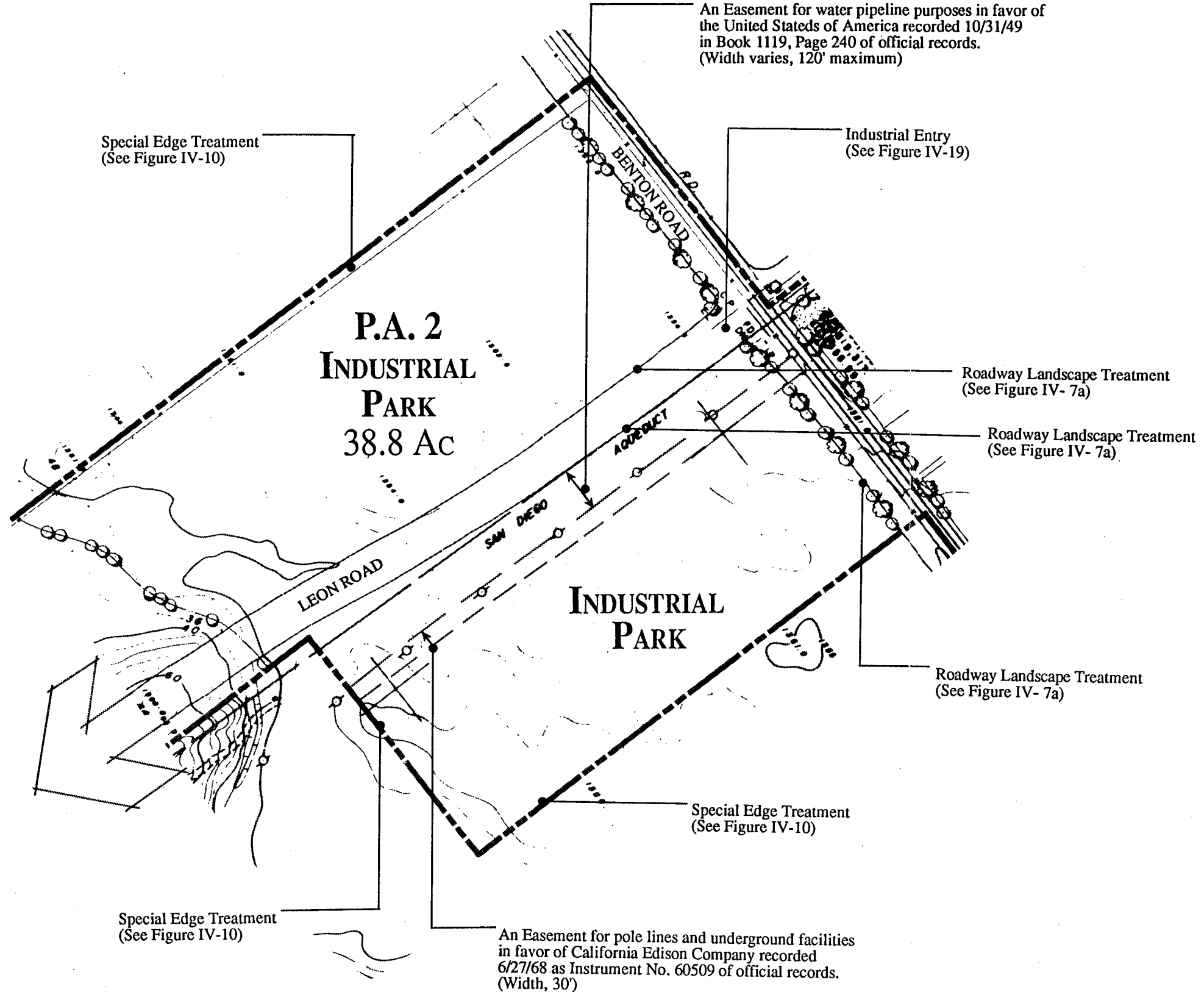


# PLANNING AREA 2



INDUSTRIAL PARK  
38.8 Ac

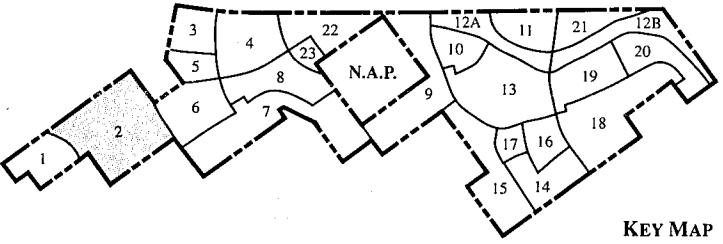


FIGURE III-12

## QUINTA DO LAGO

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SOUTHERN CALIFORNIA DUTCH PROPERTIES  
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III. Specific Plan  
**Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371**

## **2. Planning Area 2: Industrial Park**

### **a. Descriptive Summary**

Planning Area 2, as depicted in Figure III-12, provides for development of 38.8 acres devoted to 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 2 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 2 will be provided from Benton Road.
- 2) An industrial entry is planned, as shown in Figure IV-19, at the intersection of Benton Road and Leon Road at the entrance into Planning Area 2.
- 3) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Leon Road.
- 4) A special edge treatment is planned along the east and west property boundaries as shown in Figure IV-10, serving as a buffer zone between the Industrial Park uses in Planning Area 2 and the adjacent, off-site land uses.
- 5) A portion of the San Diego Aqueduct and several utility easements (varying in width) run through Planning Area 2 in a north-south direction. All development within this area must 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