

- (9) This area is subject to 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-5 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

16. PLANNING AREA II-6 (SEE EXHIBITS III-69 AND III-70)

a. General Requirements

- (1) The 19.6 II-6 planning area permits 77 single family dwellings at a density of 3.9 DU/acre.
- (2) Access to Specific Plan area II-6 will be from Clay Canyon Drive via local streets within Planning Area II-5 (see Exhibits III-67 and III-69).
- (3) A special buffer planting will be provided along the Planning Area's northern boundary (see Exhibit III-16).
- (4) 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).
- (5) Front yard landscaping theme will be provided (see Exhibit III-26 and Section II.D.10.(2)).
- (6) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).
  - (a) Wood fence along drainage channel and northerly planning area boundary.
  - (b) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).
- (7) This area is subject to residential landscaping, circulation and infrastructure design standards.
- (8) 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-6 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

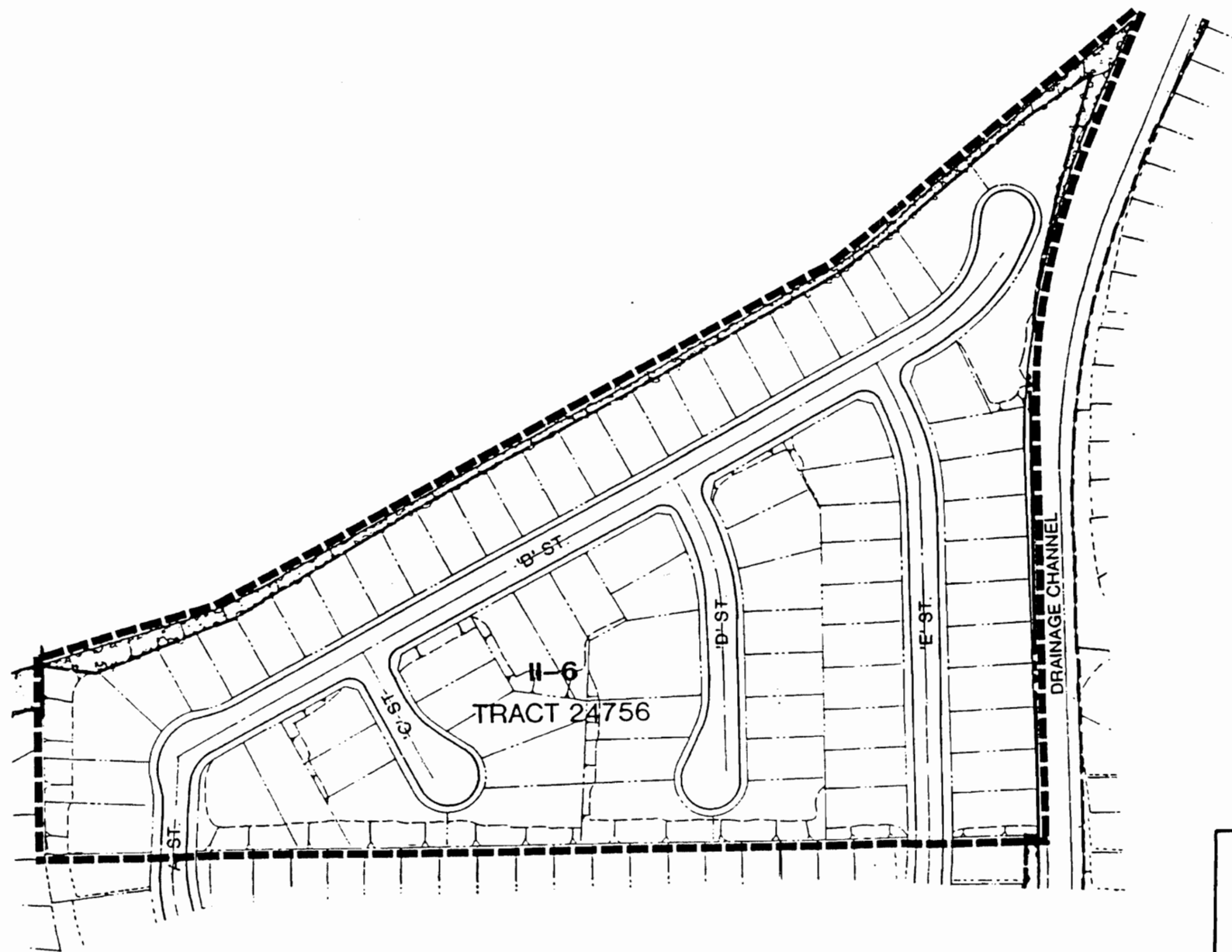
**17. PLANNING AREA II-7: SOUTHERLY COMMUNITY PARK PLANNING AREA (SEE EXHIBITS III-71 AND III-72)**

