

22. Planning Area 19: Elementary School

a. DESCRIPTIVE SUMMARY

Planning Area 19, as depicted in Figure III.B-14, provides for development of 10.0 acres devoted to an Elementary School site. If at some future point in time the Murrieta Unified School District should decline to acquire this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential uses. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 13. Access would be taken from Street "C" (south of Baxter Road). A maximum total of 78 dwelling units, with a minimum lot size of 6,000 square feet, would be allowed at a target density of 4.6 du/ac.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.__. (See Specific Plan Zone Ordinance Tab).

c. PLANNING STANDARDS

- 1) Primary access to Planning Area 19 shall be provided from Streets "B" and "C" (south of Baxter Road).
- 2) 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.
- 3) If the school district does not elect to acquire all or a portion of Planning Area 19 for school purposes, then this Planning Area has the option to be developed with single family residential units with a target density of 4.6 du/ac.
- 4) A special landscape buffer/treatment, as shown on Figure IV-14, *School/Paseo Interface*, is planned to interface between the adjacent greenbelt in Planning Area 2C and the elementary school in Planning Area 19.
- 5) Roadway landscape treatments, as shown on Figure IV-2B, *Secondary Highway Streetscape* and Figure IV-2C, *Collector Road Streetscape* are planned along Baxter Road, Street "B," and Street "C."
- 6) The southern portion of Planning Area 19 is located in the Traffic Pattern Zone of the French Valley Airport, and as such shall be subject to the following conditions:
 - Prior to recordation of any land division, or sale of the property to any entity exempt from the Subdivision Map Act, the project proponent(s) shall convey an avigation easement to the French Valley Airport.

- Any outdoor lighting shall be hooded or shielded to prevent spillage of lumens or reflections into the sky.
 - The heights of all structures shall comply with Federal Aviation Regulations Part 77.
 - Uses that produce, store, or process explosive or flammable materials shall be prohibited (conventional automobile service stations are permitted). In addition, any use that would generate electrical interference with aircraft instrumentation or navigational devices shall be prohibited.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 8) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

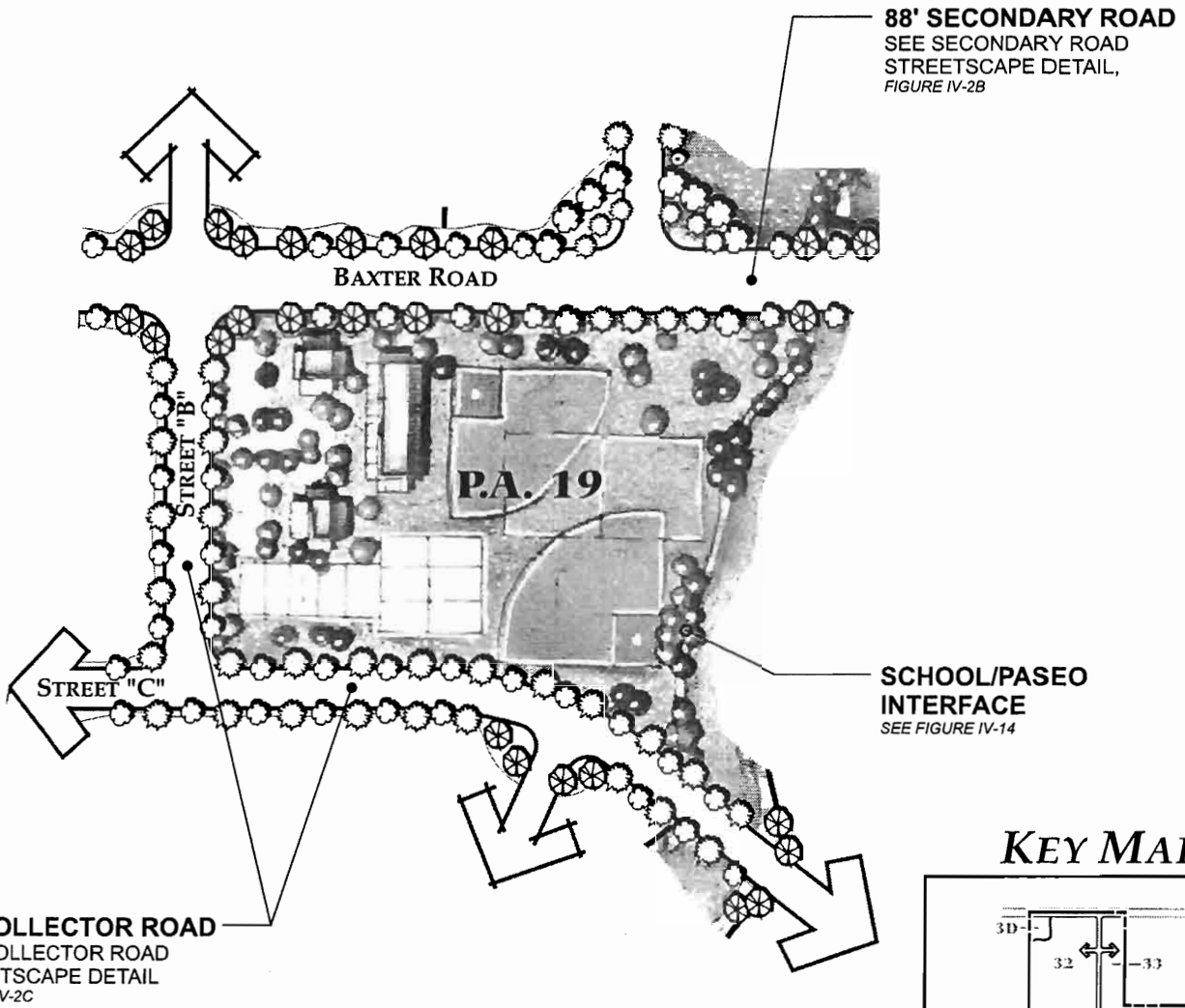
III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan



KEY MAP

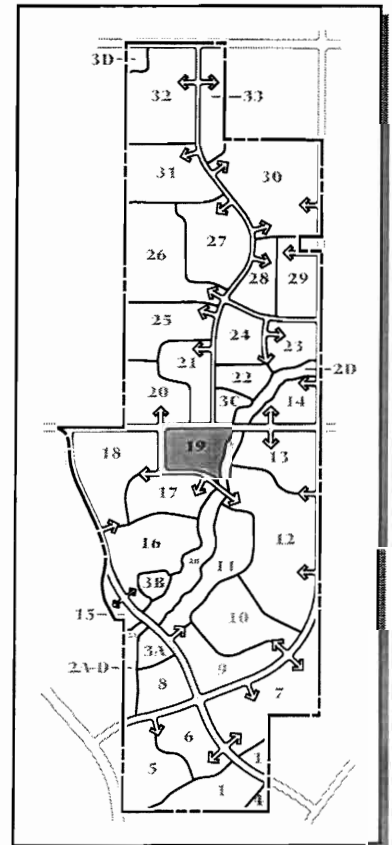


FIGURE III.B-14

PLANNING AREA 19

<p>PA 19</p> <p>ELEMENTARY SCHOOL</p> <p>10.0 AC</p>
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French Valley

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