

3. **Planning Area 3.0**

a. **Description**

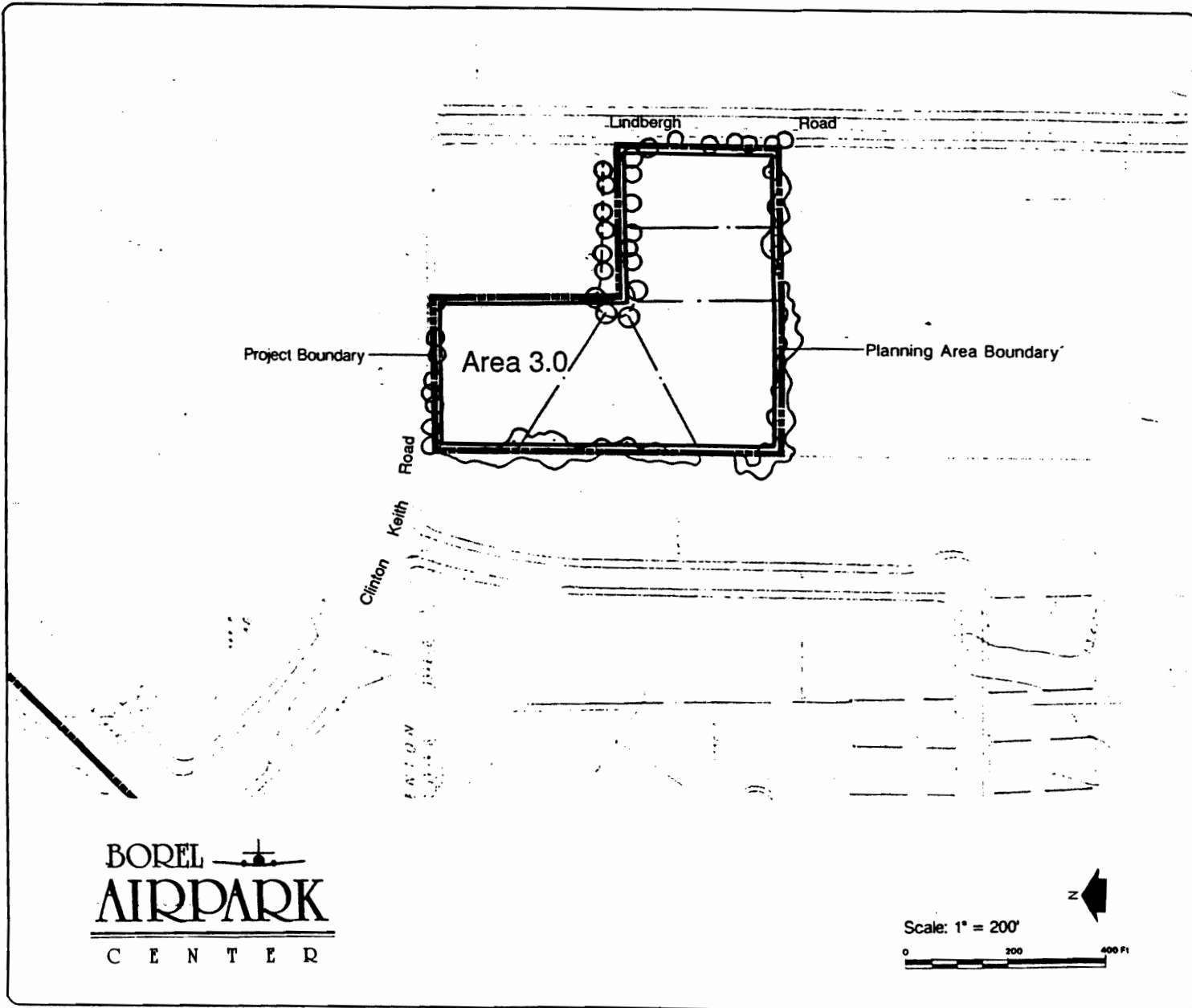
Planning Area 3.0 contains 7.2 acres and is proposed for restricted light industrial (see Exhibit No. 17).

b. **Design Features**

- o Prior to any development within Planning Area 3.0, 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 Landscape design, see Exhibit 13
- o Highway/roadway landscape plan view, see Exhibit 80
- 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.

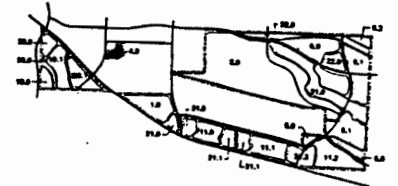


**BOREL AIRPARK**  
 CENTER

Scale: 1" = 200'



**Planning Area 3.0**



Key Map

Gross Acres: 7.2  
 Land Use: Restricted Light Industrial

The Planning Associates  
 D.H.A. Inc.

**TEC** TEMECULA  
 ENGINEERING  
 CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 17

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