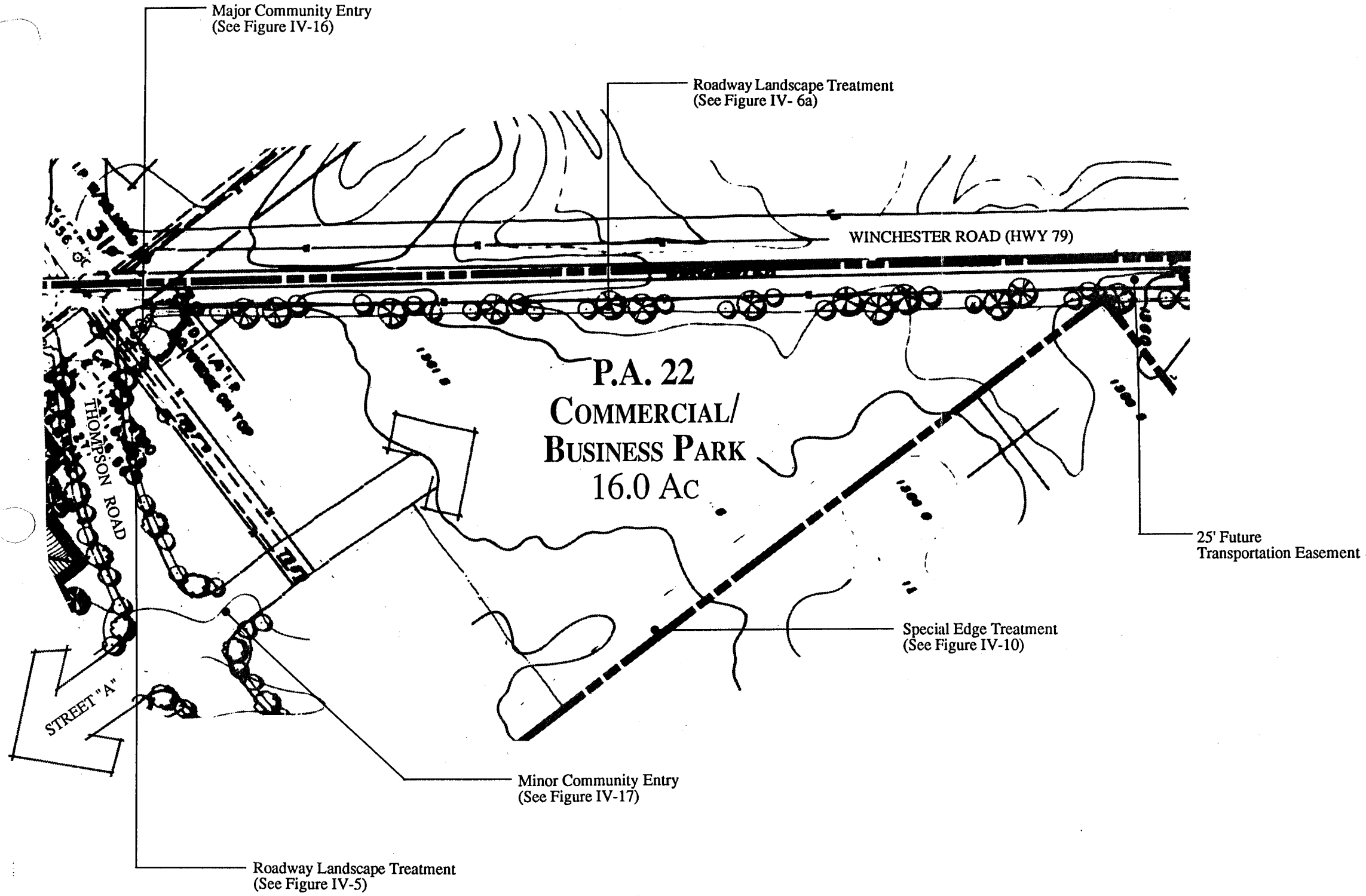
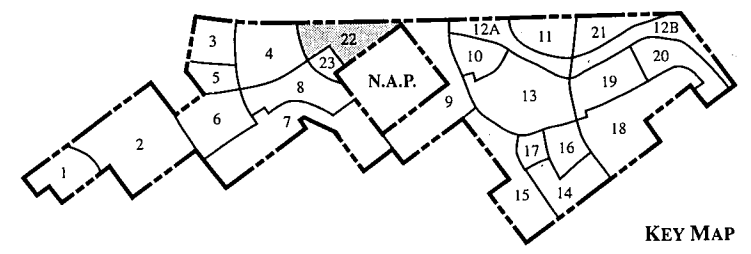


PLANNING AREA 22



COMMERCIAL/
BUSINESS PARK
16.0 Ac



QUINTA DO LAGO

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

22. Planning Area 22: Commercial/Business Park

a. Descriptive Summary

Planning Area 22 as depicted in Figure III-32 provides for development of 16.0 acres devoted to Commercial/Business Park uses. Typical uses within this planning area shall include restaurants, appliance stores, banks, clothing stores, grocery stores, and numerous other service-oriented uses. However, the area within Planning Area 22 which lies within the adopted airport influenced areas, shall not permit the location of "high risk" land uses as defined by the A.L.U.C. "High risk" land uses are characterized by: 1) a high concentration of people, 2) critical facilities, and 3) flammable or explosive materials. Lower intensity uses consistent with A.L.U.C. policies, such as delis/sandwich shops, printing/copying services, commercial office and services and medical offices, shall be located within this area.

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 22 will be provided from Thompson Road and Winchester Road.
- 2) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Thompson Road.
- 3) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".
- 4) A special edge treatment, as shown in Figure IV-10, is planned as a buffer zone between the commercial uses in Planning Area 22 and the adjacent, off-site land uses.
- 5) Roadway landscape treatments, as shown in Figures IV-5 and IV-6a, are planned along Thompson Road and Winchester Road, respectively.
- 6) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 7) A one (1) acre park-n-ride facility shall be dedicated either within Planning Area 22 or Planning Area 23. The location will be determined with the first plot plan submitted for either planning area.

- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) 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