

## Part 3: Specific Plan Text

### I. SUMMARY

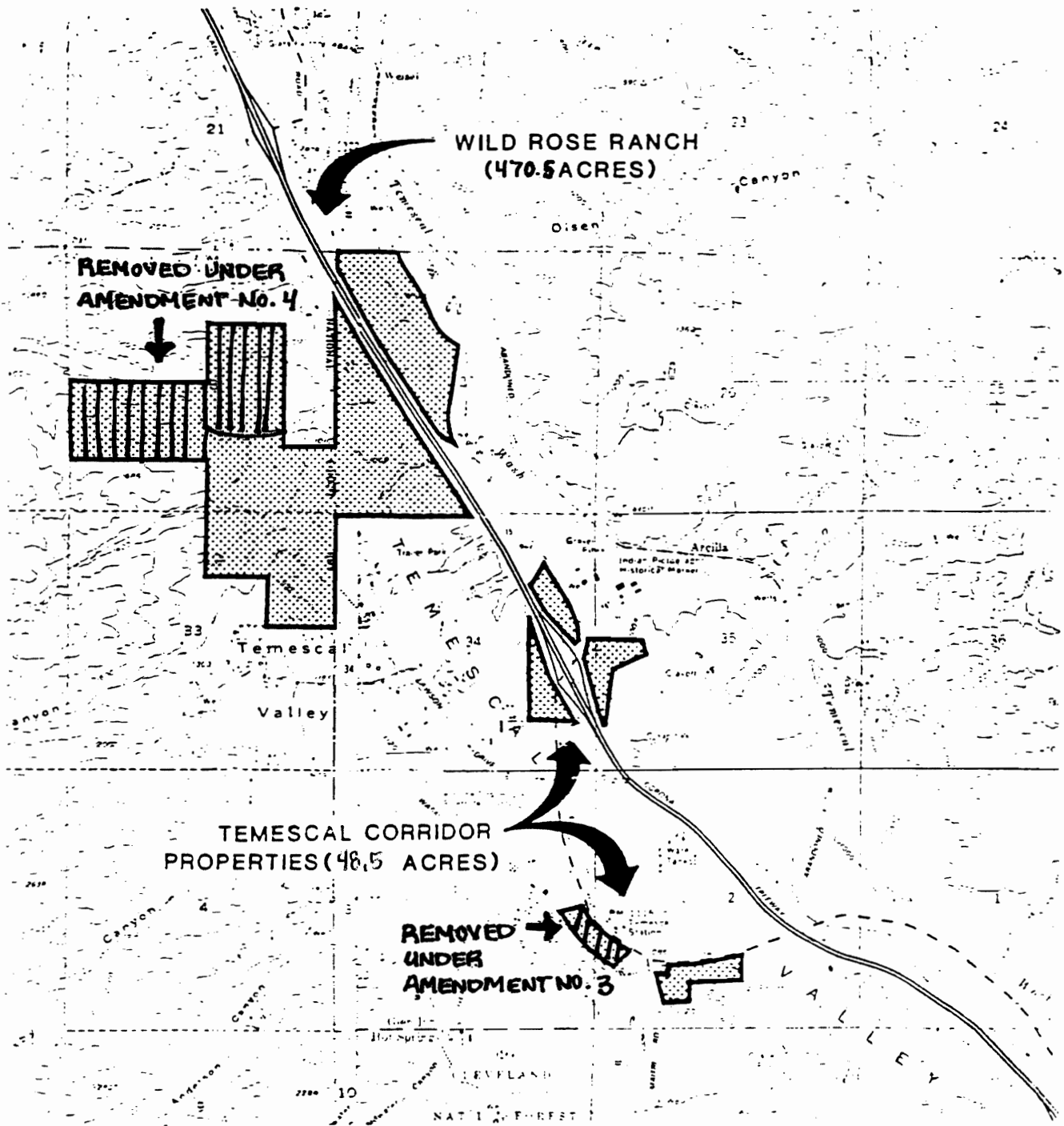
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The Wild Rose area comprises the bulk of Specific Plan No. 176. Development within the Wild Rose area will consist of residential, business park and industrial uses, recreation, open space, and support commercial. Exhibit 1 shows the general project location of the Temescal Valley Properties. Exhibits 2A and 2B present the various land uses and associated acreages and densities for the Wild Rose Development. The Temescal Corridor Properties portion will contain commercial and industrial developments. The commercial development will encompass 44.5 acres and will be bisected by both the I-15 and Temescal Canyon Road, thus creating a series of separate sites each with very good highway frontage (see Exhibit 3). The industrial development will occur on one parcel totaling 4 acres, located along Temescal Canyon Road (see Exhibit 4).

