

- (4) Buffer will be provided along interfaces with adjacent Wild Rose land uses. Fuel modification edge design will buffer the preserve from the II-4 and nature park planning areas (see Exhibit III-16).
- (5) This area requires that a combination of fuel breaks, age class management, green belts, and a non-combustible wall be provided to mitigate impacts on the National Forest; fire lanes be established to provide unobstructed access to firefighting forces; and a Wildland Fire Protection Plan be prepared by the applicant and approved by the U.S. Forest Service and the Riverside County Fire Department.
- (6) General mitigation measures are presented in Section II. The following are measures that specifically apply to this planning:
 - (a) The provision of over 30 percent of the study area as "Open Space Preserve" lands will help retain significant natural resources.
 - (b) The Specific Plan includes provisions for community park sites, a natural park and preservation of natural open space to help meet the demand for recreational opportunities.
 - (c) Designation of open space and community parks will help preserve the natural appearance of the area. Planning and architectural design treatments will be used to enhance the appearance of the site.
 - (d) Landscaped buffers are required to minimize potential interface conflicts with the nearby rural residential areas to the northeast of I-15.
 - (e) Security fencing is required to avoid land use conflicts with the agricultural areas to the south.
 - (f) Design treatments will also serve to minimize potential conflicts between proposed residential uses and existing nearby mining operations to the northeast.

b. Specific Development Requirements

- (1) Development of Planning Area II-9 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

20. PLANNING AREA III-1 (SEE EXHIBIT III-76)

a. General Requirements

- (1) Planning Area III-1 consists of 12.22 gross acres, and is planned for Business Park use.
- (2) Access to the planning area will be directly from Temescal Canyon Road.

- (3) Industrial/Business Park Entry statements will be constructed at each of the two intersections within the planning area (see Exhibit III-13).
- (4) A special streetscape will be constructed along Temescal Canyon Road (see Exhibit III-15).
- (5) Local industrial streetscapes will be constructed along interior roadways (see Exhibit III-17).
- (6) A wind row buffer planting will be constructed along the easterly portion of the planning area (see Exhibit III-25).
- (7) A residential buffer will be planted along the northerly planning area boundary (see Exhibit III-24).
- (8) Walls and fencing shall be provided as follows:
 - (a) Masonry walls within the residential buffer (see Exhibit III-30).
 - (b) Chain link fencing along the drainage channel.
 - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

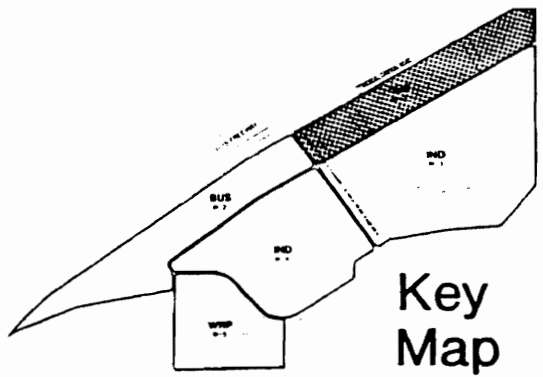
b. Specific Development Requirements

- (1) Development of Planning Area III-1 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

