



# Solera

*at Desert Dunes*

Specific Plan

County Of Riverside



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# Solera at **DESERT DUNES**

***Substantial Conformance Version  
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# Solera at Desert Dunes Specific Plan

## Table of Contents

<b>I. INTRODUCTION</b>	
Purpose.....	1
Project Summary.....	2
Project Setting.....	4
The Process .....	4
<b>II. SPECIFIC PLAN</b>	
Project Description .....	16
Phasing Plan .....	17
Hydrology .....	20
Grading Concept .....	23
Utilities.....	25
<b>III. LAND USE</b>	
Land Use Plan.....	41
Project Wide Development Standards .....	41
Planning Area Development Standards .....	43
MHDR Development Standards.....	43
OS-R Development Standards .....	44
Recreation Center.....	45
Open Space/Flood Control .....	45
<b>IV. CIRCULATION</b>	
Vehicular .....	48
Pedestrian .....	50
<b>V. DESIGN GUIDELINES</b>	
Purpose.....	60
Design Theme.....	61
Community Gateway and Elements .....	62
Streetscapes .....	64
Walls and Fences.....	66
Signage .....	67

Lighting.....	69
Architectural Design .....	69
Residential Architectural Theme .....	71
Non-Residential Architecture .....	81
Recreational Facility Architecture .....	82
Landscape Architectural Design/Theme .....	83
Landscape Architectural Theme .....	83
General Landscape Development Standards .....	83
Residential Landscape Development Standards .....	85
Drought Tolerant/Water Conserving Plant Material .....	87
Solera at Desert Dunes Plant Palette .....	91
Amendments to the Specific Plan .....	98



## LIST OF EXHIBITS

Exhibit 1	Vicinity Map .....	7
Exhibit 2	Aerial Photograph .....	8
Exhibit 3	USGS Map .....	9
Exhibit 4	County General Plan .....	10
Exhibit 5	County Zoning Map .....	11
Exhibit 6	Land Use Plan .....	12
Exhibit 6a	Land Use Summary Table .....	13
Exhibit 7	Planning Areas .....	14
Exhibit 8	Fault Line Location .....	15
Exhibit 9	Conceptual Recreation Center Site Plan .....	29
Exhibit 9a	Open Space Plan .....	30
Exhibit 10	Phasing Plan .....	31
Exhibit 11	FEMA Map .....	32
Exhibit 12	Drainage Plan .....	33
Exhibit 12a	Flood Control Facilities .....	34
Exhibit 13	Preliminary Channel Sections .....	35
Exhibit 14	Existing Utilities .....	36
Exhibit 15	Preliminary Water Master Plan .....	37
Exhibit 16	Water Reservoir Landscape Plan .....	38
Exhibit 17a	Preliminary Master Sewer Plan .....	39
Exhibit 17b	Offsite Preliminary Master Sewer Plan .....	40
Exhibit 18	Street Cross-Sections .....	51
Exhibit 19	Circulation Plan .....	52
Exhibit 20	Pedestrian Circulation Plan .....	53
Exhibit 20a	Typical Easement Plan .....	54
Exhibit 21	Conceptual Community Landscape Plan .....	55
Exhibit 22	Palm Drive Landscape Cross-Section .....	56
Exhibit 23	20 <sup>th</sup> Avenue Landscape Cross-Section .....	57
Exhibit 24	Main Entry at Palm Drive .....	58
Exhibit 25	Loop Road Cross Section .....	59
Exhibit 26	Conceptual Main Community Gateway Plan .....	99
Exhibit 27	Conceptual Secondary Entry Plan .....	100
Exhibit 28	Palm Drive Landscape Plan View .....	101
Exhibit 29	18 <sup>th</sup> Avenue Landscape Plan View .....	102
Exhibit 30	Bubbling Wells Landscape Plan View .....	103
Exhibit 31	20 <sup>th</sup> Avenue Landscape Plan View .....	104
Exhibit 32	Private Street Landscape Plan View .....	105
Exhibit 32a	Private Street Building Setbacks – Golf One Side .....	106
Exhibit 32b	Private Street Building Setbacks – No Golf .....	107
Exhibit 33	Conceptual Perimeter Wall Design .....	108
Exhibit 34	Conceptual Golf Course Wall Plan .....	109

Exhibit 35a	Monument Entry Signage Plan.....	110
Exhibit 35b	Monument Entry Signage Plan.....	111
Exhibit 35c	Monument Entry Signage Plan.....	112
Exhibit 35d	Monument Entry Signage Plan.....	113
Exhibit 35e	Monument Entry Signage Plan.....	114
Exhibit 36	Drainage Easement at 20 <sup>th</sup> Avenue Entry .....	115
Exhibit 37	Drainage Easement at Southeast Corner of Project.....	116

## TABLES

Table 1	Plants That Should be Avoided Adjacent to MSCHCP Conservation Areas .....	90
Table 2	Plant Palette .....	91

## SECTION 1 INTRODUCTION

### PURPOSE

The purpose of this Specific Plan is to set forth the detailed development principles, guidelines, and programs to facilitate the development of a 471.9 +/- acre site generally located at the southeast corner of Palm Drive and 18<sup>th</sup> Avenue in Riverside County (Exhibit 1 – Vicinity Map). The project site is bound by Palm Drive on the west, 18<sup>th</sup> Avenue on the north, Bubbling Wells Road on the east and 20<sup>th</sup> Avenue on the south with a small portion of the site (25.0 acres) extending onto the south side of 20<sup>th</sup> Avenue. Of the 471.9 +/- gross acres, approximately 314.2 acres will be developed for residential use. Of the remaining 157.7 acres, approximately 111.1 acres will consist of open space areas for passive and active recreational use as well as providing flood control facilities and approximately 46.6 acres of backbone and perimeter roads to serve the community.

This Specific Plan is intended to meet the requirements for a Specific Plan as set forth by State law. The State authorizes cities and counties to adopt Specific Plans as an appropriate tool in implementing their General Plans. Such a plan is to include the detailed regulations, conditions, programs, and any proposed legislation that is necessary for the systematic implementation of the General Plan. The Specific Plan provides the linkage between the General Plan, the general goals and policies of the County, and the detailed implementation of that plan with tools such as zoning ordinances, subdivision ordinances, and the like. The Government Code (Section 65451) sets forth the minimum requirements of a Specific Plan and states:

"A Specific Plan shall include a text and diagram or diagrams which specify all of the following in detail:

- 1). The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2). The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan.

- 3). Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4). A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3)."

The Specific Plan shall include a statement of the relationship of the specific plan to the General Plan. The establishment of specific performance, design, and development standards is set forth to guide the development of the subject property in such a way as to implement the General Plan while maintaining some flexibility to respond to changing conditions which may be a factor in any long-term development program.

### **PROJECT SUMMARY**

Solera at Desert Dunes is an age-qualified (55 years or older) private residential community encompassing approximately 471.9 +/- acres of undeveloped land oriented around the existing Desert Dunes Golf Course, an existing 174-acre championship golf course (Exhibit 2 – Aerial). Of the 471.9 acres, approximately 314.2 acres will be developed as residential planning areas with approximately 111.1 acres of accompanying open space area which will include active-adult recreational amenities and scenic landscapes to support a desert oasis theme and compliment the surrounding desert landscape. Approximately 46.6 acres will serve as the community's backbone circulation system providing the project entries, main internal connector loop road and surrounding perimeter streets. Particular attention will be paid to integrating the community with the surrounding environment and habitat conservation area located to the south of the project site.

The development is comprised of up to 1,850 single family homes and various open space areas including a recreation center and flood control facilities (Exhibit 6 – Land Use Plan). The main project site (approximately 447.3 acres) is located east of Palm Drive, west of Bubbling Wells Road and between 18<sup>th</sup> Avenue on the north and 20<sup>th</sup> Avenue on the south within unincorporated Riverside County. The balance of the project site (approximately 25.0 acres including 0.4 acres of ultimate right-of-way dedication area for 20<sup>th</sup> Avenue) is located on the south side of 20<sup>th</sup> Avenue and consists of a 4.6-acre flood control/channel outlet facility with the remaining 20 acres being preserved as open space .

The project is a residential development with a proposed maximum overall density of 5.0 dwelling units per acre. Proposed lot sizes are 4,000, 5,000 and 6,000 square feet in size. Overall, the project will have an average of 5.0 units per acre which is consistent with the Riverside County General Plan. The homes may be single or two story structures located on private streets within a gated community. Landscaped open space, flood control facilities and retention areas are also proposed. The main entrance to the site shall be on Palm Drive. Secondary entrances shall be on 18<sup>th</sup> Avenue, Bubbling Wells Road and 20<sup>th</sup> Avenue.

In addition to the on-site residential development and associated improvements, the following off-site components are part of the overall project's necessary infrastructure to serve the proposed development:

1. Reservoir Site - A 5 million gallon water reservoir located on a 5.0 acre site at the northeast corner of Dillon Road and Rancho Road will be constructed as part of the project to serve the development. The reservoir will connect to the residential portion of the project through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells and Dillon Road. The reservoir will be supplied by five wells – one well on the project site (will be upgraded and turned over to CVWD for ownership and maintenance) and four wells in an off-site well field located approximately 3,300 feet west of the intersection of 18<sup>th</sup> Avenue and Palm Drive owned and maintained by the Coachella Valley Water District (CVWD). The CVWD well site will connect to the project's planned water supply infrastructure at the intersection of 18<sup>th</sup> Avenue and Palm Drive via a 12-inch and 18-inch water line constructed in 18<sup>th</sup> Avenue.
2. Sewer Extension and Regional Sewer Lift Station - A 24-inch sewer main extension beginning at the intersection of Palm Drive and 20<sup>th</sup> Avenue and ultimately connecting to the existing 24-inch sewer in Varner Road near its intersection with Manufacturing Road (consisting of approximately 42,500 linear feet of off-site sewer improvements) to provide sewer service. Part of the off-site sewer system will include the construction of a regional sewer lift station and a 12-inch force main segment to allow for the sewer extension to run easterly to the proposed point of connection at Varner Road and Manufacturing Road. The regional sewer lift station will be located within a 0.28-acre

parcel off of Varner Road in between Palm Drive and Mountain View Road within Cathedral City.

### **PROJECT SETTING**

The project site is surrounded by views of the San Jacinto Mountains and the San Bernardino Mountains. The site is basically surrounded by mountains, foothills, alluvial fans, valley floor with sand fields, sand dunes, desert pavement and rocky/sandy washes, all of which add to the beauty of the Sonoran Desert environment. A continuation of the desert's uniqueness is seen on the site in the form of numerous mesquite dunes and hummocks. There is also a palm oasis which adds to the desert charm. An added amenity to the site is the abutting Desert Dunes Golf Course which is located at the center of the project.

The Solera at Desert Dunes Specific Plan site consists of vacant desert lands with numerous mesquite dunes and hummocks similar to those in the adjacent golf course. A dune oasis is located at the southwest corner of the site where fan palms occur. The project is vacant, located within unincorporated Riverside County and is within the Sphere Of Influence for the City of Desert Hot Springs.

In addition to the golf course located at the center of the site, the project is surrounded by vacant desert land, scattered single family residences and the B-Bar-H Ranch residential community to the east. Approximately 1 mile north of the site is the corporate boundary of the City of Desert Hot Springs. Two miles south of the site is the city limits of Palm Springs. There is approximately 122 feet of elevation change across the site at a downward slope from the northeast corner to the southwest corner. (Exhibit 3 - USGS Topographic Map)

### **THE PROCESS**

The County Land Use Ordinance Number 348, Article XVIIa, contains provisions for a Specific Plan Zone. This Specific Plan Zone, adopted by Ordinance, ultimately becomes an amendment to the County's Land Use Ordinance and contains site-specific land use requirements and development standards.

Implementation of this Specific Plan is intended to carry out the goals and policies contained in the Riverside County Integrated Project (RCIP), Riverside County General Plan, in a planned and orderly fashion.

Detailed Development Standards and Design Guidelines specific to the Solera at Desert Dunes community are located in Sections III and V.

The RCIP shows the area designated as Medium Density Residential allowing 2-5 dwelling units per acre (Exhibit 4 – County General Plan). The land use designation for Riverside County Zoning is W2, Controlled Development (Exhibit 5 – County Zoning).

The County requires a Specific Plan for development of properties that propose modifications to the adopted zoning standards. The proposed standards reflect the design features of the project and are delineated in later sections of the Plan. The proposed development is consistent with the use specified in the Riverside County General Plan. This Specific Plan outlines and directs all facets of development such as the distribution of land uses. This essentially creates a link between the Riverside County General Plan and the standards of development for the project as delineated in the Specific Plan.

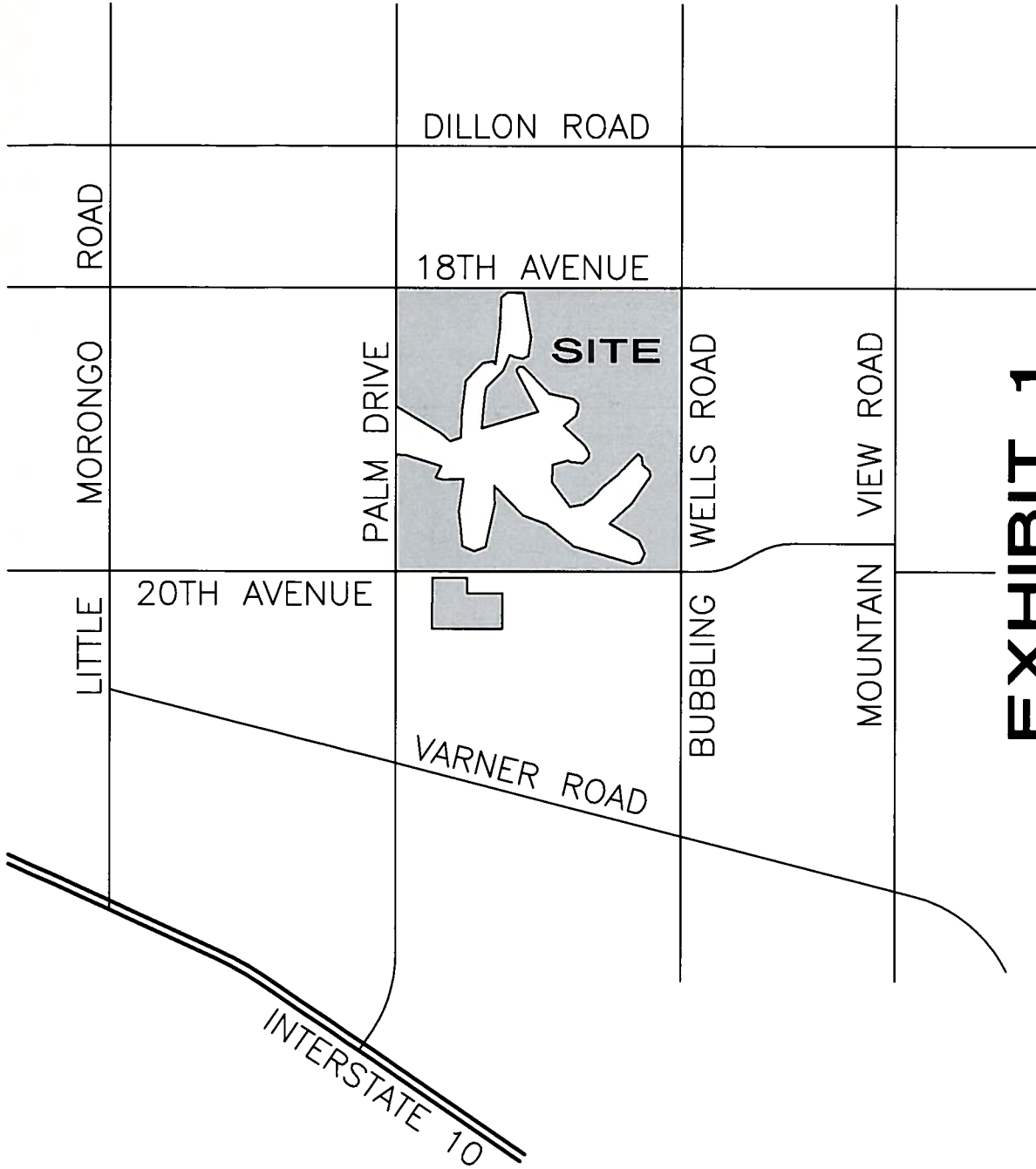
The Specific Plan will guide future development of the site. The General Plan promotes the development of a “unique community identity” enhancing or creating the distinctiveness of a community. The Riverside County General Plan encourages the use of open space or greenways as community separators. The established goals of the General Plan and the guidelines of the Specific Plan will ensure that the planning and environmental protections are in place and that development will proceed in an orderly and planned fashion. Accompanying the Specific Plan is an application requesting a Change of Zone, CZ No. 6876.

Development proposals in California are subject to review under the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with CEQA and as a result an Environmental Impact Report – EIR00455 was prepared to evaluate the potential impacts associated with the development. The EIR addresses the following areas identified as having potential environmental impacts: Aesthetics, Land Use, Geology, Water Resources, Hydrology, Air Quality, Transportation/Circulation, Biological Resources, Noise, Utilities, Archaeological and Cultural Resources, Recreational Resources, Public Services, Population and Housing.

The EIR also addresses location of the Banning Fault. This fault line is included in the base plan of exhibits in the Specific Plan. The fault line traverses the southwest corner of the site in a northwest/southeast direction. See Exhibit 8 - Fault Line Location.

A Jurisdictional Waters Delineation analysis was prepared to address drainage depicted as a blue line stream illustrated on the USGS Quadrangle map. A field study was conducted and subsequently determined that the drainage is conveyed south of 18<sup>th</sup> Avenue through a grassy swale which is part of the golf course and exits at the southern end of the project on 20<sup>th</sup> Avenue. During the final design phase of the project, alternatives will be explored to minimize or avoid direct impacts to jurisdictional areas.





Date: 05/23/2005

# EXHIBIT 1

## Vicinity Map Exhibit

SOLERA at DESERT DUNES  
SPECIFIC PLAN

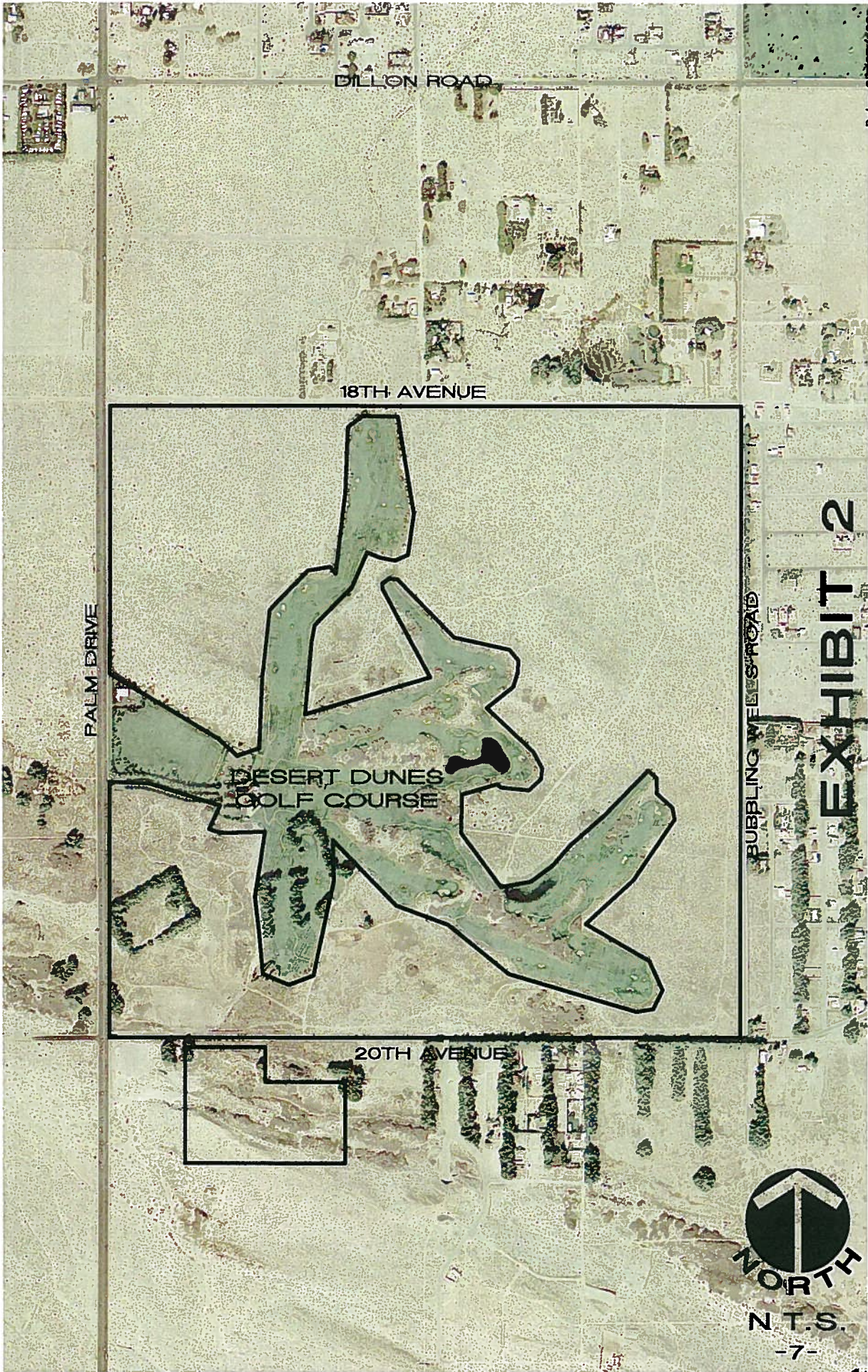
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Date: 05/23/2005

# EXHIBIT 2



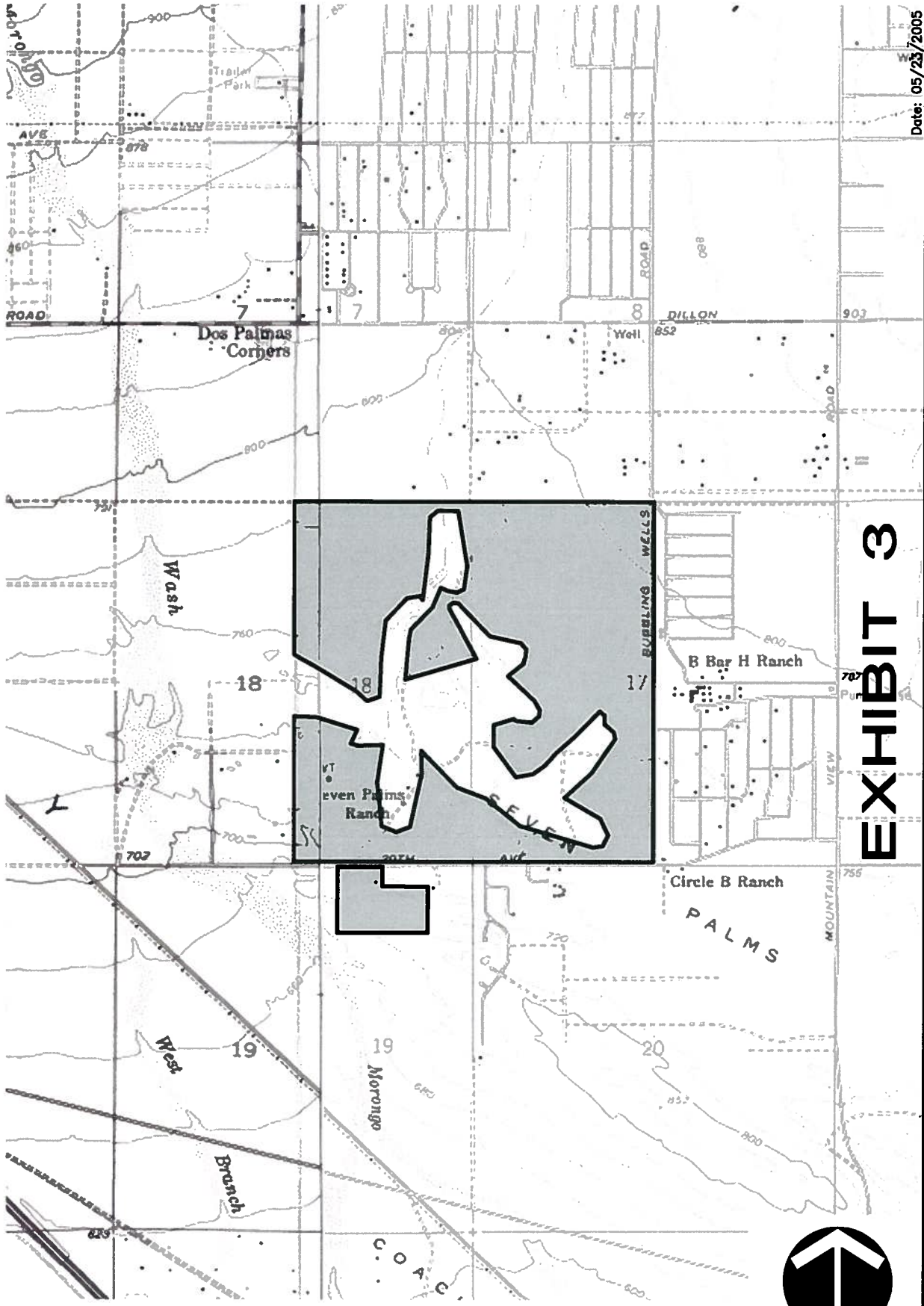
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# Aerial Photograph Exhibit

## SOLERA at DESERT DUNES SPECIFIC PLAN

NORTH  
N.T.S.  
-7-





Date: 05/23/2005

# EXHIBIT 3

## US Geological Survey Exhibit SOLERA at DESERT DUNES SPECIFIC PLAN

### LEGEND

 PROJECT SITE




















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**GENERAL PLAN FOUNDATION COMPONENTS AND LAND USE DESIGNATIONS**




**COMMUNITY DEVELOPMENT**

-  Estate Density Residential (2 acre minimum lot size)
-  Very Low Density Residential (1 acre minimum lot size)
-  Low Density Residential (One-half acre minimum lot size)
-  Medium Density Residential (2 - 5 D.U./acre)
-  Medium High Density Residential (5 - 8 D.U./acre)
-  High Density Residential (8 - 14 D.U./acre)
-  Very High Density Residential (14 - 20 D.U./acre)
-  Highest Density Residential (20+ D.U./acre)
-  Commercial Retail
-  Commercial Tourist
-  Commercial Office
-  Community Center
-  Light Industrial
-  Heavy Industrial
-  Business Park
-  Public Facilities
-  Mixed Use Planning Area


**RURAL COMMUNITY**

-  Estate Density Residential (2 acre minimum lot size)
-  Very Low Density Residential (1 acre minimum lot size)
-  Low Density Residential (One-half acre minimum lot size)

**RURAL**

-  Rural Residential (5 acre minimum lot size)
-  Rural Mountainous (10 acre minimum lot size)
-  Rural Desert (10 acre minimum lot size)







**AGRICULTURE**

-  Agriculture

**OPEN SPACE**

-  Conservation
-  Conservation - Habitat
-  Open Space - Recreation
-  Open Space - Rural
-  Open Space - Water
-  Open Space - Mineral Resources

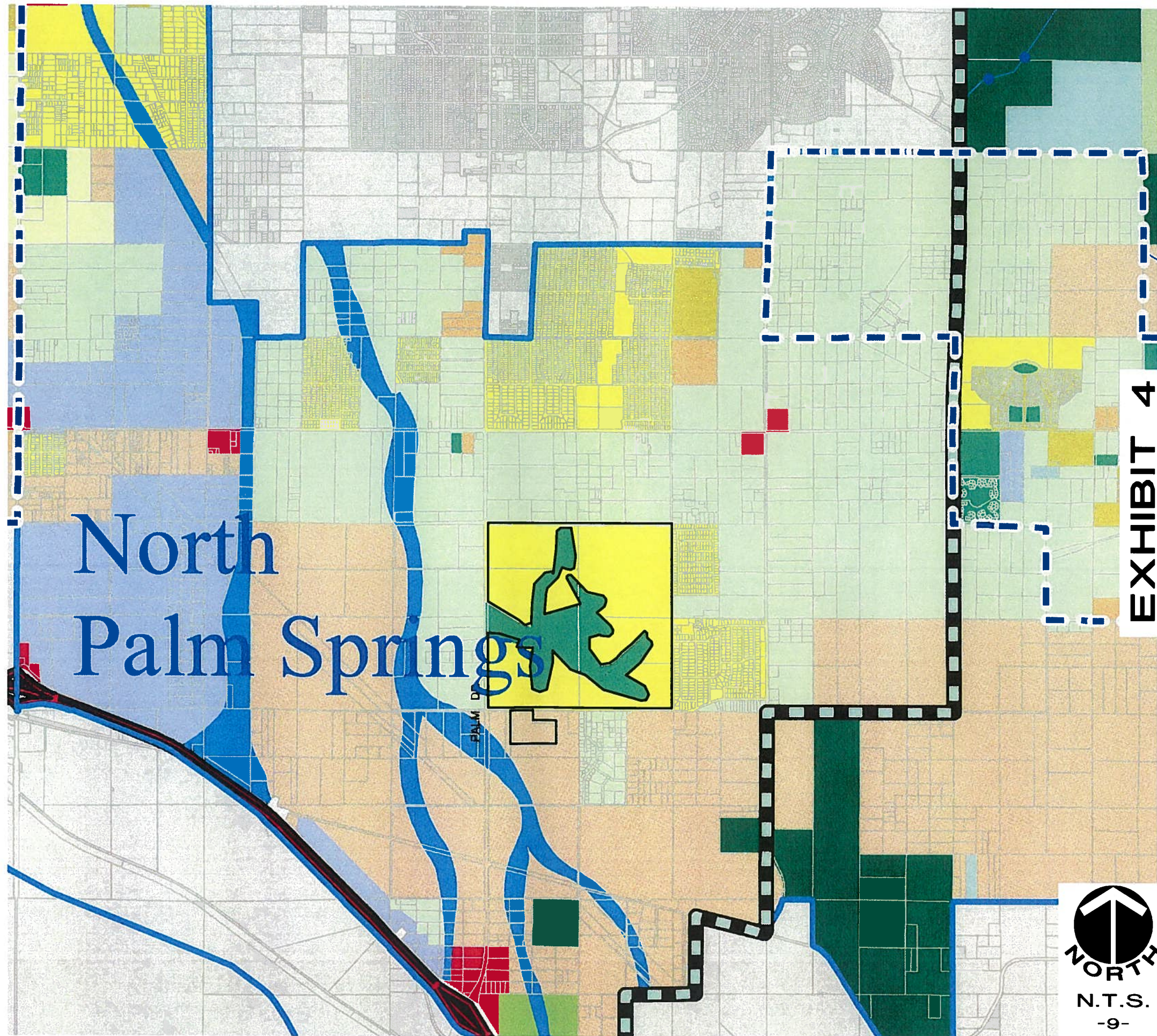
**OVERLAYS**

-  Business Park
-  Commercial Retail
-  Rural Village and Rural Village Study Area
-  Community Center
-  Community Development
-  MWD Facilities
-  Watercourse
-  Supervisorial District Boundary
-  Cities
-  Sections
-  Township/Range
-  Areas Subject to Indian Jurisdiction
-  Area Plan Boundaries

