

14. Planning Area 14: Medium Density Residential

a. Descriptive Summary

Planning Area 14 as depicted in Figure 50, Planning Area 14, provides for development of 24 acres devoted to Medium Density residential uses. A maximum of 84 dwelling units is planned at a target density of 3.5 dwelling units per acre. A 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 14 shall be provided from “A” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” Street adjacent to Planning Area 13.
- 3) Neighborhood entry monuments shall be provided along any residential entry roadway(s) accessing Planning Area 14 from a proposed Secondary Highway (“A” Street).
- 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 areas in Planning Area 14 and adjacent open space uses to the west.
- 5) A land use edge transition, as illustrated in Figure 31, Residential to Santa Gertrudis Creek Open Space Corridor Edge, shall serve as a buffer between the proposed residential uses in Planning Area 14 and the adjacent off-site Santa Gertrudis Creek open space corridor.
- 6) 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 filed biologist at the time of review and approval of implementing development applications for Planning Area 14.

- 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.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

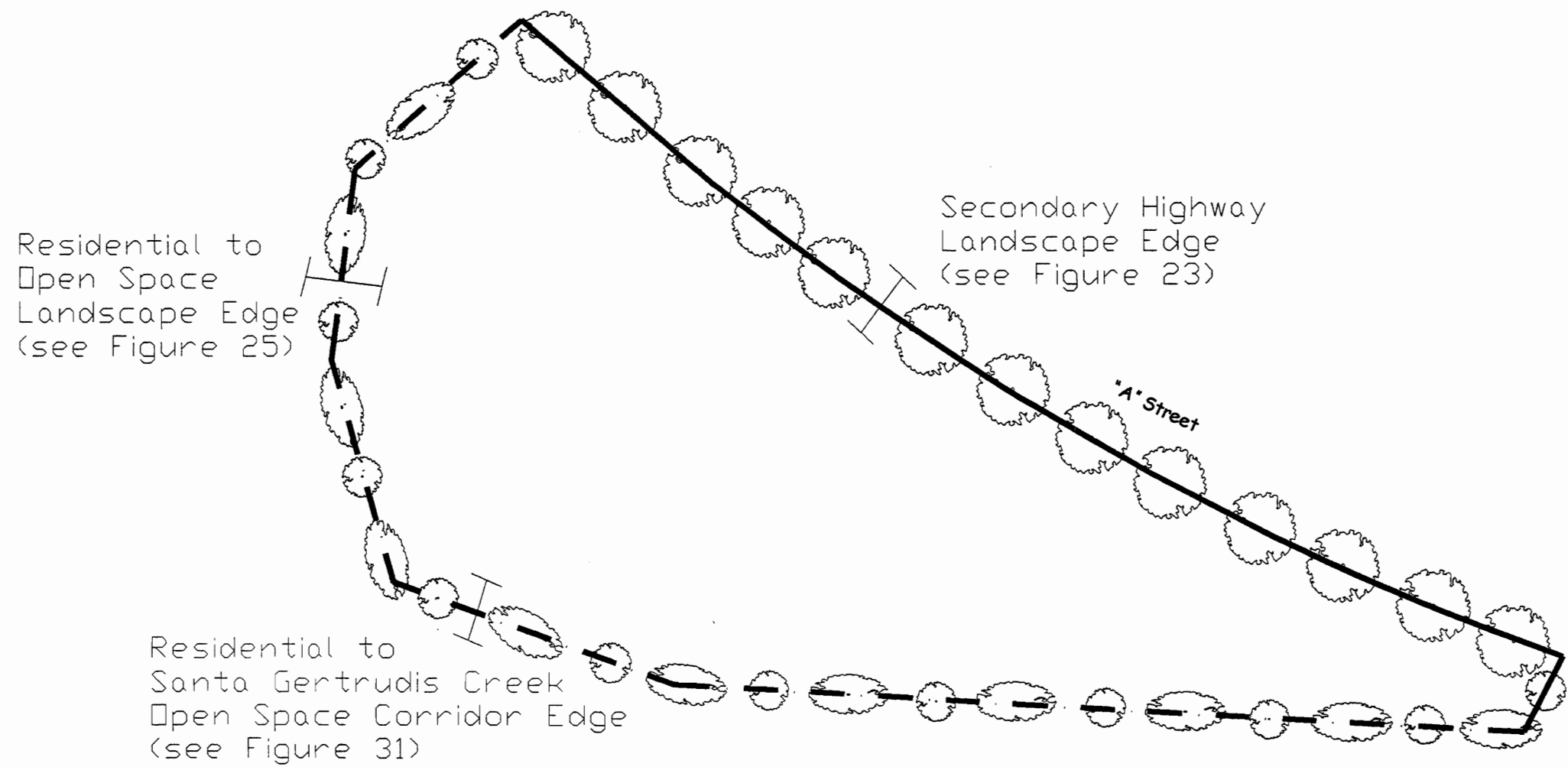
III.A.6: Grading Plan

III.A.7: Project Phasing Plan

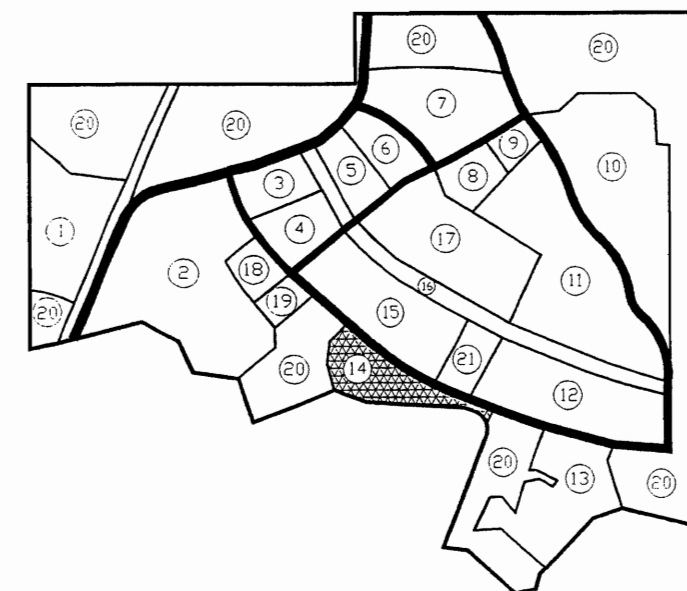
III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

FIGURE 50
Planning Area 14



Planning Area 14
 24 acres
 84 dwelling units
 3.5 dwelling units per acre



JOHNSON RANCH

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