

**2. Planning Area 2**

**a. Descriptive Summary**

Planning Area 2, as depicted in Figure 14A, provides for the development of 32.1 acres of medium density residential uses. A maximum total of 145 dwelling units are planned at a density of 4.5 du/ac (Density Range 2-5 du/ac).

**b. Land Use and Development Standards**

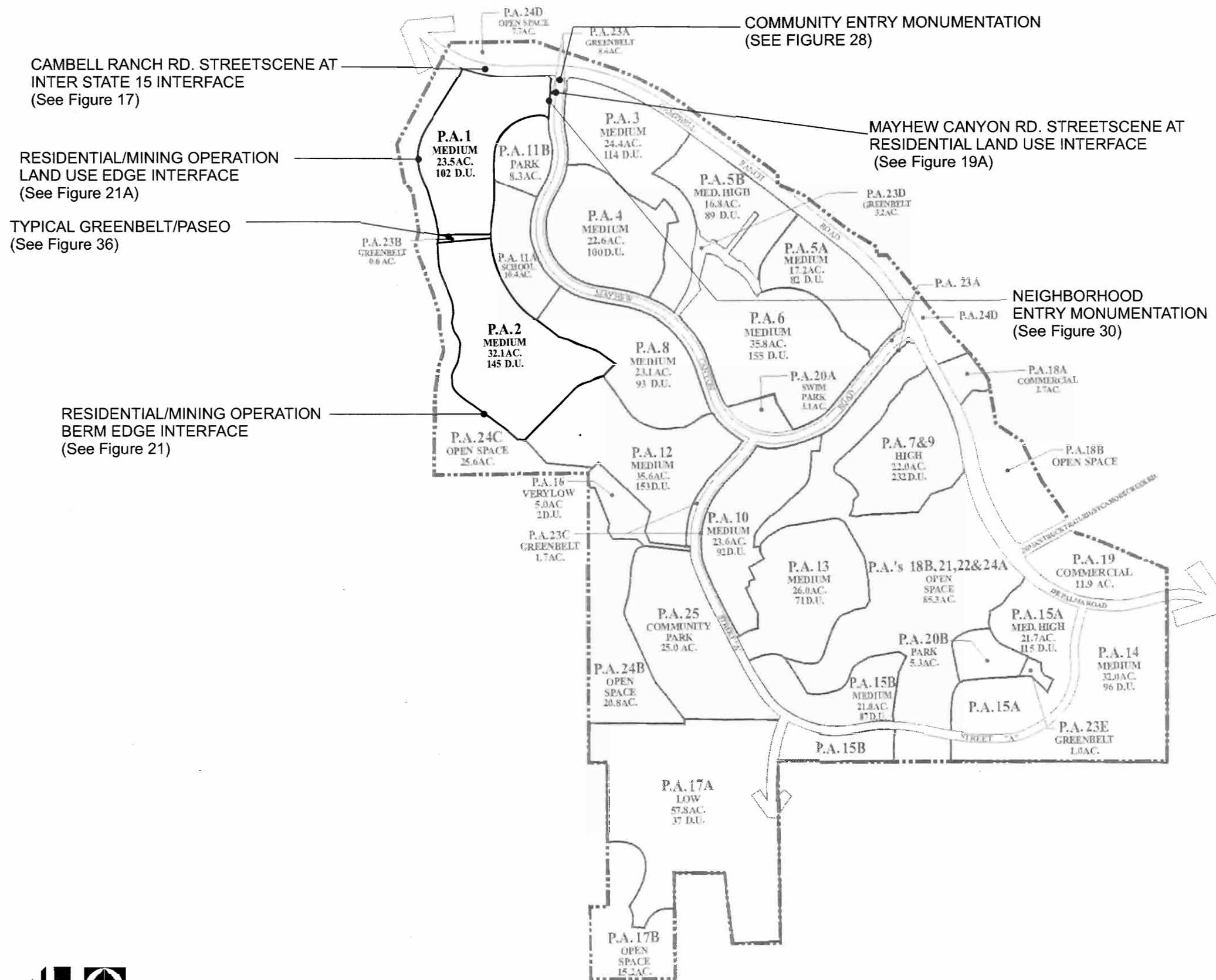
Please refer to Ordinance No. 348.3614. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Access to Planning Area 2 will be provided from Mayhew Canyon Road via a local neighborhood street.
- 2) Neighborhood Entry statements are planned at access roads off of neighborhood streets (see Figure 30).
- 3) A landscaped buffer/paseo is planned between the residential uses in Planning Area 1 and Planning Area 2 (see Figure 36).
- 4) A special landscape buffer treatment is provided at the interface between residential land uses and mining operations (Figure 21A).
- 5) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 6) 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: Public Facilities Phasing Plan
III.A.2: Circulation Plan	III.A.6: Grading Plan
III.A.3: Drainage Plan	III.A.7: Open Space and Recreation Plan
III.A.4: Water and Sewer Plans	III.A.8: Landscaping Plan
- 7) 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 2.

**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



Figure 14A