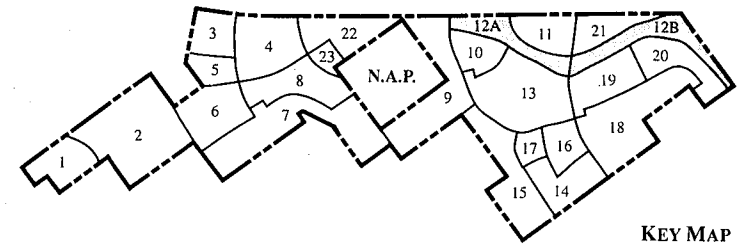
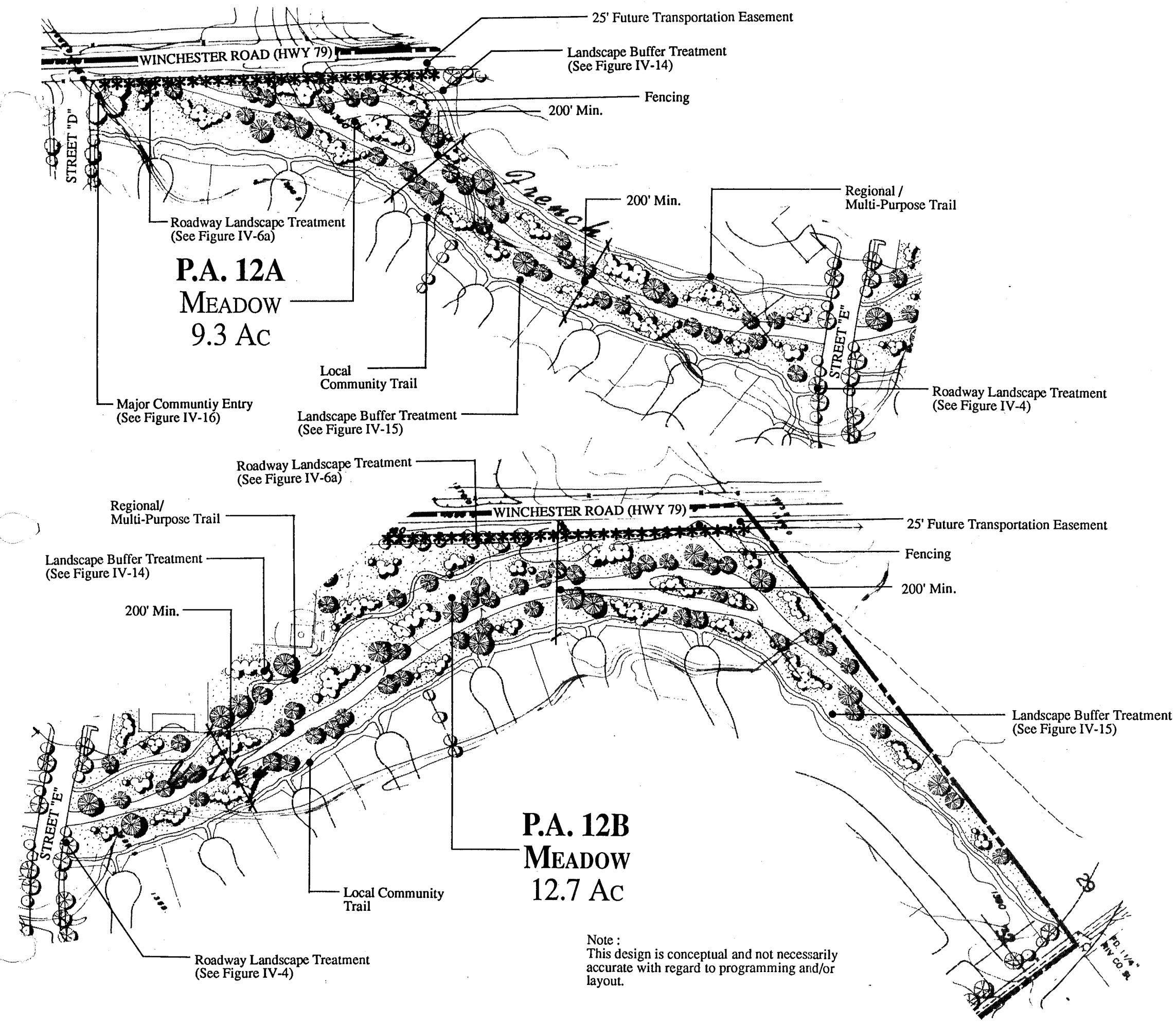


# PLANNING AREAS 12A & 12B

P.A. 12A  
MEADOW  
9.3 Ac

P.A. 12B  
MEADOW  
12.7 Ac



**P.A. 12B  
MEADOW  
12.7 Ac**

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

FIGURE III-22  
**QUINTA DO LAGO**

PREPARED FOR : THE BATAVIA LAND COMPANY AND  
SOUTHERN CALIFORNIA DUTCH PROPERTIES  
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III. Specific Plan  
**Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371**

## **12A&B. Planning Areas 12A&B: Meadow**

### **a. Descriptive Summary**

Planning Areas 12A&B, as depicted in Figure III-22, provides for the development of a meadow totalling 22.0 acres. The meadow 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 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 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 edge, adjacent to Winchester Road (Highway 79).
- 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                      |