

D. Planning Areas

The following subsection provides a description of each planning area within the Borel Airpark Center Specific Plan. The description will be followed by a list of design and development standards anticipated for the particular planning area. This section will be followed by a planning area exhibit, detailing the above mentioned information. Development within the planning area shall substantially conform to the respective planning area exhibits and related typical details. It should be noted that the locations and numbers of various design features are generalities. The definitive locations will vary, subject to planning and engineering constraints and opportunities. The planning areas have been identified with a series of numbering patterns to assist the reader in determining land use designations throughout the Borel Airpark Center. The single-digit (1.0 - 6.2) planning areas have been established for industrial park/restricted light industrial uses; the ten series numbers (10.0 - 11.2) are utilized for office park uses; the twenty series numbers (20.0 - 22.0) are set aside for commercial uses and the thirty series numbers (31.0 - 33.0) identify the open space areas.

1. Planning Area 1.0

a. Description

Planning Area 1 contains 34.4 acres and is proposed for an industrial park (see Exhibit No. 15).

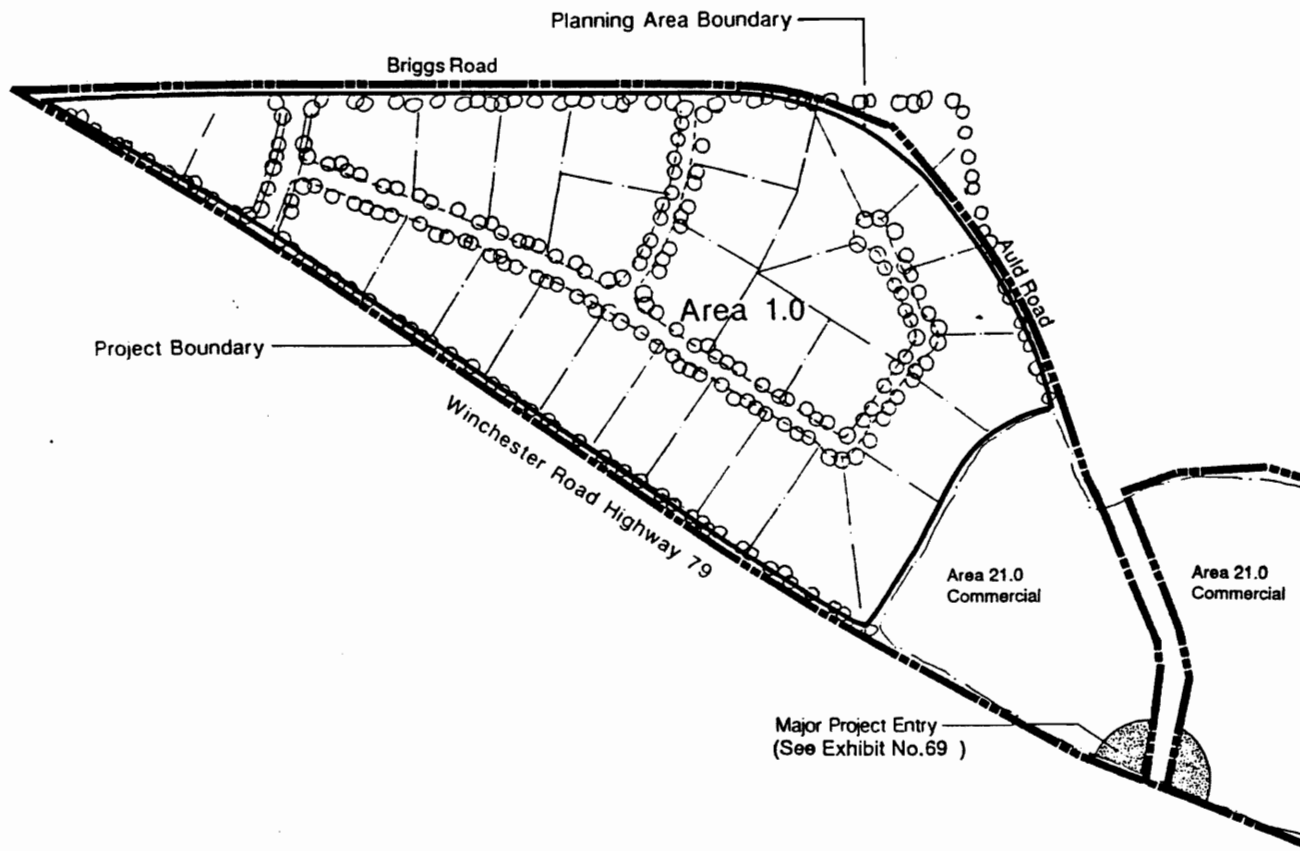
b. Design Features

- o Prior to any development within Planning Area 1.0, a plot plan must be submitted and approved pursuant to Section 18.30 of Ordinance 348 and/or a subdivision approved and recorded pursuant to Ordinance 460
- o Major Project Entry Statement, see Exhibit 68
- o Landscape design, see Exhibit 13
- o Highway/Roadway Landscape Plan Views, see Exhibit 80, 84 and 86

- o Please refer to Section E for project-wide architectural guidelines
- o Please refer to Section E for project-wide landscaping guidelines
- o Signage Restrictions - see architectural guidelines

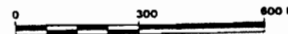
C. Zoning Development Standards

- o Permitted Uses:
 - * Please refer to Zoning Ordinance No. 348 contained in Chapter V of this document.

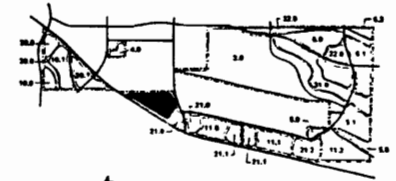


BOREL AIRPARK
CENTER

Scale: 1" = 300'



Planning Area 1.0



Key Map

Gross Acres: 34.4
Land Use: Industrial Park

The Planning Associates
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TEC TECHNICAL ENGINEERING CONSULTANTS

LAND PLANNING - CIVIL ENGINEERING - CONSTRUCTION CONSULTANTS

Exhibit No.: 15