Definitions:  
D.U. - Dwelling Units

**LEGEND**

 **SITE BOUNDARY**



**EXHIBIT 4**

Date: 12/02/2005

**Existing County General Plan**

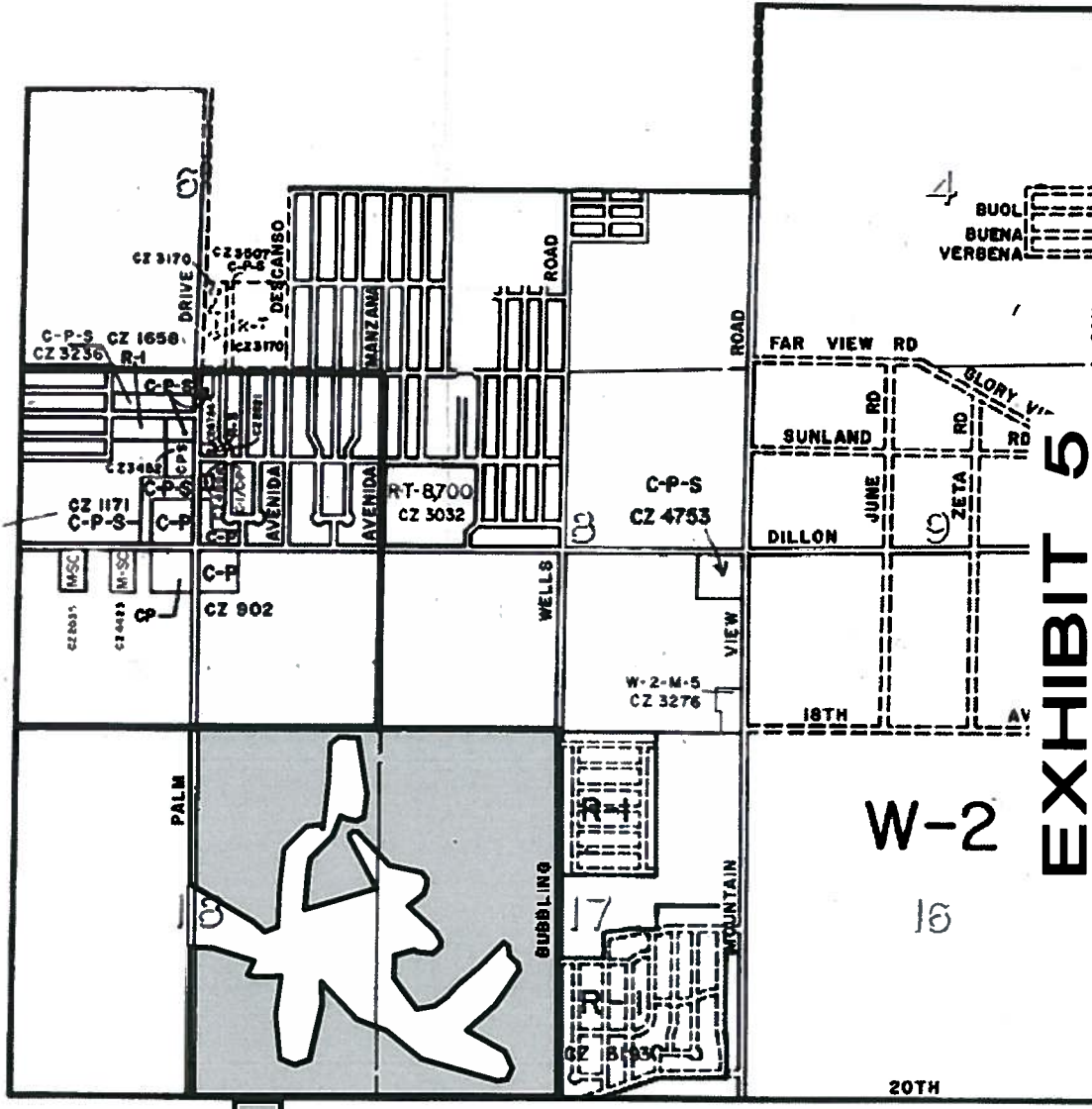
**SOLERA at DESERT DUNES  
SPECIFIC PLAN**

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# EXHIBIT 5

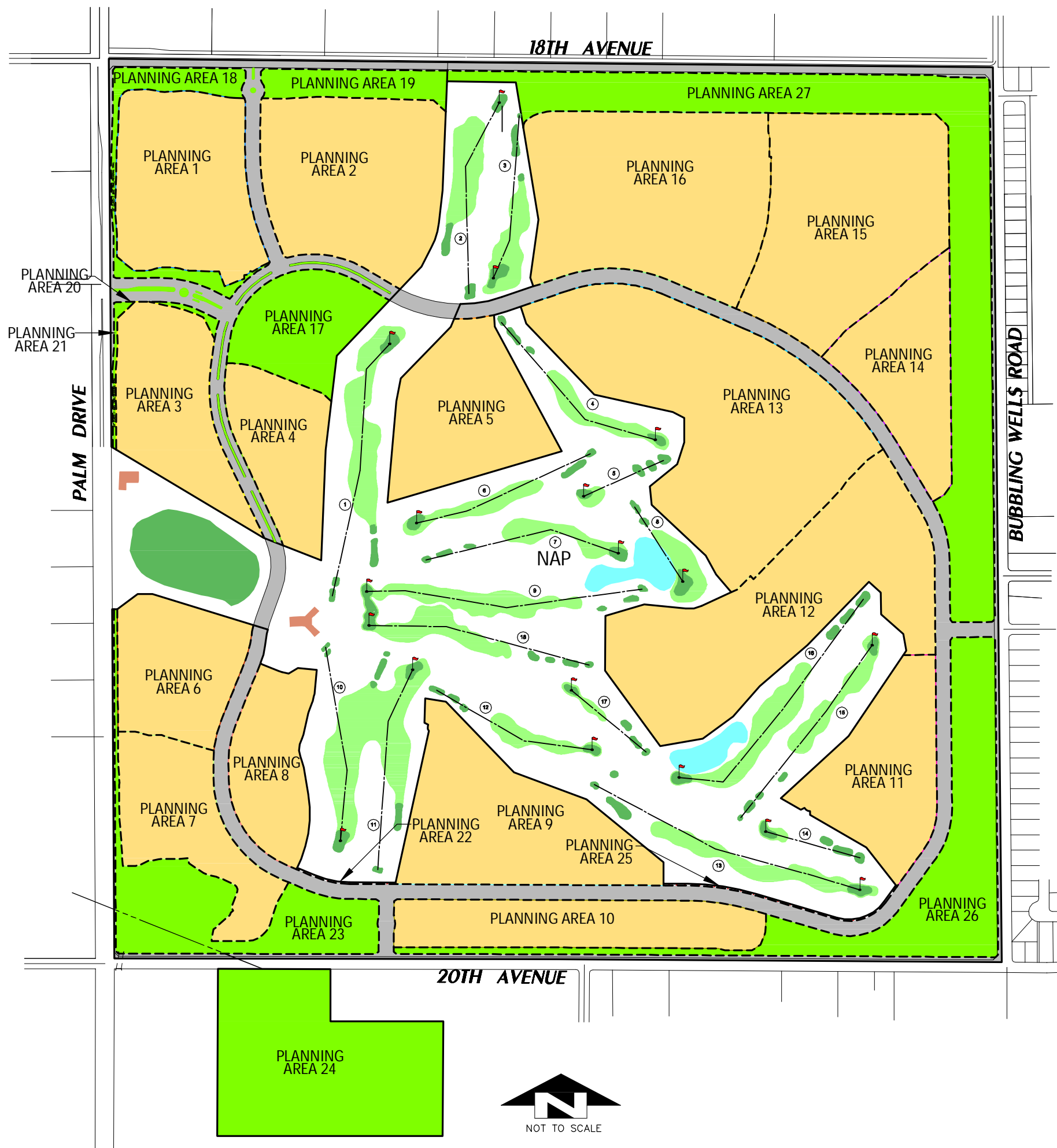
## Existing County Zoning Map SOLERA at DESERT DUNES SPECIFIC PLAN

**LEGEND**  
 PROJECT SITE



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**LEGEND**

- MEDIUM HIGH DENSITY RESIDENTIAL- 5 TO 8 DWELLING UNITS PER ACRE (MHDR)
- OPEN SPACE RECREATION (OS-R)
- BACKBONE STREETS

**PLANNING AREA SUMMARY**

PLANNING AREA	USE	ACREAGE
Residential		
1	MHDR	18.9 Ac.
2	MHDR	22.9 Ac.
3	MHDR	14.3 Ac.
4	MHDR	10.6 Ac.
5	MHDR	15.5 Ac.
6	MHDR	12.6 Ac.
7	MHDR	13.1 Ac.
8	MHDR	10.2 Ac.
9	MHDR	21.4 Ac.
10	MHDR	13.7 Ac.
11	MHDR	14.9 Ac.
12	MHDR	32.3 Ac.
13	MHDR	40.3 Ac.
14	MHDR	13.3 Ac.
15	MHDR	29.0 Ac.
16	MHDR	31.2 Ac.
Subtotal	MHDR	314.2 Ac.
Open Space		
17	OSR	9.8 Ac.
18	OSR	4.5 Ac.
19	OSR	4.2 Ac.
20	OSR	0.3 Ac.
21	OSR	0.5 Ac.
22	OSR	0.1 Ac.
23	OSR	13.9 Ac.
24	OSR	25.0 Ac.
25	OSR	0.3 Ac.
26	OSR	19.9 Ac.
27	OSR	32.6 Ac.
Subtotal	OSR	111.1 Ac.
Backbone Streets		
Perimeter Streets	-	13.4 Ac.
Entries & Loop Road	-	33.2 Ac.
Subtotal	-	46.6 Ac.
<b>Total</b>	<b>-</b>	<b>471.9 Ac.</b>

**EXHIBIT 6**

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**LAND USE PLAN**  
**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**



# LAND USE SUMMARY

## LAND USE SUMMARY

<i>Land Use</i>	<i>Planning Area</i>	<i>Acres</i>	<i>Target Density* (DU/AC)</i>	<i>Target Total Units</i>
MHDR				
MHDR	1	18.9	5.9	111
MHDR	2	22.9	6.5	149
MHDR	3	14.3	5.7	82
Model Sales Site/MHDR	4	10.6	5.9	63
MHDR	5	15.5	5.4	83
Temporary Sales Site/MHDR	6	12.6	5.3	67
MHDR	7	13.1	5.4	71
MHDR	8	10.2	5.3	54
MHDR	9	21.4	5.8	124
MHDR	10	13.7	7.4	101
MHDR	11	14.9	5.0	75
MHDR	12	32.3	5.0	160
MHDR	13	40.3	5.8	232
MHDR	14	13.3	7.0	93
MHDR	15	29	6.0	175
MHDR	16	31.2	6.7	210
<i>Total MHDR</i>		314.2	5.9	1850
OS-R				
Recreation Center	17	9.8		
Open Space/Flood Control	18-27	101.3		
<i>Total OS-R</i>		111.1		
Backbone Streets				
Perimeter Streets	-	13.4		
Entries/Loop Road	-	33.2		
<i>Total Backbone Streets</i>		46.6		
Total		471.9	3.9	1850

\* All MHDR planning areas shall be within the density range of 5-8 DU/AC.

## EXHIBIT 6a

### LAND USE SUMMARY

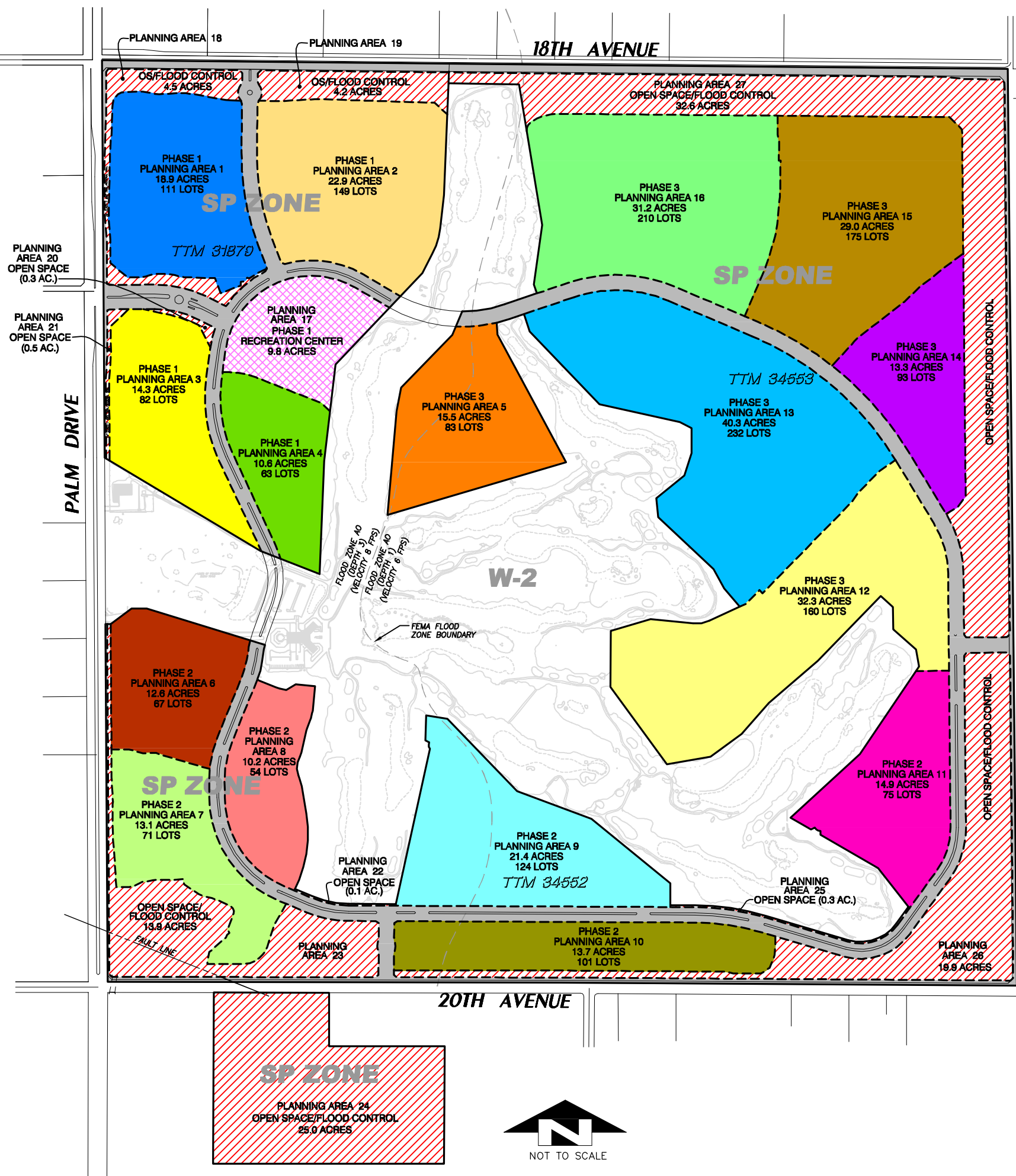
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SPECIFIC PLAN (SP00336S1)

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### MHDR PLANNING AREA TARGET DENSITY SUMMARY

**PHASE 1**

PLANNING AREA	ACREAGE	TARGET DWELLING UNITS	TARGET DENSITY (DU/AC)
1	18.9 ACRES	111	5.9
2	22.9 ACRES	149	6.5
3	14.3 ACRES	82	5.7
4	10.6 ACRES	63	5.9
<b>TOTAL</b>	<b>66.7 ACRES</b>	<b>405</b>	<b>6.1</b>

**PHASE 2**

PLANNING AREA	ACREAGE	TARGET DWELLING UNITS	TARGET DENSITY (DU/AC)
6	12.6 ACRES	67	5.3
7	13.1 ACRES	71	5.4
8	10.2 ACRES	54	5.3
9	21.4 ACRES	124	5.8
10	13.7 ACRES	101	7.4
11	14.9 ACRES	75	5.0
<b>TOTAL</b>	<b>85.9 ACRES</b>	<b>492</b>	<b>5.7</b>

**PHASE 3**

PLANNING AREA	ACREAGE	TARGET DWELLING UNITS	TARGET DENSITY (DU/AC)
5	15.5 ACRES	83	5.4
12	32.3 ACRES	160	5.0
13	40.3 ACRES	232	5.8
14	13.3 ACRES	93	7.0
15	29.0 ACRES	175	6.0
16	31.2 ACRES	210	6.7
<b>TOTAL</b>	<b>161.6 ACRES</b>	<b>953</b>	<b>5.9</b>

### LEGEND

- PROPOSED BOUNDARY
- PLANNING AREA BOUNDARY
- BACKBONE CIRCULATION (46.6 ACRES)\*
- OPEN SPACE/FLOOD CONTROL (PLANNING AREAS B-K - 101.3 ACRES)
- RECREATION CENTER (PLANNING AREA A - 9.8 ACRES)

\* INCLUDES 13.4 AC. OF PERIMETER ROADS & 33.2 AC. OF ENTRY & LOOP ROADS.

- NOTES:**
- ALL MHDR PLANNING AREAS SHALL BE WITHIN THE DENSITY RANGE OF 5-8 DU/AC.
  - MAXIMUM RESIDENTIAL DWELLING UNITS FOR SPECIFIC AREA SHALL NOT EXCEED 1,850 UNITS.

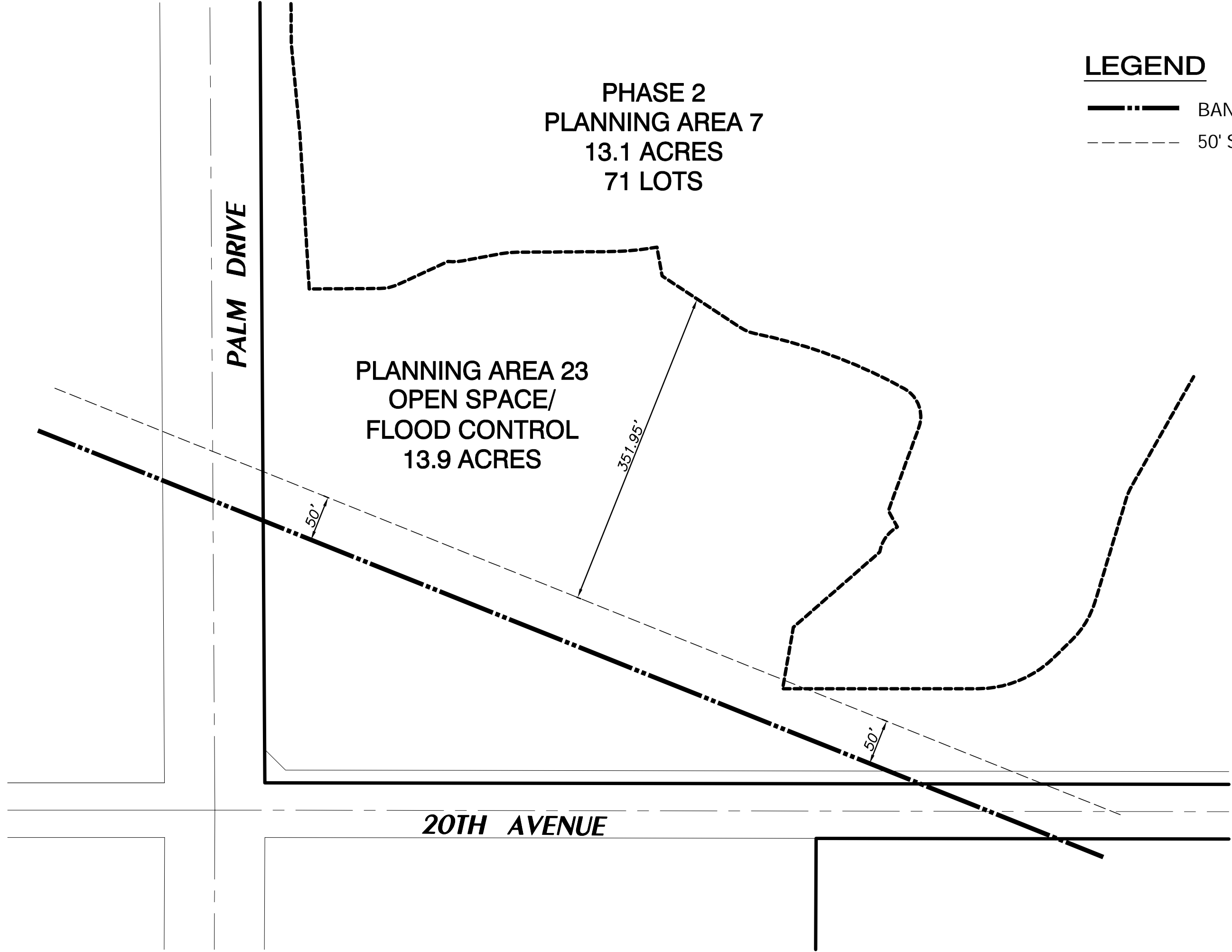
## EXHIBIT 7

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**LEGEND**

-  BANNING FAULT
-  50' SETBACK



**EXHIBIT 8**

**FAULT LINE LOCATION EXHIBIT**  
 SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)

**PREPARED BY:**  
 **HUNSAKER & ASSOCIATES**  
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<b>SECTION II</b>	<b>SPECIFIC PLAN</b>
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**PROJECT DESCRIPTION**

The project site encompasses a total of approximately 471.9 acres of undeveloped land with approximately 314.2 acres of residential planning areas for the development of up to 1,850 residential units. Accompanying the residential planning areas will be approximately 111.1 acres of open space planning areas which will include various open space uses including a private recreational center, common area landscaping, multipurpose trails, resource preserve/environmentally sensitive areas, preserved jurisdictional drainage areas, and milk-vetch/mesquite re-vegetation areas. Portions of the open space areas including the environmental sensitive areas, preserved jurisdictional drainages and re-vegetation/mitigation areas will be preserved and protected in perpetuity with a mechanism to conserve resources within the community. The remaining acreage includes approximately 46.6 acres of backbone streets to provide the community's entry streets, internal loop connector road and perimeter streets.

The project site is bounded by 18<sup>th</sup> Avenue on the north, 20<sup>th</sup> Avenue on the south, Bubbling Wells Road on the east and Palm Drive on the west with approximately 25.0 acres located on the south side of 20<sup>th</sup> Avenue. The site has a naturally formed vista at the southwest corner of the site and breath-taking view of the San Bernardino and San Jacinto Mountains. The terrains of these mountains offer dramatic contrasting topographic features and warm earth-tone colors as a backdrop for the project area. The Specific Plan will integrate the surrounding mountain views and landscape architecture into a pleasant residential setting for the project.

Solera at Desert Dunes is an age-qualified gated community comprised of up to 1,850 residential units on minimum lot sizes ranging from 4000 to 6000 square feet. The floor plans range in size from approximately 1100 to 2400 square feet. The development will also include a 30,000 +/- square foot private recreation facility. See Exhibit 9 - Conceptual Recreation Center Site Plan.

Homes will enjoy a view of the San Jacinto and San Bernardino Mountains. Each floor plan elevation will illustrate a Traditional California Mediterranean theme with earth-tone stucco colors accented by subtle features of stone and brick veneer fascia, courtyard entries and

porches. Other features include covered rear yard porches and patios, two or three car garages, with golf cart space per plan, and fencing.

Solera at Desert Dunes will be surrounded by fencing materials of masonry block wall, tubular steel view fencing a combination of masonry and tubular steel view fencing. There will be five gated entries into the project which will include monument signage. The project will include privately maintained streets and open space with low profile lighting to preserve the visibility of the naturally clear nighttime skies of the desert.

### **PHASING PLAN**

Phasing for a project of this magnitude is challenging considering the ever-changing market demands. Phasing will be established with the review of each tentative tract map for the project. Within each phase, construction of primary roads and common recreational facilities will be commenced prior to occupancy of any housing units, which will be built as a series of neighborhoods. While there may be exceptions, development within each neighborhood will generally be built from west to east (the direction of prevailing winds) in order to reduce impacts on already completed residences.

The Master Developer may provide a combination of land secured financing, or Community Facility Districts (CFDs) for the construction of the flood control facilities throughout the project. Maintenance of the exterior landscape, trails and flood control facilities will be through the establishment of a Landscaping and Lighting Maintenance District (L&LMD) or homeowners association (HOA).

The Solera at Desert Dunes project is comprised of three phases surrounding the Desert Dunes Golf Course.

- Phase I, located at the southeast corner of Palm Drive and 18<sup>th</sup> Avenue, shall consist of approximately 98.8 acres of land;
- Phase II, located along the north side of 20<sup>th</sup> Avenue from Palm Drive to Bubbling Wells Road extending north approximately 2000 feet excluding the golf course, is approximately 165.5 acres in size;

- Phase III is approximately 207.6 acres in size and is located at the southwest corner of 18<sup>th</sup> Avenue and Bubbling Wells Road.

The project's circulation and infrastructure improvements will be implemented in sequential phases as summarized below:

### **PHASE I**

Palm Drive Improvements (from 20<sup>th</sup> Avenue to 18<sup>th</sup> Avenue):

- Completion of Palm Drive improvements from 18<sup>th</sup> Avenue south to 20<sup>th</sup> Avenue, including installation of a landscaped median;
- Construction of project perimeter landscaping, a 5' meandering sidewalk and a 10 foot meandering multipurpose trail on the eastern side of Palm Drive (from 20<sup>th</sup> Avenue to 18<sup>th</sup> Avenue);
- Installation of a landscaped median (half street) on Palm Drive;
- Installation of project perimeter landscaping, acceleration and deceleration lanes at the project's main entry;
- Installation of a traffic signal at Palm Drive and the main entry;
- Installation of a traffic signal at Palm Drive and the existing golf course entry;
- Installation of a traffic signal at Palm Drive and 18<sup>th</sup> Avenue.

18th Avenue Improvements (from Palm Drive to the western edge of Phase III):

- Installation of half street improvements on the south side;
- Installation of project perimeter landscaping and sidewalks on the south side;
- Construction of main water service facilities to transmit water from the on-site well site (including a graded site, with a perimeter masonry wall and perimeter landscaping and a pressure reduction facility) to ultimately connect to the project's off-site reservoir.

Flood Control Improvements:

- Installation of 18<sup>th</sup> Avenue Channel (westerly portion) on the south side of 18<sup>th</sup> Avenue from Palm Drive to approximately 2,000 feet east to the existing golf course;
- Installation of Golf Course Channel (northerly portion) from 18<sup>th</sup> Avenue to approximately 3,000 feet south to the existing golf course clubhouse facility (southern boundary of Phase 1).

Off-Site Improvements:

- Installation of a traffic signal at Palm Drive and Varner Road;
- Installation of a traffic signal at Mountain View Drive and Varner Road;
- Installation of a traffic signal at Mountain View Drive and 20<sup>th</sup> Avenue;
- Construction of a sanitary sewer lift station located south of the project site in Cathedral City off of Varner Road in between Palm Drive and Mountain View Road;
- Construction of approximately 9 miles of sanitary sewer line from the project's southeastern boundary to a connection point at Varner Road and Manufacturing Way.

**PHASE II**

20<sup>th</sup> Avenue Improvements:

- Completion of 20<sup>th</sup> Avenue from Palm Drive to Bubbling Wells Road, including installation of half street pavement improvements (on the north side) and full street improvements where the project includes both sides of Avenue 20;
- Installation of project perimeter landscaping and a 5' sidewalk.

Bubbling Wells Road Improvements (from 20<sup>th</sup> Avenue to the project entry road):

- Installation of perimeter landscaping and a 5' sidewalk;
- Installation of half street improvements.

Flood Control Improvements:

- Installation of Golf Course Channel (southerly portion) from existing golf course clubhouse facility to the channel outlet facility, south of 20<sup>th</sup> Avenue, including the eight cell box culvert crossing for 20<sup>th</sup> Avenue;
- Installation of the Golf Course Channel outlet facility to reduce velocities and dissipate energy of the channel flows for discharge to adjacent downstream property;
- Installation of Bubbling Wells Channel from 18<sup>th</sup> Avenue to 20<sup>th</sup> Avenue along the west side of Bubbling Wells Road.
- Installation of 18<sup>th</sup> Avenue Channel (easterly portion) from Bubbling Wells Road to approximately 2,900 feet west to the existing golf course;

Off-Site Improvements:

- Construction of 5 million gallon reservoir and associated transmission lines to connect the reservoir to the project site via Dillon Road, Bubbling Wells Road and 18th Avenue.
- Installation of a traffic signal at Date Palm Drive and Varner Road

**PHASE III**

18<sup>th</sup> Avenue Improvements (from the eastern edge of Phase I to Bubbling Wells Road):

- Installation of full street pavement improvements (64 feet) in modified Secondary Highway 80 foot right-of-way;
- Installation of project perimeter landscaping and sidewalk on the south side.

Bubbling Wells Improvements (from 18<sup>th</sup> Avenue to the project entry):

- Installation of full street pavement improvements (64 feet) in modified Secondary Highway 80 foot right-of-way;
- Installation of project perimeter landscaping and sidewalk on the west side.

Off-site Improvements:

- Installation of a traffic signal at Palm Drive and 20<sup>th</sup> Avenue;
- Realignment and construction of 20<sup>th</sup> Avenue, east of the site from Bubbling Wells Road to Mountain View with a street section of 32 feet of pavement within 59 feet of right-of-way.

Project phasing of the homes will occur in an order not necessarily indicative of its numbering sequence but rather based on market demand. Each phase of the plan will be able to stand alone. At each phase of construction the areas left vacant will be stabilized utilizing soil stabilization materials. (Exhibit 10 - Phasing)

**HYDROLOGY**

The project site is a portion of an alluvial fan that has resulted from the drainage of the San Bernardino and Little San Bernardino Mountains that make up the northwest and northern boundaries of the Coachella Valley. Hydrological issues related with the project's development are associated with urban runoff, alteration of drainage patterns, and flooding. Project design and development may necessitate alteration of existing natural drainage patterns within the site

in order to manage storm water runoff. However, substantial erosion on or off-site is not anticipated as the project design will utilize proper grading techniques, proper soil stabilization and storm water detention facilities to mitigate potential drainage impacts. Site specific hydrology and flood hazard studies have been prepared by Hunsaker & Associates and Exponent for this project to address the development's drainage issues with appropriate flood control facilities and an on-site storm drain conveyance system. At build out, drainage will exit the site at levels consistent with the pre-development condition; increases in runoff due to development will be retained on-site to mitigate any impacts to downstream facilities. Consequently, pre-development storm water discharges from the site will outflow in similar locations and manner to the existing condition.

The entire site is within two basic flood zones identified in the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM), based on information obtained from Map Numbers 06065C0895G, dated August 28, 2008 and 06065C0915G, dated August 28, 2008. See Exhibit 11 – FEMA Map. The western portion falls within the AO-3 zone (depth 3, velocity 5 fps) designation which is subject to flooding from Big Morongo Wash in a 100-year event. The eastern portion is designated AO-1 zone (depth 1, velocity 6 fps) which is subject to flooding in a 100-year storm associated with flows from Long Canyon. Desert Hot Springs Creek divides the two flood designations and serves as a drainage carrier for flows in the center of the site draining through the golf course. Further discussion of the two flood designations is contained within the EIR.

The project site is subject to flooding from Long Canyon to the northeast and the Desert Hot Springs Creek that passes from north to south through the existing golf course. The site may also be impacted by flows from the Big Morongo Wash, which occurs less than ¼ miles southwest of the site. All off-site tributary storm runoff from the north, northwest and northeast will be conveyed through surface sheet drainage channel facilities within the project site along the north (18<sup>th</sup> Avenue Channel) and east (Bubbling Wells Channel) property lines and through the existing golf course (Golf Course Channel), ultimately outletting beyond 20<sup>th</sup> Avenue. Refer to Exhibit 12A for illustration of the community's proposed flood control facilities. The project's flood control facilities will be constructed in phases (as previously described in the Phasing Plan) to correspond with the construction of the residential development. Each development phase will provide flood control infrastructure for flood conveyance and protection of the project's residential structures.

