

Specific Plan No. 284A4

Quinta Do Lago Specific Plan

Prepared For:



TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Riverside County Transportation & Land Management Agency
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Riverside, CA 92502

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Date:

April 4, 2019

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The Quinta Do Lago Specific Plan can be briefly summarized as follows:

TABLE I

Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS/ACRE	MAXIMUM DWELLING	PERCENTAGE
RESIDENTIAL				
Very High Density Residential (VHDR)	11.0 12.9	16.0	147 206	2% 3%
Medium High Density Residential (MHDR) (4,500)	18.0 53.9	7.8 5.9	140 206	4% 11%
Medium Density Residential (MDR) High (5,000 s.f.)	33.0 204.4	5.6 4.1	185 796	7% 43%
Medium (6,000 s.f.)	34.5	4.3	147	7%
Medium (7,200 s.f.)	184.7	3.6	665	39%
Subtotal	281.2 271.2	4.6 4.9	1,284 1,318	59% 58%
COMMERCIAL				
Commercial/Business Park Commercial Retail (CR)	45.3 50.6	—	—	10% 11%
Industrial Park Light Industrial (LI)	38.8 39.6	—	—	8%
Office/Industrial Park Business Park (BP)	12.2 12.7	—	—	3%
Subtotal	96.3 102.9	—	—	21% 22%
OTHER				
School Public Facilities (PF)	10.0 12.0	—	—	2% 3%
Parks Open Space-Recreation (OS-R) or Parks	23.7 27.5	—	—	5% 6%
Meadow/Greenbelt Open Space-Conservation (OS-C) or Greenbelt	22.4 27.8	—	—	5% 6%

The Quinta Do Lago Specific Plan can be briefly summarized as follows:

TABLE I

Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS/ACRE	MAXIMUM DWELLING	PERCENTAGE
Major Roads	32.3 28.7	—	—	7% 6%
Community Facilities	4.2	—	—	1%
Subtotal	92.6 96.0	—	—	20%
TOTAL	470.1	2.7 2.8	1,284 1,318	100%

23) Construction of certain public facilities and infrastructural requirements (such as schools, sewers, water, roadways, among others) may be financed through a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.

TABLE II
Detailed Land Use Summary

LAND USE	PLANNING AREA(S)	ACRES	DENSITY RANGE	DWELLING DENSITY	DWELLING UNITS
RESIDENTIAL					
High Multi-Family Very High Density Residential (VHDR)	11	11.0 12.9	8-14-16-20	13.4 16.0	147 206
Medium (4,500 s.f.) Medium High Density Residential (MHDR)	6	16.0 17.1	5-8	7.8 6.3	140
	8	20.9		5.7	119
	10	15.5 15.9		5.5 5.7	86 90
Medium High (5,000 s.f.)	8	17.5	5-8	5.6	99
Medium (6,000 s.f.)	13	34.5	2-5	4.3	147
Medium (7,200 s.f.) Medium Density Residential (MDR)	7	37.6 35.4	2-5	3.8	142 134
	9	28.6 29.5		3.8	108
	13	28.1		4.6	129
	14	14.7 18.6		5.0 3.8	73 70
	15	27.1 22.5		3.1 3.8	83 85
	18	36.1 39.6		3.8	136 150
Subtotal		281.2 271.2		4.6 4.9	1,284 1,318
NON-RESIDENTIAL					
Commercial/Business Park Commercial Retail (CR)	3	9.9 10.9			
	4	19.4 19.2			
	22	16.0			
Industrial Park Light Industrial (LI)	2	38.8 39.6			

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

TABLE II
Detailed Land Use Summary
 (continued)

LAND USE	PLANNING AREA(S)	ACRES	DENSITY RANGE	DWELLING DENSITY	DWELLING UNITS
Office/Industrial Park Business Park (BP)	1	12.2 12.7			
School Public Facilities (PF)	16	10.0 12.0			
Parks Open Space-Recreation (OS-R) or Parks	5 7 9 13	7.5 7.7 1.2 0.6 1.4			
Meadow/Greenbelt Open Space-Conservation (OS-C) or Greenbelt	6 12A 12B	0.4 0.9 9.3 12.5 12.7 14.4			
Community Facilities/R.V. Parking/Storage Site	23	4.2			
Subtotal		156.6 170.2			
Major Roads		32.3 28.7			
TOTAL		470.1		2.7 2.8	1,284 1,318

5. Public Facility Sites and Project Phasing

a. Public Facility Phasing description

In order to ensure timely development of public facilities, a Phasing Plan has been prepared for the proposed school, parks, meadow and community facilities area located within Planning Areas 5, 6, 7, 9, 12A, 12B, 13, 16, 17, 21 and 23.

b. Public Facility Phasing Schedule

Public Facilities shall be constructed by the Master Developer and shall be phased as provided by the Public Facilities Phasing Table (Table III) as follows:

TABLE III
Public Facilities Phasing

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES & REQUIREMENTS
5	Park	7.5 7.7 acres	Plans shall be submitted with the 1st Tract Map of Phase I. Construction shall be completed prior to any construction in Phase II.
6	Park Greenbelt	0.9 1.5 acres	Plans shall be submitted with the Planning Area 6 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning
7	Park	1.2 acres	Plans shall be submitted with the Planning Area 7 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 7.
23	Community Facilities	4.2 4.5 acres	The site shall be available and deliverable prior to issuance of the last building permit for Phase I.
9	Park	0.6 acres	Plans shall be submitted with the Planning Area 9 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 9.
13	Park	1.4 acres	Plans shall be submitted with the Planning Area 13 Tract Map. Construction shall be completed prior to issuance of the last building permit for Planning Area 13.
16	School	10.0 12.0 acres	Plans and construction shall be at the discretion of the School District.

1. **Open Space and Recreation Plan**

a. **Open Space and Recreation Plan Description**

An important element of the Quinta Do Lago community is the Open Space and Recreation Plan. The plan provides a variety of recreational opportunities for all residents of the Quinta Do Lago community to enjoy. A complete description of proposed recreational facilities is included within Section IV, *Design Guidelines*. The various proposed open space amenities offer residents both passive and active recreational opportunities and further serve to distinguish Quinta Do Lago.

The overall Open Space and Recreation Concept is illustrated in Figure III-10. The elements and acreages of the program are identified in Table V.

TABLE V
Open Space/Recreation Plan

<u>Community Passive and Active Recreation Opportunities</u>	<u>Acreage</u>
<u>Active</u>	
• Community Parks	15.5 19.3
• Neighborhood Park	5.0
• <u>Neighborhood Mini-Parks</u>	3.2 3.2
SUBTOTAL	23.7 27.5
<u>Passive</u>	
• Meadow	22.0 26.9
• Greenbelts	0.4 0.9
• <u>Roadway Paseos</u>	10.0
SUBTOTAL	32.4 37.8
TOTAL	57.7 65.3

The County’s Ordinance implementing the State’s Quimby Ordinance (regulating parkland requirements) provides that 10.1 acres of parkland be provided to serve 1,318 dwelling units. By providing ~~23.7~~ 27.5 acres of active recreational area as well as ~~32.4~~ 37.8 acres of usable passive open space, Quinta Do Lago surpasses these standards by a significant margin.

TABLE III
Public Facilities Phasing
 (continued)

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES & REQUIREMENTS
17	Park	5.0 acres	Plans shall be submitted with the 1st Tract Map of Phase II. Construction shall be completed prior to the issuance of the 350th building permit in Phase II.
12A 12B	Meadow	22.0 26.9 acres	Plans shall be submitted with the 1st Tract Map of Phase III. Construction shall be completed prior to the issuance of the last building permit of Phase III.
21	Park	8.0 11.6 acres	Plans shall be submitted with the 1st Tract Map of Phase III. Construction shall be completed prior to the issuance of the 290th building permit in Phase III.

c. Project Phasing Plan Description

The proposed project has three phases to be developed over a 10-year period in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. (See Figure III-8, *Phasing Plan*, and Table IV, *Project Phasing Plan*.)

d. Project Phasing Standards

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the respective tract, shall be submitted to the County Planning Department for approval. The improvement plans shall include but not be limited to:
 - Final Grading Plan
 - Irrigation Plans certified by a landscape architect
 - Fence Treatment Plans
 - Special Treatment/Buffer Area Treatment Plans
- 2) Each planning area shall include development of adjacent landscape development zones and applicable infrastructure.

TABLE IV
Project Phasing Plan

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium High Density Residential (MDR) (4,500-s.f.)	6 8	18.0 17.1 20.9	140 107 119
Medium High Residential (5,000-s.f.)	8	17.5	99
Medium Density Residential (7,200-s.f.)	7	37.6 35.4	142 134
Office/Industrial Park Business Park (BP)	1	12.2 12.7	—
Commercial/Business Park Commercial Retail (CR)	3 23	9.9 10.9 4.5	—
Park Open Space—Recreation (OS-R)	5	7.5 7.7	—
Park	7	1.2	
Greenbelt	6	0.4 0.9	
Communities Facilities Site	23	4.2	
Subtotal		108.5 111.3	381 360
PHASE II			
Medium High Density Residential Density (MHDR) (5,000-s.f.)	10	15.5 15.9	86 90
Medium High Residential (6,000-s.f.)	13	34.5	147
Medium Density Residential (MDR) (7,200-s.f.)	9 13 15 14	28.6 29.5 28.1 27.1 22.5 14.7 18.6	108 112 129 83 85 73 70
Industrial Park Light Industrial (LI)	2	38.8 39.6	—
Commercial/Business Park Commercial Retail (CR)	4	19.4 19.2	




III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371







TABLE IV
Project Phasing Plan
 (continued)

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
Park Open Space—Recreation (OS-R)	17	5.0	—
Park	9 13	0.6 1.4	
School Public Facilities (PF)	16	10.0 12.0	—
Subtotal		195.6 192.4	497 486
PHASE III			
Very High Density Multi-Family Residential (VHDR)	11	11.0 12.9	147 206
Medium Density Residential (MDR) (7,200 s.f.)	18 19 20	36.1 39.6 19.6 16.2 21.0 14.5	136 150 44 61 79 55
Commercial/Business Park Commercial Retail (CR)	22	16.0	—
Meadow Open Space—Conservation (OS-C)	12A 12B	9.3 12.5 12.7 14.4	—
Park Open Space—Recreation (OS-R)	21	8.0 11.6	—
Subtotal		133.7 137.7	406 472
Roads	—	32.3 28.7	—
PROJECT TOTAL		470.1	1,318

STATISTICAL ABSTRACT

LAND USE	ACREAGE	DU/AC	DU
 Medium Density Residential (MDR)	204.4	3.9	796
 Medium High Density Residential (MHDR)	53.9	5.9	316
 Very High Density Residential (VHDR)	12.9	16.0	206

RESIDENTIAL TOTAL	271.2	4.9	1,318
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LAND USE	ACREAGE
 Commercial Retail (CR)	50.6
 Light Industrial (LI)	39.6
 Business Park (BP)	12.7
 Public Facilities (PF)	12.0
Open Space	
 Conservation (OS- C)	27.8
 Recreation (OS- R)	27.5
Major Roads	28.7

NON-RESIDENTIAL TOTAL	198.9
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PROJECT TOTAL	470.1
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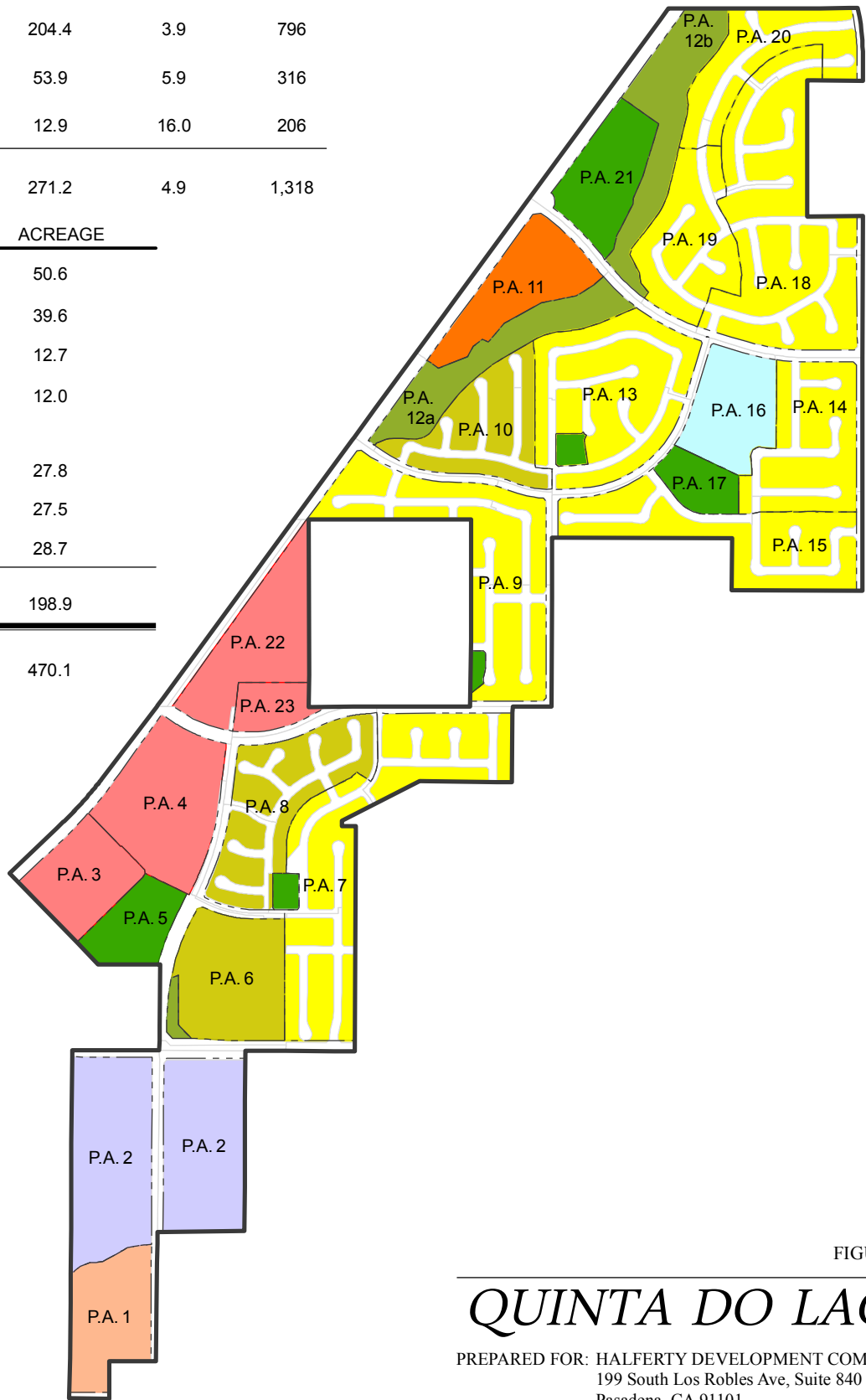


FIGURE III-1

QUINTA DO LAGO

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NOT TO SCALE

1. **Planning Area 1: ~~Office/Industrial Park Business Park (BP)~~**

a. **Descriptive Summary**

Planning Area 1, as depicted in Figure III-11, provides for development of ~~12.2-12.7~~ **12.7** acres of ~~Office/Industrial Park Business Park (BP)~~ **Office/Industrial Park Business Park (BP)** uses. Typical uses within this planning area shall include industrial and manufacturing uses such as food, lumber, paper and textile products, as well as service and commercial ~~uses~~ **uses** such as banks, laboratories and exercise centers. All land uses within Planning Area 1 shall be consistent with A.L.U.C. policies affecting areas within the adopted airport influenced areas. Compliance with all federal, state and local guidelines and requirements for the containment of all stored on-site hazardous materials shall be strictly adhered to.

