

2. Planning Area 2.0

a. Description

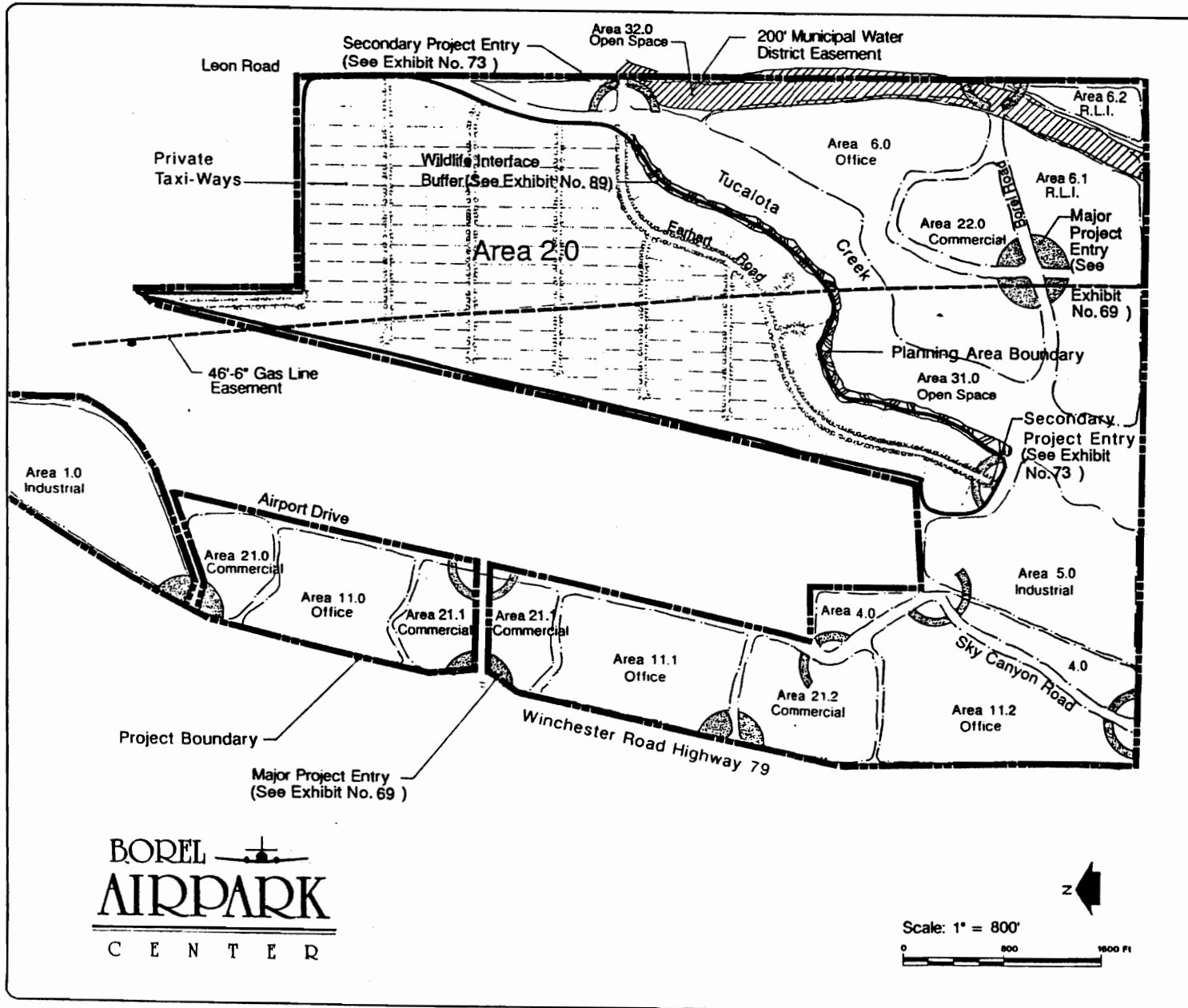
Planning Area 2.0 contains 222.1 acres and is proposed for an executive airpark (see Exhibit No. 16), with a specific plan designation of Industrial Park.

b. Design Features

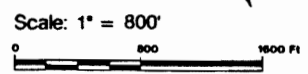
- o Prior to any development within Planning Area 2.0, a plot plan must be submitted and approved pursuant to Section 18.30 of Ordinance 348 and/or a subdivision approved and recorded pursuant to Ordinance 460
- o Secondary entry statements, see Exhibit 72
- o Private aviation taxi-ways for corporate aircraft
- o Landscape design, see Exhibit 13
- o Wildland interface buffer, see Exhibit No. 88
- o Highway/roadway landscape plan view, see Exhibits 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



Planning Area 2.0

Key Map

Gross Acres: 222.1
Land Use: Industrial Dark

The Planning Associates
R.H.A. Inc.

TEC TEMECULA ENGINEERING CONSULTANTS

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Exhibit No. 16