On-site drainage will also be conveyed to the development's flood control facilities. Phase I flows will be directed to the Golf Course Channel and to an existing basin within the golf course driving range area, just south of the Phase I southerly boundary line. Phase II flows will also be directed to the Golf Course Channel as well as the Bubbling Wells Channel. Similarly, Phase III flows will be conveyed to the Golf Course Channel and Bubbling Wells Channel. Refer to Exhibit 12 – Drainage Plan for illustration of the project's on-site drainage areas and discharge points.

Water quality treatment for the site's runoff will be provided by vegetated swales and water quality basins designed to Riverside County Flood Control District and Water Conservation District (RCFC&WCD) standards throughout the development. In addition to on-site water quality treatment facilities, the project's drainage design will utilize or enhance existing basin features and swales in the adjacent golf course to provide treatment. The proposed water quality treatment facilities/Best Management Practices (BMPs) are shown on Exhibit 12 - Drainage Plan.

**Hydrology Development Standards:**

1. Prior to issuance of a grading permit the applicant shall enter into a cooperation agreement with Riverside County Flood Control District and Water Conservation District (RCFC&WCD) to establish the responsibilities for maintenance activities, uses, modification procedures and access rights to flood control facilities within the project site. The majority of the flood control facilities maintenance, particularly related to the aesthetic quality, landscaping and recreational function of the channels, will be the responsibility of the development's homeowners association or a created assessment district, Community Facilities District or Landscape and Lighting Maintenance District (L&LMD). RCFC&WCD's maintenance interest, if not maintained by another public agency, will be related only to issues of public health and safety for the structural aspects of the channels not the maintenance of landscaping or amenities.
2. Storm drain and flood control facilities shall be designed per RCFC&WCD standards.
3. Prior to issuance of a building permit a Conditional Letter of Map Revision (CLOMR) shall be approved by FEMA.



4. Prior to issuance of an occupancy permit a Letter of Map Revision (LOMR) shall be approved by FEMA.
5. The project's proposed design shall perpetuate the site's existing natural drainage pattern with respect to tributary areas, outlet points and outlet conditions, unless permission is received from appropriate, affected property owners upstream and downstream of the project site.
6. The project design will be subject to National Pollutant Discharge Elimination Systems (NPDES) and Water Quality Management Plan for Urban Runoff requirements for construction and post-construction water quality treatment.

### **GRADING CONCEPT**

The project site grading for each phase will allow for excesses and shortfalls of soil to be shifted where needed throughout the process to ensure a balance of dirt movement on the project site. The intention of the grading concept is to modify the landforms slightly in order to provide positive drainage throughout the development and to enhance the design of the adjacent golf course and residential community. It is estimated that the site grading will be balanced and will not require import or export.

The Coachella Valley has been classified by the Environmental Protection Agency (EPA) as a "serious" non-attainment area for PM-10 particulate dust. During periods of moderate to heavy wind conditions, wind-blown dust and sand are a concern with grading operations. Because of health concerns, the Environmental Protection Agency has instituted a plan in the valley to curb fugitive dust. Storm Water Pollution Prevention Plan (SWPPP), National Pollution Discharge Elimination System and PM-10 mitigation plans will be adhered to as measures utilized in order to control the wind and water born erosion associated with grading operations.

In accordance with the requirements of the General Construction Activities Storm Water Permit required by the California State Water Resources Control Board, the project proponent shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) specifying Best Management Practices to reduce construction-related storm water runoff pollution to acceptable levels. Long-term storm water and project generated urban runoff exiting the site, including into

the golf course area, will be managed through the use of catch basins, storm water retention facilities, and other measures in accordance with the County requirements implementing the NEPDES.

The grading operations shall include adequate provisions for wind and water erosion control during, as well as after, grading operations have ceased. The details of erosion control shall be included in the project's Storm Water Pollution Prevention Plan (SWPPP) and PM-10 Plan.

- Pre Grading --The portions of the site to be graded shall be prewatered to a depth designated by the soils engineer prior to the onset of grading operations.
- During Grading -- Once grading has commenced, and until grading has been completed, watering of the site and/or other treatment(s) determined to be appropriate shall be ongoing.
- Landscape and irrigation shall be installed per future plan submittals.

Post Grading -- All disturbed areas shall be treated to prevent erosion during the term that the area will remain undeveloped. Because of the elevation differential across the site there will be a series of stepped building pads across the site. There may be retaining walls between some of the lots on top of which there may be 6 foot minimum screen/privacy walls and fencing.

### **Grading Development Standards**

1. All grading shall conform to the Riverside County Integrated General Plan, Ordinance 457 and all other relevant laws, rules, and regulations governing grading in Riverside County and shall conform substantially to the overall Conceptual Grading Plan.
2. Prior to any development within any area of the Specific Plan, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include preliminary pad and roadway elevations.
3. No streets shall have a gradient exceeding 15%.

4. Unless otherwise approved by the County of Riverside, all cut and fill slopes shall be constructed at inclinations no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
5. A grading permit shall be obtained from the County of Riverside, as required by the Ordinance No. 457, prior to grading.
6. Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.

## **UTILITIES**

### ***Water Plan***

The Coachella Valley Water District (CVWD) provides domestic water services to much of the Coachella Valley, and will provide services to the project site. A Preliminary Master Water Plan is provided for the project in Exhibit 15 – Preliminary Water Master Plan.

Recharge of the groundwater table for the Coachella Valley Groundwater Basin occurs mainly through infiltration of runoff from the surrounding San Bernardino, Little San Bernardino, San Jacinto and Santa Rosa Mountains.

Another source of groundwater recharge is the Metropolitan Water District (MWD) Colorado River Aqueduct, which passes through the north end of the Coachella Valley, and diverts Colorado River water into extensive recharge basins located just east of the San Geronio Pass.

A Water Supply Assessment, as mandated by SB 610, has been prepared to assess CVWD's ability to adequately serve the proposed project's water demand in addition to the urban water system's existing and planned future uses. In accordance with SB221, Water Supply Certification has also been prepared. Based on the Water Supply Assessment, there is a sufficient water supply to meet the demand of the project. No shortages are anticipated within the CVWD's service area in average/normal year, single dry year and multiple dry year scenarios for the next 20 years. Nonetheless, the project will increase demand for water resources and therefore may have a cumulative impact on groundwater supplies.

The Coachella Valley Water Management Plan, November 2000, was prepared to address a valley-wide overdraft of the groundwater basin. Water conservation goals within the plan include reducing urban water demand by 10 percent. This project will positively contribute to offsetting the overdraft by incorporating the goals of the management plan and implementing water conservation measures. Measures that promote water conservation include more efficient landscaping, irrigation and the installation of water conserving plumbing fixtures.

There is an 18" Water Transmission Main that runs east and west along the south 1/16<sup>th</sup> section line of Section 7, approximately 660' north of 18<sup>th</sup> Avenue. CVWD determined that this line may serve as a connection point to serve Phase I and that a separate reservoir and a new delivery line will be required to adequately serve the balance of the development.

The project shall construct an off-site 5-million gallon water reservoir on a 5.0 acre site located at the southwest corner of Dillon Road and Rancho Road (northeast of the main project site/specific plan area) to provide the development's permanent water supply source. The off-site reservoir will be connected to the project site through water lines located in the rights-of-way of 18th Avenue, Bubbling Wells and Dillon Road. Five wells – one well on the project site (to be upgraded and turned over to Coachella Valley Water District [CVWD] for ownership and maintenance) and four wells in an off-site CVWD well field located approximately 3,300 feet west of the intersection of 18th Avenue and Palm Drive (to be owned and maintained by the CVWD) will supply the reservoir. The CVWD well site will connect to the project's planned water supply infrastructure at the intersection of 18th Avenue and Palm Drive via an 18-inch water line constructed in 18th Avenue. The on-site well and pressure reducing value station will connect to the project's planned water supply infrastructure approximately 2,000 feet west of the intersection of Bubbling Wells Road and 18<sup>th</sup> Avenue. Refer to Exhibit 15 for an illustration of the Preliminary Water Master Plan including off-site water facilities.

The reservoir's required water surface elevation will not allow for it to be entirely underground and function properly for the system's demands, as the water surface elevation needs to be above the reservoir site's general pad elevation. However, the reservoir will be concrete and partially buried with additional architectural treatment and landscaping to further provide aesthetic mitigation to the reservoir's visual impact from adjacent properties and public right-of-way. Additionally, the falling terrain, desert colors and landscaping of the site, coupled with the remote location help minimize view shed impacts. Furthermore, the site will be surrounded by a

decorative masonry block wall and exterior landscaping (Exhibit 16 – Water Reservoir Landscape Plan) to provide appropriate screening and buffering from adjacent uses. Ultimately, the reservoir site will be dedicated to the CVWD who will be responsible for its long-term maintenance and function.

***Water Development Standards:***

1. Water improvements shall be designed per Coachella Valley Water District standards and located within existing or acquired right-of-way or appropriate water easements.
2. Above ground water facilities associated with the on-site water well and pressure reducing valve station and the off-site reservoir shall comply with Coachella Valley Water District standards and applicable zoning requirements for Riverside County.
3. View shed impacts shall be considered and mitigated with landscape buffers, walls, architectural elements in the final design of the off-site reservoir.

***Sewer Plan***

Sanitary sewer services are provided by the Coachella Valley Water District (CVWD) for the project area. There are currently no facilities at the site. The nearest connection point is located approximately 7.86 miles southeast of the site at Varner Road and Manufacturing Way. The project will build a Regional Sewer lift station on a vacant 0.67-acre parcel (APN 660-020-029) located just west of the intersection of Varner Road and Bubbling Wells Road in Cathedral City. An Onsite Preliminary Sewer Plan is provided for the project in Exhibit 17a.

The project's preliminary sewer system design will incorporate 8" and 10" sewer mains onsite to serve the proposed development. The project will connect to a 24" sewer main offsite at the intersection of Palm Drive and 20<sup>th</sup> Avenue. This 24" sewer main will run along Palm Drive, then easterly on Varner Road to the Regional Sewer lift station. A 12" force main from this station will connect to a 24" sewer main in Varner Road and run easterly to the nearest point of connection at Varner Road and Manufacturing Way. The discharge from the force main will be directed into the 24" gravity sewer main and ultimately reach the Waste Water Reclamation Plant No. 7 in Indio. Preliminary sewer line sizing is subject to change based on final design and calculations.

***Sewer Development Standards:***

1. Sewer improvements shall be designed per Coachella Valley Water District standards and located within existing or acquired right-of-way or appropriate sewer easements.
2. Above ground sewer facilities associated with the Regional Sewer Lift Station shall comply with Coachella Valley Water District standards and applicable zoning requirements for the City of Cathedral City.

***Other Utility Services***

Southern California Edison provides electric service to the area. There is a power pole system with 1-12KV circuit along the east side of Bubbling Wells Road between 18<sup>th</sup> Avenue and 20<sup>th</sup> Avenue. There is a 1-12KV circuit going north from 20<sup>th</sup> Avenue located at the southwest quadrant of the development. An underground direct buried system with 12KV runs throughout the golf course. A 1-12KV circuit pole system is located along 20<sup>th</sup> Avenue. The poles are located on the south side of 20<sup>th</sup> Avenue, from Palm Drive, then jogs to the north side of 20<sup>th</sup> Avenue at midpoint to Bubbling Wells Road.

The Gas Company provides natural gas services to the area, however, there is none provided at the site. The nearest point of connection is at 20<sup>th</sup> Avenue and approximately 660' west of Mountain View Road which is approximately 1 mile east of the site. The project shall be responsible for extension of service to the site.

Time Warner Cable provides television cable service to the area. The project shall be responsible for the extension of services to the site.

Verizon will provide telephone service to the area. The project shall be responsible for the extension of services to the site.

Desert Valley Disposal provides waste disposal service to the area. Plans for incorporating recycling facilities will be considered with the development. See Exhibit 14 – Existing Utilities.



# EXHIBIT 9

## Conceptual Recreation Center Site Plan SOLERA at DESERT DUNES SPECIFIC PLAN



Plan View  
N.T.S.



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**LEGEND:**

	OPEN SPACE/FLOOD CONTROL FACILITIES	67.9 AC.
	OPEN SPACE/LANDSCAPING/COMMON AREAS	13.0 AC.
	REGIONAL BIKE TRAIL ALONG PALM DRIVE	1.7 AC.
	COMMUNITY RECREATION CENTER	9.8 AC.
	LOOP ROAD PARKWAY	6.8 AC.
	RESOURCE PRESERVE / ENVIRONMENTALLY SENSITIVE AREA (OPEN SPACE)	3.0 AC.
	PRESERVED JURISDICTIONAL DRAINAGE AREA (OPEN SPACE)	1.3 AC.
	MILK VETCH MESQUITE RE-VEGETATION (OPEN SPACE)	20.0 AC.
<b>TOTAL</b>		<b>123.5 AC.</b>

- NOTES:**
1. CALCULATIONS ARE APPROXIMATE.
  2. 5.6 AC. OF OPEN SPACE/LANDSCAPING/COMMON AREAS ARE LOCATED IN MHDR PLANNING AREAS.
  3. 6.8 AC. OF LOOP ROAD PARKWAY OPEN SPACE IS LOCATED WITHIN BACKBONE STREETS.

**EXHIBIT 9A**

**OPEN SPACE PLAN  
SOLERA AT DESERT DUNES  
SPECIFIC PLAN (SP00336S1)**

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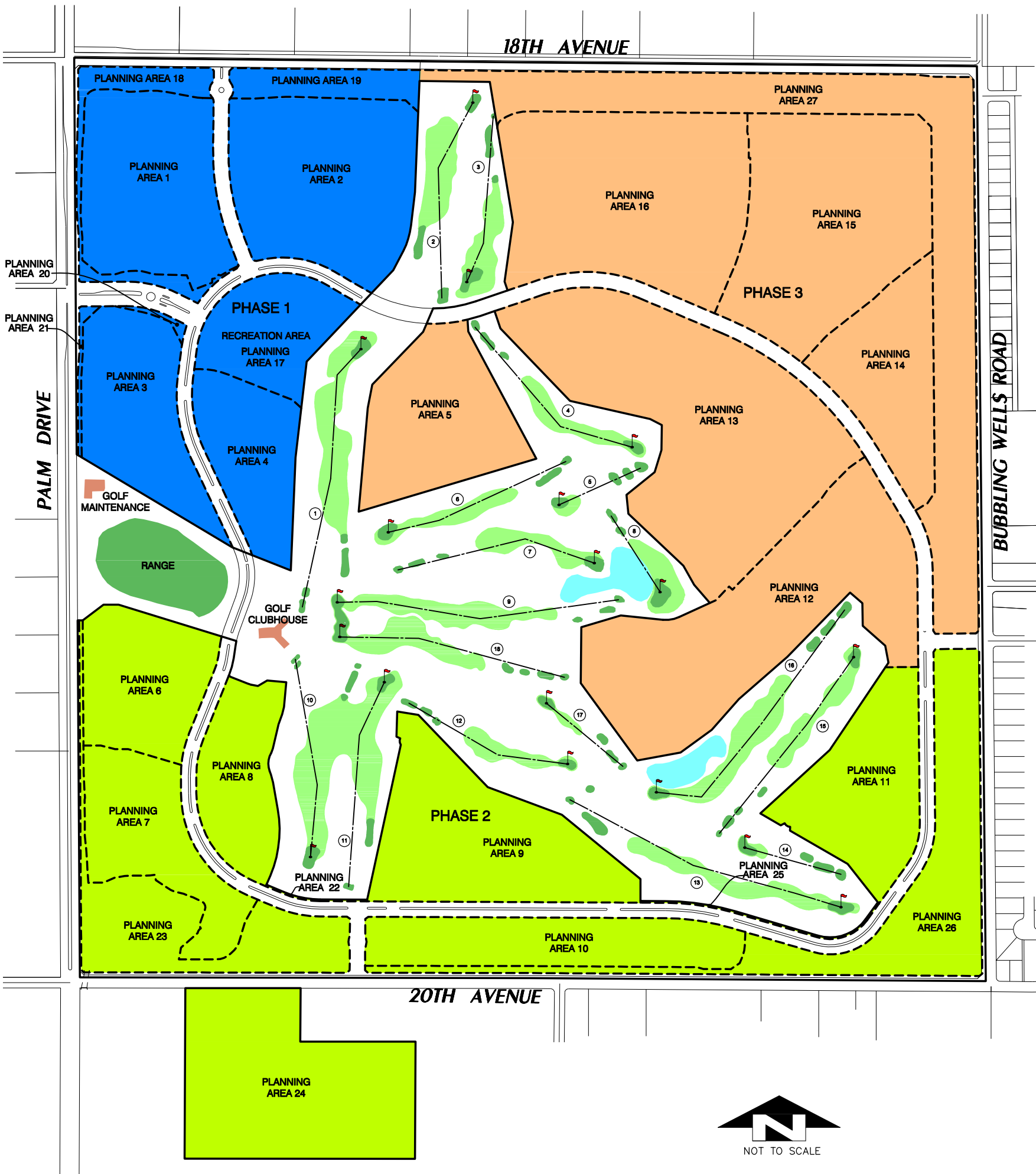
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NOT TO SCALE





### LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

## EXHIBIT 10

**PHASING PLAN**  
 SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)

**PREPARED BY:**

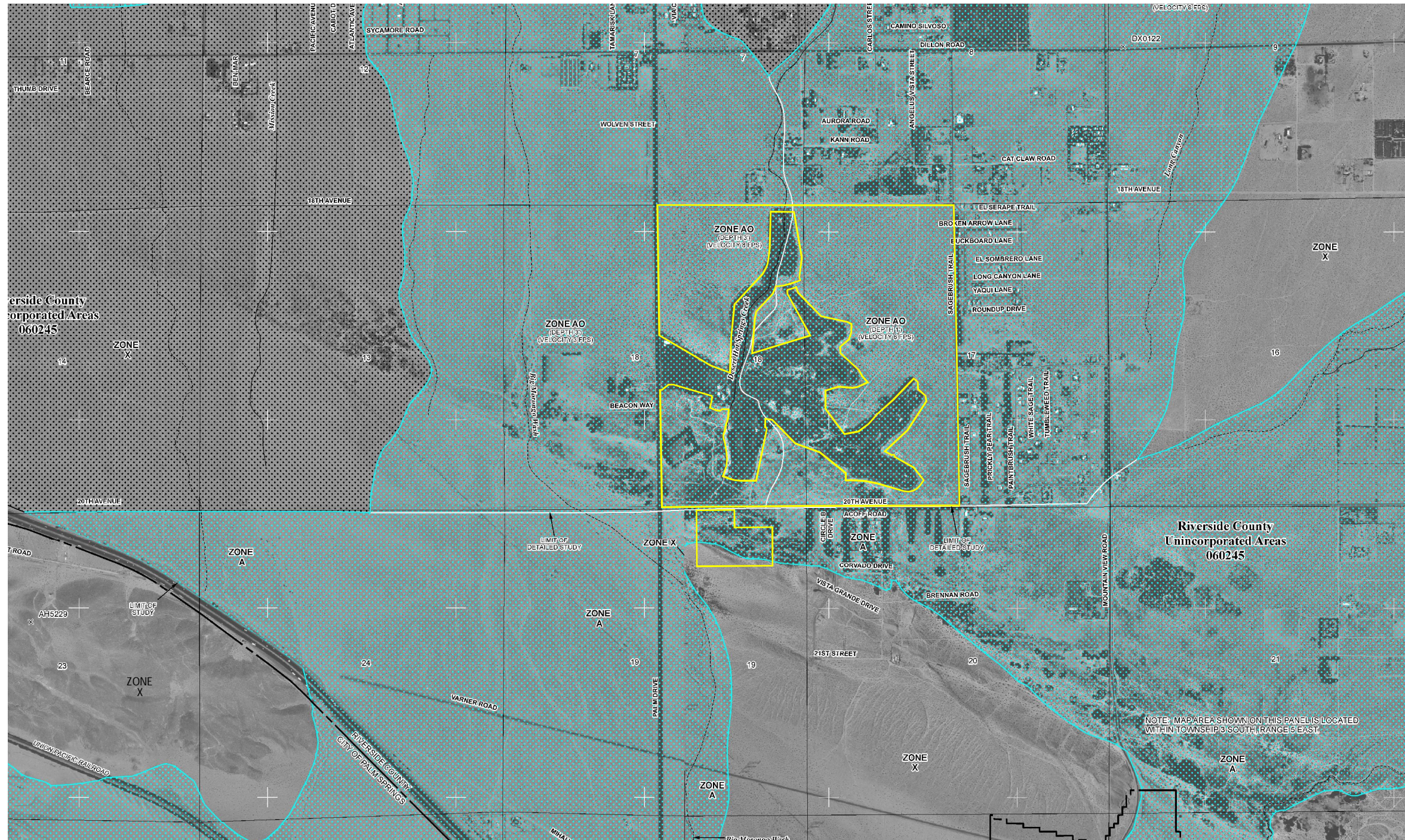
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**FLOOD ZONE LEGEND**

- 100-YEAR FLOOD ZONE
- ZONE A – NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AO – FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
- ZONE X – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SOURCE: FIRM MAP # 06065C0895G AND 06065C0915G DATED 8/28/2008.



**EXHIBIT 11**

**PREPARED BY:**

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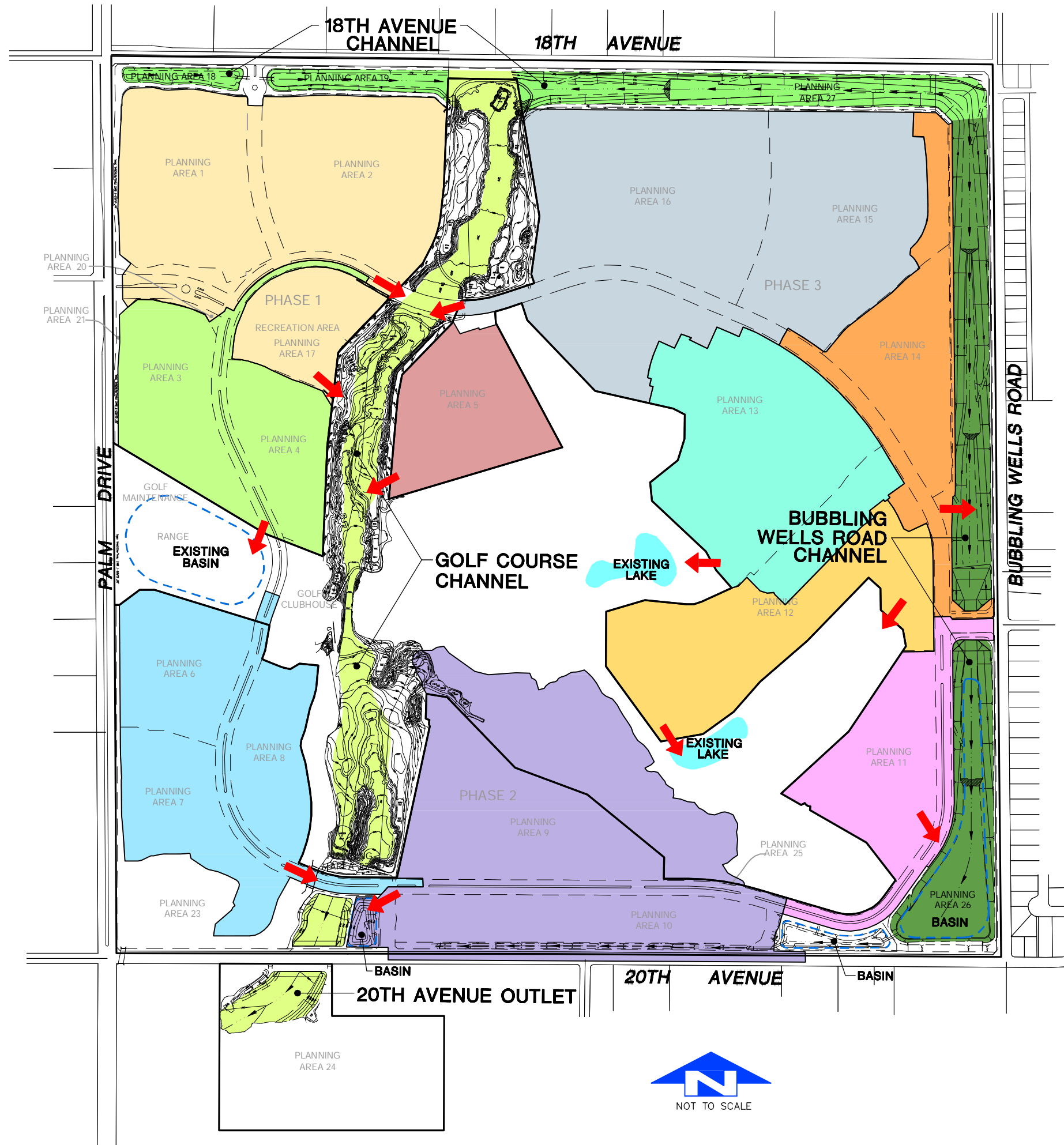
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**FEMA MAP**

**SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)**



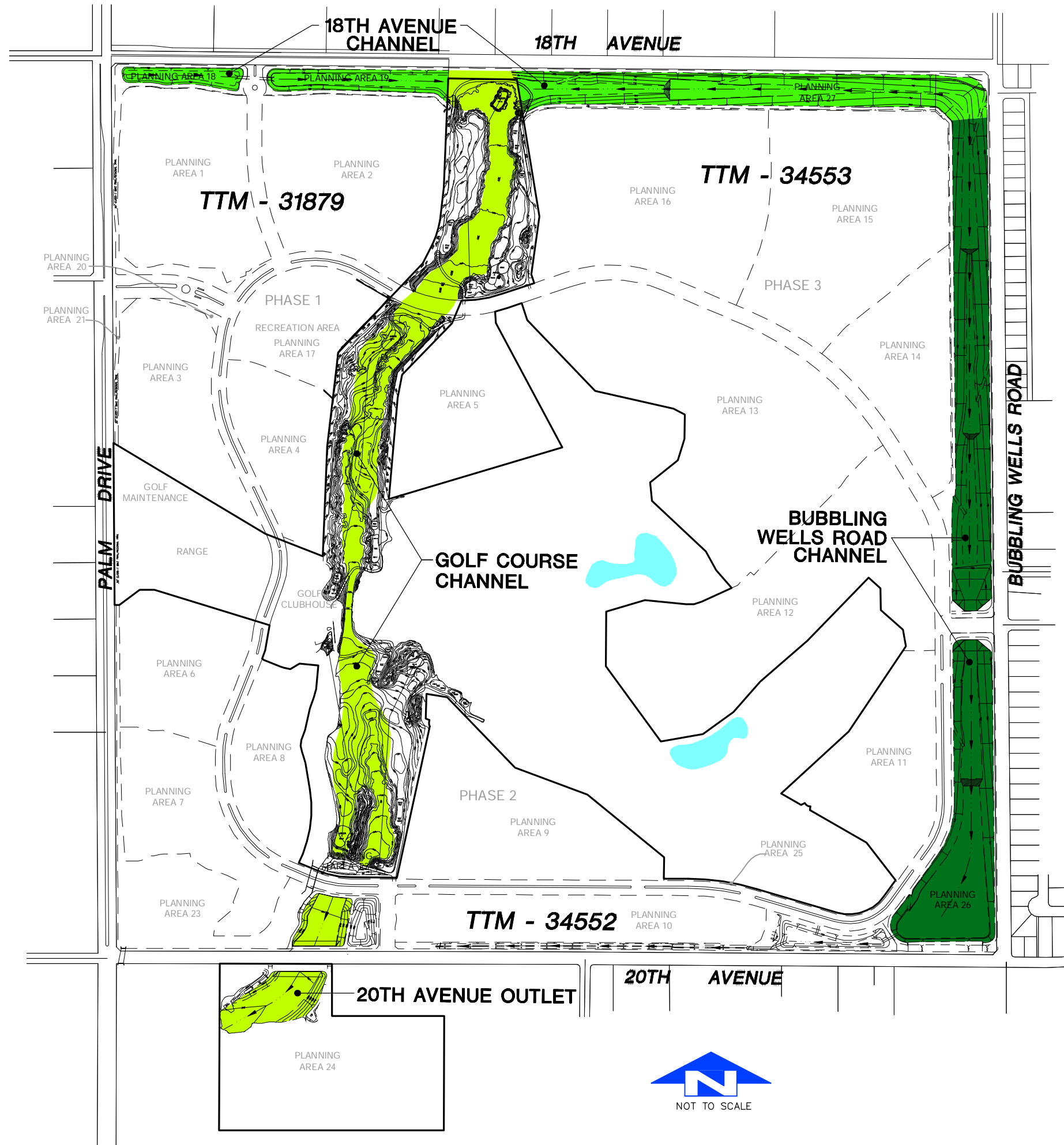


- LEGEND:**
- TRIBUTARY DRAINAGE AREAS
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - OUTLET/DISCHARGE POINT
  - WATER QUALITY BASIN
  - EXISTING LAKE
  - GOLF COURSE CHANNEL
  - 18TH AVENUE CHANNEL
  - BUBBLING WELLS ROAD CHANNEL



# EXHIBIT 12

<p><b>PREPARED FOR:</b>  <b>PULTE HOMES</b>          27101 PUERTA REAL, SUITE 300          MISSION VIEJO, CALIFORNIA 92691          PHONE: (949) 330-6511</p>	<p><b>PREPARED BY:</b>  <b>HUNSAKER &amp; ASSOCIATES</b>          I R V I N E , I N C .          PLANNING • ENGINEERING • SURVEYING          Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0799</p>	<p><b>DRAINAGE PLAN</b>          SOLERA AT DESERT DUNES          SPECIFIC PLAN (SP00336S1)</p>
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# EXHIBIT 12A

**PREPARED FOR:**

**PULTE HOMES**

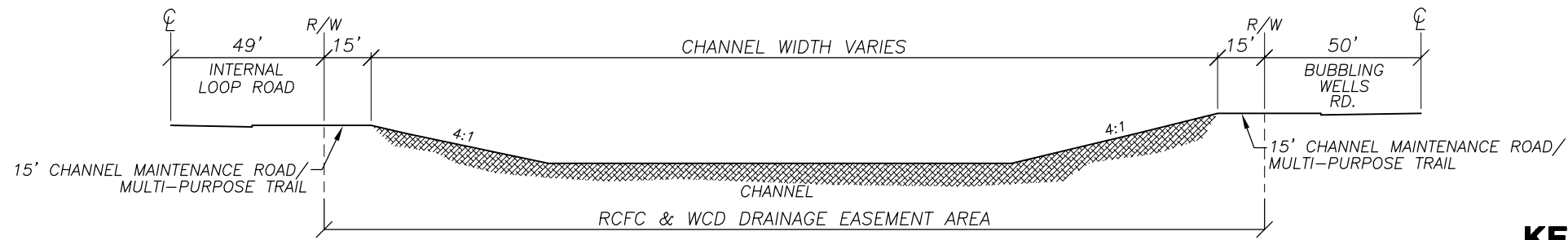
27101 PUERTA REAL, SUITE 300  
MISSION VIEJO, CALIFORNIA 92691  
PHONE: (949) 330-8511

