

(11) The following mitigation measures specifically applies to this planning area:

- (a) Lower densities are proposed adjacent to existing rural residential areas to minimize compatibility impacts, and to provide a transition for higher densities proposed within residential village centers. Also, design treatments are proposed to minimize potential interface conflicts.
- (b) Direct access to dwellings within the Wild Rose development may not be from local streets now being used for access to existing rural residential uses.

b. Specific Development Requirements

- (1) Development of Planning Area I-2 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

3. PLANNING AREA I-3 (SEE EXHIBITS III-36, III-37, AND III-38)

a. General Requirements

- (1) The 13.3-acre I-3 planning area permits 64 single family dwellings at a density of 6.0 DU/acre.
- (2) Access to I-3 will be from Knabe Road (see Exhibits III-36 and III-37).
- (3) A drainage channel runs along the western face of the I-3 site, and will be buffered with special treatment (see Exhibits III-36 and III-37).
- (4) A trail will be developed along the freeway right-of-way (see Exhibits III-36 and III-37).
- (5) Secondary streetscape will buffer I-3 from Knabe Road and the freeway (see Exhibits III-12 and III-14).
- (6) Secondary intersection treatments will be constructed at the entries to Planning Area I-3 from Knabe Road (see Exhibits III-8 and III-12).
- (7) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(1)).
- (8) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
 - (a) Masonry walls along Knabe Road and Clay Canyon Drive.
 - (b) Wood Fencing along the drainage channel.
 - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-29).

(9) This area requires the preparation of an acoustical report to assess noise levels along I-15 and collector and larger roadways.

(10) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.

b. Specific Development Requirements

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

4. PLANNING AREA I-4 (SEE EXHIBITS III-39, III-40, AND III-41)

a. General Requirements

(1) The 18.3-acre I-4 planning area permits 111 single family dwellings at a density of 6.0 DU/acre.

(2) Access to I-4 will be from Knabe Road, directly and via and local streets within Planning Area I-3 (see Exhibits III-39 and III-40).

(3) A drainage channel runs along the western face of the I-4 site, and will be buffered with special treatment (see Exhibits III-39 and III-40).

(4) A trail will be developed along the freeway right-of-way (see Exhibits III-39 and III-40).

(5) Secondary streetscape will buffer I-4 from Knabe Road and the freeway (see Exhibits III-12 and III-14).

(6) Secondary intersection treatments will be constructed at the entries to Planning Area I-4 from Knabe Road (see Exhibits III-8 and III-12).

(7) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(1)).

(8) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).

