

in the family for over 125 years and they are committed to returning something positive to the County through Specific Plan 310.

A. Project-Wide Planning Standards

The following section of the Specific Plan details the land uses and development standards for the Domenigoni-Barton Properties community as a whole. Illustrations are provided to portray the various planning, infrastructure plans and the elements of community structure. The visual images and themes addressed in this section establish the overall character of the project.

The intent of the Domenigoni-Barton Properties Specific Plan is to provide a planned community consisting of distinctive residential neighborhoods, schools and parks, diverse passive and active outdoor spaces, and commercial uses. Following are the basic goals of the Domenigoni-Barton Properties Specific Plan:

1. To establish and maintain a special "sense of place" which sets the project apart from conventional developments and patterns of suburbanization.
2. To provide a variety of residential opportunities and architectural products for a high quality rural residential community, unique in

design and visual character.

3. To provide for the efficient and safe movement of vehicles, bicycles, equestrians and pedestrians with minimum intrusion on residential neighborhoods. Streets, pedestrian paths and bike paths should contribute to a system of connected and interesting routes to all destinations within the community.
4. To provide an open space system which combines natural and improved areas creating a scenic and active living environment for residents.
5. To establish mixed-use commercial corridor with a center focus which serves commercial, civic, cultural and recreational needs and services to the community residents and serves future development in a regional context.
6. To encourage the generation of a range of employment opportunities that can be served by the planned residential within the Specific Plan area.
7. To complement the recreational character of the adjacent Diamond Valley Lake with commercial services, commercial/recreation and entertainment uses.

These objectives are aimed at guiding the development of the Domenigoni-Barton Properties Specific Plan to create a planned mixed-use residential community which will be harmonious with the natural environment and, at the same time, meet standards of open

space, circulation, intensity of use, and community character.

1. Land Use Plan

The Land Use concept identifies the location and intended uses that have been established within the Domenigoni-Barton Specific Plan area. The Land Use concept sets forth the recommended land use types and characteristics. The conceptual Land Use Plan, Figure IV-1, depicts the intensity and spatial relationships of the proposed land uses. The land use concept creates a community with a historic California theme comprised of up to 4,186 residential units representing a diversity of architectural themes, forms, and site designs.

The development framework of the Land Use Plan is defined by physical features, including: Highway 79; Scott Road; site topography and slopes over 25%; the San Diego Aqueduct pipeline easement, and the adjacent uses associated with the Diamond Valley Lake recreation area to the east.

The uniquely themed, pedestrian-oriented mixed-use core area, dubbed the "Township District" is intended to serve as a center focus for the entire community, carefully integrating commercial, civic, cultural, recreational uses, support services, entertainment uses, office, historical park/museum, community assembly and residential land uses. The Township District is linked to the North Village and the Golf Village by a 1.8 mile long Central Paseo along the San Diego pipeline easement which traverses the community and provides a

