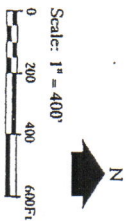
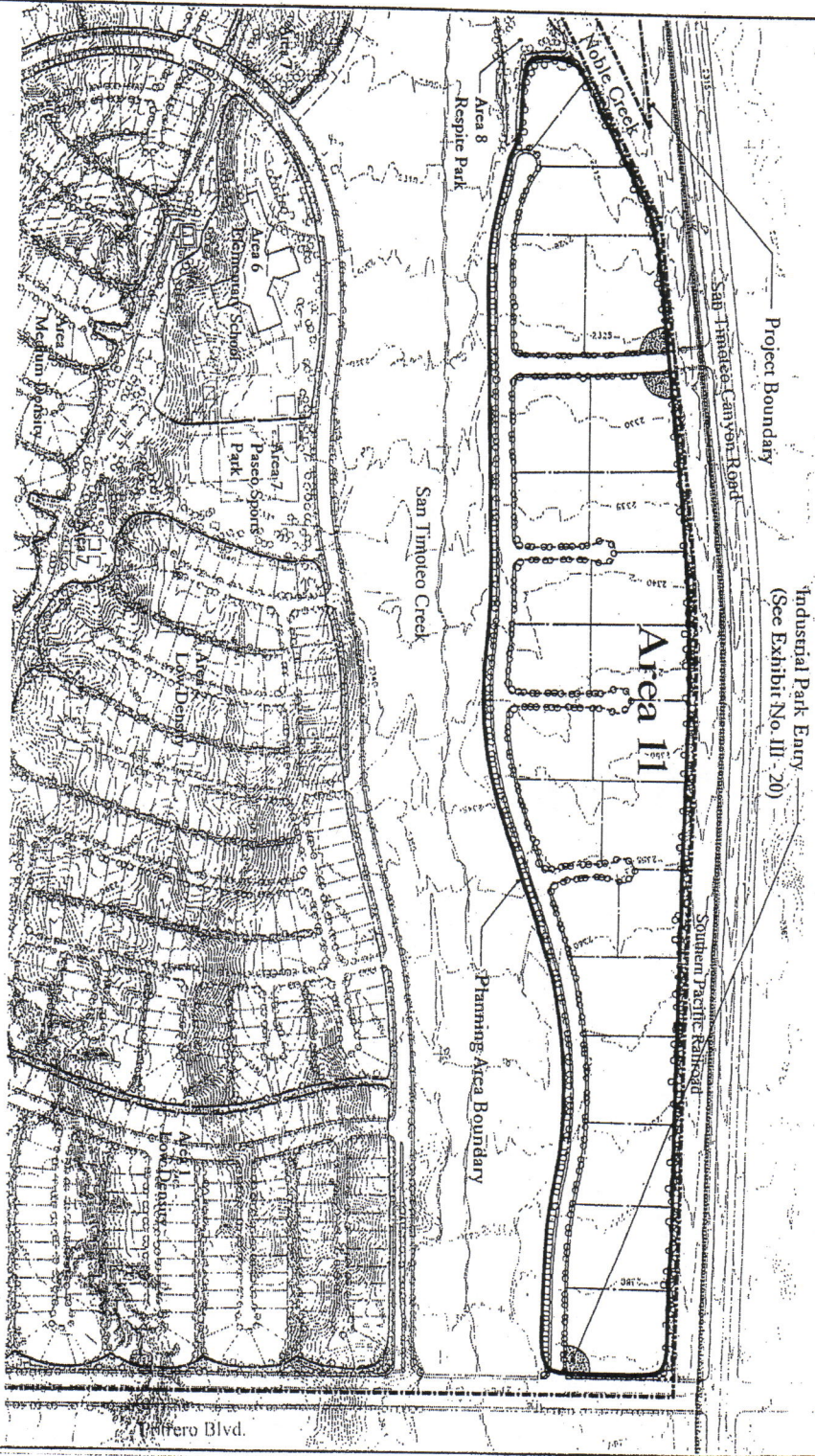
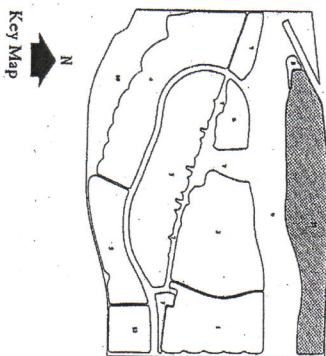


# Heartland Specific Plan Baumont, California



Planning Area II



Area: 50.3 Ac.  
Permitted Use: Industrial Park

H E A R T L A N D

Exhibit No.: IV - 10

Prepared by Tully Graphics

- Planning Area No. 10 shall be maintained as a functional wildlife movement corridor and as a conservation area towards the preservation of oak/willow woodlands associated with Cooper's Creek drainage.
- A landscaped slope buffer/transition treatment shall be applied over the descending slope area lying between the riparian resource area and the adjacent residential uses located within Planning Area No. 4.
- Please refer to Section 3 (Specific Plan) of this text for additional specific plan standards that apply to this planning area.

### ***K. Planning Area No. 11***

#### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 11 consists of 50.3 acres of industrial park land uses. As described in Section 3 (Specific Plan), it is anticipated that the planning area will support varied uses such as research and development, warehousing activities, light manufacturing and limited support commercial uses. The Planning Area Graphic (Exhibit IV-10), illustrates conceptually the manner in which the industrial park planning area could be parcelized in anticipation of future development.

#### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 11 will be achieved by way of Potrero Boulevard and San Timoteo Canyon Road.
- Industrial park entry statements shall be applied at the two above-referenced access points.
- Planning Area No. 11 will be protected from the San Timoteo Creek by elevating the pad areas above the 100 year flood plain in a manner consistent with the Conceptual Grading Plan, Exhibit III-12, and relevant studies as required by the City of Beaumont, RCFCD, FEMA, etc.
- A landscape buffer/transition treatment shall be applied between the industrial collector road and San Timoteo Creek as illustrated by Exhibit III-30.
- Prior to the recordation of the first subdivision or phase thereof within Planning Area No. 11, the project proponent(s) shall establish a park improvement program to ensure that the cost of improving and

maintaining the respite park (Planning Area No. 8) is equitably distributed over the entire industrial park planning area.

- Planning Area No. 11 shall be developed in accordance with the industrial park development standards pursuant to Section 5, Regulations and Development Standards.
- Please refer to Section 3 of this text for additional Specific Plan standards that apply to this planning area.

#### ***L. Planning Area No. 12***

##### **1. DESCRIPTIVE SUMMARY**

Planning Area No. 12 consists of 11.5 acres of neighborhood commercial located within the Specific Plan so as to provide goods and services for the Heartland community in addition to capturing retail dollars from commuters utilizing the State Route 60 corridor. Exhibit IV-11 illustrates a conceptual plan view of the planning area in a developed condition.

##### **2. PLANNING AREA STANDARDS**

- Access to Planning Area No. 12 will be achieved by way of Potrero Boulevard and Heartland's Collector Loop Road (South).
- Median breaks will be provided at two locations along the Collector Loop Road to facilitate left-hand turning movements into and out of the commercial center.
- A single median break will be provided mid-way along Potrero Boulevard to facilitate left-hand turn movements into and out of the commercial center.
- A commercial/residential land use buffer will be established to screen the commercial uses from the residential units proposed within Planning Area No. 5, as illustrated by Exhibit III-24.
- A parkway landscape treatment will be incorporated into the design of Potrero Boulevard and Heartland's Collector Loop Road as illustrated by Exhibit III-23 and Exhibit III-25, respectively.