**a. General Requirements**






- (1) The 5.6-acre community park will be located adjacent to the nature park site, which is situated within the south portion of the overall Wild Rose Development site (see Exhibit III-71 and III-72). Location of the community park adjacent to the school site will provide for joint use recreational opportunities; and when combined with adjoining school playgrounds, the parks will achieve large effective use areas.
- (2) Access to the community park will be from Clay Canyon Drive (see Exhibits III-5 and III-72).
- (3) The fault setback zone runs through the community park site.
- (4) Collector streetscape will buffer the north face of the park from Clay Canyon Drive (see Exhibits III-9 and III-16).
- (5) Secondary streetscape will buffer the east face from the Knabe Road (see Exhibits III-9 and III-12).
- (6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Clay Canyon Drive (see Exhibit III-11).
- (7) This area is subject to open space, landscaping and circulation design standards.
- (8) General mitigation measures are presented in Section II. The following measures specifically apply to this planning area:
  - (a) Designation of open space and community parks will help preserve the natural appearance of the area. Planning and architectural design treatments will be used to enhance the appearance of the site.
  - (b) The Specific Plan includes provisions for community park sites, a natural park and a network of pedestrian and bicycle trails to help meet the demand for recreational opportunities.

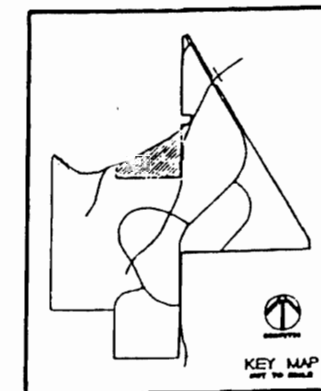
**b. Specific Development Requirements**

- (1) Development of Planning Area II-7 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).



**LEGEND**

-  SLOPE PLANTING
-  TREES
  - EUCALYPTUS CITRIODORA
  - PNUS HALEPENSIS
-  EVERGREEN SHRUBS  
SAME AS SHRUBS OF ADJACENT ROAD
-  GROUND COVER  
SAME AS GROUND COVERS OF ADJACENT ROAD
-  LOT BOUNDARY



