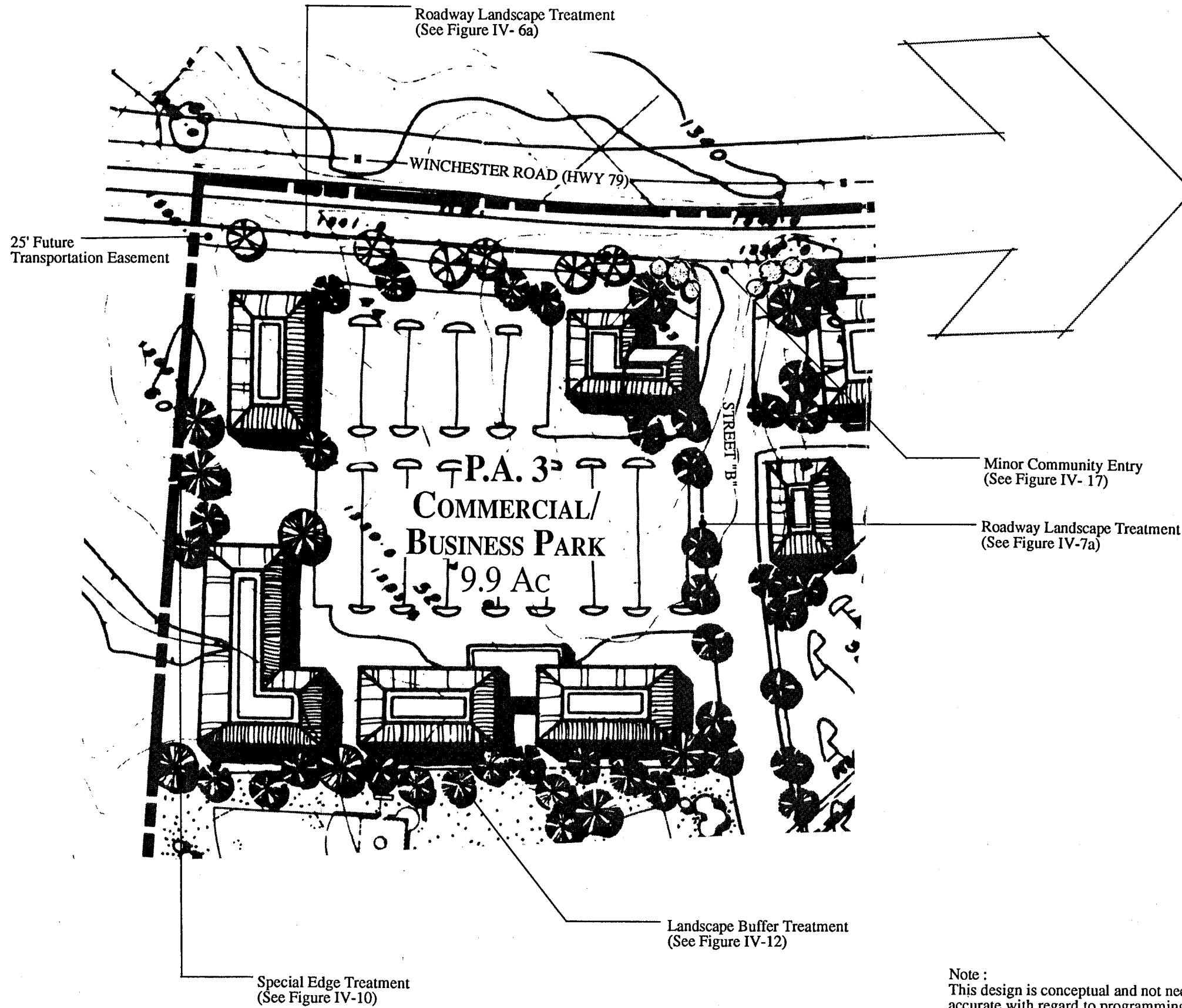
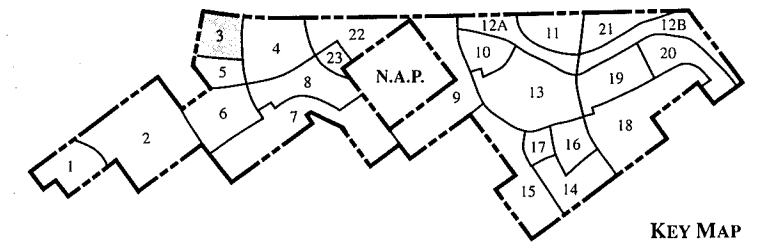


PLANNING AREA 3



COMMERCIAL/
BUSINESS PARK
9.9 Ac



Note :
This design is conceptual and not necessarily accurate with regard to programming and/or layout. Actual layout will be determined in conjunction with plot plan submittal.

FIGURE III-13

QUINTA DO LAGO

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

3. Planning Area 3: Commercial/Business Park

a. Descriptive Summary

Planning Area 3, as depicted in Figure III-13, provides for development of 9.9 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 3 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 3 will be provided from Winchester Road and Street "B".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Winchester Road and Street "B".
- 3) A special edge treatment, as shown in Figure IV-10, is planned along the south property boundary, serving as a buffer zone between the Commercial/Business Park uses in Planning Area 3 and the adjacent, off-site land uses.
- 4) Roadway landscape treatments, as shown in Figures IV-6a and IV-7a, are planned along Winchester Road and Street "B", respectively.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned between the Commercial/Business Park uses in Planning Area 3 and the adjacent park proposed for Planning Area 5.
- 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) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) 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