

# PLANNING AREA 23

COMMUNITY FACILITIES  
4.2 Ac

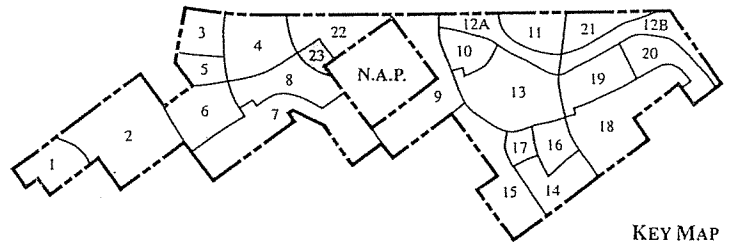
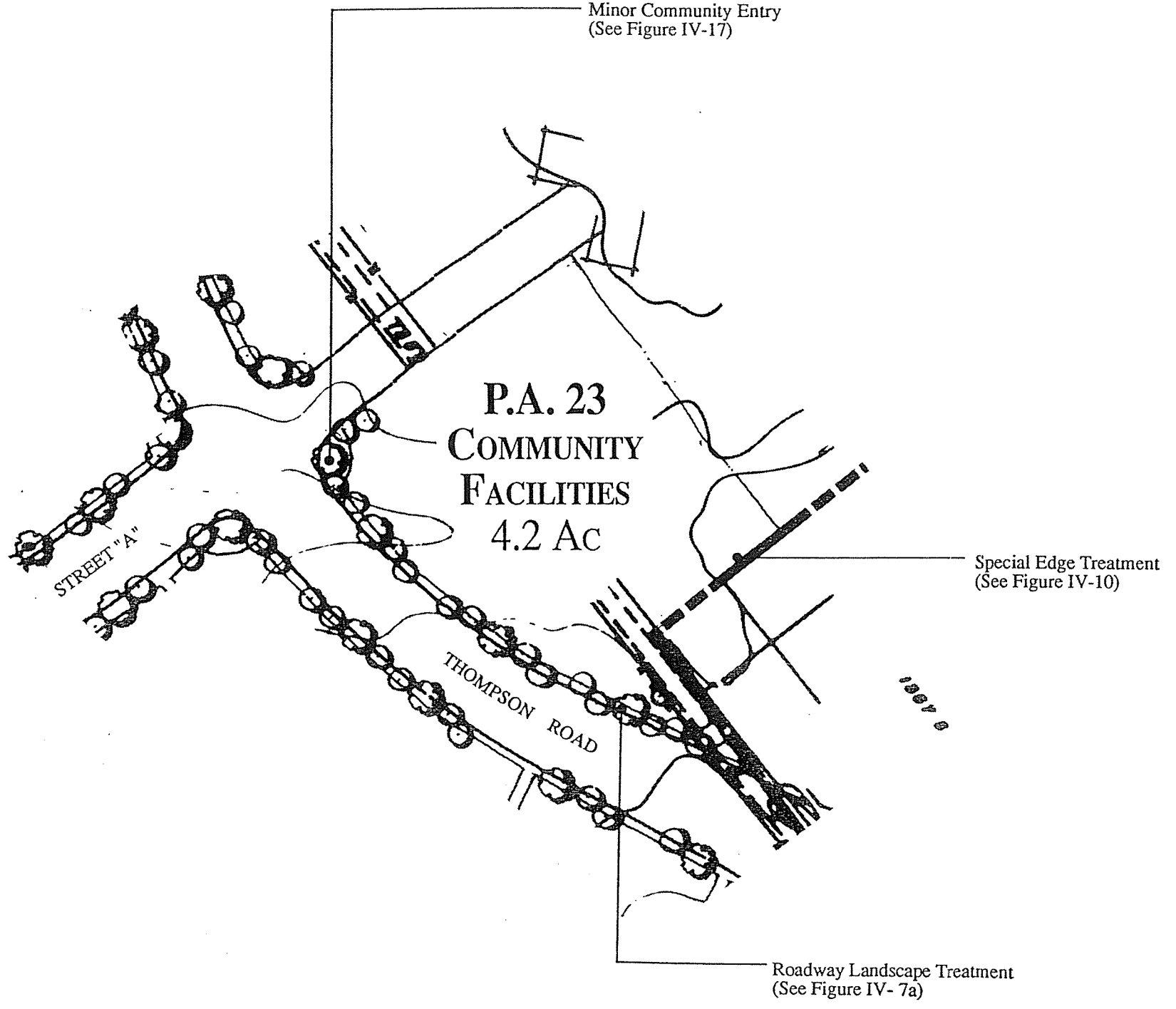


FIGURE III-33

## QUINTA DO LAGO

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

## **23. Planning Area 23: Community Facilities and R.V. Storage Site**

### **a. Descriptive Summary**

Planning Area 23, as depicted in Figure III-33, provides a site for development of 4.2 acres devoted to Community Facilities uses. Typical uses within this planning area could include recreational vehicle storage, fire and sheriffs substations, post office, park-and-ride, meeting halls, libraries, telecommuting centers and other community facilities uses.

### **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 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 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