. Planning Area 18

a. Descriptive Summary

Planning Area 18 is planned for development with an elementary school/park on a total site size of 16-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 15T, *Planning Area 18*. Please refer to Figure 33 for a conceptual site layout. If the school district elects not to acquire all or a portion of Planning Area 18 for school purposes, then eight (8) of the 16-acres shall be allocated for medium-high density residential land use with a target of 44 dwelling units. The remaining 8-acres shall nonetheless be used for park purposes.

b. Land Use and Development

Standards Please refer to Specific Plan Zoning

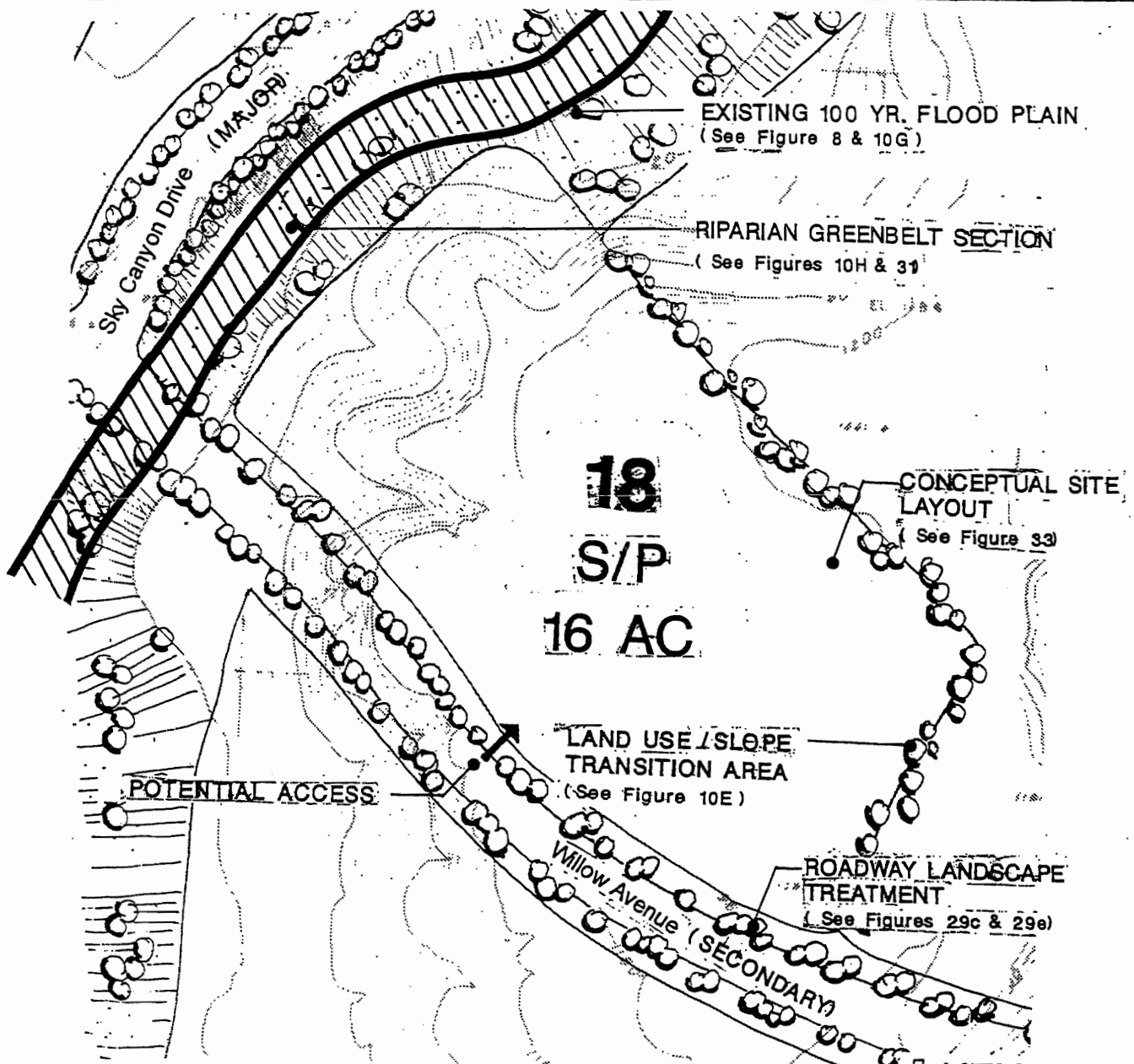
Ordinance.

c. Planning Standards

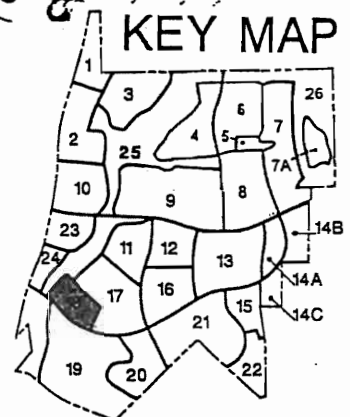
- \* Access to this Planning Area will be from a secondary roadway (Willow Avenue) adjacent to the southern boundary.
- \* Roadway landscape treatments such as those depicted on Figure 29c and 29e shall be provided along Willow Avenue.
- \* A land use/slope transition area will be provided between Planning Area 17 and Planning Area 18. (See Figure 10E).
- \* A floodplain confinement measure area and transition from natural to channelized condition to cross under Willow Avenue will be located on the western boundary as the riparian greenbelt blends into an improved channel. This could include landscaping or other special enhancement. (See Figures 8, 10H and 31).
- \* Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.
- \* 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.
- \* A plot plan will be required as part of the processing procedure for the School/Park.
- \* A noise analysis shall be prepared concurrently with development applications for the school section of the Planning Area.

Detailed park plans shall be submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 750<sup>th</sup> building permit within the Specific Plan. Further, prior to the 900<sup>th</sup> building permit within Planning Areas 17 or 19, whichever comes first, the park site shall be constructed and fully operational.

- \* Please refer to Section A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- \* Please refer to Section III., A., 3. Drainage Plan Standards for further drainage 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 N, Design Guidelines, for further design and landscaping standards that apply site-wide.



SCHOOL/PARK  
 16 AC.



# Planning Area 18 WINCHESTER PROPERTY

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Figure 15T