

1. Planning Area 1

a. Descriptive Summary

Planning Area 1, as depicted in Figure 14A, provides for the development of 23.5 acres of medium density residential uses. A maximum total of 102 dwelling units are planned at a density of 4.3 du/ac (Density Range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3614. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

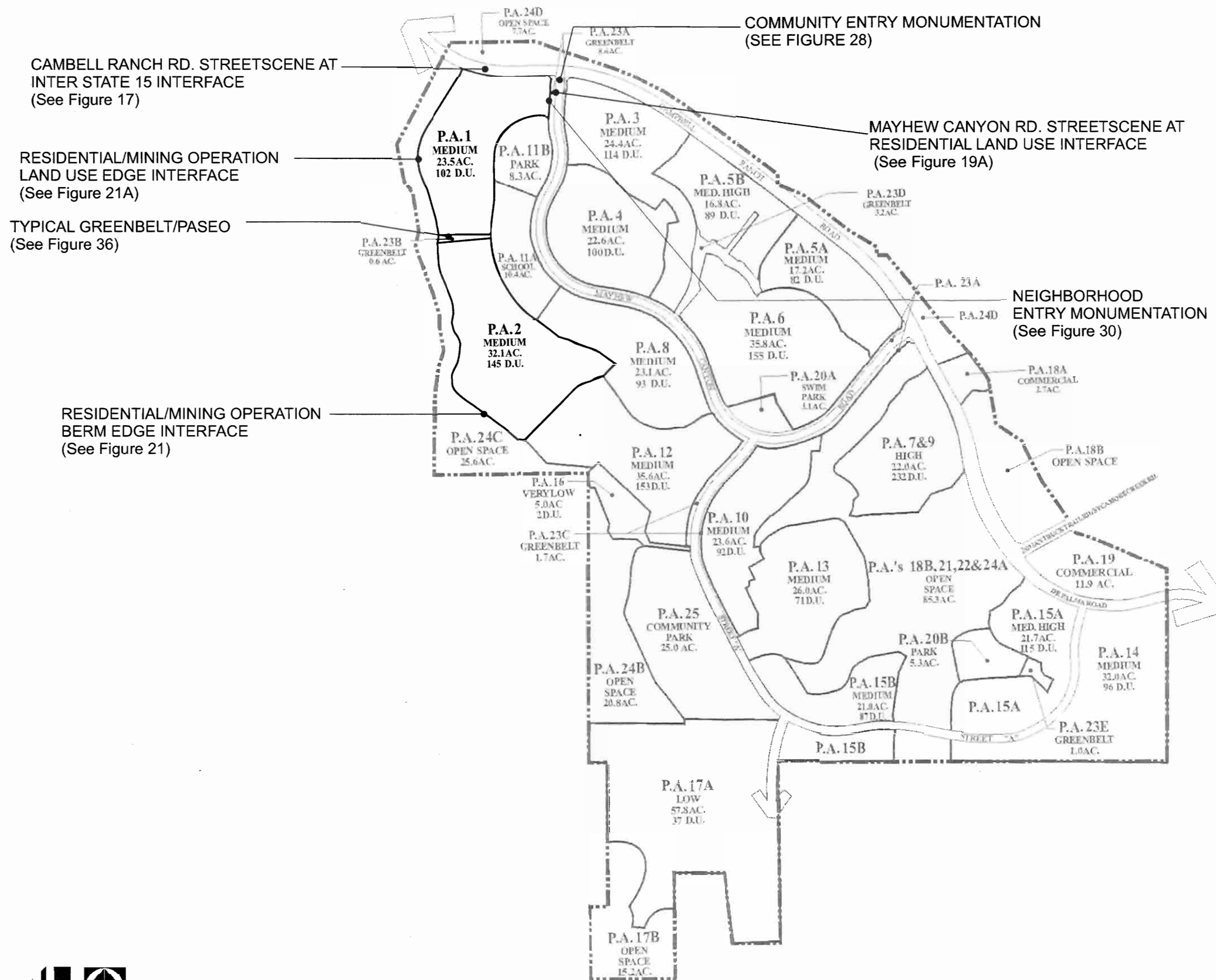
- 1) Access to Planning Area 1 will be provided from Mayhew Canyon Road and a local neighborhood street.
- 2) Neighborhood Entry statements are planned at access roads off of Mayhew Canyon Road (see Figure 30).
- 3) A Community Entry Monumentation statement is planned at the intersection of Mayhew Canyon Road and Campbell Ranch Road (see Figure 28).
- 4) Special roadway landscape treatments, such as those depicted in Figures 17 and 19A shall be provided along Mayhew Canyon Road and Campbell Ranch Road.
- 5) A landscape buffer is planned at the interface between the residential uses and the paseo greenbelt (see Figure 36).
- 6) A special landscape buffer treatment is provided at the interface between residential land uses and mining operations (Figure 21A).
- 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: Public Facilities Phasing Plan
III.A.6: Grading Plan
III.A.7: Open Space and Recreation Plan
III.A.8: Landscaping Plan

- 9) A non-transmitted plot plan for the Paseo Greenbelt shall be submitted and approved by the Planning Department prior to the recordation of any tracts in Planning Area 1.

PLANNING AREAS 1 & 2



LEGEND

PLANNING AREA 1
MEDIUM RESIDENTIAL
23.5 ACRES
102 DWELLING UNITS

PLANNING AREA 2
MEDIUM RESIDENTIAL
32.1 ACRES
145 DWELLING UNITS

CAMBELL RANCH RD. STREETSCENE AT INTER STATE 15 INTERFACE
(See Figure 17)

RESIDENTIAL/MINING OPERATION LAND USE EDGE INTERFACE
(See Figure 21A)

TYPICAL GREENBELT/PASEO
(See Figure 36)

RESIDENTIAL/MINING OPERATION BERM EDGE INTERFACE
(See Figure 21)

COMMUNITY ENTRY MONUMENTATION
(SEE FIGURE 28)

MAYHEW CANYON RD. STREETSCENE AT RESIDENTIAL LAND USE INTERFACE
(See Figure 19A)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure 30)



Figure 14A