

12. **Planning Area 9: Medium Density Residential (5,500 sf)**

a. **DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure III.B-9, provides for development of 14.5 acres of Medium density residential homes on minimum 5,500 sf lots. A maximum of 62 dwelling units will be provided at an average target density of 4.3 du/ac (2-5 du/ac).

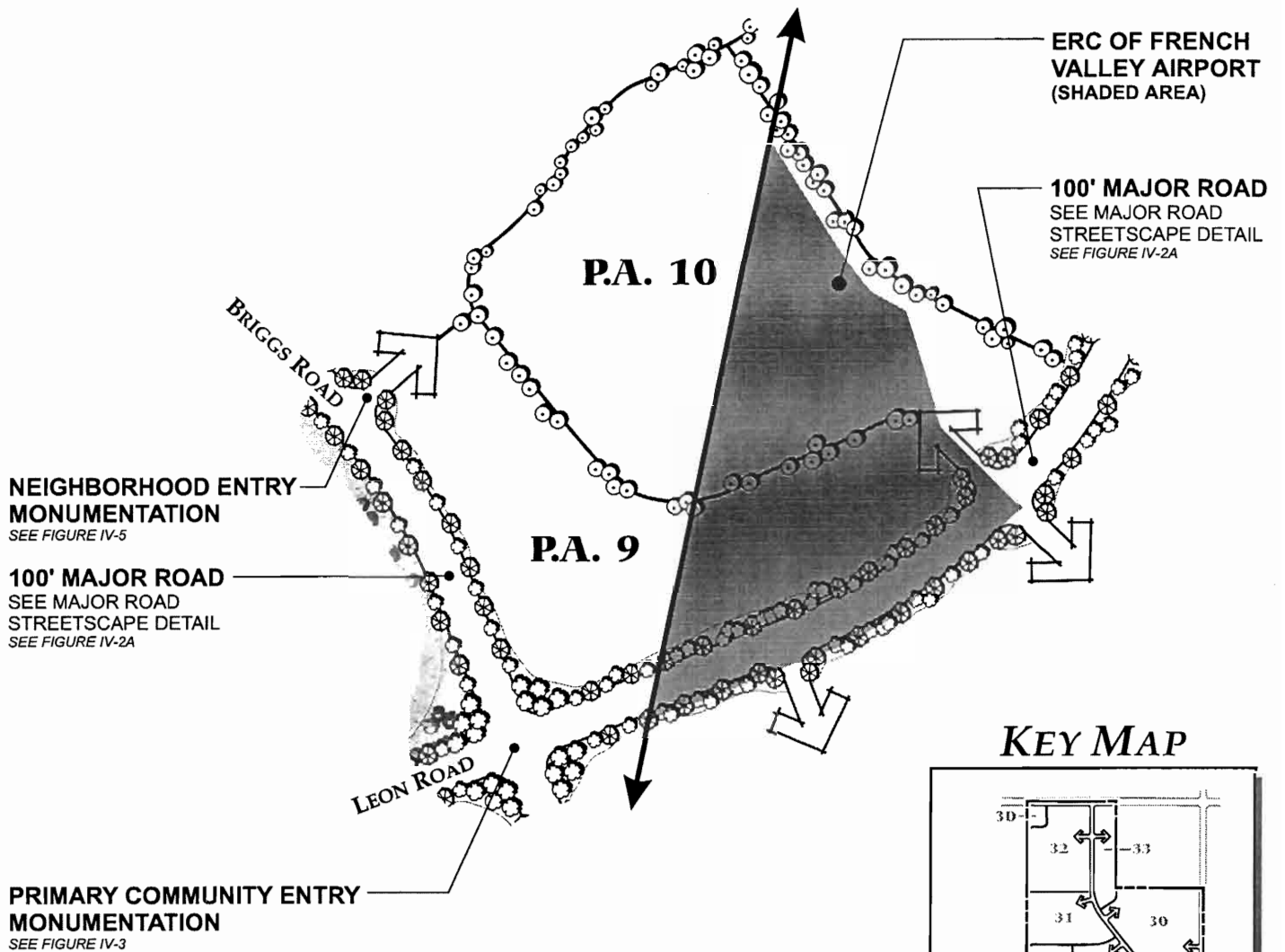
b. **LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_. (See Specific Plan Zone Ordinance Tab).

