

b. Specific Development Requirements

- (1) Development of Planning Area I-7 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

8. PLANNING AREA I-8 (SEE EXHIBITS III-51 AND III-52)

a. General Requirements

- (1) The 21.0-acre I-8 planning area permits 210 dwelling units at a density of 10 DU/acre.
- (2) Access to Specific Plan area I-8 will be from Claystone Avenue via Knabe Road (see Exhibit III-7).
- (3) Edge design along I-15 will buffer the site from the freeway. This edge treatment will be designed as part of the required plot plan for Planning Area I-8.
- (4) Collector streetscape will also buffer the site from Claystone Avenue (see Exhibit III-16).
- (5) Front yard landscaping consistent will be provided (see Exhibit III-26 and Section II.D.10.(1)).
- (6) This area requires the preparation of an acoustical report.
- (7) General mitigation measures are presented in Section II. No special measures specifically apply to this planning area.

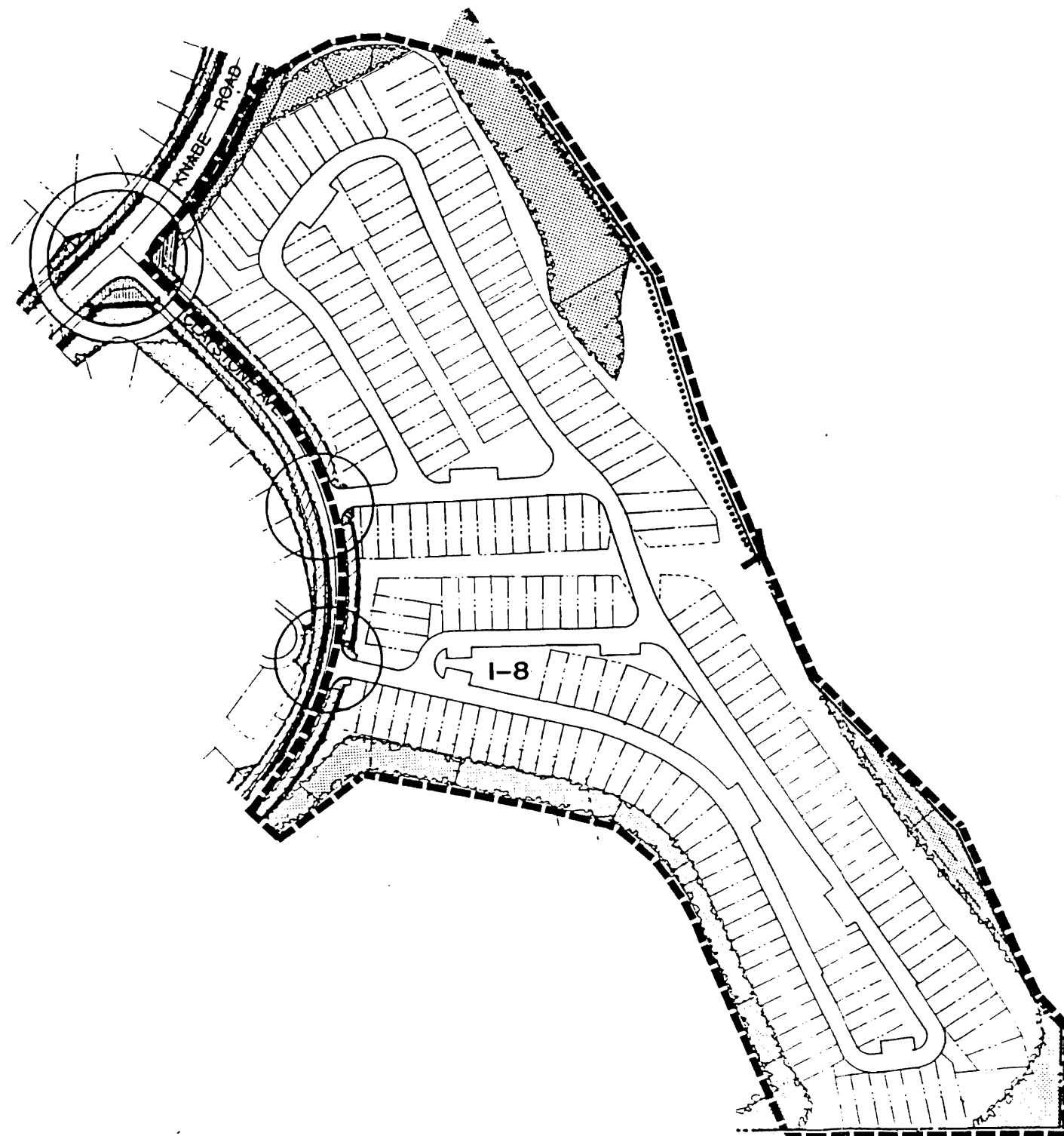
b. Specific Development Requirements

- (1) Development of Planning Area I-8 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

9. PLANNING AREA I-9 (SEE EXHIBIT III-53)

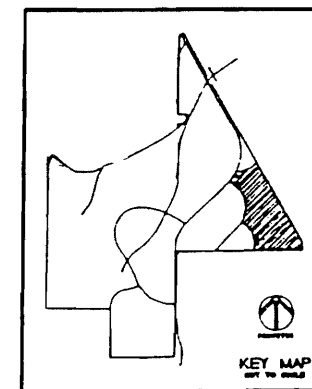
a. General Requirements

- (1) The 4.0-acre neighborhood commercial center lies on the west side of the I-15 Freeway within the east portion of the overall Wild Rose Development site (see Exhibit III-53).
- (2) Access will be from Knabe Road and Claystone Avenue (see Exhibit III-8).



LOT 12 SITE INFORMATION
 TOTAL ACREAGE 21 AC
 TOTAL UNITS 210 D.U.

