



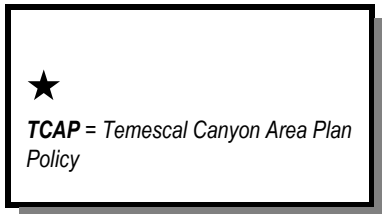
## Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

### POLICY AREAS

Seven policy areas have been designated within the Temescal Canyon Area Plan. They are important locales that have special significance to the residents of this part of the County, or will have when their development potential is realized. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Temescal Canyon area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

### Design Theme



The design theme policies apply to the commercial area located west of Interstate 15, on either side of Temescal Canyon Road, between Matri Road and the Temescal Canyon Road freeway exit. These policies are intended to build on the theme and character of the area established by the existing retail development west of Interstate 15 at Temescal Canyon Road.

#### Policies:



Tom's Farms Retail Area

- TCAP 1.1 Require commercial development within this area to use an early American or Mission style architectural theme.
- TCAP 1.2 Utilize appropriate building materials such as clay tile roofing, stucco, and decorative tile reflective of mission style architecture.
- TCAP 1.3 Provide extensive and appropriate landscaping with native trees and vegetation to compliment the mission style architectural theme.
- TCAP 1.4 Preserve the existing riparian stream bed in its existing natural state.
- TCAP 1.5 Preserve existing oak and sycamore trees.