

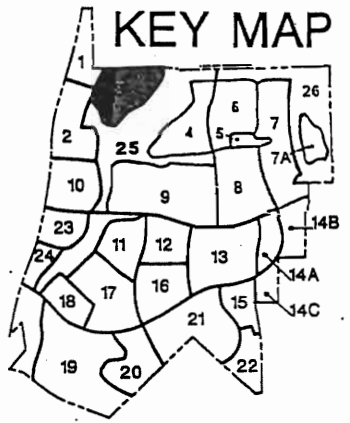
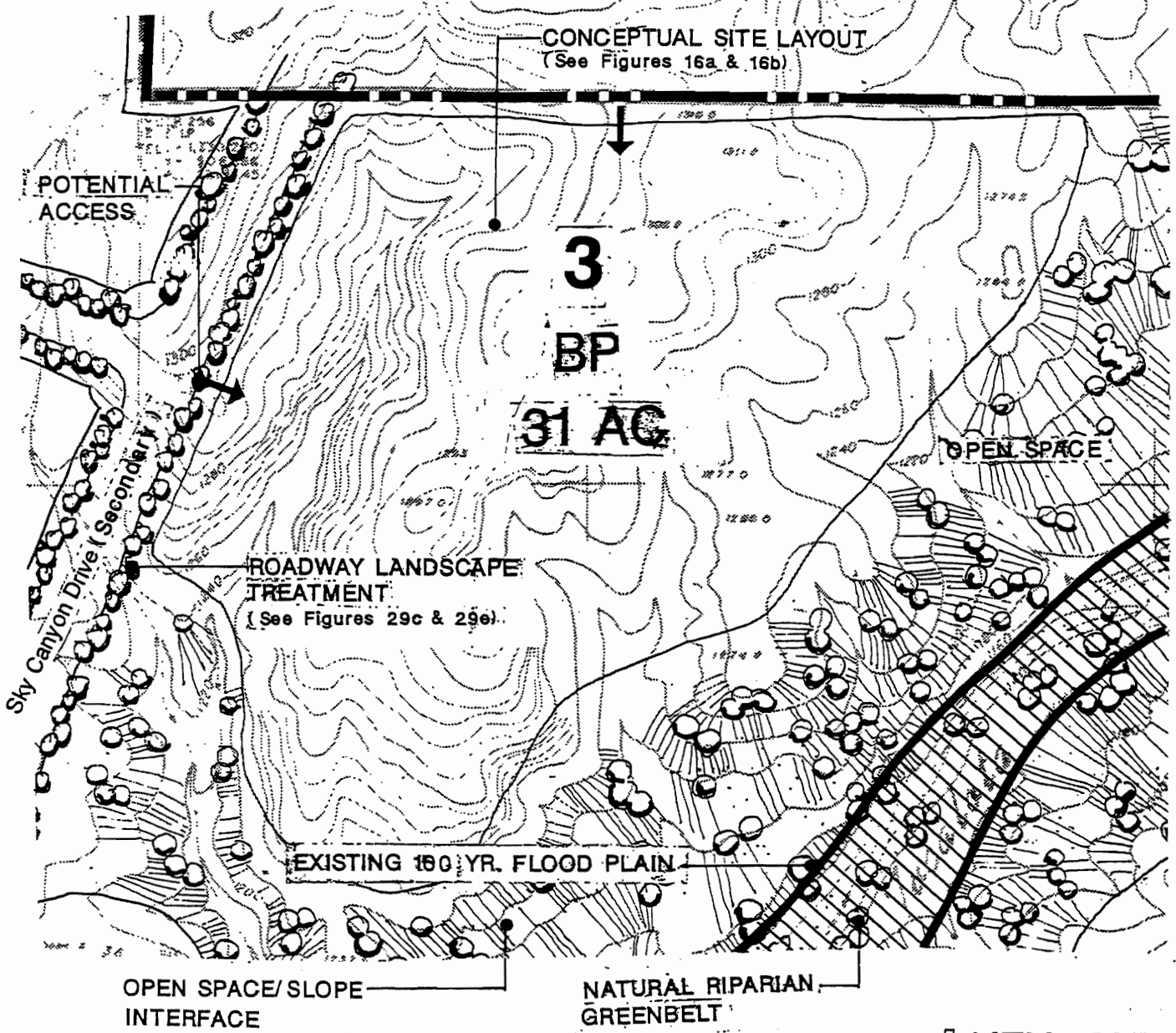
3. Planning Area 3

a. Descriptive Summary

Planning Area 3 will contain 31-acres of Business Park use adjacent to an open space/riparian area. See Figure 15C, *Planning Area 3*. 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 secondary street along the western boundary of the property. For safety and access reasons at least one means of local access shall be provided along the northern Planning Area boundary.
- * Roadway landscape treatment such as those depicted on Figures 29c and 29e shall be provided along Sky Canyon Drive.
- * Planning Area 3 is located adjacent to project open space that contains a regionally significant riparian community. Future plot plans shall be designed and measures shall be incorporated to avoid grading and erosive run-off within this open space area in order to protect the riparian habitat.
- * An open space/slope interface area (see Figure 10D) will be established between the business park and neighboring open space along the eastern and southern boundaries.
- * 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.
- * Please refer to Section III.,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.



BUSINESS PARK
31 AC.

Planning Area 3 WINCHESTER PROPERTY

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Figure 15C