

**14. PLANNING AREA II-4 (SEE EXHIBITS III-63, III-64, AND III-65)**

**a. General Requirements**

- (1) The 23.4-acre II-4 area permits 89 single family dwellings at a density of 3.8 DU/acre.**
- (2) Access to Specific Plan area II-4 will be from Clay Canyon Drive (see Exhibit III-64).**
- (3) A drainage channel will extend through the site and connect with a debris basin located outside the II-4 planning area (see Exhibits III-8 and 64).**
- (4) Another drainage channel extends along the north face of the site and connects to the McBride Canyon Debris Basin (see Exhibits III-8 and 64).**
- (5) Buffer treatment will be provided along both drainage channels (see Exhibits III-9 and III-23).**
- (6) Collector streetscape will buffer the south face of the site from Clay Canyon Drive (see Exhibit III-16).**
- (7) Fuel modification edge design will buffer the north and west faces of the site from the open space preserve (see Exhibits III-9 and III-16).**
- (8) In order to provide adequate emergency access, an easement will extend through the westerly portion of Planning Area II-4, connecting to the flood control service road along the north side of the planning area (see Exhibit III-64 and Tract 22335).**
- (9) Secondary intersection treatments will be constructed at the entries to Planning Area II-4 (see Exhibits III-9 and III-12).**
- (10) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(3)).**
- (11) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).**
  - (a) Masonry wall along westerly and southerly planning area boundary adjacent to fuel modification zone.**
  - (b) Wood fence along drainage channels.**
  - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).**

- (12) This area requires that a combination of fuel breaks, age class management, green belts, and a noncombustible 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.
- (13) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.

