

- (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).

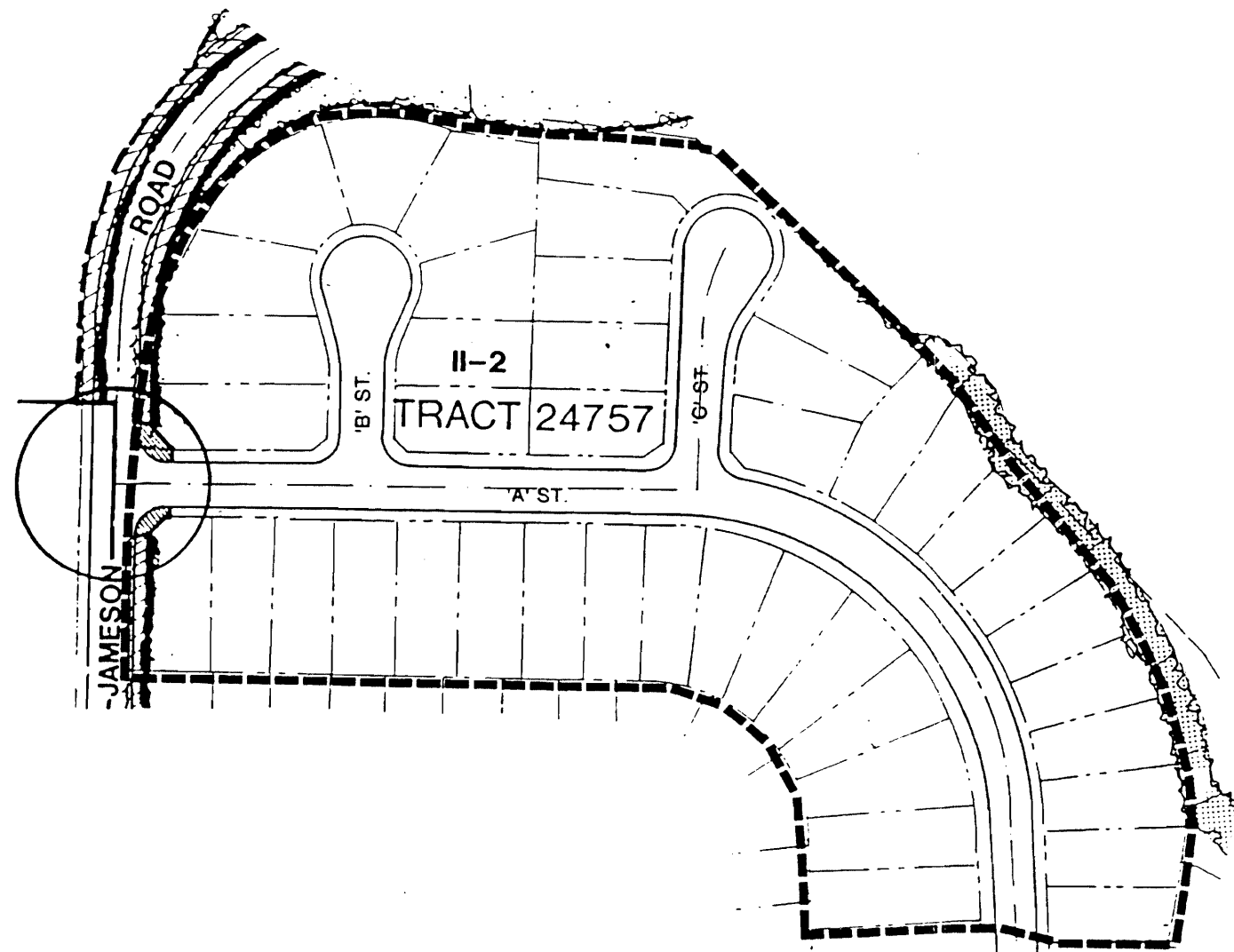
**13. PLANNING AREA II-3 (SEE EXHIBITS III-60, III-61, AND III-62)**

**a. General Requirements**

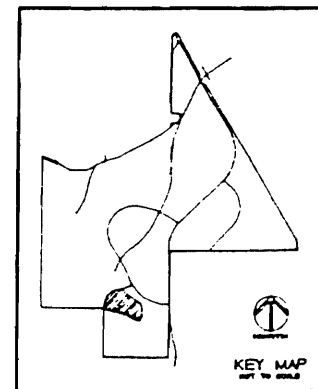
- (1) The 14.2-acre II-3 planning area permits 68 single family dwellings at a density of 4.8 DU/acre.
- (2) Access to II-3 will be from Clay Canyon Drive (see Exhibit III-60).
- (3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way (see Exhibit III-60).
- (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).



