

b. Specific Development Requirements

- (1) Development of Planning Area III-3 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).
- (2) Concurrent with the street paving activities of Planning Area III-3, LeRoy Road shall be extended by the developer from the existing pavement terminus to the easterly boundary of the most easterly existing house along LeRoy Road. The extended paving shall match the section and character of the existing pavement.

23. PLANNING AREA III-4 (SEE EXHIBIT III-79)

a. General Requirements

- (1) Planning Area III-4 consists of 23.11 gross acres, and is planned for Industrial use.
- (2) Access to the planning area will be from Temescal Canyon Road via local industrial streets.
- (3) Industrial frontage streetscapes will be constructed along interior streets (see Exhibit III-13).
- (4) Walls and fencing shall be provided as follows (see Exhibit III-30).
  - (a) Masonry walls along the boundary with the treatment plant.
  - (b) Chain link fencing along the drainage channel.
  - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

b. Specific Development Requirements

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

24. PLANNING AREA III-5 (SEE EXHIBIT III-80)

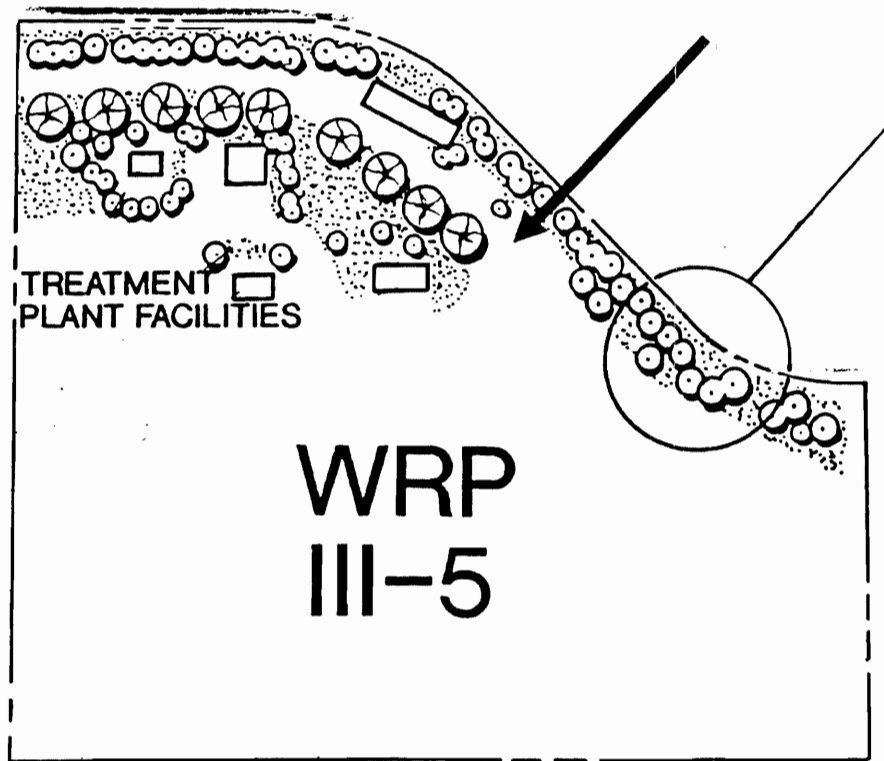
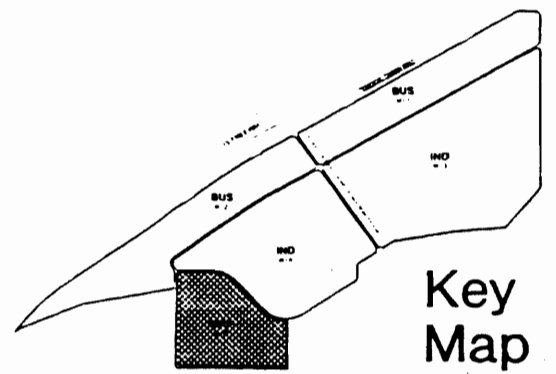
a. General Requirements

- (1) A wastewater treatment and water reclamation plant will be developed within Planning Area III-5, which encompasses approximately 10.9 acres. The plant will be owned and operated by the Lee Lake Water District.
- (2) A transmission main extending from Western Municipal Water District's Mills Filtration Plant to bring water to the project site.




- (3) A water line will be extended along Forest Boundary Road and the main flood control channel to a reservoir in the southwest corner of the Wild Rose development boundary above Brown Canyon.
- (4) Additional water lines will be constructed in the arterial and collector streets to provide service to all of the planning area.
- (5) Underground sewer mains will be extended to the other development areas, including west of the freeway.
- (6) Walls or fencing will be provided to prevent trespassing.
  - (a) Chain link fencing will be provided along the Planning Area boundary.
- (7) Tree screens and shrubs will be provided to screen close-in views.
- (8) Effective visual screening of the plant from adjacent streets will be provided.
- (9) This area requires the preparation of a floodplain study. The study will define the 100-year flood limits of the Temescal Wash, and shall be submitted for approval to the County Flood Control and Water Conservation District. (This condition has been met and approved by the County Flood Control District).
- (10) Disposal from the proposed water reclamation plant will be controlled through the requirements of the Santa Ana RWQCB and other regulatory agencies. (EIR Mitigation Measure)

b. Specific Development Requirements

- (1) Development of Planning Area III-5 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

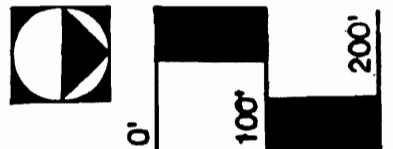


Refer to Reclamation Plant Buffer Exhibit

- LEGEND**
-  Reclamation Plant Buffer Planting
  -  Existing Sycamore Trees To Be Retained
  -  Conceptual Access Point

**PLANNING AREA III-5**

**WILD ROSE BUSINESS PARK**  
FOOTHILL PROPERTIES



Randolph Hlubik Associates, Inc.

DATE 4-26-88