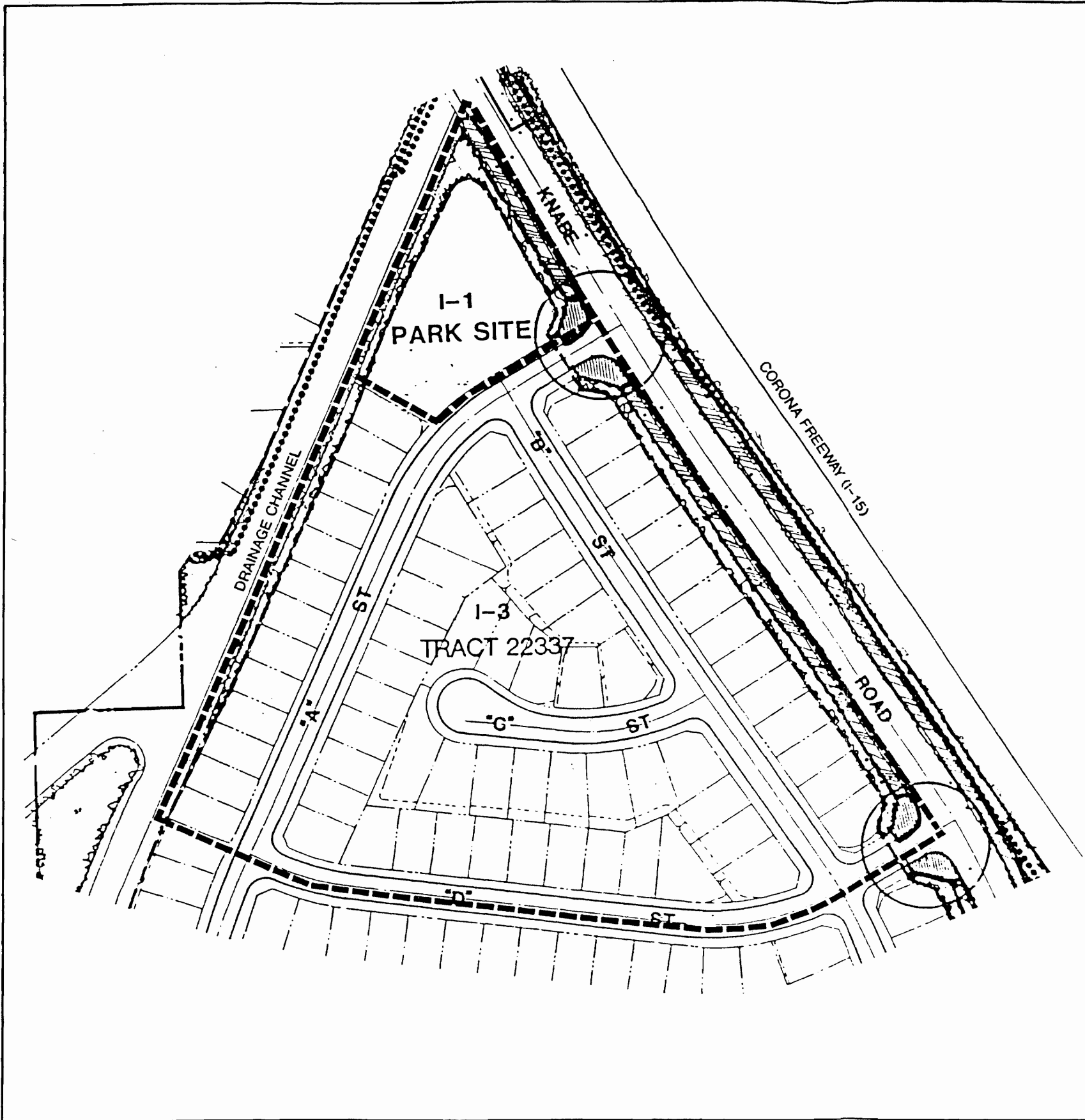
(a) Masonry walls along Knabe Road and Clay Canyon Drive.

(b) Wood Fencing along the drainage channel.

(c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).

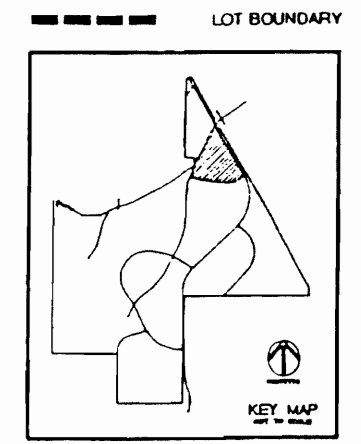
(9) This area requires the preparation of an acoustical report to assess noise levels along I-15 and collector and larger roadways.

(10) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.



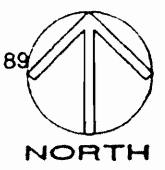
LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES
JACARANDA ACUTIFOLIA
KOELREUTERIA
TPUANA TPU
LAGERSTROEMIA INDICA
- EVERGREEN TREES
CUPANIOPSIS ANACARDIODES
PINUS HALEPENSIS
ERIOBOTRYA DEFLEXA
JUNIPERUS CHINENSIS 'TORULOSA'
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES
POPULUS NIGRA 'ITALICA'
PRUNUS CERASIFERA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
TECOMARIA CAPENSIS
- GROUND COVER
TRAINING YELLOW GAZANIA
HEDERA HELIX 'HANN'S'
- ROSES
- TURF
- ▨ STREETScape-KNABE ROAD
- STREET TREES
PLATANUS ACERFOLIA
ALNUS RHOMBIFOLIA
LQUIDAMBER STYRACFLUA
- EVERGREEN SHRUBS
AGAPANTHUS AFRICANUS
NERUM OLEANDER
PITTOSPORUM TOBIRA
XYLOSMA CONGESTUM 'COMPACTA'
RAPHOLEPS INDICA
TECOMARIA CAPENSIS
- GROUND COVER
TRAINING YELLOW GAZANIA
HEDERA HELIX 'HANN'S'
O'CONNOR'S LEGUME
- VINES
PARTHENOCISSUS TRICUSPDATA
- 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
- ⋯ TRAIL