c. **PLANNING STANDARDS**

- 1) Primary access to Planning Area 9 shall be provided from Briggs and Leon Roads.
- 2) A Primary Community entry statement, as shown on Figure IV-3, is planned at the intersection of Briggs and Leon Roads.
- 3) Neighborhood entry statements, as shown on Figure IV-5, are planned at the entrances into Planning Area 9 from Briggs and Leon Roads.
- 4) Roadway landscape treatments, as shown on Figure IV-2A, *Major Highway Streetscape*, are planned along Briggs Road and Leon Road.
- 5) The total area of the *French Valley* Specific Plan identified as being within the Extended Runway Centerline of the French Valley Airport shall have a maximum overall gross density of 3.0 du/ac.
- 6) The use of Planning Area 9 as a school or church site shall be prohibited.
- 7) Planning Area 9 is located in the Traffic Pattern Zone of the French Valley Airport (a portion of Planning Area 9 is also located within the Extended Runway Centerline), and as such shall be subject to the following conditions:
  - Prior to recordation of any land division, or sale of the property to any entity exempt from the Subdivision Map Act, the project proponent(s) shall convey an avigation easement to the French Valley Airport.
  - Any outdoor lighting shall be hooded or shielded to prevent spillage of lumens or reflections into the sky.
  - Noise attenuation measures shall be incorporated into building construction to ensure interior noise levels do not exceed 45 decibels.

- The heights of all structures shall comply with Federal Aviation Regulations Part 77.
  - Uses that produce, store, or process explosive or flammable materials shall be prohibited. In addition, any use that would generate electrical interference with aircraft instrumentation or navigational devices shall be prohibited.
- 8) Please refer to Section IV for specific *Design Guidelines* and other related design criteria.
- 9) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:
- |   |   |
|---|---|
| III.A.2: Specific Land Use Plan         | III.A.7: Grading Plan                                   |
| III.A.3: Circulation Plan               | III.A.8: Public Facility Sites and Project Phasing Plan |
| III.A.4: Drainage Plan                  | III.A.9: Landscaping Plan                               |
| III.A.5: Water and Sewer Plans          | III.A.10: Comprehensive Maintenance Plan                |
| III.A.6: Open Space and Recreation Plan |   |



### KEY MAP

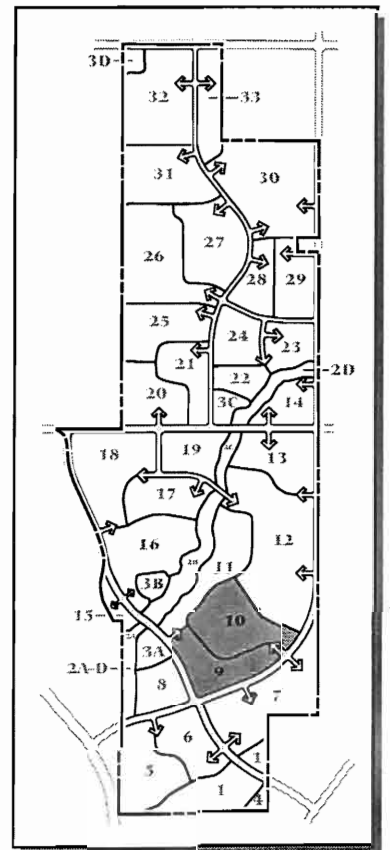


FIGURE III.B-9

## PLANNING AREAS 9 & 10

### PA 9

#### MEDIUM

(5,500 S.F. MIN.)

14.5 AC - 4.3 DU/AC - 62 DU'S

### PA 10

#### MEDIUM

(6,000 S.F. MIN.)

20.6 AC - 4.5 DU/AC - 93 DU'S

# French Valley

TUCALOTA HILLS ASSOCIATES LLC  
19800 MACARTHUR BLVD. SUITE 700  
IRVINE, CA 92612

