4. PLANNING AREA 4: LIGHT INDUSTRIAL

a) Descriptive Summary

Planning Area 4, depicted in Figure III-20, Planning Area 4, provides for the development of approximately 17.53 acres of light industrial and warehouse/distribution land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located east of Harvill Avenue, west and south of Messenia Lane and north of Cajalco Expressway. Approximately 385,000 square feet of buildings will be constructed within Planning Area 4 at an estimated FAR of 0.50.

b) Land Use and Development Standards

For permitted land uses and development standards such as setbacks, maximum building heights, and landscaping requirements, refer to Riverside County Ordinance No. 348, Section 11.1 (M-SC Zone). (See Figure III-16, Existing Zoning.)

c) Planning Standards

1) Access to Planning Area 4 shall be provided from Messenia Lane.

2) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.E for specific Landscaping Guidelines.

3) Please refer to Section III.B for the following Development Plans and Standards that apply site-wide:

   III.B.1: Comprehensive Land Use Plan   III.B.6: Grading Plan
   III.B.2: Circulation Plan               III.B.7: Public Facilities and Phasing Requirements
   III.B.3: Drainage Plan                 III.B.8: Comprehensive Maintenance Plan
   III.B.4: Conceptual Landscaping Plan   III.B.9: Airport Zones
   III.B.5: Conceptual Water and Sewer Plan