

6. Development shall take note of the easement required by EMWD for an underground sewer trunkline located just south of the existing railroad tracks. All restrictions placed by EMWD for such easement shall be enforced, and it shall be the responsibility of the development interest to abide by same.
7. The development standards for lot size and dimensions, and the calculations for establishing them shall be the same as those provided for within the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.
8. Integration of mixed uses is encouraged. Retail, office and other commercial use may all occur in the same building when applicable building and safety, fire, and other codes are met.

### **3. Planning Area 3: Medium Manufacturing**

#### **a. Descriptive Summary**

Planning Area 3, as depicted in Figure IV-55, consists of 18.7 acres to be devoted to medium manufacturing or industrial uses. This designation is intended to provide an area for the development of an industrial and employment base convenient to major road and railway access. Uses include manufacturing, fabrication, assembly, warehousing and outdoor storage.

A typical site plan for Medium Manufacturing is depicted in the Design Guidelines, Figure IV-124.

#### **b. Land Use and Development Standards**

The uses permitted in Planning Area 3 shall be manufacturing, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

#### **c. Planning Standards**

1. Primary access to Planning Area 3 shall be provided from McCall/Grand Boulevard. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Business Park entry monumentation is permissible at the access points to Planning Area 3 from McCall/Grand Boulevard, as depicted in Figure IV-104.

3. Roadway landscape treatments shall be located along McCall/Grand Boulevard, as depicted in Figure IV-88.

4. **Planning Area 4: N.A.P.**

(Figure IV-56 no longer exists.)

5. **Planning Area 5: Light Industrial**

a. **Descriptive Summary**

Planning Area 5, as depicted in Figure IV-57, consists of 115.7 acres to be devoted to industrial or related uses. This designation is intended to provide an area for the development of an industrial and employment base convenient to major road and housing access. Typical uses include manufacturing, fabrication, assembly, offices, warehousing, and research and development services.

A typical site plan and elevation for Industrial use is depicted in the Design Guidelines, Figure IV-124.

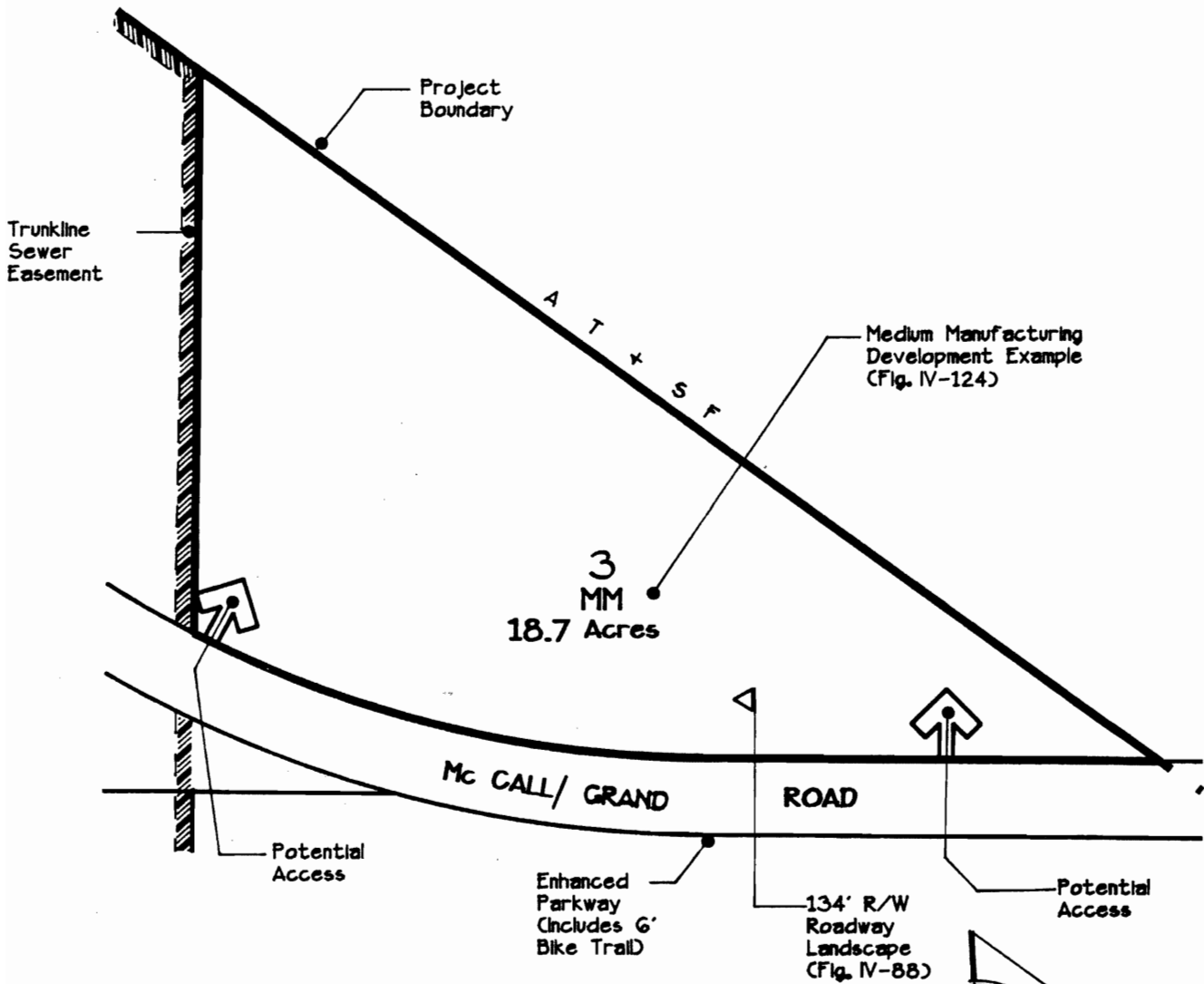
b. **Land Use and Development Standards**

The uses permitted in Planning Area 5 shall be light manufacturing, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

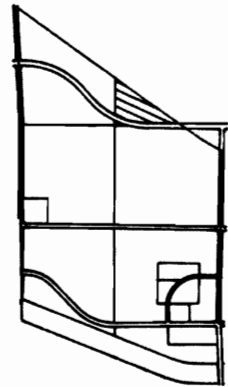
c. **Planning Standards**

1. Primary access to Planning Area 5 shall be provided from Briggs Road and Simpson Road. Limited access shall occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Business Park entry monumentation is permissible at the access points to Planning Area 5 from Briggs Road or Simpson Road, as depicted in Figure IV-104.
3. Roadway landscape treatments shall be located along the east side of Briggs Road, as depicted in Figure IV-88; and along Simpson Road, as depicted in Figure IV-91.
4. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.

# PLANNING AREA 3



## WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 3  
PHASE III  
FIGURE IV-55