

# 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

Prepared By:

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Date:

April 4, 2019

# TABLE OF CONTENTS

Table of Contents.....	1
Revised Zoning Ordinance Text .....	2
Updated Tables.....	11
Updated and Revised Planning Area Standards Pages.....	21

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
<b>RESIDENTIAL</b>				
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%
<b>Subtotal</b>	<b>281.2 271.2</b>	<b>4.6 4.9</b>	<b>1,284 1,318</b>	<b>59% 58%</b>
<b>COMMERCIAL</b>				
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%
<b>Subtotal</b>	<b>96.3 102.9</b>	<b>—</b>	<b>—</b>	<b>21% 22%</b>
<b>OTHER</b>				
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%

II. Summary

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

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	<del>32.3</del> 28.7	—	—	<del>7%</del> 6%
Community Facilities	4.2	—	—	1%
<b>Subtotal</b>	<b><del>92.6</del> 96.0</b>	—	—	<b>20%</b>
<b>TOTAL</b>	<b>470.1</b>	<b><del>2.7</del> 2.8</b>	<b><del>1,284</del> 1,318</b>	<b>100%</b>

- 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
<b>RESIDENTIAL</b>					
High Multi-Family Very High Density Residential (VHDR)	11	<del>11.0</del> 12.9	<del>8-14</del> 16-20	<del>13.4</del> 16.0	<del>147</del> 206
Medium (4,500 s.f.) Medium High Density Residential (MHDR)	6	<del>16.0</del> 17.1	5-8	<del>7.8</del> 6.3	140
	8	20.9		5.7	119
	10	<del>15.5</del> 15.9		<del>5.5</del> 5.7	<del>86</del> 90
Medium High (5,000 s.f.)	8	17.5	<del>5-8</del>	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	<del>37.6</del> 35.4	2-5	3.8	<del>142</del> 134
	9	<del>28.6</del> 29.5		3.8	108
	13	28.1		4.6	129
	14	<del>14.7</del> 18.6		<del>5.0</del> 3.8	<del>73</del> 70
	15	<del>27.1</del> 22.5		<del>3.1</del> 3.8	<del>83</del> 85
	18	<del>36.1</del> 39.6		3.8	<del>136</del> 150
<b>Subtotal</b>		<del>281.2</del> 271.2		<del>4.6</del> 4.9	<del>1,284</del> 1,318
<b>NON-RESIDENTIAL</b>					
Commercial/Business Park Commercial Retail (CR)	3	9.9 10.9			
	4	<del>19.4</del> 19.2			
	22	16.0			
Industrial Park Light Industrial (LI)	2	<del>38.8</del> 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	<del>12.2</del> 12.7			
School Public Facilities (PF)	16	<del>10.0</del> 12.0			
Parks Open Space-Recreation (OS-R) or Parks	5	<del>7.5</del> 7.7			
	7	1.2			
	9	0.6			
	13	1.4			
Meadow/Greenbelt Open Space-Conservation (OS-C) or Greenbelt	6	<del>0.4</del> 0.9			
	12A	<del>9.3</del> 12.5			
	12B	<del>12.7</del> 14.4			
Community Facilities/R.V. Parking/Storage Site	23	4.2			
<b>Subtotal</b>		<b><del>156.6</del></b> 170.2			
Major Roads		<del>32.3</del> 28.7			
<b>TOTAL</b>		<b>470.1</b>		<b>2.7 2.8</b>	<b>1,284 1,318</b>

III. Specific Plan

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

**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	<del>7.5</del> 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	<del>Park</del> Greenbelt	0.9 <del>1.5</del> 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	<del>4.2</del> 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	<del>10.0</del> 12.0 acres	Plans and construction shall be at the discretion of the School District.

III. Specific Plan

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

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**

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

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	<del>22.0</del> 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	<del>8.0</del> 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
<b>PHASE I</b>			
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	
<b>Subtotal</b>		<b>108.5 111.3</b>	<b>381 360</b>
<b>PHASE II</b>			
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	<del>10.0</del> 12.0	—
<b>Subtotal</b>		<b><del>195.6</del> 192.4</b>	<b>497 486</b>
<b>PHASE III</b>			
Very High Density Multi-Family Residential (VHDR)	11	<del>11.0</del> 12.9	147 206
Medium Density Residential (MDR) (7,200 s.f.)	18 19 20	<del>36.1</del> 39.6 <del>19.6</del> 16.2 <del>21.0</del> 14.5	<del>136</del> 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 <del>12.7</del> 14.4	—
Park Open Space—Recreation (OS-R)	21	<del>8.0</del> 11.6	—
<b>Subtotal</b>		<b><del>133.7</del> 137.7</b>	<b>406 472</b>
Roads	—	<del>32.3</del> 28.7	—
<b>PROJECT TOTAL</b>		<b>470.1</b>	<b>1,318</b>

III. Specific Plan

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

**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
<b>RESIDENTIAL TOTAL</b>	<b>271.2</b>	<b>4.9</b>	<b>1,318</b>

LAND USE	ACREAGE
Commercial Retail (CR)	50.6
Light Industrial (LI)	39.6
Business Park (BP)	12.7
Public Facilities (PF)	12.0
<b>Open Space</b>	
Conservation (OS-C)	27.8
Recreation (OS-R)	27.5
Major Roads	28.7

<b>NON-RESIDENTIAL TOTAL</b>	<b>198.9</b>
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<b>PROJECT TOTAL</b>	<b>470.1</b>
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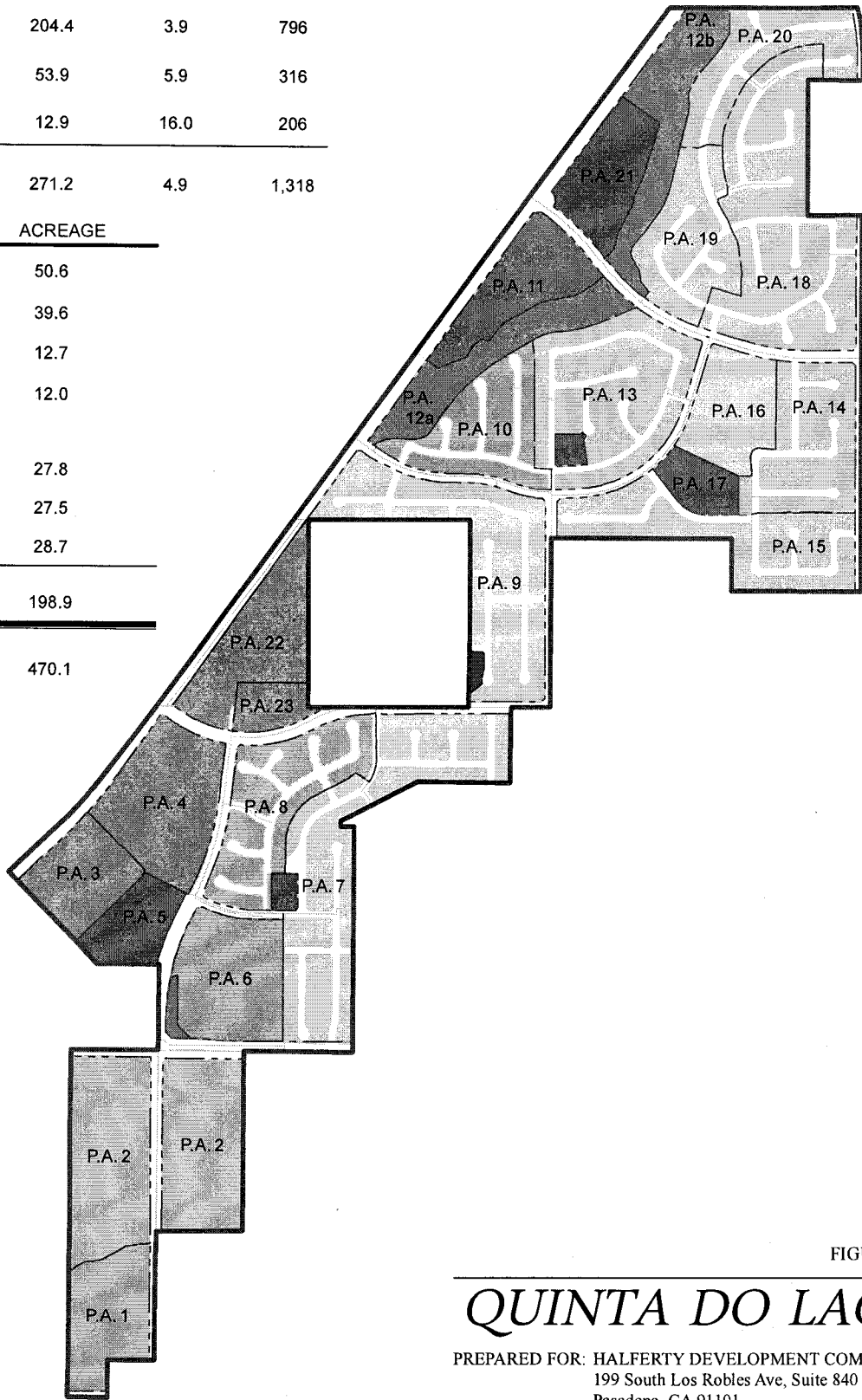


FIGURE III-1

**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~~ acres of ~~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 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) 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

III. Specific Plan

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

III-42

# PLANNING AREA 1

BUSINESS PARK (BP)  
12.7

KEY MAP

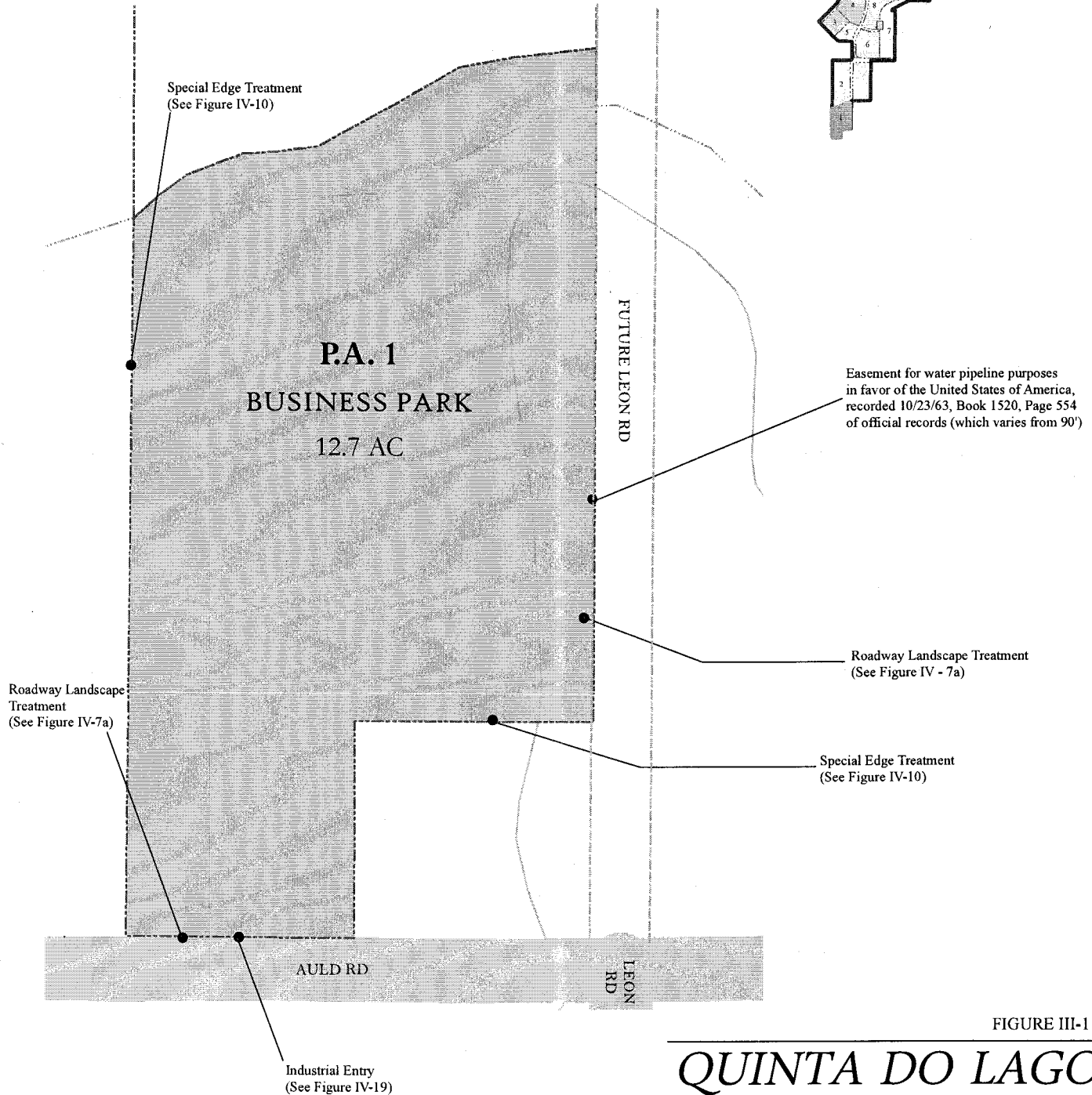
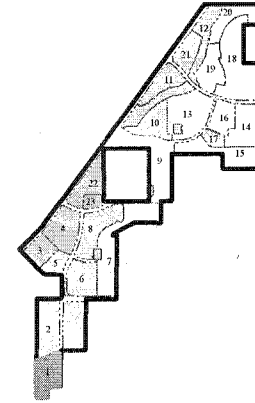


FIGURE III-11

## QUINTA DO LAGO

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N  
NOT TO SCALE

## **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

KEY MAP

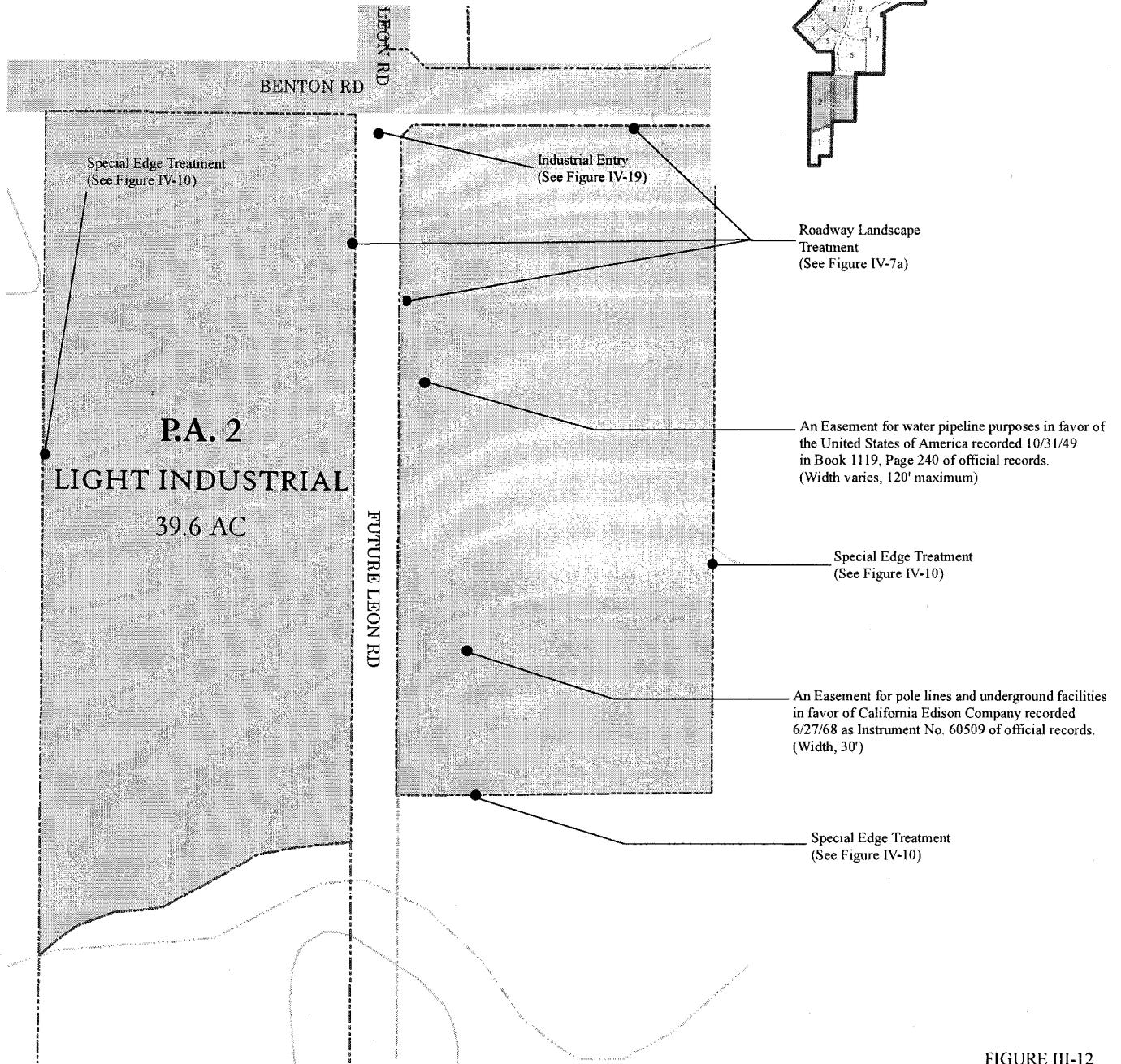
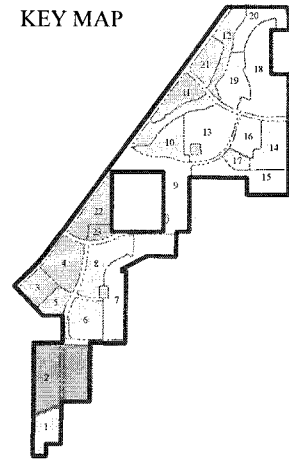