**PREPARED BY:**

**HUNSAKER & ASSOCIATES**  
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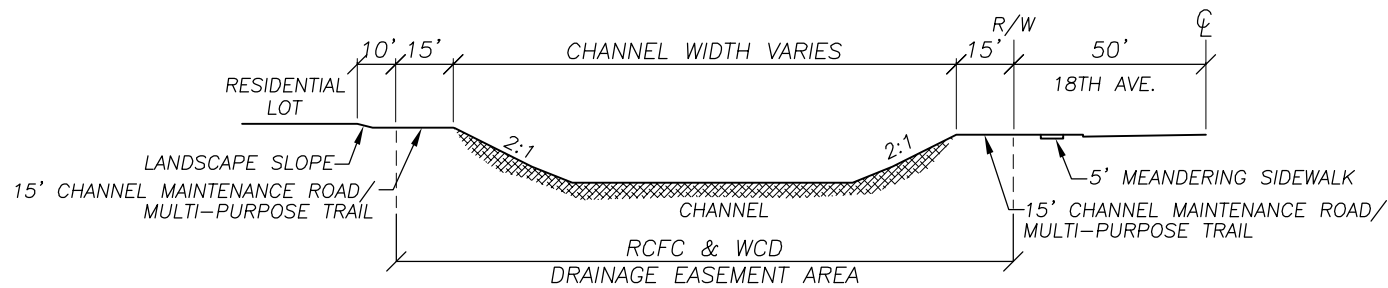
**FLOOD CONTROL FACILITIES**

**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**



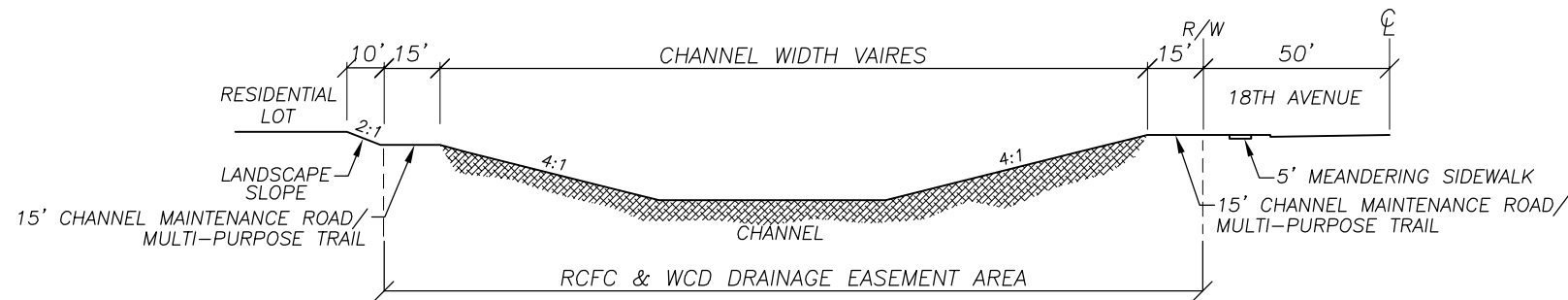
**SECTION A-A Bubbling Wells Road Channel**

SCALE: 1"=50'



**SECTION B-B 18 Avenue Channel (West of Golf Course)**

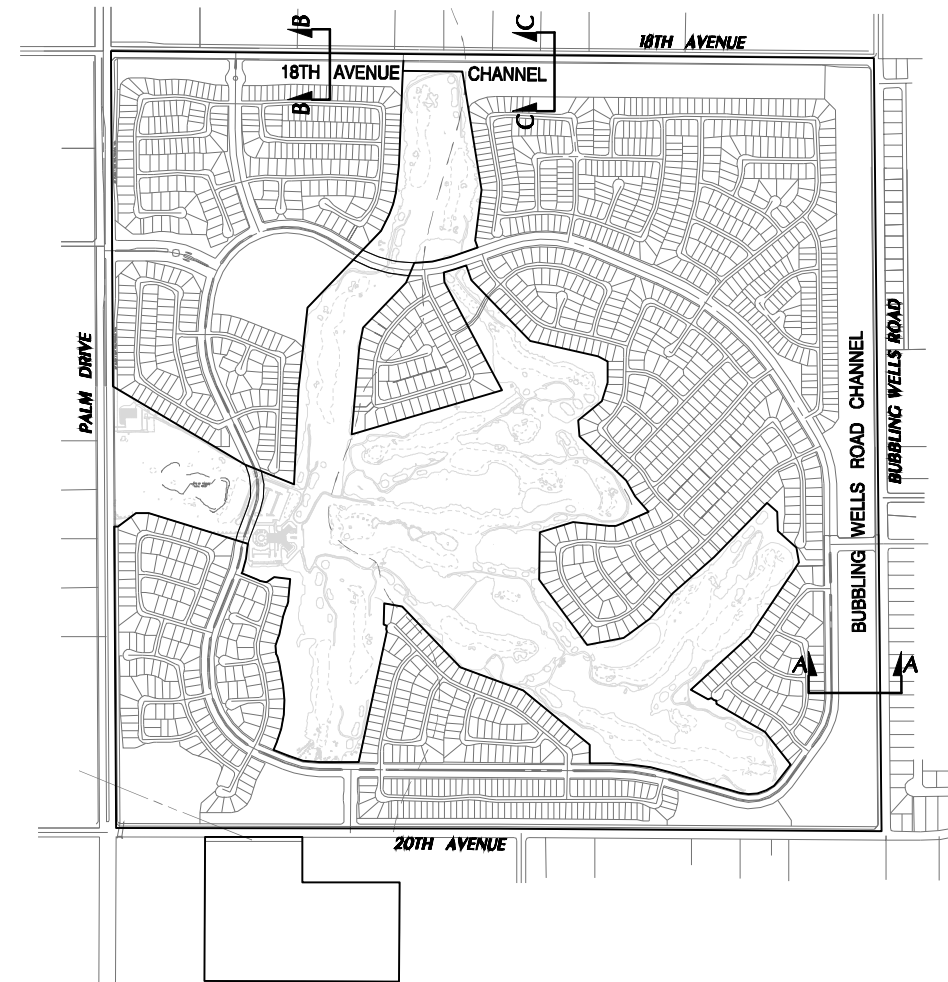
SCALE: 1"=50'



**SECTION C-C 18th Avenue Channel (East of Golf Course)**

SCALE: 1"=50'

**KEY MAP**



**EXHIBIT 13**

**PREPARED BY:**

**HUNSAKER & ASSOCIATES**  
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**PREPARED FOR:**

**PULTE HOMES**  
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 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 330-8511

**PRELIMINARY CHANNEL SECTIONS**

**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**





# EXHIBIT 14

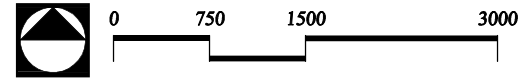
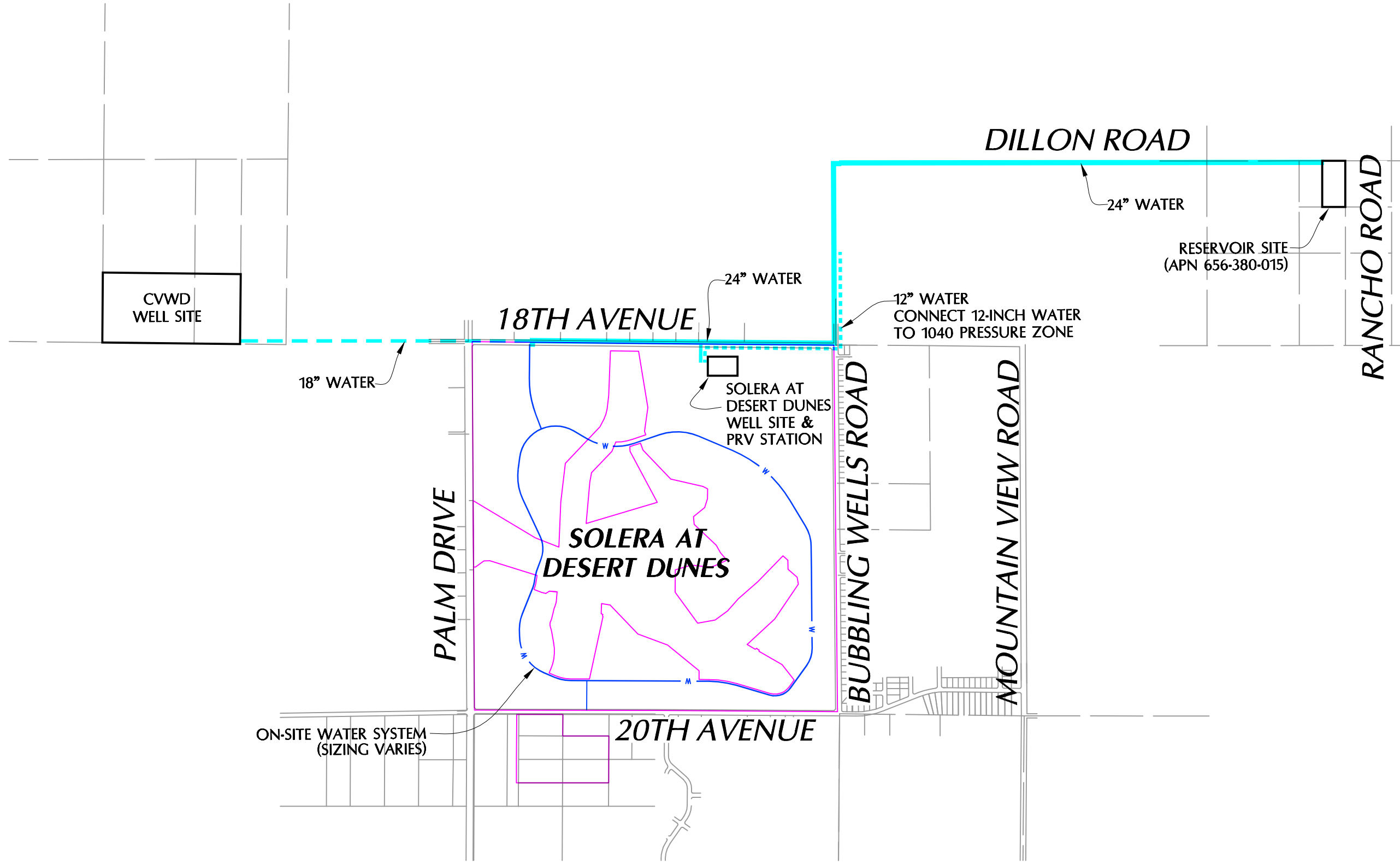
Date: 12/01/2005

## Existing Utilities Exhibit SOLERA at DESERT DUNES SPECIFIC PLAN

**MSA CONSULTING, INC.**  
 MAINIERO, SMITH & ASSOCIATES, INC.  
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893







# EXHIBIT 15

**PREPARED FOR:**

**PULTE HOMES**

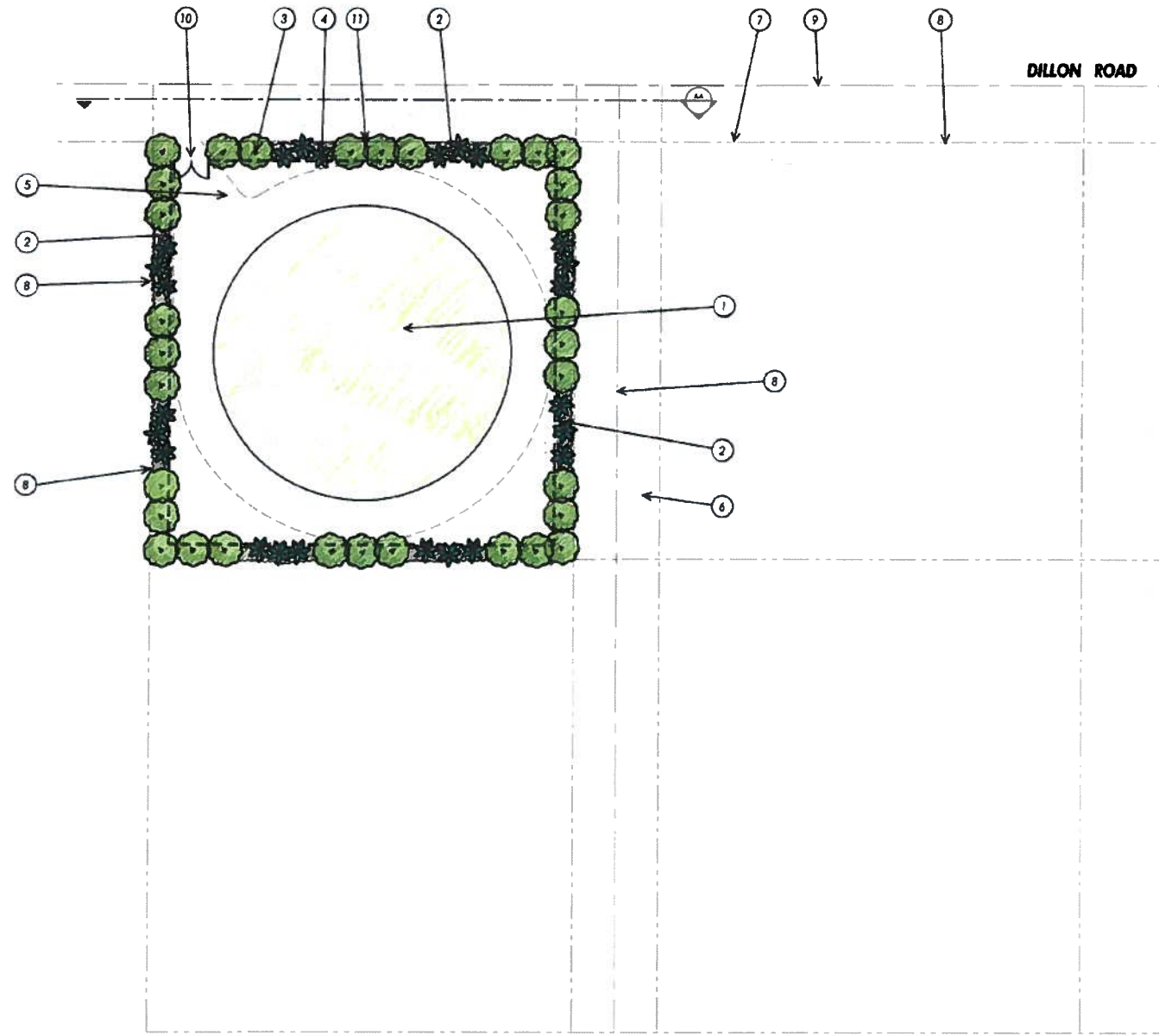
27101 PUERTA REAL, SUITE 300  
MISSION VIEJO, CALIFORNIA 92691  
PHONE: (949) 330-8511

**PREPARED BY:**

**HUNSAKER & ASSOCIATES**  
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**PRELIMINARY MASTER WATER PLAN**

SOLERA AT DESERT DUNES  
SPECIFIC PLAN (SP00336S1)



**PLANTING LEGEND**

Symbol	Botanical Name (Common Name)	Size & Comments
<b>TREES</b>		
	<i>Prosopis chilensis</i> (Mesquite)	36" Size
	<i>Washingtonia filifera</i> (California Fan Palm)	20' BTM
<b>SHRUBS and GROUND COVER</b>		
	<i>Leucophyllum frutescens</i> (Frost Ranged)	1 gal.
	Cracked Rock	3'-4" Size

**LEGEND**

1. Water Reservoir
2. Block Wall
3. Mesquite Tree
4. Palm Tree
5. Access Drive
6. Future 30' Road Right of Way
7. Edge of Existing Pavement
8. Property Line
9. Center Line of Road
10. Access Gates
11. Landscape Setback



*Prosopis chilensis* (Mesquite)



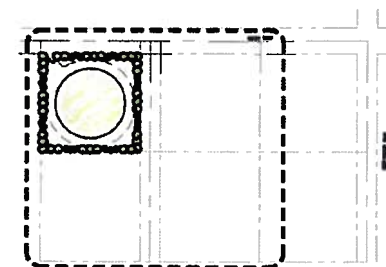
*Washingtonia filifera* (California Fan Palm)



Water Reservoir Graphic Alternatives

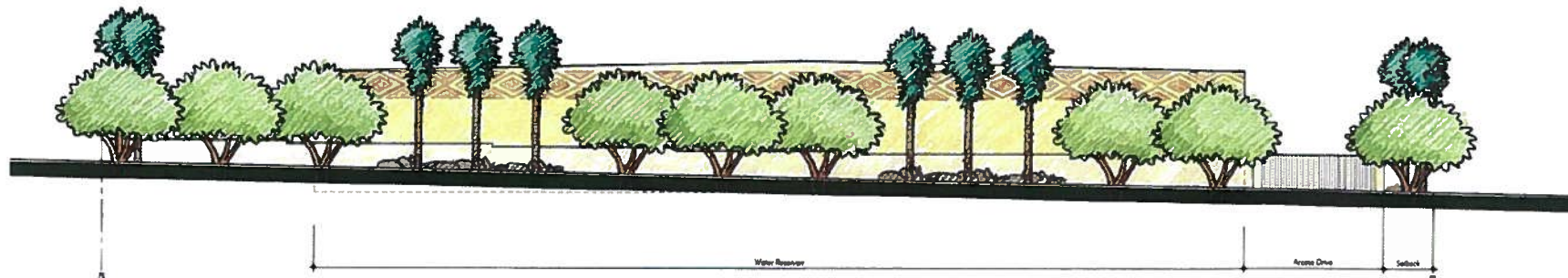


Block Wall Style



Area of Enlargement

Scale 1" = 30'  
Plan View



Dillon Street Elevation A-A  
Scale 1" = 10'

**Solera at Desert Dunes**

Water Reservoir Landscape Plan  
PL023  
05/11/05



Prepared for  
Pulte/Dal Webb



**EXHIBIT 16**

**Water Reservoir Landscape Plan**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN




**MSA CONSULTING, INC.**  
MAINIERO, SMITH & ASSOCIATES, INC.  
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893







**LEGEND**


-  PROPOSED 8" SEWER MAIN
-  PROPOSED 10" SEWER MAIN
-  SEWER POINT OF CONNECTION TO OFFSITE SEWER SYSTEM

**NOTE:**

SEWER SIZING IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN AND CALCULATIONS.

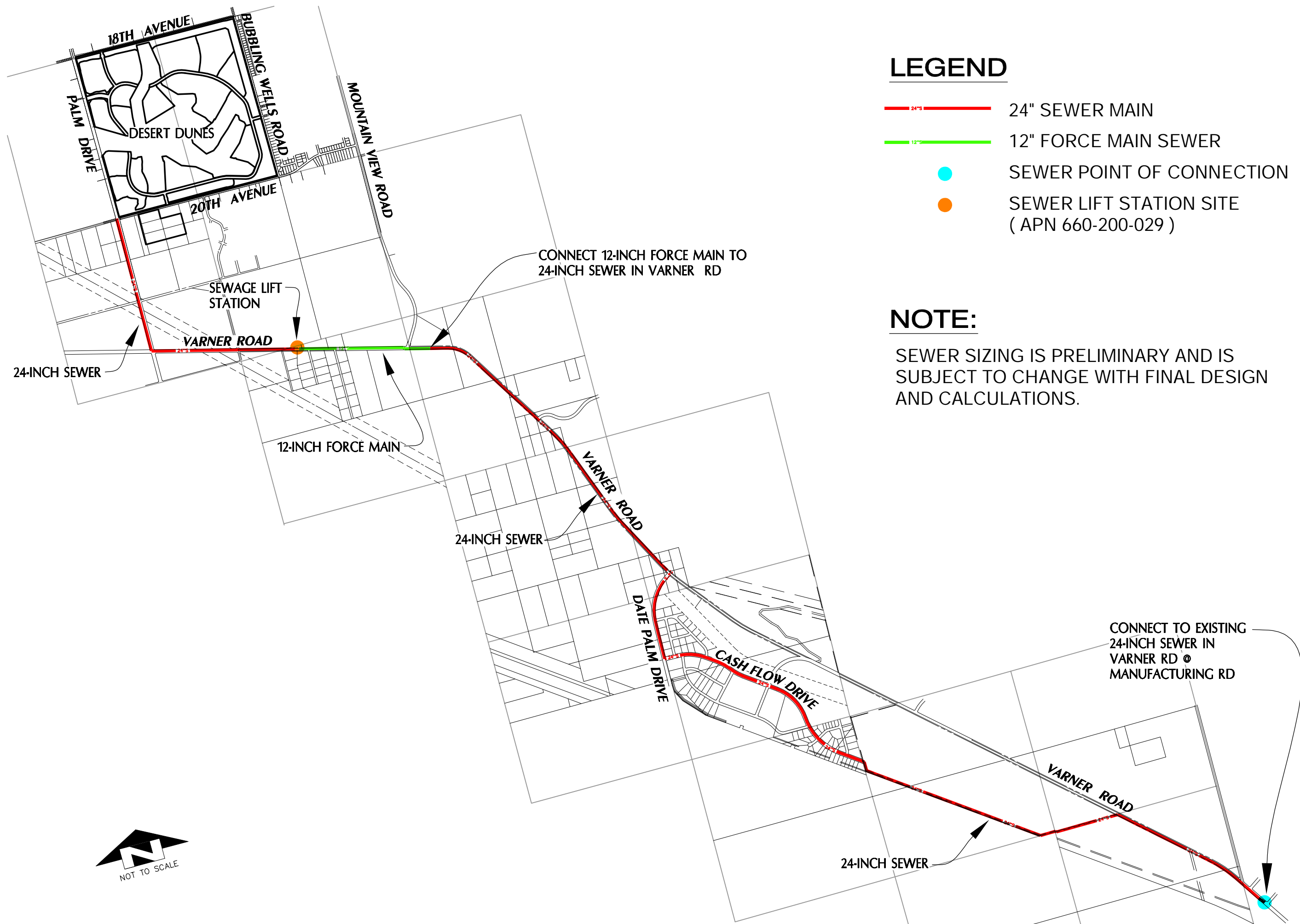


**EXHIBIT 17a**

**PREPARED BY:**  
 **HUNSAKER & ASSOCIATES**  
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**PREPARED FOR:**  
**PULTE HOMES**  
 27101 PUERTA REAL, SUITE 300  
 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 330-8511

**PRELIMINARY MASTER SEWER PLAN**  
 SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)



# EXHIBIT 17b

## OFFSITE SEWER PLAN

SOLERA AT DESERT DUNES  
SPECIFIC PLAN (SP00336S1)

**PREPARED BY:**

**HUNSAKER & ASSOCIATES**  
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**PREPARED FOR:**

**PULTE HOMES**  
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PHONE: (949) 330-8511

**SECTION III LAND USE**

**LAND USE PLAN**

The Riverside County General Plan designates the site as Medium Density Residential with a density range of 2 to 5 dwelling units per acre. The proposed minimum lot sizes are from 4,000 to 6,000 square feet. Overall, the project will have an average density of 5.0 dwelling units per acre, which is consistent with the Riverside County General Plan. The project will include the development of up to 1,850 units on approximately 471.9 acres. Residential uses and community amenities constitute the principal use of the site which is an age-restricted community oriented toward an active adult lifestyle.

The actual lotting will be determined at submittal of the Tentative Tract Map for each phase or Planning Area of the project. The proposed Tentative Tract Maps shall conform to the standards and guidelines outlined within this document and Riverside County Ordinance Nos. 348 and 460.

Development standards not specifically addressed in the Solera at Desert Dunes Specific Plan shall be in compliance with the Riverside County Zoning Ordinance No. 348.

**PROJECT WIDE DEVELOPMENT STANDARDS**

To ensure the orderly and sensitive development of the land proposed for the Solera at Desert Dunes Specific Plan, special development standards have been created. These development standards are in addition to the provisions of the Riverside County Ordinance No. 348 and the Countywide Design Standards and Guidelines adopted January 13, 2004. Should conflict occur between the regulations and the Plan, the provisions of the Plan and supporting text shall prevail. The following general development standards are:

1. Uses and development standards will be in accordance with Riverside County Ordinance No. 348 and will be defined by Specific Plan Objectives, future

detailed plot plans, final tract maps and potential conditional use permits as appropriate.

2. All development on the site will be consistent with Specific Plan Number 00336 and any subsequent approved amendments, as on file with the Riverside County Planning Department, and with all applicable laws of the State of California.
3. The Solera at Desert Dunes Specific Plan area shall be developed up to a maximum of 1,850 dwelling units on 471.9 acres. General uses will include residential, recreational facilities with support services, marketing, and public facilities.
4. As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, adequate areas shall be provided for collection and loading of recyclable materials in residential areas where solid waste is collected and loaded in an area that contains five or more units.
5. Standards relating to signage, landscape, and other related design elements are provided within the Specific Plan.
6. Off-street Vehicle Parking shall be provided pursuant to Section 18.12-\_\_\_ of the Riverside County Ordinance No. 348.
7. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
8. An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR No. 00455 prepared for Specific Plan No. 00336.

9. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan and Riverside County Ordinance No. 460.
10. If necessary, roadways, infrastructure and open space may be coordinated by and paid for through an assessment district, Community Facilities District, or Landscaping and Lighting Maintenance District (L&LMD) to facilitate construction, maintenance and management.
11. The transfer of dwelling units may proceed as follows:
  - If the maximum number of dwelling units exceeds the maximum density range, e.g., the density range of each Planning Area is 5-8 dwelling units the project proponent shall file application for a Specific Plan Amendment.

### **PLANNING AREA DEVELOPMENT STANDARDS**

The following outlines the planning area development standards for different land uses within Solera at Desert Dunes.

#### **Medium High Density Residential MHDR (Planning Areas 1 - 16)**

The project proposes a Specific Plan for Single Family Residences (SP00336) with 4,000 to 6,000 square foot lots and a maximum project gross density of 5 dwellings units per acre for the entire 471.9 Specific Plan Area. Residential Planning Areas will allocate the 1,850 maximum dwelling units throughout the project in 16 Medium High Density Residential (MHDR) Planning Areas with a density range of 5 to 8 dwelling units per acre for each MHDR Planning Area. Additionally, a model sales site will be located in Planning Area 4 and a temporary sales site will be constructed in Planning Area 6. Please refer to Riverside County Ordinance No. 348-\_\_\_\_\_ for the permitted uses and development standards for the MHDR Planning Areas.

#### **General Planning Standards for MHDR Planning Areas**

1. The maximum number of dwelling units permitted for the combined MHDR planning areas shall be 1,850 dwelling units.

2. The maximum number of dwelling units in each MHDR planning area shall be limited to the density range of 5-8 dwelling units per acre to achieve an overall project density range (when including open space areas) of 2-5 dwelling units per acre, consistent with the site's Medium Density Residential General Plan Land Use designation.
3. Other than the model sales site in Planning Area 4, residential product types/minimum lot sizes (4,000, 5,000 and 6,000 minimum square foot lots) shall be clustered together throughout the community for project phasing and neighborhood identity.
4. Vehicular and pedestrian circulation shall be considered in the Planning Area's design to allow for multiple access points to the main loop road and connectivity to the community's open space amenities.
5. Consideration of the region's elements, such as sun, flood and wind exposure, shall be considered in the project's design and architecture.
6. The residential lotting configuration shall utilize the community's open space areas and golf course interface for view opportunities.
7. Common area landscaping shall support the overall community's theme and be in compliance with the requirements of Riverside County Ordinance No. 859.
8. Refer to Section V of the Specific Plan for specific Design Guidelines for the community's overall site planning, architecture, landscape, lighting and signage elements relative to the MHDR Planning Areas.

**Open Space Recreation OS-R (Planning Areas 17-27)**

The Solera at Desert Dunes community provides approximately 111.1 acres of Open Space Recreation (OS-R) Planning Areas. The OS-R Planning Areas offer a wide range of passive and active recreation opportunities throughout the development including the community's Recreation Center facility. Other open space amenities include common area landscaping,

open play fields, multipurpose trails, preserved jurisdictional drainage areas, environmental sensitive areas, and re-vegetation/mitigation areas within the OS-R Planning Areas. Additionally, portions of the OS-R Planning Areas provide the development's major flood control facilities to manage, convey and treat drainage with the dual function to also serve as open space.

### **Recreation Center Development Standards (Planning Area 17)**

The Solera at Desert Dunes Recreation Center, an approximately 30,000 square foot facility, is located along the northwestern portion of the spine road at the project's main entry (Exhibit 9 – Conceptual Recreation Site Plan). Please refer to Riverside County Ordinance No. 348-\_\_\_\_\_ for the permitted uses and development standards for the Recreation Center Planning Area.

### **General Planning Standards for the Recreation Center Planning Area**

1. The community's Recreation Center shall be privately owned and maintained by the Master Homeowners' Association or similar mechanism.
2. Consideration of the region's elements, such as sun, flood and wind exposure, shall be considered in the project's design and architecture.
3. Site landscaping shall support the overall community's theme and be in compliance with the requirements of Riverside County Ordinance No. 859.
4. Refer to Section V of the Specific Plan for specific Design Guidelines for the community's overall site planning, architecture, landscape, lighting and signage elements relative to the Recreation Center Planning Area.

### **Open Space/Flood Control Development Standards (Planning Areas 18-27)**

The Solera at Desert Dunes community provides over 100 acres of open space area and flood control facilities. The Open Space/Flood Control Planning Areas offer a wide range of passive and active recreation opportunities as well as providing the development's major flood control facilities to manage, convey and treat drainage. Please refer to Riverside County Ordinance No.

348-\_\_\_\_\_ for the permitted uses and development standards for the Open Space /Flood Control Planning Areas.

### **General Planning Standards for Open Space/Flood Control Planning Areas**

1. The community's open space areas shall be privately owned and maintained by the Master Homeowners' Association or similar mechanism with appropriate easements for flood control, utility and conservation purposes where necessary.
2. Open Space/Flood Control Planning Areas may include the following facilities as part of the community's infrastructure, landscaping, habitat mitigation and recreation amenities:
  - a. Drainage/flood control facilities.
  - b. Retention basins.
  - c. Flood control access/maintenance roads.
  - d. Floodplains.
  - e. Golf cart and/or cart paths.
  - f. Plant/wildlife species habitat re-vegetation.
  - g. Sanitary sewer facilities.
  - h. Water lines.
  - i. Gas/electric//telephone/cable television utility lines and associated easements.
  - j. Easements (for utilities and pedestrian, bicycle, trail and vehicular access).
  - k. Open turf areas/sports fields (active and passive uses).
  - l. Walls/fencing.
  - m. Trails and/or paths for walking/jogging/bicycle.
  - n. Lighting.
  - o. Community identification - monumentation and signage.
  - p. Dog parks.
3. Landscaping in open space areas shall support the overall community's theme and be in compliance with the requirements of Riverside County Ordinance No. 859.
4. Flood control facilities in open space areas shall provide aesthetic value and recreation opportunities as feasible in addition to the primary function of conveying and treating stormwater drainage.



5. The portion of Planning Area 23 identified as the Resource Preserve/Environmentally Sensitive Area on Exhibit 9A shall be preserved and protected in perpetuity with a mechanism to conserve resources on the site.
6. The portion of Planning Area 23 identified as the Preserved Jurisdictional Drainage Area on Exhibit 9A shall be preserved in its natural state and protected in perpetuity with an easement or similar mechanism.
7. The portion of Planning Area 24 identified as the Milk Vetch/Mesquite Re-vegetation Area on Exhibit 9A shall be preserved in perpetuity with a conservation easement or similar mechanism subsequent to the implementation of the site's mitigation program.
8. Refer to Section V of the Specific Plan for specific Design Guidelines for the community's overall site planning, architecture, landscape, lighting and signage elements relative to Open Space/Flood Control Planning Areas.

