

B. PLANNING AREA DEVELOPMENT STANDARDS

1. Planning Area 1: Medium Density Residential

a. Descriptive Summary

Planning Area 1, as depicted in Figure 35, Planning Area 1, provides for development of 57 acres devoted to Medium Density Residential uses. A maximum of 228 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.

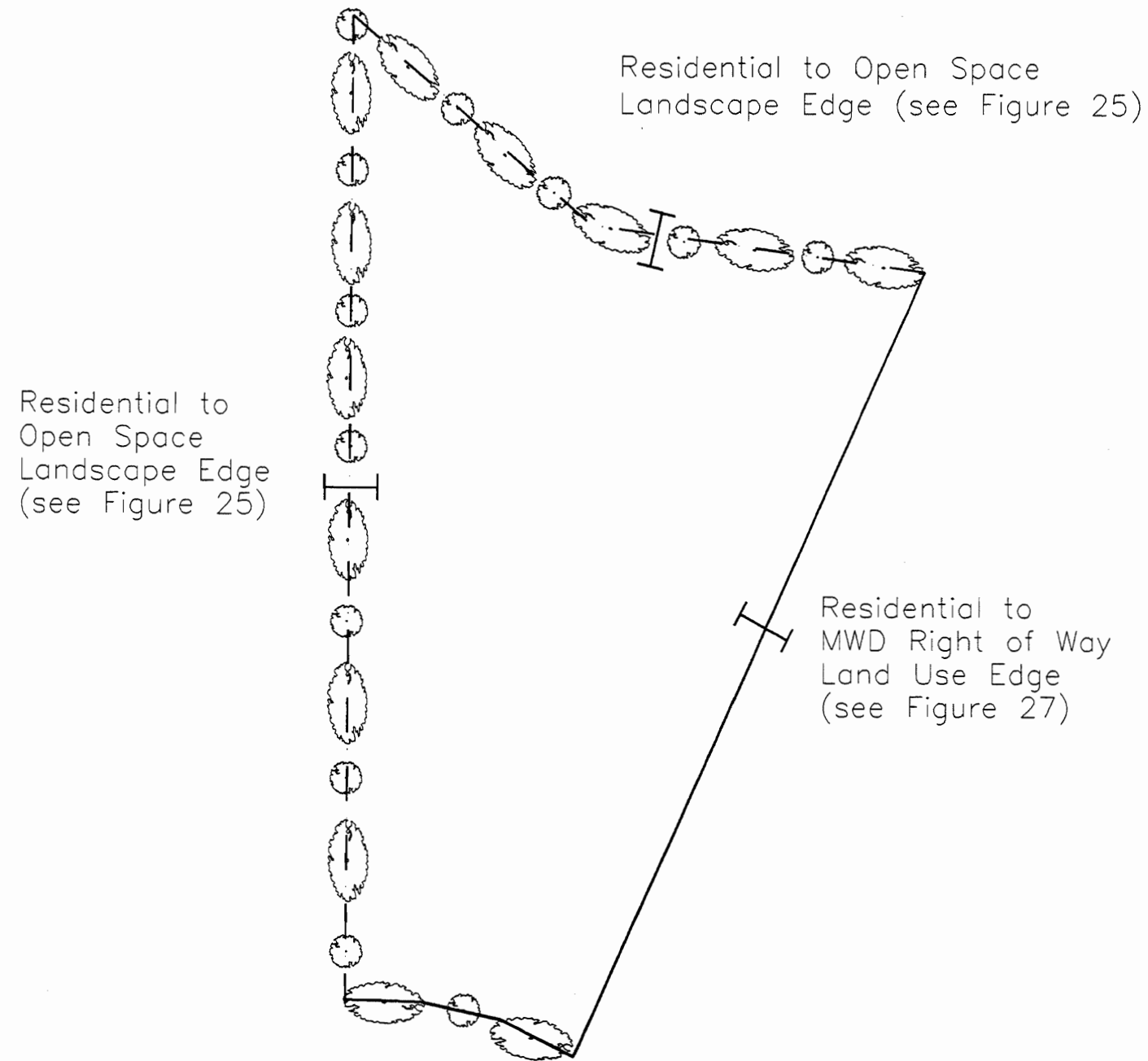
c. Planning Standards

- 1) Primary access to Planning Area 1 shall be provided by local streets emanating from Butterfield Stage Road (see Figure 6, Circulation Plan).
- 2) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 1 from Butterfield Stage Road.
- 3) A land use transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between residential uses in Planning Area 1 and adjacent open space uses to the north, west and south.
- 4) A land use transition, as shown in Figure 27, Residential to MWD Right-of-Way Land Use Edge shall serve as a buffer between residential uses in Planning Area 1 and the MWD Pipeline Easement.
- 5) All drainage in Planning Area 1 shall be directed away from the Skunk Hollow watershed to the west.
- 6) Prior to recordation of any map or sale to an entity exempt from the Subdivision Map Act, the project proponent shall convey an avigation easement to the French Valley Airport.
- 7) Hooded or shielded outdoor lighting shall be installed to prevent either spillage of lumens or reflections into the sky (downward facing).
- 8) Noise attenuation measures will be incorporated into any building construction to ensure interior noise levels are at or below 45 decibel levels.
- 9) Within Planning Area No. 1, structures should occupy no more than 50% of the gross development area or 65% of the net lot area, whichever is greater.

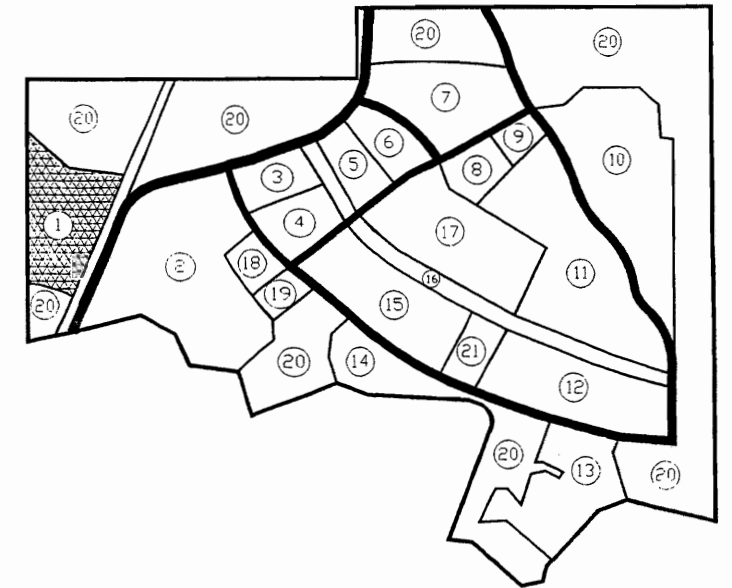
- 10) Any residential area immediately adjacent to Riversidean sage scrub habitats shall utilize solid concrete walls as rear yard edge treatment. Precise identification of the nature and extent of sensitive resources shall be based upon previous studies as well as walkover surveys conducted by a qualified filed biologist at the time of review and approval of implementing development applications for Planning Area 1.
- 11) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 12) 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.5: Open Space and Recreation Plan
III.A.2: Circulation Plan	III.A.6: Grading Plan
III.A.3: Drainage Plan	III.A.7: Project Phasing Plan
III.A.4: Water and Sewer Plans	III.A.8: Landscape Plan
	III.A.9: Comprehensive Maintenance Plan

FIGURE 35
Planning Area 1



Planning Area 1
57 acres
228 dwelling units
4.0 dwelling units per acre



JOHNSON RANCH

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