FIGURE III-12

## QUINTA DO LAGO

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NOT TO SCALE

### **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

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

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

KEY MAP

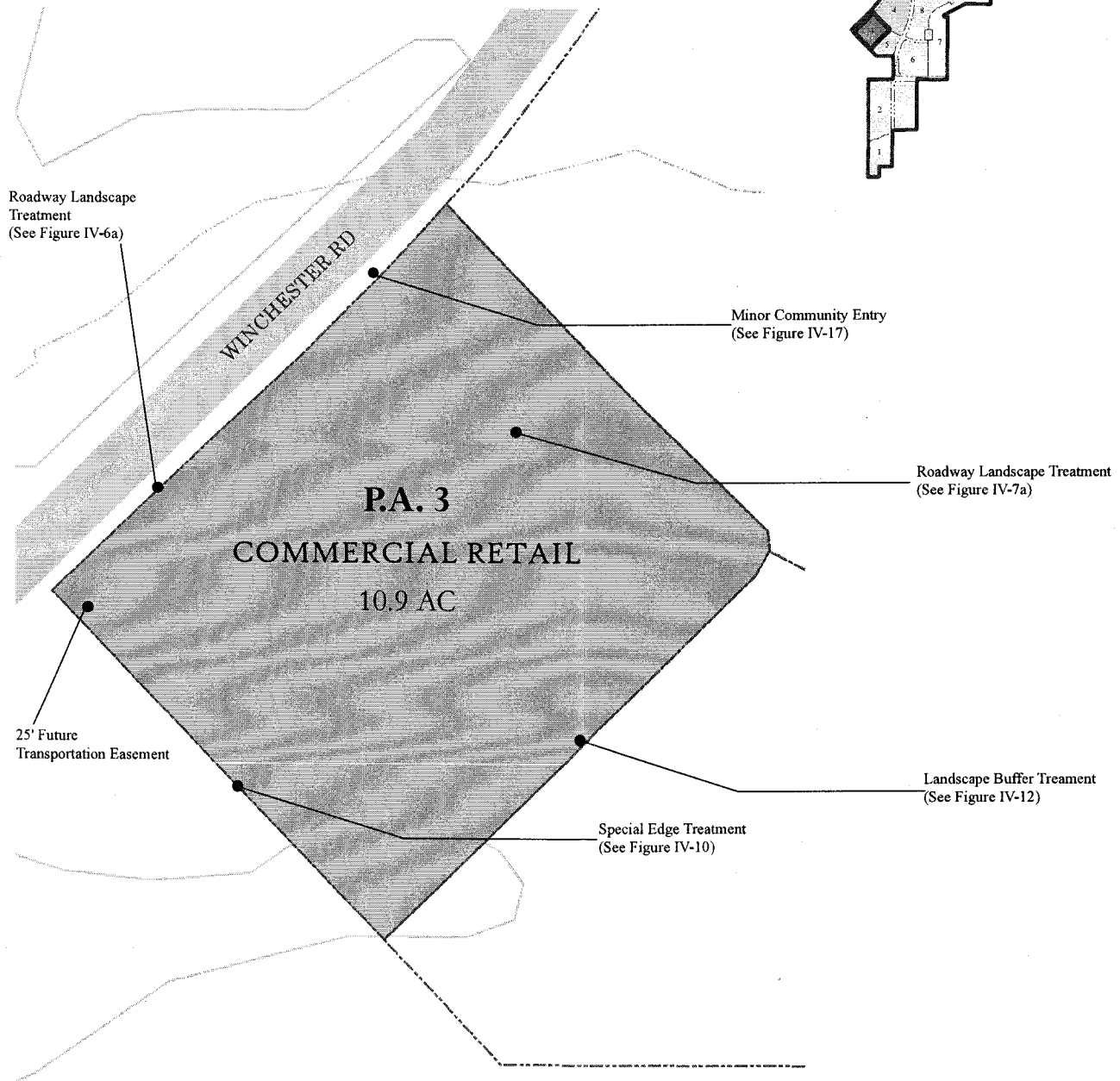
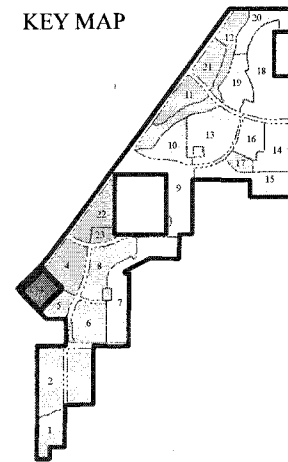


FIGURE III-13

## 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.

N



NOT TO SCALE

#### **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

KEY MAP

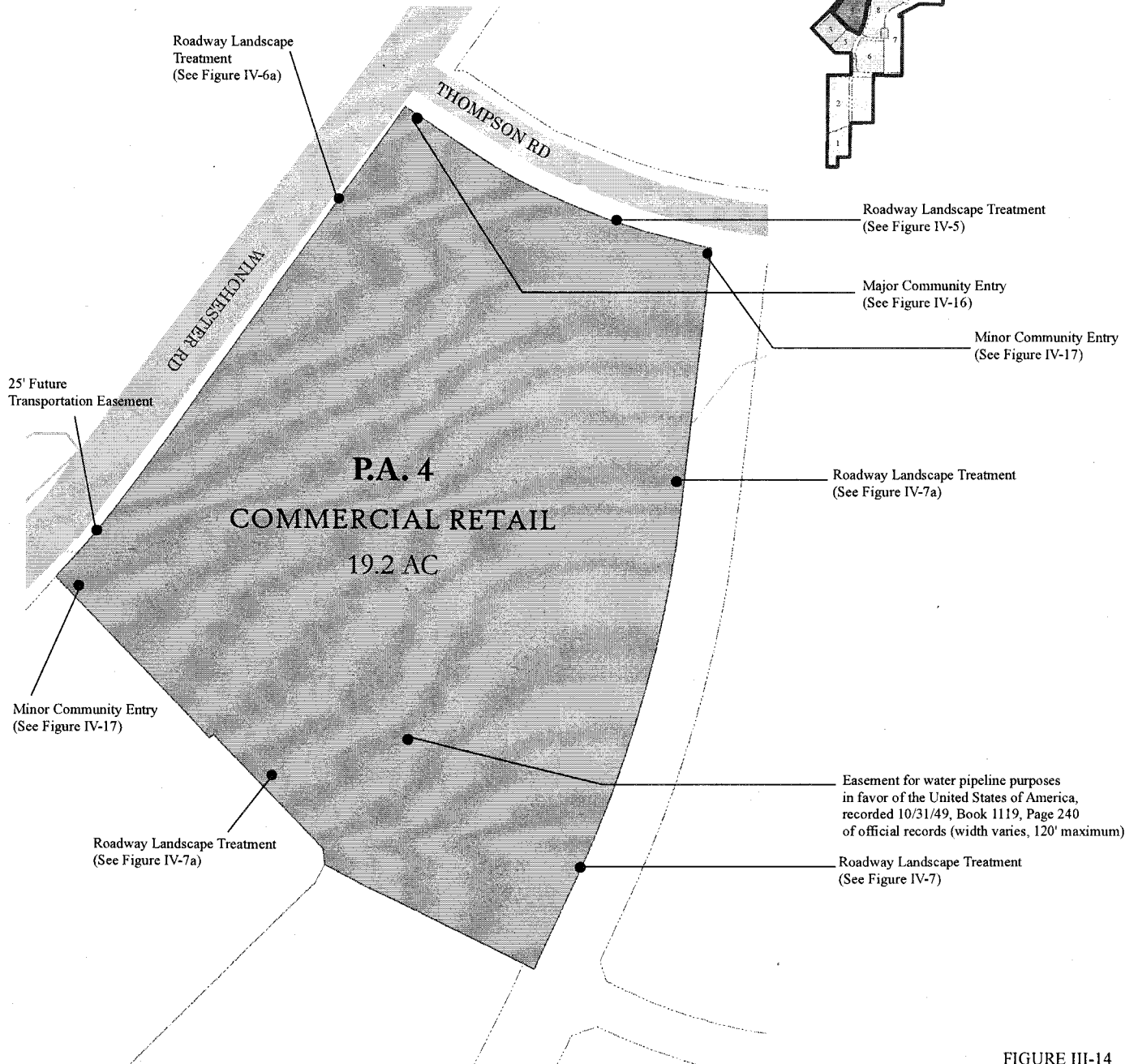
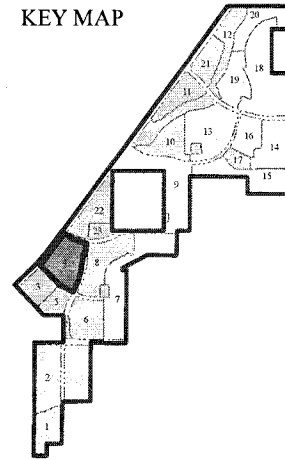


FIGURE III-14

## 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.



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

KEY MAP

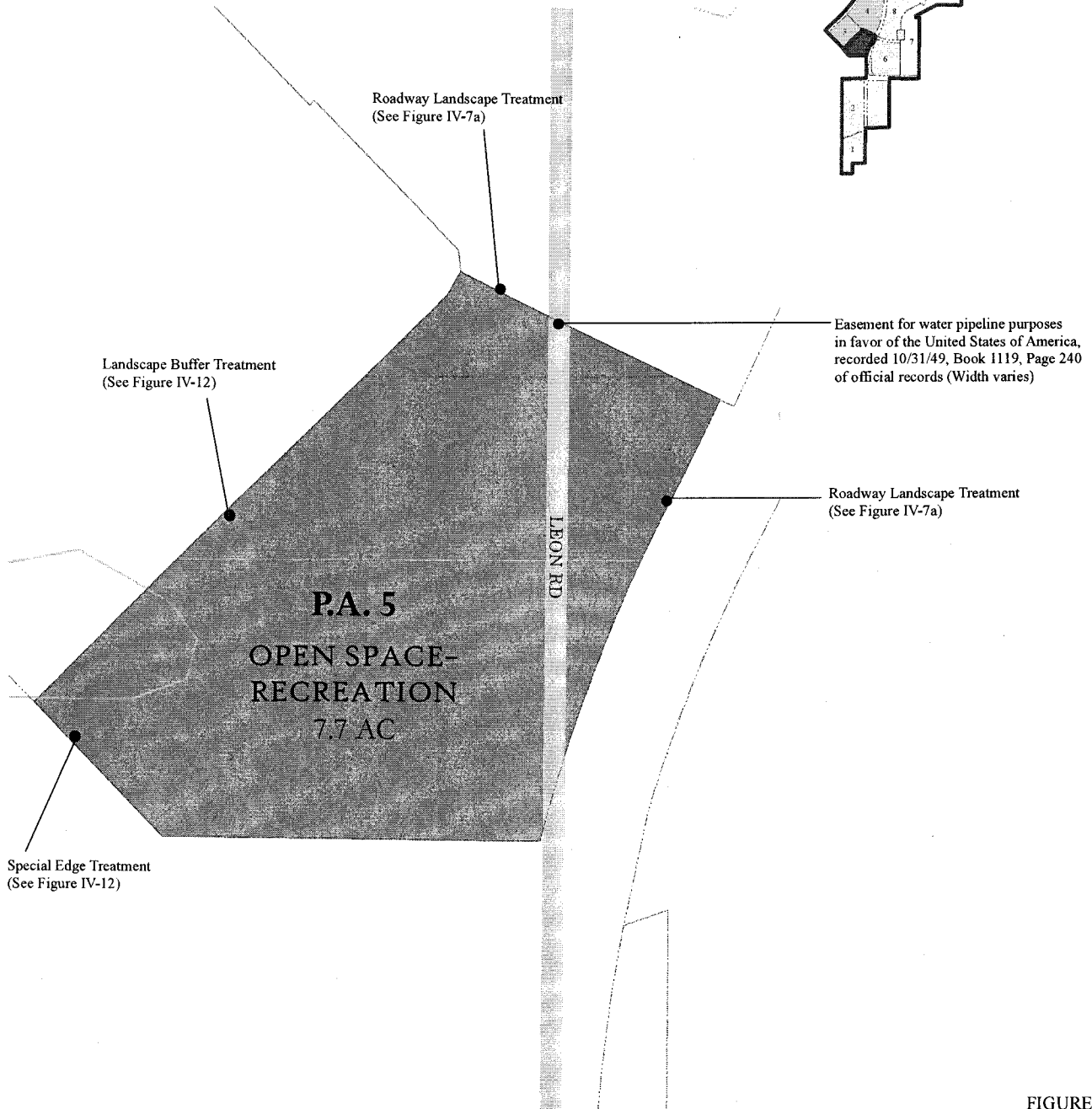
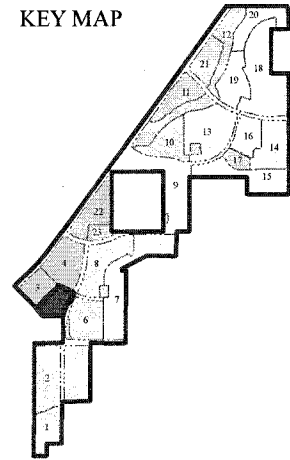


FIGURE III-15

## 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.

N



NOT TO SCALE

**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

KEY MAP

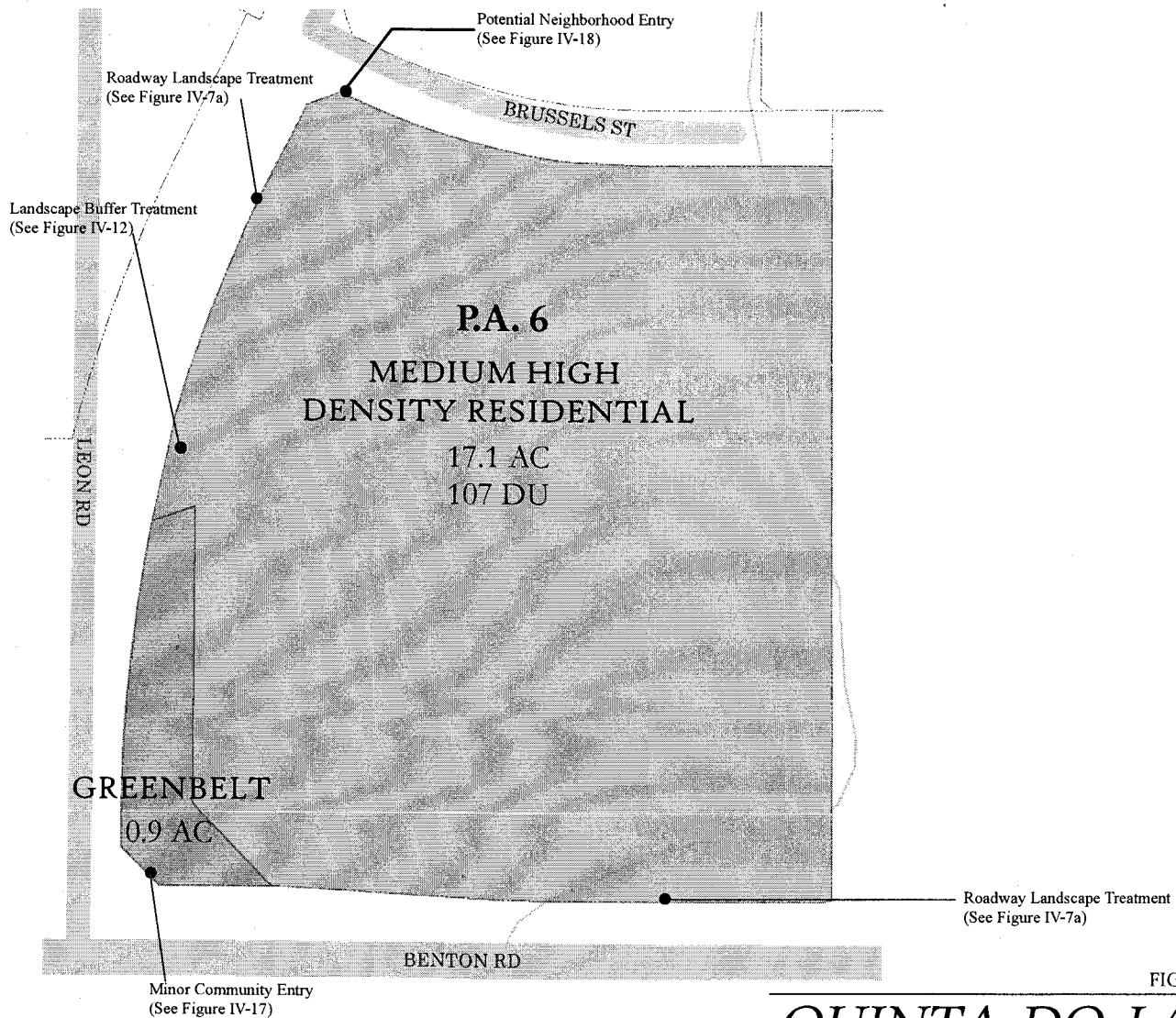
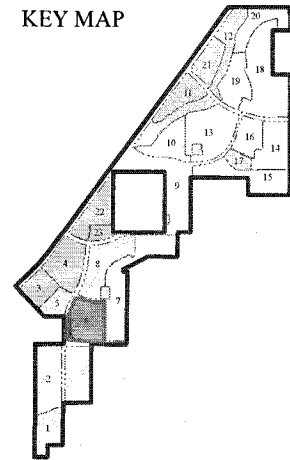


