

1. **Specific Land Use Plan**

a. **Project Description**

Upon completion, the Johnson Ranch Specific Plan will contain a master-planned community, primarily composed of residential, commercial, recreational and open space land uses. The community will be designed around a 15 acre Town Center which will be surrounded by residential neighborhoods. Medium and medium-high density residential planning areas will vary in density from 3.5 to 6.0 dwelling units per acre with 15 dwelling units per acre within the high density residential adjacent to the proposed Town Center. (See Figure 4, Land Use Plan and Table 2, Land Use Program.) The various residential product types will be designed to meet the market needs in the urbanizing French Valley area of Riverside County. When fully developed, a maximum of 3,500 dwelling units will be built within the Johnson Ranch Specific Plan. Linkages between proposed residential uses and the Town Center will be made via trails within the Central Open Space Spine and via landscaped streets which contain sidewalks and separate bicycle lanes. Non-residential uses including two elementary schools, one middle school, one high school, parks, open space areas, and major roads will directly support the residential neighborhoods and provide the amenities and essential public facilities needed to achieve a well-balanced land use plan. The goals of providing a master-planned community will be insured through the incorporation of the proposed land uses within the Johnson Ranch Specific Plan as described below. (Specific information on each of the planning areas within the Johnson Ranch Specific Plan is further provided within Section III.B, Planning Area Development Standards.)

**TABLE 2
LAND USE PROGRAM**

LAND USE	#	ACRES	DU/AC	AVE LOT	MIN LOT	MIN PAD AREA	DU'S
Medium Density Residential	1	57	4.0	7200	7200	6,000	228
	10	95	4.0	7200	7200	6,000	380
	13	56	3.5	7500	7200	6,000	196
	14	24	3.5	7500	7200	6,000	84
Medium-High Density Residential	2	120	5.8	5200	5000	4,500	692
	11	95	5.0	6000	6000	5,000	475
	12	61	5.0	6000	6000	5,000	305
	15	65	6.0	5000	5000	4,500	390
	17	75	6.0	5000	5000	4,500	450
High Density	4	20	15.0	N/A	N/A	N/A	300
subtotal		668					3,500
Town Center	3	15					
Elem. School	8	12					
Elem. School	18	12					
Middle School	6	20					
High School	7	50					
Comm. Park	5	15					
Local Park	9	6					
Local Park	19	6					
Local Park	21	10					
Park Corridor	16	38					
subtotal		184					
ROW		75					
Open Space	20	449					
subtotal		524					
GRAND TOTAL		1,376	2.5				3,500

The Johnson Ranch Specific Plan insures development of the proposed land use plan as a well balanced, master-planned community involving the construction of residential, commercial, educational, and recreational uses along with the provision of necessary public infrastructure and services. Infrastructure and other public facilities will be sufficiently sized to accommodate the needs of the entire project upon completion .

The following Land Use Summary, Table 1, summarized the land uses proposed by the Johnson Ranch Specific Plan.

**TABLE 1
LAND USE SUMMARY**

LAND USE	#	ACRES	DU/AC	AVE LOT	MIN LOT	DU'S
Medium Density Residential	1	57	4.0	7200	7200	228
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