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 1 will be provided from Auld Road and Leon Road.
- 2) An ~~industrial business park~~ **industrial business park** entry is planned, as shown in Figure IV-19, at the entrance to Planning Area 1 from Auld Road.
- 3) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Auld Road and Leon Road.
- 4) A special edge treatment, as shown in Figure IV-10, is planned along the west property boundary to serve as a buffer zone between the ~~Office/Industrial Park Business Park (BP)~~ **Office/Industrial Park Business Park (BP)** uses in Planning Area 1 and adjacent, off-site land uses.
- 5) A portion of the San Diego Aqueduct, along with several utility easements (varying in width) run through Planning Area 1 in a north-south direction. All development within this area shall be in accordance with the recommendations set forth by the appropriate governing agencies.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) 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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 1

BUSINESS PARK (BP)
12.7

KEY MAP

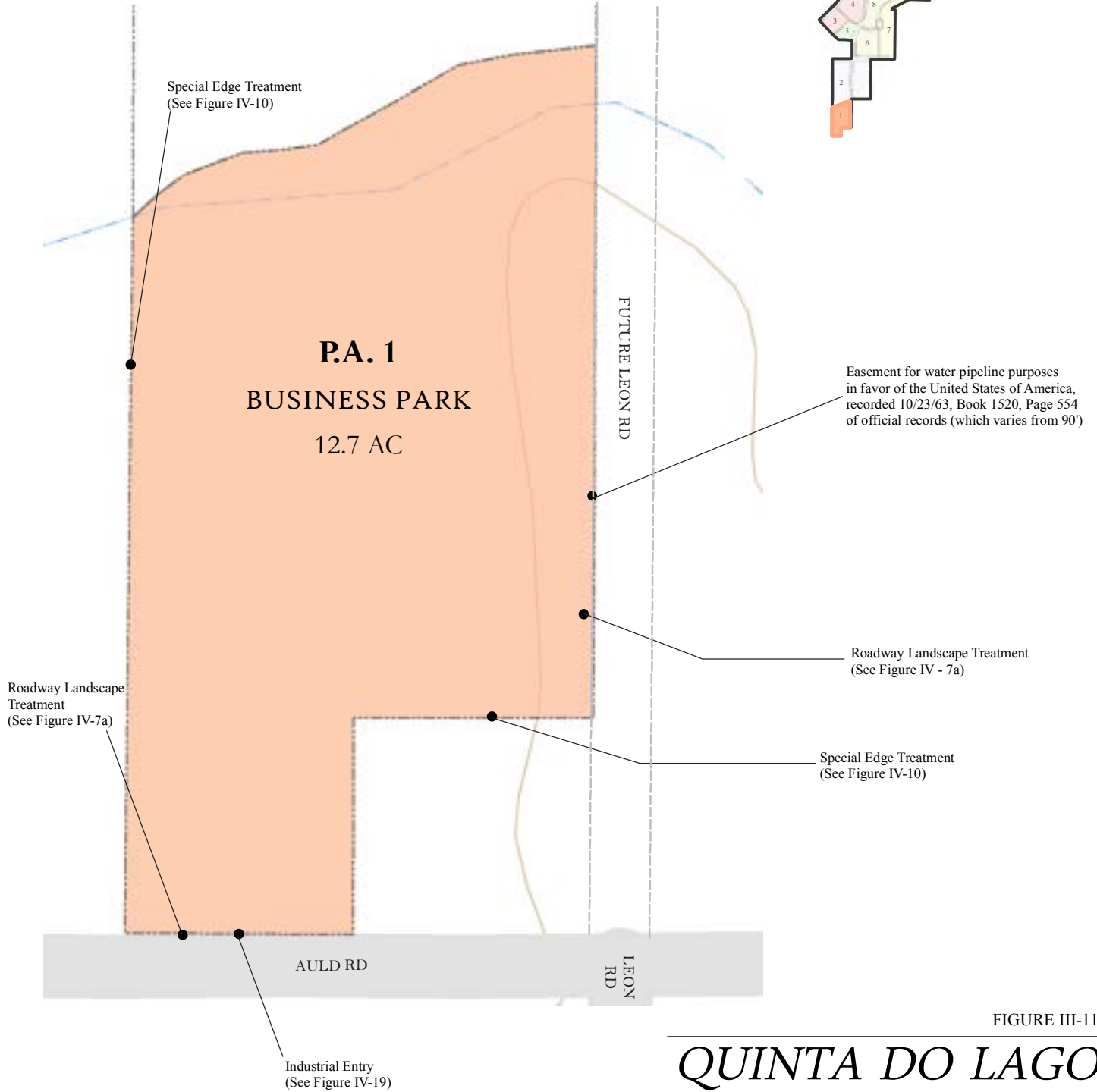
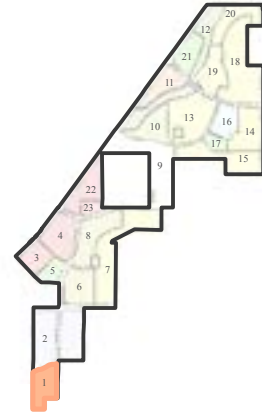


FIGURE III-11

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2. **Planning Area 2: Industrial Park Light Industrial (LI)**

a. **Descriptive Summary**

Planning Area 2, as depicted in Figure III-12, provides for development of ~~38.8~~39.6 acres devoted to ~~Industrial Park~~ Light Industrial (LI) uses. Typical uses within this planning area shall include industrial and manufacturing uses such as food, lumber, paper and textile products, as well as service and commercial uses such as banks, laboratories and exercise centers. All land uses within Planning Area 2 shall be consistent with A.L.U.C. policies affecting areas within the adopted airport influenced areas. Compliance with all federal, state and local guidelines and requirements for the containment of all stored on-site hazardous materials shall be strictly adhered to.

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 2 will be provided from Benton Road.
- 2) An industrial entry is planned, as shown in Figure IV-19, at the intersection of Benton Road and Leon Road at the entrance into Planning Area 2.
- 3) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Leon Road.
- 4) A special edge treatment is planned along the east and west property boundaries as shown in Figure IV-10, serving as a buffer zone between the ~~Industrial Park~~ Light Industrial (LI) uses in Planning Area 2 and the adjacent, off-site land uses.
- 5) A portion of the San Diego Aqueduct and several utility easements (varying in width) run through Planning Area 2 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) 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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 2

LIGHT INDUSTRIAL (LI)
39.6 AC

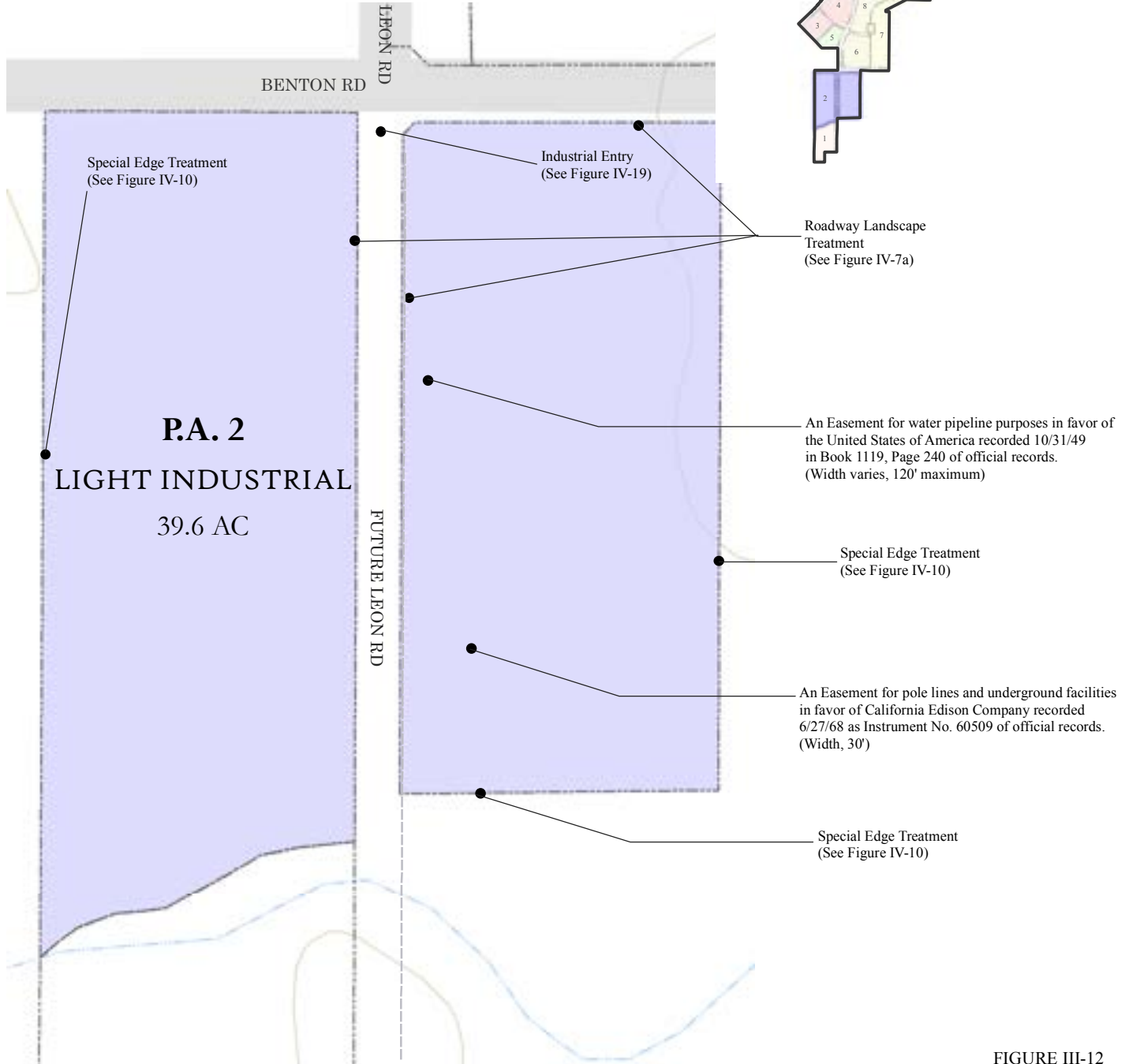
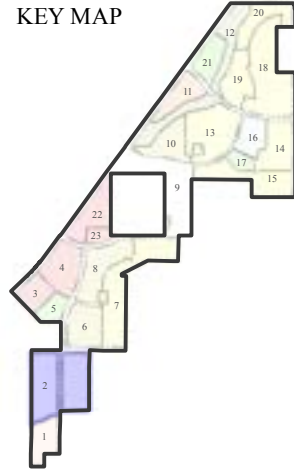


FIGURE III-12

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3. **Planning Area 3: ~~Commercial/Business Park Commercial Retail (CR)~~**

a. **Descriptive Summary**

Planning Area 3, as depicted in Figure III-13, provides for development of ~~9.9~~ 10.9 acres devoted to ~~Commercial/Business Park Commercial Retail (CR)~~ uses. Typical uses within this planning area shall include restaurants, appliance stores, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 3 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

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 3 will be provided from Winchester Road and Street “B”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Winchester Road and Street “B”.
- 3) A special edge treatment, as shown in Figure IV-10, is planned along the south property boundary, serving as a buffer zone between the ~~Commercial/Business Park Commercial Retail (CR)~~ uses in Planning Area 3 and the adjacent, off-site land uses.
- 4) Roadway landscape treatments, as shown in Figures IV-6a and IV-7a, are planned along Winchester Road and Street “B”, respectively.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the ~~Commercial/Business Park Commercial Retail (CR)~~ uses in Planning Area 3 and the adjacent ~~park Open Space—Recreation (OS-R)~~ uses proposed for Planning Area 5.
- 6) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

III. Specific Plan

7) Please refer to Section IV., for specific Design Guidelines and other related

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

design criteria.

8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 3

COMMERCIAL RETAIL (CR)
10.9 AC

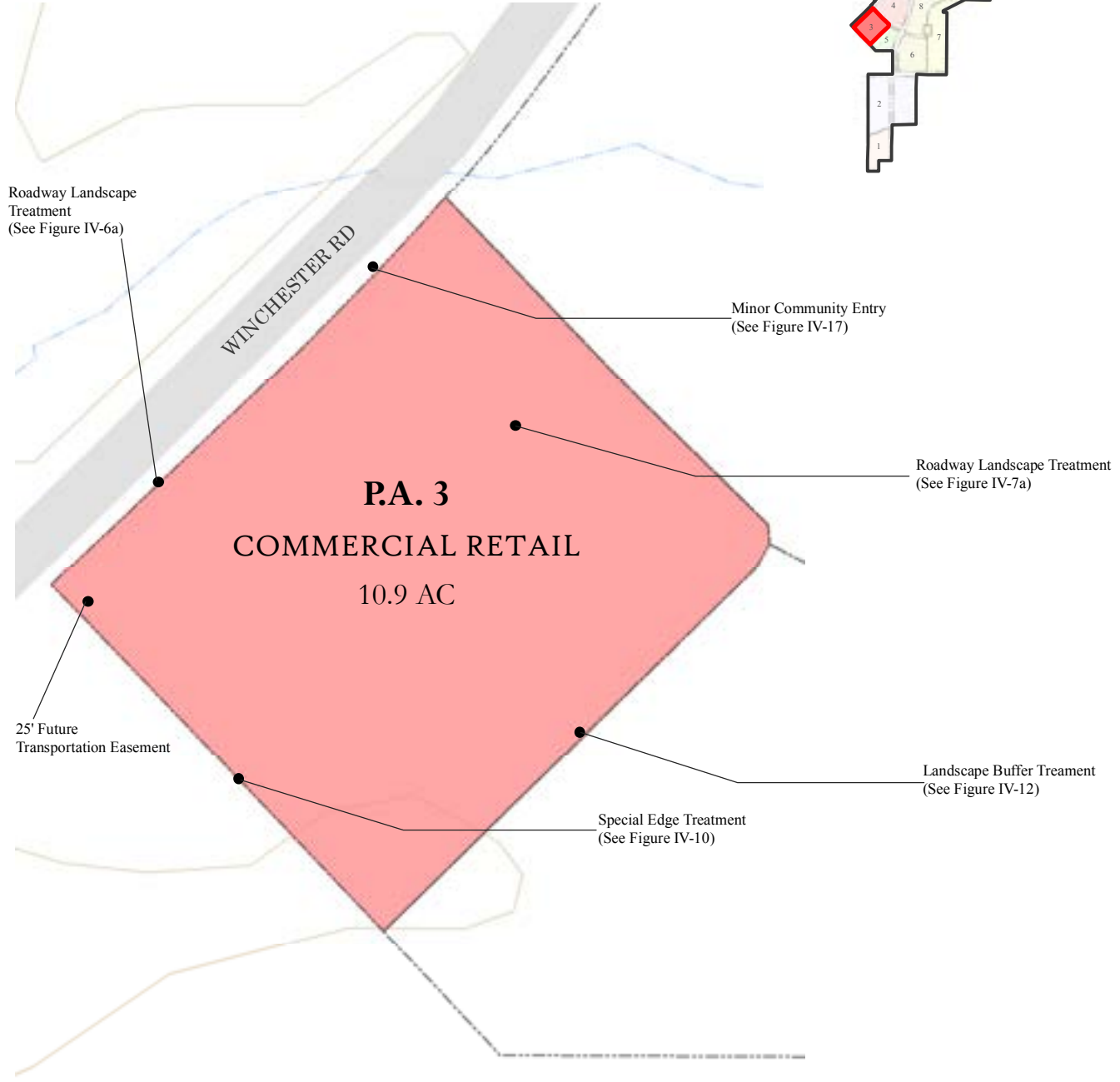
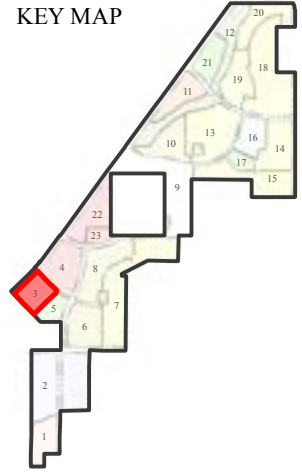


FIGURE III-13

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual layout will be determined in conjunction with plot plan submittal.



4. **Planning Area 4: ~~Commercial/Business Park~~ Commercial Retail (CR)**

a. **Descriptive Summary**

Planning Area 4, as depicted in Figure III-14, provides for development of ~~19.4~~19.2 acres devoted to ~~Commercial/Business Park~~ Commercial Retail (CR) uses. Typical uses within this planning area shall include restaurants, appliance stores, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 4 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

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 4 will be provided from Winchester Road, Street “A” and Street “B”.
- 2) A major ~~community commercial Retail (CR)~~ entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Thompson Road.
- 3) A minor ~~community commercial Retail (CR)~~ entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street “A” and the intersection of Winchester Road and Street “B”.
- 4) Roadway landscape treatments, as shown in Figures IV-5, IV-6a and IV-7a, are planned along Thompson Road, Winchester Road and Streets “A” and “B”, respectively.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

6) Several utility easements (varying in width) run through Planning Area 4 in a north-south direction. All development within this area must be in accordance with the recommendation set forth by California Edison.

7) Please refer to Section IV., for specific Design Guidelines and other related

III.A.1: Specific Land Use Plan III.A.5: Public Sites and Project 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

design criteria.