FIGURE III-16

## 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

**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

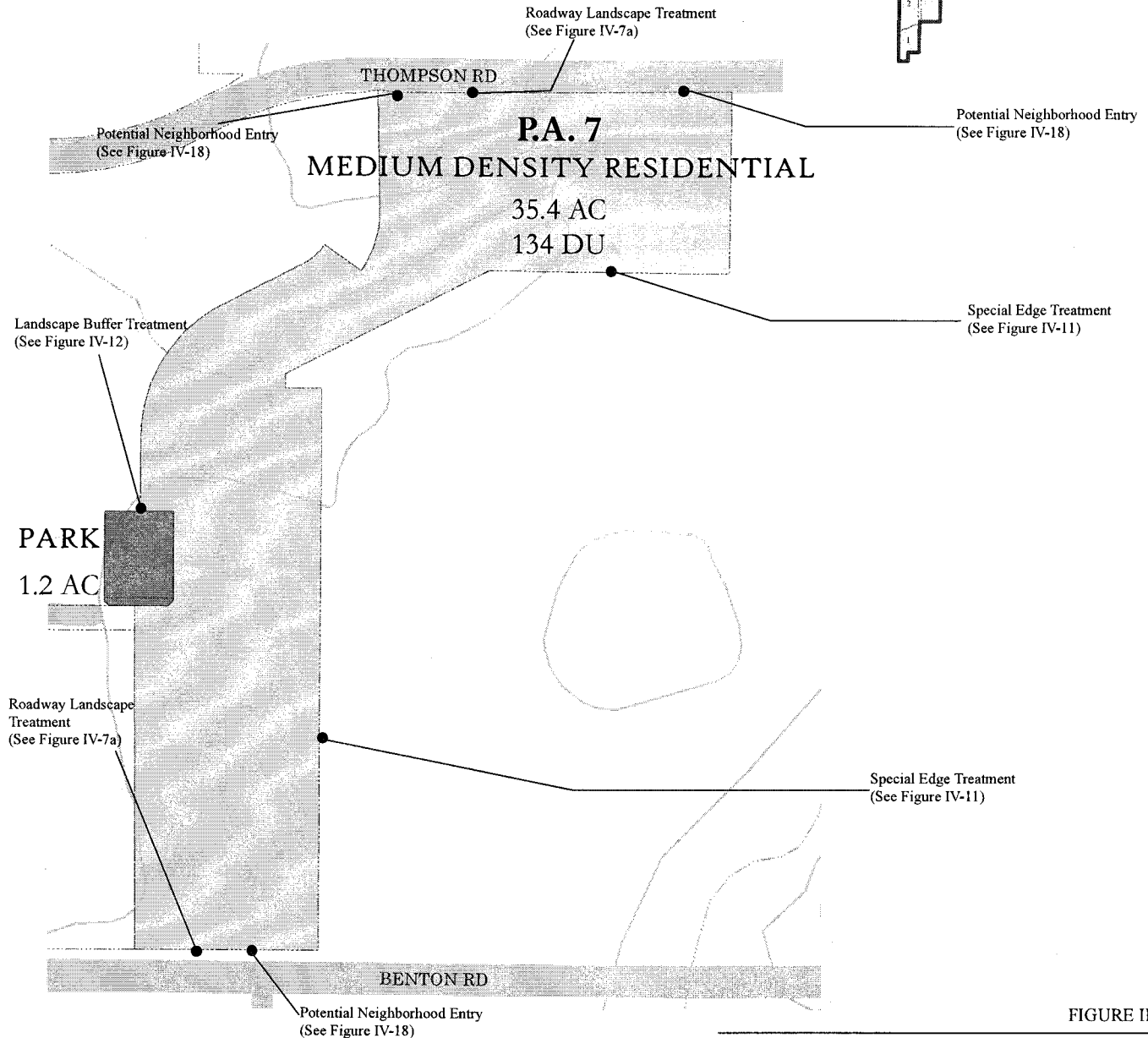
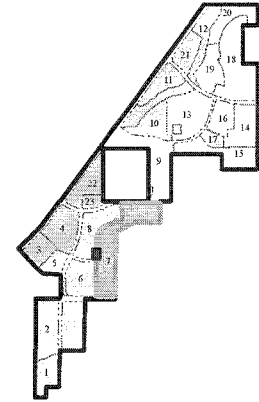
III. Specific Plan

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

# 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



NOT TO SCALE

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

FIGURE III-17

## QUINTA DO LAGO

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**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 ~~47.5~~ 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 ~~400~~ 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

KEY MAP

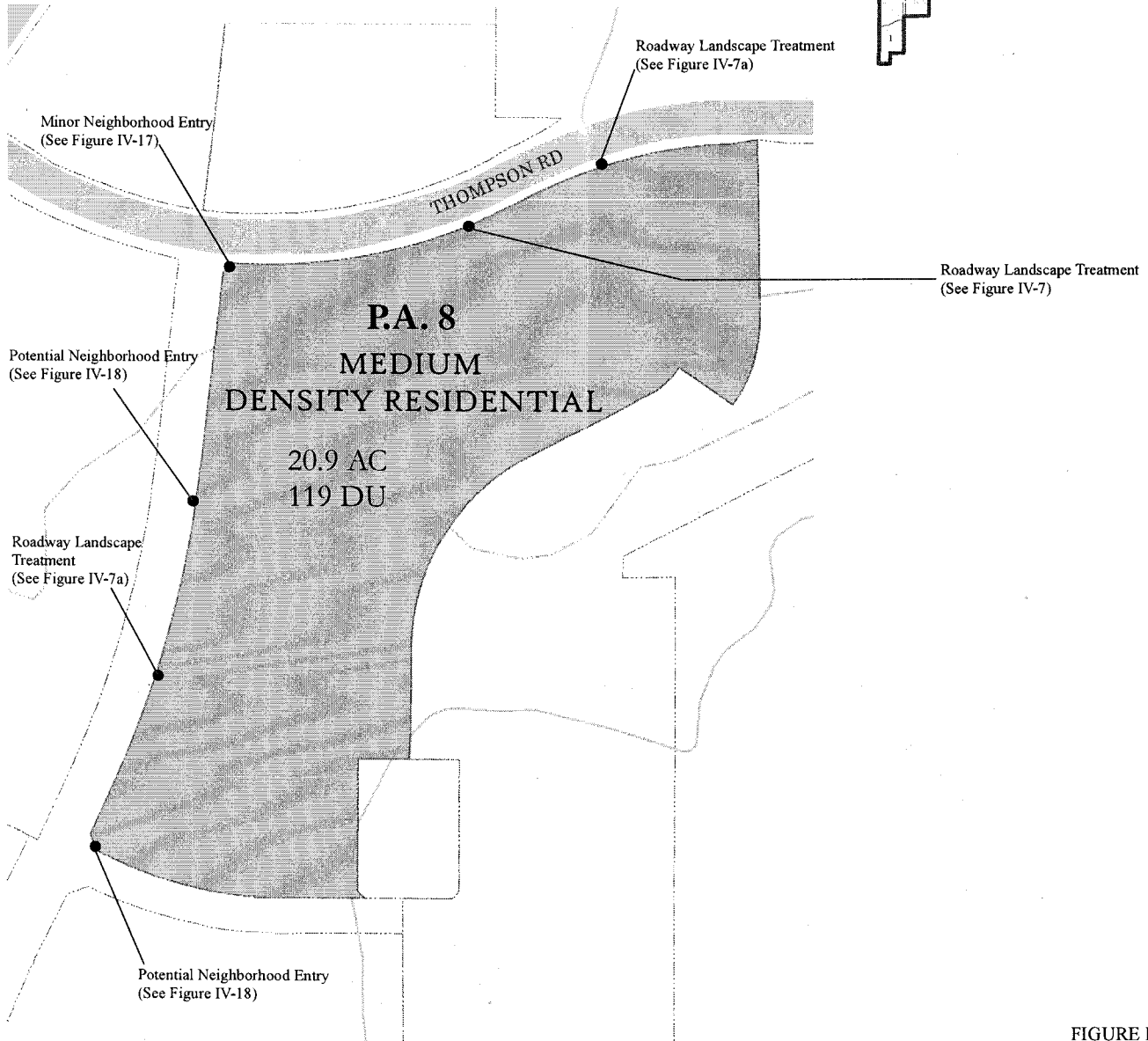
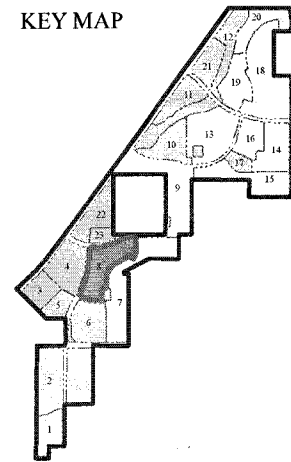


FIGURE III-18

## QUINTA DO LAGO

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N



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

KEY MAP

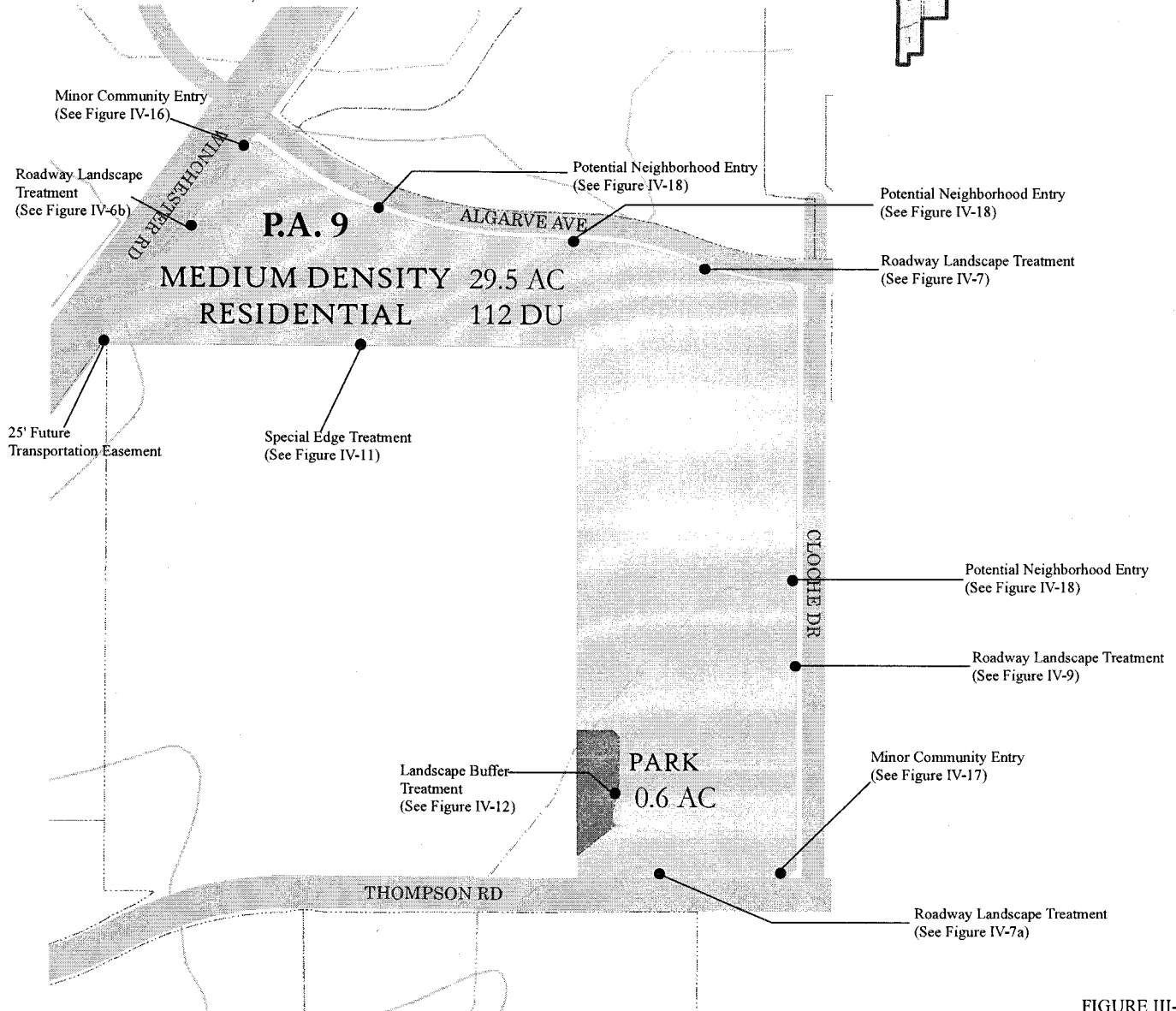
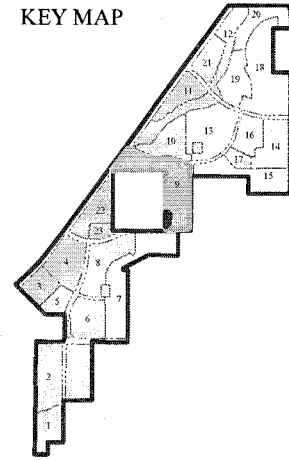


FIGURE III-19

## QUINTA DO LAGO

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N



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 15.9 ~~15.5~~ 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:

III. Specific Plan

---

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

III-68



# 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

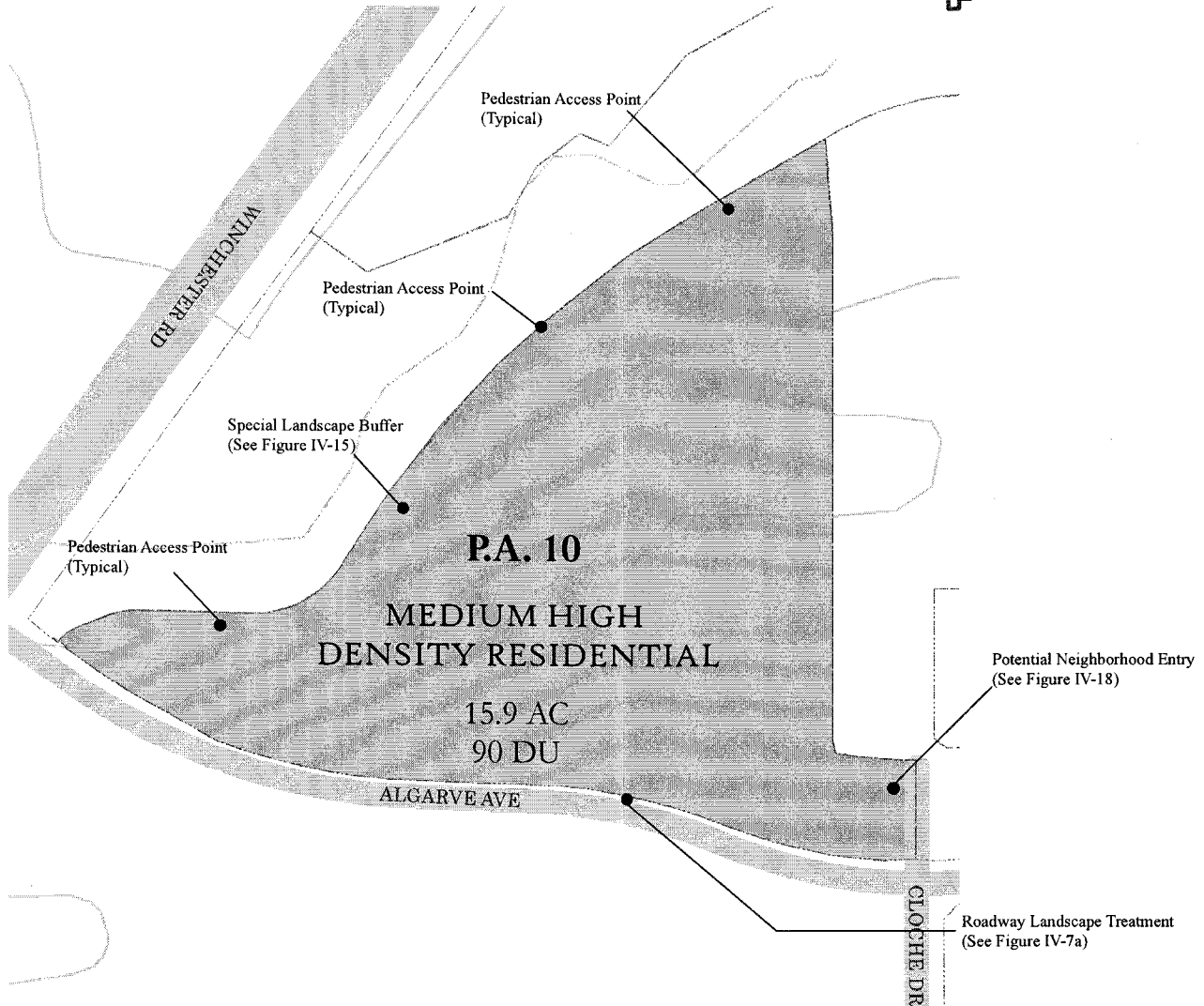
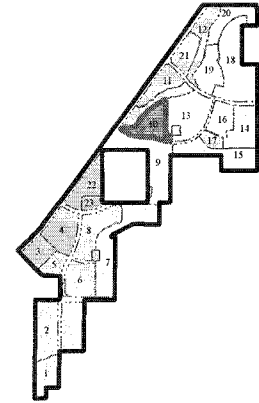


