

## 2. Planning Area 2

a. Descriptive Summary

Planning Area 2 will contain 29-acres of Business Park use adjacent to Highway 79. See Figure 15B, *Planning Area 2*. Please refer to Figures 16a and 16b for a conceptual site layout.

b. Land Use and Development Standards Please

refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- \* Access will be provided from a major street along the northern boundary of the property and from a secondary street along the eastern boundary. Access from Winchester Road is discouraged.
- \* Roadway landscape treatments such as those depicted on Figures 29c and 29e shall be provided along "B" and Sky Canyon Drives.
- \* A special landscape treatment buffer will be provided along Highway 79 (Winchester Road) along the Planning Areas western boundary, to enhance views from the highway and from land uses across the street. (See Figures 9 and 29a).
- \* The minor entry statement at Highway 79 will present an entry to the business parks in Planning Areas 1 and 2. (See Figures 10B and 28d).
- \* A slope transition area will be provided at the southern boundary, separating Planning Areas 2 and 10. (Figure 10E).
- \* A plot plan will be required as part of the processing procedure for the Business Park.
- \* Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.
- \* On a project by project basis, car pooling areas shall be considered and if warranted, shall be designed into the Business Park, and phased in sequence to meet car pooling needs of workers. Bike facilities areas will also be included in the design of these areas, if appropriate.
- \* Building setbacks will be provided from the identified fault along the southern edge of Planning Area 2, as recommended by the project geologist.
- \* Please refer to Section D1.,A.,1.,b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.

- \* Please see Section III.,A.,4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- \* Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.

MINOR ENTRY LANDSCAPE /  
ARCHITECTURAL TREATMENT

(See Figure 10B, and 28d)

HWY. 79 SPECIAL  
LANDSCAPE TREATMENT  
BUFFER

(See Figure 10F, and 29a)

CONCEPTUAL SITE  
LAYOUT

(See Figures 16a & 16b)

2  
BP

29 AC.

ROADWAY LANDSCAPE  
TREATMENT

(See Figure 29c)

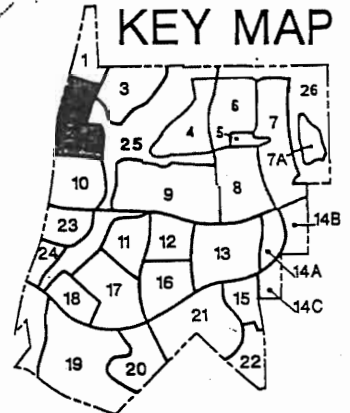
TUCALOTA CREEK  
OPEN SPACE

ROADWAY LANDSCAPE  
TREATMENT

(See Figures 29c & 29e)

RESTRICTED USE  
SETBACK ZONE

BUSINESS PARK  
29 AC.



# Planning Area 2 WINCHESTER PROPERTY

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Figure 15B