Development of the plan will be gradually phased over a number of years. The extension of public facilities, utilities and services will be programmed to support the successive increments of residential, commercial and industrial development. The general intended phasing of the Wild Rose area is illustrated in Exhibit 2A. As shown, the Wild Rose area is intended to be developed in three phases. A description of the expected build-out of each phase is included in Table I-1. The timing of the various phases is dependent on the provision of adequate public facilities. Determination of facilities will be made as part of the project approval process.

The following is a summary of the Specific Plan approvals and various amendments:

- A. Resolution No. 86-215, which originally adopted the Specific Plan, approved the Wild Rose development and certain commercial and industrial parcels along Temescal Canyon Road.
- B. Amendment No. 1 changed the General Plan land use category from Category V (Planned Community) to Category II (Urban). Resolution 88-419 was approved December 22, 1987.
- C. Amendment No. 2 was approved on February 4, 1992 under Resolution No. 92-056 and made the following modifications to the Specific Plan: a) deletion of 56 acres and 533 units of residential uses in favor of commercial and industrial uses subject to stringent conditions of approval; b) relocated a waste-water treatment facility from Planning Area I-1 of the original, Specific Plan to newly created Planning Area III-5; c) relocated an elementary school site from Planning Area II-5 of the original Specific Plan to newly created Planning Area I-10; d) added 19 acres to accommodate 77 single-family dwelling units through newly, created Planning Area II-6; e) modified the eastern boundary of the Specific Plan resulting in the addition of 2.5 acres to the Specific Plan; f) created a 3.6 acre park within existing Planning Areas I-2 and 1-3; and g) modified residential architectural design guidelines.
- D. Amendment No. 3 to Specific Plan No. 176 deleted 17.7 acres from the Specific Plan within the Temescal Corridor portion of the Specific Plan. The amendment was approved by the Board of Supervisors on June 25, 2002 under Resolution No. 2002-78.
- E. Amendment No. 4 to Specific Plan No. 176 deleted 131.62 acres from Planning Area II-9 resulting in an adjusted northwestern boundary. The 131.62 acres were transferred into the newly created Specific Plan No. 317 (The Retreat). The amendment was approved by the Board of Supervisors on June 25, 2002 under Resolution No. 2002-156.



SC: 1" 3000'

