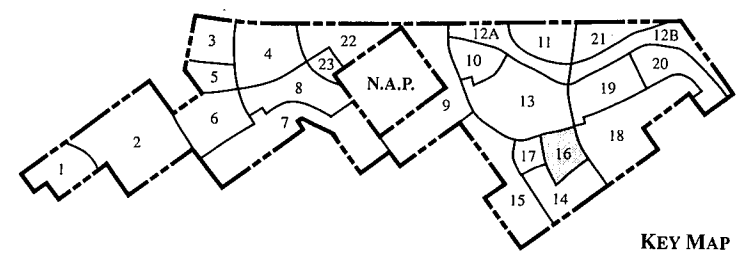
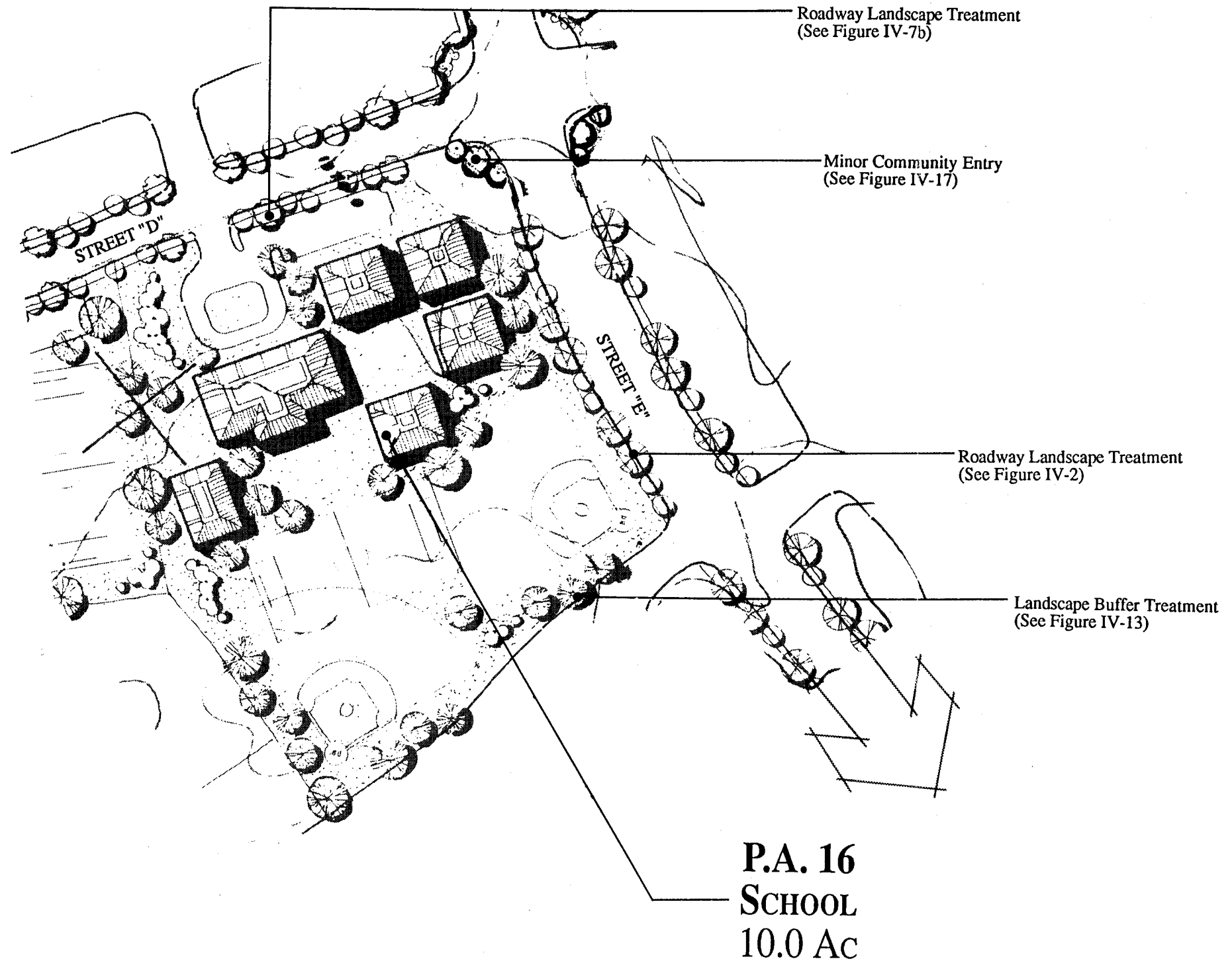


PLANNING AREA 16

SCHOOL
10.0 Ac



Note :
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual design will be determined by the School District and the plot plan review process.

FIGURE III-26 QUINTA DO LAGO

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

T&B Planning Consultants
3242 HALLADAY, SUITE 200
SAN ANA, CALIF. 92705 (714) 662-2774
5879 CHERLIN DRIVE, SUITE 208
SAN DIEGO, CALIF. 92121 (619) 546-8166



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

16. Planning Area 16: Elementary School Site

a. Descriptive Summary

Planning Area 16, as depicted in Figure III-26, provides for development of 10.0 acres devoted to an elementary school site. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium density residential use. A maximum total of 38 dwelling units would be allowed at a target density of 3.8 du/ac (7,200 s.f. lots). This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project, 1,318, shall not be exceeded. Furthermore, if a joint powers agreement is reached between the School District and the Valley-Wide Recreation and Park District to utilize and maintain the proposed adjacent 5.0 acre park, as shown in Planning Area 17, for recreational uses, then the proposed school site may be reduced to 7.0 acres and the adjacent park may be reduced to 3.0 acres.

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 16 will be provided from Street "D" and Street "E".
- 2) A minor community entry, as shown on Figure IV-17, is planned at the intersection of Street "D" and Street "E".
- 3) A special landscape buffer treatment, as shown in Figure IV-13, is planned between the school uses in Planning Area 16 and the adjacent residential uses in Planning Area 14.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-7b, are planned along Street "E" and Street "D", respectively.
- 5) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 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.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 |