

6. Planning Area 6.0

a. Description

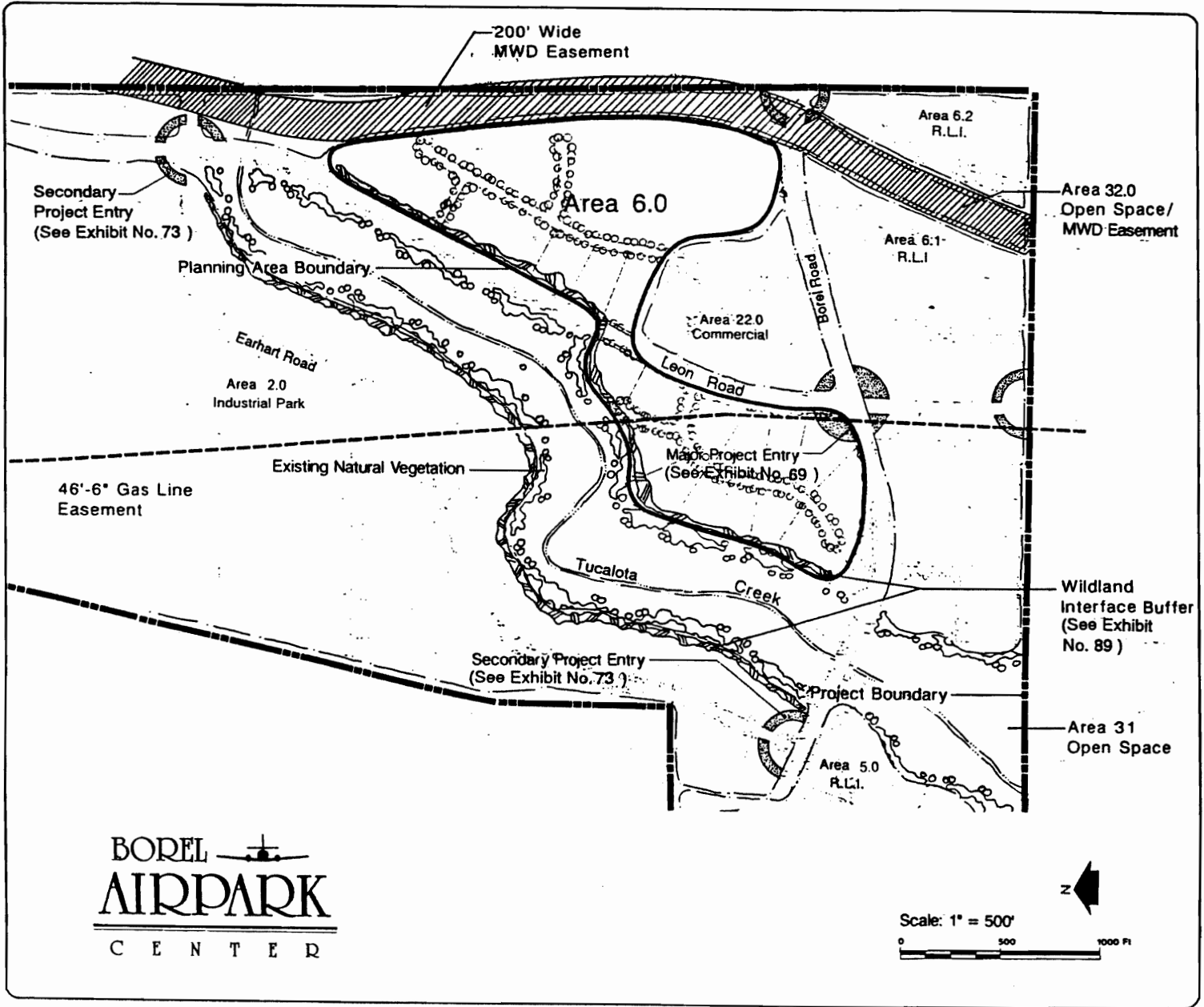
Planning Area 6.0 is planned for a 52.8 acre restricted light industrial site, see Exhibit No. 20

b. Design Features

- o Prior to any development within Planning Area 6.0, 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, see Exhibit 68
- o Wildland interface buffer, see Exhibit No. 88
- o Landscape design, see Exhibit 13
- o Major roadway landscaping treatment, see Exhibits 84
- o Please refer to Section E for project-wide architectural guidelines
- o Please refer to section D 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.



Planning Area 6.0

Key Map

Gross Acres: 52.8
Land Use: Restricted Light Industrial

The Planning Associates
P.H.A. Inc.

TEC TEMECULA ENGINEERING CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 20