8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 4

COMMERCIAL RETAIL (CR)
19.2 AC

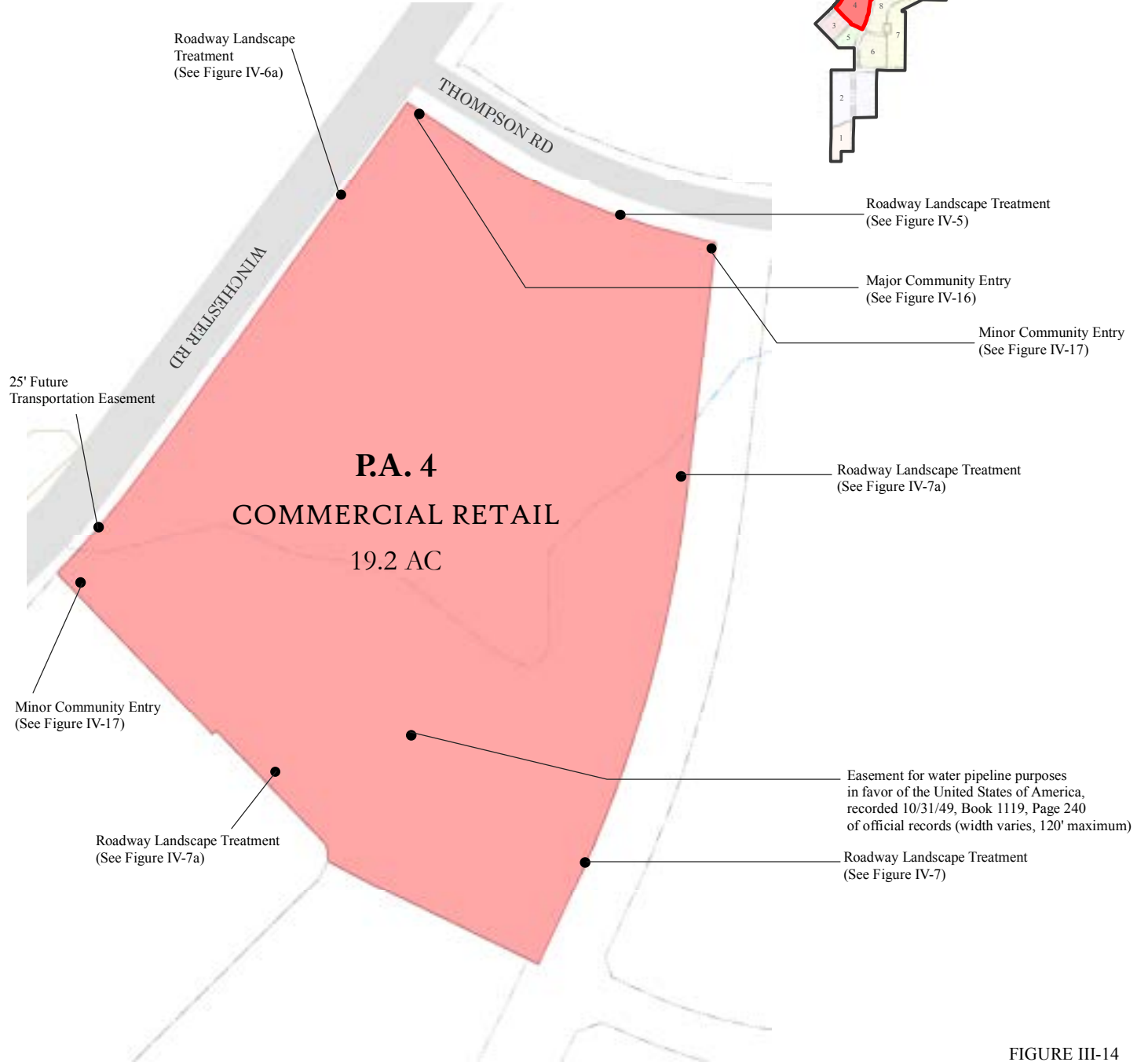
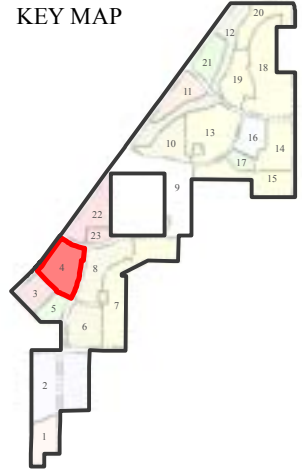


FIGURE III-14

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N



NOT TO SCALE

5. Planning Area 5: ~~Community Park Open Space—Recreation (OS-R)~~

a. Descriptive Summary

Planning Area 5, as depicted in Figure III-15, provides for development of ~~7.5~~ 7.7 acres ~~as a community park for Open Space—Recreation (OS-R) uses~~. Planning Area 5 will be landscaped and will include such amenities as a softball field, basketball courts, volleyball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-24, Landscape Design Guidelines.

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 5 will be provided from Street “A” and Street “B”.
- 2) The park plan will be further delineated as shown in Figure IV-24.
- 3) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the ~~park~~ Open Space—Recreation (OS-R) uses area in Planning Area 5 and the adjacent ~~Commercial/Business-Park Commercial Retail (CR)~~ uses in Planning Area 3.
- 4) A special edge treatment, as shown in Figure IV-12, is planned along the southern property boundary, serving as a buffer zone between the ~~park~~ Open Space—Recreation (OS-R) uses in Planning Area 5 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street “A” and Street “B”.
- 6) Several utility easements (varying in width) run through Planning Area 5 in a north-south direction. All development within this area must be in accordance with the recommendations set forth by the appropriate governing agencies.
- 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 Stand-

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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 5

OPEN SPACE-RECREATION (OS-R)
7.7 AC

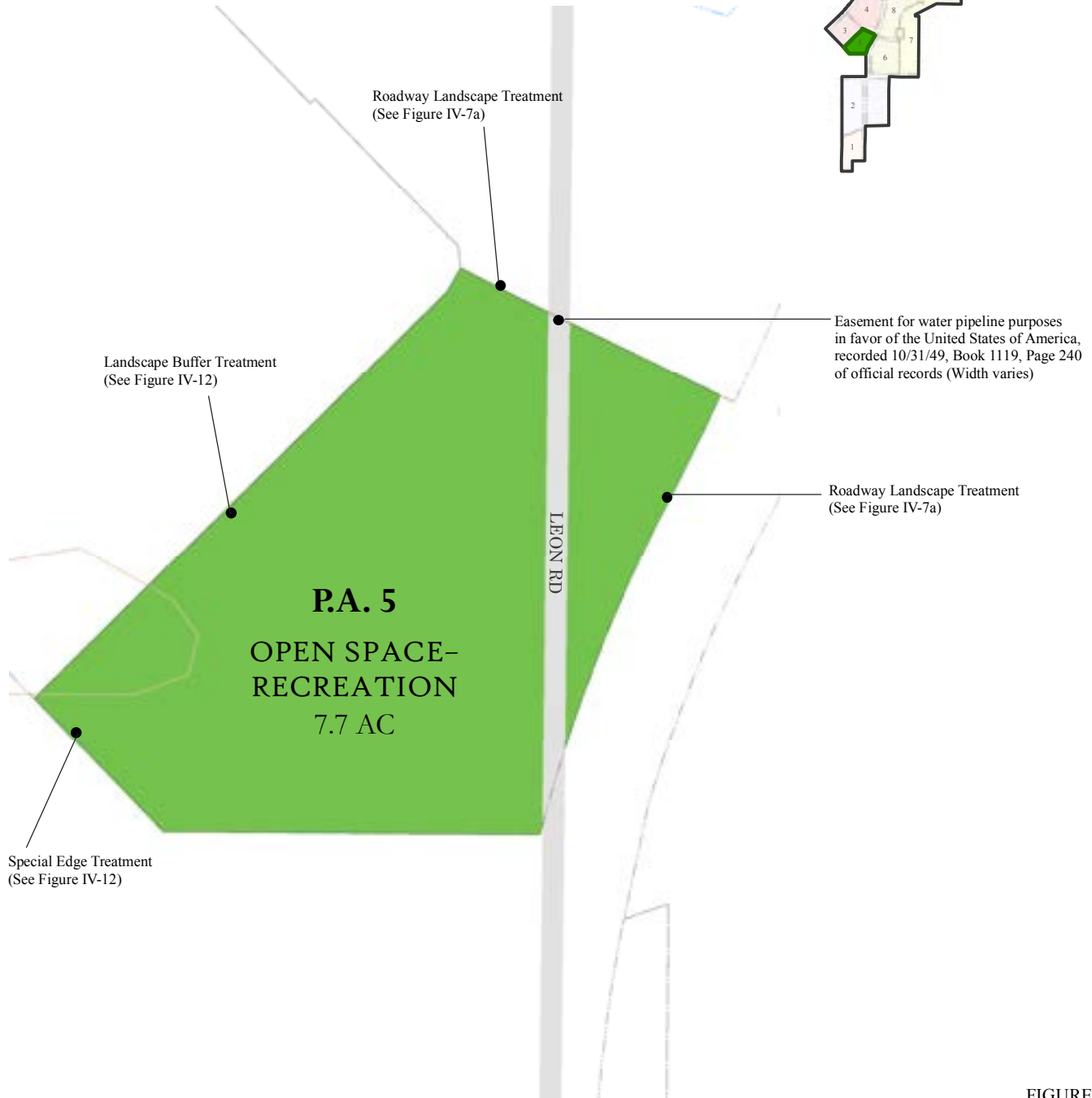
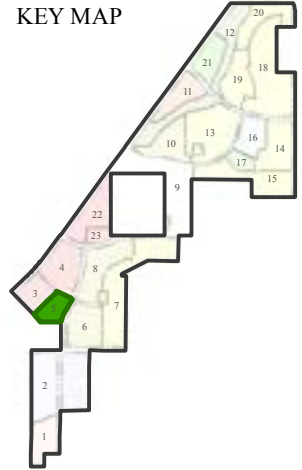


FIGURE III-15

QUINTA DO LAGO

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual layout will be determined in conjunction with plot plan submittal.



**6. Planning Area 6: Medium High Density Residential (4,500 s.f.) (MHDR)/
Greenbelt**

a. Descriptive Summary

Planning Area 6, as depicted in Figure III-17, provides for development of ~~16.0~~ 17.1 acres devoted to Medium High Density Residential (MHDR) (5-8 du/ac) uses and a ~~0.9~~ ~~01.5~~ acre greenbelt. Density within Planning Area 6 is a maximum of 8 dwelling units per acre. **A maximum of 107 dwelling units are planned at a target density of 6.3 du/ac. Lot sizes will be a minimum of 4,500 square feet.** A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and street scene is presented in Section IV.B, *Architectural Guidelines*. Figure IV-27, *Typical Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 6.

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 6 will be provided from Street “A”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Benton Road and Street “A”.
- 3) Neighborhood entry treatments, as shown in Figure IV-18, will be located along Street “A” at the entrances into Planning Area 6.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the greenbelt and adjacent residential uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Street “A”.
- 6) Siting of residential units within Planning Area 6 typically will be arranged in a 5 or 7 unit neighborhood cluster. (See Figure IV-27, *Typical Residential Cluster*.) More conventional lotting layouts are allowed but will require

additional private open space within yards and will result in lower density and yield than shown in Table II of this document.

- 7) Product sizes within Planning Area 6 will range from 960 to 1,365 square feet (not including garage). The maximum building footprint (with garage) shall be 2,500 square feet. The maximum second story coverage shall be 1,000 square feet.
- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

- 9) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 6

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
 17.1 AC
 5-8 DENSITY RANGE
 6.3 TARGET DENSITY
 107 DU
 MINIMUM 4,500 S.F. LOTS

GREENBELT
 0.9 AC

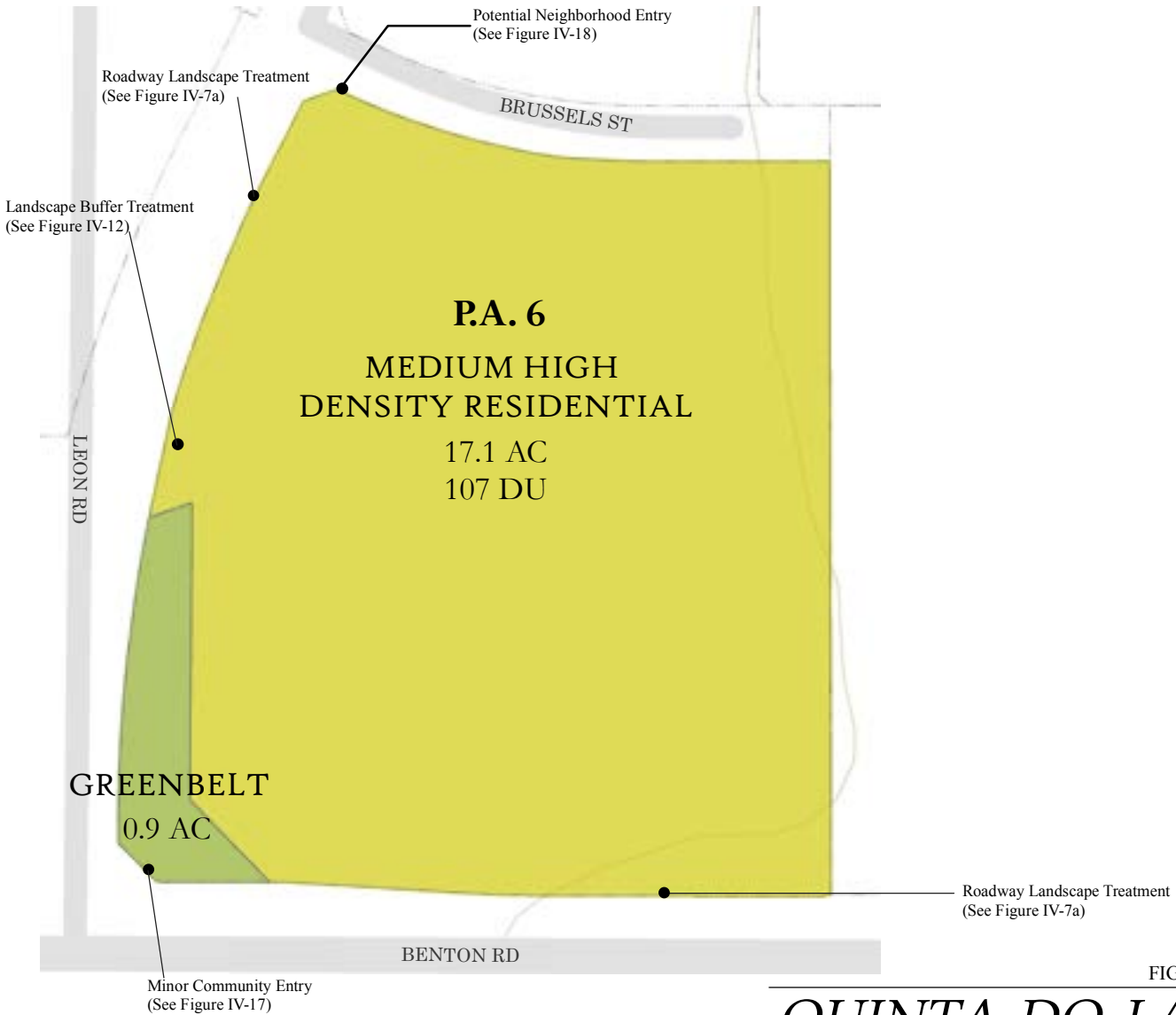
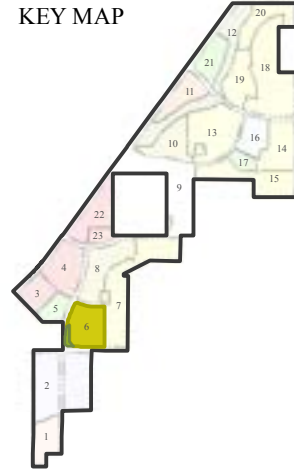


FIGURE III-16

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Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.



7. Planning Area 7: Medium Density Residential (~~7,200-s.f.~~) (MDR)/Park

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-17, provides for development of ~~37.6~~**35.4** acres devoted to Medium Density Residential (**MDR**) uses. Density range within Planning Area 7 is 2-5 dwelling units per acre. A maximum of ~~134~~ **142** dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet. **In addition, the Planning Area includes a 1.2 acre pocket park.**

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 7 will be provided from Thompson Road and Benton Road.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Thompson Road and Benton Road at the entrances into Planning Area 7.
- 3) A special edge treatment, as shown in Figure IV-11, is planned along the east property boundary, serving as a buffer zone between the residential uses in Planning Area 7 and the adjacent, off-site uses.
- 4) Roadway landscape treatments are planned along Thompson Road and Benton Road, as shown in Figure IV-7a.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) 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 Sites and Project 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

PLANNING AREA 7

MEDIUM DENSITY RESIDENTIAL (MDR) PARK
 35.4 AC 1.2 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 134 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP

