

10. Planning Area 10: Medium Density Residential

a. Descriptive Summary

Planning Area 10, as depicted in Figure 46, Planning Area 10, provides for development of 95 acres of Medium Density residential uses. A maximum of 380 dwelling units is planned at a target density of 4.0 dwelling units per acre. The minimum lot size shall be 7,200 square feet. All lots shall have a minimum usable pad area of not less than 6,000 square feet.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

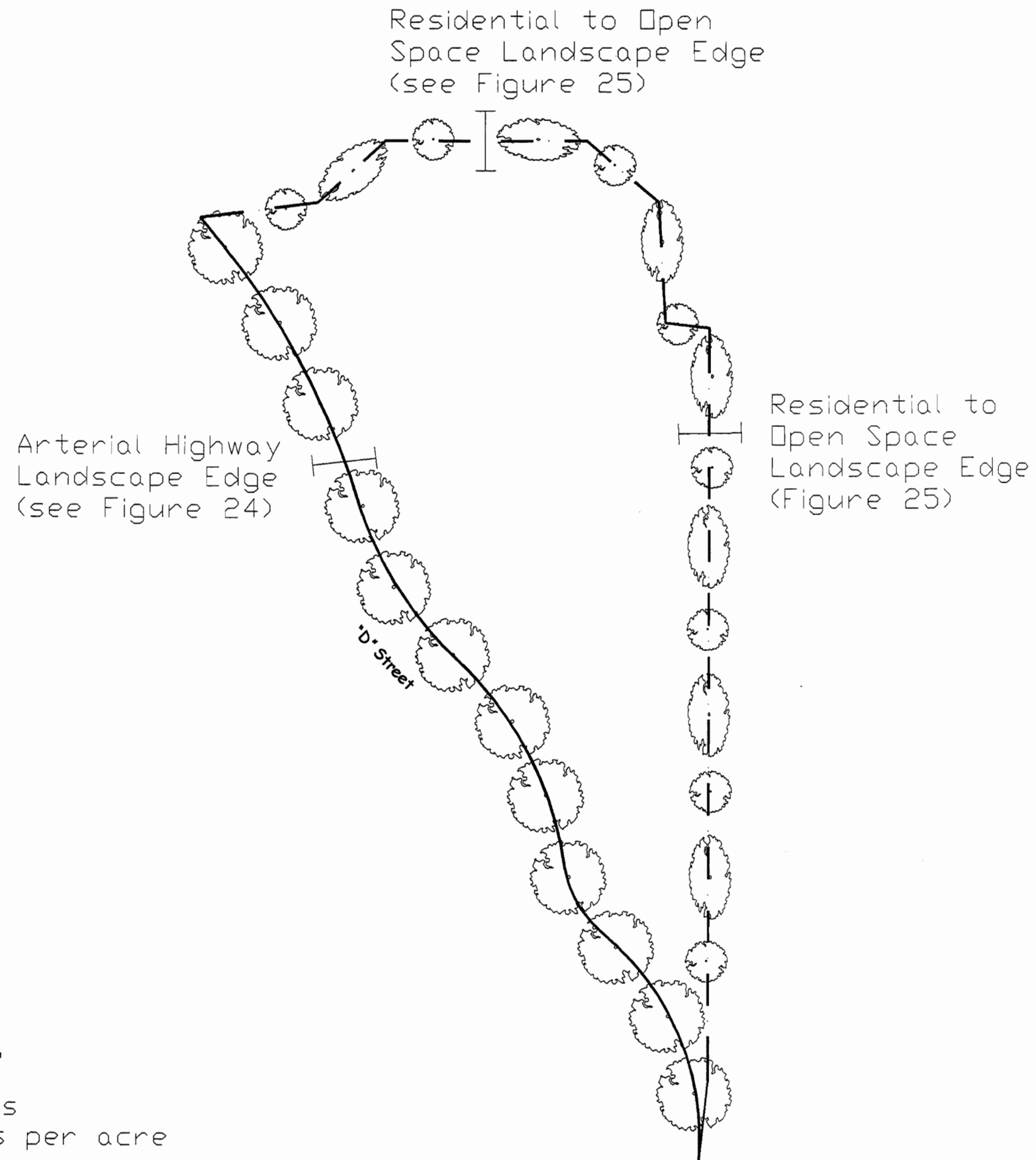
c. Planning Standards

- 1) Primary access to Planning Area shall be provided from “D” Street (Buck Road).
- 2) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge, is planned along “D” Street (Buck Road) in the vicinity of Planning Area 10.
- 3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 10 from a proposed Arterial Highway (“D” Street or Buck Road).
- 4) A land use edge transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between the proposed residential uses in Planning Area 10 and adjacent open space uses to the east.
- 5) Any residential area immediately adjacent to Riversidean sage scrub habitats shall utilize solid concrete walls as rear yard edge treatment. Precise identification of the nature and extent of sensitive resources shall be based upon previous studies as well as walkover surveys conducted by a qualified field biologist at the time of review and approval of implementing development applications for Planning Area 10.
- 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:

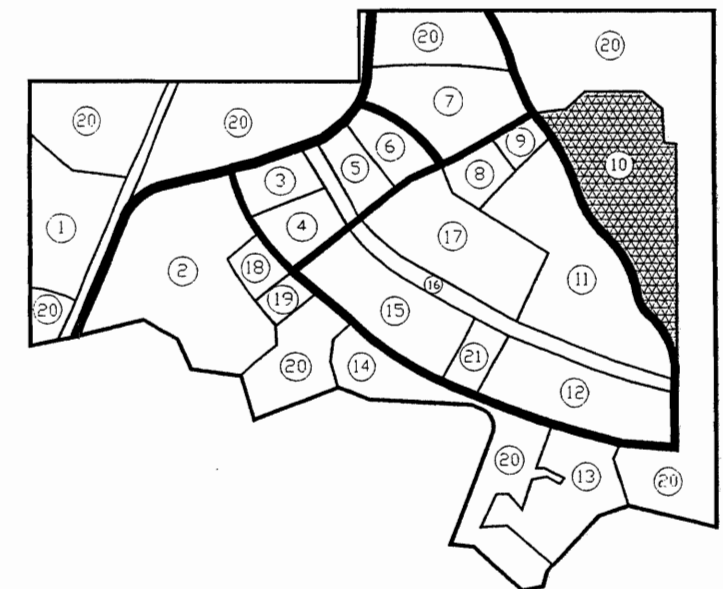
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan

FIGURE 46
Planning Area 10



Planning Area 10
95 acres
380 dwelling units
4.0 dwelling units per acre



JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402