<b>SECTION IV</b>	<b>CIRCULATION</b>
-------------------	--------------------

**VEHICULAR**

The objective of the circulation plan is to provide direct and convenient access to and between individual residential neighborhoods and recreational areas (Exhibit 19 – Circulation Plan). The circulation system of Solera at Desert Dunes is designed to provide efficient access to all portions of the site, without disrupting the residential community with through traffic. A traffic impact analysis was prepared by Endo Engineering and a circulation system has been planned to conform to the recommendations in that analysis. Perimeter access roads and the primary internal roads are shown on Exhibit 19. Roadway improvements may be financed through an assessment or bridges and thoroughfares district.

**Off-Site Roadway Circulation System**

The site is bounded on four sides by existing streets: Palm Drive, 18<sup>th</sup> Avenue, Bubbling Wells Road and 20<sup>th</sup> Avenue. Improvements on these streets will be required prior to the completion (build-out) of Solera at Desert Dunes. The phasing of these improvements is discussed in Section II. All off-site roadways will be constructed using the guidelines of the Riverside County Comprehensive General Plan or as specified by this document.

On site roads and project serving off-site roads shall be constructed as follows:

- Palm Drive (128 foot right-of-way)
- 20<sup>th</sup> Avenue (118 foot right-of-way) (along project frontage)
- 20<sup>th</sup> Avenue (between Bubbling Wells/Mountain View; 60 foot right-of-way with 32 feet paved section.)
- 18<sup>th</sup> Avenue (100 foot right-of-way)
- Bubbling Wells Road (80 foot right-of-way)
- Collector Loop Road (88 foot right-of-way)
- Private Streets (37 foot right-of-way)

Exhibit 18 illustrates the cross-sections for the project's street designations. Public streets surrounding the perimeter streets shall be constructed with half improvements in accordance with County Standards. With the exception of the realignment of 20<sup>th</sup> Avenue (between Bubbling Wells/Mountain View) which will be a 59 foot right-of-way with 32 feet paved section and Bubbling Wells Road between 20<sup>th</sup> Avenue and 18<sup>th</sup> Avenue which will provide a complete 64 feet paved section within an 80 foot right-of-way (modified Secondary Highway).

An efficient on-site roadway network has been designed to accommodate circulation within the project area. Primary access to the project site will occur via a security staffed main entry located on Palm Drive. Secondary access gates will be provided along 18<sup>th</sup> Avenue, Bubbling Wells Road, and 20<sup>th</sup> Avenue. These entrances will be card activated for the use of residents and guests. Internally a Collector Loop Road will provide access within the project. Roadway classifications for the project serving off-site roads have been designed in accordance with the Riverside County General Plan Circulation Element.

As part of the circulation system, on-site and off-site traffic signals will be provided with the project's phasing as detailed in the Section II to accommodate the development's and surrounding arterial roadway's anticipated traffic. The following intersections will have traffic signals installed as part of the project:

- Palm Drive and the Main Entry
- Palm Drive and the existing Golf Course Entry
- Palm Drive and 18<sup>th</sup> Avenue
- Palm Drive and 20<sup>th</sup> Avenue
- Palm Drive and Varner Road (off-site)
- Mountain View Drive and 20<sup>th</sup> Avenue (off-site)
- Mountain View Drive and Varner Road (off-site)
- Date Palm Drive and Varner Road (off-site)

Conceptual landscape requirements for all roadways are depicted in Exhibits 22 through 35 - Landscape Cross Sections. Major roadway improvements may be financed through an assessment district, community facilities district, or similar financing mechanism. Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in the traffic study. Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing

maintenance through the establishment of a Landscaping and Lighting Maintenance District (L&LMD) or similar mechanism, as approved by the Transportation Department.

### **PEDESTRIAN**

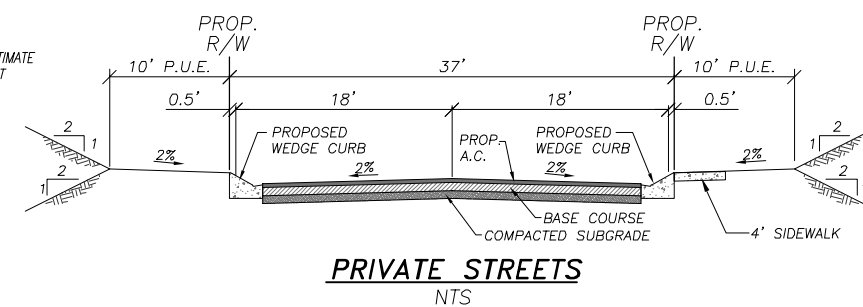
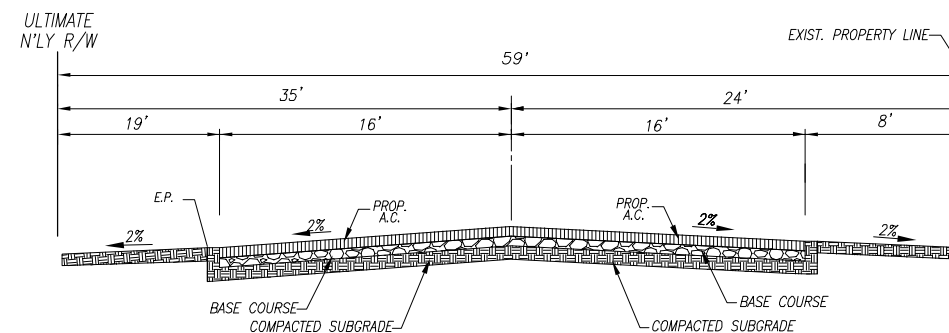
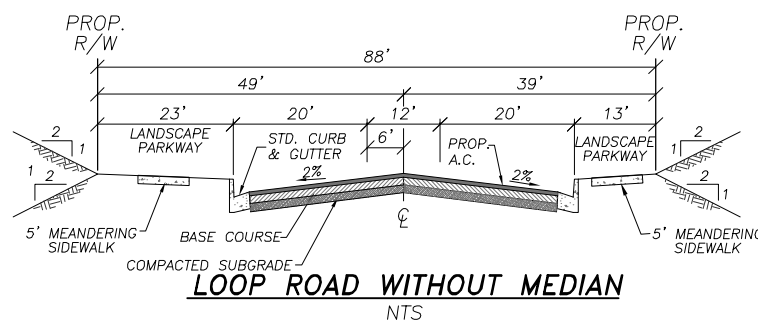
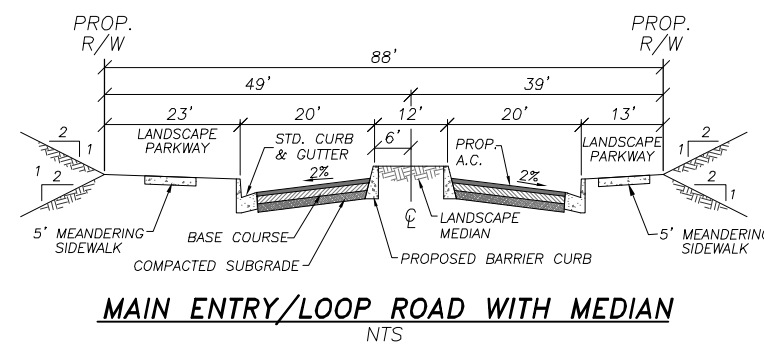
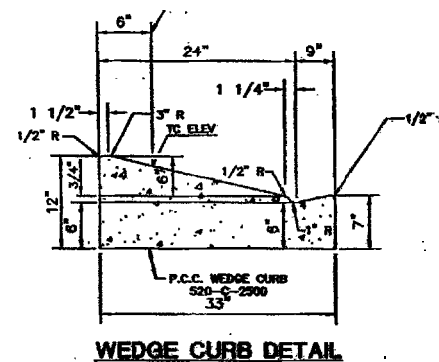
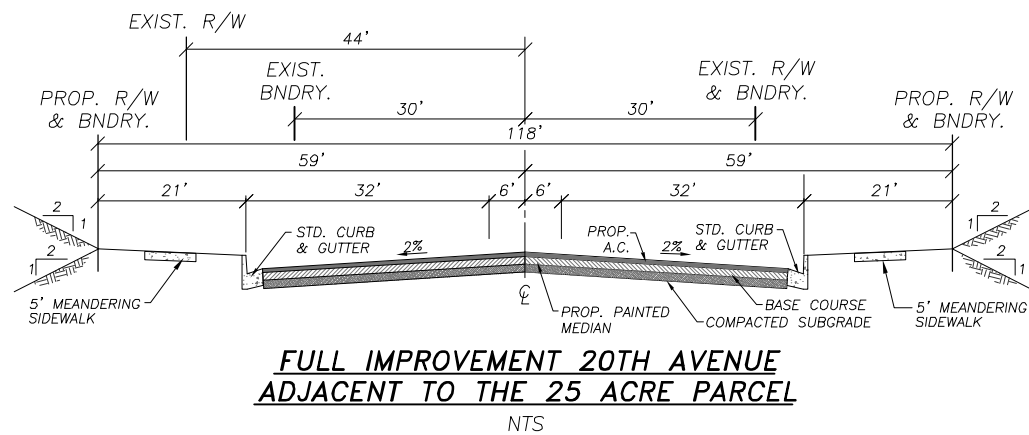
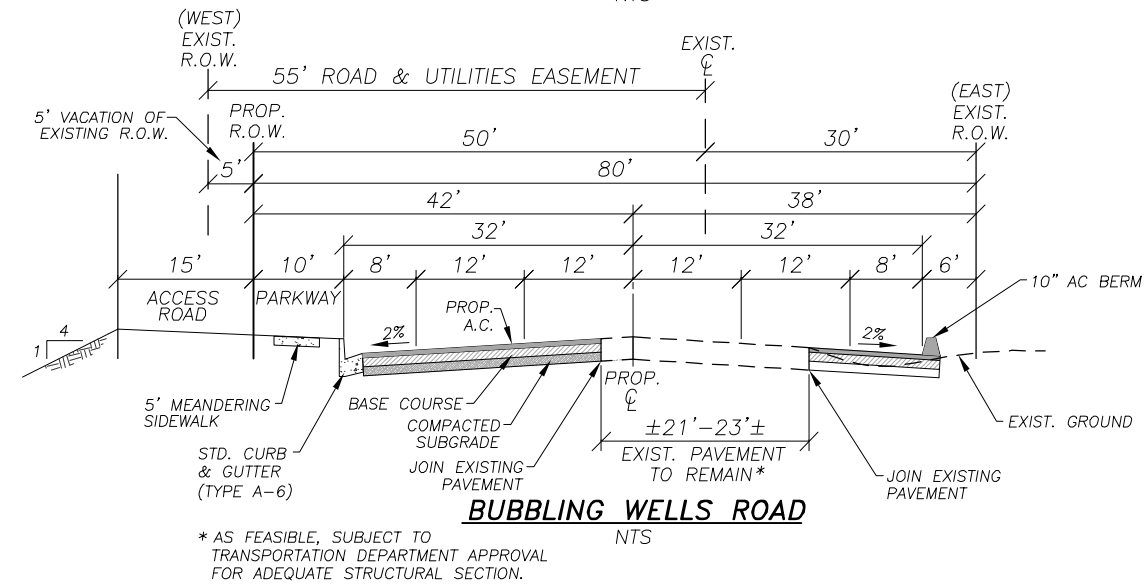
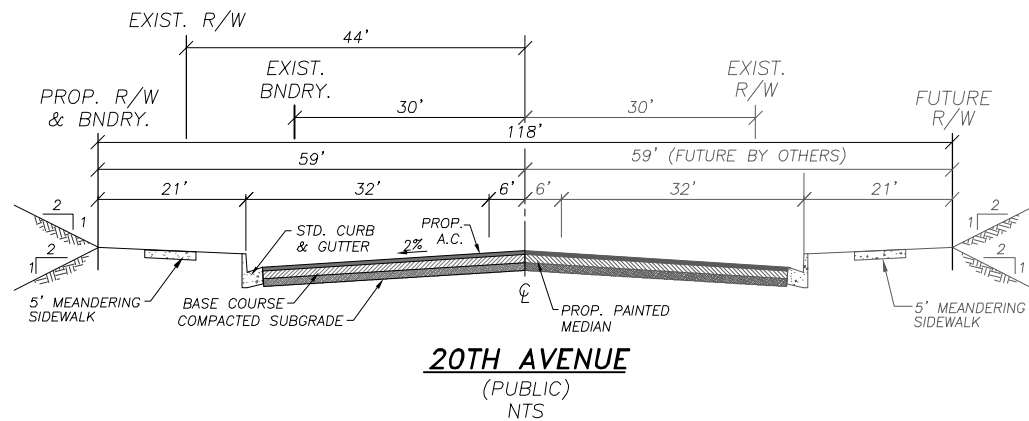
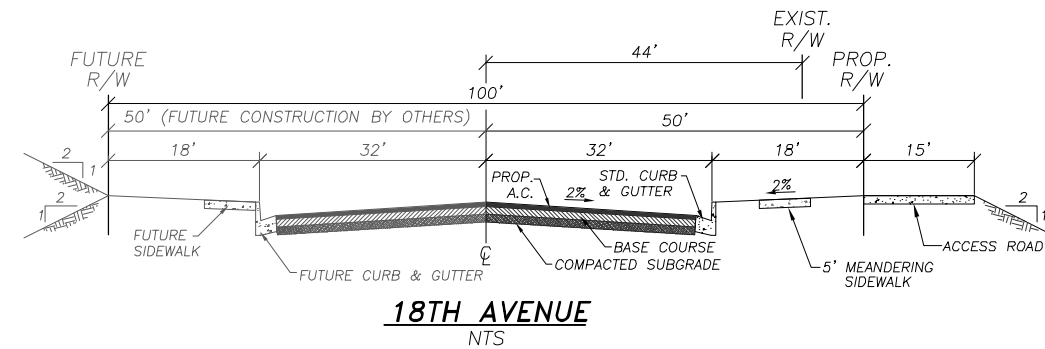
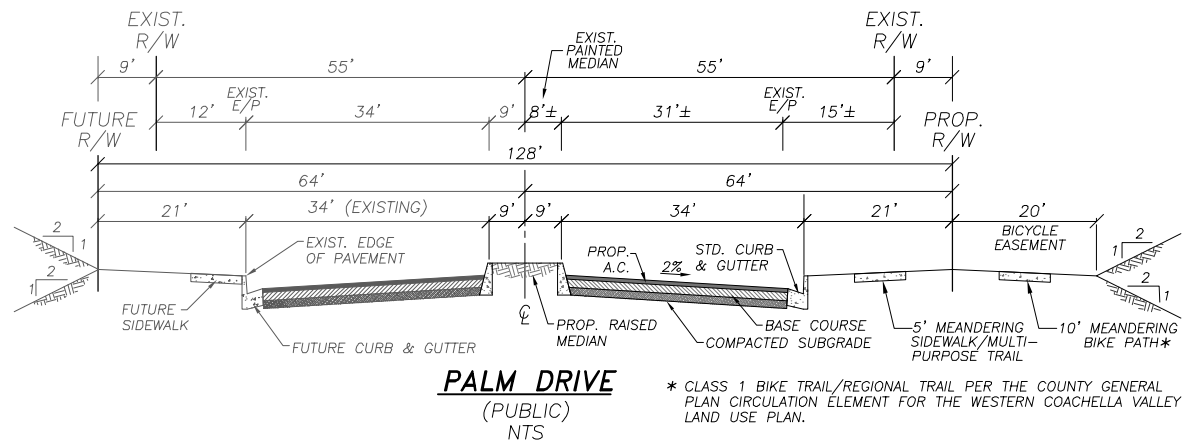
Solera at Desert Dunes will provide for pedestrian travel in the form of 5' meandering sidewalks along the perimeter of the project. A meandering sidewalk will also be provided along the project's spine road which loops around the project connecting each of the entries. Sidewalks will be constructed along one side of the private streets in the community (Exhibit 35 - Private Street Landscape Plan View). Pedestrian and golf cart access will be provided to residents allowing entry to the adjacent Desert Dunes Golf Course Clubhouse (Exhibit 20 - Pedestrian Circulation Plan).

### **Bike Paths**

Bike paths will be provided as indicated on the Western Coachella Valley Area Plan, Coachella Valley Trails as adopted by the Riverside County Board of Supervisors. The Coachella Valley Trails is part of the Land Use Element of the Riverside County Integrated General Plan and all subsequent Amendments as of October 2003.

As illustrated in Exhibit 19, a 10' Bike Path along the eastern side of Palm Drive is included within the 20' Bicycle Easement. Details of the Bike Path will be reviewed by the County based on the following stipulations:

- All bike paths will be improved to Standards as provided in the General Plan Land Use Standard - "Bikeways", in the Riverside County Bicycle and Facilities Plan.
- A Class I bike path will be set aside as a separate easement adjacent to the right-of-way along Palm Drive. Access and maintenance for Class I Bike Paths will be coordinated between the Riverside County Transportation Department and the Open Space and Parks District.



**EXHIBIT 18**

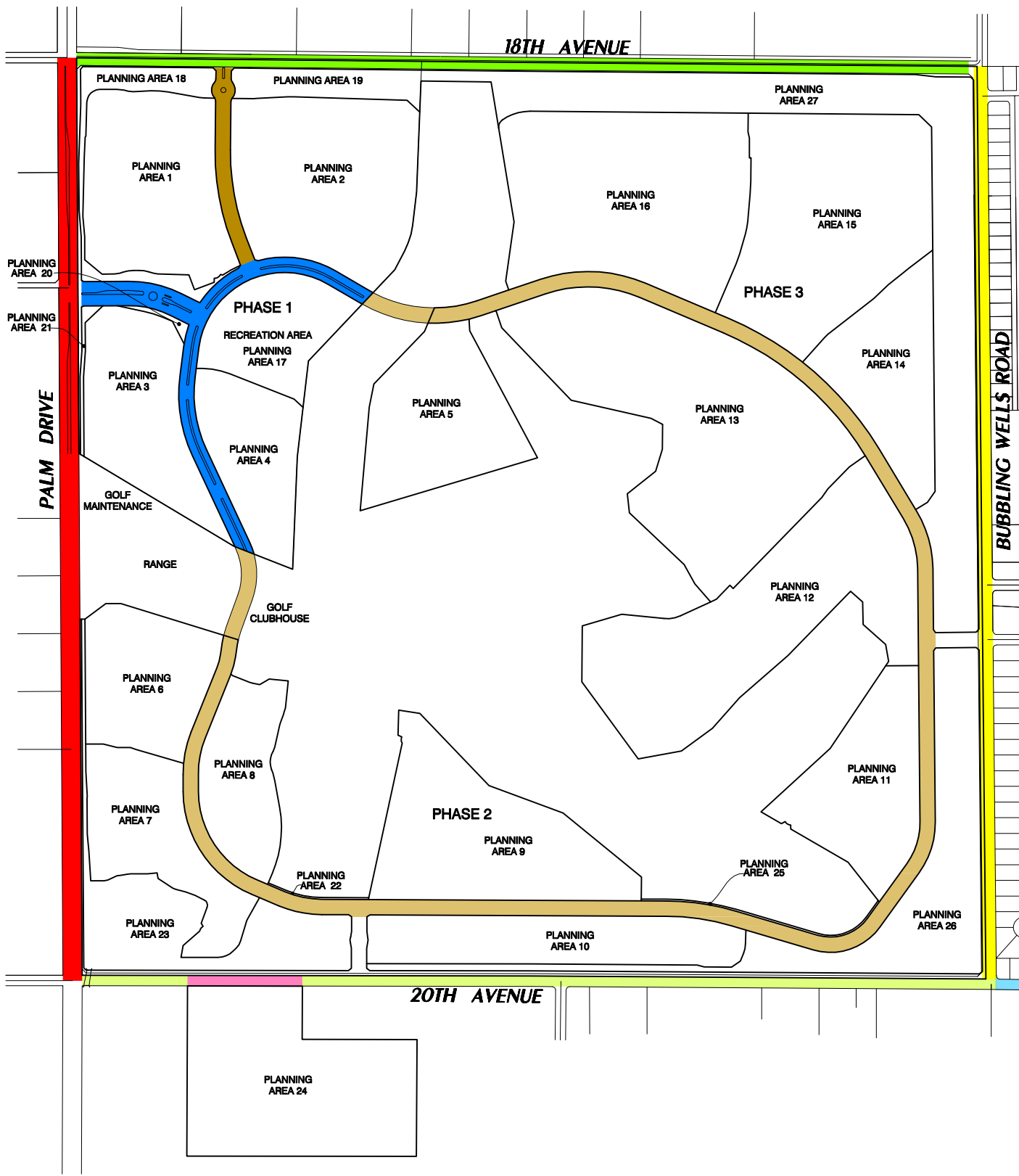
**STREET CROSS-SECTIONS**  
**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**

**PREPARED BY:**

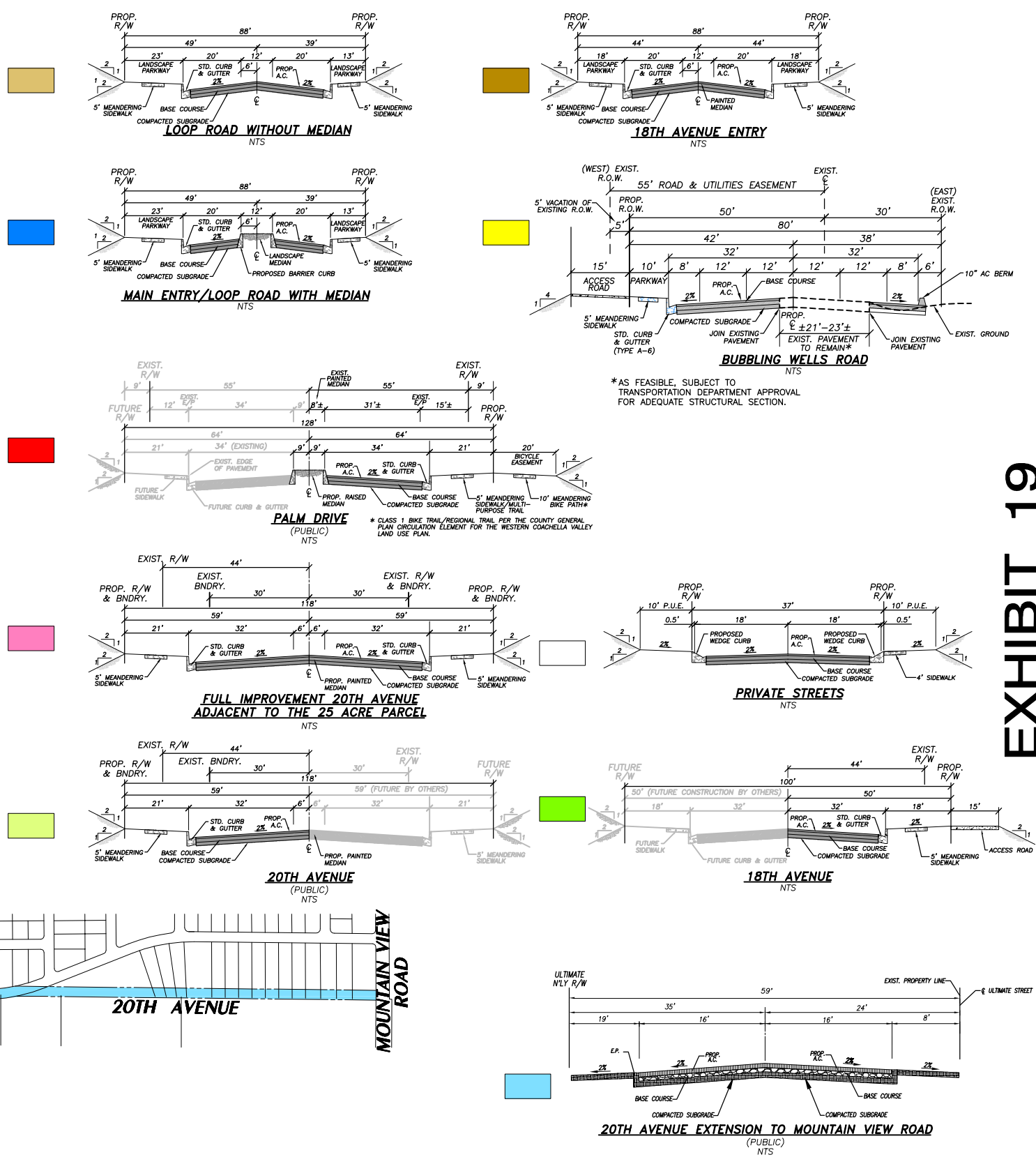
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**PREPARED FOR:**

**PULTE HOMES**  
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 PHONE: (949) 330-8511



**LEGEND**



**EXHIBIT 19**

**CIRCULATION PLAN**

SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)

PREPARED BY:

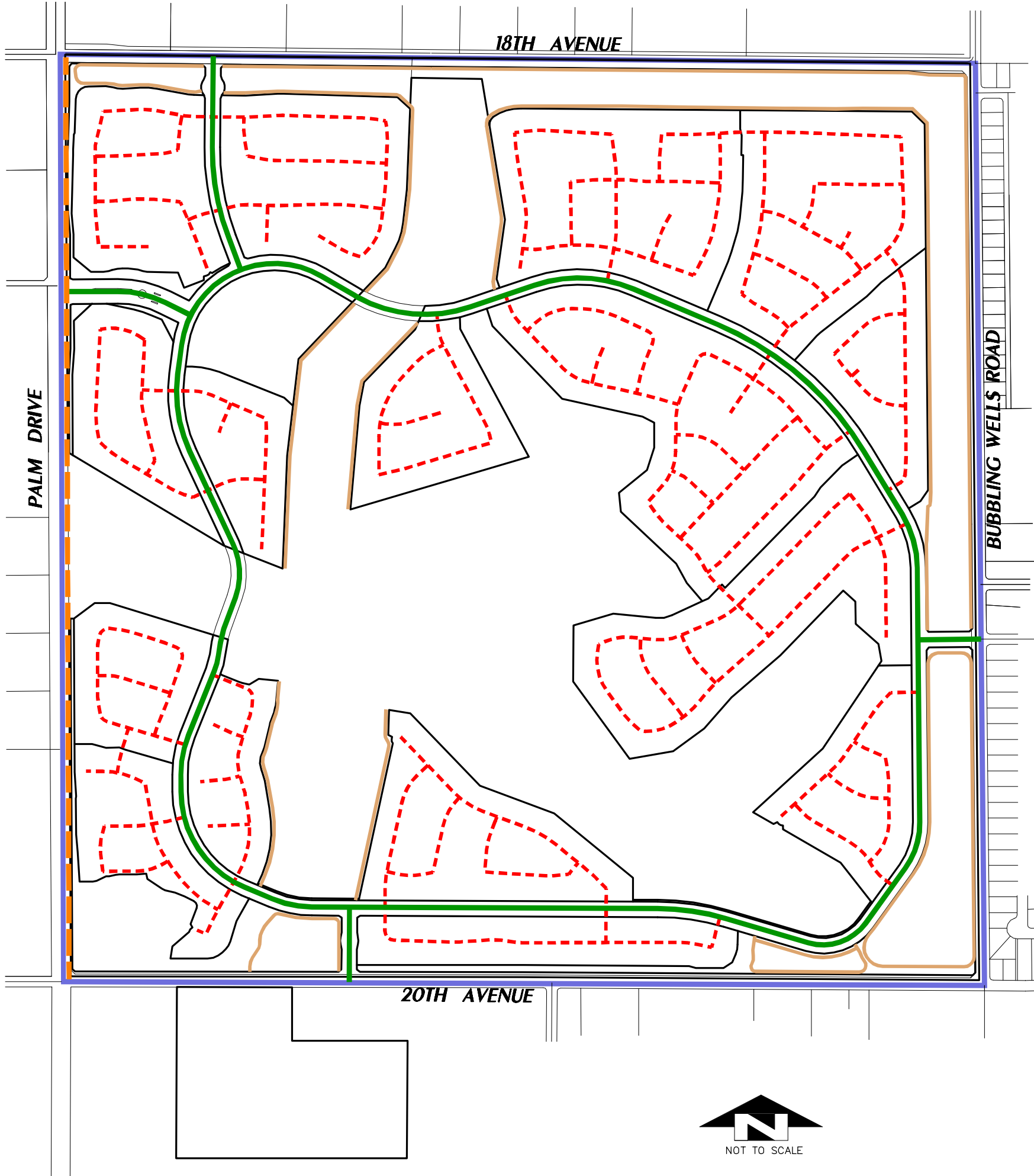
**HUNSAKER & ASSOCIATES**  
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PREPARED FOR:






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 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 350-8511

\*AS FEASIBLE, SUBJECT TO TRANSPORTATION DEPARTMENT APPROVAL FOR ADEQUATE STRUCTURAL SECTION.

\* CLASS 1 BIKE TRAIL/REGIONAL TRAIL PER THE COUNTY GENERAL PLAN CIRCULATION ELEMENT FOR THE WESTERN COACHELLA VALLEY LAND USE PLAN.