**WILD ROSE**  
UDC HOMES

REVISED ON JUNE 27, 89

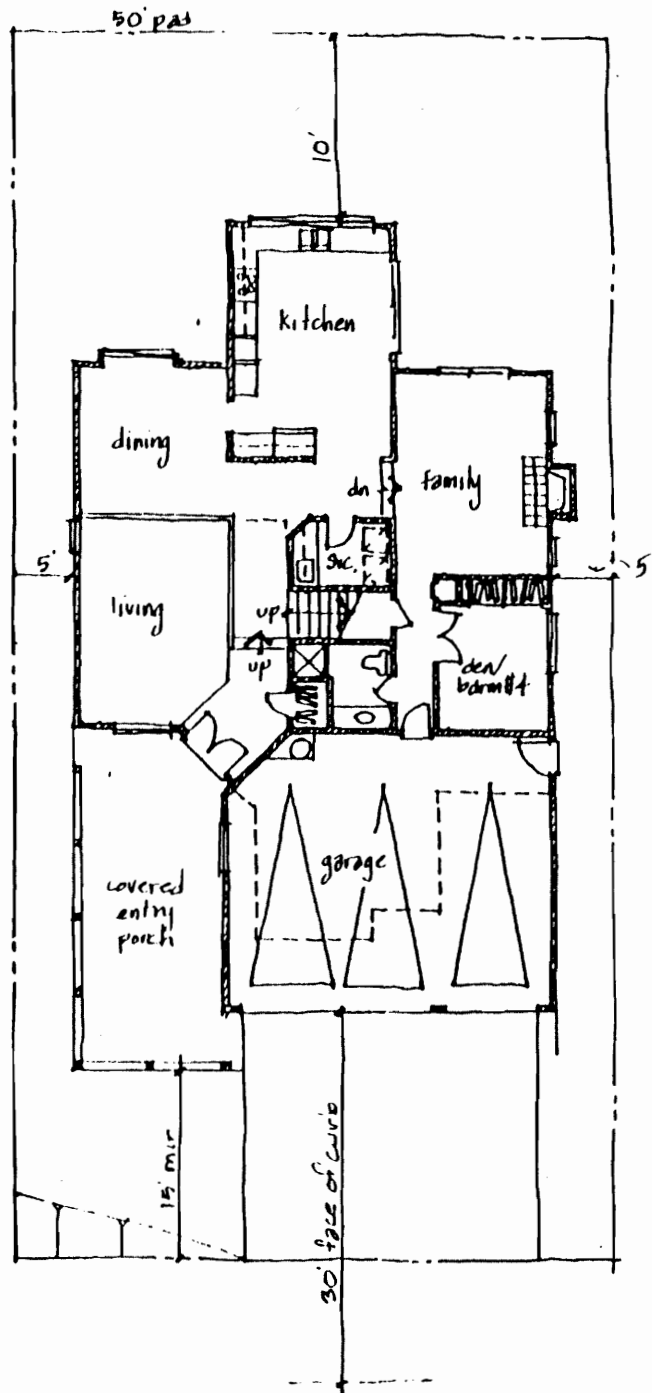
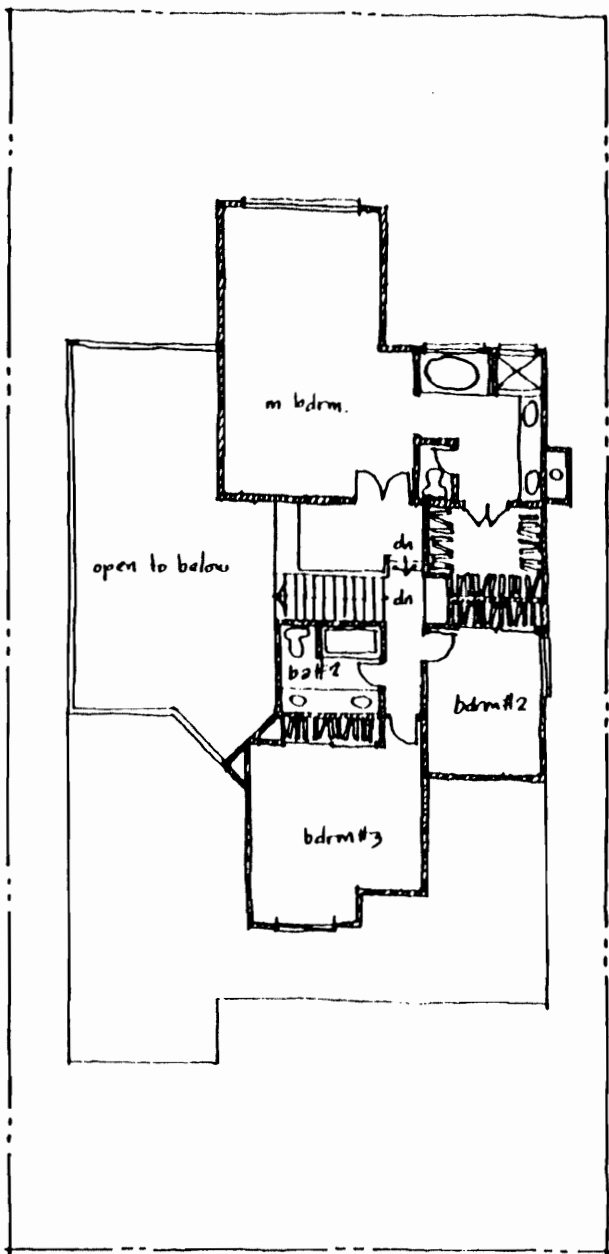
DATE JUNE 19, '89

NOT TO SCALE



EXHIBIT 70

**WILD ROSE** Temescal valley, Calif



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