(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.
b. Specific Development Requirements

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

13. Planning Area II-3 (see Exhibits III-60, III-61, and III-62)

a. General Requirements

(1) The 14.2-acre II-3 planning area permits 68 single family dwellings at a density of 4.8 DU/acre.

(2) Access to II-3 will be from Clay Canyon Drive (see Exhibit III-60).

(3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way (see Exhibit III-60).

(4) Collector streetscape will buffer the north and west faces of the site from Clay Canyon Drive (see Exhibit III-16).

(5) Secondary intersection treatments will be constructed at the entries to Planning Area II-3 from Clay Canyon Drive (see Exhibits III-9 and III-12).

(6) A drainage channel runs along the southeasterly face of Planning Area II-3, and will be buffered with special treatment (see Exhibits III-9 and III-23).

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

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

   (a) Masonry wall of wrought iron view fence along 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).

(9) This area is subject to the residential, landscaping, circulation and infrastructure design standards.

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