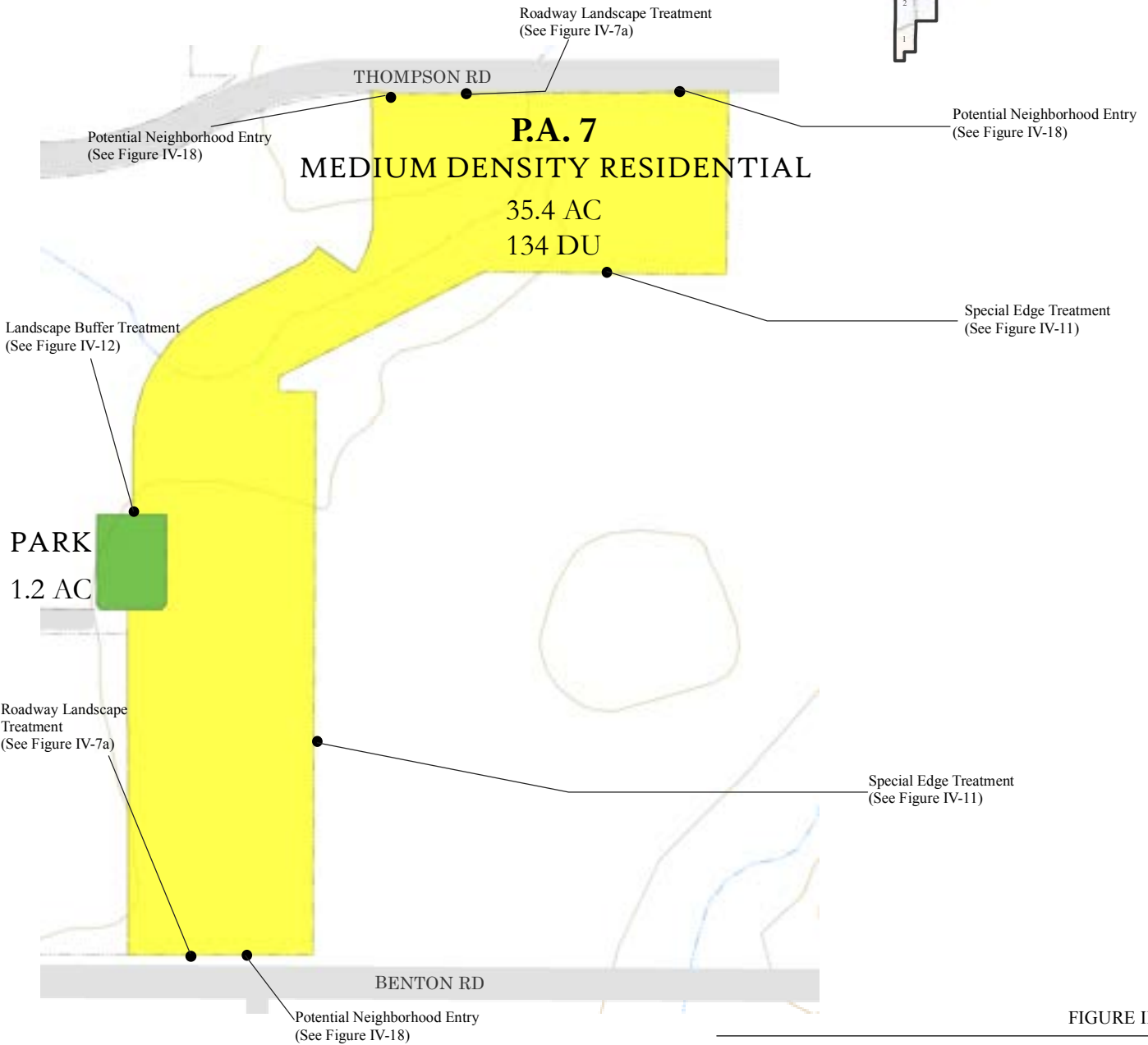
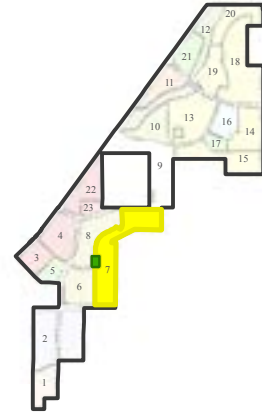


FIGURE III-17

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

8. **Planning Area 8: Medium High Density Residential (5,000 s.f.) (MHDR)**

a. **Descriptive Summary**

Planning Area 8, as depicted in Figure III-18, provides for development of ~~20.9~~ ~~17.5~~ acres devoted to Medium high Density Residential uses. Density range within Planning Area 8 is 5-8 dwelling units per acre. A maximum of ~~119~~ ~~100~~ dwelling units are planned at a target density of ~~5.7~~ ~~5.6~~ du/ac. Lot sizes will be a minimum of 5,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards, and **street scene** is presented in Section IV.B, *Architectural Guidelines*. Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 8.

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 8 will be provided from Thompson Road and Street "A".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".
- 3) Neighborhood entry treatments, as shown in Figure IV-18, are planned along Street "A" at the entrances into Planning Area 8.
- 4) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street "A" and Thompson Road.
- 5) Siting of residential units within Planning Area 8 typically will be arranged in 10-15 unit neighborhood clusters. (See Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.
- 6) Product size within Planning Area 8 will range from 900-2,800 square feet

(not including garage). The maximum building footprint (with garage) shall be 2,500 square feet.

- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

- | | |
|---------------------------------|--|
| III.A.1: Specific Land Use Plan | III.A.5: Public Sites and Project 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 |

- 8) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 8

MEDIUM DENSITY RESIDENTIAL (MDR)
 20.9 AC
 5-8 DENSITY
 5.7 TARGET DENSITY
 119 DU
 MINIMUM 5,000 S.F. LOTS

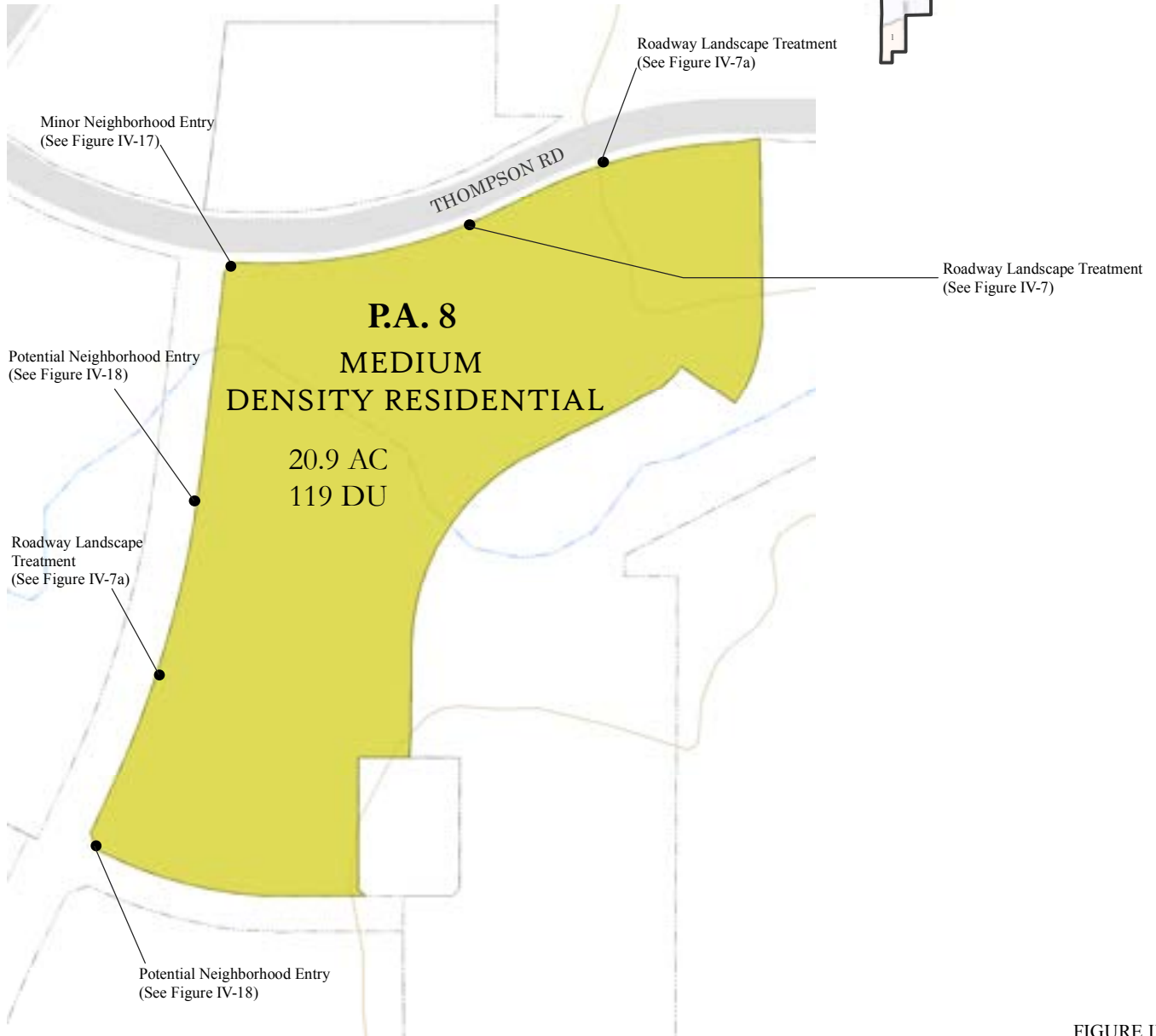
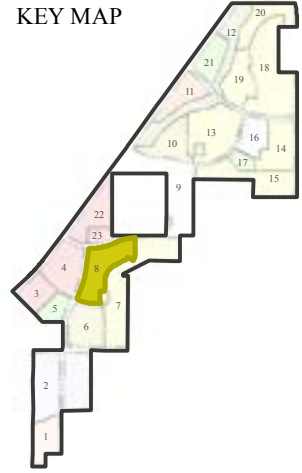


FIGURE III-18

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

9. Planning Area 9: Medium Density Residential (~~7,200 s.f.~~) (MDR)/Park

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-19, provides for development of ~~29.5~~ **28.6** acres devoted to Medium Density Residential (**MDR**) uses and a 0.6-acre mini park. Density range within Planning Area 9 is 2-5 dwelling units per acre. A maximum of ~~112~~ **108** dwelling units are planned at a target density of 3.8 du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 will be provided from Streets “C” and “D”.
- 2) A major community entry, as shown in Figure IV-16, is planned for the intersection of Winchester Road and Street “D”.
- 3) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street “D” and Street “C”.
- 4) Neighborhood entries, as shown in Figure IV-18, are planned along Street “C” and Street “D” at the entrances into Planning Area 9.
- 5) A special edge treatment, as shown in Figure IV-11, is planned along the western and southern boundary, serving as a buffer zone between the residential uses in Planning Area 9 and the adjacent, off-site land uses.
- 6) Roadway landscape treatments, as shown in Figures IV-6b, IV-7a and IV-9, are planned along Winchester Road, Street “D”, Thompson Road and Street “C”, respectively.
- 7) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.
- 8) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This

easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

- | | |
|---------------------------------|--|
| III.A.1: Specific Land Use Plan | III.A.5: Public Sites and Project 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 |

- 10) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 9

MEDIUM DENSITY RESIDENTIAL (MDR) PARK
 29.5 AC 0.6 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 112 DU
 MINIMUM 7,200 S.F. LOTS

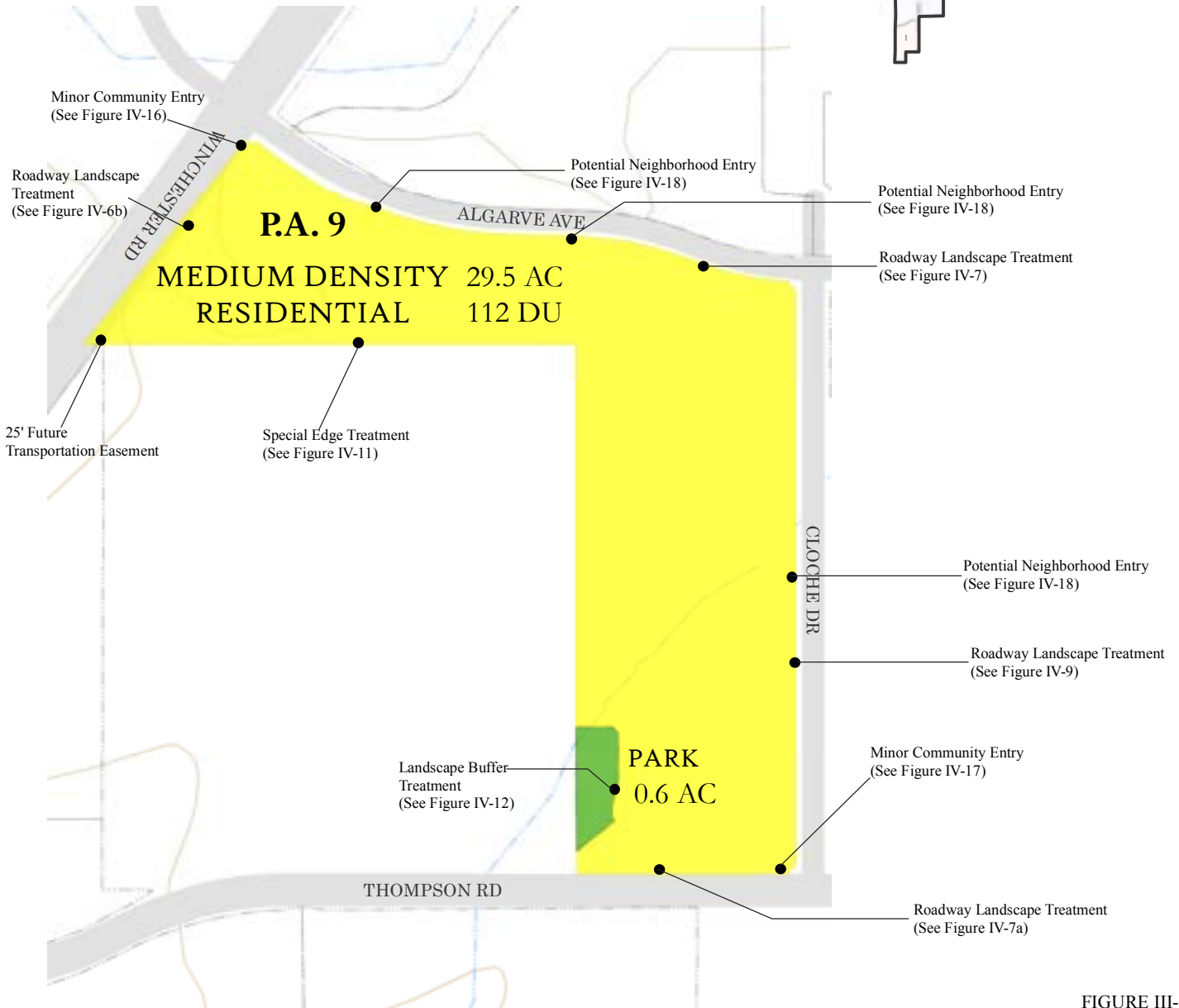
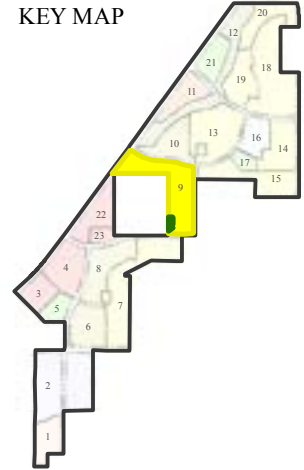


FIGURE III-19

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

10. **Planning Area 10: Medium High Density Residential (5,000 s.f.) (MHDR)**

a. **Descriptive Summary**

Planning Area 10, as depicted in Figure III-20, provides for development of ~~15.5~~ 15.9 acres devoted to Medium High Density Residential (MHDR) uses. Density range within Planning Area 10 is 5-8 dwelling units per acre. A maximum of ~~90~~ 86 dwelling units are planned at a target density of 5.7 du/ac. Lot sizes will be a minimum of 5,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and **street scene** is presented in Section IV.B, *Architectural Guidelines*. Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 10.

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 10 will be provided from Street “D”.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street “D” at entrances into Planning Area 10.
- 3) A special landscape buffer treatment, as shown in Figure IV-15, is planned to service as a buffer zone between the residential uses in Planning Area 10 and the adjacent ~~meadow~~ **Open Space—Conservation (OS-C) areas** in Planning Area 12A.
- 4) A roadway landscape treatment, as shown in Figure IV-7a, is planned along Street “D”.
- 5) Neighborhood cul-de-sacs will permit pedestrian through traffic at the **Conservation’s meadow’s** edge.
- 6) Siting of residential units within Planning Area 10 typically will be arranged in clusters of 10-15 unit neighborhoods. (See Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will re-

sult in lower density and yield than shown in Table II of this document.