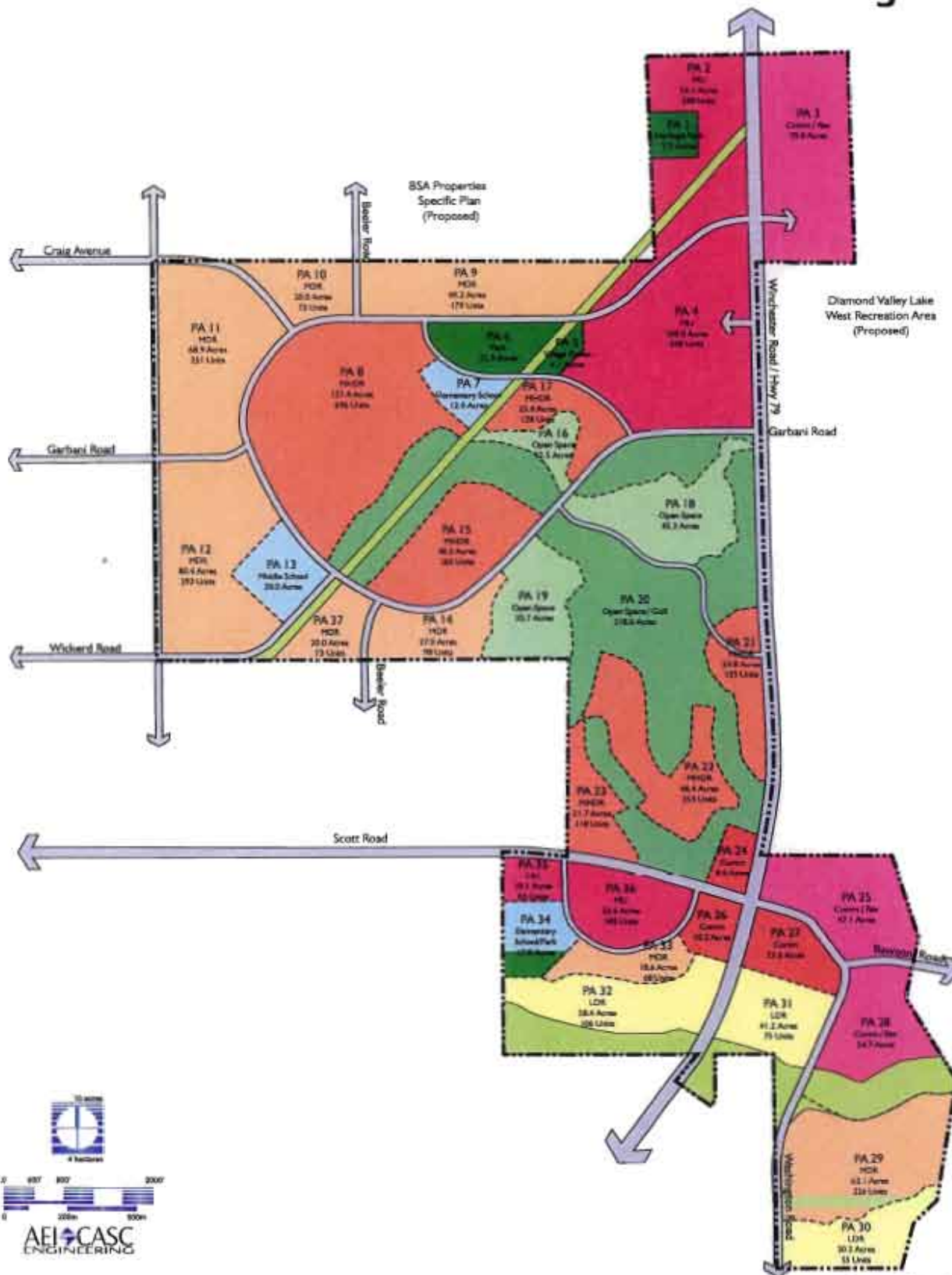
central spine allowing the residents within these neighborhoods to walk or bike to a network of schools, parks, and open spaces located off the Paseo. The Golf Village is focused around a championship 18-hole golf course carefully integrated into natural habitat / open space. The South Village features Village and Estate Lots surrounding the Gateway District, the prime commercial area located at the intersection of Scott and Winchester Roads. These two villages are linked to the Township District by a scenic trail system along the Winchester Greenbelt, at the eastern perimeter of the community's central open space. Ultimately planned as an alternative transportation corridor, this interim use provides an additional amenity to the community.

The residential villages will be primarily low to medium density residential in character, supporting approximately 4,186 dwelling units on 1,734.5 acres. Within residential Planning Areas, target densities range from 2.0 dwelling units per acre to 6.0 dwelling units per acre. Mixed-use planning areas are targeted for a mix of residential (50%) at a target density of 12 units per acre and compatible non-residential uses (50%), including Village retail, office, entertainment, and civic uses.

Within Commercial Recreation areas, uses such as: a high end RV park and campground; assorted overnight rental accommodations; a water park; a theme entertainment center, including rides and attractions, retail, food and museum, fairgrounds/exhibit area, and special events areas; equestrian center; a sports complex; a trailhead; and other similar recreation and commercial uses may be appropriate in order to complement the

