

#### 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.2: Circulation Plan

III.B.3: Drainage Plan

III.B.4: Conceptual Landscaping Plan

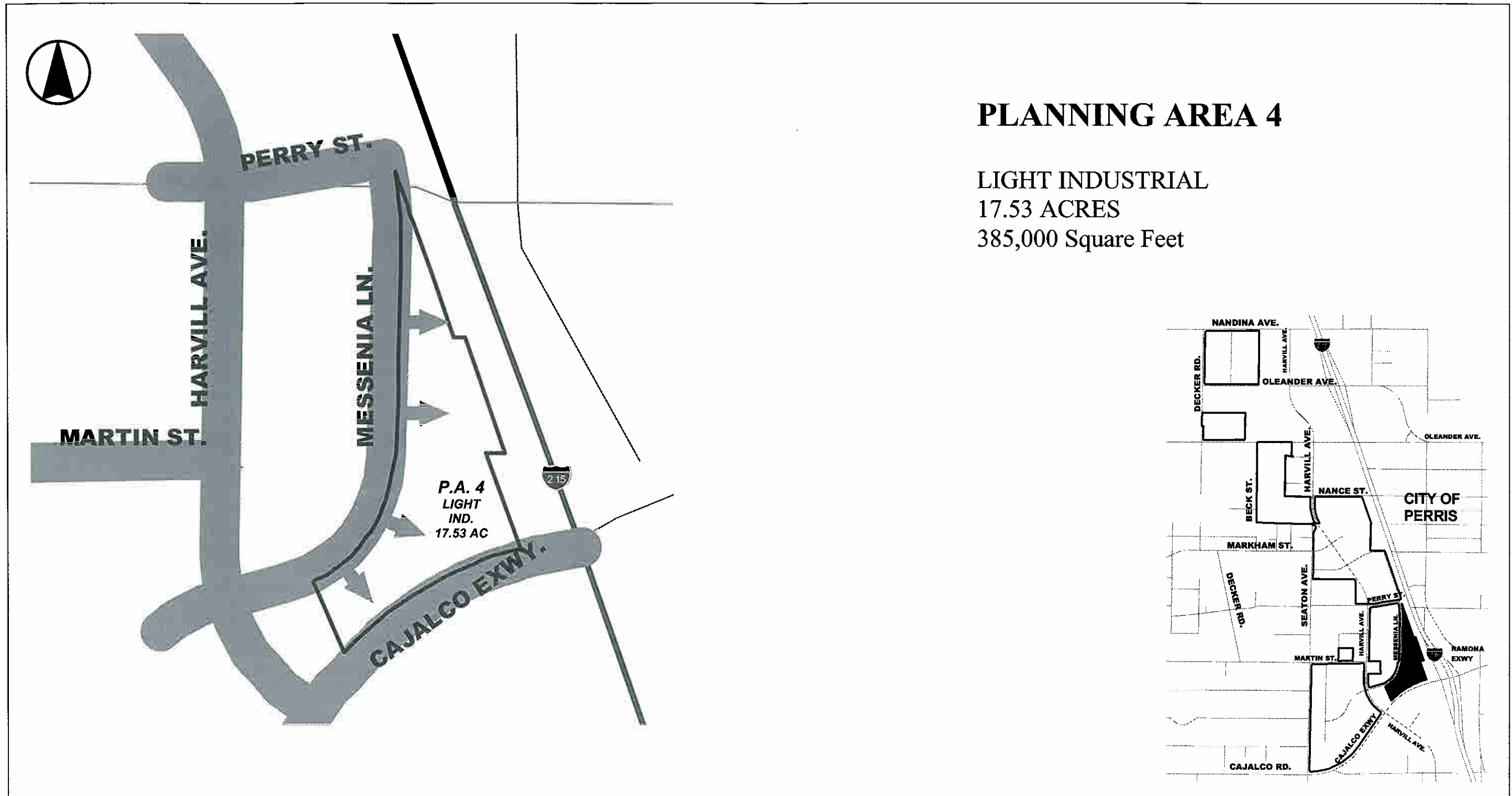
III.B.5: Conceptual Water and Sewer Plan

III.B.6: Grading Plan

III.B.7: Public Facilities and Phasing Requirements

III.B.8: Comprehensive Maintenance Plan

III.B.9: Airport Zones



# PLANNING AREA 4

LIGHT INDUSTRIAL  
17.53 ACRES  
385,000 Square Feet