

17. Planning Area 17: Medium-High Density Residential

a. Descriptive Summary

Planning Area 17, as depicted in Figure 54, Planning Area 17, provides for development of 75 acres devoted to Medium-High Density residential uses. A maximum of 450 dwelling units are planned at a target density of 6.0 dwelling units per acre. The minimum lot size shall be 5,000 square feet. All lots shall have a minimum usable pad area of not less than 4,500 square feet.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 17 shall be provided from “C” Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “C” Street adjacent to Planning Area 17.
- 3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 17 from a proposed Secondary Highway (“C” Street).
- 4) A land use edge transition, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between the proposed residential land uses in Planning Area 17 and the Central Open Space Spine.
- 5) A land use transition, as shown in Figure 29, Residential to School Edge shall serve as a buffer between proposed residential uses in Planning Area 17 and the elementary school site in Planning Area 8.
- 6) Park improvement plans for the six acre local park within Planning Area 9 shall be submitted by the developer prior to the issuance of the 125th building permit within Planning Areas 11 and/or 17. This local park within Planning Area 9 will be constructed and fully operable prior to the issuance of the 150th building permit within Planning Areas 11 and/or 17.

- 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:

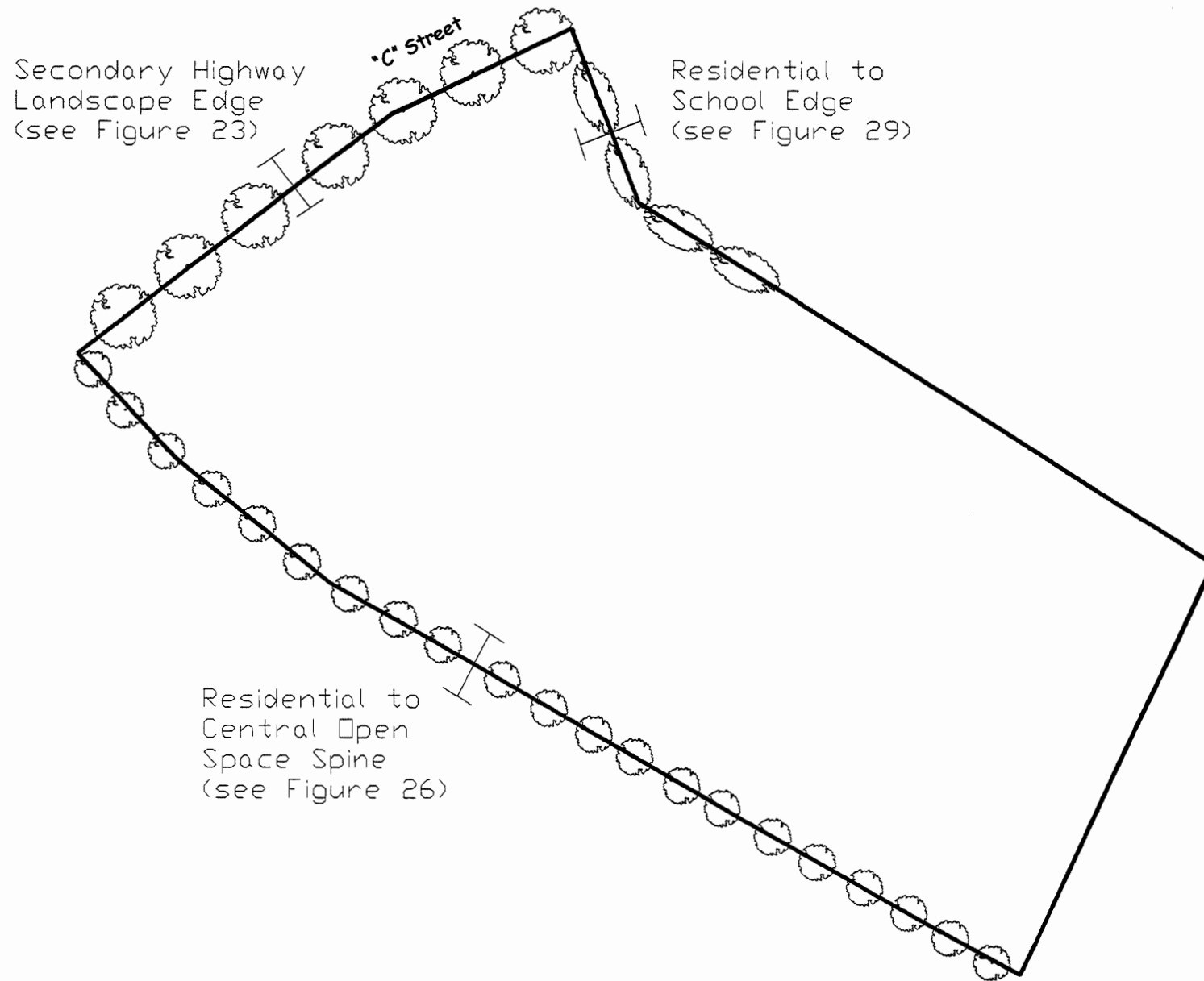
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

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

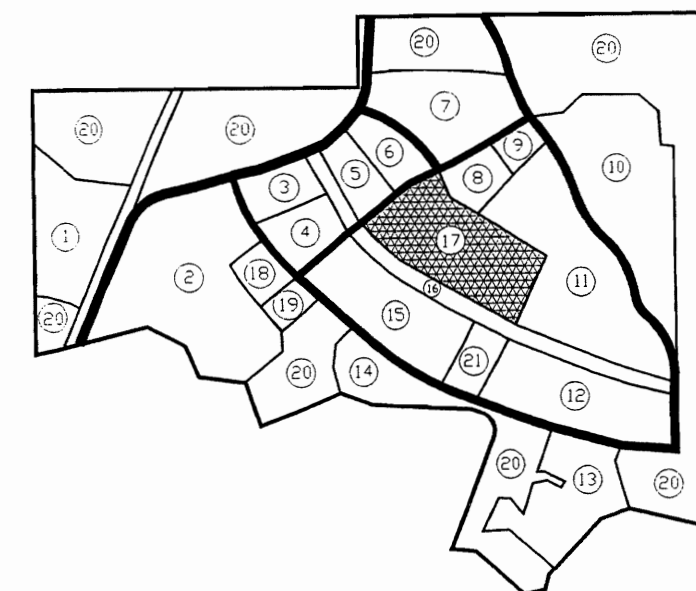
III. Specific Plan

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

FIGURE 54
Planning Area 17.



Planning Area 17
 75 acres
 450 dwelling units
 6.0 dwelling units per acre



JOHNSON RANCH

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