Land Use Plan

Figure IV-1



Specific Plan No. 310

Specific Plan IV-4



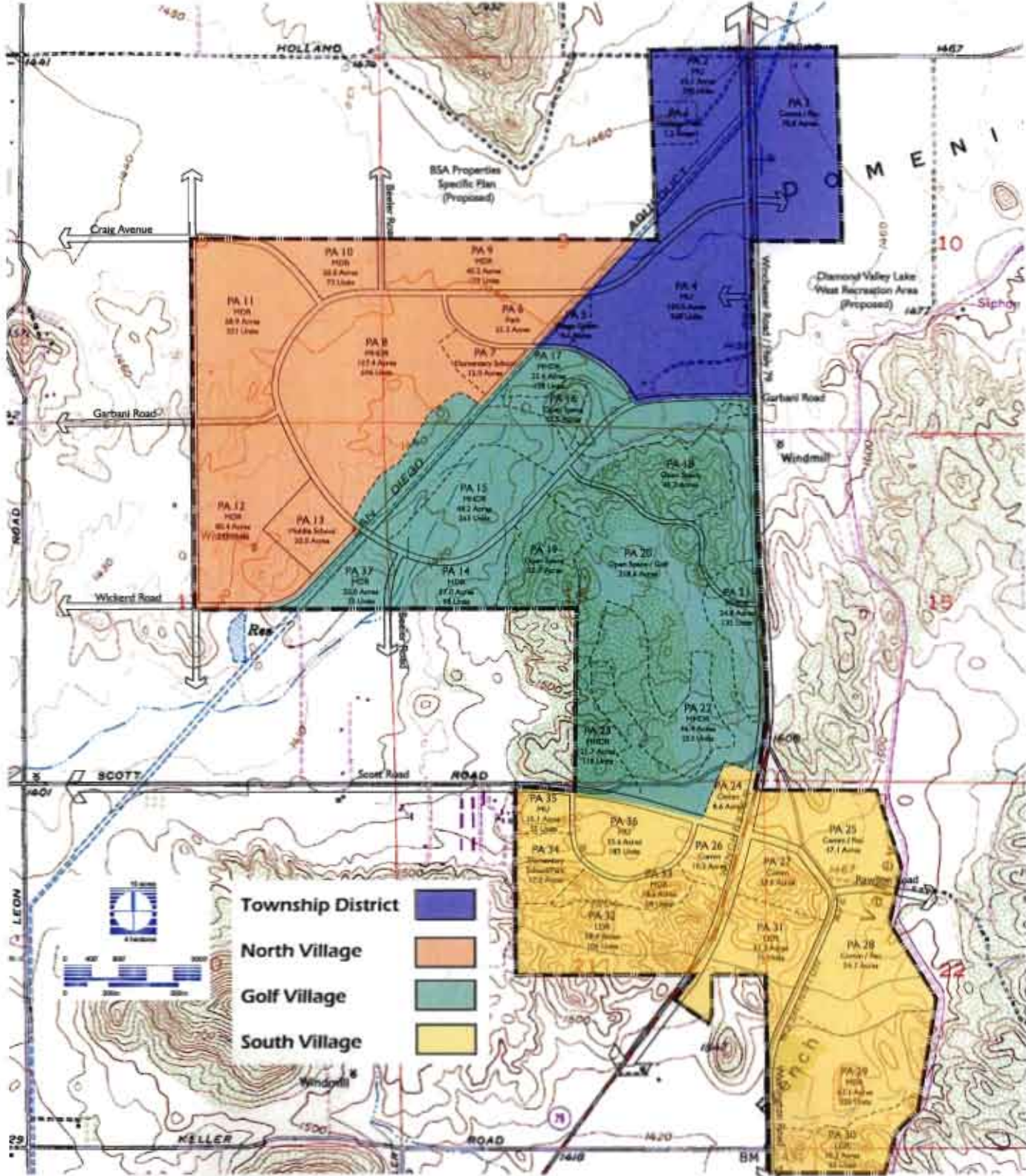
Land Use Table

Table IV-1

Area	Designation	Land Use	Acres	Target Density	Units
1	Heritage Park	Park	7.2		
2	Township District *	Mixed Use	53.1	50% @ 12	290
3	Township District	Commercial Rec	70.8		
4	Township District *	Mixed Use	104	50% @ 12	568
5	Village Green	Park	4.1		
6	Central Park	Park	21.3		
7	North Village School	School	12		
8	North Village	MHDR	127.4	6	696
9	North Village	MDR	49.2	4	179
10	North Village	MDR	20	4	73
11	North Village **	MDR	68.9	4	251
12	North Village	MDR	80.4	4	293
13	Golf Village School	School	20		
14	Golf Village	MDR	27	4	98
15	Golf Village	MHDR	48.2	6	263
16	Open Space	Open Space	12.5		
17	Golf Village	MHDR	23.4	6	128
18	Open Space	Open Space	45.3		
19	Open Space	Open Space	35.7		
20	Open Space / Golf *	Open Space	218.6		
21	Golf Village	MHDR	24.8	6	135
22	Golf Village	MHDR	46.4	6	253
23	Golf Village	MHDR	21.7	6	118
24	South Village	Commercial	8.6		
25	South Village	Commercial Rec	47.1		
26	South Village*	Commercial	10.2		
27	South Village	Commercial	23.6		
28	South Village/S. Greenbelt	Commercial Rec/O.S.	29.8/24.9		
29	South Village **	MDR	62.1	4	226
30	South Village	LDR	30.2	2	55
31	South Village/S. Greenbelt	LDR/O.S.	29.7/11.5	2	75
32	South Village/S. Greenbelt *	LDR/O.S.	35.4/23.0	2	106
33	South Village	MDR	18.6	4	68
34	South Village School/Park	School / Park	12.0/5.0		
35	South Village	Mixed Use	10.1	50% @ 12	55
36	South Village	Mixed Use	33.6	50% @ 12	183
37	North Village/Park	MDR	15.0/5.0	5	73
	* Winchester Greenbelt		11		
	** Mini-Parks (2)		10		
	San Diego Aqueduct Paseo		28		
	Master Circulation ROW		108.3		
Specific Plan Total			1734.5	2.41	4186

Village Plan

Figure IV-2



Specific Plan No. 310

Specific Plan IV-6

anticipated regional amenities of the Diamond Valley Lake project.