## LEGEND

-  CONCEPTUAL PEDESTRIAN TRAVEL WITHIN PRIVATE STREET RIGHT-OF-WAY (37' DIMENSION) ON ONE SIDE OF STREET
-  CONCRETE MEANDERING SIDEWALK BEHIND CURB WITHIN PRIVATE STREET RIGHT-OF-WAY ON BOTH SIDES OF THE LOOP ROAD
-  CONCRETE MEANDERING SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY ON PROJECT SIDE OF THE STREET
-  15' CHANNEL MAINTENANCE ROAD / MULTIPURPOSE TRAIL (PEDESTRIAN, CART AND BIKE)
-  CLASS I BIKE TRAIL

# EXHIBIT 20

**PREPARED FOR:**

**PULTE HOMES**

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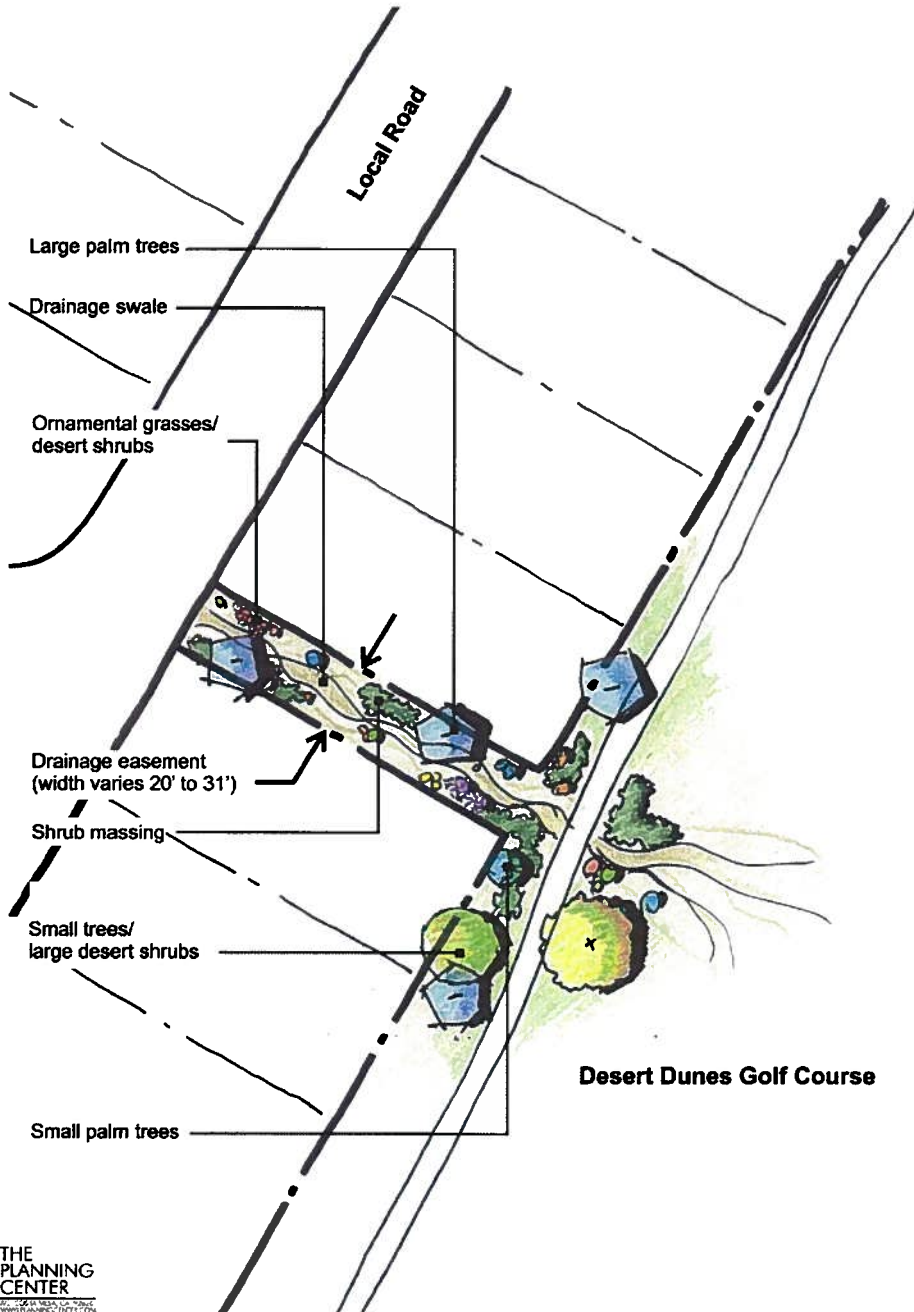
**PREPARED BY:**



**HUNSAKER & ASSOCIATES**  
INCORPORATED  
PLANNING • ENGINEERING • SURVEYING  
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## PEDESTRIAN CIRCULATION PLAN

SOLERA AT DESERT DUNES  
SPECIFIC PLAN (SP00336S1)



# EXHIBIT 20a

## Typical Easement Plan SOLERA at DESERT DUNES SPECIFIC PLAN

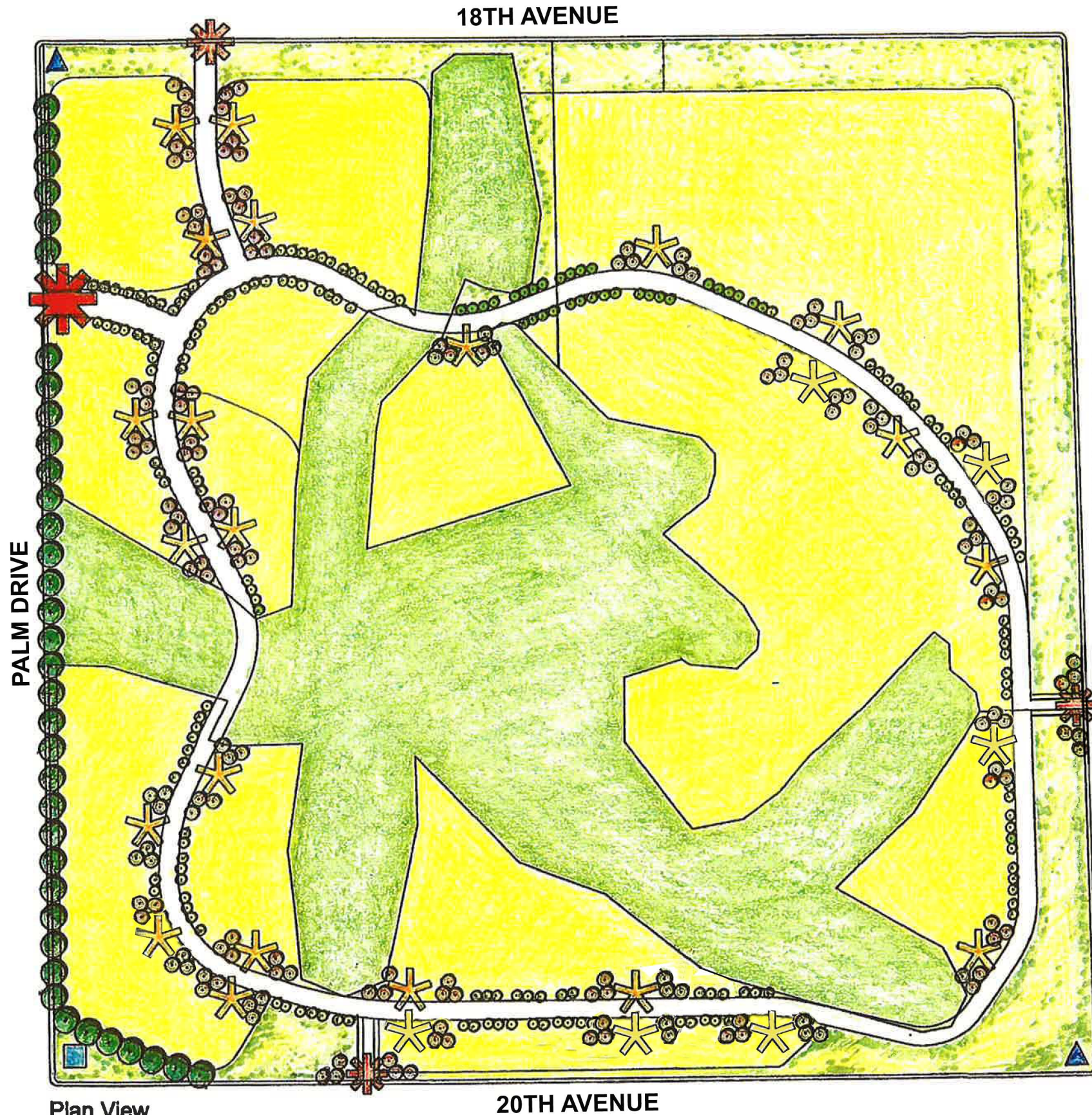
### MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.  
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893













N.T.S.

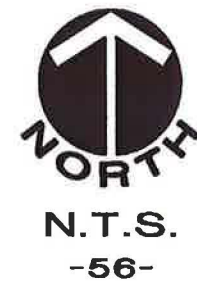




Plan View  
N.T.S.

**LEGEND**

-  PRIMARY ENTRY
-  SECONDARY ENTRY
-  NEIGHBORHOOD ENTRY
-  COMMUNITY GATEWAY-Primary
-  COMMUNITY GATEWAY-Secondary
-  COLLECTOR LOOP STREET
-  SPECIAL LANDSCAPE TREATMENT
-  LANDSAPE BUFFER
-  PERIMETER DESERT LANDSCAPE
-  GOLF COURSE



**EXHIBIT 21**

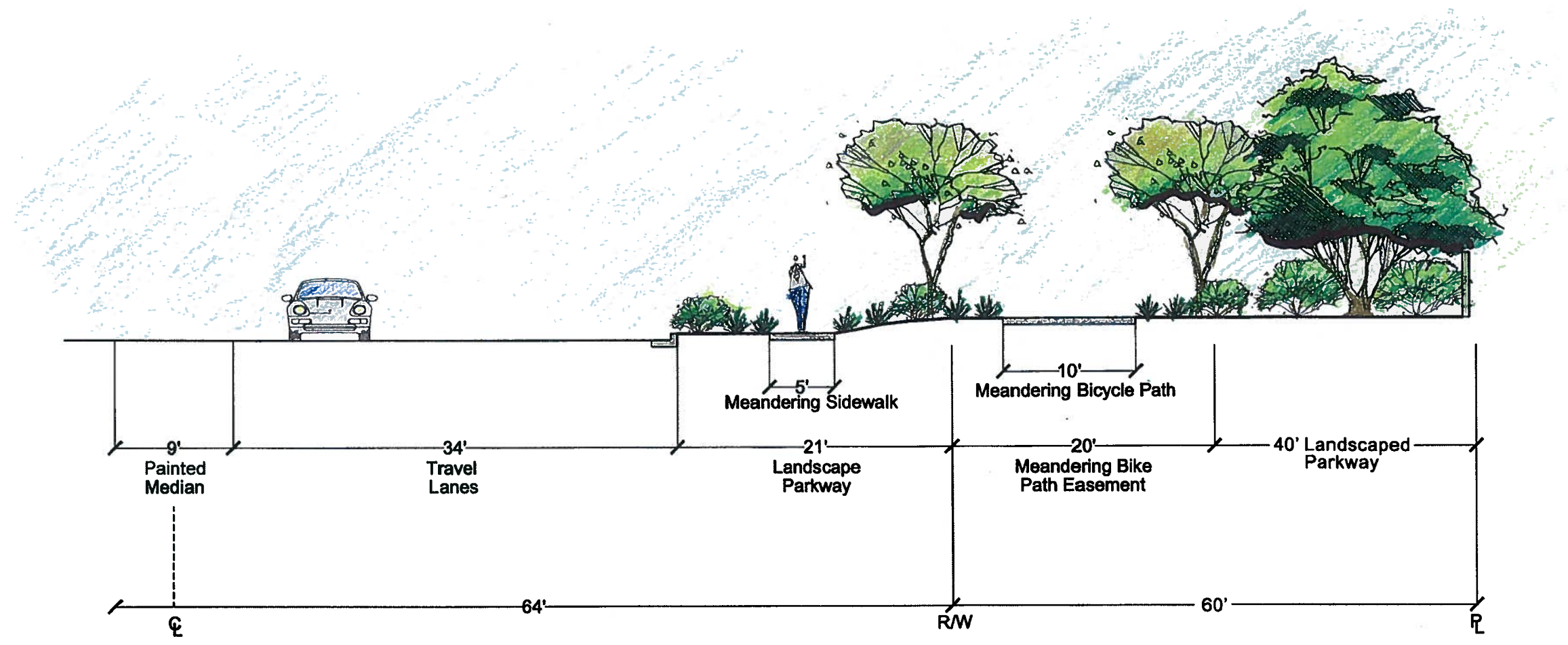
Date: 10/08/2012

**Conceptual Community Landscape Plan**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**

**MSA CONSULTING, INC.**  
 MAINERO, SMITH & ASSOCIATES, INC.  
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
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Elevation View  
N.T.S.



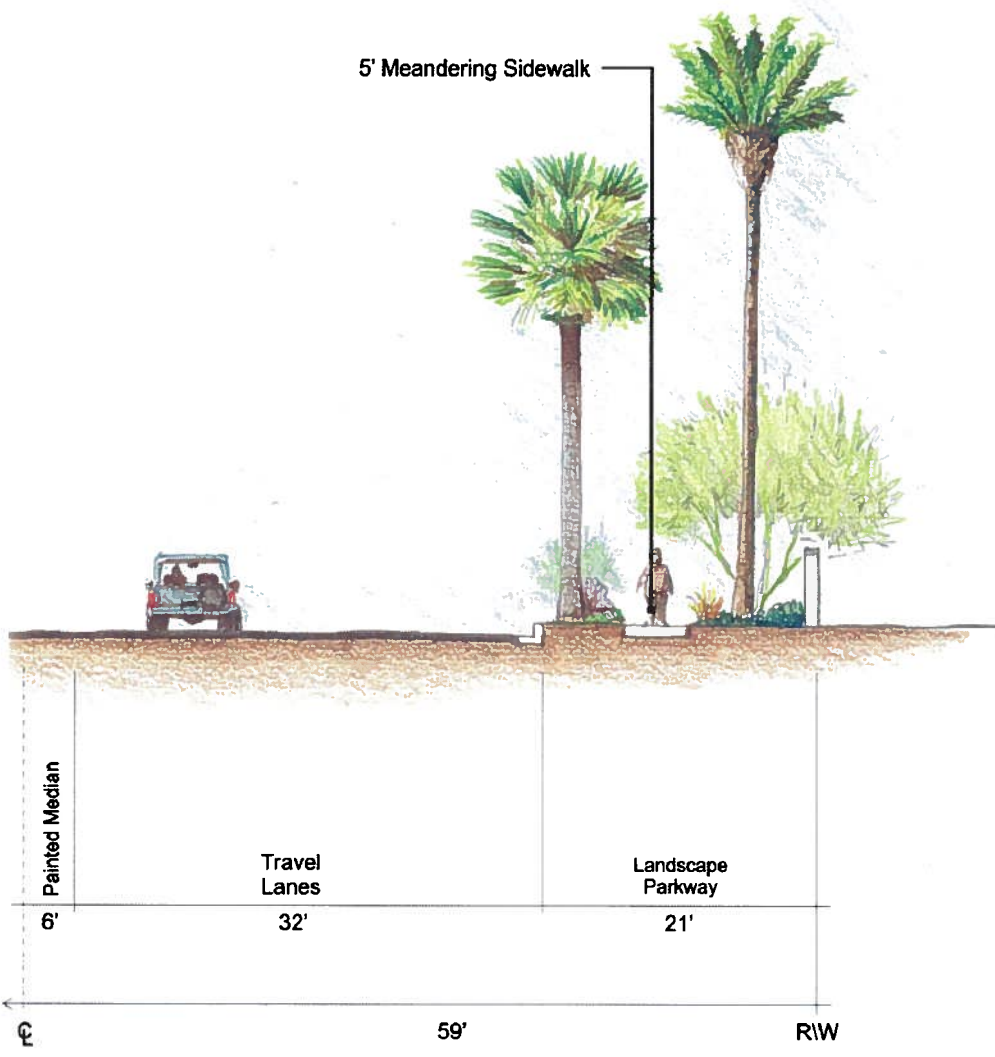
# EXHIBIT 22

**Palm Drive Landscape Cross-Section**  
 SOLERA at DESERT DUNES  
 SPECIFIC PLAN

**MSA CONSULTING, INC.**  
 MAINIERRO, SMITH & ASSOCIATES, INC.  
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 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Date: 05/23/2005



NOTE: Roadway will be constructed by the developer to the centerline.

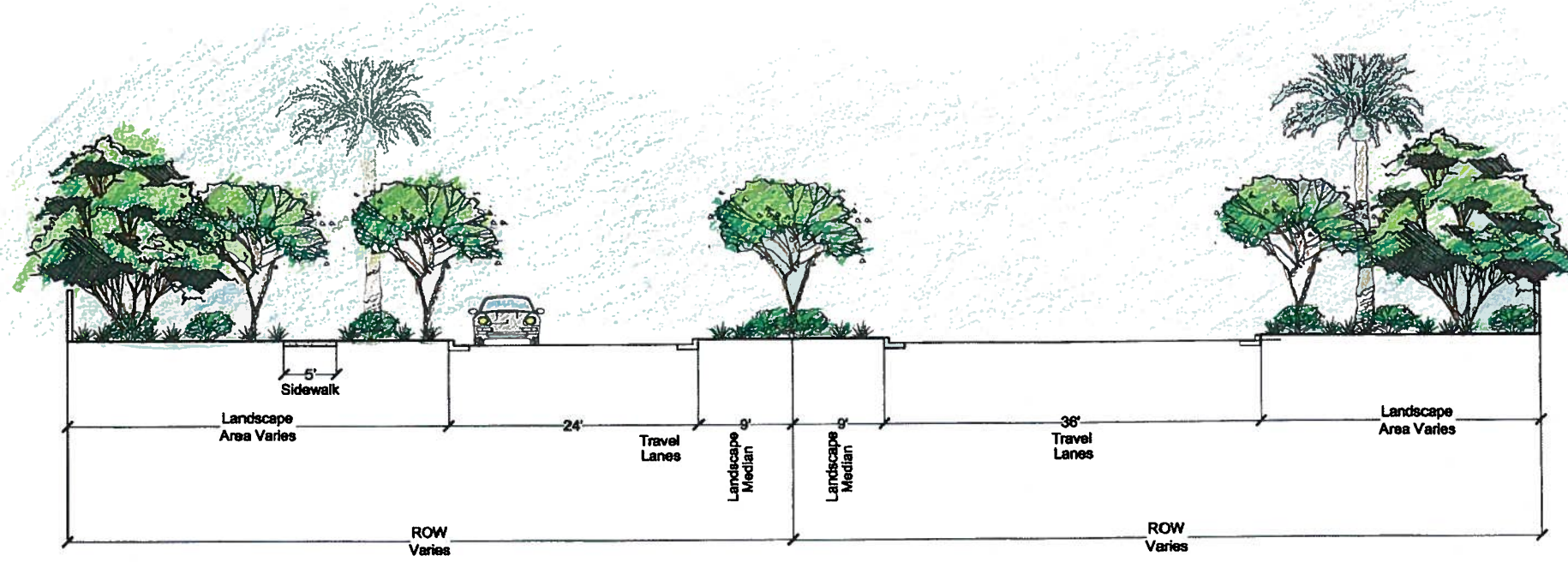
# EXHIBIT 23

**20th Avenue Landscape Cross-Section**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**

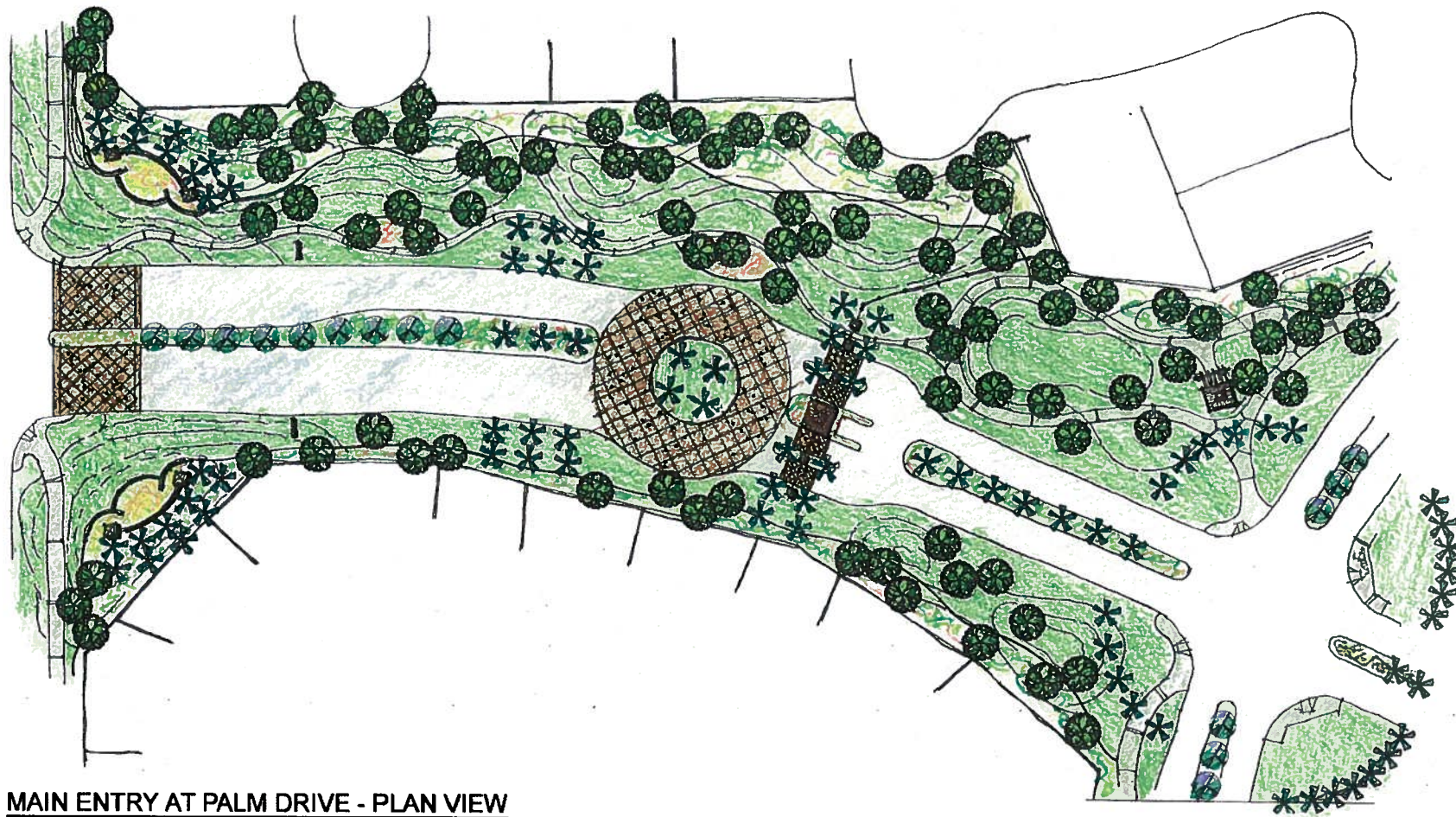
**MSA CONSULTING, INC.**  
 MAINERO, SMITH & ASSOCIATES, INC.  
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 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
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**MAIN ENTRY AT PALM DRIVE - CROSS SECTION**  
N.T.S.



**MAIN ENTRY AT PALM DRIVE - PLAN VIEW**  
N.T.S.

N.T.S.  
-59-

**EXHIBIT 24**

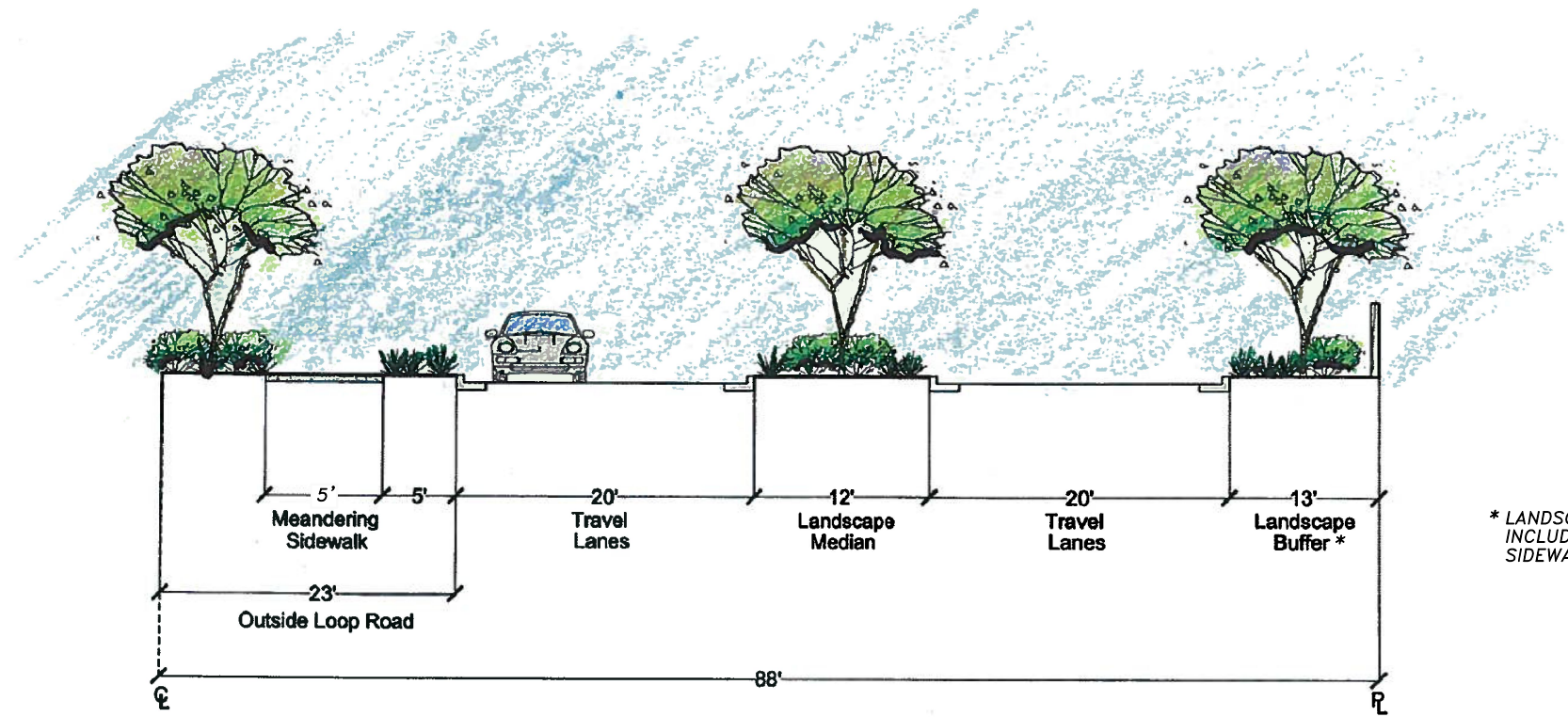
Date: 05/23/2005

**Main Entry at Palm Drive**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN

**MSA CONSULTING, INC.**  
MAINIERO, SMITH & ASSOCIATES, INC.  
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
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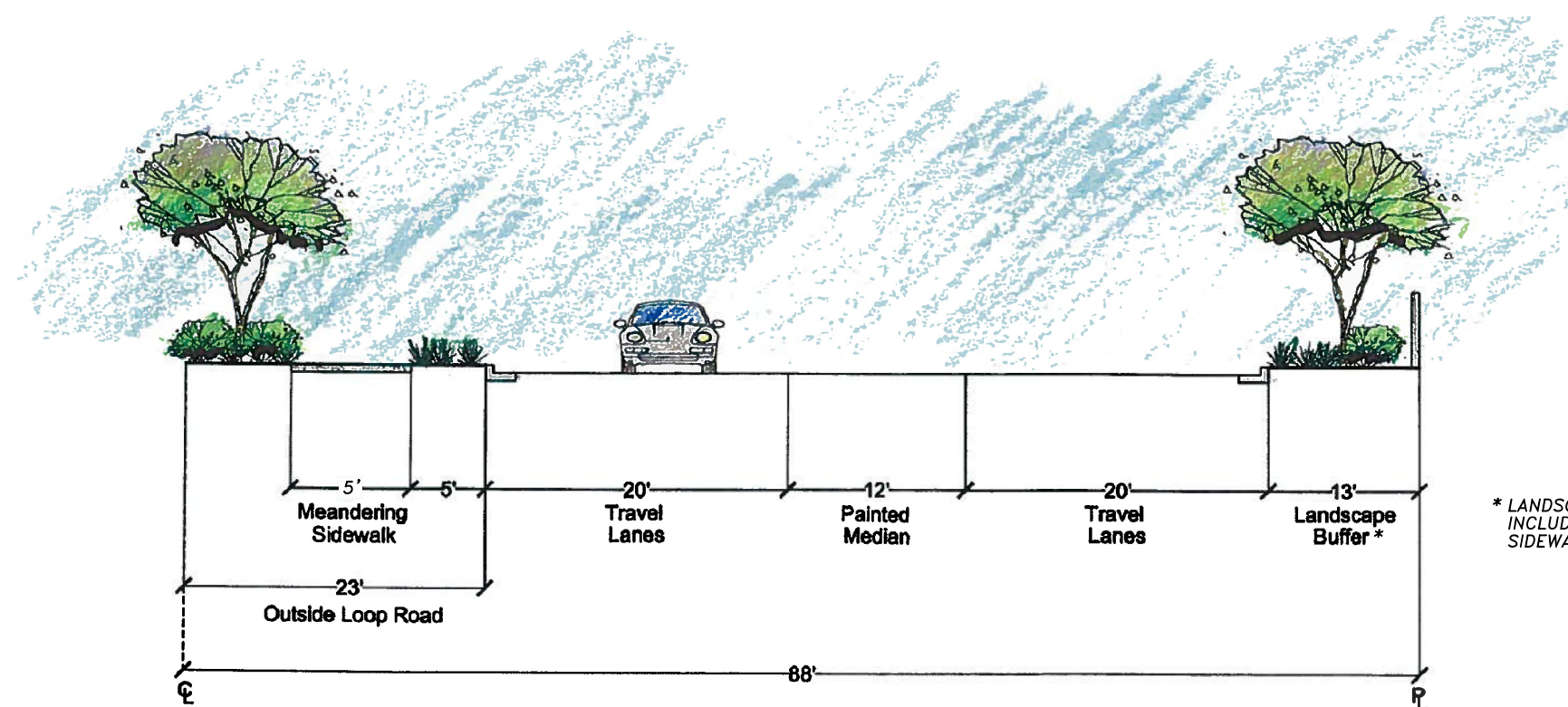






**Elevation View with Median**  
N.T.S.

\* LANDSCAPE BUFFER MAY INCLUDE A MEANDERING SIDEWALK.



**Elevation View without Median**  
N.T.S.

\* LANDSCAPE BUFFER MAY INCLUDE A MEANDERING SIDEWALK.

**EXHIBIT 25**

Date: 12/07/2005

**Loop Road Street Cross-Section**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN

**MSA CONSULTING, INC.**  
MAINIERO, SMITH & ASSOCIATES, INC.  
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING  
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270  
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**Section V DESIGN GUIDELINES**

**PURPOSE**

The goal of Solera at Desert Dunes is to integrate desert living with nature, recreation and community. Solera at Desert Dunes will be a quality “gateway” project into the City of Desert Hot Springs, provide recreation and activities geared toward the active adult, integrate open space and trails, and provide environmentally sensitive landscaping through the use of plants adapted to the Sonoran Desert environment.

The Design Guidelines are intended to establish standards for the theme, character and design treatment for the project. The Design Guidelines will guide builders, engineers, architects, landscape architects, and other professionals in keeping a consistent theme and character, provide a framework for the preparation of Covenants, Conditions and Restrictions, provide the County of Riverside with the necessary assurances that the Solera at Desert Dunes will be developed in accordance with the quality and character proposed in this document.

The Specific Plan Design Guidelines are intended to promote the architectural themes and develop a unified and codified community. The sophisticated nature of the Coachella Valley area allows for a free expression of architectural character. However, that character should respect the natural, cultural and climatic environment of the Desert Southwest. Also, security and comfort through familiarity and experiences as well as cost consciousness are values which need to be reinforced by the architecture and materials of the community. These criteria can be manifested in an architectural style that utilizes:

- Traditional building materials that are popularly used today for their stability against the elements;
- Material uses that are consistent with traditional methods and that create a comfortable attractive feeling;
- Building elements that create comfort through scale and mitigate the effects of the local environmental severities (e.g. the sun and wind); and
- Changes of architectural elements and materials to create variety (variety from one elevation to another can be enhanced by changes of function such as private courtyards with entry gates, porches, stately entrances or low garden walls).

- This character will have continuity throughout all built elements of the community to establish a broad architectural theme that will be the basis for future evolution and growth.

Written summaries and graphic exhibits address the design of specific and typical community elements within the project. Specifically addressed are: community entries, community street scenes, community edges, walls/fencing and lighting, recreation center, sales office and model complex, community entry guard house, and the floor plans and elevations for three homes.

The Plant Palette, Table 3 provides guidance for the use of climate appropriate plants for the project and gives specific design intent for community features such as edges, entries, streetscapes, nodes and open space areas.

## **DESIGN THEME**

Solera at Desert Dunes is a 471.9-acre master planned active adult community oriented around the existing Desert Dunes Golf Course. Located in the Coachella Valley, the project employs a “desert oasis” through the use of desert landscape. This “desert oasis” theme is utilized along the perimeter of the project and the internal collector loop road (Exhibit 21– Conceptual Landscape Plan). Connecting the various neighborhoods to one another and the recreation center is a collector loop road. With its pedestrian trail/sidewalk system, it functions as the spine of the community.

The following principles were addressed in the development of the design concept for the project:

1. Provide for an elegant desert landscaping theme with strong, rich landscape materials including clusters and groves of trees, earth tone wall colors and drifts of flowering shrub materials.
2. Provide an appropriate level of pedestrian and non-motorized circulation throughout the community.
3. Plan for near and long-term planting schemes and long-term maintenance efficiency in the selection of planting materials and placement.