- 7) Product size within Planning Area 10 will range from 900-2,800 square feet (not including garage). The maximum building footprint (with garage) shall be 2,500 square feet. The maximum second story coverage shall be 1,200 square feet.
- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

- 9) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 10

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)
 15.9 AC
 5-8 DENSITY
 5.7 TARGET DENSITY
 90 DU
 MINIMUM 5,000 S.F. LOTS

KEY MAP

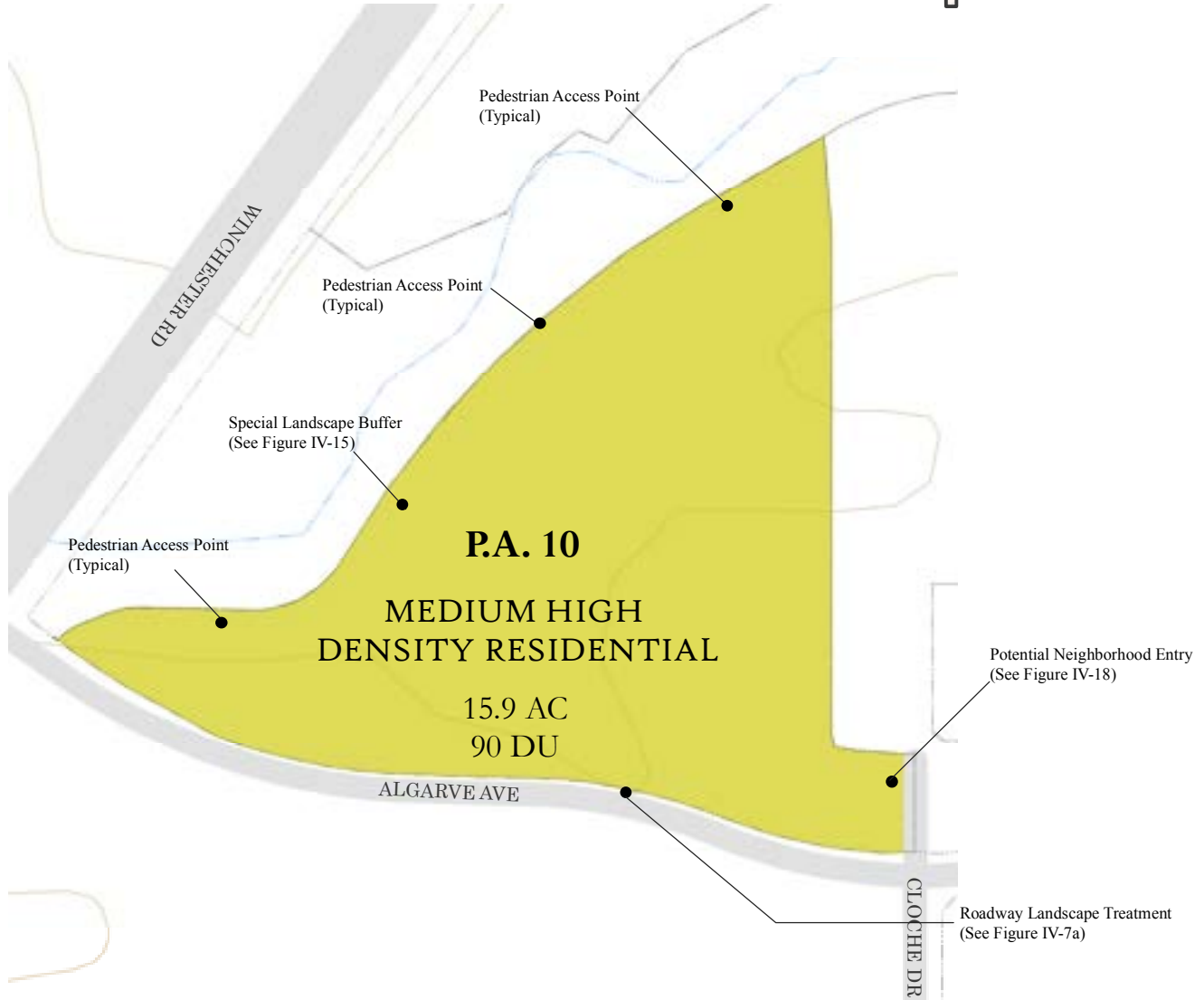
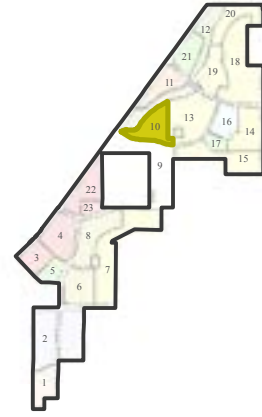


FIGURE III-20

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

11. Planning Area 11: Very High ~~Multi-Family~~ Density Residential (VHDR)

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-21, provides for development of ~~11.0~~ 12.9 acres devoted to Very High ~~multi-family~~ Density Residential (VHDR) uses. Density range within Planning Area 11 is 14-20 dwelling units per acre. A maximum of ~~206~~ 176 dwelling units are planned at a target density of 16 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 11 will be provided from Street “E”.
- 2) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street “E”.
- 3) A special landscape buffer treatment, as shown in Figure IV-14, is planned to serve as a buffer zone between the ~~multi-family residential~~ uses in Planning Area 11 and the adjacent ~~meadow~~ Open Space—Conservation (OS-C) areas in Planning Area 12A.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-6b, are planned along Street “E” and Winchester Road, respectively.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:
- 8) At the time of development within this Planning Area, a Tract Map will be required for ownership units (condominiums) or a Plot Plan will be required for apartment units.

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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 11

VERY HIGH DENSITY RESIDENTIAL (VHDR)
 12.9 AC
 14-20 DENSITY
 16.0 TARGET DENSITY
 206 DU

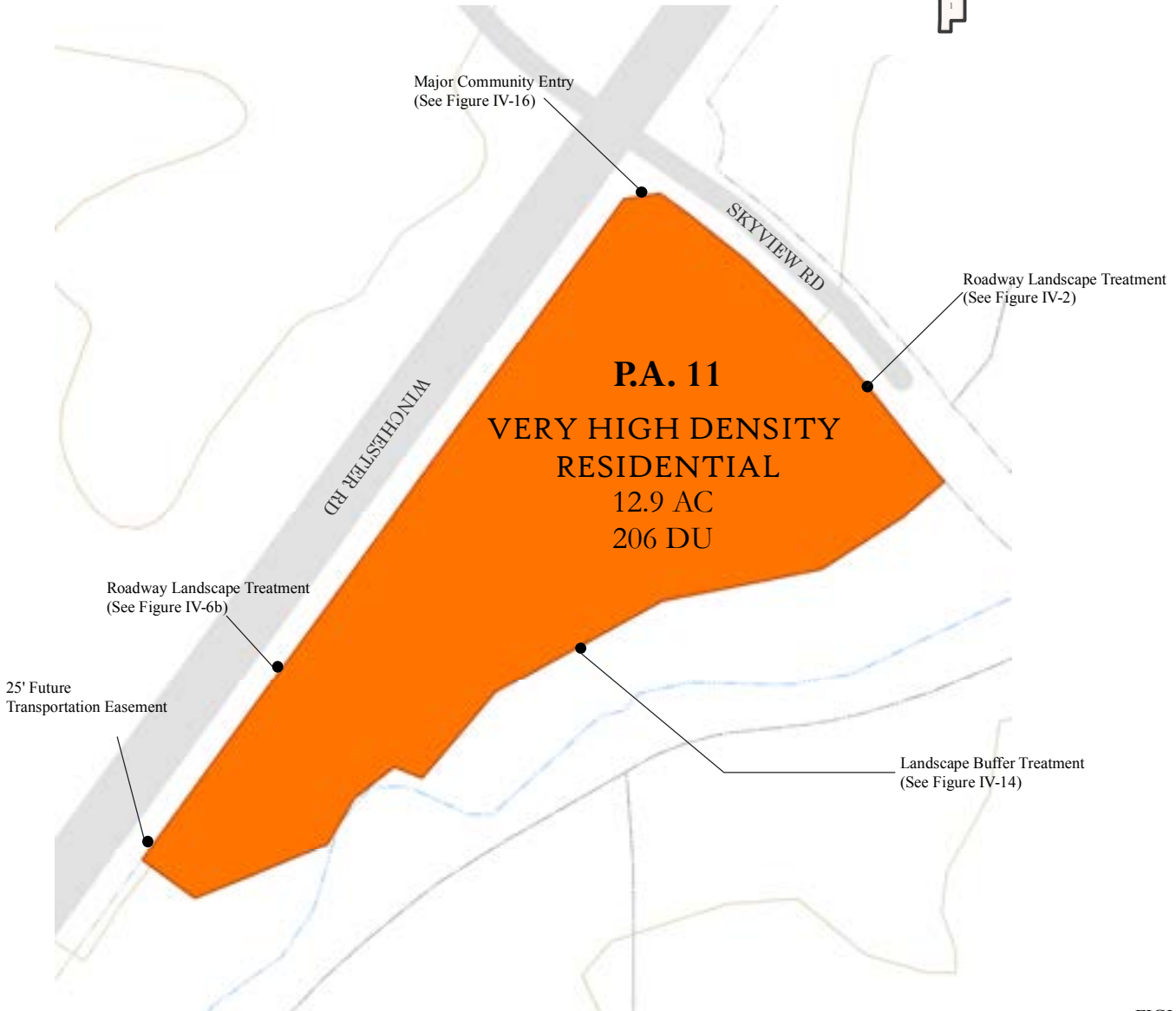
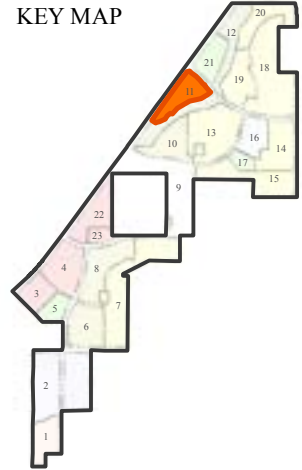


FIGURE III-21

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

12A&B. Planning Areas 12A&B: Meadow Open Space—Conservation (OS-C)

a. Descriptive Summary

Planning Areas 12A&B, as depicted in Figure III-22, provides for development of a ~~meadow~~ **Open Space—Conservation (OS-C) area** totaling ~~26.9~~ **22.0** acres. The ~~meadow~~ **Open Space—Conservation (OS-C) area** is designed to accommodate the 100-year flood conditions while providing a passive recreational amenity for the community. Recreational opportunities include: Regional multi-purpose recreational community trail system, seating areas, open play areas and more. The ~~meadow~~ **Open Space—Conservation (OS-C) area** will be owned and maintained by Valley-Wide Recreation and Park District or a Master Homeowners' Association in accordance with a corresponding cooperative right-of-way/maintenance agreement to be entered into with the County of Riverside and the Riverside County Flood Control and Water Conservation District.

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 Areas 12A & 12B will be provided via Planning Areas 10, 11, 13, 19, 20 and 21.
- 2) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 3) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street "D".
- 4) A regional recreation trail will run along the western side of the ~~meadow~~ **Open Space—Conservation (OS-C) area** and a local, community trail will run along the eastern side.
- 5) Roadway landscape treatments, as shown in Figures IV-4 and IV-6a, are planned along Street "E" and Winchester Road, respectively.
- 6) Special landscape buffer treatments are planned between Planning Areas 12A

and 12B and adjacent land uses, as shown in Figures IV-15 and IV-14.

- 7) Tubular steel open fencing is required along the ~~meadow's~~ **Open Space—Conservation's (OS-C) area's** edge, adjacent to Winchester Road (Highway 79).
- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

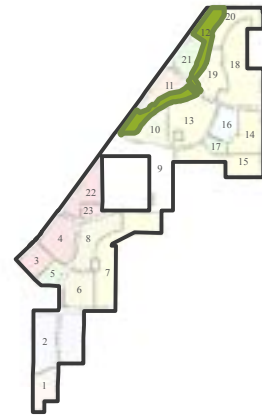
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 12

PLANNING AREA 12A
 OPEN SPACE-CONSERVATION (OS-C)
 12.5 AC

PLANNING AREA 12B
 OPEN SPACE-CONSERVATION (OS-C)
 14.4 AC

KEY MAP



P.A. 12 OPEN SPACE-CONSERVATION 26.9 AC

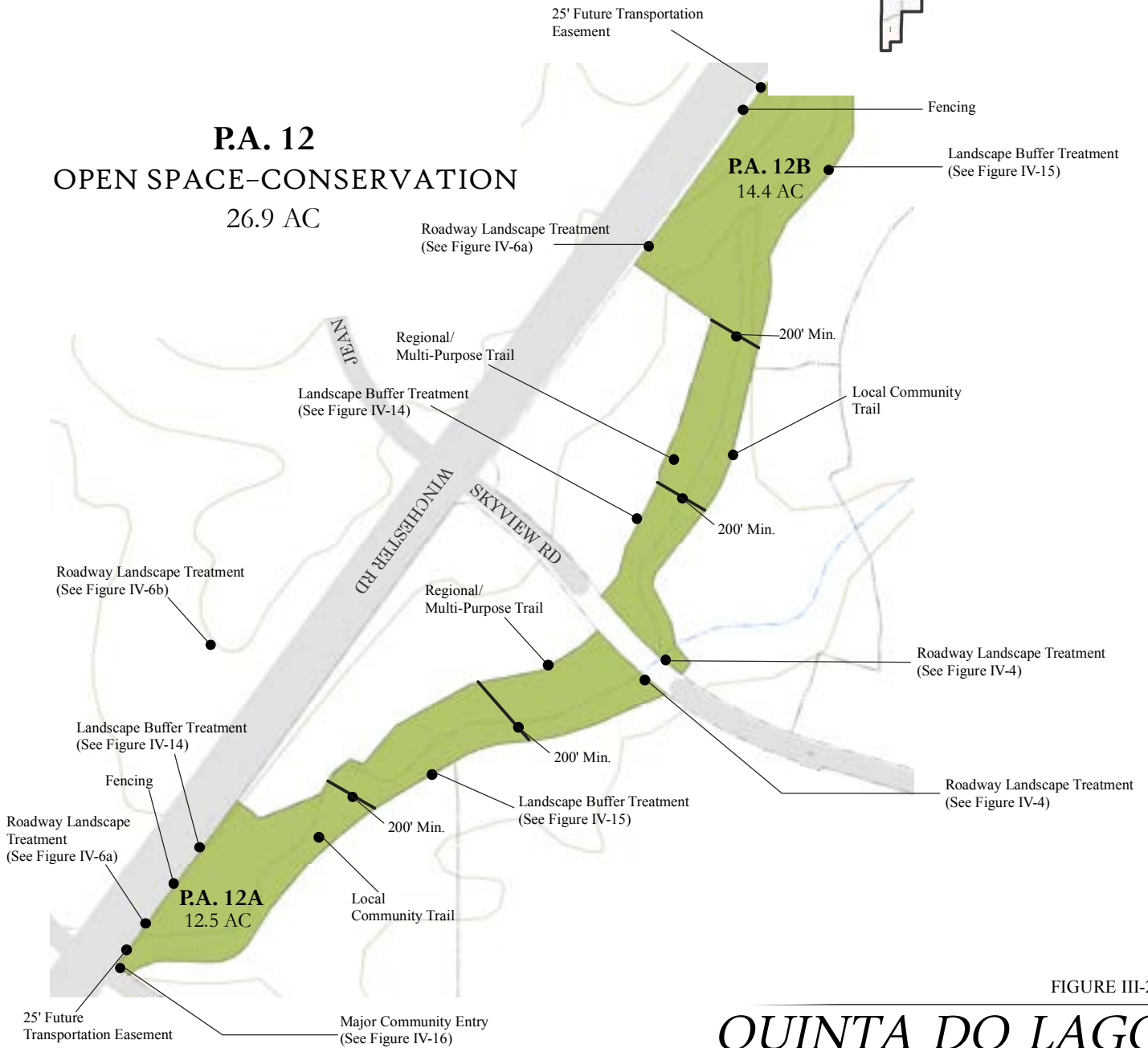


FIGURE III-22

QUINTA DO LAGO

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NOT TO SCALE

Note:
 This design is conceptual and not necessarily accurate with regard to programming and/or layout.

13. **Planning Area 13: Medium Density Residential ~~(6,000 s.f.)~~ (MDR)/Park**

a. **Descriptive Summary**

Planning Area 13, as depicted in Figure III-23, provides for development of ~~34.5~~ 28.1 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 13 is 2-5 dwelling units per acre. A maximum of ~~129~~ 147 dwelling units are planned at a target density of 4.6 du/ac. Lot sizes will be a minimum of 6,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and **street scene** is presented in Section IV.B, *Architectural Guideline*. Figure IV-29, *Typical 6,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristics of Planning Area 13. **Planning Area 13 also includes a 1.3 acre pocket park.**

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 13 will be provided from Street “D” and Street “E”.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street “D” and Street “E”.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street “D” and Street “E” at entrances into Planning Area 13.
- 4) Special landscape buffer treatments, as shown in Figures IV-12 and IV-15, are planned to serve as buffer zones between the residential uses in Planning Area 13 and the ~~mini-park and adjacent meadow~~ **Open Space—Conservation (OS-C) area** in Planning Area 12A.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-7a, are planned along Street “E” and Street “D”, respectively.
- 6) Siting of residential units within Planning Area 13 will be arranged in a conventional manner, fronting curvilinear local streets and cul-de-sacs. (See Figure IV-29, *Typical 6,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II

of this document.