Four general land use categories comprise the Land Use Plan Exhibit, supplemented by delineation for major circulation Rights-Of-Way, Mini-Parks, and Paseos / Greenbelts which traverse several Planning Areas. Major land use categories may be further defined by sub-categories of uses, as in the case of the Mixed-Use designation. The following descriptions state the intent of each category. These descriptions will also serve as the basis for the permitted uses and development regulations, which are found as well in the Specific Plan Zoning Ordinance (see Section III).

a. Residential

Approximately 44 percent of the Land Use Plan (829 acres) is devoted to residential uses. Three general residential land use classifications are proposed: Fairway Lots (Medium High Density Residential); Village Lots (Medium Density Residential); and Estate Lots (Low Density Residential). These residential areas will support up to 3,090 dwelling units at densities ranging from targets of two (2) dwelling units per acre to six (6) dwelling units per acre. Potential for an additional 1,096 residential units is included in Mixed-Use areas. Residential planning areas may be developed at lower densities than specified by the Planning Area land use designation without requiring an amendment to the Specific Plan. Recreational opportunities may be included within the more detailed site plans for each individual planning area, such as an equestrian center and neighborhood or

pocket parks, and will remain in the Residential land use classification.

It should be noted that the Medium Density, Medium High Density and Mixed-Use Residential land use designations can be developed with a variety of zoning classifications, including classifications which permit clustering of residential density within Planning Areas, as described below. Under the Specific Plan, one or more of the product types may be developed within a Planning Area, provided that the development is consistent with the project's site planning and design guidelines.

Estate Lots / Low Density Residential

- Detached Dwelling Units

Village Lots / Medium Density Residential

- Detached Dwelling Units
- Cluster Detached Dwelling Units

Fairway Lots / Medium High Density Residential

- Detached Dwelling Units
- Cluster Detached Dwelling Units
- Attached Single Family Dwelling Units

Township / Gateway Districts / Mixed Use Residential

- Cluster Detached Dwelling Units
- Attached Single Family Dwelling Units
- Attached Multi-Family Dwelling Units

The zoning classifications each have a unique set of development standards designed to accommodate a variety of housing products and types. The different zoning classifications

are intended to provide flexibility to develop in areas affected by the topography and sensitive biological habitat, provide for natural drainage where appropriate, retain open space resources, buffer surrounding agricultural / residential uses, and to provide transitions from non-residential uses along the Highway 79 corridor to less intensive off-site uses.

Estate Lots / Low Density Residential (LDR).
The Estate—Low Density designation will accommodate custom / large lot development on minimum 10,000 sf lots. The intent is to buffer surrounding agricultural / open areas and to provide a rural estate use compatible with preserving the natural hillsides in the project area south of Scott Road. Where hillside topography is not an issue, larger lot sizes are encouraged to accommodate typical rural estate uses. Hillside grading standards and site planning standards will be specified for this area per the Riverside County Hillside Ordinance. The density within the Estate designation ranges from one to two dwelling units per acre, for up to 190 homes. This classification constitutes 93.5 acres, which is 13.0 percent of the land in the Specific Plan area.

Village Lots / Medium Density Residential (MDR).
The Village / Medium Density Residential category allows for single family detached residential neighborhoods with a typical lot size of 7,200 square feet. As an alternative, this designation also allows cluster detached dwelling units which preserves additional open space as private usable project open space. The density of development is targeted at four (4) dwelling units per acre, for a potential of 1,241 dwelling units. Approximately 341.2 acres are classified in the

MDR category, comprising 19.2 percent of the land uses in the Specific Plan.

Fairway Lots / Medium High Density Residential (MHDR).

