23. Planning Area 23: Community Facilities and R.V. Storage Site

a. Descriptive Summary

Planning Area 23, as depicted in Figure III-33, provides a site for development of 4.2 acres devoted to Community Facilities uses. Typical uses within this planning area could include recreational vehicle storage, fire and sheriffs substations, post office, park-and-ride, meeting halls, libraries, telecommuting centers and other community facilities uses.

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 23 will be provided from Thompson Road.

2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".

3) A special edge treatment, as shown in Figure IV-10, is planned to serve as a buffer zone between the community facilities uses in Planning Area 23 and the adjacent, off-site uses.

4) A roadway landscape treatment, as shown on Figure IV-7a, is planned along Thompson Road.

5) A one (1) acre park-n-ride facility shall be dedicated either within Planning Area 23 or Planning Area 22. The location will be determined with the first plot plan submitted for either planning area.

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

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