- 7) Neighborhood cul-de-sacs will permit pedestrian through traffic at the ~~meadow's~~ **Open Space—Conservation's (OS-C)** edge.
- 8) Product size within Planning Area 13 will range from 1,000-3,200 square feet (not including garage). The maximum building footprint (with garage) shall be 2,700 square feet. The maximum second story coverage shall be 1,400 square feet.
- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

- 10) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 13

MEDIUM DENSITY RESIDENTIAL (MDR) PARK
 28.1 AC 1.4 AC
 2-5 DENSITY
 4.6 TARGET DENSITY
 129 DU
 MINIMUM 6,000 S.F. LOTS

KEY MAP

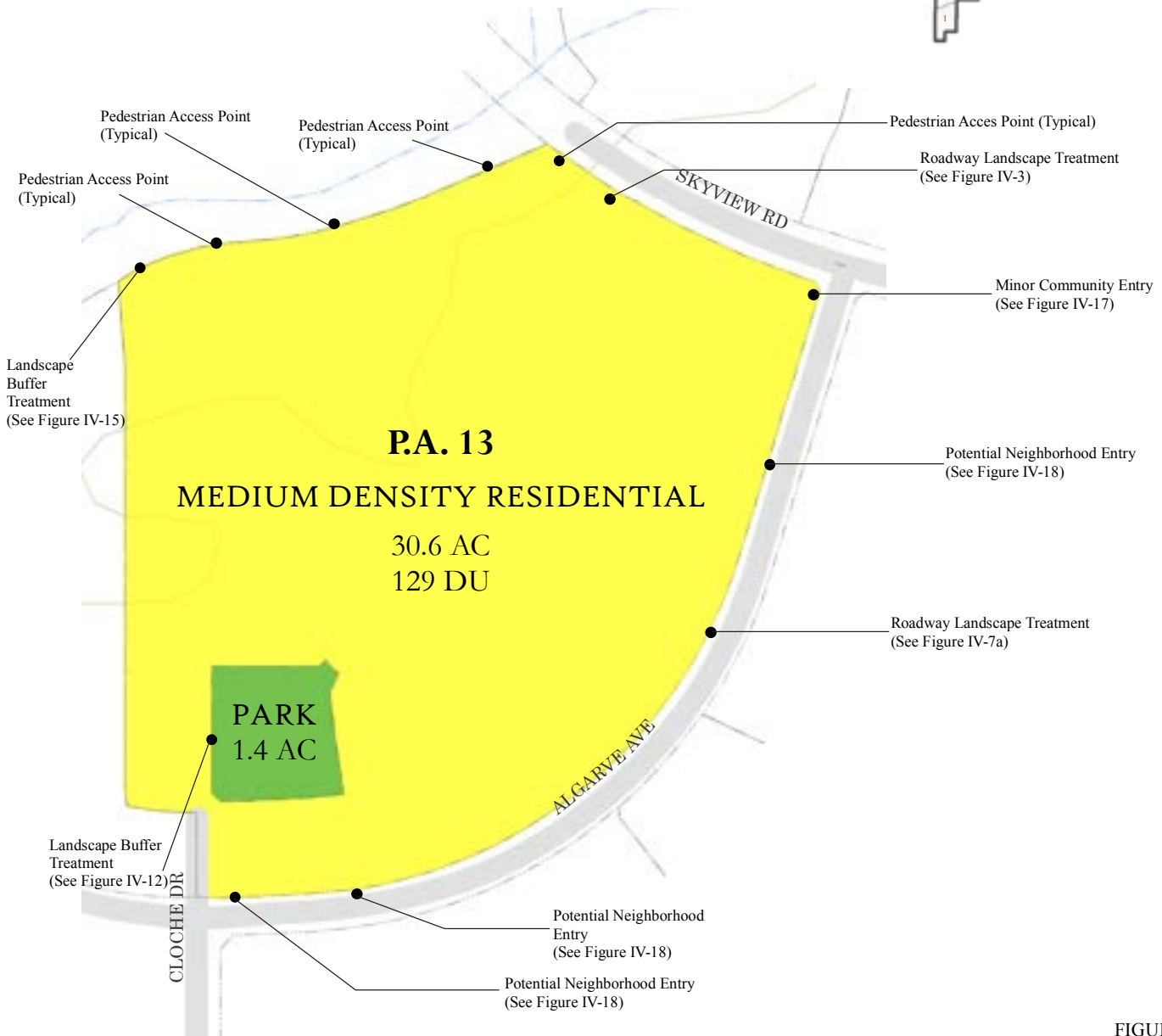
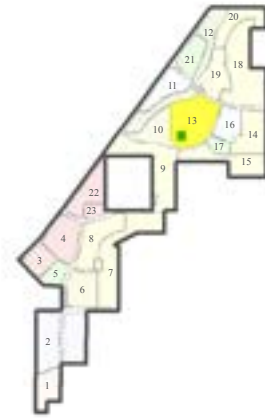


FIGURE III-23

QUINTA DO LAGO

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Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

N

 NOT TO SCALE

14. Planning Area 14: Medium Density Residential (7,200-s.f.) (MDR)

a. Descriptive Summary

Planning Area 14, as depicted in Figure III-24, provides for development of ~~14.7~~ 18.6 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 14 is 2-5 dwelling units per acre. A maximum of ~~70~~ 73 dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 14 will be provided from Streets “E” and Pourroy Road.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street “E” and Pourroy Road.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street “E” and Pourroy Road at the entrances into Planning Area 14.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the residential uses in Planning Area 14 and the adjacent school and park sites.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street “E” and Pourroy Road, respectively.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 14

MEDIUM DENSITY RESIDENTIAL (MDR)
 18.6 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 70 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP

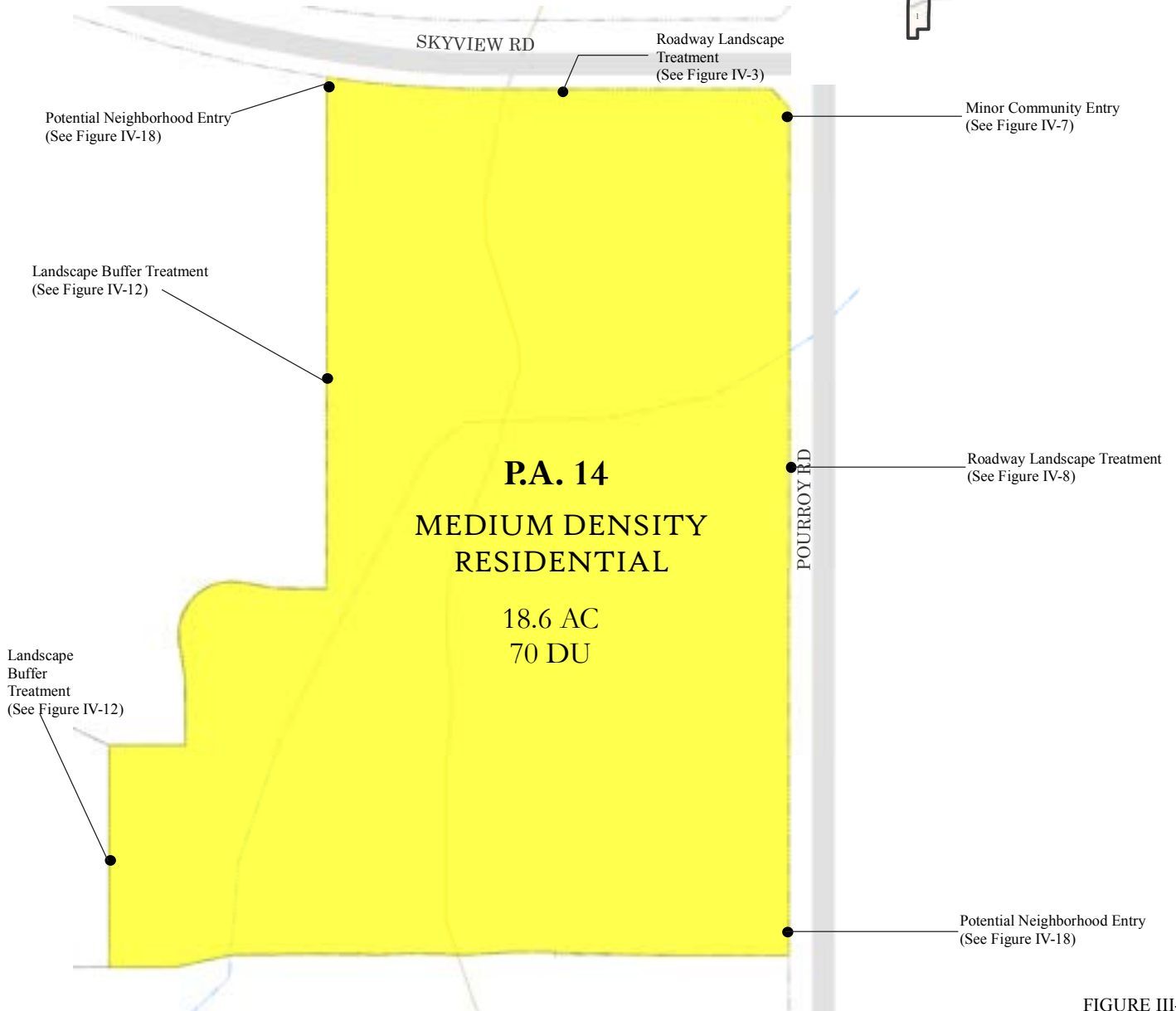
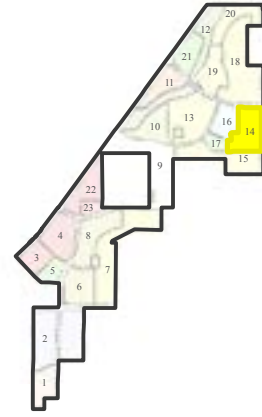


FIGURE III-24

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NOT TO SCALE

Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

15. Planning Area 15: Medium Density Residential (7,200-s.f.) (MDR)

a. Descriptive Summary

Planning Area 15, as depicted in Figure III-25, provides for development of ~~22.7~~ ~~27.1~~ acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 15 is 2-5 dwelling units per acre. ~~A maximum of 82~~ ~~83~~ dwelling units are planned at a target density of 3.6 ~~3.1~~ du/acre. Lot sizes will be a minimum of 7,200 square feet.

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 15 will be provided from Pourroy Road and Street “D”.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street “D” at the entrances into Planning Area 15.
- 3) A special edge treatment, as shown in Figure IV-11, is planned along the southern property boundary to buffer residential uses in Planning Area 15 from adjacent, off-site uses.
- 4) Roadway landscape treatments, as shown in Figures IV-7a and IV-8, are planned along Street “D” and Pourroy Road.
- 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 Stand-
III.A.1: Specific Land Use Plan III.A.5: Public Sites and Project 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

ards that apply site-wide:

PLANNING AREA 15

MEDIUM DENSITY RESIDENTIAL (MDR)
 22.5 AC
 2-5 DENSITY
 3.8 TARGET DENSITY
 85 DU
 MINIMUM 7,200 S.F. LOTS

KEY MAP

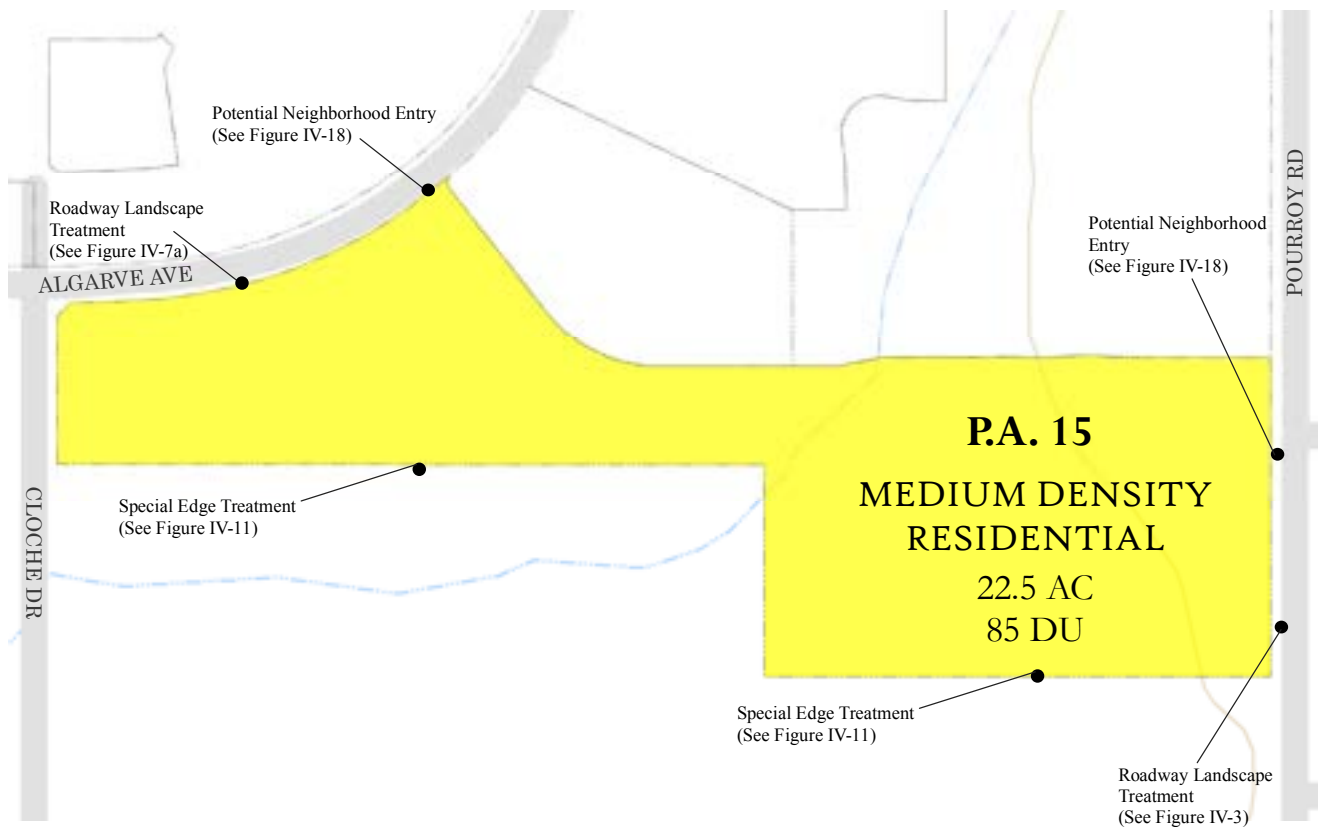
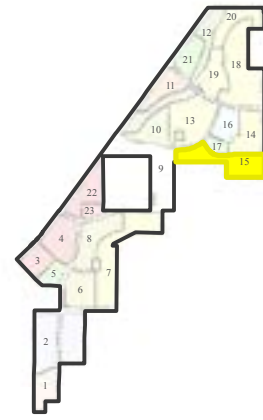


FIGURE III-25

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Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

16. Planning Area 16: ~~Elementary School Site~~ Public Facilities (PF)/Open Space - Recreation (OS-R)

a. Descriptive Summary

Planning Area 16, as depicted in Figure III-26, provides for development of ~~10.0~~ **12.0** acres devoted to ~~an elementary school site~~ **Public Facilities (PF) uses**. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential use. A maximum total of 38 dwelling units would be allowed at a target density of 3.8 du/ac (7,200 s.f. lots). This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project, 1,318, shall not be exceeded. Furthermore, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the proposed adjacent 5.0 acre ~~park~~ **Open Space—Recreation (OS-R)**, as shown in Planning Area 17, for recreational uses, then the proposed ~~school site~~ **Public Facilities (PF) site** may be reduced to 7.0 acres and the adjacent park may be reduced to 3.0 acres.

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 16 will be provided from Streets “D” and Street “E”.
- 2) A minor community entry, as shown on Figure IV-17, is planned at the intersection of Street “D” and Street “E”.
- 3) A special landscape buffer treatment, as shown in Figure IV-13, is planned between the ~~school~~ **Public Facilities (PF) uses** in Planning Area 16 and the adjacent residential uses in Planning Area 14.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-7b, are planned along Street “E” and Street “D”, respectively.
- 5) Please refer to Section IV., for specific Design Guidelines and other related

design criteria.

~~6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.~~

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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) Please refer to Section III.A, for the following Development Plans and Standards that apply site-wide:

PLANNING AREA 16

PUBLIC FACILITIES (PF)
12.0 AC

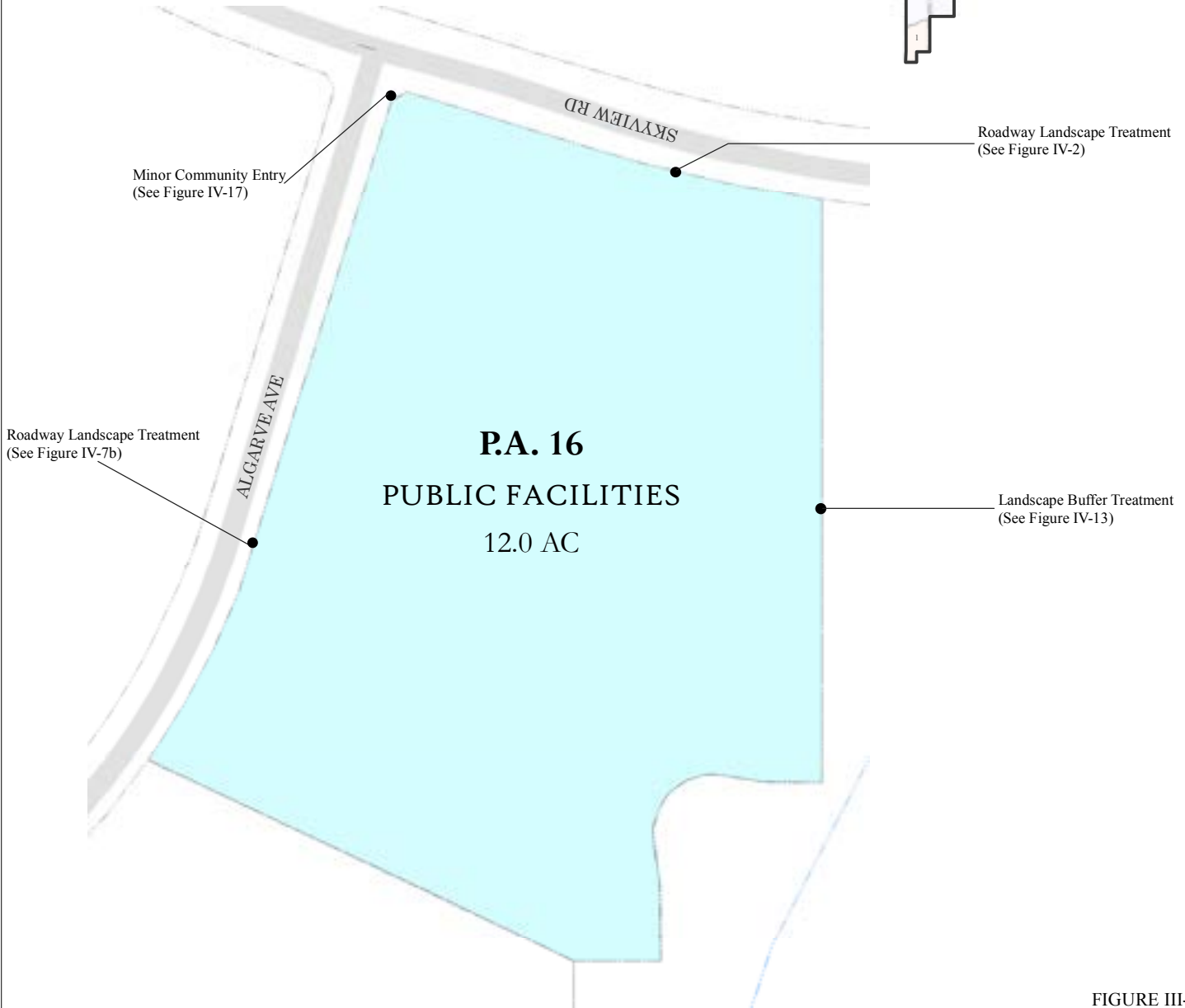


FIGURE III-26

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

17. Planning Area 17: ~~Neighborhood Park Open Space—Recreation (OS-R)~~

a. Descriptive Summary

Planning Area 17, as depicted in Figure III-27, ~~provides for development of 5.0 acres of Open Space-recreation (OS-R) uses. a neighborhood park Open Space—Recreation (OS-R).~~ However, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the ~~park Open Space—Recreation (OS-R) area~~ for recreational uses, the ~~park Open Space—Recreation (OS-R) area~~ may be reduced to 3.0 acres and the adjacent **school site** may be reduced to 7.0 acres. Planning Area 17 will be landscaped and will include such amenities as a tot lot/play area, Softball field, basketball court and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Figure IV-23, *Landscape Design Guidelines*.