FIGURE III-20

## QUINTA DO LAGO

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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 12.9 ~~11.0~~ 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

KEY MAP

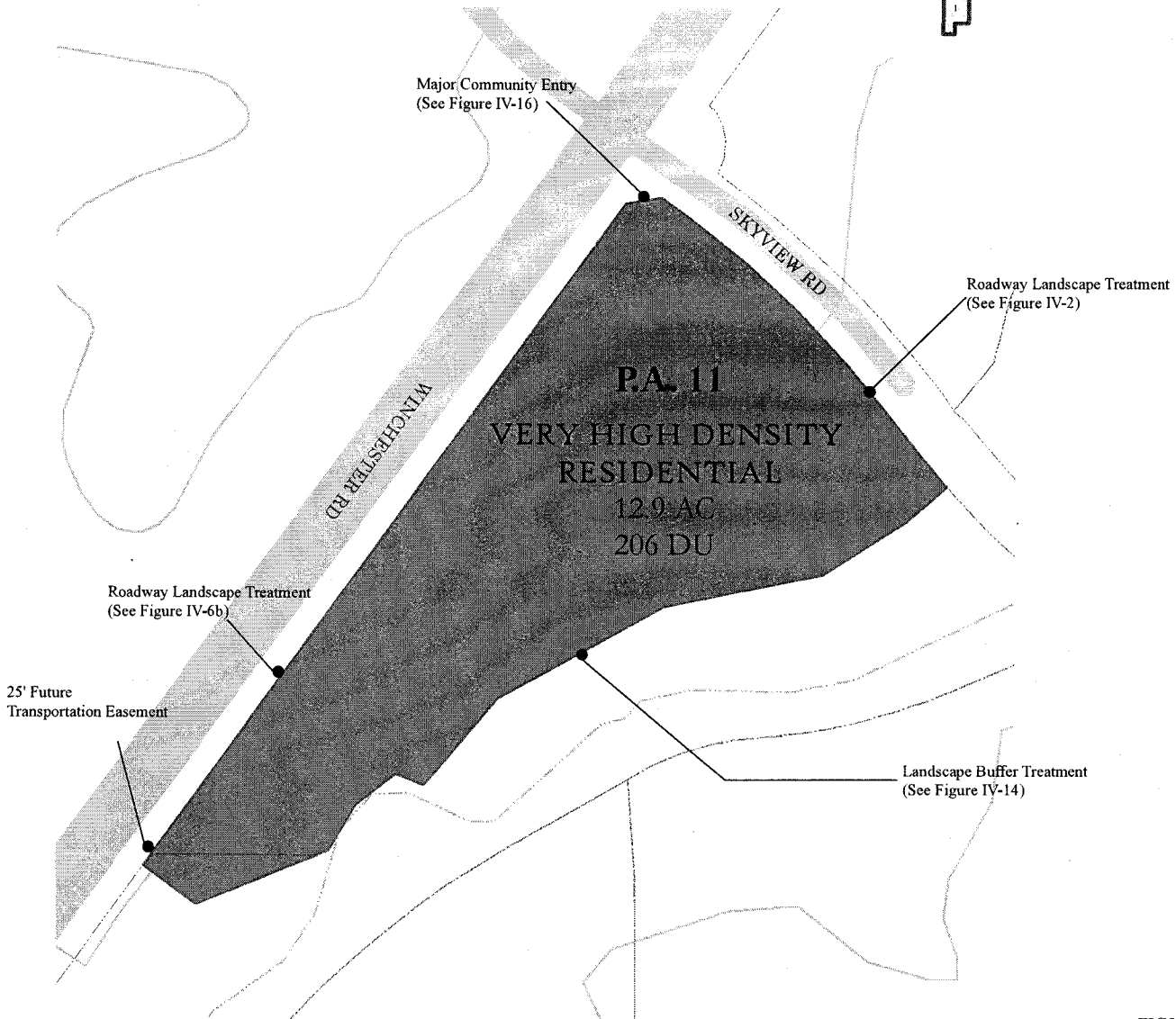
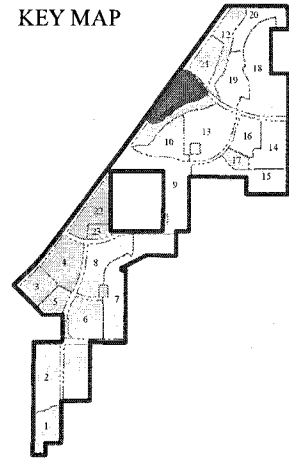


FIGURE III-21

## QUINTA DO LAGO

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N



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

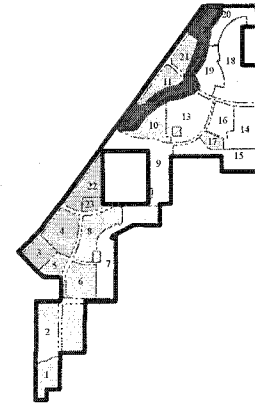
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

# 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

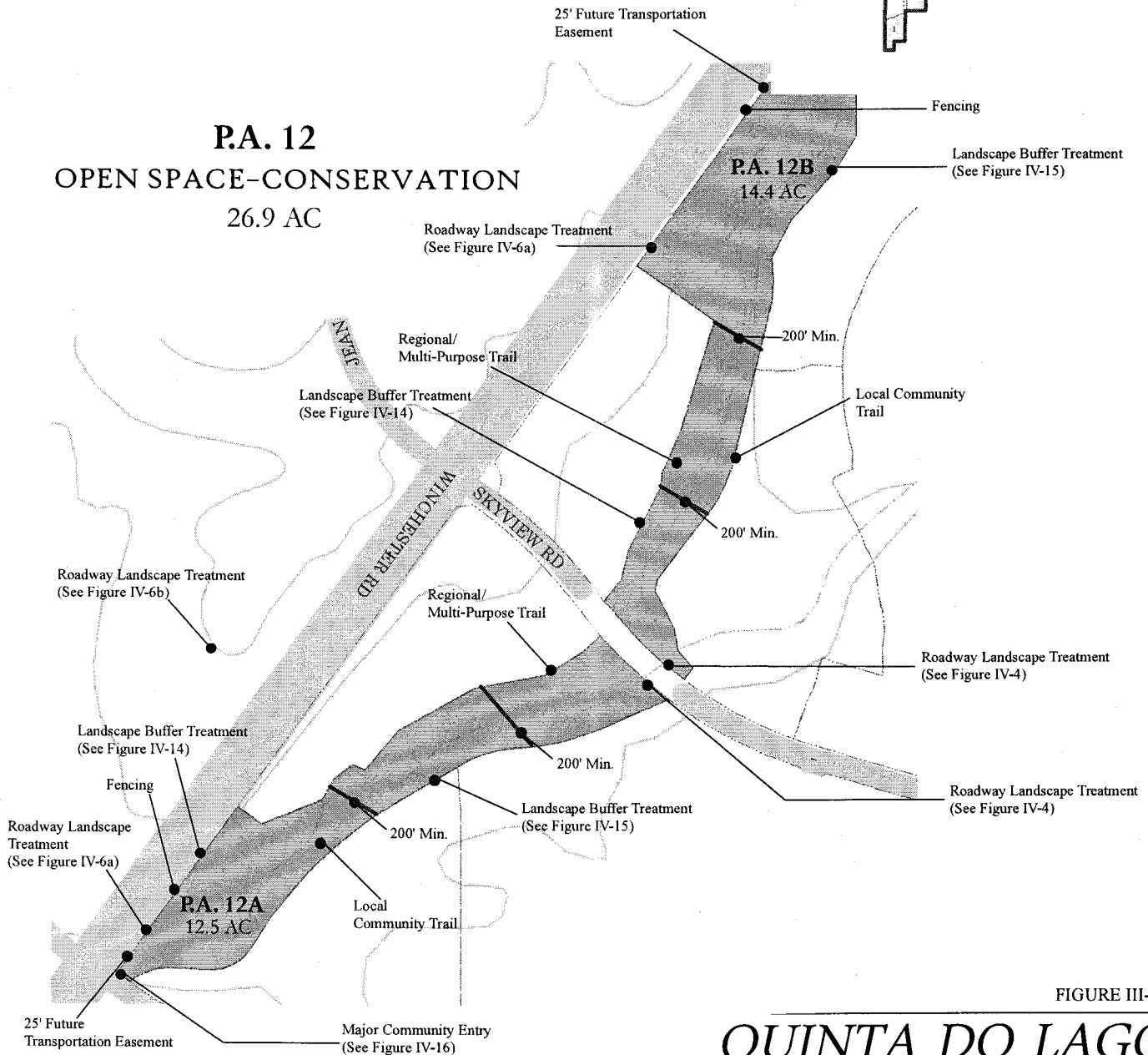


FIGURE III-22

# 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 28.1 ~~34.5~~ 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:

III. Specific Plan

---

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

# PLANNING AREA 13

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

KEY MAP

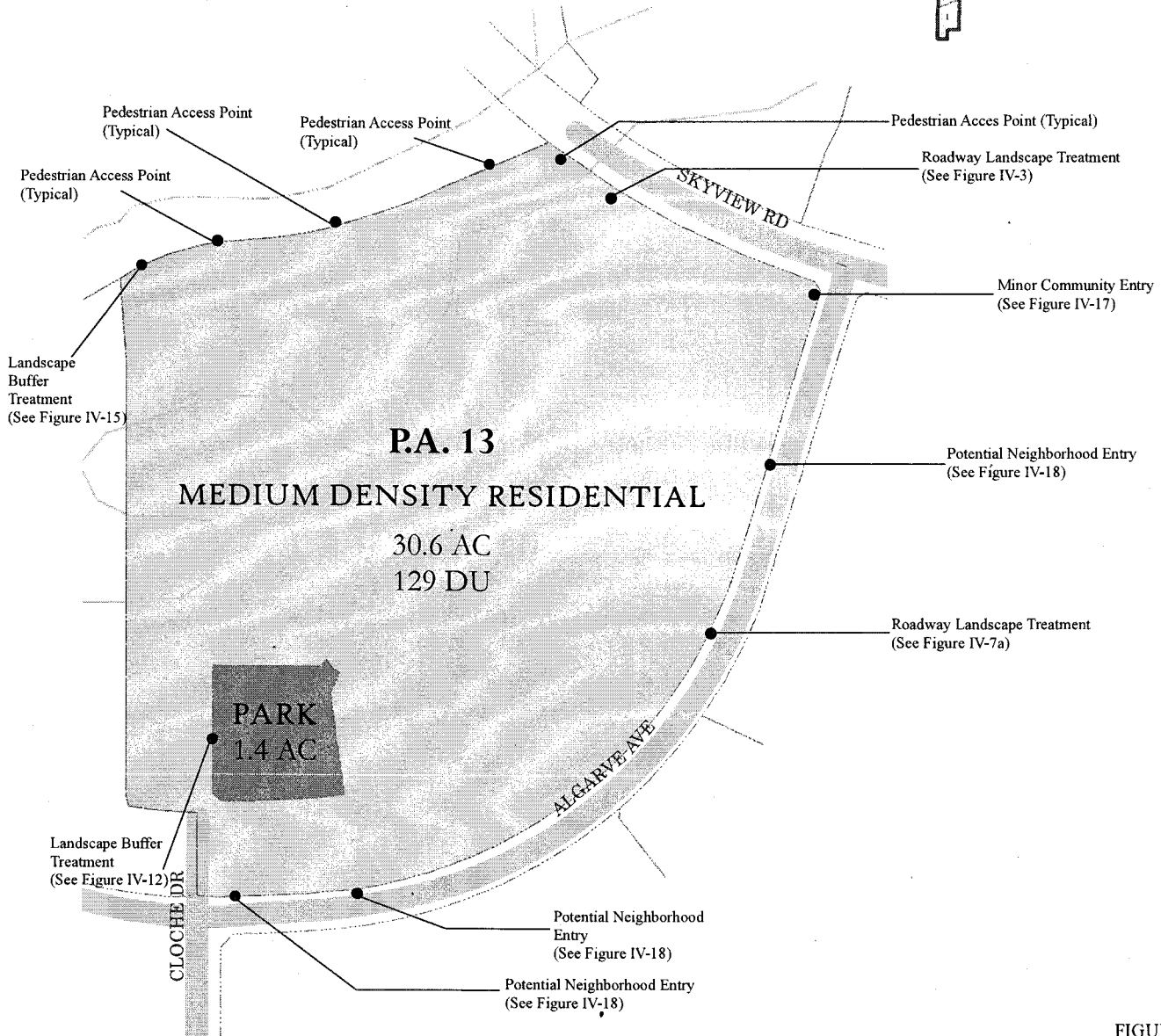
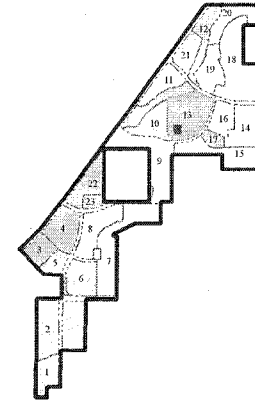


FIGURE III-23

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

**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 18.6 ~~14.7~~ 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:

III. Specific Plan

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# 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

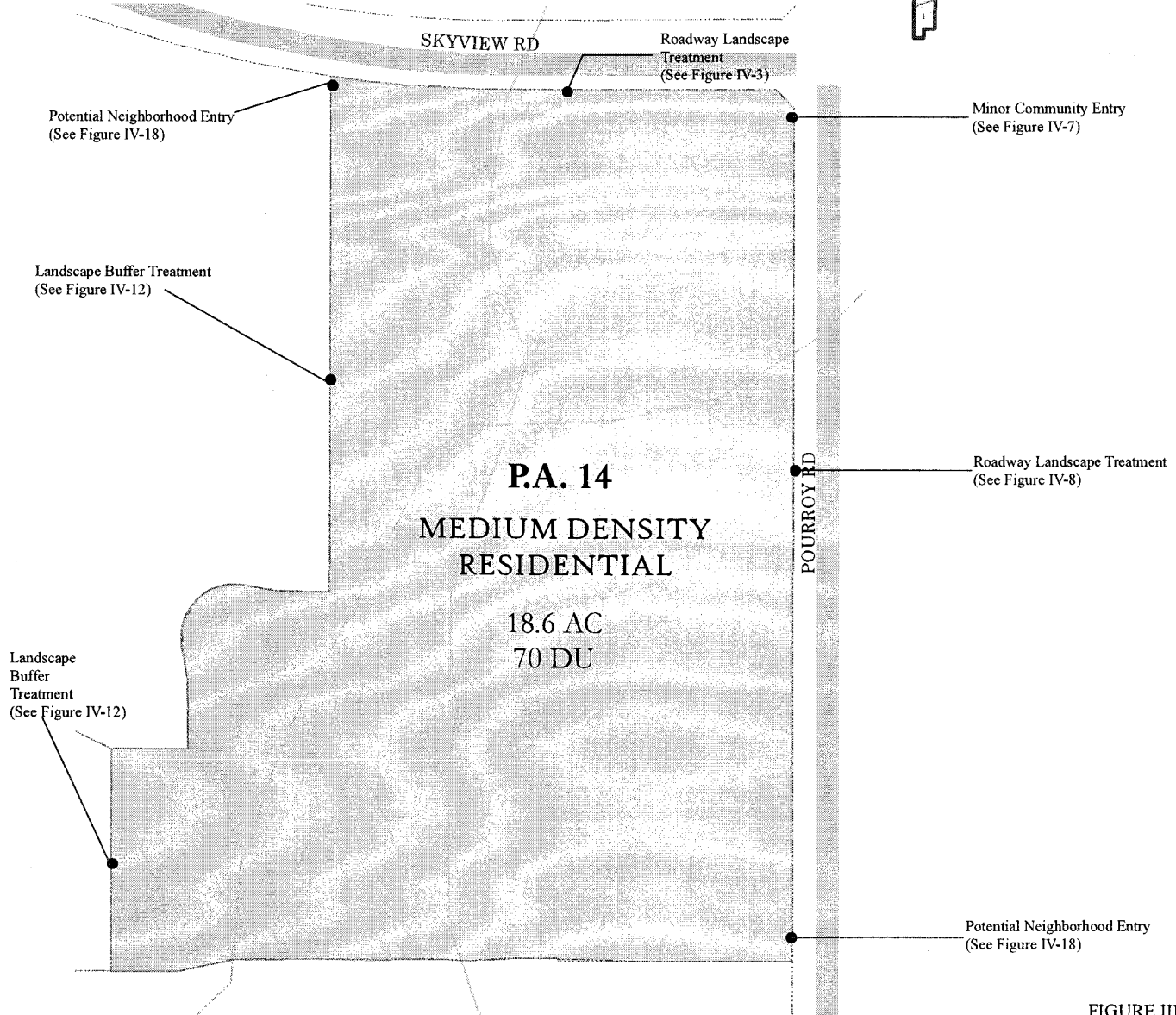
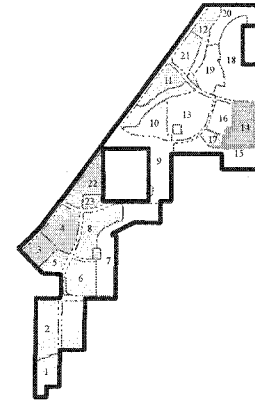