4. Create a strong sense of community through landscape design elements and the integration of the existing Solera at Desert Dunes Golf Course.

The above principles are addressed in more detail in the three sections of these design guidelines, both in written and graphic form. The three elements to describe the design features are Community Elements, Architectural Design Elements and Landscaping Design Elements. The Community Elements section describes the design of key project components such as community and project entries, streetscapes, project and residential edge conditions, community walls and fences, community open space areas and signage.

The Architectural Design Elements section sets forth the architectural and site design guidelines for the Solera at Desert Dunes community. The Landscaping Design Elements section addresses typical areas of importance and concern in regards to landscape architecture such as resource conservation, landscape lighting impacts and maintenance issues as well as providing specific lists of plants compatible with the climatic region and the community design theme.

## **COMMUNITY GATEWAY AND ENTRY ELEMENTS**

Careful consideration has been given to the design of the entries for the Solera at Desert Dunes and their relationship to the project edge and interior circulation pattern. One primary entry and three secondary entries are proposed for the project. The primary entry gate will be at Palm Drive, with secondary entrances at 18th Avenue, Bubbling Wells Road; and 20th Avenue. The intent of these entries is to provide enhanced landscaping into the project denoting the distinctiveness of Solera at Desert Dunes upon entry.

### **Project Gateways**

Project gateways (Primary and Secondary) will be located as shown in Exhibit 21- Community Landscape Plan. Project gateways will have themed signage and a plant selection that will consist of primarily desert evergreen flowering trees with palm tree accents. Evergreen and flowering shrubs, groundcovers and vines will provide color and accent to the ground plane.

The Primary Community Gateway will consist of a large landscaped area located at the southwest corner of the project area at the intersection of Palm Drive and 20<sup>th</sup> Avenue (Exhibit 26 - Conceptual Main Community Gateway). An existing desert oasis that contains large, older palm trees and other native desert plants will be incorporated into this area. The oasis will be enhanced with additional palms and plantings, as well as monumentation signaling the initial arrival to the Solera at Desert Dunes project from the south. Secondary Community Gateways will be located at the southeast corner of Palm Drive and 18<sup>th</sup> Avenue and the northwest corner of 20<sup>th</sup> Avenue and Bubbling Wells Road. Secondary Community Gateways will also consist of a monument wall and enhanced landscape area at a smaller scale to convey a sense of arrival and promote the project's "desert oasis" theme.

### Primary Project Entry

The primary project entrance from Palm Drive on the west side of the project establishes the character and theme of the community by providing project signage and monumentation, a staffed gate house and a desert landscape theme with densely planted Fan Palms of maximum height reinforcing the importance of this primary entry. Decorative signage will be placed on the entry walls at each corner. Elements may include water feature and selected trees with accent lighting. Accent paving will be utilized to define the entry and guard station.

### Secondary Project Entries

There are three secondary project entries; one located on the north side of the project from 18th Avenue, a second located on the eastern edge of the project from Bubbling Wells Road; and a third on the southern edge of the project from 20th Avenue (Exhibit 21- Conceptual Community Landscape Plan). These secondary project entries will continue the project theme and may include, but are not limited to landscaped berms, enhanced paving, accent trees and shrubs, ground cover and project signage.

As secondary project entries, these entrances will be resident and guest activated by card or remote activation and is intended to serve residents of the project. Decorative wrought iron gates will be provided at these three entries and gates will be hung on masonry pilasters in keeping with the overall architectural theme.

Secondary entries will continue the theme of the primary entries but on a smaller scale. The landscape theme for the project's secondary entries is a desert oasis with palms, boulder clusters, themed walls, and signage (Exhibit 27 Conceptual Secondary Entry). All vehicular gates will be equipped with a Knox box system.

## **STREETSCAPES**

Three types of streetscapes are proposed within the Solera at Desert Dunes; Perimeter Major Roads, Collector Loop Road and Local Street (Exhibit 19 - Circulation Plan). Roadway streetscapes are critical in maintaining the community theme and providing a quality pedestrian and vehicular circulation system that provide a safe and visually pleasant experience.

### **Perimeter Major Roads Streetscape**

The landscape setbacks and drainage easements along the four perimeter roads will reflect a drought tolerant, diverse planting concept that is appropriate for the low desert environment. Although the project is not located within the proposed Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) the project will utilize plant species that are appropriate for areas near the CVMSHCP (Table 1).

Exhibits 29 through 32 depict the conceptual landscaping plan view for the following perimeter roads: Palm Drive; 18<sup>th</sup> Avenue; Bubbling Wells Road; and 20<sup>th</sup> Avenue. As one approaches Solera at Desert Dunes via Palm Drive along the western edge of the project, the community landscape theme is established along the eastern edge of the roadway. The design concept is focused on the use of a variety of materials and colors, meandering drifts and groves of plant material and trees and the limited but appropriate use of turf.

Plant selection will consist of primarily desert evergreen flowering trees with palm tree accents, evergreen and flowering shrubs, groundcovers and vines.

1. Perimeter walls will be softened with bougainvillea and other flowering vines and espaliers and the transition from the right-of-way to the wall will be minimized through elevation change and the use of shrubbery to create a multi-tiered landscape. This will

create a diverse, layered and undulating landscape transition from the street to the project.

2. Decomposed granite, decorative crushed rock will be used as a continuous groundcover element with larger, river rock accents.
3. Public sidewalks will be located on the perimeter of the project adjacent to the roadway within the public right-of-way. A 5' meandering sidewalk and a 10' Class 1 Bike Path will be constructed along Palm Drive. See Exhibit 28. The remaining perimeter streets at 18th Avenue, Bubbling Wells Road and 20<sup>th</sup> Avenue will have 5' wide sidewalks. (Exhibits 29, 30 and 31).

#### Collector Loop Road Streetscape

The Collector Loop Road is the most significant roadway within the community. The Collector Loop Road will include two vehicular lanes, striped median, golf cart lanes, a landscaped parkway, and five-foot sidewalks. In addition, a landscape buffer will be provided between the sidewalk and community walls (Exhibit 25). The landscape buffer will include informal grouping/massings of project theme street trees, and shrubs and groundcovers in informal groupings. This landscape buffer will contain a mixture of evergreen trees, deciduous trees and accent palms at focal points. The inner landscaped parkway of the loop road will also be planted with drought tolerant, project theme street trees which identify the roadway as the primary collector road.

#### Private Local Street Streetscape

The local road landscape within the community consists of private front or side-yard landscaping areas at single-family residences (Exhibit 32 - Private Street Landscape Plan View). The street section consists of a 37 foot travel width with modified wedge curbs and a 4' sidewalk on one side. Installation of street trees, front and side yards (on corner lots) landscaping will be provided by the Master Developer. The rear and interior side yard landscaping will be the responsibility of each individual homeowner. Refer to Residential Landscape Guidelines.



## **WALLS AND FENCES**

Walls are a major component in achieving an overall community theme within the Solera at Desert Dunes. Wall and fence materials will be designed to be compatible with adjacent architectural and landscape elements. A cohesive appearance is achieved through implementation of a community wall program that is coherent with the architectural theme.

### **Perimeter and Community Walls**

The community will be gated with a perimeter wall that provides privacy and security (Exhibit 33 – Conceptual Perimeter Wall Design). A combination of solid decorative walls and view fences will be used at the perimeter of the project as well as inside the project adjacent to the interior collector loop road. View fences will be utilized, where appropriate, to provide breaks in long continuous stretches of solid walls. The Master Developer will install the perimeter walls to ensure continuity of the project's fencing design.

1. In keeping with the desert landscape theme the community walls will be a minimum of 5 feet in height and made of a finished Concrete Masonry Unit (CMU) or split-faced block with decorative cap and be a neutral color. Split face at a minimum shall be required. Pilasters will be constructed at intervals to eliminate long continuous expanses of wall and at elevation changes.
2. Walls will be modulated with desert landscape. Mounding landscape boulders and trees shall be located away from the exterior of perimeter walls to deter unwanted entries into the community.

### **Golf Course Walls**

1. Where view opportunities exist abutting the golf course or open space areas a low (18" to 24") masonry wall shall be used.
2. Decorative view fencing may be installed on top of this wall at the option of the owners provided the overall height does not exceed 5 feet (except where it must be higher in

order to meet pool code) exclusive of any retaining walls (Exhibit 34 – Conceptual Golf Course Wall Plan).

3. Solid walls or fencing above the stub wall shall not be permitted where adjacent to the golf course.

*Private Walls and Fences*

1. In addition to masonry and view fencing, fences fronting a street, public or private, and exterior corner side yards, shall be required to be decorative block walls. Side yard fencing may be masonry.
2. Walls and fences fronting a public or private street, and exterior corner side yards shall be required to be of decorative block and blend with the residential architecture.
3. Fences and walls shall not exceed six (6) feet in height above the highest adjacent grade, unless additional height is needed for noise attenuation, flood control or retaining walls.
4. Privacy walls surrounding residences should be a minimum of five feet in height.
5. Retaining walls, court yard walls, fences, and other walls located in the front yard setback area of single family lots shall be limited to three feet in height.
6. All fences and walls connecting two separate residential dwelling units shall be constructed of the same material and color and shall be compatible with the color of the architecture.

**SIGNAGE**

It is essential that signage throughout the project should be compatible in terms of materials, graphics and design character. Directional signs are provided to assist residents and visitors through the project, and identify locations of project amenities such as the recreation facility and model homes. The following guidelines apply to signage within Solera at Desert Dunes:

1. Signs shall be designed and located so that they do not obstruct the line of sight for vehicular, pedestrian, and bicycle traffic.
2. Monument signs are permitted within landscape setback areas. Entry monument signs shall be within landscape setbacks ensuring visibility or entry points for emergency services.
3. The County of Riverside shall maintain street signs, signals and other traffic related signage located within the public right-of-way adjacent to the project.
4. The Solera at Desert Dunes Homeowners' Association (HOA) shall maintain signs located within private streets.
5. Signage may be internally illuminated, backlit or floodlighted.
6. Signs shall be limited to community identification and direction. Signs which advertise products and other merchandise are prohibited within residential areas.
7. All signs in recreation and community areas shall be compatible with the architecture of the buildings they identify. Whenever possible, signs in these areas should be low to the ground or attached to building facades.

*Entry Monumentation Signage*

Entry monumentation and signage will be developed in a manner which is consistent with the hierarchy for the establishment of the project entry locations previously discussed. Entry monuments and signage will vary in prominence and importance as their location criteria changes. Refer to Exhibit 35 for the Monument Entry Signage Plan.

Entry signage types should generally be designed as freestanding monument signage walls. The monument walls should be designed in a manner which allows them to integrate with the community walls.

1. The design of all entry monumentation will be coordinated with landscaping.

2. Community monument signage will inform viewers through decorative typefaces and symbolic graphics that the planned community is being entered.
3. Logos, type styles and color schemes will be consistent throughout the area being identified. Monument signs may, however, vary in size and detail in a manner which reflects their importance within the signage hierarchy.

## **LIGHTING**

### **Streetlights**

1. Street lights shall be provided at Palm Drive and the main entry.
2. Streetlights with single mast arms shall be provided at various local and collector road intersections throughout the project at the discretion of the developer.
3. Street lighting of local roads shall be provided primarily by means of two photocell regulated decorative lights mounted on the exterior of each house throughout the community.

### **Landscape Lighting**

1. Landscape accent lighting shall be used for signage lighting, accent-up lighting, and washing of walls to illuminate vines or espaliers along perimeter walls. Color of fixtures may be of a neutral tone.

## **ARCHITECTURAL DESIGN**

This section sets forth the architectural and site design guidelines for the project. Developers, builders, architects, engineers, landscape architects and other design professionals should utilize the guidelines in order to maintain design continuity, create an identifiable image and develop a cohesive community.

It is the intent of these guidelines to establish a consistent architectural expression that reflects the indigenous elements and character of the surrounding environment while at the same time allowing for flexibility in design. In addition where not set forth in this section all applicable County standards must be applied.

Site Plan and Design Review

Detailed plans for the design review of the homes located in this Plan will be submitted separately based upon the different project phases. The following serves as a guideline in the site design for each phase.

1. Residential dwellings shall have setbacks that vary along street frontage.
2. Themed desert landscaping shall be placed at all community entries.
3. Pedestrian paths shall be incorporated into the overall design of the community.
4. Enhanced paving may be used at community entries.
5. Wood and chain link fencing shall not be permitted.
6. Architectural design features shall be used to vertically and horizontally articulate elevations.
7. The project shall have a minimum of 3 distinct floor plans, not including reversed plans. There shall be a minimum of 3 distinct elevations for each floor plan. Adding or deleting false shutters or similar type of minimal elevation changes does not qualify as one of the required distinct elevations.
8. View preservation has been a primary planning consideration in the design of the project. In many areas of Solera at Desert Dunes it is the view potential that defines the greatest value for both developers/builders and the future residents.

Neighborhood street designs and house orientation should maximize surrounding views whenever possible.

### **Residential Architectural Theme**

The architectural style for the development of this community is the Traditional California Mediterranean style. This largely relates to Spanish Colonial influence while incorporating stylistic elements found in Santa Barbara. Design guidelines are as follows:

1. Common area buildings shall reflect the profile of Spanish Colonial building forms including strong horizontal fascia with tiled roofs.
2. Areas of parapet will be acceptable when combined with tiles roof forms.
3. The use of recessed and shaded windows and doors is required for compliance with historic example and for its passive protection from solar heat gain.
4. Use of traditionally styled corbels and beam tails is appropriate.

Building Materials such as exterior plaster or stucco will be the primary wall surface material. A variety of stucco finishes may be used when and where appropriate in keeping with the architectural theme. The Traditional California Mediterranean Style relies heavily on a palette of stable, durable materials. These materials should be used in traditional combinations that yield an impression of permanence as well as respect for the climate.

#### **Materials Allowed:**

- Smooth to medium lace (knock-down) stucco texture, with detailing;
- Crisp, clean, simple use of tile, brick, stone and masonry as accents;
- Stucco courtyard walls with and without brick cap and/or brick inlay and/or tiles;
- Wood trim;
- Patina finish copper as accents (limited use);



- Heavy wood beams, corbels and related details;
- Divided light glazing in protected storefront frame systems;
- Wrought iron as accent at windows.

Materials Not Allowed:

- Heavy textured stucco, such as swirl or heavy trowel and non-traditional textures;
  - Seamed, paneled, stamped and/or enameled metals (except garage doors);
  - Wood siding or cladding;
  - Bright, contrasting enameled surfaces;
  - Tilt-up concrete systems and precast penalized finish systems;
  - Mill finish aluminum;
  - Mirror finish and other bright, highly reflective glazing systems;
  - Asphalt shingles, wood shake shingles, metal roofs;
  - Pipe railing and other non-traditional metal accents
6. Building color will act as a primary theme-conveying element, reflective of the appropriate architectural styles. Wall finish colors will emphasize light natural earth tones of the region rather than contrived pastels.

Materials Allowed:

- Off-white, cream, sepia and other wall colors, derived from subtle colored hues of the desert;
- Accent colors which will complement wall surfaces used in moderation;
- Wood trim with medium colored, semi-transparent stain or opaque paint.

Materials Not Allowed:

- Dark or pastel colorization outside desert Southwestern palette;
- High gloss finishes;
- High contrast trims.

7. Principal roof forms will be low-pitched gable or hip. All visible roof material will be clay and/or concrete tile, from an established materials and color board to ensure continuity in texture, color and character. The roof forms will be hipped, or pitched with parapets, with slopes ranging from no less than 4:12 to no more than 6:12 for general building roofs to a maximum of 8:12 at towers and cupolas.

Allowed:

- Hipped is encouraged, however gabled roofs are allowed;
- Low pitched roofs 4:12 minimum slope and 6:12 maximum slope for main building volumes;
- Simple roof geometry, emphasizing long, horizontal lines;
- Combinations of stepped, sloped, tile roof planes with intervening parapets which accentuate jogs in wall surfaces;
- Flat roof with parapets in areas such as garages, porches, patios, or other areas as may be necessary to conceal roofing and solar equipment;
- Clay or concrete tile (chinking is allowed);
- Large roof overhangs and exposed rafter ends;
- Flat traditional wood beam/purlin systems in limited, breezeway type applications;
- White or light tan coating at concealed flat roofs;
- Pitch breaks in roof form (Example: 6:12 to 3:12 change where a covered porch and/or patios transitions from the main building volume);
- Traditional cupolas and dormer type elements, as roof accents'
- Satellite TV dishes that conform to Federal statutes (e.g., DIRECTV, Dish Network).

Not Allowed:

- Exposed flat roof areas, asphalt shingles, metal roofing;
- Gambrel and mansard roofs;
- Wood shingles;
- Exposed roof mounted HVAC equipment, antennas;

8. Use of stone, tile or masonry base elements exposed, as a wainscot is acceptable. These materials may be used for columns. Masonry may be laid in staggered, rough alignment with heavy mortar wash if so desired.
9. Concrete masonry units used in exposed detail must have integral color and texture consistent with brown, adobes or other earth tones.

*Building Mass, Form and Scale*

Buildings shall be designed with massing consistent with historic precedence, including recessed and prominent elements. The apparent mass of buildings should be reduced through the application of the following techniques:

1. Utilize projection and recesses to provide shadow and relief at exterior walls and roof areas.
2. Use simple roof forms by jogging the rooflines and varying plate lines and roof heights.
3. Maintain a strong indoor-outdoor relationship through the use of windows and door openings.
4. Utilize recessed windows and doors to provide depth. Allow for individuality and interest by dividing window lights, raising panels and using accent trim and color. Awnings are permitted if consistent with overall architectural style of the building. Metal awnings are prohibited.
5. Private walls and fences shall be consistent with community wall themes and be compatible with the architectural styles of the buildings. Foreground plantings are encouraged to soften long stretches of walls and fencing.
6. Mechanical equipment such as air conditioning and pool equipment and soft water tanks shall be screened from public view.

7. Gutters and down spouts must be concealed, or if exposed, must be designed as a continuous architectural feature painted to match or contrast the adjacent building surface. Skylights shall be designed as an integral part of the roof.
8. Patio trellises and pergolas are encouraged to soften building masses and define spaces. Colors complementary to building architecture and project design are encouraged.
9. Accessory structures shall be architecturally compatible with the primary structure.
10. Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

*Building Materials and Colors*

1. Exterior elevations of the various plans shall include use of different exterior materials so that not all facades look similar.
2. On contiguous lots, structures with the same or similar colors of stucco and/or roofs are not permitted. A scheme of color values on all exterior elements, including roofing material, shall be distinct from one house to the next, with deeper tones encouraged to promote variations with the exception of the attached product.
3. Building materials and colors shall complement the natural, climatic and built environment.
4. All materials shall be durable and require little maintenance.
5. Large expanses of flat, windowless wall planes are discouraged.

6. Use of varying and contrasting materials should be limited. Contrasting materials may be employed in areas such as building entrances and patios.
7. Masonry, stone and brick may be used to provide vertical and horizontal accents on buildings.
8. Contrasting materials, textures, and colors may be used to emphasize areas and significant architectural features.
9. Exposed architectural wood members may be treated with transparent stains or paints.

*Roofs*

1. Skylights may be installed provided they are an integral part of the roof form.
2. A variety of roof types shall be used, including hip roofs, gable roofs and shed roofs.
3. Roof pitches of 4-6:12 are permitted. Higher pitches allowed for accent features only.
4. Roof heights and planes shall vary to create interplay between the roof and the walls of the structure.
5. Roofs shall serve as major structural and architectural design elements.
6. Roofs shall reflect the selected product type architectural concept and respond to the style, materials and scale of the building.
7. Roof overhands are encouraged; they provide essential shade and are also aesthetically pleasing.

### Chimneys

1. Chimneys are required on all homes pursuant to the County Wide Design Guidelines.
2. Chimneys should act as major vertical elements in the architecture.
3. Caps on chimneys shall have low profiles; not be visually distracting.
4. The form and materials shall reflect the architectural theme.

### Doors and Windows

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered building façade. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.

Recessed doors, windows and wall openings are characteristic elements of the allowed architectural style. These elements convey the appearance of thick, protective exterior walls. Fully recessed openings and windows and doors with pediments are encouraged to add articulation to the wall surface. Particular attention where possible and to the extent economically feasible should be given to shading of windows with western and eastern exposure. Operable windows and slider patio doors will be used extensively to allow cross-ventilation.

To further enhance the individual identity of each structure, pot shelves, window boxes, and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance.

Window frames, mullions, and doorframes shall be color coordinated with the rest of the building. Decorative grills on windows may be used. Doors may be somewhat ornate and

include inset panels, carvings, and windowpanes. Security screen doors must be painted to blend with overall front elevation color.

Materials Allowed:

- Generous use of glazing in doors and windows to relate building to the out-of-doors;
- Traditional French doors;
- Decorative entry doors;
- Accent trim or tile at doorways and windows;
- Pedimented doors and windows;
- Banded windows to emphasize horizontal lines;
- Divided pane windows;
- Shutters on windows;
- Picture windows with simple metal frames and trim;
- Arched windows and doorways;
- Wrought iron accents;
- Pot shelves below windows;
- Architectural projections or extended eaves;
- Sliding doors;
- Awnings

Materials Not Allowed:

- Silver or gold windows or door frames;
- Reflective glass

Garages

1. Garage doors are a major visual element. Because garages are a major element in most structures, garage doors shall be fully integrated into design of the architecture. They should be simple in design and recessed from adjacent walls. Applied decoration shall not be permitted, but accent colors are encouraged to complement the architecture and to provide visual variety along streetscapes.



2. Garages shall be constructed of materials compatible with the architectural style of the structures.
3. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors with a minimum thickness of 24-gauge steel. Wood or metal tilt up doors shall be prohibited.
4. At least 25% of the garage doors shall provide windows.
5. A recess a minimum of 18" from the adjacent walls shall be required.

### Walls and Fences

Walls and fences play a major role in achieving an overall theme and consistent framework for the landscape. Wall and fence materials will be selected to be compatible with adjacent architectural and landscape elements. This compatibility is achieved through the following means:

- Consistency of material, color and design;
- Consistency in wall usage and placement to assure streetscape imagery, provide screening or privacy, to be sensitive to views, to allow sound attenuation, and to facilitate landscape maintenance.

Walls fronting streets shall not exceed a height of 6 feet achieved with masonry walls or the combination of a 2-foot masonry wall with 4-foot panels of wrought iron. Certain exceptions will be considered on a case by case issue and would include such issues as noise attenuation, retaining wall design, and flood control improvements.

If allowed by CC& R's rear interior lot lines may have up to a 6-foot wrought iron fencing adjacent to golf courses or green belts. A variety of heights and massing may be used to articulate and scale the architecture. All walls and fences shall conform to all ordinances governing construction standards, heights, and pool-safety standards. CVWD well site walls may not exceed 8 feet in height in order to properly screen appurtenances.

Materials Allowable:

- Stucco over masonry;
- Masonry slump stone or split face;
- Wrought iron fences and gates;
- Stone, precast concrete, masonry, and brick as walls, caps and pilasters.

Materials Not Allowed:

- Wood fences and wall;
  - Wire or plastic mesh;
  - Chain-link except in temporary situations during construction and well sites if properly screened with plantings.
1. Front yard return walls shall be constructed of masonry or vinyl material and shall be a minimum of 6 feet in height.
  2. Side yard gates are required on one side of front yard. Gates shall not be tubular steel or wrought iron.
  3. Side and rear yard fencing shall be of either masonry construction or vinyl material with a minimum 20-year or best available warranty.

*Porches, Arcades and Entryways*

1. Entrances shall be clear and easily recognizable.
2. Covered entrances are encouraged to provide shelter from the sun and inclement weather and provide a sense of privacy.
3. Front entrances shall have significant architectural features.
4. Porches and entryways shall be utilized to break up large buildings into smaller units in keeping with the desired human scale.

5. Porches may be constructed of wood, stucco, stone, brick, and other similar materials. Wrought iron railings are acceptable.

### Mailboxes

Where common mailbox services are provided for any residential area, they shall be located close to the neighborhood entry in clusters throughout the neighborhood.

### Non-Residential Architecture

The architecture of the non-residential structures will be consistent with the residential structures with sensitive consideration of the development's theme. The project will provide diversity in design through considerable attention to architectural character. Architectural diversity should be created by manipulating building materials, colors, and textures, in conjunction with architectural features (e.g., roofs, windows, doors, fascias, trim) rather than by designing buildings that vary greatly in architectural styles. All architecture shall enhance and enrich the community theme.

### Architectural Concept

The architecture of the non-residential structures within the project is both distinctive and historical, complementing the elegant setting of this unique community. The Traditional California Mediterranean style of architecture reinforces the cohesive visual identity of the community, supporting the sense of place, permanence and integrity. Details such as shaped stuccoed eaves, deep-set doors and windows address the southwest climate appropriately. Vertical elements such as towers and cupolas will be used to establish a focal point for groupings of buildings within a given area of development. Structures will feature finishes such as barrel-tiled roofs, hand-troweled stuccoed walls and exposed wood beams and rafters. Color accents can be found with window shutters and wrought iron details, supporting the Traditional California Mediterranean architectural character.

Buildings will be predominately one-story structures and may have a central tower form. Building configurations will incorporate jogs and offsets between interior functions as a planning element. This will serve to reduce overall scale by eliminating large uninterrupted surfaces and by providing opportunity for creative mixing of roof forms and façade variations.

### **Recreational Facility Architecture**

The architecture of the non-residential structures will be consistent with the residential structures with sensitive consideration of the development's theme. The project will provide diversity in design through considerable attention to architectural character.

Architectural diversity should be created by manipulating building materials, colors, and textures, in conjunction with architectural features.

### **Architectural Concept**

The architecture of the non-residential structures within the project is both distinctive and historical, complementing the elegant setting of this unique community.

The Traditional California Mediterranean which embodies the Santa Barbara style of architecture reinforces the cohesive visual identity of the community, supporting the sense of place, permanence and integrity. Details such as shaped stucco covered eaves, deep-set doors and windows address the southwest climate appropriately.

Vertical elements such as towers and cupolas will be used to establish a focal point for groupings of buildings within a given area of development. Structures will feature finishes such as barrel-tiled roofs, hand-troweled succored walls and exposed wood beams and rafters. Color accents can be found with window shutters and wrought iron details, supporting the Traditional California Mediterranean architectural character.

Buildings will be predominately one-story structures and may have a central tower form. Building configurations will incorporate jogs and offsets between interior functions as a planning element. This will serve to reduce overall scale by eliminating large uninterrupted surfaces and by providing opportunity for creative mixing of roof forms and façade variations.



## **LANDSCAPE ARCHITECTURAL DESIGN**

### **Landscape Architectural Theme**

The landscape theme for the Solera at Desert Dunes will play a prominent role in creating a community identity and theme appropriate in the rich context of the desert. The landscape theme will reflect the rich plant palette offered by native and adapted species to achieve an enhanced desert theme. While the planting plan for the project is intended to be dense, lush and full of diversity, it will also show a commitment to water conservation by utilizing desert appropriate species and minimizing areas of turf to areas that will be used, not just viewed. Additionally, plant species listed in Table 1, Plants That Should Be Avoided Adjacent to the MSHCP Conservation Areas, should be avoided.

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plants listed in the Solera at Desert Dunes Plant Palette (Table 2) include trees, palms, shrubs, ground covers, turf, vines and espaliers.

### **General Landscape Development Standards**

1. Detailed landscape planting, irrigation, and construction plans will be required for all project areas.
2. A licensed Landscape Architect will prepare the landscape plans.
3. All common areas of the project not occupied by other improvements shall be planted with trees, shrubs, and living and/or inert groundcover.
4. Inert groundcover shall include decomposed granite, decorative earth tone crushed rock and/or river rock accents.
5. Vines and espaliers will be used on wall surface as screens and accents.

6. All perimeter and collector loop street trees should be minimum 24" box size.
7. A mix of larger box size trees shall be used at community entries as accents.
8. Varieties of palms shall be utilized at the primary entry at Palm Drive.
9. Xeriscape planting principles will be used to encourage planting of native and adapted plants.
10. All irrigation systems will employ water conservation methods including fully automatic systems.
11. All shrub areas will utilize drip irrigation, and lawn areas will utilize spray irrigation that is compatible with the desert climate and wind factors.
12. Accent lighting will be used to highlight signage and specimen trees at entries.
13. Reference should be made to the National Pollution Discharge and Elimination System (NPDES) and County of Riverside standards for erosion control methods in drainages and other landscape areas.
14. Slope area planting shall commence soon after slopes are completed in order to provide for rapid establishment of vegetative cover.
15. Landscaping of slopes will be provided per the recommendation of the landscape architect.
16. Landscape adjacent to or abutting the golf course shall be of native plant material or consistent with golf course planting.
17. Drainage channels located along the perimeter of the project will be landscaped with a desert landscape theme. See Exhibit 36 – Drainage Easement at 20<sup>th</sup> Avenue Entry and Exhibit 37 – Drainage Easement at Southeast Corner of the project.

18. The community recreation center will be developed both architecturally and through landscape treatments as an extension of the community.

## **Residential Landscape Guidelines**

All individual lot landscaping will comply with the following minimum landscape guidelines.

1. Front yard and corner lot landscapes will be provided by Master Developer. Interior side and rear yard landscaping will be provided by the individual homeowner.
2. Conceptual Street Landscape. It will be the responsibility of individual homeowners to install full landscaping for the interior side yard and rear yard within a period of 90 days from the close of escrow. The lot owners are required to submit landscaping plans for review by the master homeowners association within 30 days after the close of escrow.
3. All individual lot landscaping will comply with the following minimum landscape guidelines. Landscape standards may be increased or made more stringent at the discretion of the homeowner's association.
4. The use of native or adapted drought tolerant species is strongly encouraged for all private yard landscaping.
5. All rear and side yard landscape plantings will be installed and maintained by a fully automatic underground watering system provided by the homeowner. The irrigation system must be equipped with an upstream pressure regulator. Drip systems should include a filter.
6. The ground surfaces of all yards will be covered with inert or living materials or any combination of both. Decomposed granite or earth tone crushed rock will be considered inert material in this instance.
7. If turf is used, common Bermuda grass will not be allowed. There are several hybrid Bermudas available from which to choose. Turf will be limited to an amount not greater than 20% of the square footage of the Lot as described in the recorded tract map.

No more than 10% of the square footage of the lot may be planted in turf in either the front or rear yards. Narrow or irregular shaped areas should be avoided because they are difficult to irrigate without encountering over-spray problems.

8. Warm season grass such as hybrid Bermuda that goes dormant in winter will be over seeded with Winter Rye at the beginning of the fall season in order to maintain a consistent appearance. Perennial Rye seed is recommended. Owners may install turf that abuts a patio edge provided that such turf is not within four (4) feet from dwelling unit, and two (2) feet from side and rear property lines, or any wall. Where turf is adjacent to sidewalks, irrigation design should eliminate over-spray on to the hardscape for safety and conservation reasons.
9. Fountains will be limited in height to five (5) feet above the natural grade of the lot, unless otherwise approved by the homeowners association. They will be of natural materials compatible with the overall architectural theme of the project. Fountains will be permitted in the front yards, street side yards, rear yards, and courtyards of all residential homes.
10. Statues and artifacts will not be allowed in the front yard with the exception of temporary statues, artifacts and other holiday decorative landscaping items which may be allowed within 30 days prior to and after the holiday season.
11. Waterfall features, including waterfall spills for pools or spas, when constructed in the front, side or rear yards, are limited to a maximum of thirty-six (36) inches in height above the finished floor elevation of the lot. Waterfalls constructed in rear yards enclosed by five (5) foot walls or higher can exceed this maximum height as long as they cannot be seen from common areas or adjacent lots.
12. Front yard landscaping for single-family homes shall include a minimum of 20% shrub and ground cover.
13. The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.

