
B. PROJECT-WIDE DEVELOPMENT PLANS AND STANDARDS

The following sections of THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN (SP 341) illustrate and describe the project-wide development plans and standards as they relate to land use, circulation, drainage systems, landscaping, water and sewer systems, recreational facilities, phasing, grading and comprehensive maintenance for the entire specific plan area.

1. COMPREHENSIVE LAND USE PLAN

a) Project Objectives

The overall intent of the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN is to provide a development plan for light industrial and warehouse/distribution uses, with optional commercial/retail uses within a portion of County Facilities District 88-8 in the Mead Valley area of Riverside County. To achieve this intent, the following are the basic development objectives of THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN:

1. To restore the financial health of Community Facilities District (CFD) 88-8 and cure all defaults on bonds issued by CFD 88-8.
2. To provide 6.2 million square feet of light industrial and warehouse/distribution facilities to serve both intrastate and interstate commerce, subject to the optional Community Center Overlay discussed below.
3. To maintain the option of developing the area south of Martin Street in conformance with the optional Community Center Overlay.
4. To locate light industrial and warehouse/distribution facilities immediately adjacent to the Interstate 215 transportation corridor in a location with direct off-ramp and on-ramp access to limit truck traffic on local streets.
5. To implement Riverside County General Plan land use designations and policies by placing the facilities on Light Industrial designated land throughout the site.
6. To promote jobs/housing balance in the Interstate 215 corridor area, which is considered to be housing-rich and job-poor, through the creation of additional jobs.
7. To implement certain goals and objectives of the Redevelopment Plan for the Mead Valley Sub-Area of the Interstate 215 corridor including:
 - a. Effectuate expansion of the area's commercial base and local employment opportunities.
 - b. Promote the improvement and centralization of industrial area and/or enhance and expand retail services in the project area.

- c. Assist in the elimination of physical and economic blighting conditions in the project area

b) Project Description

The proposed MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN includes approximately 279.23 acres of light industrial development and approximately 45.77 acres of existing roads. The proposed project is a proposal to construct approximately 6.2 million square feet of light industrial buildings, ranging in size from 25,000 - 1.2 million square feet, for manufacturing, distribution and warehouse uses. The proposed project site consists of properties with existing infrastructure, improved roadways and graded building pad areas. In addition to the proposed light industrial development, that portion of the site east of Seaton Avenue, south of Martin Street, west of Harvill Avenue and north of Cajalco Expressway has an optional Community Center overlay allowing for development of commercial and retail land uses. The proposed project includes an optional development plan that entails 680,000 square feet of retail and commercial uses on 72.52 acres in the optional Community Center overlay area and 4,555,000 square feet of light industrial and warehouse/distribution uses on 206.71 acres.

(1) Light Industrial

Light industrial land uses are proposed through the implementation of the Light Industrial designation. The purpose of this designation is to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents.

The Light Industrial land use designation allows for a wide variety of light industrial and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity will range from 0.25 to 0.6 Floor Area Ratio (FAR)¹. All land uses allowed in the I-P (Industrial Park), M-SC (Manufacturing – Service Commercial) and M-M (Medium Manufacturing) zoning classifications are permitted within the Light Industrial land use designation.

(2) Light Industrial with Optional Community Center Overlay

Light industrial and/or commercial land uses are proposed through the implementation of the Light Industrial designation with an optional Community Center Overlay designation. The light industrial component of this designation is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. The Light Industrial land use designation component allows for a wide variety of light industrial and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity will range from 0.25 to 0.6 Floor Area Ratio (FAR). All land uses allowed in the I-P (Industrial Park), M-SC (Manufacturing – Service Commercial) and M-M (Medium Manufacturing) zoning classifications are permitted within the Light Industrial land use designation.

¹ Floor Area Ratio is the gross building area of all floors divided by the lot area.

The optional Community Center Overlay expands the allowable land uses to permit development of this area pursuant to the Riverside County General Plan's Land Use Element concept of a "job center". Allowable land uses within job centers developed as part of the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN include:

- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office; and
- Public Facilities.

Typical employment uses within the optional Community Center Overlay designation include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses.

