

18. PLANNING AREA II-8: NATURE PARK PLANNING AREA (SEE EXHIBITS III-73 AND III-74)

a. General Requirements

- (1) The 5.5-acre nature park is situated south of the drainage channel, is bounded by Clay Canyon Drive and Jameson Road. The nature park is located within the south portion of the overall Wild Rose Development site (see Exhibits III-9 and III-74).
- (2) The fault setback zone runs through the nature park area.
- (3) Access will be from Clay Canyon Drive (see Exhibit III-74).
- (4) Collector streetscape will buffer the nature park from Clay Canyon Drive (see Exhibits III-9 and III-16).
- (5) A fuel modification edge will also be provided through the park area (see Exhibit III-16).
- (6) This area is subject to the open space, landscaping, circulation and infrastructure design standards.
- (7) General mitigation measures are presented in Section II. The following measures specifically apply to this planning area:
 - (a) 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.
 - (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.

b. Specific Development Requirements

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

19. PLANNING AREA II-9: OPEN SPACE PRESERVE PLANNING AREA (SEE EXHIBIT III-75)

a. General Requirements

- (1) The 74.4-acre open space preserve is situated within the western portion of the overall Wild Rose Development site (see Exhibit III-75).
- (2) In addition to the construction of drainage facilities, a water storage tank will be constructed within the open space preserve (Exhibit III-8).
- (3) The fault setback zone runs through the open space preserve area.

- (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.

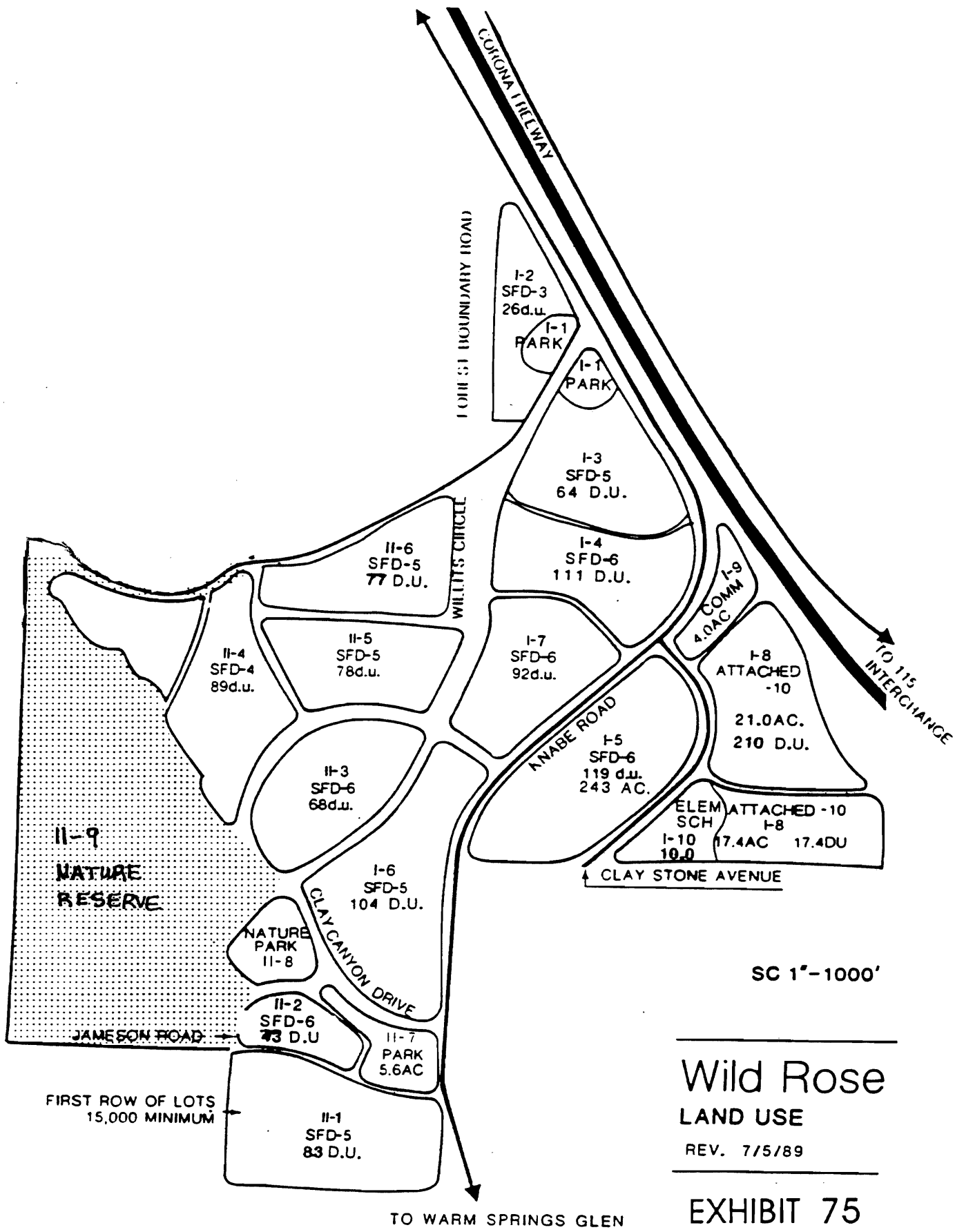
b. Specific Development Requirements

- (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.



SC 1"=1000'

Wild Rose LAND USE

REV. 7/5/89

EXHIBIT 75