The Fairway / Medium High Density Residential land use designation will provide for approximately 1,593 single family detached and attached residential uses with a target density of six (6) dwelling units per acre. Carefully integrated around the community's central open space / golf course, this designation allows for clustering of housing in order to emphasize the preservation of the site's natural features. Single family detached units which are not part of a planned clustered development have a minimum lot size of 5,000 sf. The Land Use Concept designates 291.9 acres to MHDR uses, approximately 15.5 percent of the project acreage.

b. Mixed Use

The mixed use designation is applied to two special districts within the Domenigoni-Barton Specific Plan area. The 200.8 acre Township District is designed as a traditional pedestrian oriented "town center" offering a maximum of social, cultural, and business interactions along classic village typologies such as "Main Street" and the "Village Green" within its internal orientation while balancing auto-orientation and anchor commercial visibility along its Highway 79 frontage. The mixed-use districts are further defined by the inclusion of residential components within their acreage proposed to accommodate residential uses at densities up to 14 dwelling units per acre. Within these residentially-oriented Mixed Use Planning Areas, the proportion of specific

types of uses have been delineated to guide development in response to market opportunities in the context of serving the community needs concurrent with the creation of a relationship with adjacent uses.

The individual land use components represented in the Mixed-Use designation are described as follows:

Commercial/Retail. The Commercial component of the Mixed-Use designation is intended to provide goods and services which meet the daily needs of the residents of the community, as well as future projects in a regional context, due to its location on the 79 corridor. Typical uses will likely include a variety of neighborhood, community, and visitor serving retail, "farmer's market"-type wholesale and services for the community. Anchor commercial (eg. supermarket, discount department store) visibility will be balanced with modified site layouts which incorporate pedestrian connections and "Main Street" style retail with traditional storefront businesses, cafes, and shops.. Commercial uses which complement and support the water oriented recreation park in the adjacent MWD Diamond Valley Lake may be provided in addition to community serving uses. As well, resort oriented guest accommodations and services may be provided within this designation. The Commercial areas will contribute to the employment base of the community.

Public. It is anticipated that a community oriented use such as a library, post office or community center will serve as a cornerstone of the Township District, providing orientation towards and supplementing the adjacent Village Green, Central Park and the historic

homesite/museum park.

Residential. The Mixed Use designation will accommodate up to 1,096 dwelling units at a target density of 12 dwelling units per acre. Both attached and creative detached small lot configurations will be accommodated. This target is derived by allocating approximately 50 percent of the 200.8 acres specified for Mixed-Use to products with residential components. Attached residential products include townhomes, duplex, apartments, senior assisted-living, and "combo-condos" which are townhome and stacked flats combined. Configurations for the attached products may vary, including residential units above or behind commercial uses, or as stand-alone structures in proximity to community serving activity centers or facilities. Flexibility is built into the plan to allow for higher concentrations of residential where appropriate, as long as the target proportion is not exceeded overall within the Mixed-Use designation.

Business/Employment. Within the Mixed Use areas, anticipated business related uses include general office/professional uses, light manufacturing and assembly, distribution, storage, sales operation, research and development operations and supporting service commercial uses such as reprographics, deli and sandwich shops, and office supplies. These may either be accommodated within a Business Park / Campus setting or integrated with the "Main Street" style retail. The intent is to provide accessible employment opportunities for residents of the surrounding communities, while providing appropriate land use edge conditions, landscape treatments, and setbacks between adjacent

uses.

Commercial/Recreation. Uses within Commercial/Recreation enclaves are two fold: they may either represent recreational activities such as miniature golf, batting cages, go cart/arcades, or water slides; or they may represent commercial uses which are directly associated with or support uses of a recreational nature, such as water sport, cycling, equestrian or other recreation supplies and services, sporting goods stores or outlets, food services, overnight RV park and camping, food vending, picnic areas and play grounds, boat house/gasoline sales and other day use activities. The potential for a demonstration lake featuring a marina/boat launch providing boating, waterskiing, jet ski, swimming, and other forms of marine recreation is accommodated in this classification. The potential for a major regional destination activity area consisting of entertainment, rides and attractions, museums and craft exhibitions, food and retail uses, and overnight accommodations based on a historic California theme is accommodated within these areas. The proposed entertainment elements would be programmed to appeal to the broadest audience possible, ranging from highly active and participatory to passive and relaxing. Preliminary conceptual design for the Entertainment "district" establishes three thematic areas clustered around a central square - the Plaza.

c. Commercial

There are three Planning Areas designated specifically for commercial land uses which occupy a total of 42.4 acres, or 3.0 percent of the Domenigoni-Barton Properties Specific Plan project. The newly realigned intersection

of Scott Road will provide the opportunity for a local and tourist serving commercial center utilizing all four corners of the Scott Road / Highway 79 intersection.