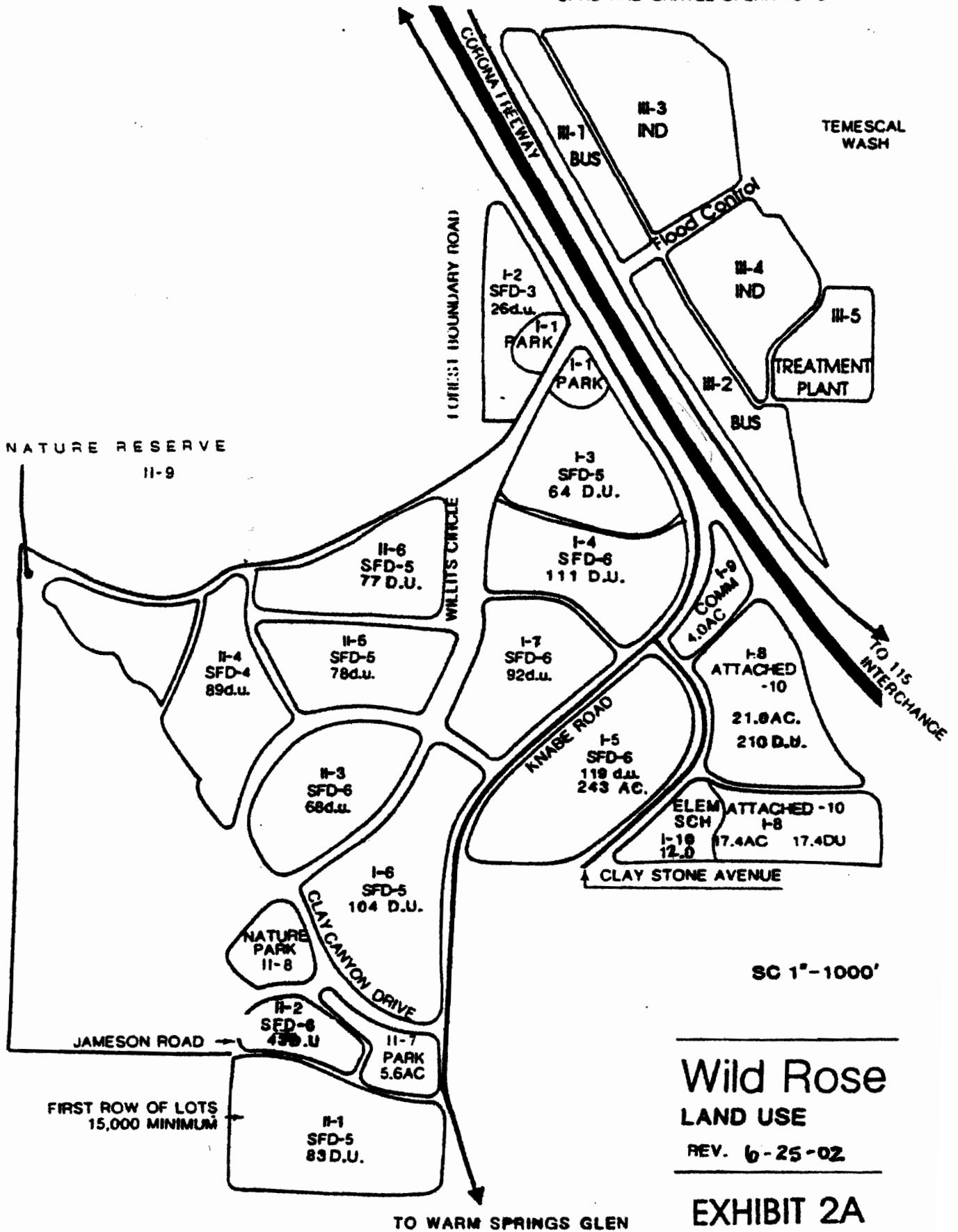
PROJECT AREA LOCATION

# TEMESCAL VALLEY PROPERTIES



EXHIBIT 1