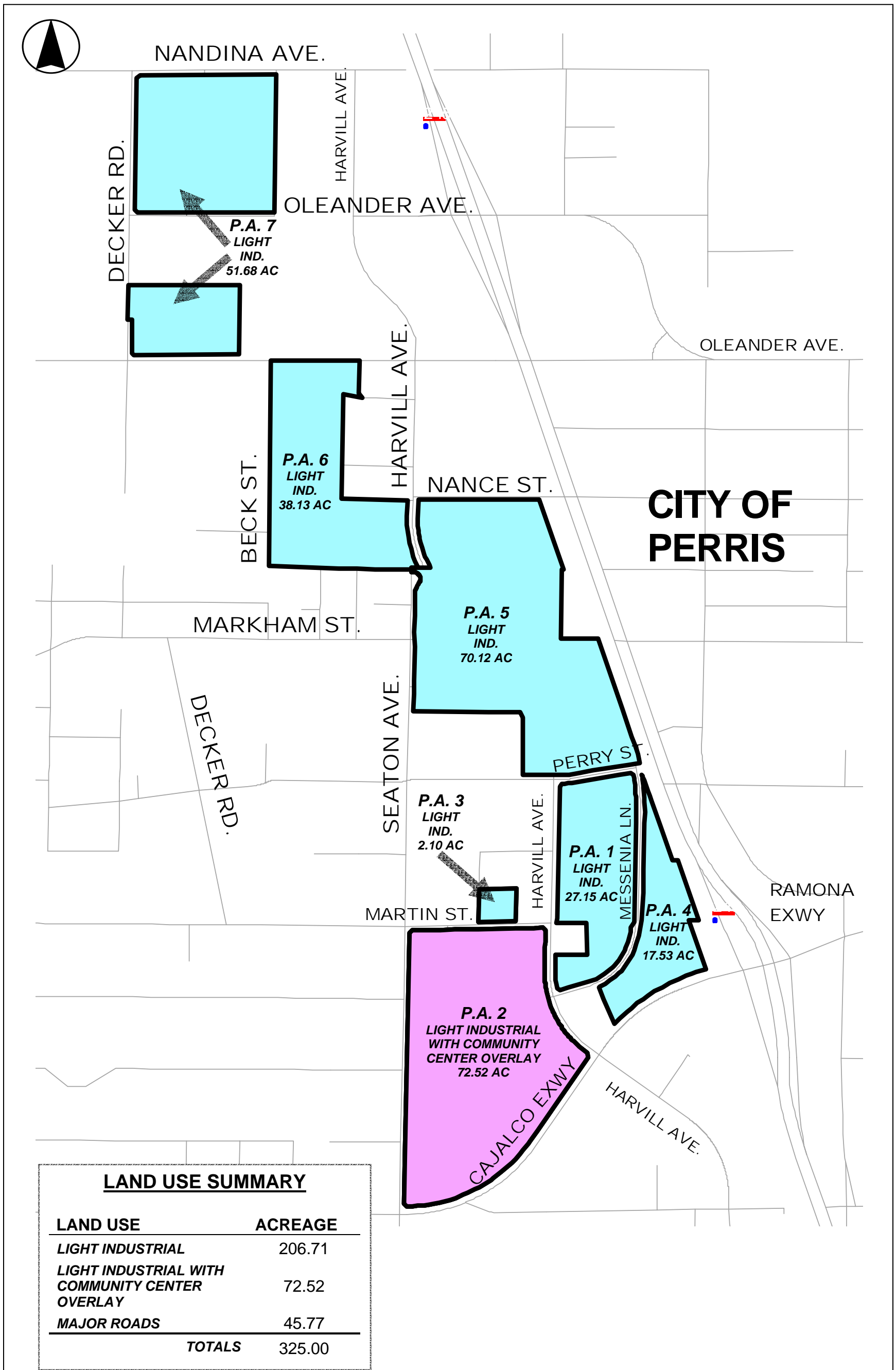
Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses, which are permitted in this designation include, but are not limited to, restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Public/quasi-public may include cultural facilities, and government facilities. Building intensity, if developed pursuant to the optional Community Center Overlay will range from 0.1 to 0.5 FAR.

c) Relationship to the Riverside County General Plan

On October 7, 2003, the County of Riverside approved the General Plan component of the RCIP which was modified on December 23, 2003. The General Plan includes the development of land use policies and land use maps to guide the future development of Riverside County. The MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN site is located within the Mead Valley Area Plan of the RCIP General Plan. As shown on the Mead Valley Area Land Use Plan (See *Figure IV-1, RCIP General Plan Land Use Designations*), the project site has an underlying designation of "Light Industrial". Additionally, that portion of the project site located south of Martin Street is also located within a "Community Center Overlay". The Community Center Overlay covers an extensive area centered on the first signalized intersection westerly of Interstate 215 on Cajalco Expressway (the intersection of Cajalco with Harvill Avenue). The Community Center Overlay which includes not only a portion of the proposed project site but also surrounding properties is bordered on the east by Interstate 215, Martin Street on the north, Seaton Avenue on the west and the Metropolitan Water District aqueduct on the south. The Community Center Overlay, development of which is optional, is envisioned as a major employment center, which may include a mixture of industrial, office, business park, and commercial uses.