d. Open Space / Recreation

Open space and recreation facilities are key elements of the Domenigoni Properties Specific Plan. The intent of the Open Space/Recreation concept for the Domenigoni-Barton properties community is to maintain prominent natural features to provide an attractive setting for future residents, employees and visitors. Where appropriate, improved landscape areas adjacent to significant natural vegetation will replicate and augment the natural resources. Setbacks and design parameters have been established to protect the interface between the open space/recreation features and developed areas. These are discussed in more detail in the Design Guidelines portion of the Specific Plan. 463.1 acres, or 27% percent of the Plan area is devoted to open space, greenbelt, recreational corridors, golf, public parks, detention basin turf fields, and school/recreation areas. Specifically, the open space / recreation component of the plan is comprised of: a 312.1 acre central open space consisting of undisturbed habitat areas linked by golf; active and passive parks totaling 52.6 acres, 3 school sites on 44 acres, and two important pedestrian / recreation trail corridors: the 1.8 mile Central Paseo and the Winchester Greenbelt trail. In addition, enhanced parkway acreages within which the bicycle/pedestrian paseo system is located has not been calculated into the above 463.1 acre total. Detailed descriptions of the components of the Open Space Concept follow.

In addition, clustering of residential units will allow for retention of additional open space resources, the acreage for which cannot be calculated until more detailed site planning is undertaken.

The fundamental objectives of the Open Space/Recreation concept include:

- Provide a strong visual and physical integrating element for the overall community, creating a balance between developed and natural areas.
- Retain and preserve remaining natural areas and features within the Domenigoni-Barton Properties to protect and maintain sensitive habitat, slopes and rock features, and avoid natural hazards and constraints.
- Provide both improved and passive recreation opportunities for residents and visitors to the Domenigoni-Barton Properties community that are compatible with the natural amenities and adjacent land uses in the area.
- Establish connections between the residential neighborhoods, the Township District, commercial areas, parks, natural open space, and schools via the use of the Paseo, the Winchester Greenbelt, and pedestrian systems along parkways.
- Provide linkages with the regional trail system.

Key features of the Open Space / Recreation concept include:

Open Space / Golf. Natural and recontoured open space is incorporated into the community design to preserve and enhance the integrity of the existing environment. The majority of open space identified on the Land Use Map has been designated in accordance with natural features existing in the planning area. The 18-hole golf course facility will be a Par 72 championship course. The unique site configuration and topography dictates an aesthetically pleasing golf course design. The turf areas of the course will employ the latest technology in its irrigation systems and plant materials for water efficiency. The golf fairways will be carefully designed as open space linkages between undisturbed habitat and buffer areas.

Paseo System. The Domenigoni-Barton Properties community has been planned to include an elaborate Paseo system – a network of linear parks, recreational corridors, trails, and bike paths which link several of the major elements of the Open Space / Recreation concept. This non-vehicular circulation system provides a continuous link between residential neighborhoods and the commercial centers, mixed-use developments, parks and schools, as well as providing landscape buffer zones between uses. It is intended that these amenities will link pedestrians and bicyclists to the diverse opportunities within the Domenigoni-Barton properties without traveling in the traffic lanes of the major roadways.

The primary greenbelt/paseo recreational corridor system is comprised of: (1) a multi-purpose recreational corridor along the San Diego Aqueduct pipeline right-of-way; and (2)

an enhanced parkway system within the majority of on-site project roadways. It is anticipated that connections to these primary routes will be included in residential Planning Areas via supplemental trail / bike paths. The greenbelt/paseo recreation corridors integrate multi-purpose paths with landscape buffers and shrub zones, which are further described in the Design Guidelines section of the Specific Plan.

The central spine of the Paseo system is the Central Paseo / Recreational Corridor. Following the right-of-way of the San Diego pipeline, the 1.8 mile long central Paseo doubles as an aqueduct service road, and serves as a non-vehicular circulation connection which enters the site at the southwest corner of the project, proceeds through the core of the Township District, links to the trail within the Winchester Greenbelt, and connects to the Mixed Use parcel to the east of Highway 79. The San Diego Aqueduct right-of-way is comprised of a 50 to 100 ft. wide easement interest owned by Metropolitan Water District (MWD) with two underground pipes running down the centerline. The greenbelt/paseo concept proposes a 100 to 150 foot wide corridor for landscape and trails. This central community element totals 28 acres. (Refer to Community Land Use Edge Treatments within the Design Guidelines section for development standards).

The Central Paseo / Recreational Corridor is supplemented by additional paseos planned within the enhanced parkways of the primary roadway system and are encouraged within individual residential Planning Areas. A regional equestrian trail will be provided along Washington Street from the South Village to

link the trails at Lake Skinner with the proposed trail and park at Double Butte. It should be noted that, although an important component of the open space concept, the acreage for the enhanced parkways and integrated paseos within the roadway right-of-ways is not calculated as part of the Open Space / Paseo acreage.