--- LOT BOUNDARY



LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANOPSIS ANACARDODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNPERUS CHINENSE 'TORULOSA'
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA 'ITALICA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITIOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX HAHNS
- ROSES
- TURF
- STREETScape-KNABE ROAD
- STREET TREES
PLATANUS ACERFOLIA
ALNUS RHOMBIFOLIA
LIQUIDAMBAR STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERIUM OLEANDER
PITIOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPS INDICA
TECOMARIA CAPENSIS
- GROUND COVER
TRAILING YELLOW GAZANIA
HEDERA HELIX HAHNS
O'CONNORS LEGUME
- VINES
PARTHENOCESSUS TRICUSPIDATA
- TURF
- STREETScape-COLLECTOR STREET
- STREET TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TIJUANA TIPU
- EVERGREEN SHRUBS
GREVILLEA NOELLI
MEMECALUS
LANTANA MORTI EVDENSIS
PHOTNIA FRASERI
TECOMARIA CAPENSIS
VIBURNUM JAPONICUM
- GROUND COVER
HEDERA HELIX HAHNS
TRAILING YELLOW GAZANIA
- VINES
PARTHENOCESSUS TRICUSPIDATA
- TURF
- SLOPE PLANTING
- TREES
EUCALYPTUS CITRIODORA
PINUS HALEPENSIS
- EVERGREEN SHRUBS
SAME AS SHRUBS OF ADJACENT ROAD
- GROUND COVER
SAME AS GROUND COVERS OF ADJACENT ROAD
- COMMERCIAL BUFFER
PINUS ELDERICA
LOW SHRUBS AND GROUND COVER
6' HIGH BLOCK WALL
- TRAIL

WILD ROSE

UDC HOMES

REVISED ON JUNE 27, '89
 DATE JUNE 18, '89
 NOT TO SCALE



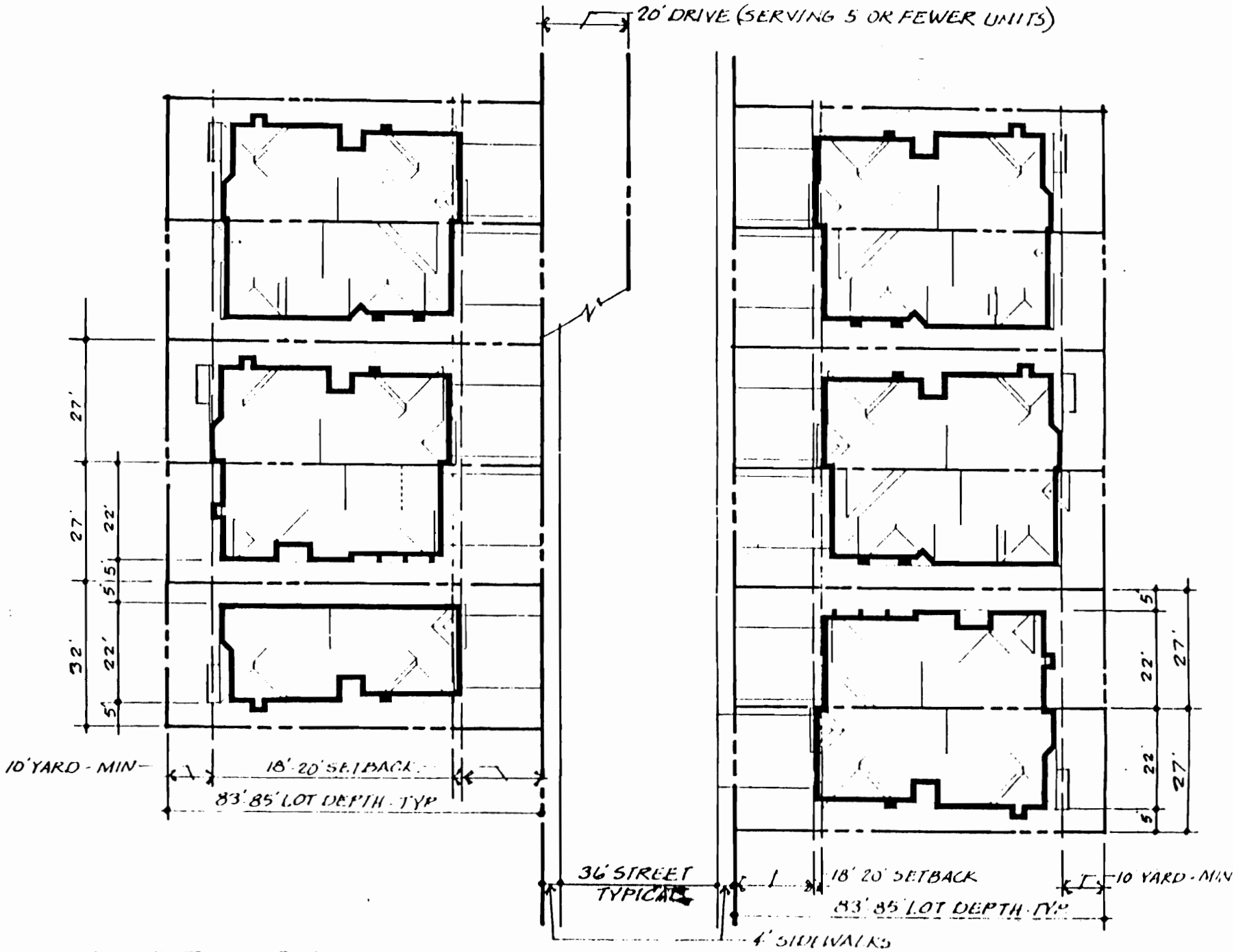


EXHIBIT 52

WILD ROSE Townhomes at Valley, Calif