--- LOT BOUNDARY



### LEGEND

- PRIMARY ENTRY, PRIMARY INTERSECTION, SECONDARY INTERSECTION
- PALM TREES  
WASHINGTONIA ROBUSTA
- FLOWERING ACCENT TREES  
JACARANDA ACUTIFOLIA  
KOELREUTERIA  
TIJUANA TIPU  
LAGERSTROEMIA INDICA
- EVERGREEN TREES  
CUPANOPSIS ANACARDIODES  
PINUS HALEPENSIS  
ERBOBTRYA DEFLEXA  
JUNIPERUS CHNENSIS 'TORULOSA'  
EUCALYPTUS CITRIDORA
- DECIDUOUS TREES  
POPULUS NIGRA 'ITALICA'  
PRUNUS CERASIFERA
- EVERGREEN SHRUBS  
AGAPANTHUS AFRICANUS  
NERIUM OLEANDER  
PITTOSPORUM TOBIRA  
XYLOSMA CONGUSTUM 'COMPACTA'  
TECOMARIA CAPENSIS
- GROUND COVER  
TRAILING YELLOW GAZANIAS  
HEDERA HELIX 'HAHNS'
- ROSES
- TURF
- STREETScape-COLLECTOR STREET
- STREET TREES  
JACARANDA ACUTIFOLIA  
KOELREUTERIA  
TIJUANA TIPU
- EVERGREEN SHRUBS  
GREVILLEA 'NOELLI'  
HEMEROCALLIS  
LANTANA MONTEVIDENSIS  
PHOTNIA FRASERI  
TECOMARIA CAPENSIS  
VIBURNUM JAPONICUM
- GROUND COVER  
HEDERA HELIX 'HAHNS'  
TRAILING YELLOW GAZANIA
- VINES  
PARTHENOCISSUS TRICUSPIDATA
- TURF
- SLOPE PLANTING
- TREES  
EUCALYPTUS CITRIDORA  
PINUS HALEPENSIS
- EVERGREEN SHRUBS  
SAME AS SHRUBS OF ADJACENT ROAD
- GROUND COVER  
SAME AS GROUND COVERS OF ADJACENT ROAD