Winchester Greenbelt. This territory includes a 25-50' corridor on the west side of Highway 79, which in addition to the reservation of future right-of-way for transit oriented uses along Highway 79, provides the opportunity for a trail, a linear park or grass-lined drainage channel. To help create a stronger identity for the community, this open space will be designed to accomplish many purposes. It serves as a landscaped corridor along the most visible perimeter of the community, as well as a connector and unification feature between the Golf Village and South Village to the Township District to the north. It also serves as a transition between development and a major arterial roadway, and as a screening and buffering element in various locations. The greenbelt is connected to the enhanced parkway and bicycle/pedestrian paseo system at four points within the project, and links to the Central Paseo / Recreational Corridor in close proximity to the Heritage Park and Township District. The Winchester Greenbelt encompasses approximately 11 acres.

Southern Greenbelt

A 59.4 acre Multi-Purpose open space corridor across ridgelines of the South Village functions as a community separator to French Valley to the south and is envisioned to become part of the planned Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The

acreage for the Southern Greenbelt is included within the Low Density and Commercial Recreation Planning Areas which it is within.

Parks and Schools. Approximately 44 acres have been allocated for school / recreation facilities adjacent to or sharing a portion of the active park facilities for the community, including a combined 7.2 acre museum/park facility proposed in the Township District, and a 21 acre Central Park / Village Green centrally located in the community and adjacent to the primary 312.1 acre Open Space / Golf area. The decision to make the grounds of the two proposed joint-use school / park sites available to the residents of the community is based on the discretion of the school district in authority. Should such a decision be determined in the future, a joint-use agreement shall be extended to a master homeowners association, community service area, or other public/ private entity.

The Village Green serves as the visual terminus of the "Main Street" style retail axis which is the primary pedestrian corridor through the Township District. Conceived of a nodal public / civic space, this intimate open space, enclosed by dominant civic and commercial structures, bridges the Township District with the contiguous Paseo / Recreational Corridor and the Central Park.

The 7.2 acre Heritage Park, located in the Township District, will be developed around the historic homesite location, as a kind of "pioneer village". The specialty park will contain the Domenigoni homesite, historic homes and ranch buildings which have been relocated from other developing areas in the vicinity, a local history museum housed in one

of the structures, landscape and picnic areas, restroom facilities and parking. The operation of this facility will be part of the Comprehensive Maintenance Plan (Section IV-A.8). Adjacent planning areas will continue the historical theme with mixed commercial uses found on an old town character.

These are supplemented by 2 mini-parks (5 acres each) located within Planning Areas #11 (North Village) and #29 (South Village). The specific location of each mini-park will be determined during the tentative tract map phase. The required parkland provides for active recreation areas which may be combined with, or sited adjacent to natural open space, greenbelt/paseo recreation corridors, and where appropriate, adjacent to stormwater detention facilities for a larger recreation amenity, or retained as separate activity areas on a more neighborhood scale. Mini-parks are intended to accommodate the need for recreation opportunities generated by several Planning Areas, and hence are not to be exclusive for the neighborhood in which they are located. Typical uses within a mini-park include: a sports play field or basketball court; tot-lot; picnic area; restrooms; and parking lot.

The quantified parkland features may be supplemented by the provision of common open space, pool/tennis facilities serving a particular tract or residential project within a Residential or Mixed-Use Planning Area, tot lots which may be generated out of a subdivision design, and unimproved greenbelt or landscape areas which are a direct function of clustering of dwelling units, where appropriate.

e. Information Technology

The Domenigoni-Barton Specific Plan will define the cutting edge of community dynamics in both physical and virtual design. The Specific Plan envisions an information community linked by a local area network (LAN) and the Internet.

Information Services.

Each Village home will be able to subscribe to state of the art data services:

- Ultra fast data speeds through the LAN and modems
- Multiple household personal computers
- Continuous connections (no dial-up time, no busy signals)
- Does not use phone lines
- Minimal monthly subscription fees
- E-mail included for each address within the Village
- Dial-in access from elsewhere

Operations & Maintenance.

An Internet service provider (ISP) serving the Specific Plan area will be owned and operated by the master homeowners association (MHOA). This will provide e-mail addresses, web site hosting, and multiple high speed lines from Domenigoni Valley to the Internet backbone. Each Village will have ownership of in-street telecommunications conduit. A subcommittee will make recommendations to the Association regarding technology issues and the operation of the LAN and the ISP.