FIGURE III-24

## QUINTA DO LAGO

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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/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 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

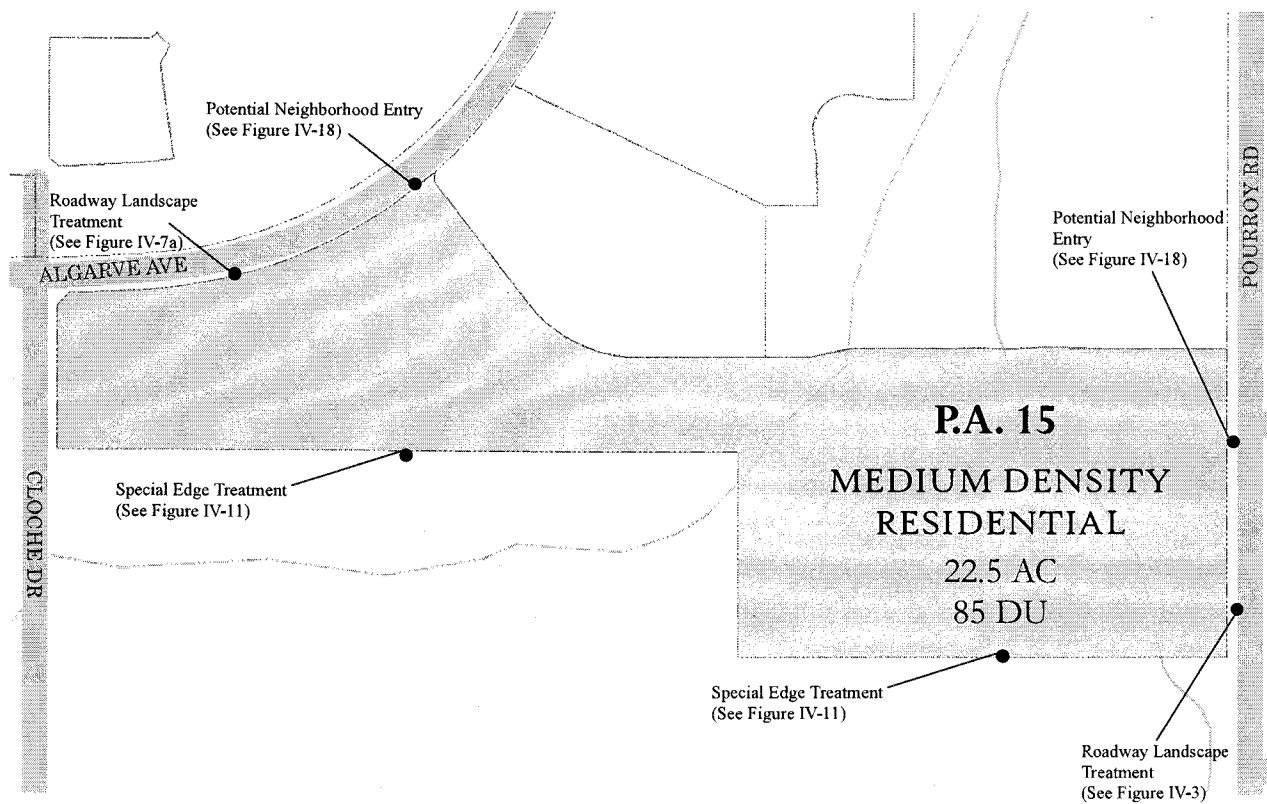
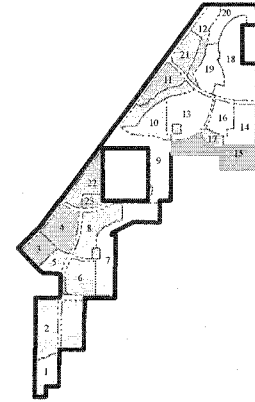


FIGURE III-25

## QUINTA DO LAGO

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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.

**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 12.0 ~~10.0~~ 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

KEY MAP

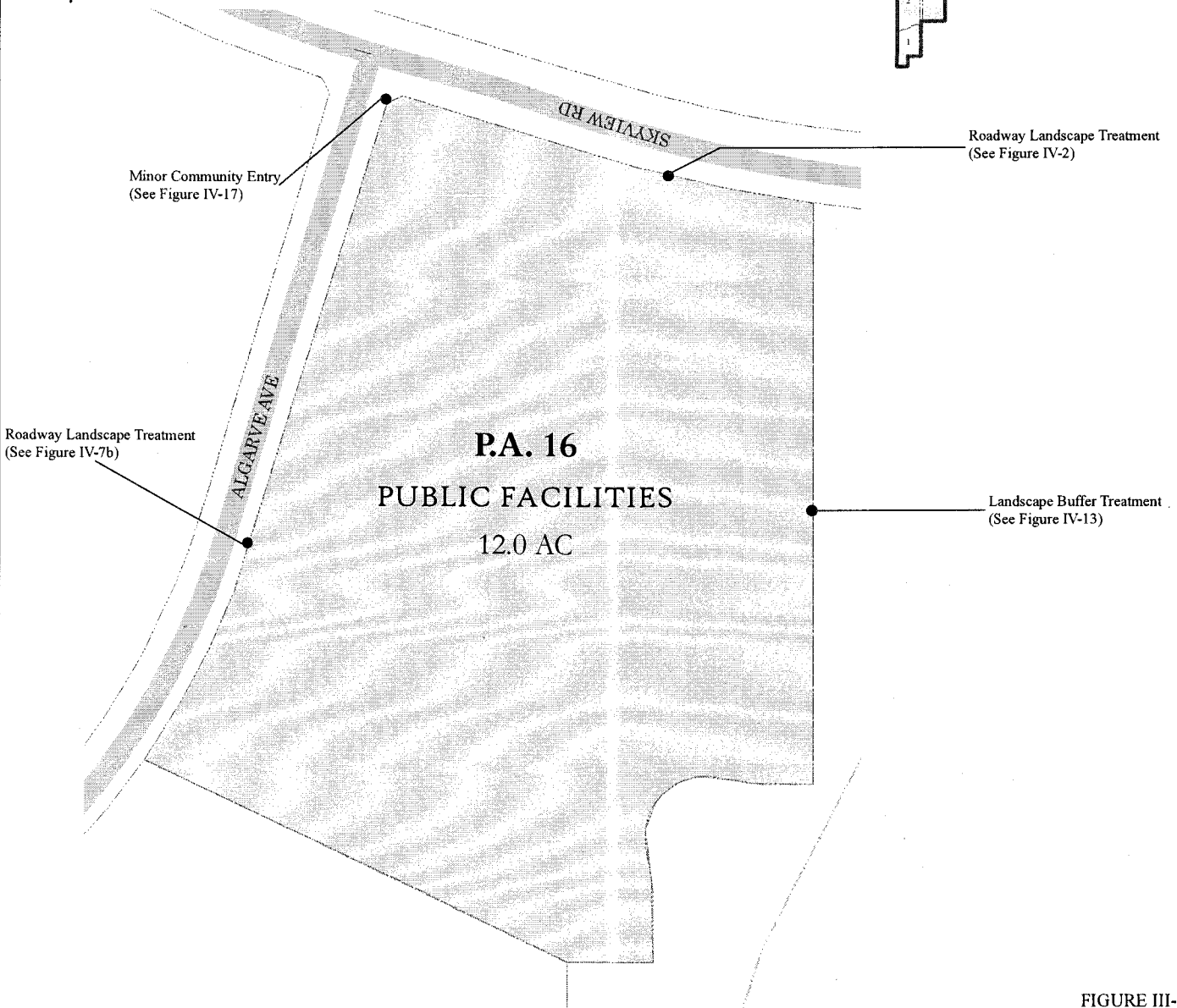
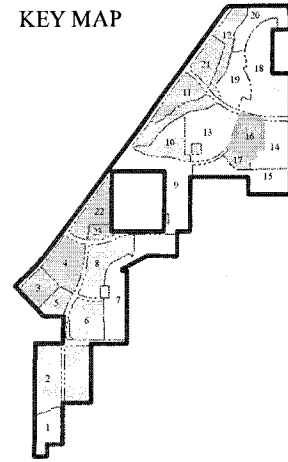


FIGURE III-26

## QUINTA DO LAGO

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N



NOT TO SCALE

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

---

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# PLANNING AREA 17

OPEN SPACE-RECREATION (OS-R)  
5.0 AC

KEY MAP

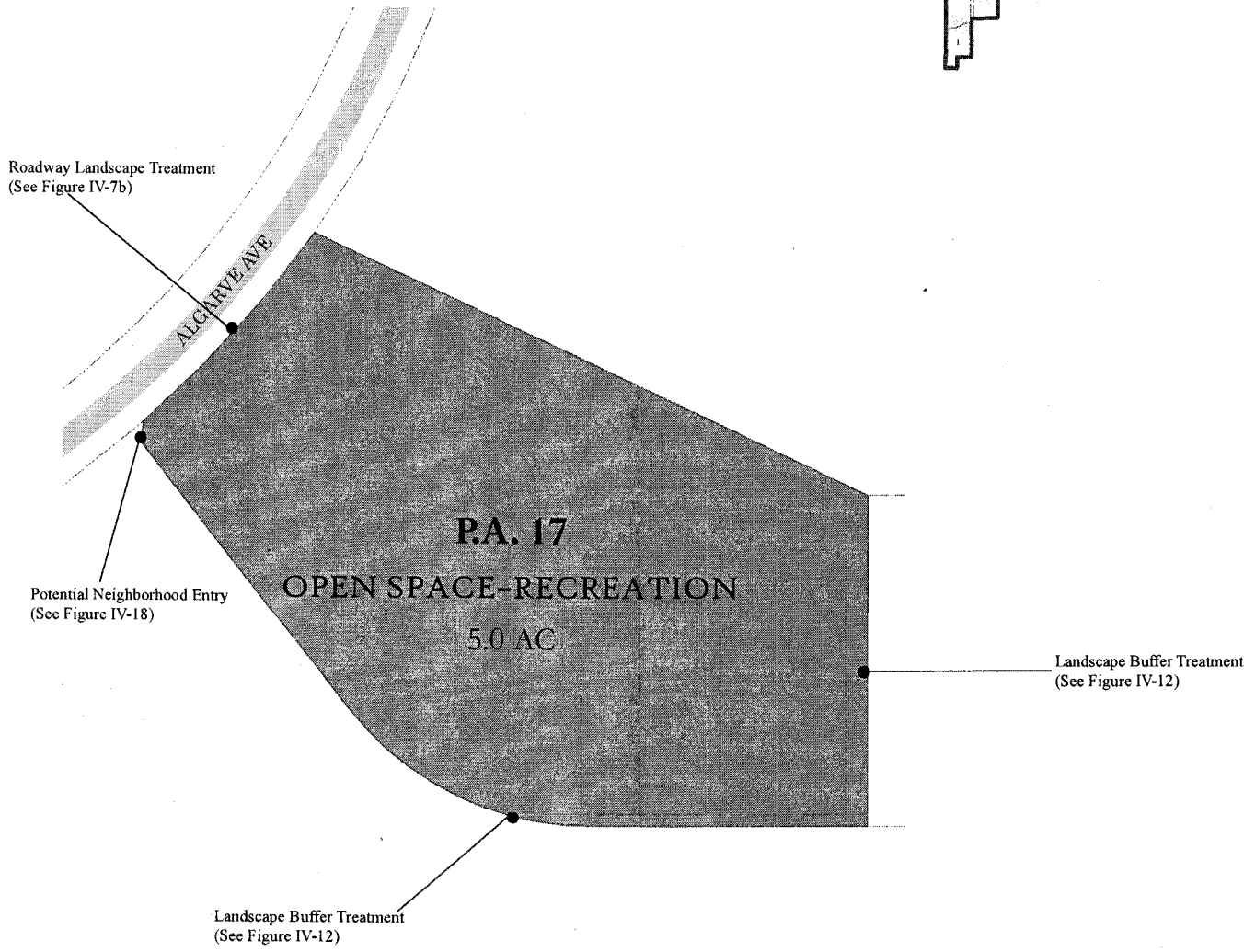
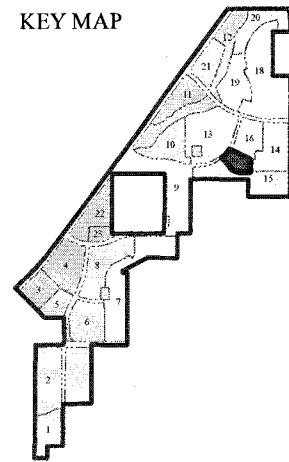


FIGURE III-27

## 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. 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 39.6 ~~36.1~~ 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

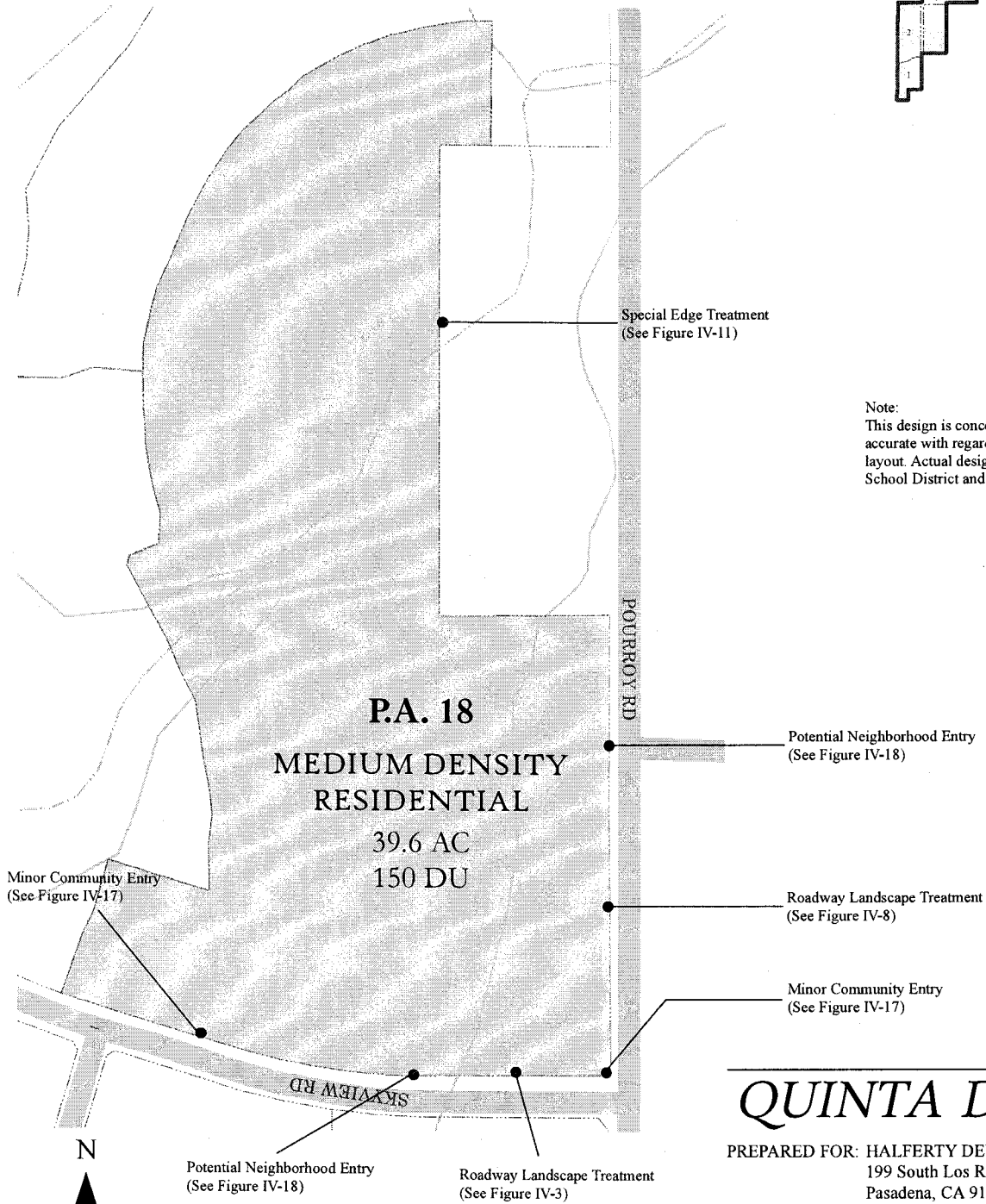
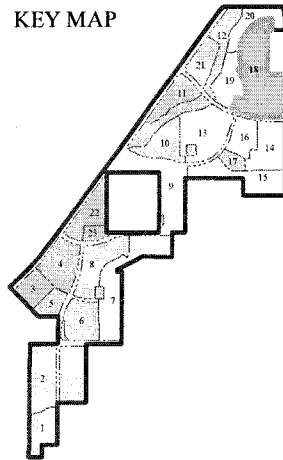
III.A.8: Landscaping Plan

