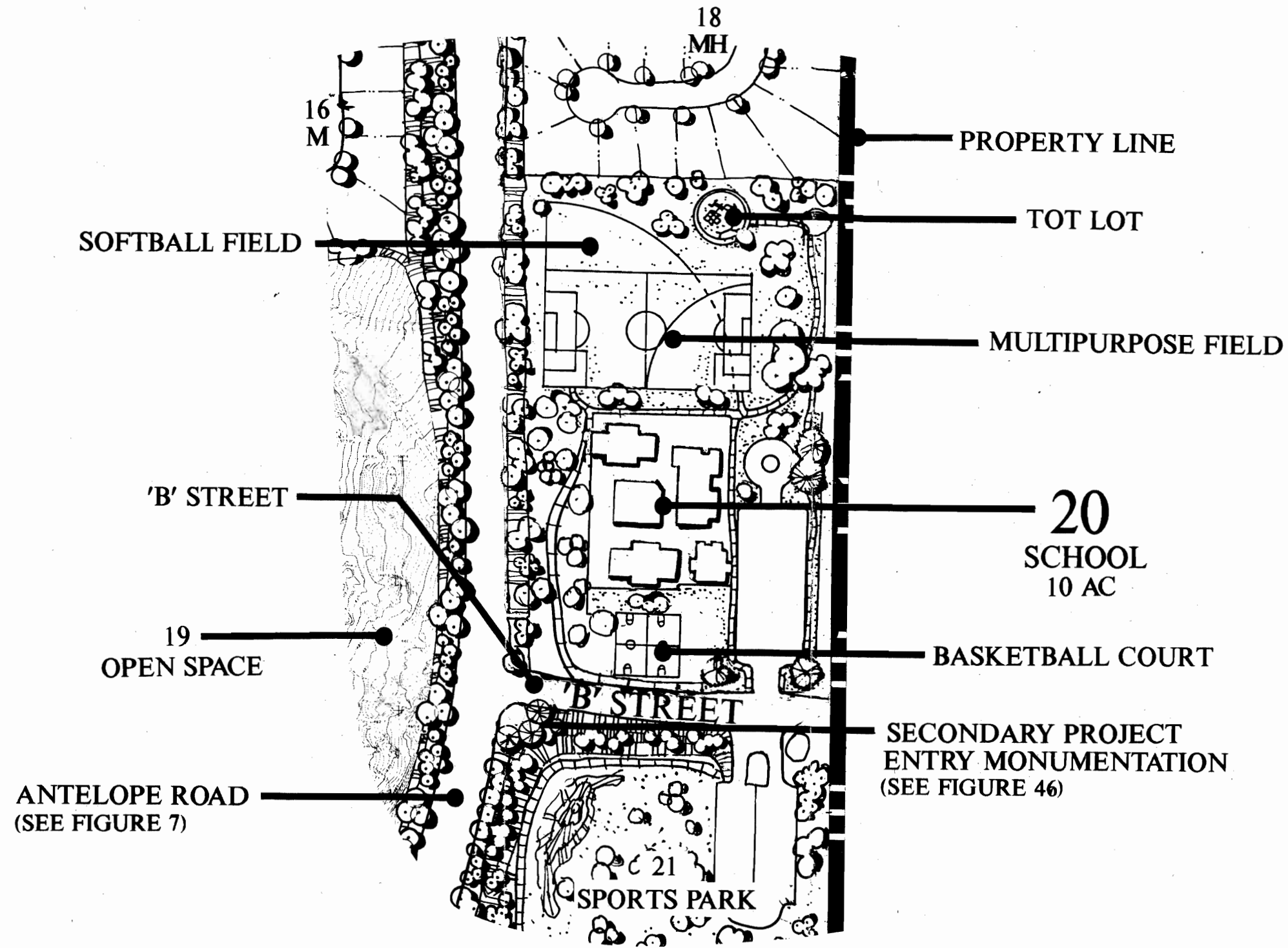

4.1.19 PLANNING AREA 20 - PUBLIC FACILITY: ELEMENTARY SCHOOL**a. Land Use**

Planning Area 20, as illustrated in Figure 37, is planned as a 10.0 acre Elementary School to serve the population created through the implementation of this Specific Plan and the surrounding population. Final design of the Elementary School site will require approval of the school district board. The adjacent park acreage will be utilized as part of the recreational facilities for the elementary school.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 20 will be achieved from "B" Street and from Planning Area 21. Final access points to the planning area will be determined at time of Tentative Tract Map submittal.*
- 3) *A Landscape Development Zone, as depicted in Figure 43, 53, and 56 will be installed between the subject planning areas and Antelope Road.*
- 4) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 5) *For general Site Design Criteria, please refer to Section 6.0 Design Guidelines prepared for this Specific Plan document.*
- 9) *Planning Area 20, Public Facility site, because of ensuing planning, may be relocated due to deliberations with the Nuview School District. Should the public facility site be relocated, the resulting planning area will be given a baseline allocation of a medium-high density residential area not to exceed 56 dwelling units, so long as the total number of units does not exceed the total dwelling units for this specific plan.*

PLANNING AREA 20



SCHOOL

AC 10

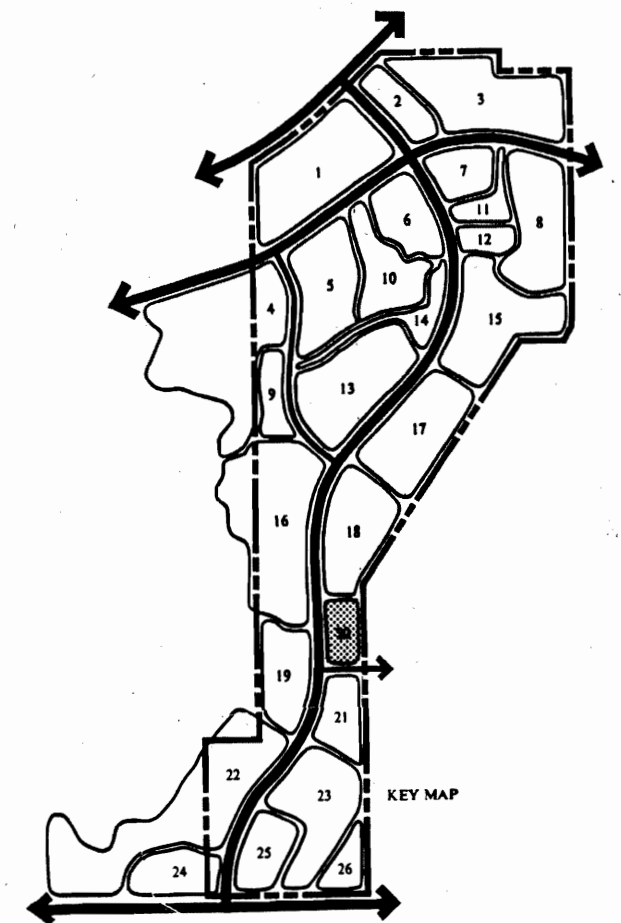


FIGURE 37

THIS EXHIBIT IS CONCEPTUAL AND ONLY INTENDED TO ILLUSTRATE HOW RECREATIONAL AND OTHER ATTENDENT FACILITIES COULD BE PLANNED FOR THE SITE. SPECIFIC PROGRAMATIC ELEMENT AND DESIGN STUDIES WILL BE PREPARED DURING SUBSEQUENT PLANNING AND DESIGN EFFORTS.

ILLUSTRATIVE PURPOSE ONLY