

B. TEMESCAL CORRIDOR PROPERTIES

1. PLANNING IV-1: COMMERCIAL PARCEL (SEE EXHIBIT III-81)

a. General Requirements

- (1) The commercial parcel is the northernmost site within the Corridor Properties, encompassing a total of 44.5 acres.
- (2) The parcel is bisected by both I-15 and Temescal Canyon Road, creating a series of separate sites with very good highway frontage.
- (3) A portion of the parcel, south of the Hydroconduit Plan and east of Temescal Canyon Road, occurs within a Mineral Resource Zone (MRZ-2). Commercial and industrial activities occur to the south.
- (4) The parcel's environmental characteristics include drainage courses which discharge into Temescal Wash and small areas of slope in excess of 20 percent.
- (5) This area is subject to commercial, landscaping/buffering, and circulation/ access design standards.
- (6) The commercial center shall be developed subject to the submittal of a plot plan under the provisions of Section 18.30 of County Ordinance No. 348. This plot plan shall include detailed building sizes, elevations, parking, roof treatment, landscaping, and circulation designs, and will designate the major uses proposed on each site.

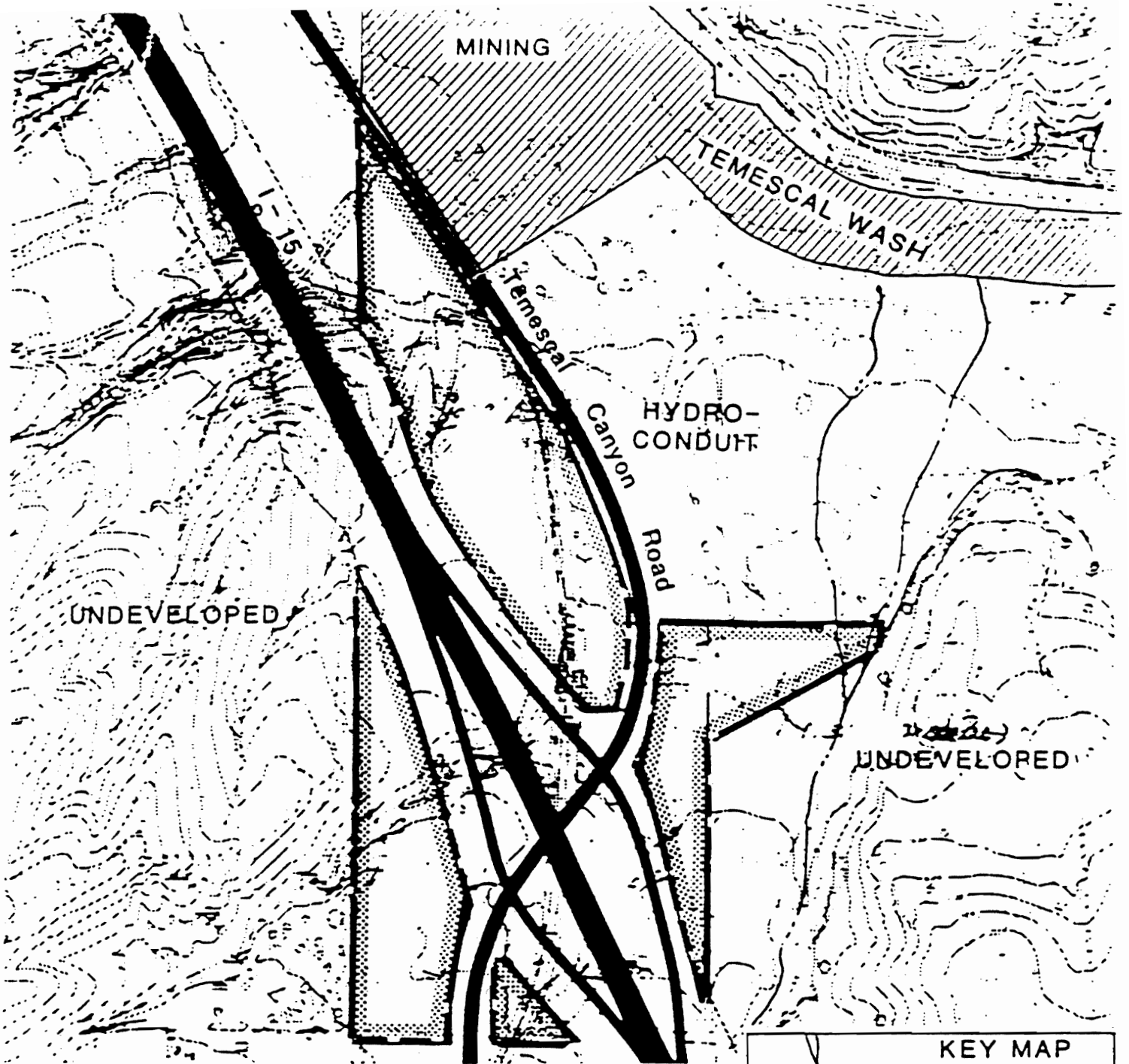
b. Specific Development Requirements

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

2. PLANNING AREA IV-2: INDUSTRIAL PARCEL (SEE EXHIBIT III-82)

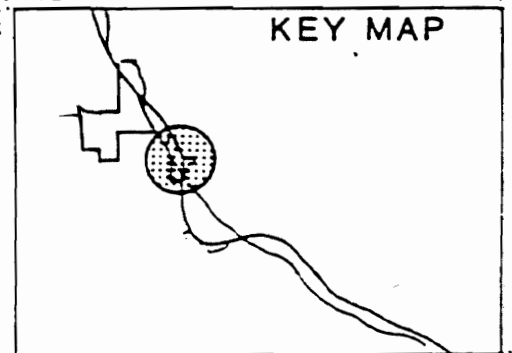
a. General Requirements

- (1) The industrial land use of Temescal Corridor Properties comprised of ONE parcel that encompass a total of 4 acres.
- (2) The parcel occurs entirely within a Mineral Resource Zone (MRZ-2) and is subject to future detailed geotechnical investigations pursuant to the Alquist-Priolo Special Studies Zone.
- (3) The Mayhew Canyon sand and gravel mining operations, a compatible use, is located to the south.
- (4) The industrial parcel is relatively flat to accommodate.



SITE CHARACTERISTICS

- 44.5 ACRES
- PREDOMINATELY GENTLE TOPOGRAPHY
- COASTAL SAGE SCRUB/CHAPARRAL VEGETATION
- EXCELLENT VEHICULAR ACCESS/FREWAY VISIBILITY
- CONVENIENT LOCATION TO EACH VILLAGE



CORRIDOR PROPERTIES - COMMERCIAL

TEMESCAL VALLEY PROPERTIES

SOURCE: PHILLIPS BRANDT REDDICK



EXHIBIT 81