b. Specific Development Requirements

(1) Development of Planning Area II-10 shall be as approved by the Corona-Norco Unified School District and shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

11. Planning Area II-1 (see Exhibits III-55, III-56, and III-57)

a. General Requirements

(1) The 21.8-acre II-1 planning area permits 83 single family dwellings at a density of 4.1 DU/acre.

(2) Access to Specific Plan area II-1 will be from Knabe Road and Jameson Road (see Exhibit III-55).

(3) The southern entry to the Wild Rose Development will be provided from Knabe Road.

(4) The first row of lots along the westerly boundary of the II-1 planning area will be at least 15,000 square feet (see Exhibit III-55).

(5) Agricultural edge design will buffer the west and south faces of the site from adjacent land uses (see Exhibit III-21).

(6) Secondary streetscape will buffer part of the northeast face of the site (see Exhibits III-9, III-12, and III-14).

(7) Collector streetscape will be provided along the west face of Planning Area II-1 (see Exhibits III-9 and III-16).

(8) Secondary intersection treatments will be constructed at the entries to Planning Area II-1 from Knabe and Jameson roads (see Exhibits III-9 and III-12).

(9) Front yard landscaping consistent will be provided (see Exhibit III-26 and Section II.D.10.(2)).

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

   (a) Masonry wall along Knabe Road and Jameson Road.

   (b) Wrought iron view fence along the southerly planning area boundaries except where specifically prohibited by utility companies.

   (c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).
11. 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.

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

12. Planning Area II-2 (See Exhibits III-58 and III-59)

a. General Requirements

(1) The 15.8 acre II-2 planning area permits 43 lots at a density of 2.7 DU/acre.

(2) Access to Specific Plan area II-2 will be from Jameson Road and from Knabe Road via local streets within Planning Area II-1 (see Exhibit III-58).

(3) Collector streetscape will be provided along the west face of Planning Area II-1 (see Exhibits III-9 and III-16).

(4) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(2)).

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

(a) Masonry wall along Jameson Road.

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

(6) 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.

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