WILD ROSE UDC HOMES

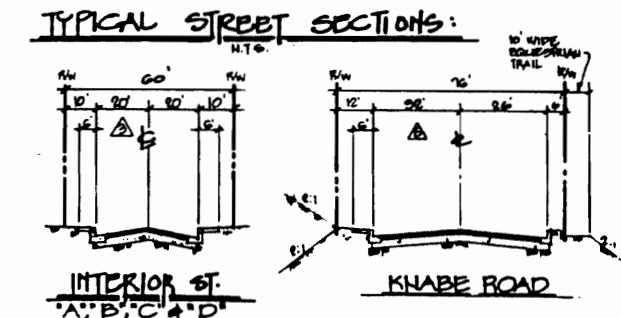
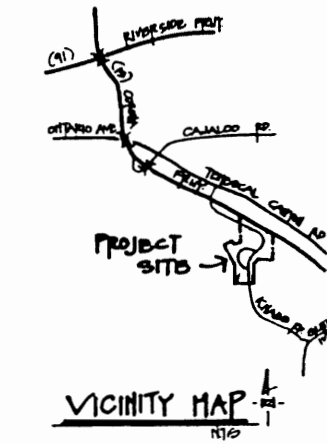
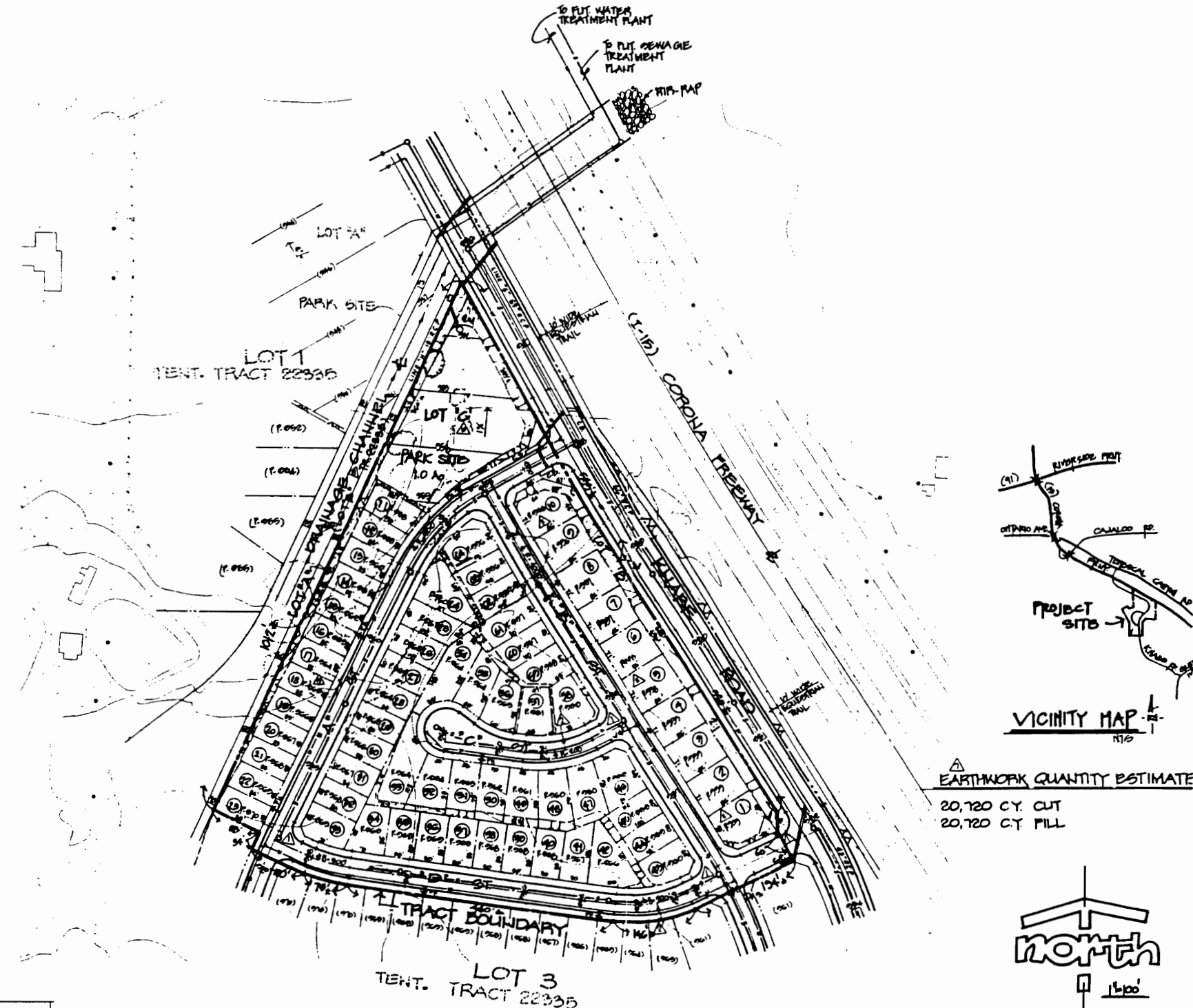
REVISED ON JUNE 27, 89
DATE JUNE 18, '89
NOT TO SCALE