# WILD ROSE

## UDC HOMES

REVISED ON JUNE 27, 89

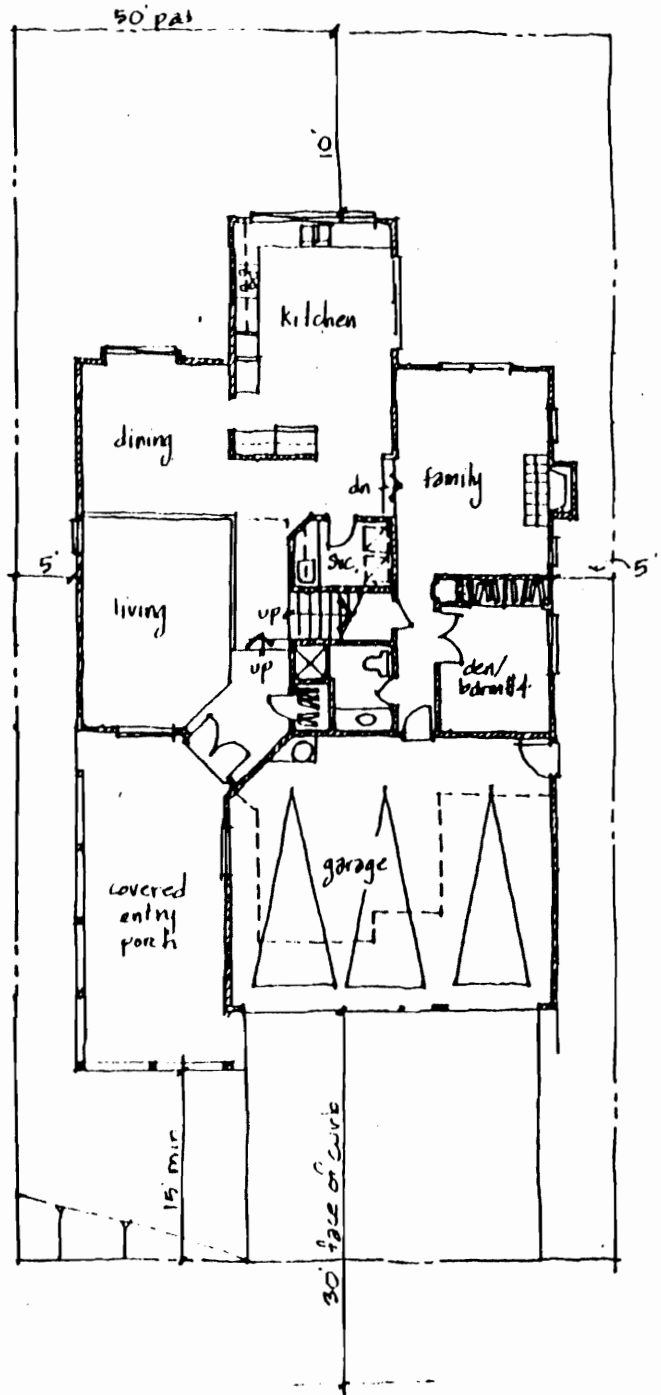
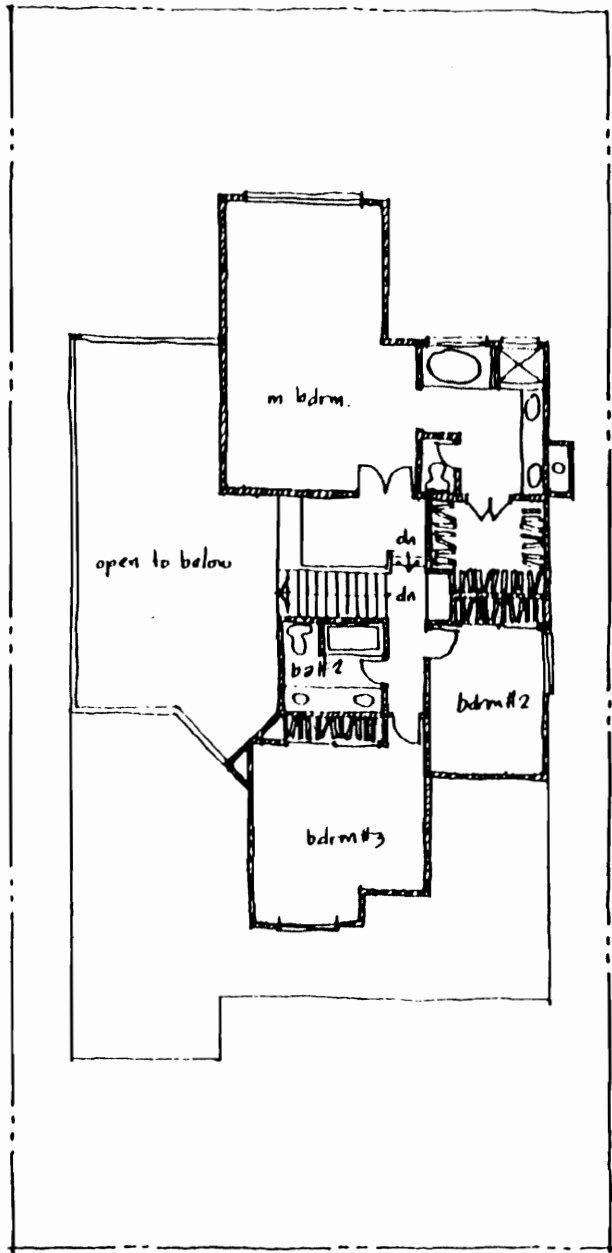
DATE JUNE 19, '88

NOT TO SCALE



EXHIBIT 59

**WILD ROSE** Temecula Valley, Calif



5/20/00 s & pad