III. Specific Plan

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

# 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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NOT TO SCALE

**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 16.2 ~~19.6~~ 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

III. Specific Plan

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

# 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

KEY MAP

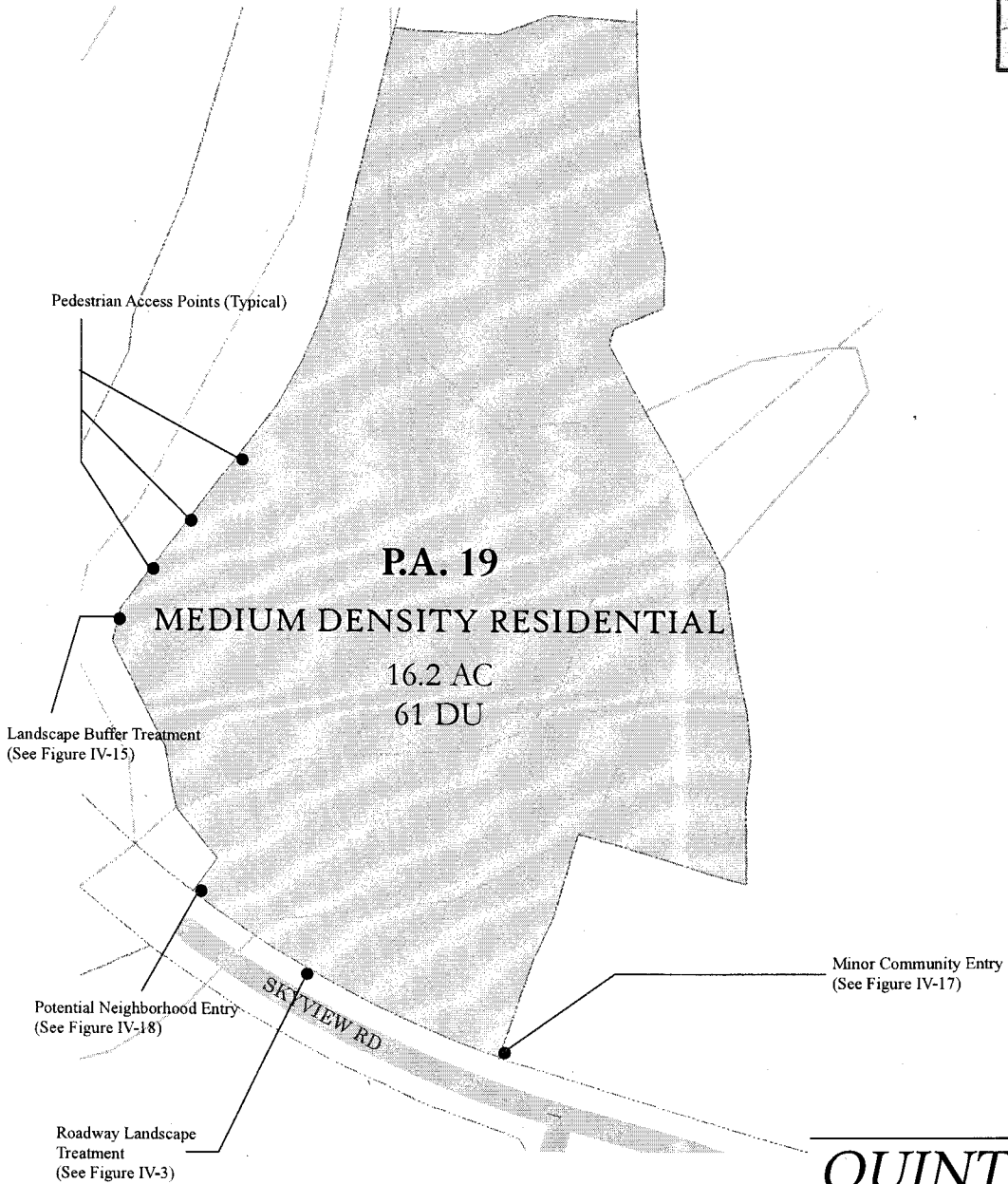
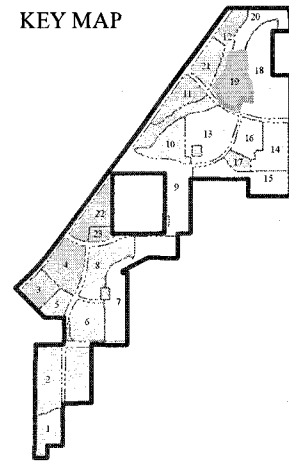


FIGURE III-29

## 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

**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 14.5 ~~21.0~~ 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

III. Specific Plan

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

# 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

KEY MAP

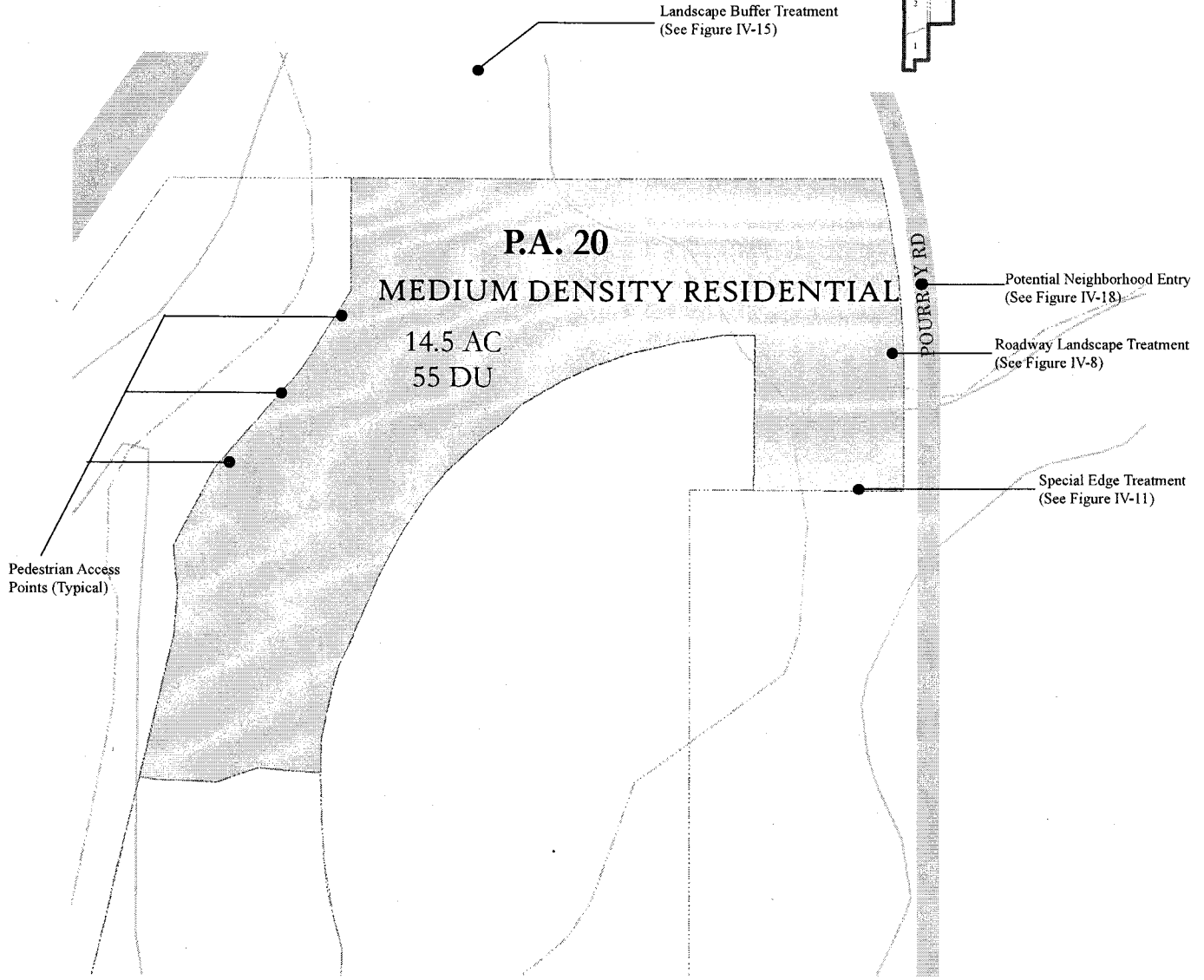
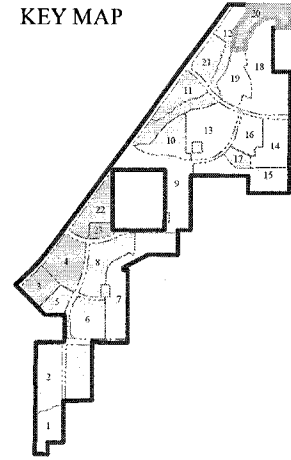


FIGURE III-30

## QUINTA DO LAGO

PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC  
 199 South Los Robles Ave, Suite 840  
 Pasadena, CA 91101



CASC Engineering & Consulting  
 1470 E. Cooley Drive  
 Colton, CA 92324  
 T: (855) 383-0101

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

III. Specific Plan

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

# PLANNING AREA 21

OPEN SPACE-RECREATION (OS-R)  
11.6 AC

KEY MAP

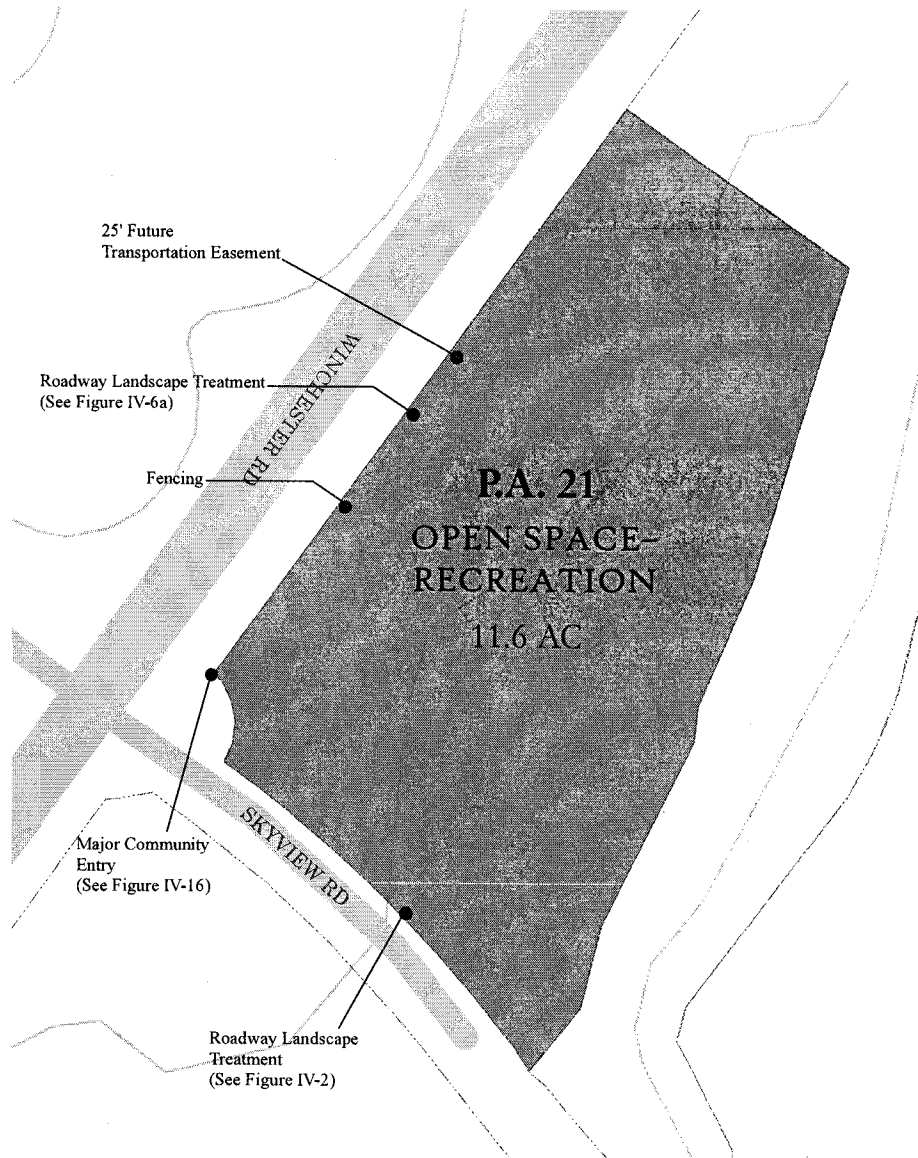
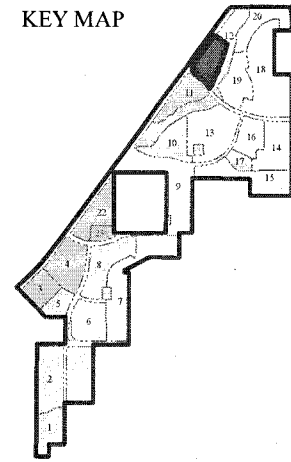


FIGURE III-31

## QUINTA DO LAGO

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199 South Los Robles Ave, Suite 840  
Pasadena, CA 91101



CASC Engineering & Consulting  
1470 E. Cooley Drive  
Colton, CA 92324  
T: (855) 383-0101

N



NOT TO SCALE

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.

## **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

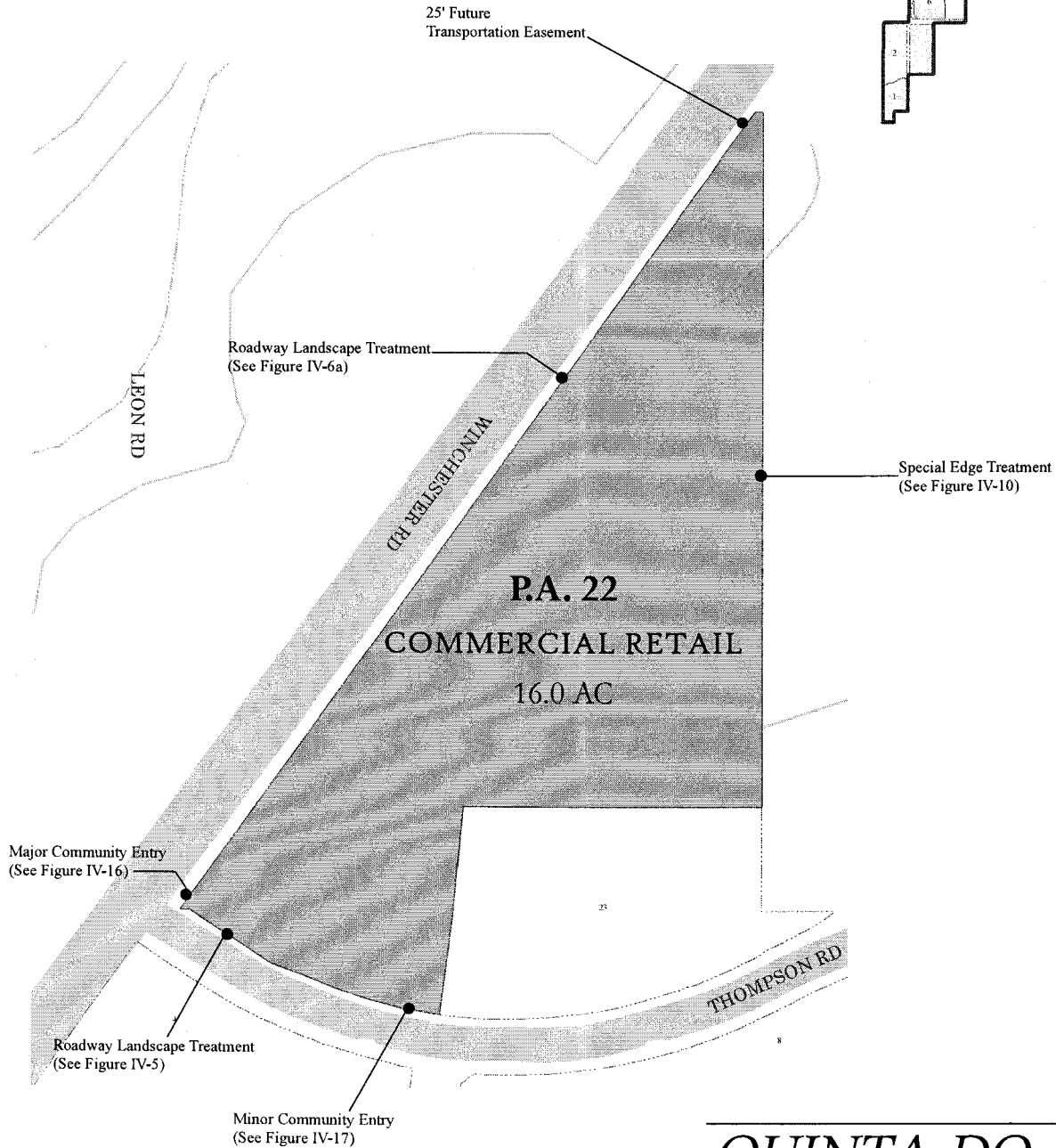
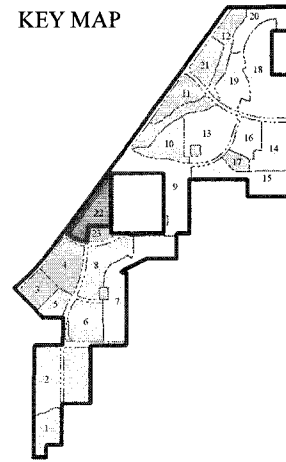