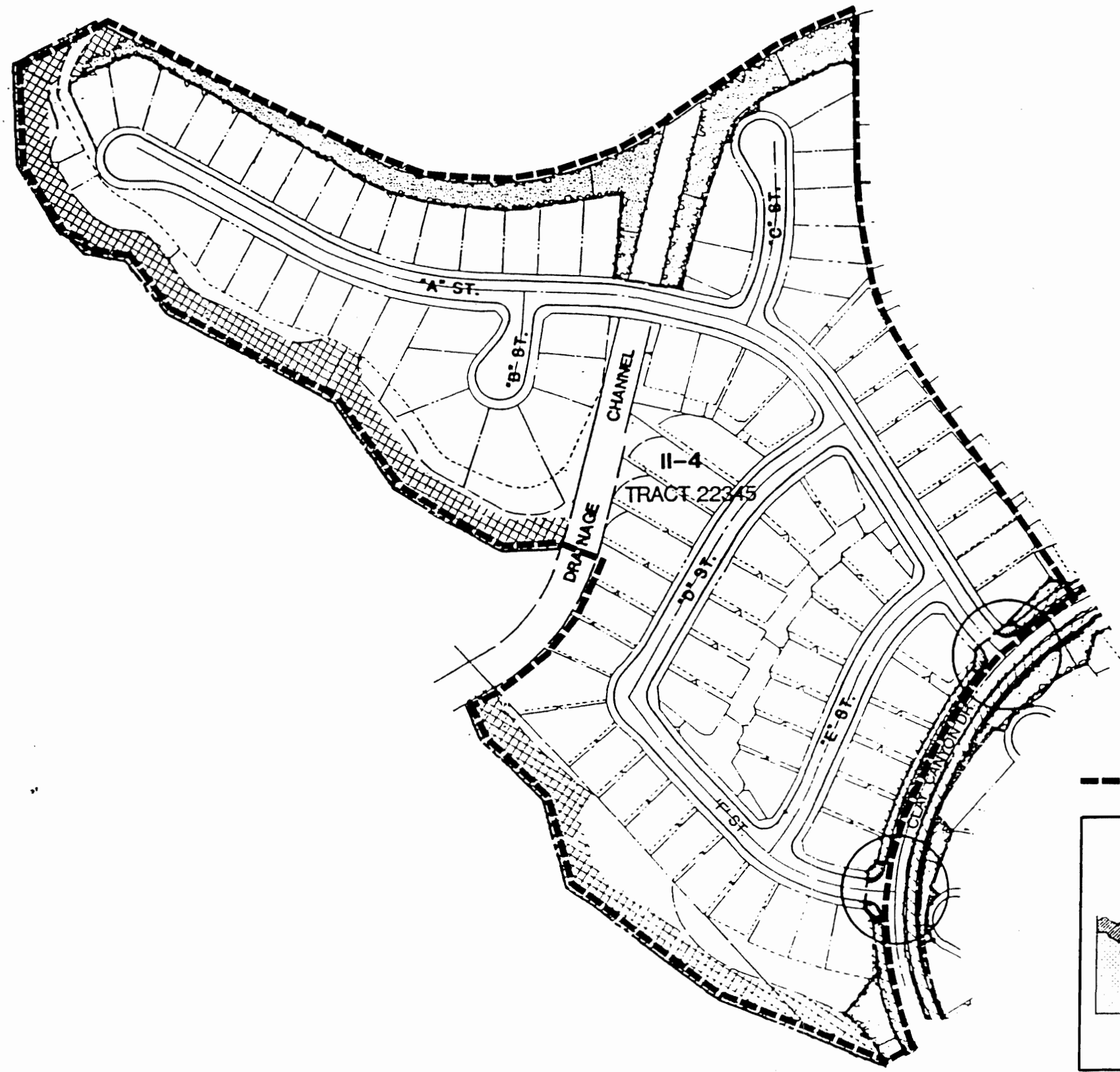
b. Specific Development Requirements

- (1) Development of Planning Area II-4 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

15. PLANNING AREA II-5 (SEE EXHIBITS III-66, III-67, AND III-68)

a. General Requirements

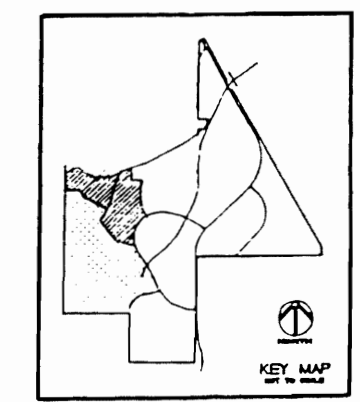
- (1) The 15.5-acre II-5 planning area permits 78 single family dwellings at a density of 5 DU/acre.
- (2) Access to Specific Plan area II-5 will be from Clay Canyon Drive (see Exhibit III-67).
- (3) Clay Canyon Drive will be constructed to a 2-lane collector road within 66-foot rights-of-way (see Exhibit III-67).
- (4) Collector streetscape will buffer the south face of the site from Clay Canyon Road (see Exhibit III-16).
- (5) A drainage channel runs along the east face of Planning Area II-5, and will be buffered with special treatment (see Exhibits III-9 and III-23).
- (6) Secondary intersection treatments will be constructed at the entries to Planning Area II-5 from Clay Canyon Drive (see Exhibits III-9 and III-12).
- (7) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(2)).
- (8) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
  - (a) Masonry wall along Clay Canyon Drive.
  - (b) Wood fence along drainage channel and northerly planning area boundary.
  - (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).



