

B. PLANNING AREA DEVELOPMENT STANDARDS

1. Planning Area 1

a. Descriptive Summary

Planning Area 1 will contain 18-acres of Business Park use adjacent to Highway 79. See Figure 15A, *Planning Area 1*. Please refer to Figures 16a and 16b for a conceptual site layout.

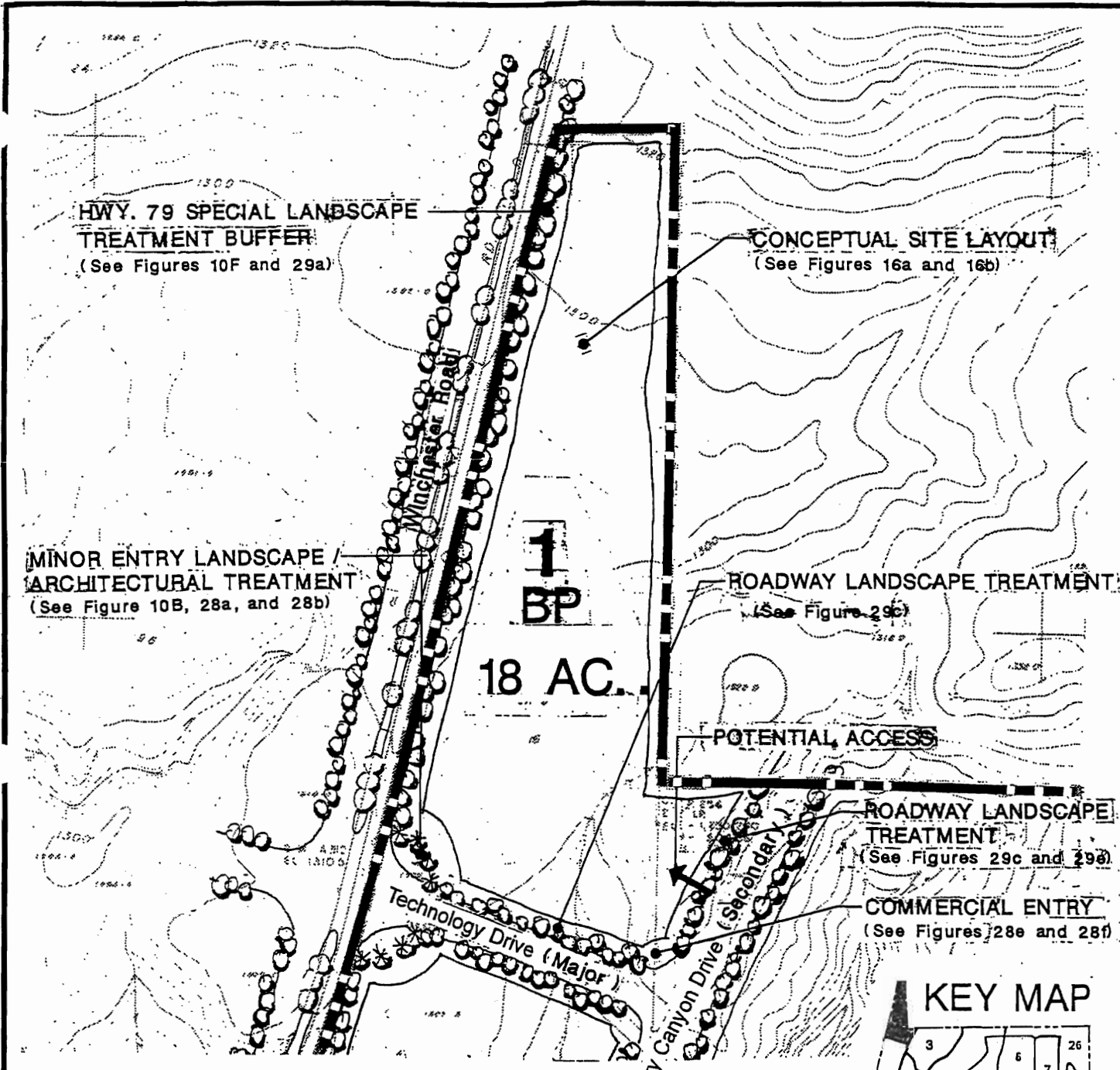
b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

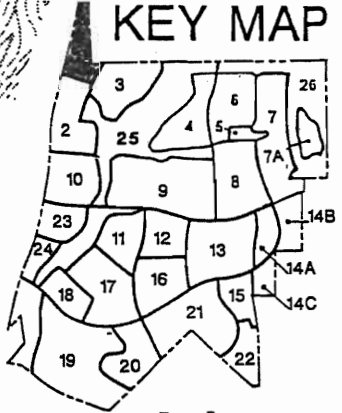
- * Access will be provided from a major street along the southern boundary of the property and from a secondary street along the eastern boundary of the property. Potential access may also be available from the property to the north in the future. Direct access from Winchester Road is prohibited.
- * Roadway landscape treatments such as those depicted on Figures 29c and 29e shall be provided along "B" and Sky Canyon Drives.
- * A special landscape treatment buffer will be provided along Highway 79 (Winchester Road) adjacent to the Planning Areas western boundary, to enhance views from the highway and from land uses across the street. (See Figure 10F, and 29a).
- * The minor entry statement at Highway 79 will present an entry to the business parks in Planning Areas 1 and 2. (Figures 10B, 29a and 29b).
- * A commercial entry statement will be provided at the intersection of Technology Drive and Sky Canyon Drive at the southeastern boundary of the Planning Area. (See Figures 28e and 28f).
- * A plot plan will be required as part of the processing procedure for the Business Park.
- * Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.
- * On a project-by-project basis, car-pooling areas shall be considered and if warranted, shall be designed into the Business Park, and phased in sequence to meet car-pooling needs of workers. Bike facilities areas will also be included in the design of these areas, if appropriate.

- * Please refer to Section III.,A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please see Section III.,A., 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



BUSINESS PARK
18 AC.

Planning Area 1 WINCHESTER PROPERTY



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Figure 15A