14. **Planning Area II-4 (see Exhibits III-63, III-64, and III-65)**

a. **General Requirements**

(1) The 23.4-acre II-4 area permits 89 single family dwellings at a density of 3.8 DU/acre.

(2) Access to Specific Plan area II-4 will be from Clay Canyon Drive (see Exhibit III-64).

(3) A drainage channel will extend through the site and connect with a debris basin located outside the II-4 planning area (see Exhibits III-8 and 64).

(4) Another drainage channel extends along the north face of the site and connects to the McBride Canyon Debris Basin (see Exhibits III-8 and 64).

(5) Buffer treatment will be provided along both drainage channels (see Exhibits III-9 and III-23).

(6) Collector streetscape will buffer the south face of the site from Clay Canyon Drive (see Exhibit III-16).

(7) Fuel modification edge design will buffer the north and west faces of the site from the open space preserve (see Exhibits III-9 and III-16).

(8) In order to provide adequate emergency access, an easement will extend through the westerly portion of Planning Area II-4, connecting to the flood control service road along the north side of the planning area (see Exhibit III-64 and Tract 22335).

(9) Secondary intersection treatments will be constructed at the entries to Planning Area II-4 (see Exhibits III-9 and III-12).

(10) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(3)).

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

   (a) Masonry wall along westerly and southerly planning area boundary adjacent to fuel modification zone.

   (b) Wood fence along drainage channels.

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

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

b. Specific Development Requirements

Development of Planning Area II-4 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

15. PLANNING AREA II-5 (SEE EXHIBITS III-66, III-67, AND III-68)

a. General Requirements

The 15.5-acre II-5 planning area permits 78 single family dwellings at a density of 5 DU/acre.

Access to Specific Plan area II-5 will be from Clay Canyon Drive (see Exhibit III-67).

Clay Canyon Drive will be constructed to a 2-lane collector road within 66-foot rights-of-way (see Exhibit III-67).

Collector streetscape will buffer the south face of the site from Clay Canyon Road (see Exhibit III-16).

A drainage channel runs along the east face of Planning Area II-5, and will be buffered with special treatment (see Exhibits III-9 and III-23).

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

Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.2).

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

(a) Masonry wall along Clay Canyon Drive.

(b) Wood fence along drainage channel and northerly planning area boundary.

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