(11) This area requires the preparation of an acoustical report.

(12) 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-6 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

7. PLANNING AREA I-7 (see Exhibits III-48, III-47, AND III-50)

a. General Requirements

(1) The 16.7-acre I-7 planning area permits 92 single family dwellings at a density of 5.5 DU/acre.

(2) Access to I-7 will be from Knabe Road and Clay Canyon Drive (see Exhibit III-48).

(3) A drainage channel runs along the western face of the site, and will be buffered with special treatment (see Exhibits III-23 and III-48).

(4) Secondary streetscape will buffer Area I-7 from Knabe Road (see Exhibit III-12).

(5) Collector streetscape will buffer area along Clay Canyon Drive (see Exhibit III-16).

(6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Clay Canyon Drive (see Exhibits III-8 and III-11).

(7) Secondary intersection treatment will be constructed at the other entry to Planning Area I-7 (see Exhibits III-8 and III-12).

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

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

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

(b) Wood fence along drainage channel.

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

(10) This area requires the preparation of an acoustical report.

(11) 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-7 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

8. Planning Area I-8 (see Exhibits III-51 and III-52)

a. General Requirements

(1) The 21.0-acre I-8 planning area permits 210 dwelling units at a density of 10 DU/acre.

(2) Access to Specific Plan area I-8 will be from Claystone Avenue via Knabe Road (see Exhibit III-7).

(3) Edge design along I-15 will buffer the site from the freeway. This edge treatment will be designed as part of the required plot plan for Planning Area I-8.

(4) Collector streetscape will also buffer the site from Claystone Avenue (see Exhibit III-16).

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

(6) This area requires the preparation of an acoustical report.

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

b. Specific Development Requirements

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

9. Planning Area I-9 (see Exhibit III-53)

a. General Requirements

(1) The 4.0-acre neighborhood commercial center lies on the west side of the I-15 Freeway within the east portion of the overall Wild Rose Development site (see Exhibit III-53).

(2) Access will be from Knabe Road and Claystone Avenue (see Exhibit III-8).
COUNTY OF RIVERSIDE

TENTATIVE TRACT 22339

EXHIBIT 49

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: LOS LAKES WATER DISTRICT
   B. SEWER SERVICE: LOS LAKES WATER DISTRICT
   C. GAS SERVICE: SO. CAL. GAS COMPANY
   D. ELECTRIC SERVICE: PG & E.
   E. TELEPHONE SERVICE: PACIFIC BELL
   F. CABLE TV:
6. SPECIFIC PLAN NO. 1341, APPROVED MARCH 1986
7. MINIMUM LOT SIZE: 4000 SQ FT

TYPICAL STREET SECTIONS:

LEGAL DESCRIPTION:
A. PARCEL 1 OF PARCEL MAP NO. 12210 FILED
   IN BOOK 18, PAGE 49, RECORDED OF
   RIVERSIDE COUNTY
   (LOT 4 OF TENTATIVE TRACT 22339)