**LEGEND**

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES  
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES  
JACARANDA ACUTIFOLIA  
KOELREUTERIA  
TIJUANA TPU  
LAGERSTROEMIA NDICA
- EVERGREEN TREES  
CUPANOPSIS ANACARDIODES  
PINUS HALEPENSIS  
ERBOTRYA DEFLEXA  
JUNIPERUS CHINENSIS TORULOSA  
EUCALYPTUS CITRIODORA
- DECIDUOUS TREES  
POPULUS NIGRA ITALICA  
PRUNUS CERASIFERA
- EVERGREEN SHRUBS  
AGAPANTHUS AFRICANUS  
NERIUM OLEANDER  
PITTOSPORUM TOBRA  
XYLOSMA CONGUSTUM 'COMPACTA'  
TECOMARIA CAPENSIS
- GROUND COVER  
TRAILING YELLOW GAZANIAS  
HEDERA HELIX HAHNS
- ROSES
- TURF
- STREETScape-COLLECTOR STREET
- STREET TREES  
JACARANDA ACUTIFOLIA  
KOELREUTERIA  
TIJUANA TPU
- EVERGREEN SHRUBS  
GREVILLEA 'NOELLII'  
HEMEROCALLIS  
LANTANA MONTEVDENSIS  
PHOTNIA FRASERI  
TECOMARIA CAPENSIS  
VIBURNUM JAPONICUM
- GROUND COVER  
HEDERA HELIX HAHNS  
TRAILING YELLOW GAZANIA
- VINES  
PARTHENOCISSUS 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
- FUEL MODIFICATION

--- LOT BOUNDARY



**WILD ROSE**  
**UDC HOMES**

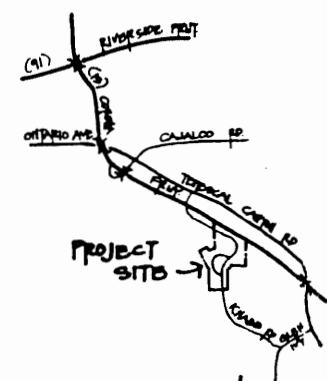
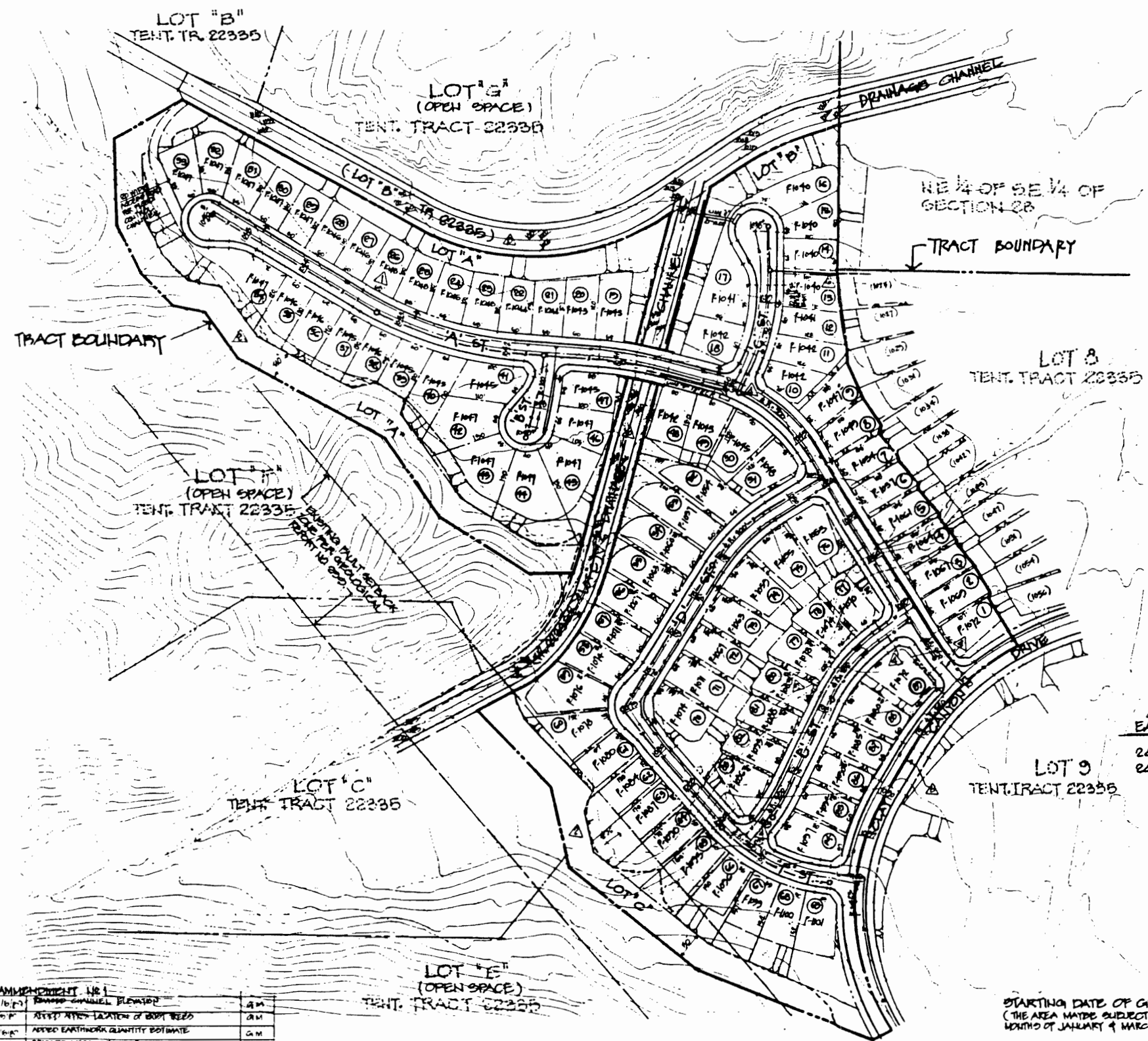
REVISED ON JUNE 27, 89  
DATE JUNE 19, '89  
NOT TO SCALE