Table III-1, Land Use Summary

LAND USE	PLANNING AREA	ACREAGE
LIGHT INDUSTRIAL		
	1	27.15
	3	2.10
	4	17.53
	5	70.12
	6	38.13
	7	51.68
SUBTOTAL		206.71
LIGHT INDUSTRIAL WITH OPTIONAL COMMUNITY CENTER OVERLAY		
	2	72.52
SUBTOTAL		72.52
MAJOR ROADS		45.77
TOTAL		325.00



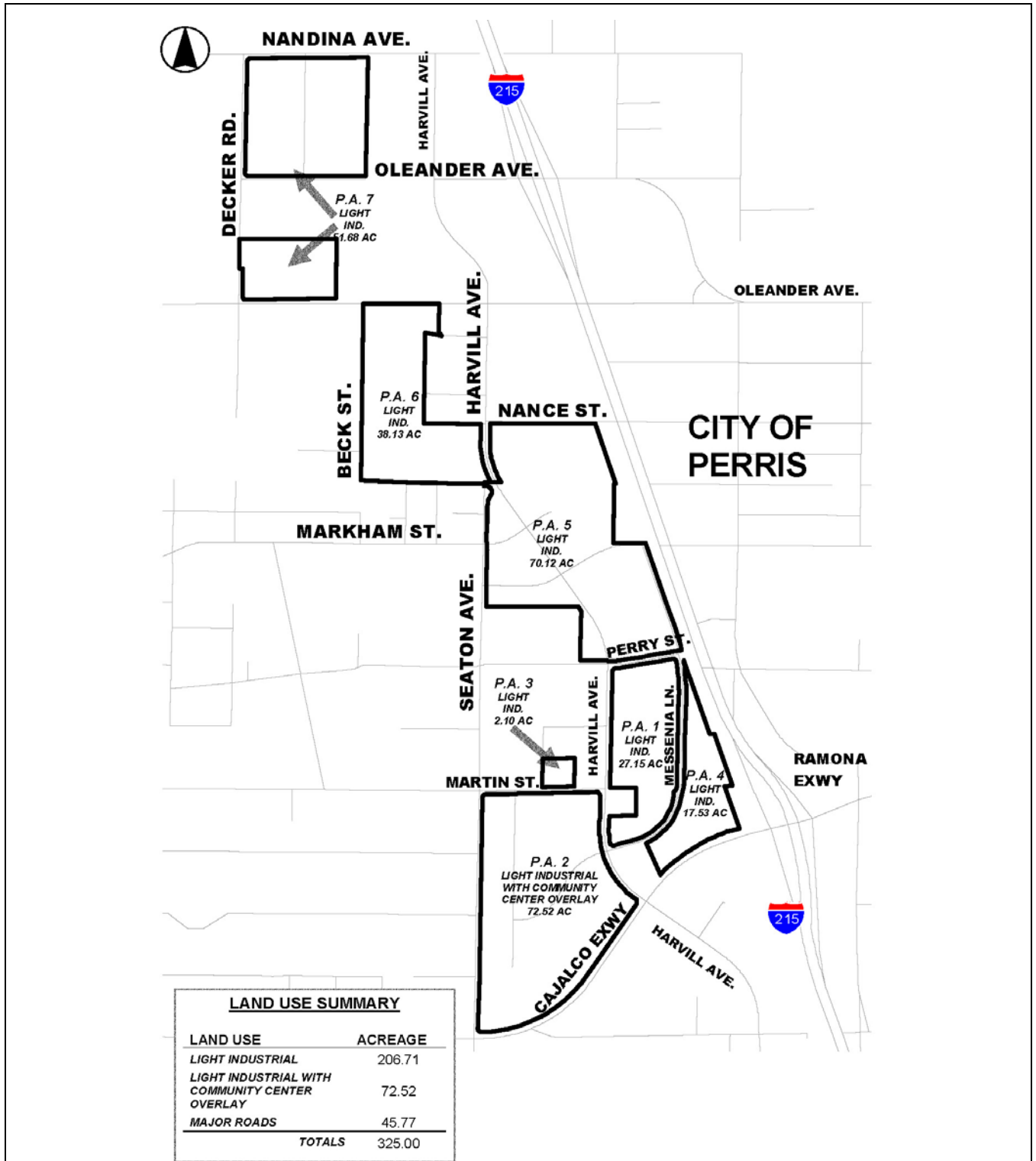


Figure III-2
Land Use Plan (Black & White)
Majestic Freeway Business Center

The MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN is divided into seven planning areas that implement the above-described general plan land use designations. Planning Areas 1, 3, 4, 5, 6 and 7 propose light industrial land uses that are consistent with the “Light Industrial” land use designation placed on the property by the Mead Valley Area Plan. Planning Area 2 also proposes light industrial land uses which are consistent with the underlying Mead Valley Area Plan’s “Light Industrial” land use designation. However, Planning Area 2 also permits the optional development of mixed use retail and commercial uses that would implement the Mead Valley Area Plan’s “Community Center Overlay”.

d) Project Wide Development Standards

In order to ensure the orderly and sensible development of the land uses proposed for the MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN, land use planning and design standards have been created for each Planning Area. These planning area-specific standards, discussed in detail in Section III.B, will assist in accommodating the proposed development and provide adequate transitions to neighboring land uses.

In addition to the planning area-specific standards, project-wide development standards have also been prepared to complement those applicable to each individual Planning Area. The project-wide standards are:

- 1) THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN shall be developed in general conformance with the Land Use Plan (*Figure III-1, Land Use Plan*). General permitted uses will include light industrial, warehouse/distribution, commercial and other uses as delineated on the Land Use Plan and in the individual Planning Areas.
- 2) Uses and development standards will be in accordance with Riverside County Ordinance No. 348 (Land Use Ordinance) and will be further defined by Specific Plan objectives, the Specific Plan design guidelines, and future detailed development proposals including, but not limited to, subdivisions, plot plans and conditional use permits.
- 3) Standards and guidelines relating to signs, landscaping, parking and other related design elements will conform to Riverside County Ordinance No. 348 (Land Use Ordinance) unless exceeded by the guidelines and standards within THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN.
- 4) All project lighting shall be in conformance with applicable Riverside County standards, including Riverside County Ordinance No. 655.