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 17 will be provided from Street “D”.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street “D” at the entrances into Planning Area 17.
- 3) A detailed ~~Park Open Space—Recreation (OS-R)~~ Plan is further delineated as shown in Figure IV-23.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the ~~park Open Space—Recreation (OS-R)~~ uses in Planning Area 17 and the adjacent residential uses in Planning Areas 14 and 15.
- 5) A roadway landscape treatment, as shown in Figure IV-7b, is planned along Street “D”.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

III. Specific Plan

PLANNING AREA 17

OPEN SPACE-RECREATION (OS-R)
5.0 AC

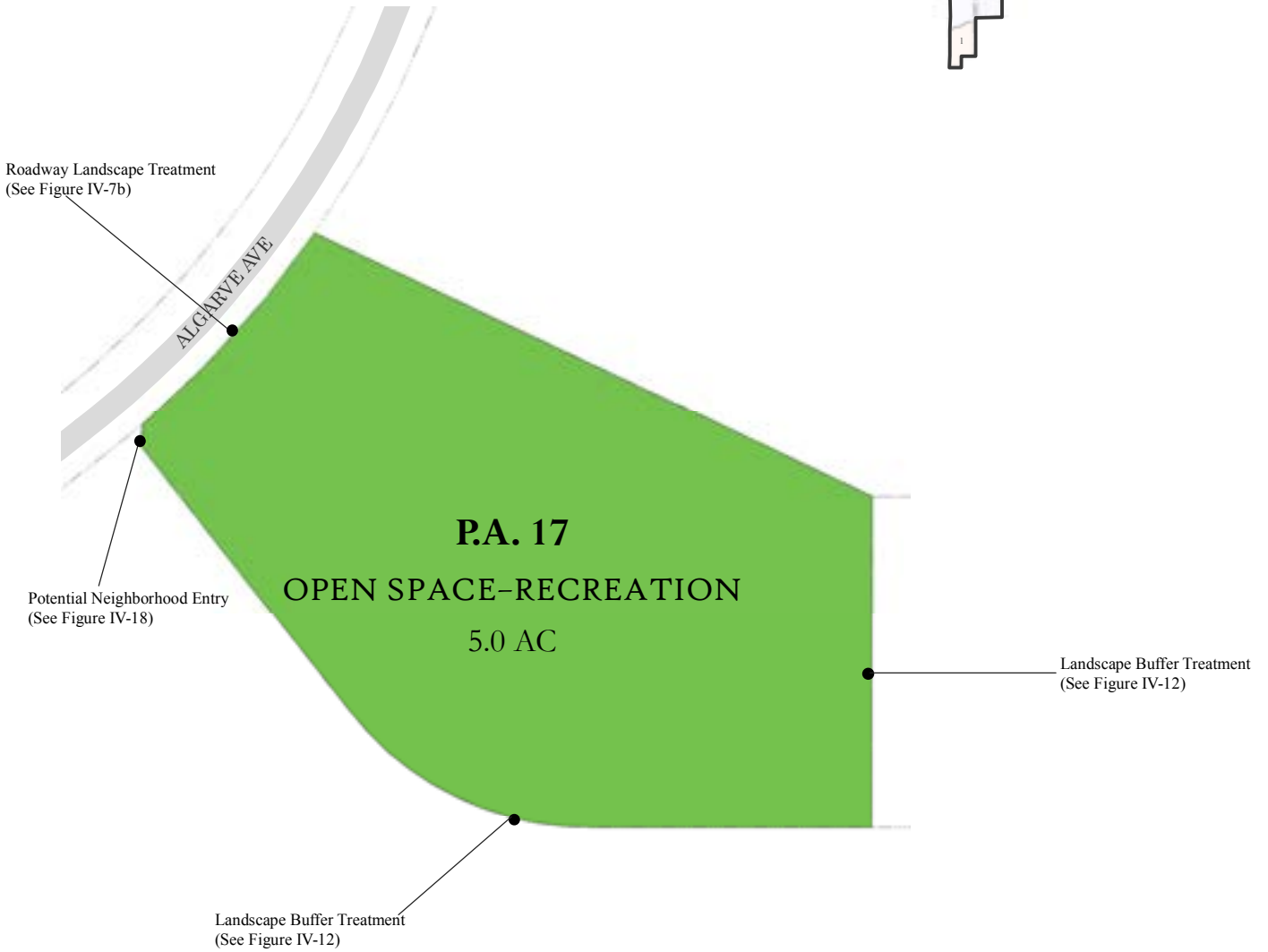
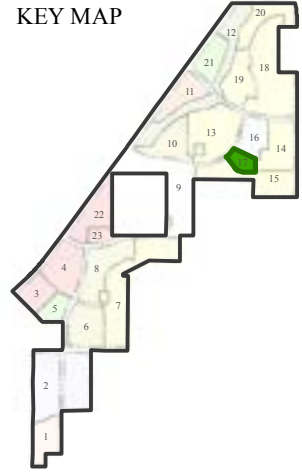


FIGURE III-27

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Note:
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

18. Planning Area 18: Medium Density Residential (7,200-s.f.) (MDR)

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-28, provides for development of ~~36.1~~ 39.6 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 18 is 2-5 dwelling units per acre. A maximum of ~~150~~ 136 dwelling units are planned at a target density of 3.8 du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 18 will be provided from Pourroy Road and Street “E”.
- 2) Minor community entries, as shown in Figure IV-17, are planned at the intersection of Street “E” and Pourroy Road and at the intersection of Street “D” and Street “E”.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street “E” at the entrances into Planning Area 18.
- 4) A special edge treatment, as shown on Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 18 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street “E” and Pourroy Road, respectively.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

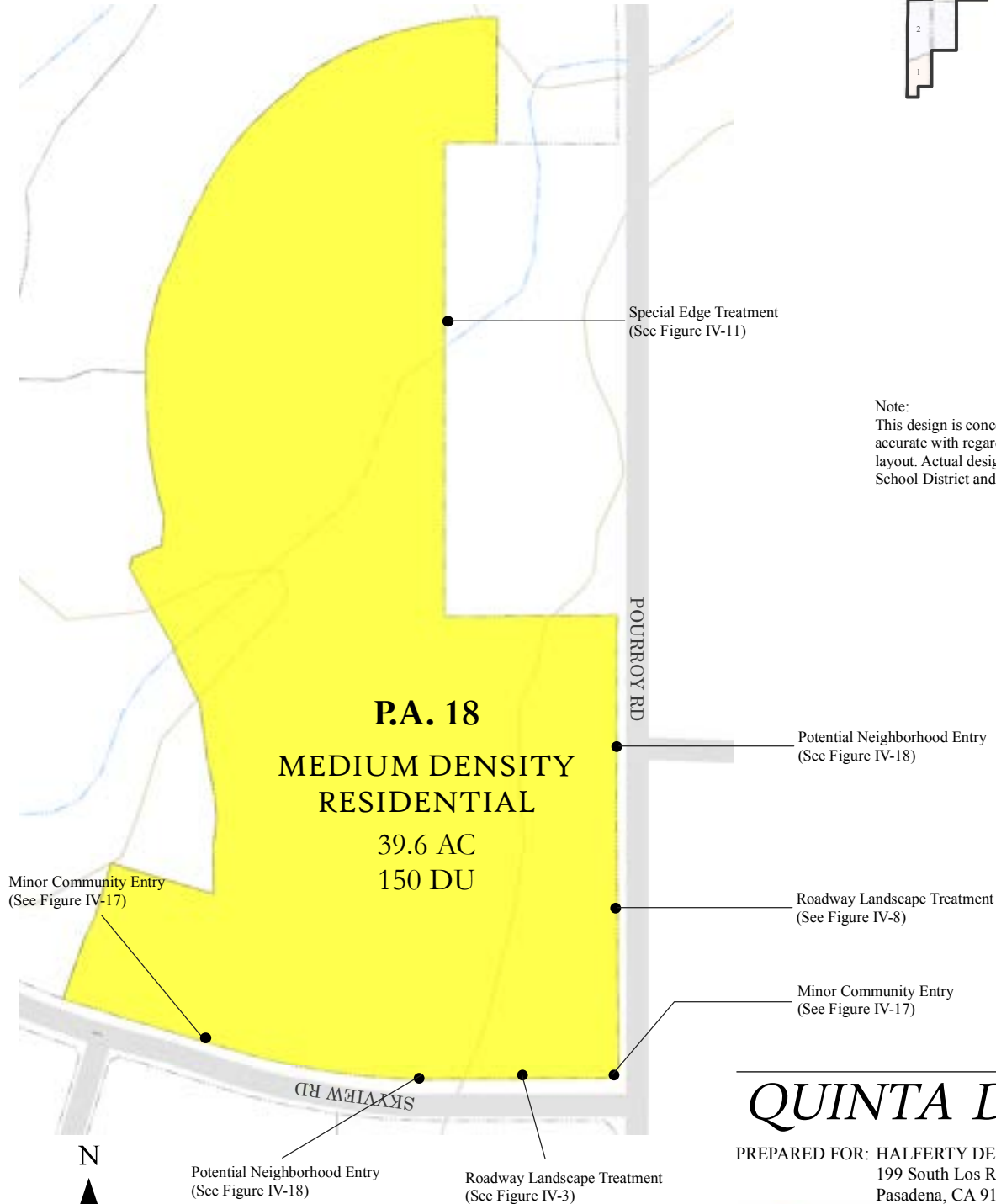
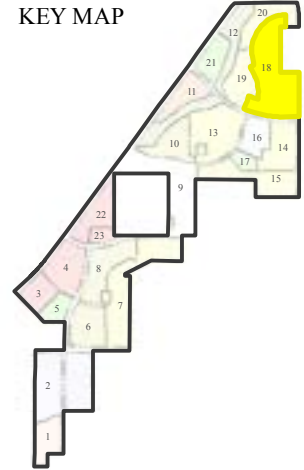
III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

III.A.8: Landscaping Plan

PLANNING AREA 18

MEDIUM DENSITY RESIDENTIAL (MDR)
 39.6 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 150 DU
 MINIMUM 7,200 S.F. LOTS



Note:
 This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

FIGURE III-28

QUINTA DO LAGO

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19. Planning Area 19: Medium Density Residential (7,200-s.f.) (MDR)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-29, provides for development of ~~19.6~~ 16.2 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 19 is 2-5 dwelling units per acre. A maximum of ~~61~~ 74 dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 19 will be provided from Street “E”.
- 2) A minor community entry, as shown in Figure IV-17, is planned for the intersection of Street “E” and Street “D”.
- 3) A neighborhood entry, as shown in Figure IV-18, is planned along Street “E” at the entrance into Planning Area 19.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned along the western boundary, serving as a buffer zone between the residential uses in Planning Area 19 and the adjacent meadow Open Space—Conservation (OS-C) area as shown in Planning Area 12B.
- 5) A roadway landscape treatment, as shown in Figure IV-3, is planned along Street “E”.
- 6) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the meadow’s Open Space—Conservation’s (OS-C) edge.
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project Phasing Plan

III.A.2: Circulation Plan

III.A.6: Grading Plan

III.A.3: Drainage Plan

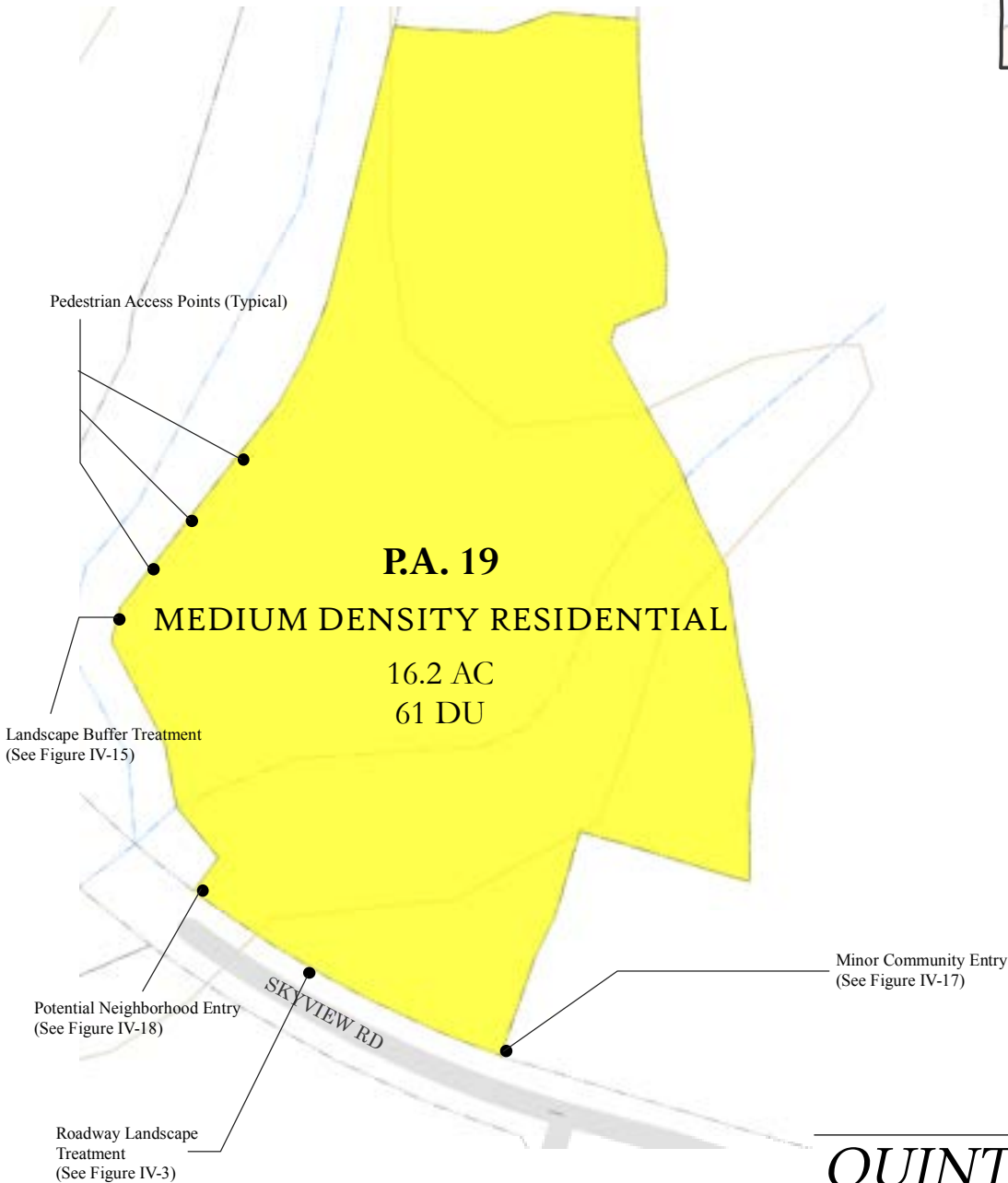
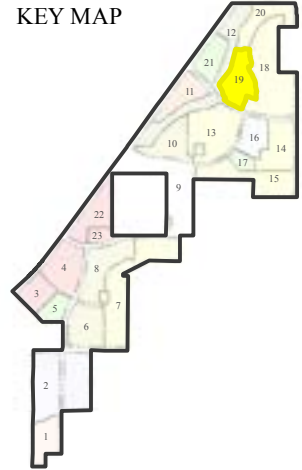
III.A.7: Open Space and Recreation Plan

III.A.4: Water and Sewer Plans

III.A.8: Landscaping Plan

PLANNING AREA 19

MEDIUM DENSITY RESIDENTIAL (MDR)
 16.2 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 61 DU
 MINIMUM 7,200 S.F. LOTS



Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

FIGURE III-29

QUINTA DO LAGO

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 NOT TO SCALE

20. **Planning Area 20: Medium Density Residential ~~(7,200 s.f.)~~ (MDR)**

a. **Descriptive Summary**

Planning Area 20, as depicted in Figure III-30, provides for development of ~~21.0~~ 14.5 acres devoted to Medium Density Residential (MDR) uses. Density range within Planning Area 20 is 2-5 dwelling units per acre. A maximum of ~~79~~ 55 dwelling units are planned at a target density of 3.8-du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 20 will be provided from Pourroy Road.
- 2) A neighborhood entry, as shown in Figure IV-18, is planned along Pourroy Road at the entrance into Planning Area 20.
- 3) A special edge treatment, as shown in Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent ~~meadow~~ Open Space—Conservation (OS-C) in Planning Area 12B.
- 5) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the ~~meadow's~~ Open Space—Conservation's (OS-C) edge.
- 6) A roadway landscape treatment, as shown in Figure IV-8, is planned along Pourroy Road.
- 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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 20

MEDIUM DENSITY RESIDENTIAL (MDR)
 14.5 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 55 DU
 MINIMUM 7,200 S.F. LOTS

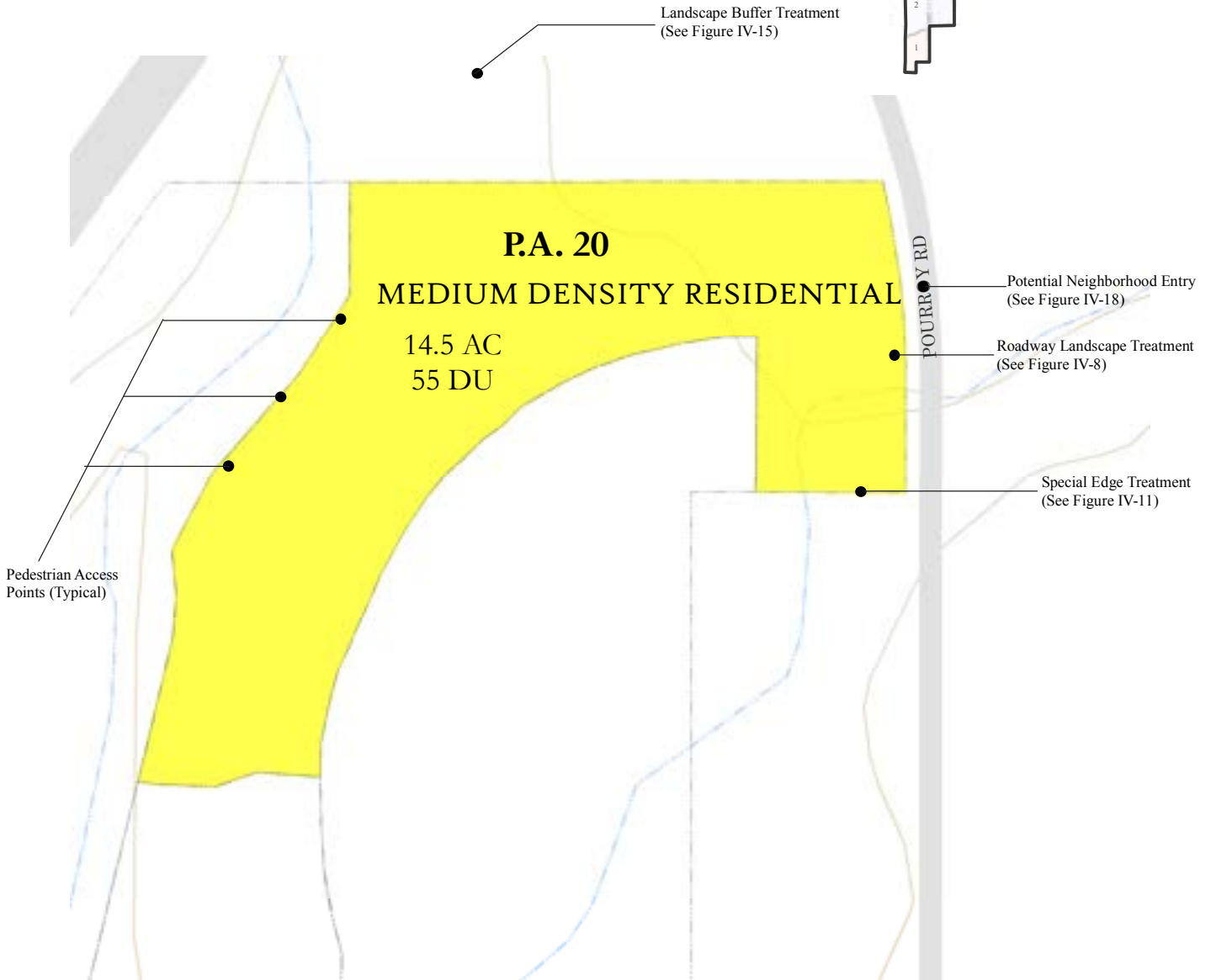


FIGURE III-30

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Note:
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

N



NOT TO SCALE

21. Planning Area 21: ~~Community Park~~ Open Space - Recreation (OS-R)

a. Descriptive Summary

Planning Area 21, as depicted in Figure III-31, provides for development of ~~11.6~~ ~~8.0~~ acres as a ~~community park~~ **Open Space—Recreation (OS-R)**. Planning Area 21 will be landscaped and may include such amenities as a tot lot/play area, softball field, basketball courts and picnic areas. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., **Figure 22**, *Landscape Design Guidelines*.

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 21 will be provided from Street “E”.
- 2) The ~~park~~ **Open Space—Recreation (OS-R)** plan will be further delineated as shown in Figure IV-22.
- 3) Roadway landscape treatments, as shown in Figures IV-2 and IV-6a, are planned along Street “E” and Winchester Road, respectively.
- 4) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street “E”.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Tubular steel open fencing is required along the **park’s** edge, adjacent to Winchester Road (Highway 79).
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

III.A.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

PLANNING AREA 21

OPEN SPACE-RECREATION (OS-R)
11.6 AC

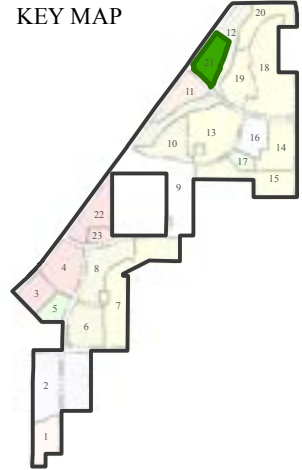


FIGURE III-31

QUINTA DO LAGO

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Note:
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22. Planning Area 22: Commercial/~~Business Park Retail~~ (CR)

a. Descriptive Summary

Planning Area 22 as depicted in Figure III-32 provides for development of 16.0 acres devoted to Commercial/~~Business Park Retail~~ (CR) uses. Typical uses within this planning area shall include restaurants, ~~appliance stores~~, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 22 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

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 22 will be provided from Thompson Road and Winchester Road.
- 2) A minor community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Thompson Road.
- 3) A major community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street “A”.
- 4) A special edge treatment, as shown in Figure IV-10, is planned as a buffer zone between the Commercial ~~Retail~~ (CR) uses in Planning Area 22 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figures IV-5 and IV-6a, are planned along Thompson Road and Winchester Road, respectively.
- 6) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 7) ~~A one (1) acre park n-ride facility shall be dedicated either within Planning Area 22 or Planning Area 23. The location will be determined with the first plot plan submitted for either planning area.~~

III. Specific Plan

Quinta Do Lago Specific Plan No.284/E.I.R. No.371

- 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.1: Specific Land Use Plan

III.A.5: Public Sites and Project 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

PLANNING AREA 22

COMMERCIAL RETAIL (CR)

16.0 AC

KEY MAP

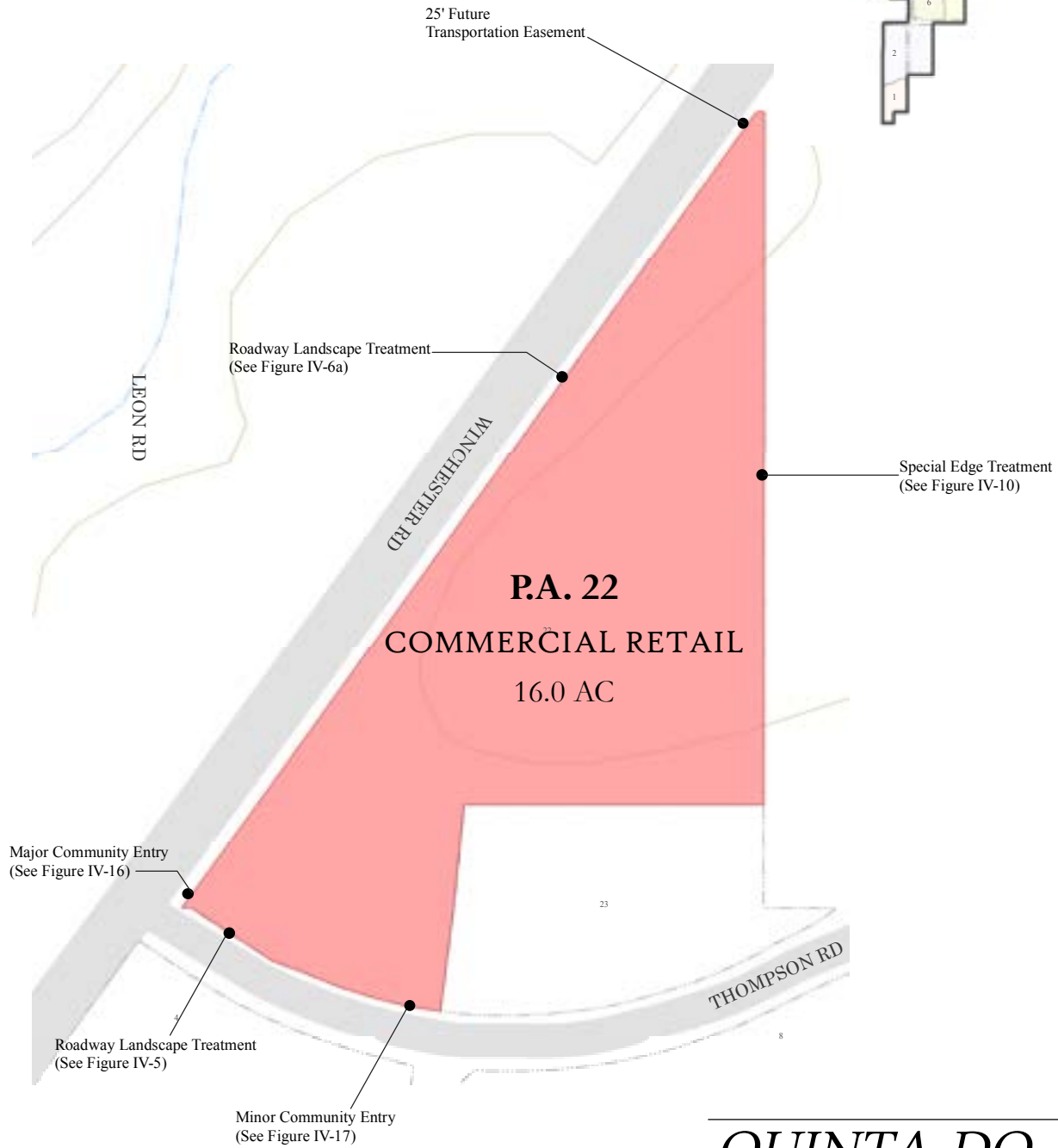
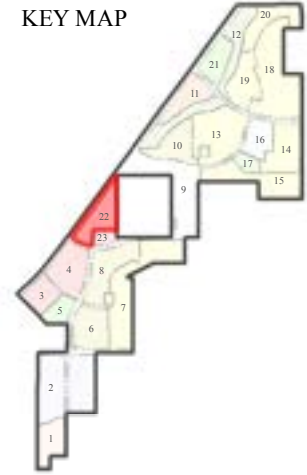


FIGURE III-32

QUINTA DO LAGO

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N



NOT TO SCALE

23. Planning Area 23: ~~Community Facilities and R.V. Storage Site Commercial Retail (CR)~~

a. Descriptive Summary

Planning Area 23, as depicted in Figure III-33, provides a site for development of ~~4.5~~ ~~4.2~~ acres devoted to ~~Commercial Retail (CR) Community Facilities~~ uses. ~~Typical uses within this planning area could include recreational vehicle storage, fire and sheriffs substations, post office, park n ride, meeting halls, libraries, telecommuting centers and other community facilities uses.~~ Typical uses within this planning area shall include restaurants, ~~appliance stores~~, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 23 which lies within the adopted airport influenced areas, shall not permit the location of “high risk” land uses as defined by the A.L.U.C. “High risk” land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

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 23 will be provided from Thompson Road.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street “A”.
- 3) A special edge treatment, as shown in Figure IV-10, is planned to serve as a buffer zone between the ~~community facilities~~ **Commercial Retail (CR)** uses in Planning Area 23 and the adjacent, off-site uses.
- 4) A roadway landscape treatment, as shown on Figure IV-7a, is planned along Thompson Road.
- 5) ~~A one (1) acre park n ride facility shall be dedicated either within Planning Area 23 or Planning Area 22. The location will be determined with the first plot plan submitted for either planning area.~~
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A, for the following Development Plans and Stand-

III. Specific Plan

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 Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan

PLANNING AREA 23

COMMERCIAL RETAIL (CR)
4.5 AC

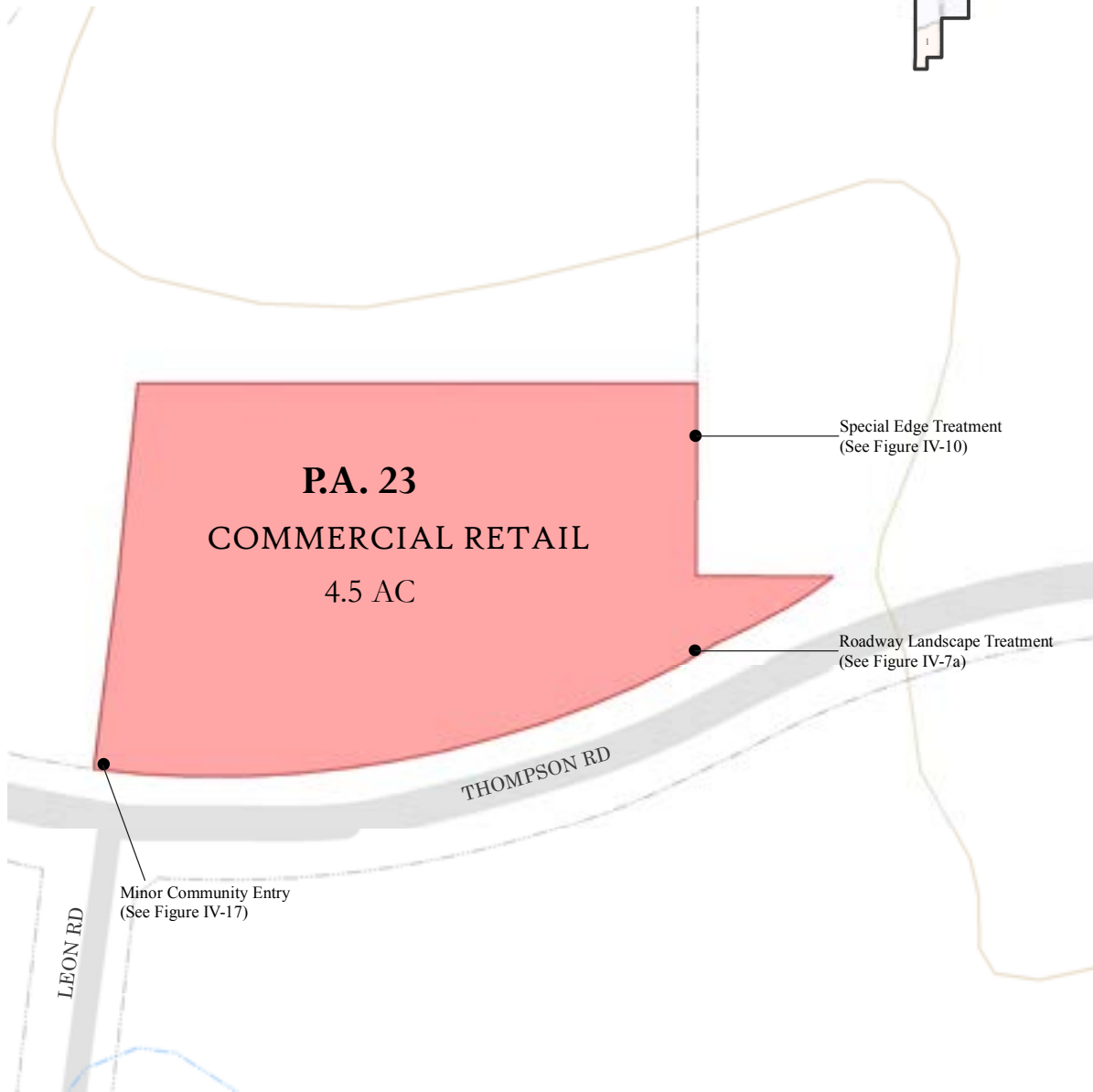
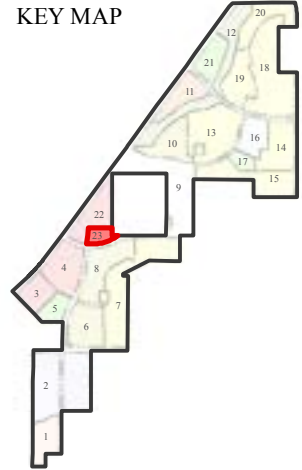


FIGURE III-33

QUINTA DO LAGO

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