SAND AND GRAVEL OPERATIONS

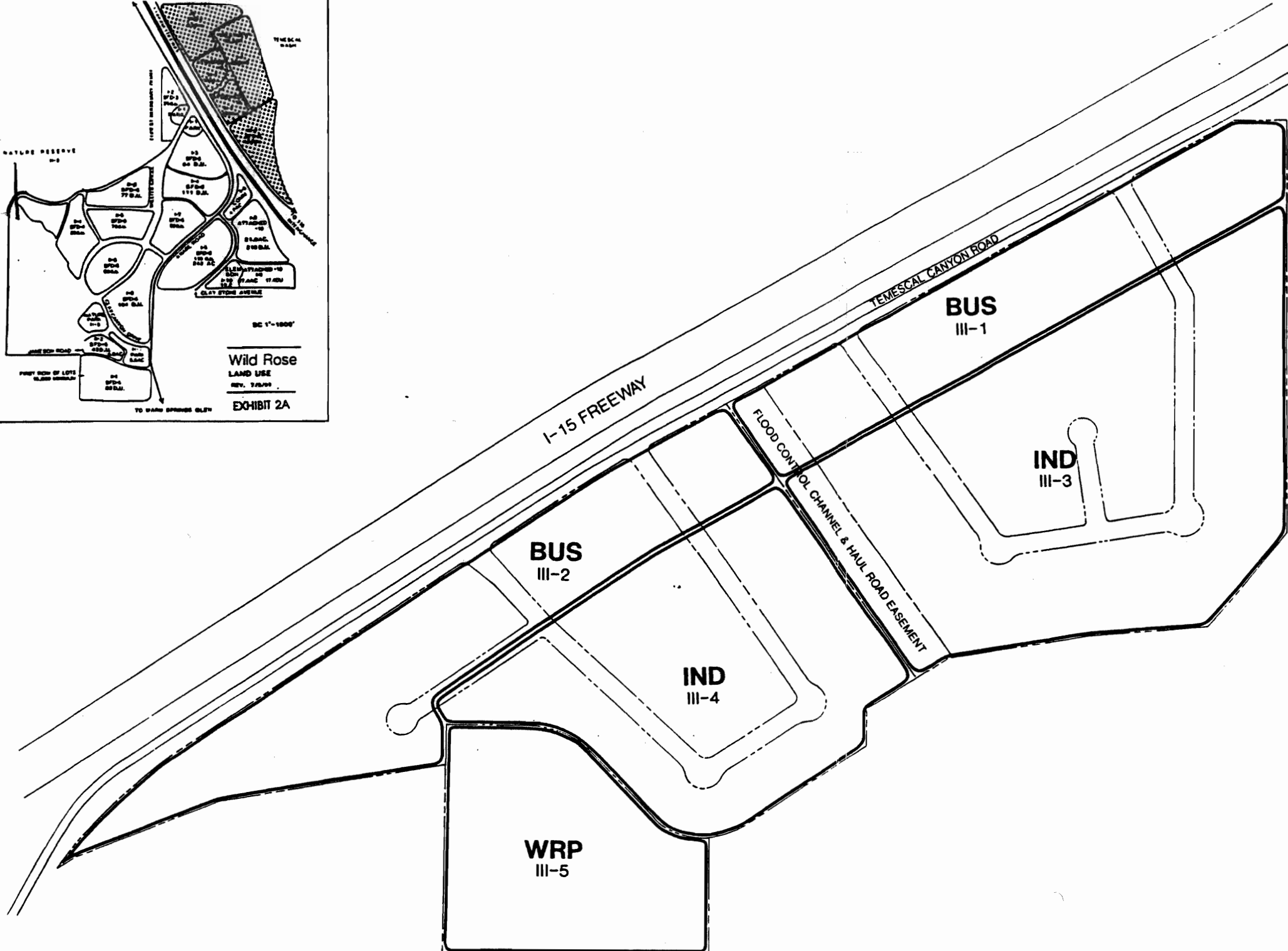
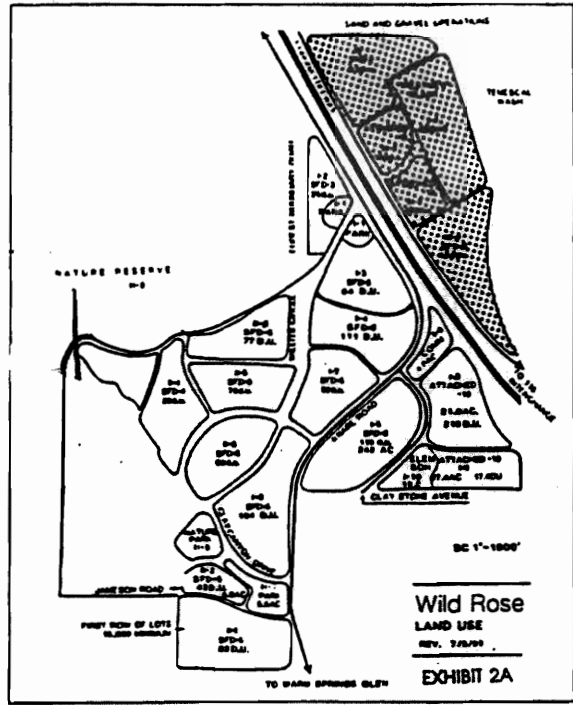