COUNTY OF RIVERSIDE

NOTES:

1. PURPOSE: SINGLE FAMILY HOMES
2. PRESENT USE: VACANT LAND
3. PROPOSED ZONING: R-2
4. SPECIFIC PLAN LAND USE DESIGNATION:
5. UTILITY INFORMATION: ALL UTILITIES TO BE UNDERGROUND.
 - A. WATER SERVICE: LEE LAKE WATER DISTRICT.
 - B. SEWER SERVICE: LEE LAKE WATER DISTRICT
 - C. GAS SOURCE: SO. CAL. GAS COMPANY
 - D. ELECTRIC SOURCE: SO. CAL. EDISON
 - E. TELEPHONE SERVICE: PACIFIC BELL
 - F. CABLE TV:
6. SPECIFIC PLAN MG APPROVED AUGUST 1986 GOVERNS DEVELOPMENT OF THIS PROJECT.
7. MINIMUM LOT SIZE: 4000 S.F.



PREPARED BY:
 CHURCH ENGINEERING
 2501 ALDIN AVE.
 IRVINE, CA 92614
 (714) 660-8600

PREPARED FOR:
 FOOTHILL PROPERTIES
 510 WEST CHARGE DR.
 CORONA, CA 91720
 (914) 767-0821

DATE: 1/28/87
REVISION: RCD. 00746
PROJECT MANAGER: ROBERT HORNIMACE

* THE OWNER OF RECORD CONSENTS TO THE FILING OF THIS MAP

64 NUMBERED LOTS
 9 LETTERED LOTS
 19.9 ACRES GROSS

SCALE: 1"=100'
 CONTOUR: 2 FOOT
 DATE: JANUARY 1987

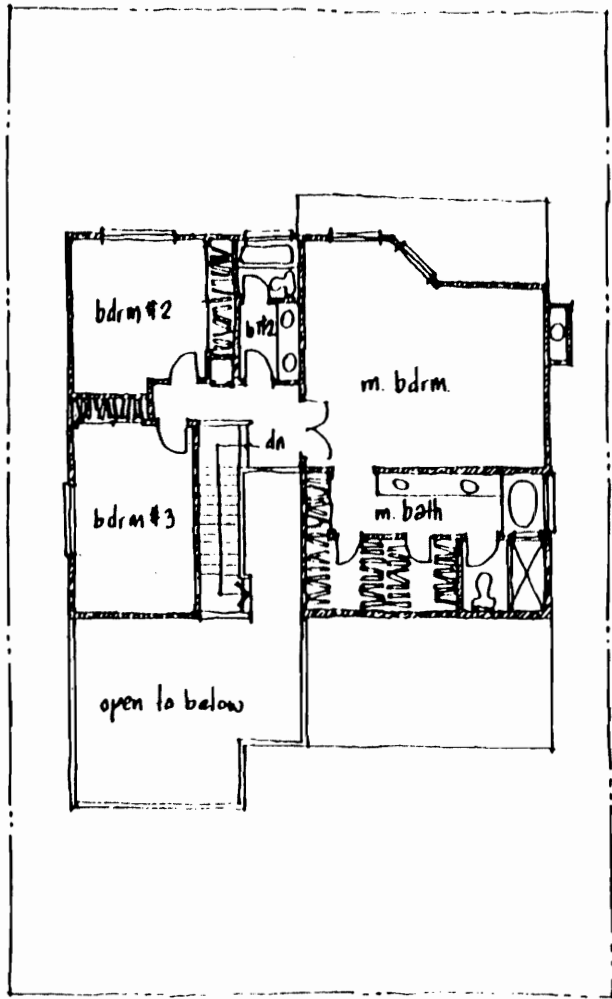
LEGAL DESCRIPTION:

