

7. Planning Area 7/9

a. Descriptive Summary

Planning Area 7/9, as depicted in Figure 14D, provides for the development of 22.0 acres of high density residential uses. A maximum total of 232 dwelling units are planned at a density of 10.5 du/ac (Density Range 9-12 du/ac). This multi-family residential site is isolated from other residential and commercial uses by the surrounding open space areas.

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 7/9 will be provided from Campbell Ranch Road.
- 2) A Neighborhood Community Entry Monumentation statement is planned at Campbell Ranch Road (see Figure 28).
- 3) Special roadway landscape treatments, such as those depicted in Figure 16 shall be provided along Campbell Ranch Road.
- 4) A special landscape buffer is planned at the interface between the residential uses and the open space areas (see Figure 25).
- 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) Portions of this Planning Area are underlain by the Silverado Formation, which is considered to be of high paleontological sensitivity. Therefore, earthmoving which impacts the sediments of the Silverado Formation should be monitored full-time. (See Section V.C.15., Historic and Prehistoric Resources, for additional information.)

- 8) Portions of this Planning Area are underlain by the Williams Formation, which is considered to be of low paleontological sensitivity, unless fine grained sediments are discovered. Earthmoving in the fanglomerates and sediments identified as the Williams Formation should be monitored on a part time schedule at the discretion of the paleontologist who is in charge of the grading monitoring. If fine grained sediments are discovered in the fanglomerates, grading should be monitored full-time.

PLANNING AREAS 7/9 & 8