FIGURE III-32

## QUINTA DO LAGO

PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC  
199 South Los Robles Ave, Suite 840  
Pasadena, CA 91101

**CASC** CASC Engineering & Consulting  
1470 E. Cooley Drive  
Colton, CA 92324  
Engineering and Consulting T: (855) 383-0101



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 sheriff's 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

KEY MAP

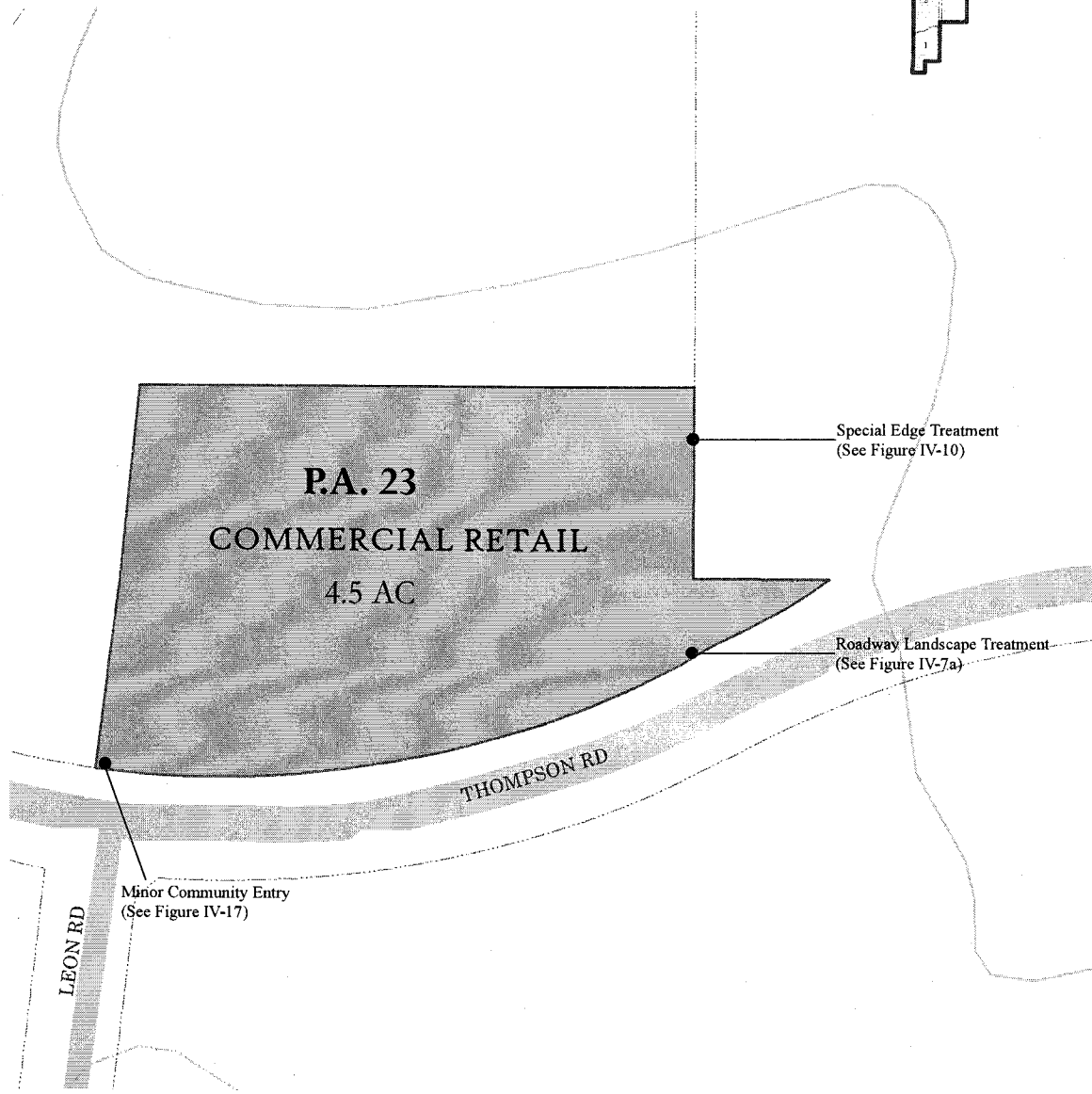
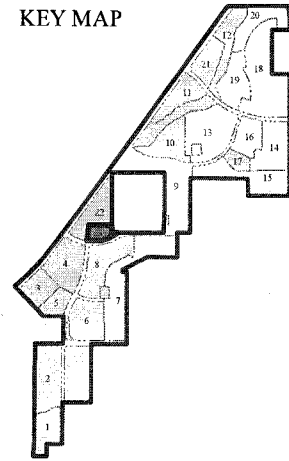
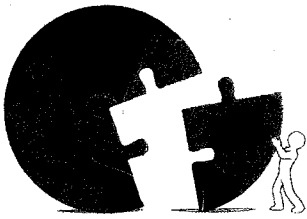


FIGURE III-33

## QUINTA DO LAGO

PREPARED FOR: HALFERTY DEVELOPMENT COMPANY, LLC  
199 South Los Robles Ave, Suite 840  
Pasadena, CA 91101

**CASC** CASC Engineering & Consulting  
1470 E. Cooley Drive  
Colton, CA 92324  
Engineering and Consulting T: (855) 383-0101



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## Memorandum

**DATE:** April 16, 2019  
**TO:** Board of Supervisors  
**FROM:** Deborah Bradford, Project Planner  
**RE:** Item 21.1 – Revisions and deletions to AND & COA's, ALUC Consistency Letter, and Comment Letters and Responses from Staff.

Attached for your review are hard copies of the email correspondence from two community members including our response, a comment letter from California Department of Fish and Wildlife (CDFW), and April 11, 2019 Consistency Letter from ALUC.

The following revisions and deletions to the Advisory Notification Document and Conditions of Approval for **Plot Plan No. 26344** are provided below:

### **Added**

#### **015 – Planning – Land Division Prior to Sale**

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

### **Revised to add the following sentence:**

#### **015 – Planning 1 – Basis of Parking**

A minimum of 729 parking spaces shall be provide pursuant to Ordinance No. 348 requirements as shown on APPROVED EXHIBIT A.

### **Deleted - Duplicate**

015 – General 1 – Basis for Parking –

### **Deleted**

080 – Planning 12. Parcel Map

### **Added the following:**

080 – Planning - Parcel Merger-Lot Line Adjustment

Prior to building permit issuance for any building that crosses the existing parcel lines for the site, a parcel merger or lot line adjustment shall be submitted, reviewed, and recorded so that the proposed building

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

does not cross the parcel line and meets any applicable development standard for the zone, such as setbacks.

**Existing:**

**090-** Planning - 9 Parking Paving Material

A minimum of 803 parking spaces shall be provided, with 377 spaces in Phase 1 and 426 spaces in Phase 2, as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

**Revised:**

**090-** Planning - 9 Parking Paving Material

A minimum of 729 parking spaces shall be provided pursuant to Ordinance No. 348 requirements, as shown on the APPROVED EXHIBIT A. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

April 9, 2019

To: Planning Department

Ref. Addendum to environmental impact report No. 371.

My Name is William Chard and my residence is at 36015 Glasgow Street, Winchester, Ca. 92596. I am writing this letter in opposition to the land use change that will impact the northeast corner of Winchester and Thompson Rd. From business park and community facilities/rv storage site to commercial retail. This change will have a major impact on the area and not in a positive way. The commercial retail will be butting against the residential homes in the area. More traffic problems along with people loitering in the area.

At this time there is already a full grocery store and pharmacy at Winchester and Benton Rd along with many fast food establishments. This commercial retail is less than ½ mile away and it does not encroach into the residential community. There is also the major commercial retail facility with several grocery stores and fast food chains at Winchester and Murrieta Hot springs Rd., which is less than another mile away. There is no need for another commercial retail in this area. But the RV storage we could use the one at Dutch Village is currently full with no others in the area. We lack this type of facility in our area.

We have had problems with homeless people hanging out near the commercial retail stores at Benton Rd. and Winchester because beer and wines sells. If this project is approved it would put those homeless people in our back yards and petty thefts would go up in the area. I also fear for our children in the area from walking to school to just playing out in front of their homes. This project is not a good fit for where they are wanting to place it. The land would be best utilized for the zoning that's in place now!

I would like my voice to be heard along with the rest of our community. Please vote no on the change of zoning. Sorry this had to be in a letter because I am unable to it make to the meeting.

William Chard

April 15, 2019

Dear Mr. Chard,

Thank you for your letter in regards to the proposed Project on the corner of Winchester and Leon Road.

In reviewing your letter it appears you have a concerns with the proposed Project regarding the following:

**1. More traffic.**

You are correct in that more development potentially results in an increase in traffic, in particular in areas nearby the project site. However to alleviate these concerns specific conditions of approval have been incorporated to reduce traffic congestion. For example on Thompson, traveling westbound the road will be widened to have two left turn lanes, two straight ahead lanes, and one lane for right turns, a traffic signal will be installed at the corner of Leon and Thompson Roads, and a left turn lane will be added at the corner of Winchester Road and Max Gillis Boulevard.

**2. People Loitering, Crime and Homelessness**

Through project design the proposed commercial area will be implementing project design features such as lighting in parking areas and buildings, signage to ensure that no loitering, littering or drinking of alcoholic beverages will be permitted and violators would be subject to arrest. Peace officers are authorized to visit businesses and inspect business that have obtained a license for the selling of alcoholic beverages at any time. The removal of Graffiti will be required to be removed or painted over, within hours of being applied. Through the project design and the incorporation of conditions of approval the safety of the patrons, business owners, and the adjacent residences are of the highest concern of the applicant and the County of Riverside.

**3. "Too Many Grocery Stores and Fast Food Chains" and "Not A Good Fit".**

The underlying zoning for the Project site is Scenic Highway Commercial (C-P-S) and the General Plan Land Use Designation is Commercial Retail. RV storage yards are not a use that is permitted in the CPS zone. RV storage yards directly adjacent to a residential neighborhood could result in safety issues that may occur in that the use would not be frequented on a regular basis, may be more inclined to vandalism and theft. In addition, the applicant met with members of the French Valley Coalition on June 29, 2017 at which time the coalition members expressed support for the uses proposed on the Project site.

I hope that this provides an insight into why Staff is recommending approval of this Project. Please contact me if you should have any further questions.

Best Regards,  
Deborah

## Bradford, Deborah

---

**From:** Bradford, Deborah  
**Sent:** Monday, April 15, 2019 11:06 AM  
**To:** Al Mozingo  
**Subject:** RE: Input

**Importance:** High

Good Morning Mr. Monzingo,  
I have responded to your concerns in RED, in your email below. I hope the conditions that have been added to the Project will relieve some of your concerns.  
Best Regards,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Al Mozingo [mailto:almozingo@roadrunner.com]  
**Sent:** Friday, April 12, 2019 10:47 AM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>  
**Subject:** Input

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Okay – I talked to you yesterday on the phone.

I can provide you input into the shopping center in our neighborhood.

Thompson is currently backed up with traffic in the morning for a block or so.

It will only get worst!

There is a need to widen the road with more lanes west bound (one left turn, two straight ahead, and a lane for right turns). In speaking with Mr. Tsang from the Transportation Department, the Project has been conditioned to have two left turns, two straight ahead, and one lane for right turns.

There is a need to widen the road with two lanes across Winchester onto Thompson going east bound. Restriping will add a left turn lane; however, no further improvements have been identified to serve the Project.

An additional condition placed on the Project will be a traffic signal installed at Leon and Thompson Roads.

Al

Al Mozingo  
36158 Leeds Street  
Winchester, CA 92596  
Home/Office: 951-926-2221  
Cell: 619-447-2828  
Email: [almozingo@roadrunner.com](mailto:almozingo@roadrunner.com)  
Web Site: [www.firemanager.com](http://www.firemanager.com)  
Second Web Site: [www.almozingo.com](http://www.almozingo.com)





U.S. Fish and Wildlife Service  
Palm Springs Fish and Wildlife Office  
777 East Tahquitz Canyon Way, Suite 208  
Palm Springs, California 92262  
760-322-2070  
FAX 760-322-4648



California Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, California 91764  
909-484-0167  
FAX 909-481-2945

In Reply Refer To:  
FWS/CDFW-WRIV-19B0127-19CPA0153

April 11, 2019  
*Sent by email*

Ken Baez, Principal Planner  
Environmental Planning Department  
County of Riverside  
P.O. Box 1409  
Riverside, California 92502-1409

Subject: Western Riverside County MSHCP JPR 19-01-29-02 (HANS 02347 / PAR01518),  
Winchester Road Area

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (CDFW), hereafter referred to jointly as the Wildlife Agencies, have reviewed Joint Project Review (JPR) 19-01-29-02 for the County of Riverside's (County) project HANS 02347 / PAR 01518 (Project), which we received on March 29, 2019. The JPR was prepared to evaluate the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The Wildlife Agencies are providing the following comments as they relate to the Project's consistency with WRMSHCP Section 6.1.2 (Protection of Riparian/Riverine and Vernal Pool Resources).

Based on information and data submitted with the JPR, the Wildlife Agencies are unable to determine if the project is consistent with WRMSHCP Section 6.1.2. As described in detail in this letter, additional information is needed to facilitate review completion. The Wildlife Agencies do however concur with the Western Riverside County Regional Conservation Authority's (RCA) findings that as long as the remaining undeveloped land in Criteria Cell 5575 (other than HANS 2347) is conserved in the future, the Project is consistent with the Reserve Assembly sections of the MSHCP (Sections 3.2.3 and 3.3.3).

#### *Project Description*

The proposed Project is located east of Winchester Road/Highway 79 and north of Thompson Road within the French Valley Plan Area in unincorporated Riverside County. It would include 132,966 square feet of retail and service commercial buildings accompanied by infrastructure, water quality and landscaping totaling 19.71 acres, with 3.08 acres of offsite road improvements to both Winchester Road and Thompson Road. According to the JPR, the offsite road improvements by the Project will not result in temporary or permanent habitat impacts. Improvements would include widening both roads to allow for a turn lane into the development and occur within the existing right of way.

The Project is located in a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass and Wright's trichocoronis. It also falls within a Criteria Area Plant Species Survey

Area (CAPSSA) for Parish's brittlescale, Davidson's saltscale, thread-leaved brodiaea, round-leaved filaree, smooth tarplant, Coulter's goldfields, little mousetail, and mud nama. Focused surveys for both the NEPSSA and the CAPSSA species were conducted in April, May, and June of 2017, and May of 2018, with negative results. The HANS 2347 Western Riverside County WRMSHCP Compliance Document and JPR describe the site as being dominated by non-native grasslands, tamarisk scrub, willow scrub and developed areas. Five riparian/riverine features are described within the Project site as having no downstream connectivity and simply convey surface runoff from surrounding developments that terminate on the Project site. Five "seasonal depressions" were also evaluated as potential vernal pools or fairy shrimp habitat.

#### *Vernal Pool Resources*

The "HANS 2347 Western Riverside County MSHCP Compliance Document" concluded that the five seasonal depressions found on the Project site are not vernal pools by virtue of failing to possess vegetation and soils of vernal pools, and, thus, are not Section 6.1.2 resources. The Applicant (Halferty Development Company) used the wetland soil definitions, methods, and lists of wetland soils ("hydric soils") established by the U.S. Army Corps of Engineers (Corps) and the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) to form conclusions about whether the seasonal depressions were vernal pools. However, the WRMSHCP does not rely on the Corps/NRCS definitions and lists of wetland soils to define vernal pool soils.

Furthermore, Section 6.1.2 of the WRMSHCP clearly states that the determination as to whether or not a particular seasonal pool is a vernal pool will be decided on a case-by-case basis:

"The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records."

The Wildlife Agencies need more information about the vegetation in each of the seasonal pools. The "HANS 2347 Western Riverside County MSHCP Compliance Document" prepared in support of the JPR mentions the dominant plant species in each of the seasonal pools but does not provide a comprehensive list of plant species present in each pool. Because a comprehensive plant list was not provided for each of the five seasonal pools the Wildlife Agencies are unable to complete our evaluation of the proposed Project's consistency with Section 6.1.2 of the MSHCP. To facilitate finalization of our review, please provide a copy of the comprehensive plant list for each of the five seasonal pools.

