

16. PLANNING AREA 16: ELEMENTARY SCHOOL

a) Descriptive Summary

Planning Area 16, as depicted in *Figure IV-39, Planning Area 16*, provides for development of a 8.08-acre elementary school. In the event that the Jurupa Unified School District elects to construct this school at an alternate location outside of THE RESORT SPECIFIC PLAN, the designated school site will be developed with residential uses. Should this site be developed with residential uses, in lieu of the school, it will be developed as Very High Density Residential within the density range of 14 to 22 dwelling units per acre and with a development target of 160 dwelling units; and the total number of dwelling units within the specific plan will be increased to 1,910 dwelling units.

b) Land Use and Development Standards

For permitted land uses and development standards, refer to the Specific Plan Zoning Ordinance.

c) Design Guidelines

The design of the elementary school will be determined by the Jurupa Unified School District in consultation with the District's architect and the California Division of State Architect.

d) Planning Standards

- 1) Access to Planning Area 16 shall be provided from Bellegrave Avenue.
- 2) A Perimeter Streetscape, as shown on *Figure IV-51, Bellegrave Avenue Street Section* and *Figure IV-52, Bellegrave Avenue Plan View*, shall be provided along Bellegrave Avenue, adjacent to Planning Area 16.
- 3) A land use transition as shown on *Figure IV-94, Land Use Transition - Residential at School Site*, shall be installed between Planning Area 16 and Planning Area 1.
- 4) Please refer to Section IV.D for specific Design Guidelines and other related design criteria and to Section IV.E for specific Landscaping Guidelines.
- 5) Please refer to Section IV.B for the following Development Plans and Standards that apply site-wide:

IV.B.1: Comprehensive Land Use Plan
 IV.B.2: Circulation Plan
 IV.B.3: Drainage Plan
 IV.B.4: Illustrative Landscaping Plan
 IV.B.5: Water and Sewer Plan

IV.B.6: Open Space and Recreation Plan
 IV.B.7: Illustrative Grading Plan
 IV.B.8: Public Facilities and Phasing Requirements
 IV.B.9: Comprehensive Maintenance Plan
 IV.B.10: Specific Plan Administration