SC 1" = 1000'

Wild Rose  
LAND USE

REV. 6-25-02

EXHIBIT 2A



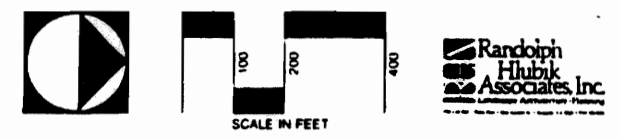
**LEGEND**

<b>BUS</b>	BUSINESS PARK 25.7 ACRES
<b>IND</b>	INDUSTRIAL 41.1 ACRES
<b>WRP</b>	WATER RECLAMATION PLANT 10.9 ACRES
	ROADWAYS 8.4 ACRES
	FLOOD CONTROL EASEMENT 3.2 ACRES

STREET LAYOUTS ARE CONCEPTUAL.  
FINAL STREET LAYOUT WILL BE AS  
OUTLINED ON THE FINAL MAP.

**LAND USE PLAN**

**WILD ROSE  
BUSINESS PARK**  
FOOTHILL PROPERTIES



**EXHIBIT 2B**

DATE 6-20-88

**Table I-1  
Wild Rose Development**

<b>Specific Plan No. 176, Amendment No. 4</b>					
	<b>Planning Area</b>	<b>Acreage</b>	<b>Units</b>	<b>Land Use</b>	<b>Density</b>
<b>Western Portion</b>	I-1	3.6	N/A	Northerly Park	N/A
	I-2	11.0	26	Residential	3.0
	I-3	13.3	64	Residential	5.0
	I-4	18.3	111	Residential	6.0
	I-5	24.3	119	Residential	5.0
	I-6	23.6	102	Residential	5.0
	I-7	16.7	92	Residential	6.0
	I-8	21.0	210	Residential	10.0
	I-9	4.0	N/A	Commercial	N/A
	I-10	12.0	N/A	Elem. School	N/A
	II-1	21.8	83	Residential	6.0
	II-2	15.8	43	Residential	6.5
	II-3	14.2	68	Residential	5.0
	II-4	23.4	89	Residential	4.0
	II-5	15.5	78	Residential	5.0
	II-6	19.6	77	Residential	5.0
	II-7	5.6	N/A	Southerly Park	N/A
	II-8	5.5	N/A	Nature Park	N/A
	II-9	74.4	N/A	Open Space	N/A
	<b>Eastern Portion</b>	III-1	12.22	N/A	Commercial
III-2		13.48	N/A	Commercial	N/A
III-3		17.99	N/A	Industrial	N/A
III-4		23.11	N/A	Industrial	N/A
III-5		11.6	N/A	Treatment Plant	N/A
<b>Temescal Corridor Properties</b>	IV-1	44.5	N/A	Commercial	N/A
	IV-2	4.0	N/A	Industrial	N/A
<b>PROJECT TOTAL</b>		470.5	1162		

Note: Amendment No. 1 was approved by Board of Supervisors on December 22, 1987.  
 Amendment No. 2 was approved by Board of Supervisors on February 4, 1992.  
 Amendment No. 3 was approved by Board of Supervisors on June 25, 2002.  
 Amendment No. 4 was approved by Board of Supervisors on June 25, 2002.