#### *The Fairy Shrimp Protocol Survey is Incomplete*

The Project site described five seasonal depressions onsite that have potentially suitable fairy shrimp habitat but were not deemed to be vernal pools. Fairy shrimp surveys were conducted

within four of the five seasonal depressions: dry season samples were collected in 2017; wet season surveys were performed in 2018. Seasonal Depression #2 contained fairy shrimp cysts belonging to the genus *Branchinecta*. However, the Applicant did not complete the fairy shrimp dry season protocol survey by identifying these cysts to the species level via DNA testing to determine if any of these cysts belonged to the listed/Section 6.1.2 species *Branchinecta lynchi* (the endangered "Vernal Pool Fairy Shrimp" species) or to an unlisted/not-covered species (such as *Branchinecta lindahli*, the common "Versatile Fairy Shrimp" species).

Please direct the Applicant to complete the dry season survey by identifying the recovered *Branchinecta* cysts to the species level via DNA testing.

*Summary*

The Wildlife Agencies concur with the RCA's findings that the JPR is consistent with the Reserve Assembly sections of the WRMSHCP (Sections 3.2, 3 and 3.3.3). However, we cannot concur that the project is consistent with WRMSHCP Section 6.1.2 (Protection of Riparian/Riverine and Vernal Pool Resources) until we receive the supplemental floral information described above, and until the recovered *Branchinecta* cysts are identified to the species level.

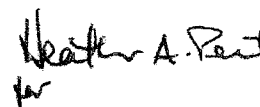
Please provide copies of the complete floral lists for each of the five seasonal pools, and the completed dry season fairy shrimp survey (species-level identification of recovered *Branchinecta* cysts) at your earliest convenience.

We appreciate the opportunity to provide comments on this JPR, and look forward to continuing work with you and the Applicant on this Project. If you have any questions or comments regarding this letter, please contact James Thiede of the Service at [james\\_thiede@fws.gov](mailto:james_thiede@fws.gov) or Carly Beck of the Department at [carly.beck@wildlife.ca.gov](mailto:carly.beck@wildlife.ca.gov) or by telephone at 909-945-3294.

Sincerely,

**FELICIA  
SIRCHIA**  
for  
Kennon A. Corey  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

Digitally signed by  
FELICIA SIRCHIA  
Date: 2019.04.11  
12:13:28 -07'00'



Leslie MacNair  
Regional Manager  
California Department of Fish and Wildlife

cc:

Charles Landry, Regional Conservation Authority  
Jeff Brandt, CDFW Lake and Streambed Alteration Program  
Jason Bill, Santa Ana Regional Water Quality Control Board  
Marc Brown, Santa Ana Regional Water Quality Control Board



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

April 11, 2019

Ms. Deborah Bradford, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

**Director**

Simon A. Housman

John Guerin

Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1087FV19

Related File Nos.: SPA284A4 (Specific Plan Amendment), CZ7951 (Change of Zone), PP26344 (Plot Plan), CUP3779 (Conditional Use Permit), PM37404 (Tentative Parcel Map)

APNs: 480-170-015; 963-100-002.

Dear Ms. Bradford:

On April 11, 2019, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case Nos. SPA284A4 (Specific Plan Amendment) and CZ7951 (Change of Zone), a proposal amending Specific Plan 284 (Quinta Do Lago Specific Plan), and its associated Specific Plan (SP) zoning ordinance as needed on 21.16 acres located on the northeast corner of Thompson Road and Highway 79 Winchester Road, to modify the Planning Area land use designations of Planning Area No. 22 from Commercial/Business Park to Commercial Retail, and of Planning Area 23 from Community Facilities to Commercial Retail, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011.

On April 11, 2019, the Riverside County Airport Land Use Commission (ALUC), found Riverside County Case Nos. PP26344 (Plot Plan) and CUP3779 (Conditional Use Permit) proposing to establish a 16-building, 132,568 square foot retail commercial center (in 2 phases) (located as above), including a gasoline service station with the sale of beer and wine, and PM37404 (Tentative Parcel Map), a proposal to subdivide the site in 15 commercial parcels, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions as updated at the ALUC meeting (updated conditions shown in **bold type**):

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

## RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, critical community infrastructure facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the proposed parcels and tenants or lessees of the buildings, and shall be recorded as a deed notice.
  4. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.
  5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  6. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria.
  7. The dining area within Building 4 as shown on the site plan shall not exceed 2,050 square feet.
  8. **Building 5 as shown on the site plan shall not exceed 720 square feet of dining area and 1,170 square feet of kitchen area, 14 outdoor patio dining seats and 8 vehicle stack drive-thru, for a maximum occupancy of 80 people. The dining room area may be increased by 15 square feet through the reduction of each outdoor**


**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

**patio dining seat.**

9. **Buildings 6 and 7 as shown on the site plan shall not exceed a combined total of 700 square feet of dining area and 1,300 square feet of kitchen area, 14 outdoor patio dining seats, and 10,600 square feet of retail area, for a maximum occupancy of 160 people in both buildings combined. The dining room area may be increased by 15 square feet through the reduction of each outdoor patio dining seat.**
10. Building 9 as shown on the site plan shall not exceed 1,015 square feet of dining area, 1,885 square feet of kitchen area, and 5,100 square feet of retail area, for a maximum occupancy of 121 people.
11. The dining area within Building 10 as shown on the site plan shall not exceed 2,600 square feet.
12. Building 11 as shown on the site plan shall not exceed 21,627 square feet of exercise room/swimming pool/locker room area, 1,060 square feet of office area, 890 square feet of daycare area, 250 square feet of lobby reception area, and 1,069 square feet of storage/mechanical equipment area, for a maximum of 484 people.
13. Building 12 as shown on the site plan shall not exceed 1,680 square feet of dining area and 3,120 square feet of kitchen area, for a maximum occupancy of 128 people.
14. The dining area within Building 13 as shown on the site plan shall not exceed 1,700 square feet.
15. The dining area within Building 16 as shown on the site plan shall not exceed 3,050 square feet.
16. Buildings shall be limited to a maximum height of 43 feet and a maximum top point elevation of 1,408 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.
17. At least 2.58 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

  
Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

**RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION**

cc: Halferty Development Company, LLC (applicant)  
CASC Engineering and Consulting (representative)  
French Valley Towne Center II (landowner)  
Vincent Yzaguirre, Assistant Director, Riverside County Economic Development Agency  
Liliana Valle, County Airports Manager  
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1087FV19\ZAP1087FV19.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Maxwell, Sue

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**From:** COB  
**Sent:** Monday, April 15, 2019 8:05 AM  
**To:** Bill Chard  
**Subject:** Opposing Amendment No.4 to Specific Plan No. 284(SP)

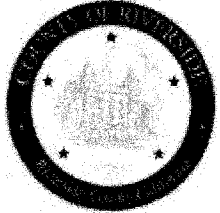
Good morning Mr. Chard,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding the Public Hearing on Amendment No 4 to Specific Plan 284, and has distributed and included it in the record for April 16, 2019, Agenda Item No 21.1 (9487).

Sincerely,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[cob@rivco.org](mailto:cob@rivco.org)  
<http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

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**From:** Bill Chard <[scbachard@hotmail.com](mailto:scbachard@hotmail.com)>  
**Sent:** Friday, April 12, 2019 10:35 AM  
**To:** COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>  
**Subject:** Amendment No.4 to Specific Plan No. 284(SP)

Sent from [Mail](#) for Windows 10

Against the change of zoning and the project that will put a shopping center just over my fence. We have a problem with the homeless now this will on add to the problem, they like hanging out at the strip mall in the area now which is less than ½ mile away!

April 9, 2019

To: Planning Department

Ref. Addendum to environmental impact report No. 371.

My Name is William Chard and my residence is at 36015 Glasgow Street, Winchester, Ca. 92596. I am writing this letter in opposition to the land use change that will impact the northeast corner of Winchester and Thompson Rd. From business park and community facilities/rv storage site to commercial retail. This change will have a major impact on the area and not in a positive way. The commercial retail will be butting against the residential homes in the area. More traffic problems along with people loitering in the area.

At this time there is already a full grocery store and pharmacy at Winchester and Benton Rd along with many fast food establishments. This commercial retail is less than ½ mile away and it does not encroach into the residential community. There is also the major commercial retail facility with several grocery stores and fast food chains at Winchester and Murrieta Hot springs Rd., which is less than another mile away. There is no need for another commercial retail in this area. But the RV storage we could use the one at Dutch Village is currently full with no others in the area. We lack this type of facility in our area.

We have had problems with homeless people hanging out near the commercial retail stores at Benton Rd. and Winchester because beer and wines sells. If this project is approved it would put those homeless people in our back yards and petty thefts would go up in the area. I also fear for our children in the area from walking to school to just playing out in front of their homes. This project is not a good fit for where they are wanting to place it. The land would be best utilized for the zoning that's in place now!

I would like my voice to be heard along with the rest of our community. Please vote no on the change of zoning. Sorry this had to be in a letter because I am unable to it make to the meeting.

William Chard

4/10/19 21.1  
2019-4-142924



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 3, 2019

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: SP 284, ZC 7951, PP 26344, CUP 3779, Variance  
180005, PM 37404

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, April 5, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

4/19/19  
21.1

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AMENDMENT TO A SPECIFIC PLAN, CHANGE OF ZONE, PLOT PLAN, CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, VARIANCE AND TO ADOPT AN ORDINANCE AND RESOLUTION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 16, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Amendment No. 4 to Specific Plan No. 284 (SP)**, which proposes to change the land use designations of Planning Area (PA) 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates to the SP Land Use Map, text planning area descriptions, clarify allowable uses, updates terminology of land uses and planning areas. **Change of Zone No. 7951** modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SP text. **Plot Plan No. 26344**, which proposes to develop a 132,568 square foot commercial/retail development to include, a grocery/drive-thru pharmacy, financial institution with drive-thru, fast food eating establishments with drive-thru, retail food/coffee drive-thru, fitness center and gas station. **Conditional Use Permit No. 3779**, which proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) and the sale of beer, wine and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3). **Variance No. 180005**, proposes a variance from the sign standards in regards to the number, size and spacing requirements of free standard signs. **Parcel Map No. 37404**, which proposes to subdivide 2 lots into 15 commercial lots on approximately 21 acres. This project is located on the Northeast corner of Thompson and Winchester Roads in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and consider an **ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 371**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT DEBORAH BRADFORD, PROJECT PLANNER, AT (951) 955-6646 OR EMAIL [dbradfor@rivco.org](mailto:dbradfor@rivco.org)

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: April 3, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Board Assistant

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Karen Barton, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 3, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

SP 284, ZC 7951, PP 26344, CUP 3779, Variance 180005, PM 37404

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** April 16, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: April 16, 2019  
Karen Barton

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Karen Barton, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on April 3, 2019, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

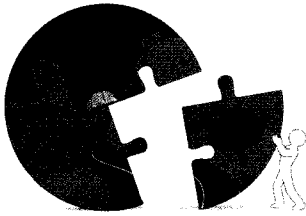
SP 284, ZC 7951, PP 26344, CUP 3779, Variance 180005, PM 37404

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** April 16, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton  
Karen Barton

DATE: April 3, 2019



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DATE: March 28, 2019**

**TO: Clerk of the Board of Supervisors – April 16, 2019 BOS meeting**

**FROM: Planning Department – Riverside – Deborah Bradford, Project Planner**

**SUBJECT: SP00284A4, CZ07951, PP26344, CUP03779, PM37404, VAR180005**

**(Charge your time to these case numbers)**

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Receive & File   |  |
| <input type="checkbox"/> EOT  |  |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**   |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

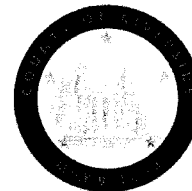
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

MT 9487

*"Planning Our Future... Preserving Our Past"*

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM

(ID # 9487)

**MEETING DATE:**

Tuesday, April 16, 2019

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on, SP00284A4, CZ07951, PP26344, CUP03779, PM37404, and VAR180005 - Addendum to Environmental Impact Report No. 371 -Applicant: Halferty Development Company, James Halferty – Engineer/Representative: CASC Engineering and Consulting Inc., Frank Coyle- Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R) -Location: Northeast corner of Thompson and Winchester Roads. – 21.16 Acres - Zoning: Specific Plan - REQUEST: SP00284A4 changes the land use designations of Planning Area 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates SP Land Use Map, Text, Planning Area Descriptions, clarify allowable uses, updates terminology of land uses and Planning Areas . CZ07951 and associated Ordinance modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SP Text. PP26344 proposes to develop a 132,568 square foot commercial/retail development to include, a grocery/drive through pharmacy, financial institution with drive through, fast food eating establishments with drive through, retail food/coffee drive through, fitness center and gas station. CUP03779 proposes to permit the sale of beer and wine for off-sale consumption associated with the convenience store (Building 8) and the sale of beer, wine, and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3). VAR180005 proposes a variance from the sign standards in regards to the number, size and spacing requirements of free-standing signs. PM37404 proposes to subdivide 2 lots into fifteen (15) commercial lots on approximately 21 acres. APN's 480-170-015 & 963-100-002. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors take the following Actions:

**CONSIDER** an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 371** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in California Code of Regulations Title 14 ("State CEQA Guidelines") section 15162 exist; and,

**APPROVE** **SPECIFIC PLAN NO. 284, AMENDMENT NO. 4** based on the findings and conclusions incorporated in the staff report, subject to adoption of the Specific Plan Resolution by the Board of Supervisors; and,



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ADOPT RESOLUTION NO. 2019-XXX** approving Specific Plan No. 284, Amendment No. 4 based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 7951**, that changes the zoning classification of Planning Area No. 22 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) and Planning Area No. 23 from Commercial-Office Zone (C-O) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions incorporated in the staff report, and, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**ADOPT ORDINANCE NO. 348.XXXX** amending the zoning ordinance of Specific Plan No. 284A4 to amend the allowable uses and development standards for Planning Areas 22 and 23 within Specific Plan No. 284A4 in the Rancho California Area shown on Map No. X.XXXX Change of Zone No. 7951 attached hereto and incorporated herein by reference.

**APPROVE VARIANCE NO. 180005**, based upon the findings and conclusions provided in this staff report; and,

**APPROVE PLOT PLAN NO. 26344**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3779**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached advisory notification document, conditions of approval; and,

**APPROVE TENTATIVE PARCEL MAP NO. 37404** subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**ACTION:**

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**MINUTES OF THE BOARD OF SUPERVISORS**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	\$ N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

This Project includes the following components: SP00284A4, CZ07951, PP26344, CUP03779, VAR180005, and PM37404 (herein identified as the "Project").

**Amendment No. 4 to Specific Plan No. 284** changes the land use designations of Planning Areas 22 and 23 from Business Park and Communities Facilities/RV Storage Site, respectively, to Commercial Retail; updates the Specific Plan Land Use Map to reflect the changes to the land use designations; updates densities and acreages in tables throughout the Specific Plan Text, updates the Planning Area descriptions for Planning Areas 6, 7, 9, and 13 to clarify allowed uses to be consistent with the land use designations; and updates the terminology of the land uses of the Planning Areas to be consistent with the General Plan.

**Change of Zone No. 7951** and associated Ordinance No. 348.XXXX modifies the allowed uses and development standards in Planning Areas 22 and 23 to be consistent with the Specific Plan Text and makes other minor clarifying and formatting revisions to the Specific Plan Zoning Ordinance.

**Plot Plan No. 26344** proposes the siting, construction, and development of 132,568 square feet of neighborhood retail commercial development on approximately 21 acres. The Plot Plan includes the construction of 16 retail buildings, including fast food/drive-thru restaurant establishments, a small format grocery store, fitness center, stand along drug store, an auto parts retailer, and various other multi-tenant retail establishments.

**Conditional Use Permit No. 3779** is a proposal to permit the sale of beer and wine for off-sale consumption associated with the convenience store (Building 8) (ABC Type 20 license), and the sale of beer, wine, and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3) (ABC Type 21 license).

**Variance No. 180005** is a proposal requesting a variance from the following sign standards provided in Section 19.4 A.4 of Ordinance No. 348:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

*Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.*

The applicant is proposing a total of seven (7) free-standing signs. Two pylon signs are proposed and 5 monument signs are proposed (Figure 3 & 4). The two pylon signs are permitted and meet the development standards for pylon signs. The remaining five (5) free standing signs would be subjected to the Variance. These free-standing (monument) signs are not in compliance with the sign surface area of 100 square feet, except for the proposed gasoline pricing sign and do not meet the distance requirement of being located 100 feet apart from an adjacent sign.

**Tentative Parcel Map No. 37404** proposes a Schedule 'E' map to subdivide 21.16 acres into 15 commercial lots.

**Impact on Residents and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Staff Report Package**
- B. Addendum to EIR No. 371**
- C. Specific Plan Amendment Resolution 2019-XXX**
- D. Specific Plan Zoning Ordinance No. 348.XXXX**
- E. Revised Specific Plan No 284 Amendment No. 4 Document**
- F. Plot Plan No. 26344 – Exhibits**
- G. Tentative Parcel Map No. 37404 - Exhibits**