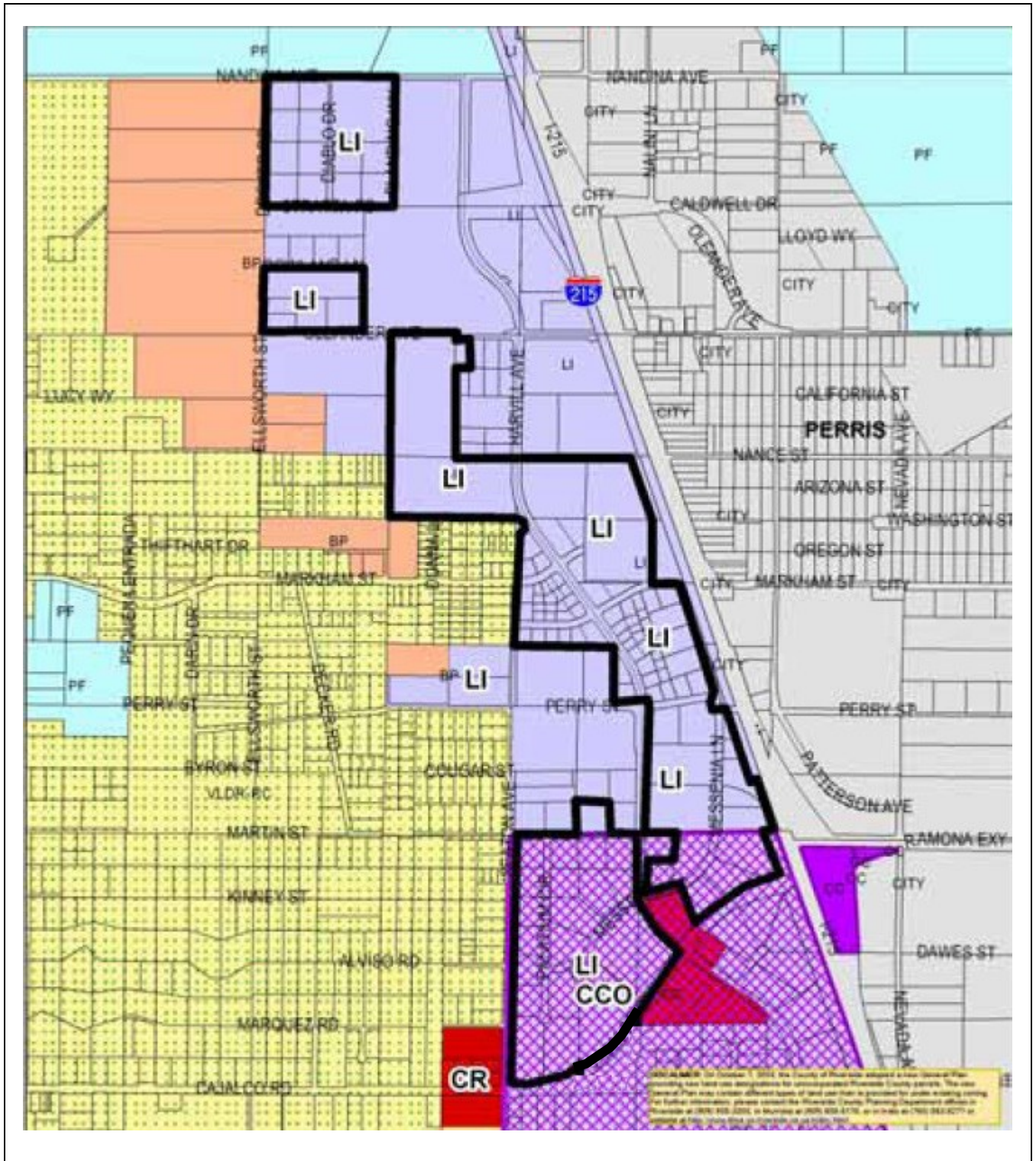


Figure III-3
RCIP General Plan Land Use Designations
Majestic Freeway Business Center

- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and State laws; and shall conform substantially to Specific Plan No. 341 (THE MAJESTIC FREEWAY BUSINESS CENTER SPECIFIC PLAN) as filed in the office of the Riverside County Planning Department, unless otherwise amended.
- 6) Except for the Specific Plan Development Standards/Design Guidelines adopted concurrently with this Specific Plan, no portions of the Specific Plan which purport or propose to change, waive or modify any ordinance or other legal requirement for development shall be considered to be part of the adopted Specific Plan.
- 7) Lots created pursuant to this Specific Plan and subsequent tentative maps shall be in conformance with the development standards of the zoning applied to the property, and all other applicable County standards and the Subdivision Map Act.
- 8) For the security and safety of future users of the facilities constructed within the specific plan, the developer shall consider the following design concepts within each individual development proposal:
 - a. Circulation for pedestrians, vehicles, and police patrols (commercial uses only).
 - b. Lighting of streets, walkways, and bikeways.
 - c. Visibility of doors and windows from the street and between buildings, where practical.
 - d. Fencing of appropriate heights and materials.

The following crime prevention measures shall also be considered during the individual site and building layout design, in addition to those above, for the security and safety of future occupants of light industrial and commercial space:

- a. Addresses which light automatically at night.
 - b. Installation of burglar alarms in all commercial buildings.
 - c. Special lighting requirements on any buildings that are grouped in a way that individual addresses are difficult to read.
- 9) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application, provided that, if the maintenance organization is a property owners' association, the legal documentation necessary to establish the association shall be recorded prior to the issuance of occupancy permits.
 - 10) Each planning area shall comply with applicable Riverside County recycling requirements.
 - 11) On-site commercial areas, if developed, shall contain enclosures for collection of recyclable materials.
 - 12) Construction of the Specific Plan may be done progressively in stages, provided vehicular access, public facilities and infrastructure are constructed to adequately

service each phase of development or as needed for public health and safety in each stage of development and further provided that each phase of development conforms substantially with the intent and purpose of Section III.B.7, Public Facilities and Phasing Requirements.

- 13) Avigation easements to the County of Riverside and March Air Reserve Base shall be secured through dedication for all land uses.
- 14) The following uses shall be prohibited within the specific plan:
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which otherwise may affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 15) Public and private schools for grades K through 12; and churches, temples and other places used primarily for religious worship shall not be permitted.
- 16) The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development proposal for all or any portion of the Specific Plan has not been submitted within ten (10) years of the Board of Supervisors' adoption of the specific plan.