

8. PLANNING AREA 8**a. Descriptive Summary**

This planning area is strategically located at the eastern edge of the Townsite, serving as the primary entrance to the community after the 10 mile drive through desert terrain from Desert Center. Of the planning area's total acreage, approximately 4 acres are contained within a thin "finger" of land extending to the east along Kaiser Road while 7 acres (4.7 acres developable area) are contained within a triangular piece of land formed where Kaiser Road and Yucca Drive separate. The triangular portion is presently zoned C-1 (Commercial) and is appropriately located for development with commercial uses while the portion along Kaiser Road will be enhanced as a landscaped parkway. As part of the improvements within this planning area, Yucca Drive will be realigned to form a "T" intersection with Kaiser Road for improved traffic safety. A landscaped buffer is proposed along the west boundary where the project abuts single family residential land uses.

b. Land Use and Development Standards

Land Use: Commercial

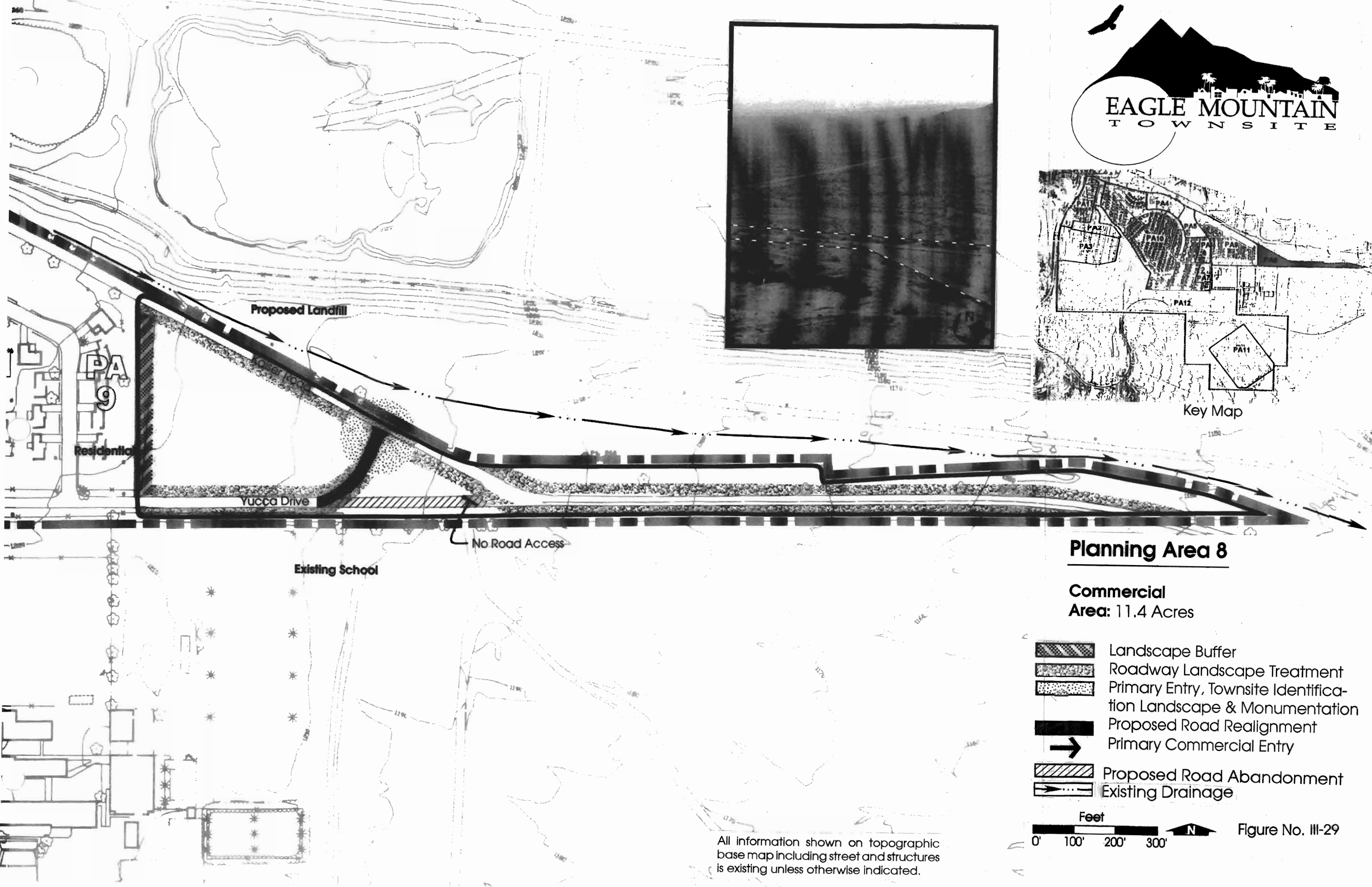
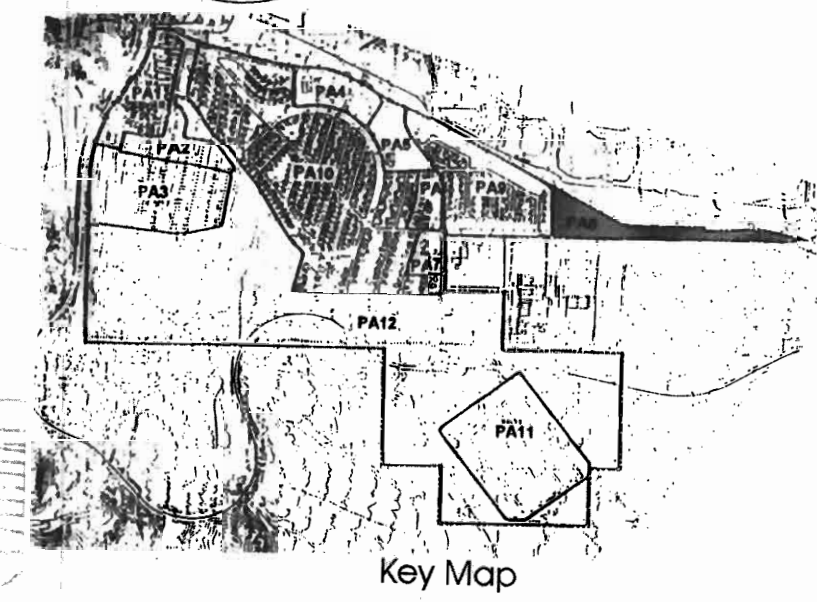
Acreage: ± 11.4 acres

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.
- Yucca Drive shall be realigned to form a 90° intersection with Kaiser Road.
- A landscape plan shall be prepared to address entry monumentation/landscaping and parkway landscape treatments along Kaiser Road east of Yucca Drive.
- A visual buffer consisting of landscaping, fencing, berming, or combination thereof shall be constructed along the common boundary with Planning Area 9.

- Provision shall be made for a landscape treatment along Kaiser Road.

- Section III.B 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.



Planning Area 8

Commercial Area: 11.4 Acres

-  Landscape Buffer
-  Roadway Landscape Treatment
-  Primary Entry, Townsite Identification Landscape & Monumentation
-  Proposed Road Realignment
-  Primary Commercial Entry
-  Proposed Road Abandonment
-  Existing Drainage

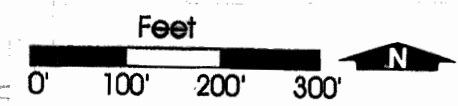


Figure No. III-29

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