Lifestyle.

Because data speeds are so high, it is anticipated that some Village residents will operate Internet businesses out of their homes,

and many more Village residents will be able to work at home.

f. Project-Wide Development Standards

To ensure a logical, orderly and sensitive development of land uses proposed for the Domenigoni-Barton Properties, special development criteria, standards and mitigation measures have been created for each Planning Area. These area-specific standards, discussed in Section IV.B (Planning Areas) provide for appropriate transitions to neighboring land uses. In addition to these tailored techniques, project-wide development standards have also been developed as part of the Land Use Plan and are intended to complement the individual conditions within each Planning Area. These general standards are:

- The Specific Plan shall be developed with a maximum of 4,186 residential dwelling units on 768 residentially designated acres, including 1,096 dwelling units within the residential portion of the Mixed-Use designation, 200.8 acres of Mixed Use, 142.4 acres of commercial uses, including 100.4 acres of Commercial within the Mixed use area, 147.7 acres of commercial recreation and 463.1 acres of Open Space/Recreation/School uses as illustrated on the Land Use Plan. General uses permitted will include residential, mixed-use, (inclusive of retail commercial, commercial recreation, business park/office and public facilities) commercial, school/park, parks, open space and greenbelt/paseo recreational corridor, golf

course, entertainment center, and roadway right-of-way.

- Uses and development standards shall be in accordance with the County of Riverside Zoning Ordinance No. 348 and shall be defined by Specific Plan No. 310 objectives, future detailed plot plans and potential conditional use permits as appropriate.
- Standards relating to signage, landscaping, parking and other related design elements shall conform to the County of Riverside Zoning ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan No. 310, the standards will exceed Zoning Ordinance No. 348 requirements. (See individual Planning Areas - Section V)
- All project lighting shall be in accordance with the County of Riverside standards and the Mt. Palomar Observatory Street Lighting Community Policy Area.
- The development of property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance No. 348 and No. 460 and state laws; and shall conform substantially with this adopted Specific Plan No. 310 as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- All development on site shall be consistent with this Specific Plan No.

310 and subsequent amendments, as on file with the Riverside County Planning Department, and with all applicable laws of the State of California.

- Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of the Specific Plan No. 310 approval have been satisfied for the phase of development in question.
- An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or other discretionary permit required to implement the Specific Plan No. 310. The environmental assessments shall be prepared as part of the review process for these implementing projects.
- Lots created pursuant to this Specific Plan No. 310 and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan herein applied to the property.
- Agricultural uses shall be allowed as an interim land use in all Planning Areas. Only agricultural and compatible uses will be allowed on land subject to a Williamson Act Contract until such contract is

cancelled or expires. RV park shall be allowed as an interim land use on any non-residentially designated Planning Area.

2. Circulation Plan

State Highway 79 is the major transportation arterial for the project. Caltrans has designated it to be a 6-lane facility. The plan as designed proposes a "landscape corridor" along the highway. The landscape corridor provides for extra ROW beyond the requirement for future uses such as scenic landscape and transit modes (such as light rail services or regional trails yet to be developed), drainage or retention facilities, recreation, and other regional type facilities.

Scott Road is the major East/West urban arterial for the project. The County designates it as a 6-lane divided highway. Scott Road links Highway 79 with the 215 and 15 freeways. The Scott Road and Highway 79 intersection is currently being redesigned. The property owners have participated in the Winchester-Menifee Traffic Study. This is a regional transportation study to implement the traffic policies of the County. It is a continuation of the study that was started for the Highway 74/79 Community Plan.

The Circulation Plan, shown on Figure IV-4, establishes the general alignments and right-of-way sections for the Domenigoni-Barton Properties community to safely meet the

transportation needs of its residents. The circulation system for this project will provide for the efficient movement of people and goods, and provides for vehicular, pedestrian, equestrian and bicycle movement. The Open Space concept includes a trail system which is integrated with the Circulation Plan. The system is compatible with the natural features of the environment and the existing roadway system in the vicinity of the project, yet serves the needs of the proposed land uses of the Plan.

The following features have been incorporated into the Circulation Plan:

- The circulation system has been designed to derive access from the planned Highway 79 regional transportation corridor, and to derive access from the areas to the east and west.
- Roadways within the project will be constructed according to the Specific Plan No. 310 phasing plan (Figure IV-14).
- Traffic signals at the Highway 79 intersections at Scott Road and the Village Loop and at other locations within the project will be installed where warranted by County design criteria. Property owners shall contribute towards construction of improvements on a fair share basis, or developers may be required to construct the improvement as a condition of project approval, subject to reimbursement agreements with benefited parties.