

- (3) Industrial/Business Park Entry statements will be constructed at each of the two intersections within the planning area (see Exhibit III-13).
- (4) A special streetscape will be constructed along Temescal Canyon Road (see Exhibit III-15).
- (5) Local industrial streetscapes will be constructed along interior roadways (see Exhibit III-17).
- (6) A wind row buffer planting will be constructed along the easterly portion of the planning area (see Exhibit III-25).
- (7) A residential buffer will be planted along the northerly planning area boundary (see Exhibit III-24).
- (8) Walls and fencing shall be provided as follows:
  - (a) Masonry walls within the residential buffer (see Exhibit III-30).
  - (b) Chain link fencing along the drainage channel.
  - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

b. Specific Development Requirements

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

21. PLANNING AREA III-2 (SEE EXHIBIT III-77)

a. General Requirements

- (1) Planning Area III-2 consists of 13.48 gross acres, and is planned for Business Park use.
- (2) Access to the planning area will be directly from Temescal Canyon Road and from a cul-de-sac to be constructed within the southerly portion of the planning area.
- (3) Industrial Entry statements will be constructed at each of the three intersections within the planning area (see Exhibit III-13).
- (4) A special streetscape will be constructed along Temescal Canyon Road (see Exhibit III-15).
- (5) Local industrial streetscapes will be constructed along interior roadways (see Exhibit III-17).

- (6) A wind row buffer planting will be constructed along the easterly portion of the planning area (see Exhibit III-25).
- (7) Walls and fencing shall be provided as follows:
  - (a) Masonry walls along the boundary with the treatment plant (see Exhibit III-30).
  - (b) Chain link fencing along the drainage channel.
  - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

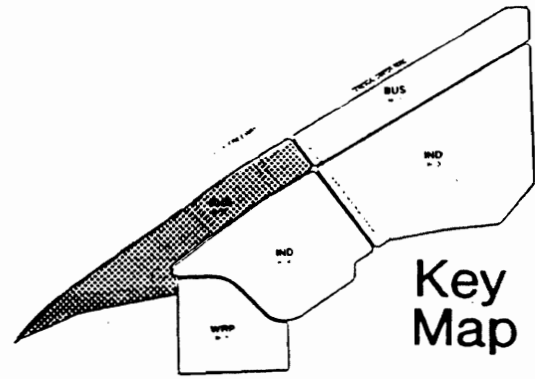
b. Specific Development Requirements

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

22. PLANNING AREA III-3 (SEE EXHIBIT III-78)

a. General Requirements

- (1) Planning Area III-3 consists of 17.99 gross acres, and is planned for Industrial use.
- (2) Access to the planning area will be from Temescal Canyon Road via local industrial streets.
- (3) Industrial frontage streetscapes will be constructed along interior streets (see Exhibit III-17).
- (4) Walls and fencing shall be provided as follows (see Exhibit III-30).
  - (a) A two-rail woodcrete rail system fence or equivalent shall be installed to replace the existing chain-link fence at the northerly boundary of this planning area.
  - (b) A solid masonry wall shall be installed separating the residential buffer area from the industrial area.
  - (c) Chain link fencing along the drainage channel.
  - (d) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.



Refer to Entry Statement Exhibit

Refer To Temescal Canyon Road Exhibit

Refer to Business Park Industrial Buffer Exhibit

Refer to Interior Frontage Exhibit

**BUS III-2**

LEGEND



Entry Statement



Temescal Cyn Road Frontage



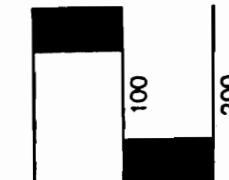
Interior Frontage



Business Park/Industrial Buffer

**PLANNING AREA III-2**

**WILD ROSE BUSINESS PARK**  
FOOTHILL PROPERTIES



Randolph Hlubik Associates, Inc.

DATE 4-26-89