PARCELS 5 AND 6 OF PARCEL MAP NO. 19201 FILED IN BOOK 129, PAGES 56/42, RECORDS OF RIVERSIDE COUNTY. (LOT 2 OF TENTATIVE TRACT 22335)

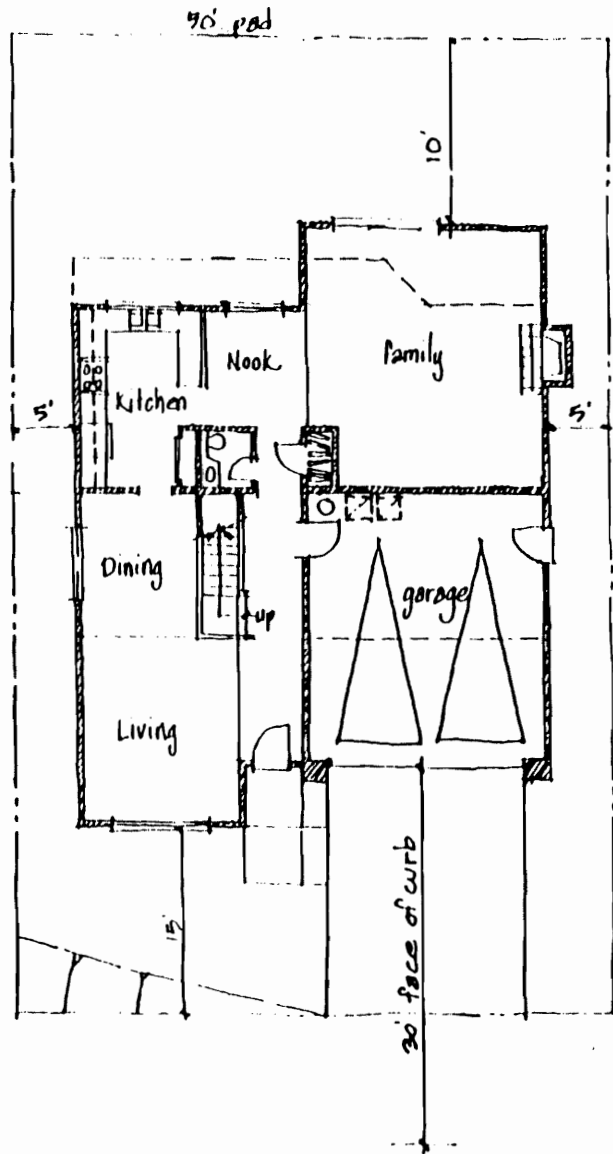
STARTING DATE OF GRADING: JANUARY 1989
 (THE AREA MAY BE SUBJECT TO GRADING BETWEEN MONTHS OF JANUARY & MARCH)

TENTATIVE TRACT 22337

AMENDMENT NO. 2			
2-25-87	RENUMBERED LOTS	DJR	
2-25-87	DELETED 4 LOTS FACING KNABE RD.	DJR	
2-25-87	CONVERTED 6 LOTS INTO PARK SITE	DJR	
AMENDMENT NO. 1			
4-19-87	ADDED APPROX. LOCATION OF EXIST. TRAILS	G.M.	
4-19-87	REVISED CHANNEL ELEVATION	G.M.	
4-19-87	ADDED EARTHWORK QUANTITY ESTIMATE	G.M.	
4-19-87	REVISED LOT DIMENSIONS (LOT 18 BEING 56' 0" X 120' 0")	G.M.	
4-19-87	REVISED STREET SECTION KNABE ROAD & ADDED GRASSY TRAIL	G.M.	
4-19-87	REVISED LEGAL DESCRIPTION	G.M.	
4-19-87	REVISED INTERPRETATION OF CLUES TO CORNER WIDTH TO 40'	G.M.	
4-19-87	REVISED E. AND O.D.	G.M.	
4-19-87	REVISED E. INTERSECTION, ADDED TO PARCEL MAP NO. 19201	G.M.	
NO.	DATE	REVISIONS	BY:



2nd F



1st F