PLANNING AREA 11

P.A. 11
High
11.0 Ac
147 Du

Roadway Landscape Treatment
(See Figure IV-66)

Major Community Entry
(See Figure IV-16)

WINCHESTER ROAD (IHWY 79)

Roadway Landscape Treatment
(See Figure IV-2)

Landscape Buffer Treatment
(See Figure IV-14)

HIGH
11.0 Ac
8-14 DEBTY RANGE
13-4 TARGET DENSITY
147 Du

QUINTA DO LAGO
Prepared for: The Rattlesnake Land Company and
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DRAFT PLANNING AREA 11

Quinta do Lago Specific Plan No. 26622 E.K. No. 17
11. **Planning Area 11: Very High Multi-Family Density Residential**

a. **Descriptive Summary**

Planning Area 11, as depicted in Figure III-21, provides for development of 11.0 acres devoted to very high multi-family residential uses. Density range within Planning Area 11 is 14-20 dwelling units per acre. A maximum of 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 uses in Planning Area 11 and the adjacent meadow 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:

- 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
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.