21. PLANNING AREA III-2 (SEE EXHIBIT III-77)

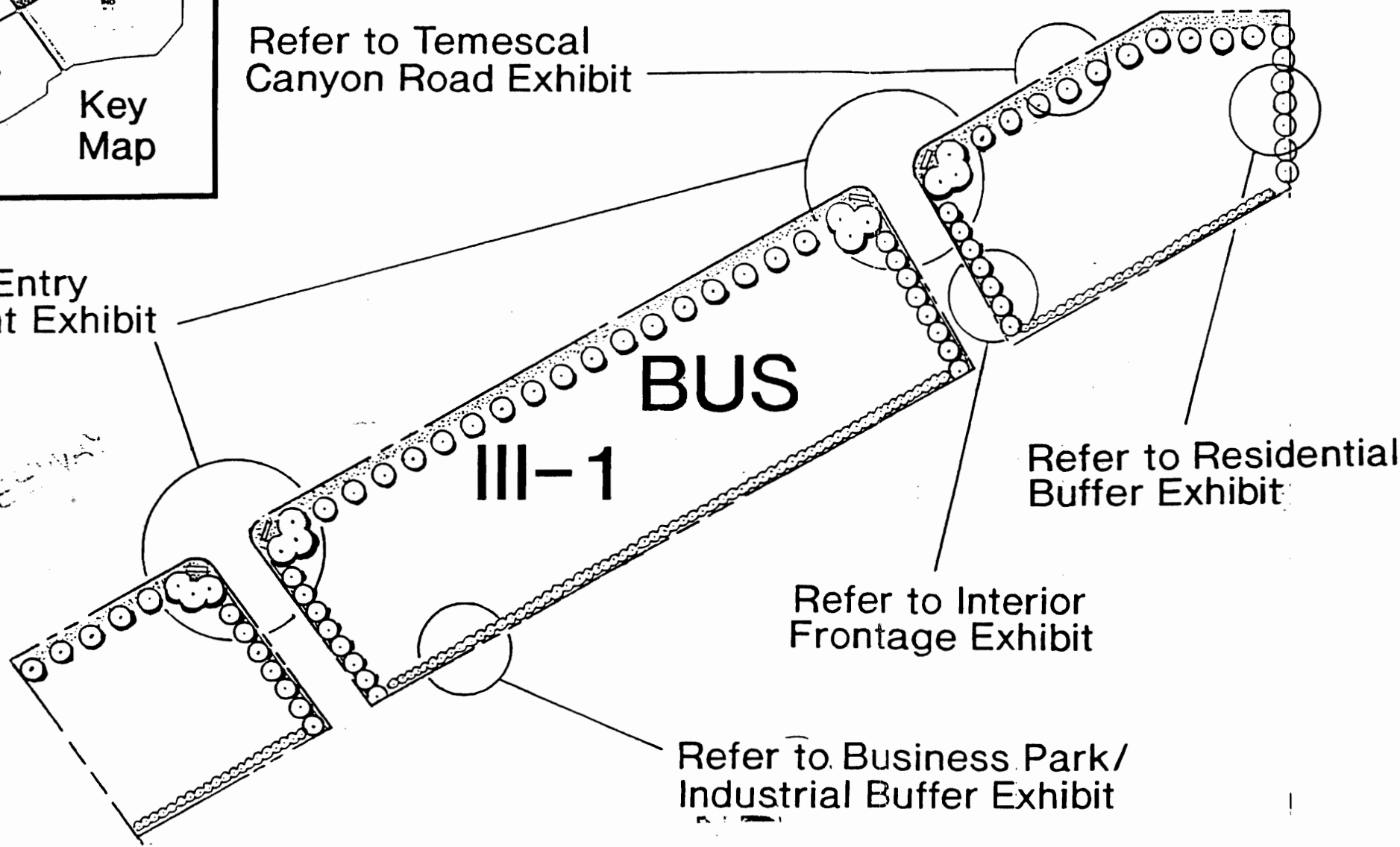
a. General Requirements

- (1) Planning Area III-2 consists of 13.48 gross acres, and is planned for Business Park use.
- (2) Access to the planning area will be directly from Temescal Canyon Road and from a cul-de-sac to be constructed within the southerly portion of the planning area.
- (3) Industrial Entry statements will be constructed at each of the three intersections within the planning area (see Exhibit III-13).
- (4) A special streetscape will be constructed along Temescal Canyon Road (see Exhibit III-15).
- (5) Local industrial streetscapes will be constructed along interior roadways (see Exhibit III-17).



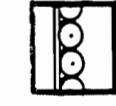

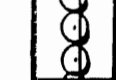


Refer to Temescal Canyon Road Exhibit

Refer to Entry Statement Exhibit



LEGEND

-  Entry Statement
-  Temescal Cyn Road Frontage
-  Interior Frontage
-  Business Park/Industrial Buffer
-  Residential Buffer

PLANNING AREA III-1

WILD ROSE BUSINESS PARK
FOOTHILL PROPERTIES



DATE 4-26-89