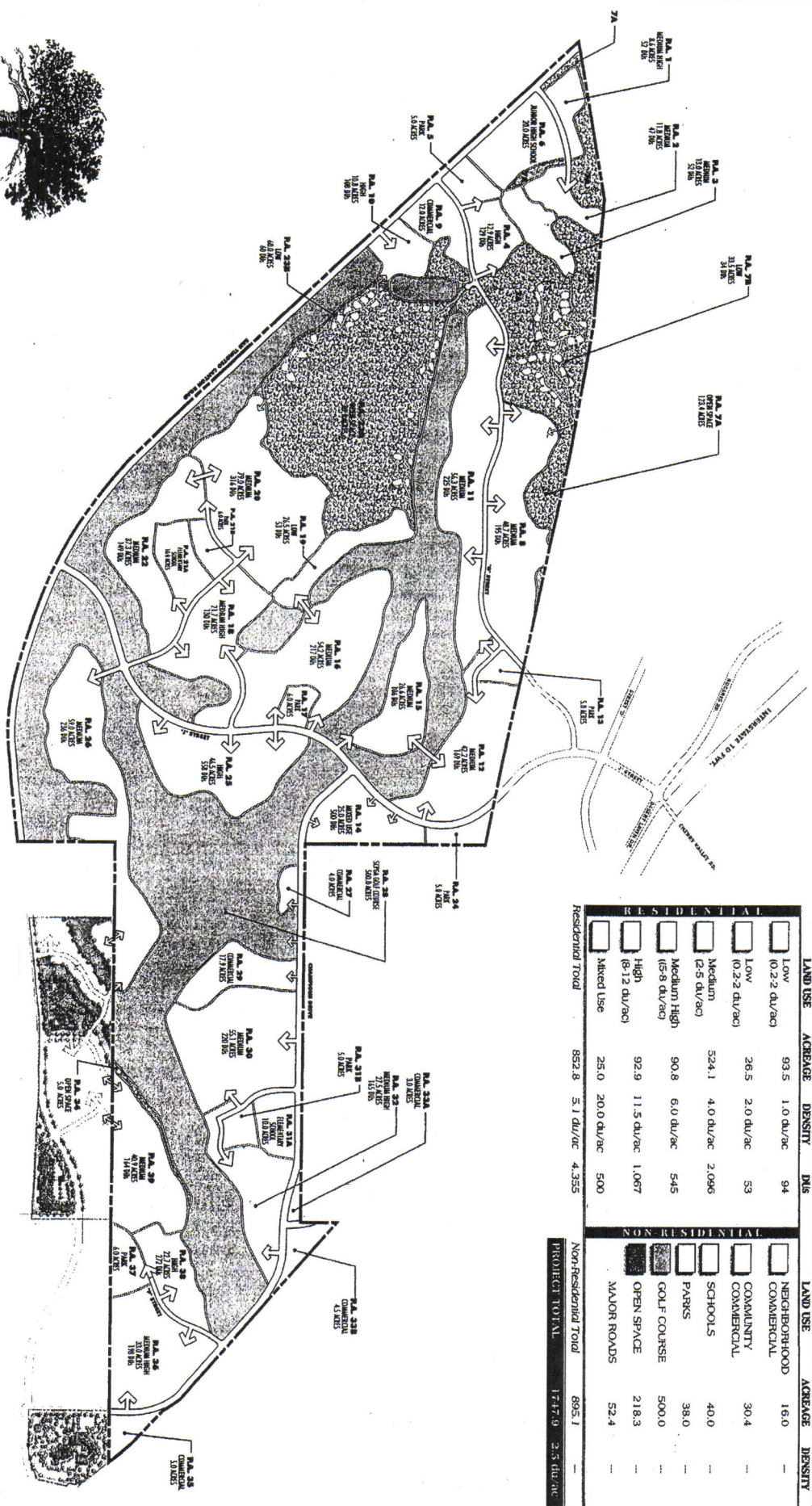




THE TREE VALLEY & SCPGA GOLF COURSE SPECIFIC PLAN, SP # 318



STATISTICAL ABSTRACT

LAND USE	ACREAGE	DENSITY	DUS	LAND USE	ACREAGE	DENSITY	DUS
<input type="checkbox"/> 1.0v	93.5	1.0 du/ac	94	<input type="checkbox"/> NEIGHBORHOOD COMMERCIAL	16.0	---	---
<input type="checkbox"/> 0.2-2 du/ac	26.5	2.0 du/ac	53	<input type="checkbox"/> COMMUNITY COMMERCIAL	30.4	---	---
<input type="checkbox"/> Low (0.2-2 du/ac)	524.1	4.0 du/ac	2,096	<input type="checkbox"/> SCHOOLS	40.0	---	---
<input type="checkbox"/> Medium (2-5 du/ac)	90.8	6.0 du/ac	545	<input type="checkbox"/> PARKS	38.0	---	---
<input type="checkbox"/> Medium High (5-8 du/ac)	92.9	11.5 du/ac	1,067	<input type="checkbox"/> GOLF COURSE	500.0	---	---
<input type="checkbox"/> High (8-12 du/ac)	25.0	20.0 du/ac	500	<input type="checkbox"/> OPEN SPACE	218.3	---	---
<input type="checkbox"/> Mixed Use	852.8	5.1 du/ac	4,355	<input type="checkbox"/> MAJOR ROADS	52.4	---	---
Residential Total	852.8	5.1 du/ac	4,355	Non-Residential Total	895.1	---	---
				PROJECT TOTAL	1,747.9	2.5 du/ac	4,355

Figure 3A-1
SPECIFIC LAND USE PLAN



January, 2001

10. Planning Area 9: Neighborhood Commercial**a. DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure 3B-2, provides for development of 12.0 acres for commercial uses. Located at the southeast intersection of San Timoteo Canyon Road and "G" Street, the uses envisioned for these areas are intended to be neighborhood level such as office buildings, smaller scale retail, thereby minimizing the travel time and distance associated with daily shopping.

b. LAND USE AND DEVELOPMENT STANDARDS

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

c. PLANNING STANDARDS

- 1) Access to Planning Area 9 shall be provided from San Timoteo Canyon Road and "G" Street.
- 2) Planning Area 9 shall be responsible for the completion of improvements corresponding to the length of the Planning Area adjacent to the San Timoteo Canyon Road. For specific standards, see Section III.A.3.b.23).
- 3) A Secondary Community Entry statement, as shown on Figure 4-5, is planned at the intersection of San Timoteo Canyon Road and "G" Street.
- 3) A special treatment/buffer, as shown on Figure 4-23, *Residential Interface at Commercial Site*, is proposed between the commercial uses in Planning Area 9 and the adjacent residential in Planning Area 10.
- 4) A roadway landscape treatment, as shown on Figure 4-13, *G Street at PA 9-Park Site*, is planned along "G" Street.
- 5) A roadway landscape treatment, as shown on Figure 4-10, *San Timoteo Canyon Road at Residential-Commercial Edge*, is planned along San Timoteo Canyon Road.
- 6) A plot plan application will be required as part of the processing procedure for this commercial site.
- 7) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.