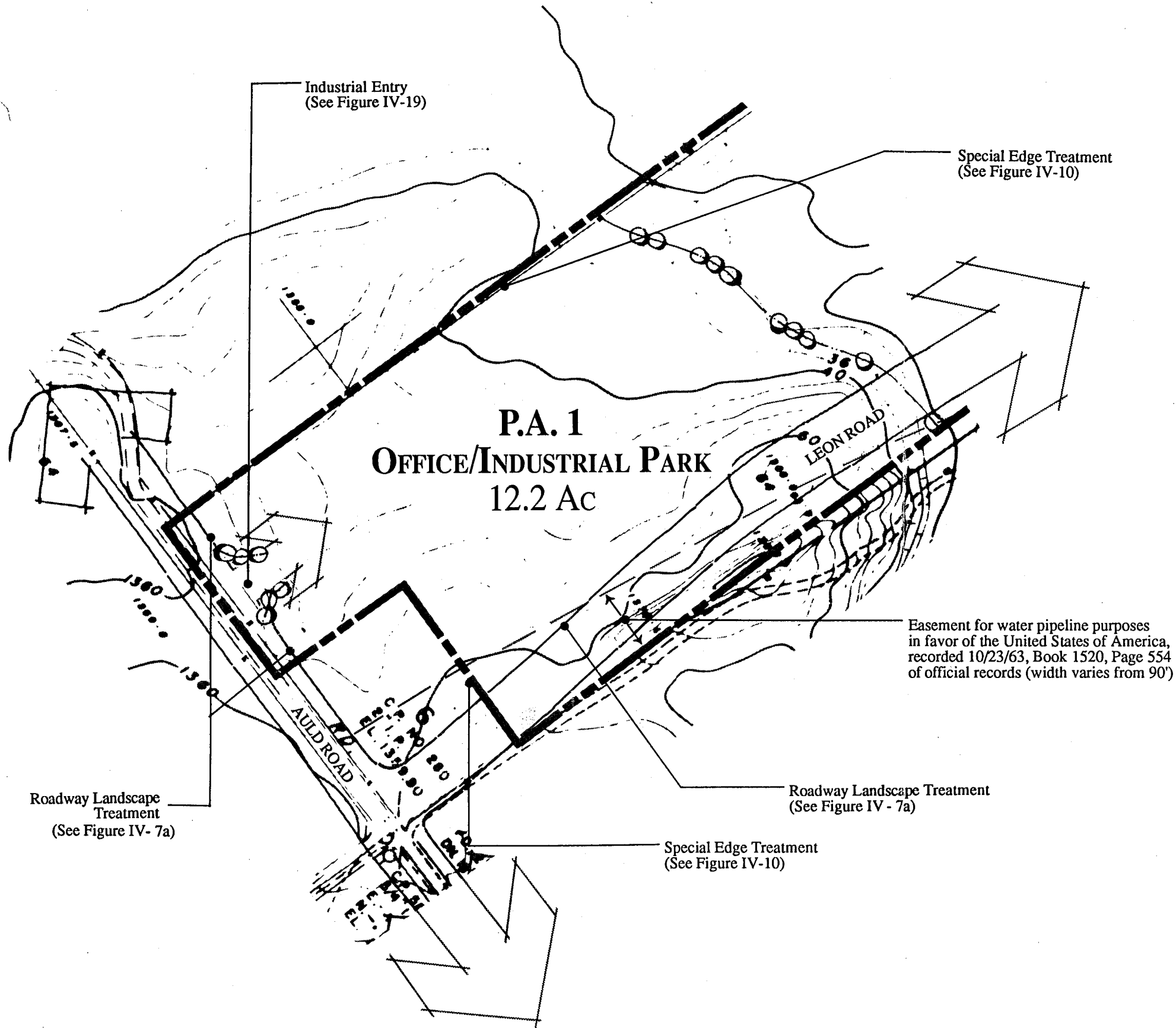


PLANNING AREA 1



OFFICE/INDUSTRIAL PARK
12.2 Ac

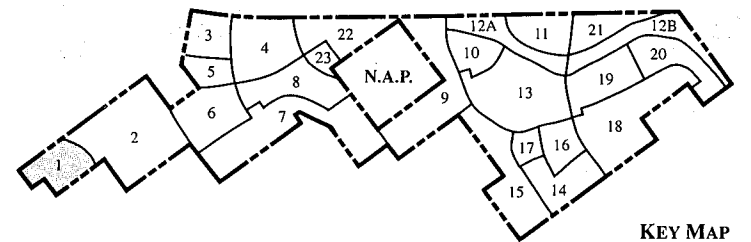


FIGURE III-11

QUINTA DO LAGO

PREPARED FOR : THE BATAVIA LAND COMPANY AND
SOUTHERN CALIFORNIA DUTCH PROPERTIES
(RICHARD ASHLEY)

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III. Specific Plan

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

1. Planning Area 1: Office/Industrial Park

a. Descriptive Summary

Planning Area 1, as depicted in Figure III-11, provides for development of 12.2 acres of Office/Industrial Park 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 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 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 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