

**20. Planning Area 19**

**a. Descriptive Summary**

Planning Area 19, as depicted in Figure 14K, provides the development of 11.9 acres of freeway-oriented commercial uses. This site, in combination with Planning Area 18A, will serve the residents of SYCAMORE CREEK and freeway travelers along Interstate 15.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.3614 (see Specific Plan Zone Ordinance Tab).

**c. Planning Standards**

- 1) Access to Planning Area 19 will be provided from Campbell Ranch Road.
- 2) A Community Entry Monumentation statement is planned at the intersection of Campbell Ranch Road/De Palma Road and Sycamore Creek Road (see Figure 28).
- 3) A Project Entry Monumentation statement is planned at the intersection of Sycamore Creek Road and Campbell Ranch Road (see Figure 29).
- 4) Special roadway landscape treatments, such as those depicted in Figures 16 and 18, shall be provided along De Palma Road and Sycamore Creek Road.
- 5) A special landscaped buffer is planned at the interface between the commercial uses of Planning Area 19 and the adjacent freeway (see Figure 20).
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) 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.5: Public Facilities Phasing Plan
III.A.2: Circulation Plan	III.A.6: Grading Plan
III.A.3: Drainage Plan	III.A.7: Open Space and Recreation Plan
III.A.4: Water and Sewer Plans	III.A.8: Landscaping Plan
- 8) A plot plan will be required as part of the processing procedure for the commercial site.

- 9) Portions of this Planning Area are underlain by the Silverado Formation, which is considered to be of high paleontological sensitivity. Therefore, earthmoving which impacts the sediments of the Silverado Formation should be monitored full-time (see Section V.C.15., Historic and Prehistoric Resources, for additional information).

**PLANNING AREAS 18A & 19**