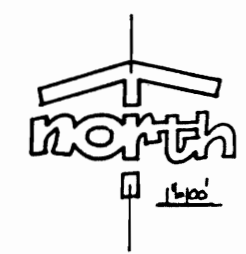
# COUNTY OF RIVERSIDE

# 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 NO. APPROVED AUGUST 1986 GOVERNS DEVELOPMENT OF THIS PROJECT.
7. MINIMUM LOT SIZE: 6000 SF

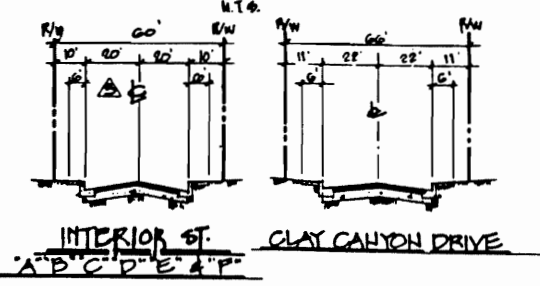


**EARTHWORK QUANTITY ESTIMATE**  
 24,920 CY CUT  
 24,920 CY FILL



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

### TYPICAL STREET SECTIONS:



**PREPARED BY:** CHURCH ENGINEERING  
 2501 ALDIN AVE.  
 IRVINE, CA 92714  
 (714) 660-8500

**PREPARED FOR:** FOOTHILL PROPERTIES  
 510 WEST CHARGE DR.  
 CORONA, CA 92720  
 (949) 781-6821

DOUGLAS J. BENDER VICE-PRESIDENT  
 DATE: 1/28/87  
 PROJECT NO: 22345  
 PROJECT NAME: TENTATIVE TRACT 22345

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

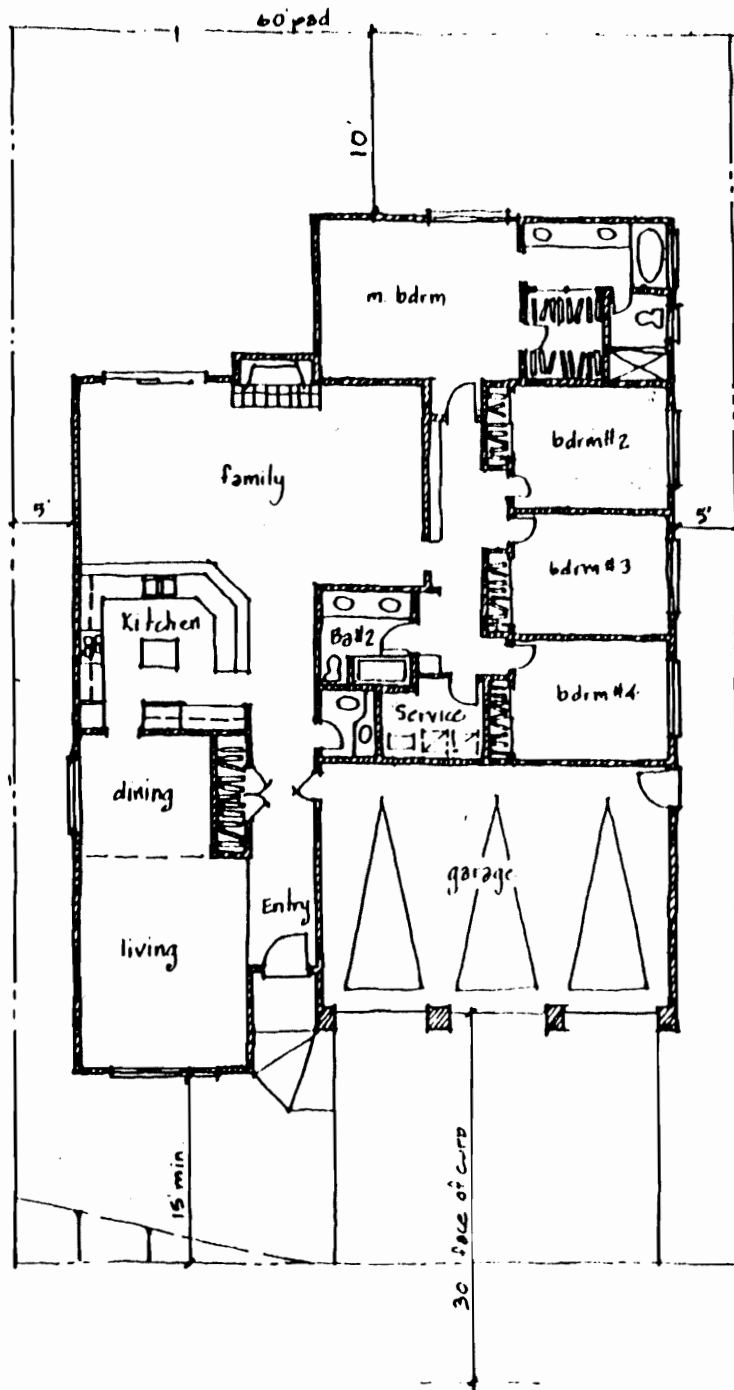
80 NUMBERED LOTS  
 3 LETTERED LOTS  
