

2. Planning Area 2: Medium-High Density Residential

a. Descriptive Summary

Planning Area 2, as depicted in Figure 36, Planning Area 2, provides for development of 120 acres devoted to Medium-High Density residential uses. A maximum of 692 dwelling units are planned at a target density of 5.8 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.

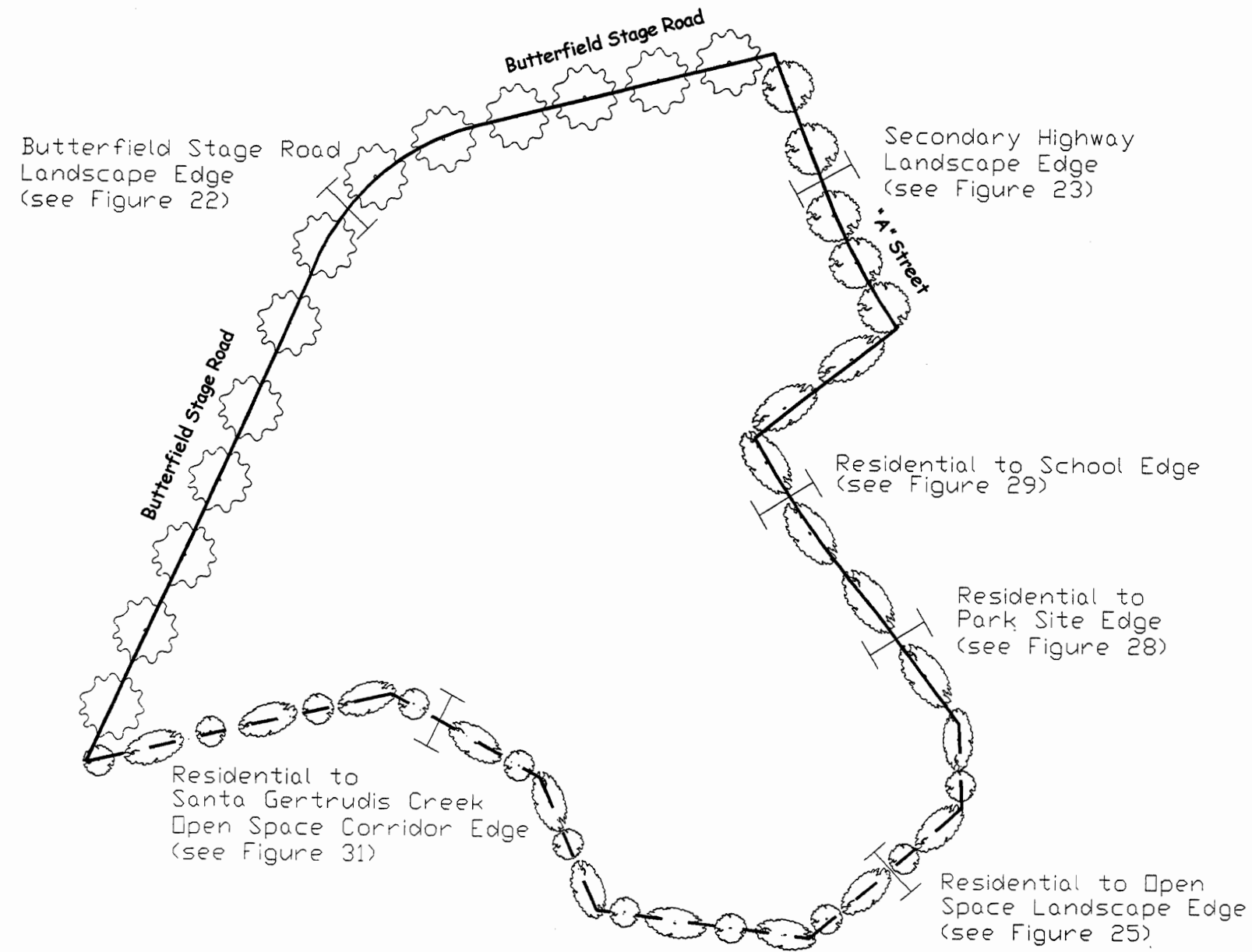
c. Planning Standards

- 1) Primary access to Planning Area 2 shall be provided from Butterfield Stage Road and from "A" Street east of Butterfield Stage Road (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 22, Butterfield Stage Road Landscape Edge, is planned along Butterfield Stage Road, adjacent to Planning Area 2.
- 3) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along "A" Street east of Butterfield Stage Road, adjacent to Planning Area 2.
- 4) A major community entry monument, as shown in Figure 21, Major Community Entry, Plan and Elevation, is planned at the intersection of Butterfield Stage Road at the southern project entry and at the intersection of Butterfield Stage Road and "A" Street.
- 5) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 2 from a proposed Arterial or Secondary Highway (Butterfield Stage Road).
- 6) A land use edge transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between the proposed residential uses in Planning Area 2 and adjacent off-site land uses to the east.

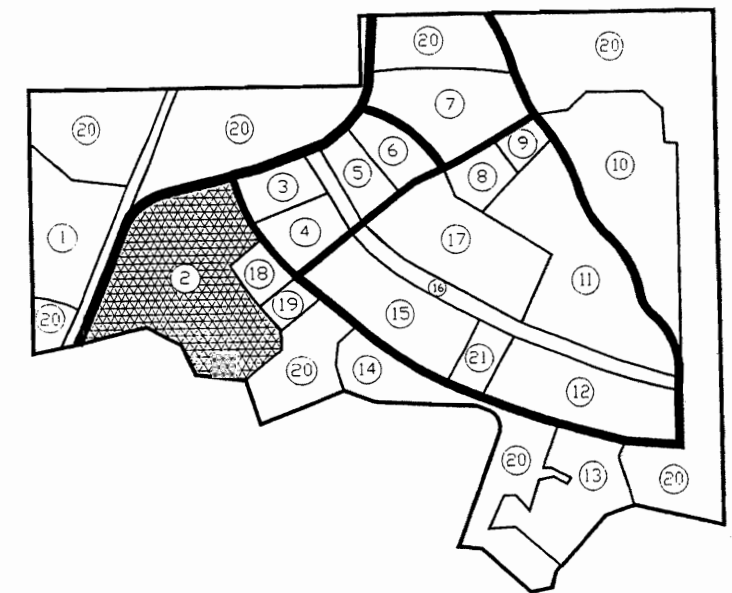
- 7) A land use transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between proposed residential uses in Planning Area 2 and the adjacent park site in Planning Area 19.
- 8) A land use transition, as shown in Figure 29, Residential to School Edge, shall serve as a buffer between proposed residential uses in Planning Area 2 and the elementary school site in Planning Area 18.
- 9) A land use edge transition, as illustrated in Figure 31, Residential to Santa Gertrudis Creek Open Space Corridor Edge, shall serve as a buffer between the proposed residential uses in Planning Area 2 and the adjacent off-site Santa Gertrudis Creek open space corridor.
- 10) Park improvements plans for the six acre local park within Planning Area 19 shall be submitted by the developer prior to the issuance of the 125th building permit in Planning Area 2. The local park shall be constructed and fully operable prior to the issuance of the 150th building permit in Planning Area 2.
- 11) 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 field biologist at the time of review and approval of implementing development applications for Planning Area 2.
- 12) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 13) 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 36
Planning Area 2



Planning Area 2
 120 acres
 692 dwelling units
 5.8 dwelling units per acre



JOHNSON RANCH

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