 23.4 ACRES GROSS

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

**LEGAL DESCRIPTION:**  
 PARCEL 10 OF PARCEL MAP NO 15201 FILED IN BOOK 123, PAGES 96142, RECORDS OF RIVERSIDE COUNTY (LOT 10 OF TENTATIVE TRACT 22335)

NO.	DATE	REVISIONS	BY
1	1/10/87	DRAINAGE CHANNEL ELEVATION	GM
2	1/10/87	ADDED ATREX LOCATION OF BUMP BESS	GM
3	1/10/87	ADDED EARTHWORK QUANTITY ESTIMATE	GM
4	1/10/87	REMOVED LEGAL DESCRIPTION	GM
5	1/10/87	ADDED LOT LINES TO TRACT. ADDED 10' WIDE DRIVEWAY	GM
6	1/10/87	ADDED 10' DRIVEWAY TO CLAY CANYON DRIVE	GM
7	1/10/87	ADDED 2 INTERSECTIONS ADDED TO TRACT	GM
8	1/10/87	ADDED 10' INTERSECTION STREET WIDTH TO 20'	GM
9	1/10/87	ADDED 10' DRIVEWAY MODIFICATION SETBACK	GM
10	1/10/87	ADDED LOT LINES. LOTS 80 WILL BE ADDED TO ACCESS ROAD IMPROVEMENT	GM

# TENTATIVE TRACT 22345



**WILD ROSE** Tomecal valley, Calif.

6000 s.f. pad