14. Each single family home shall have at least one minimum 24-inch box front yard tree.

15. Residential lots abutting golf course areas may maximize the view amenity with a small stub wall.

### **Drought Tolerance/Water Conserving Plant Material**

Although a plant may be considered drought tolerant or water conserving, that plant requires proper care, installation, watering and maintenance to maintain an optimum healthy condition.

#### *Degrees of Drought Tolerance*

There are degrees of drought tolerance with some plants able to survive without water for a greater period of time than others.

#### *Plant Installation Water Demand*

Drought tolerant plants like other plant material require more water during the initial installation period and for at least a three-month maintenance period to become established. In addition, if drought tolerant plants are installed in the warmer months, more supplemental water will be required until the plant is established.

#### *Deep Watering Practices*

Drought tolerant plants, like most plants, require proper deep watering practices to encourage deep root system development. Drought tolerant plants with a shallow root system resulting from frequent light applications of water will not be as drought tolerant.

#### *Warmer Months Water Application*

Although a plant is labeled drought tolerant that does not necessarily mean it is able to survive without summer water. It does mean that the plant has minimal low water



requirements. Depending upon the plant, drought tolerant plants will look better, thrive and survive the warmer months with infrequent, monthly, deep watering.

### Planting Time

Due to the climate extremes of the desert, the installation of plant materials during the hottest summer/fall months (June through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these hottest periods, plant establishment may be difficult and require a prolonged period of time.

### Climate Constraints

The plant palette (Table 2) for Solera at Desert Dunes is compatible with the climatic setting of the area. The utilization of some plants, depending upon their exposure and relationship to other influential factors, may not be appropriate.

### Irrigation Standards

1. The irrigation design will primarily utilize the efficient drip system, with standard spray heads used only in lawn and annual color areas.
2. The use of water applied only to the plant roots will not only minimize the use of water, but will also greatly reduce the amount of shrub bed weeding associated with the random scattering of spray systems.
3. Proper consideration of irrigation system design and installation in the climate extremes of Solera at Desert Dunes is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.
4. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility and shall be screened by landscape.

Landscape Lighting

1. Landscape accent lighting may be used for signage lighting, accent-up lighting for trees, and washing of walls to illuminate vines or espaliers.
2. Fixtures will be low voltage.

**Table 1: Plants That Should Be Avoided Adjacent to MSHCP Conservation Areas<sup>1</sup>**

Acacia spp. (all species except A. greggii)	Acacia
Arundo donax	giant reed or arundo grass
Atriplex semibaccata	Australian saltbush
Avena barbata	Slender Wild Oat
Avena fatua	Wild Oat
Brassica tournefortii	African or Saharan Mustard
Bromus madritensis ssp. rubens	Red Brome
Bromus tectorum	Cheat Grass or Downy Brome
Cortaderia jubata [syn.C. Atacamensis]	jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]	pampas grass
Descurainia sophia	Tansy Mustard
Eichhornia crassipes	water hyacinth
Elaeagnus angustifolia	Russian olive
Foeniculum vulgare	sweet fennel
Hirschfeldia incana	Mediterranean or Short-pod Mustard
Lepidium latifolium	Perennial Pepperweed
Lolium multiflorum	Italian ryegrass
Lolium perenne	perennial ryegrass
Nerium oleander	Tree Tobacco
Nicotiana glauca	ground cover myoporum
Oenothera berlandieri	Mexican evening primrose
Olea europea	European olive tree
Parkinsonia aculeata	Mexican palo verde
Pennisetum clandestinum	Kikuyu grass
Pennisetum setaceum	fountain grass
Phoenix canariensis	Canary Island date palm
Phoenix dactylifera	date palm
Ricinus communis	Castorbean
Salsola tragus	Russian Thistle
Schinus molle	Peruvian pepper tree, California pepper
Schinus terebinthifolius	Brazilian pepper tree
Schismus arabicus	Mediterranean Grass
Schismus barbatus	Saharan Grass, Abu Mashi
Stipa capensis	No Common Name
Tamarix spp. (all species)	tamarisk, salt cedar
Taeniatherum caput-medusae	Medusa-head
Tribulus terrestris	Puncturevine
Vinca major	Periwinkle
Yucca gloriosa	Spanish dagger

<sup>1</sup> –Source: Final Administrative Review Draft Coachella Valley Multiple Species Habitat Conservation Plan/Natural Community Conservation Plan (CVMSHCP/NCCP), December 1, 2003.

**Solera at Desert Dunes Plant Palette**

The intent of these guidelines is to provide a simple plant palette which complements and enhances the thematic setting for the community. In addition, these plant palettes have been selected for their appropriateness to climatic conditions, soil conditions and concern for maintenance and water conservation.

Items in **bold** are Coachella Valley native plants recommended for landscaping<sup>1</sup>

- AL=Adapted to region, little or low water needs
- LM=Low to moderate supplemental water needs
- L=Low supplemental water needs
- M=Moderate supplemental water needs
- W=Indicates a water or riparian species

**Table 2: Plant Palette**

TREES		
Botanical Name	Common Name	Water Req.
Albizia julibrissin	Silk Tree	L
Arbutus unedo	Strawberry Tree	L
Brachychiton populneus	Kurrajong Bottle Tree	L
Broussonetia papyrifera	Paper Mulberry	L
Callistemon citrinus	Lemon Bottlebrush	L
Callistemon viminalis & cvs	Weeping Bottlebrush	L
Carnegiea gigantea	Saguaro	—
Casuarina cunninghamiana	River She-oak	L
Casuarina stricta	Drooping She-oak	AL
Cedrus atlantica & cvs	Atlas Cedar	L
Cedrus deodara & cvs	Deodar Cedar	L
Ceratonia siliqua	Carob Tree	AL
Cercidium 'Desert Museum'	Blue Palo Verde	1
<b>Cercidium floridum</b>	<b>Blue Palo Verde</b>	—
Cercidium microphyllum	Little Leaf Palo Verde	—
Cercidium praecox	Sonoran Palo Verde	—
Cercis canadensis & cvs	Eastern Redbud	M
<b>Chilopsis linearis</b>	<b>Desert Willow</b>	<b>L</b>
Chitalpa tashkentensis	Chitalpa	L
Citrus	Citrus Tree	1

<i>Cordyline australis</i>	Giant Dracaena	L
<i>Cupressus arizonica</i>	Arizona Cypress	L
<i>Cupressus glabra</i>	Smooth Arizona Cypress	L
<i>Cupressus sempervirens</i>	Italian Cypress	AL
<i>Dalea spinosa</i>	Smoke Tree	—
<i>Dodonaea viscosa</i>	Hopseed Bush	L
<i>Eucalyptus camaldulensis</i>	River Red Gum	AL
<i>Feijoa sellowiana</i>	Pineapple Guava	L
<i>Ficus carica</i> & cvs	Common Fig	LM
<i>Ficus retusa</i> 'Nitida'	Indian Laurel Fig	1
<i>Geijera parviflora</i>	Australian Willow	L
<i>Grevillea robusta</i>	Silky Oak	L
<i>Jacaranda mimosifolia</i>	Jacaranda	1
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Juniper	L
<i>Lagerstroemia indica</i> & cvs	Crape Myrtle	L
<i>Laurus nobilis</i>	Sweet Bay	L
<i>Lysiloma m. var. Thornberi</i>	Feather Bush	—
<i>Melaleuca quinquenervia</i>	Cajeput Tree	L
<i>Melia azedarach</i> & cv	Chinaberry	AL
<b><i>Olneya tesota</i></b>	<b>Desert Ironwood</b>	—
<i>Pinus brutia</i>	Calabrian Pine	L
<i>Pinus canariensis</i>	Canary Island Pine	L
<i>Pinus eldarica</i>	Afghan Pine	L
<i>Pinus halepensis</i>	Aleppo Pine	AL
<i>Pinus monophylla</i>	Single-leaf Pinon Pine	—
<i>Pinus pinea</i>	Italian Stone Pine	L
<i>Pithecellobium flexicaule</i>	Texas Ebony	—
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	L
<i>Platanus racemosa</i>	Western Sycamore	M
<i>Prosopis alba</i>	Argentine Mesquite	—
<i>Prosopis chilensis</i>	Chilean Mesquite	—
<b><i>Prosopis glandulosa</i></b>	<b>Texas Mesquite</b>	—
<i>Prosopis juliflora</i>	Mesquite	—
<i>Prosopis pubescens</i>	Screw Bean Mesquite	—
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	L



<i>Punica granatum</i> & cvs	Pomegranate	L
<i>Quercus ilex</i>	Holly Oak	L
<i>Quercus suber</i>	Cork Oak	L
<i>Rhus lancea</i>	African Sumac	L
<i>Robinia ambigua</i> & cvs	Locust	L
<i>Robinia pseudoacacia</i>	Black Locust	L
<i>Sophora secundiflora</i>	Mescal Bean	—
<i>Thevetia peruviana</i>	Yellow Oleander	1
<i>Vitex angus-castus</i>	Chaste Tree	L
<i>Xylosma congestum</i>	Shiny Xylosma	L
<i>Yucca brevifolia</i>	Joshua Tree	—

<b>PALMS</b>		
<b>Botanical Name</b>	<b>Common Name</b>	<b>Water Req.</b>
<i>Brahea armata</i>	Blue Hesper Palm	L
<i>Brahea edulis</i>	Guadalupe Palm	L
<i>Butia capitata</i>	Pindo Palm	L
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	L
<i>Cycas revoluta</i>	Sago Palm	1
<i>Trachycarpus fortunei</i>	Windmill Palm	L
<b><i>Washingtonia filifera</i></b>	<b>California Fan Palm</b>	<b>L</b>
<i>Washingtonia robusta</i>	Mexican Fan Palm	L
<i>Phoenix Pactalifera</i>	Date Palm	
<b>SHRUBS and VINES</b>		
<b><i>Acacia greggii</i></b>	<b>Catclaw Acacia</b>	<b>—</b>
<i>Alyogyne huegelii</i>	Blue Hibiscus	L
<b><i>Ambrosia dumosa</i></b>	<b>Burro Bush</b>	<b>—</b>
<i>Anisacanthus thurberi</i>	Desert Honeysuckle	—
<i>Anisodonteia hypomandarum</i>	Dwarf Pink Hibiscus	L
<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	L
<b><i>Atriplex canescens</i></b>	<b>Four-wing Saltbush</b>	<b>—</b>
<i>Atriplex l. var. breweri</i>	Brewer Saltbush	AL
<b><i>Atriplex lentiformis</i></b>	<b>Quail Bush</b>	<b>—</b>
<b><i>Atriplex polycarpa</i></b>	<b>Cattle Spinach</b>	
<i>Baccharis p. consanguinea</i>	Chaparral Broom	AL

<b>Baccharis sergiloides</b>	<b>Squaw Water-weed</b>	
Baccharis sarothroides	Desert Broom	—
<b>Bebia juncea</b>	<b>Sweet Bush</b>	
Bougainvillea species & cvs	Bougainvillea	LM
Buddleia marrubiifolia	Woolly Butterfly Bush	—
Caesalpinia gilliesii	Mexican Bird of Paradise	1
Caesalpinia pulcherrima	Red Bird of Paradise	1
Calliandra californica	Baja Fairy Duster	—
Calliandra eriophylla	Fairy Duster	—
Calliandra inequilatera	Pink Powder Puff	1
Calliandra peninsularis	NCN	—
Callistemon citrinus	Lemon Bottlebrush	L
Callistemon rigidus	Stiff Bottlebrush	L
Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	1
Carrisa macrocarpa 'boxwood beauty'	Natal Plum	1
Carrisa macrocarpa 'Tuttlei'	Natal Plum	1
Cassia artemisioides	Feathery Cassia	L
<b>Cassia (Senna) covesii</b>	<b>Desert Senna</b>	—
Cassia nemophila	Desert Cassia	—
Cassia odorata	Spreading Cassia	—
Cassia phyllodinea	Silvery Cassia	—
Chamelaucium uncinatum	Geraldton Wax Flower	L
Chilopsis linearis	Desert Willow	L
Cistus species & cvs	Rockrose	L
Cleome isomeris	Bladderpod	AL
<b>Condalia parryi</b>	<b>Crucillo</b>	—
Cordia species	Cordia	—
Cotoneaster buxifolius	NCN	L
Cotoneaster congestus	NCN	L
Cotoneaster horizontalis	Rock Cotoneaster	L
Cotoneaster lacteus	Red Clusterberry	L
Cotoneaster salicifolius	Willowleaf Cotoneaster	L
Cowania mexicana	Cliff Rose	—
<b>Crossosoma bigelovii</b>	<b>Crossosoma</b>	—
<b>Dalea emoryi</b>	<b>Dye Weed</b>	—

<i>Dalea frutescens</i>	Black Dalea	—
<i>Dalea pulchra</i>	Indigo Bush	—
<b><i>Dalea (Psorothamnus) schottii</i></b>	<b>Indigo Bush</b>	—
<b><i>Datura meteloides</i></b>	<b>Jimson Weed</b>	—
<i>Dodonaea viscosa</i>	Hopseed Bush	L
<i>Elaeagnus pungens</i>	Silverberry	L
<b><i>Encelia farinosa</i></b>	<b>Desert Encelia</b>	—
<i>Eriobotrya deflexa</i>	Bronze Loquat	1
<b><i>Ephedra aspera</i></b>	<b>Mormon Tea</b>	—
<b><i>Eriogonum fasciculatum</i></b>	<b>Common Buckwheat</b>	<b>AL</b>
<b><i>Eriogonum wrightii membranaceum</i></b>	<b>Wright's Buckwheat</b>	—
<i>Euryops</i> p. 'Viridis'	Green-leaf Euryops	1
<b><i>Fagonia laevis</i></b>	<b>(No Common Name)</b>	—
<i>Fallugia paradoxa</i>	Apache Plume	—
<i>Feijoa sellowiana</i>	Pineapple Guava	L
<i>Ficus pumila</i>	Creeping Fig	1
<i>Gelsemium sempervirens</i>	Carolina Jessamine	1
<i>Grevillea</i> species & cvs	Grevillea	L
<b><i>Gutierrezia sarothrae</i></b>	<b>Matchweed</b>	—
<b><i>Haplopappus acradenius</i></b>	<b>Goldenbush</b>	—
<b><i>Hibiscus denudatus</i></b>	<b>Desert Hibiscus</b>	—
<i>Hibiscus syriacus</i>	Rose of Sharon	L
<b><i>Hoffmannseggia microphylla</i></b>	<b>Rush Pea</b>	—
<b><i>Hymenoclea salsola</i></b>	<b>Cheesebush</b>	—
<b><i>Hyptis emoryi</i></b>	<b>Desert Lavender</b>	—
<i>Ilex vomitoria</i> 'Stokes'	Stokes Holly	1
<b><i>Isomeris arborea</i></b>	<b>Bladder Pod</b>	—
<i>Jasminum</i> species	Jasmine	L
<b><i>Juniperus californica</i></b>	<b>California Juniper</b>	—
<i>Juniperus chinensis</i> & cvs	NCN	L
<i>Juniperus sabina</i> & cvs	Savin Juniper	L
<i>Juniperus scopulorum</i> & cvs	Rocky Mountain Juniper	L
<i>Justicia californica</i>	Chuparosa	—
<i>Justicia spicigera</i>	Mexican Honeysuckle	—
<b><i>Krameria grayi</i></b>	<b>Ratany</b>	—

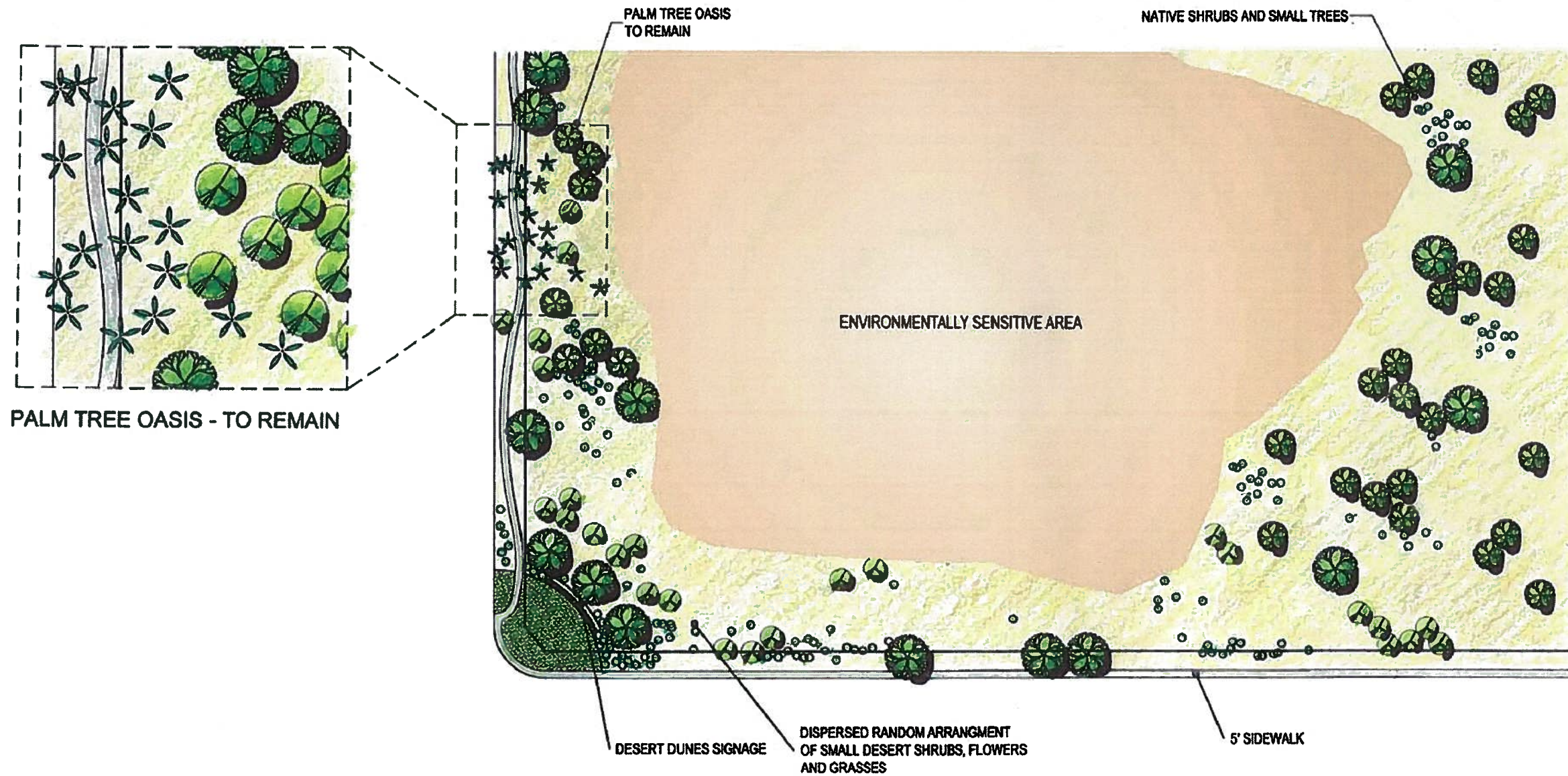
<b>Krameria parvifolia</b>	<b>Little-leaved Sandpaper Plant</b>	—
Lagerstroemia indica & cvs	Compact Crape Myrtle	L
Lantana camara	Yellow Sage	L
<b>Larrea tridentata</b>	<b>Creosote Bush</b>	—
Lavandula species & cvs	Lavender	L
Leonotis leonurus	Lion's Tail	L
Leucophyllum species & cvs	Cenizo	L
Leucophyllum c. 'Thundercloud'	Texas Ranger	L
Leucophyllum f. 'Compacta'	Dwarf Texas Ranger	L
Leucophyllum f. 'Green Cloud'	Texas Ranger	L
Leucophyllum f. 'Rio Bravo'	Texas Ranger	L
Leucophyllum f. 'Sierra Banquet'	Texas Ranger	L
Ligustrum j. 'Texanum'	Texas Privet	1
<b>Lotus rigidus</b>	<b>Desert Rock Pea</b>	—
<b>Lycium andersonii</b>	<b>Box Thorn</b>	—
Lysiloma thornberi	Feather Bush	1
Macfadyena unguis-cati	Cat's Claw	L
Melaleuca nesophila	Pink Melaleuca	AL
<b>Muhlenbergia rigens</b>	<b>Deer Grass</b>	1
Myrtus communis & cvs	True Myrtle	L
Myrtus communis 'Compacta'	Dwarf Myrtle	1
Nolina longifolia	Mexican Grass Tree	1
Nolina parryi	Dwarf Mexican Grass	1
Parthenocissus tricuspidata	Boston Ivy	1
<b>Petalonyx linearis</b>	<b>Long-leaved Sandpaper Plant</b>	—
<u>Petalonyx thurberi</u>	<b>Sandpaper Plant</b>	—
<u>Peucephyllum schottii</u>	<b>Pygmy Cedar</b>	—
Plecostachys serpyllifolia	NCN	L
Plumbago auriculata	Cape Plumbago	L
Prosopis pubescens	Screw Bean Mesquite	—
<b>Prunus fremontii</b>	<b>Desert Apricot</b>	—
Prunus caroliniana cvs	Carolina Laurel Cherry	L
Punica granatum & cvs	Pomegranate	L
Pyracantha species & cvs	Firethorn	L
Rhaphiolepis 'Majestic Beauty'	NCN	L

Rhaphiolepis i. 'Ballerina'	Indian Hawthorn	L
Rhaphiolepis i. 'Springtime'	Indian Hawthorn	L
Rhaphiolepis indica & cvs	India Hawthorn	L
<b>Rhus ovata</b>	<b>Sugar Bush</b>	<b>AL</b>
Rosa banksiae	Lady Banks' Rose	LM
Rosmarinus officinalis & cvs	Rosemary	L
Ruellia species	Ruellia	—
<b>Salazaria mexicana</b>	<b>Paper-bag Bush</b>	<b>—</b>
<b>Salvia apiana</b>	<b>White Sage</b>	<b>L</b>
Salvia chamaedryoides	Blue Sage	L
<b>Salvia eremostachya</b>	<b>Santa Rosa Sage</b>	<b>—</b>
Salvia greggii	Autumn Sage	L
Salvia g. 'Sierra Linda'	Red Sage	L
Salvia leucantha	Mexican Bush Sage	L
<b>Salvia vaseyi</b>	<b>Wand Sage</b>	<b>—</b>
Santolina species	Lavender Cotton	L
<b>Simmondsia chinensis</b>	<b>Jojoba</b>	<b>L</b>
Sophora secundiflora	Mescal Bean	—
<b>Sphaeralcia ambigua</b>	<b>Globemallow (Desert Mallow)</b>	<b>—</b>
<u>Sphaeralcia ambigua rosacea</u>	<b>Apricot Mallow</b>	<b>—</b>
Tecoma stans var. angustata	Hardy Yellow Trumpet Flower	—
Tecomaria capensis	Cape Honeysuckle	LM
Thevetia peruviana	Yellow Oleander	1
<b>Trixis californica</b>	<b>California Fuchsia</b>	<b>—</b>
Vitex agnus-castus	Chaste Tree	L
<b>Vitis girdiana</b>	<b>Desert Grape</b>	<b>—</b>
Westringia species	NCN	L
Xylosma c. 'Compacta'	Dwarf Xylosma	1
Xylosma congestum	Shiny Xylosma	L
Zauschneria californica	California Fuchsia	—



**AMENDMENTS TO THE SPECIFIC PLAN**

Any amendments to the adopted Specific Plan shall be processed in accordance to Section 2.8 of Ordinance No. 348.



Plan View  
N.T.S.



EXHIBIT 26

Date: 05/23/2005

Conceptual Main Community Gateway Plan

SOLERA at DESERT DUNES  
SPECIFIC PLAN

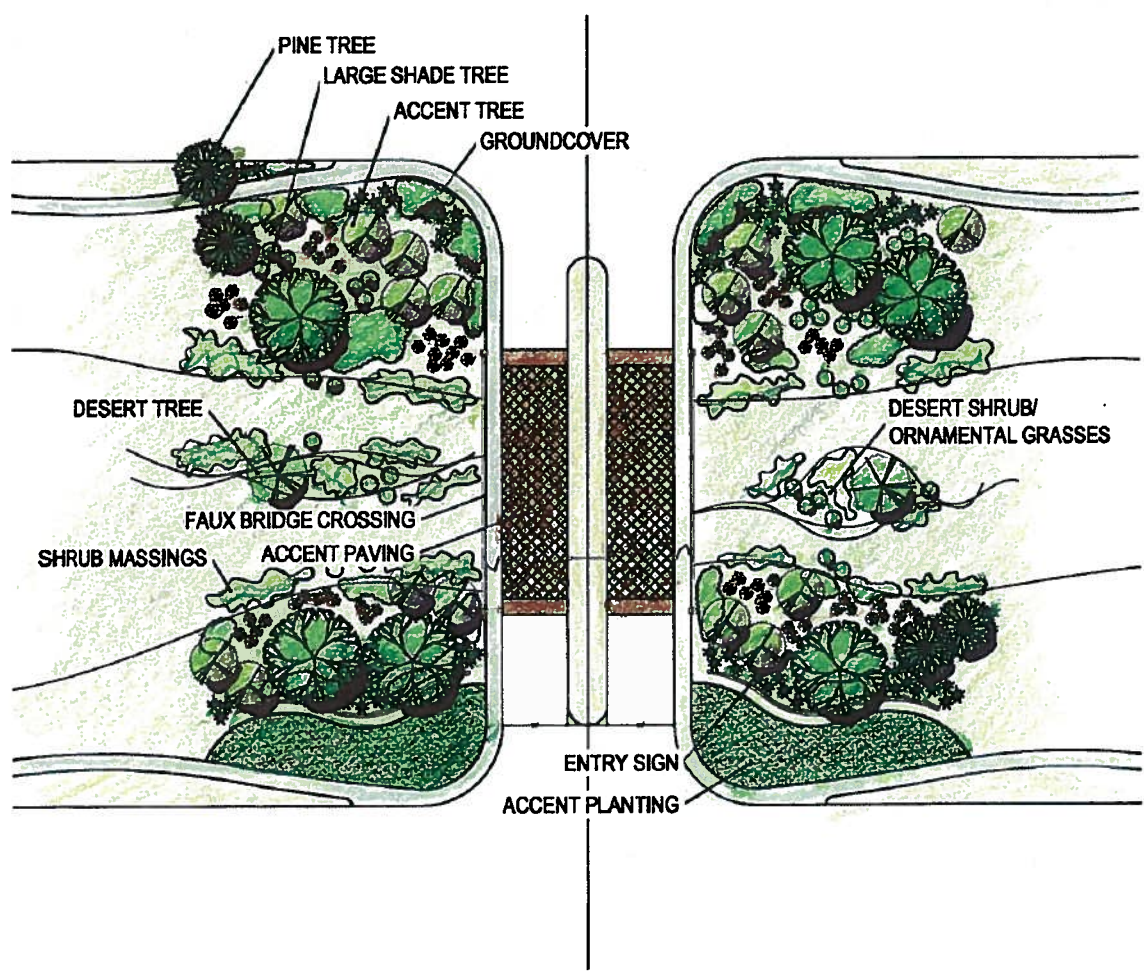
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Plan View  
N.T.S.



# EXHIBIT 27

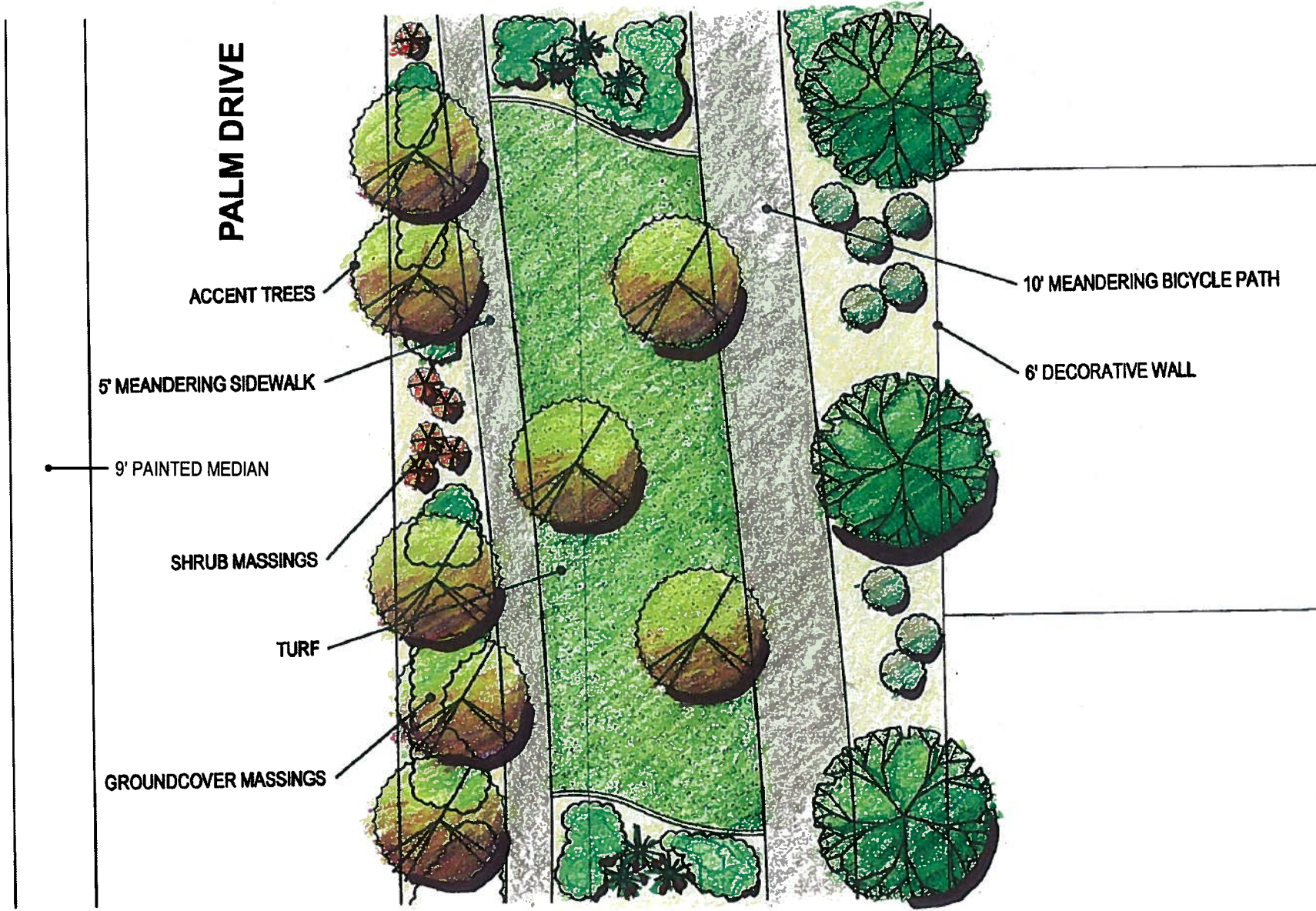
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## Conceptual Secondary Entry Plan

SOLERA at DESERT DUNES  
 SPECIFIC PLAN

Plan View  
N.T.S.



W R G  
DESIGN INC.

N.T.S.  
-102-

# EXHIBIT 28

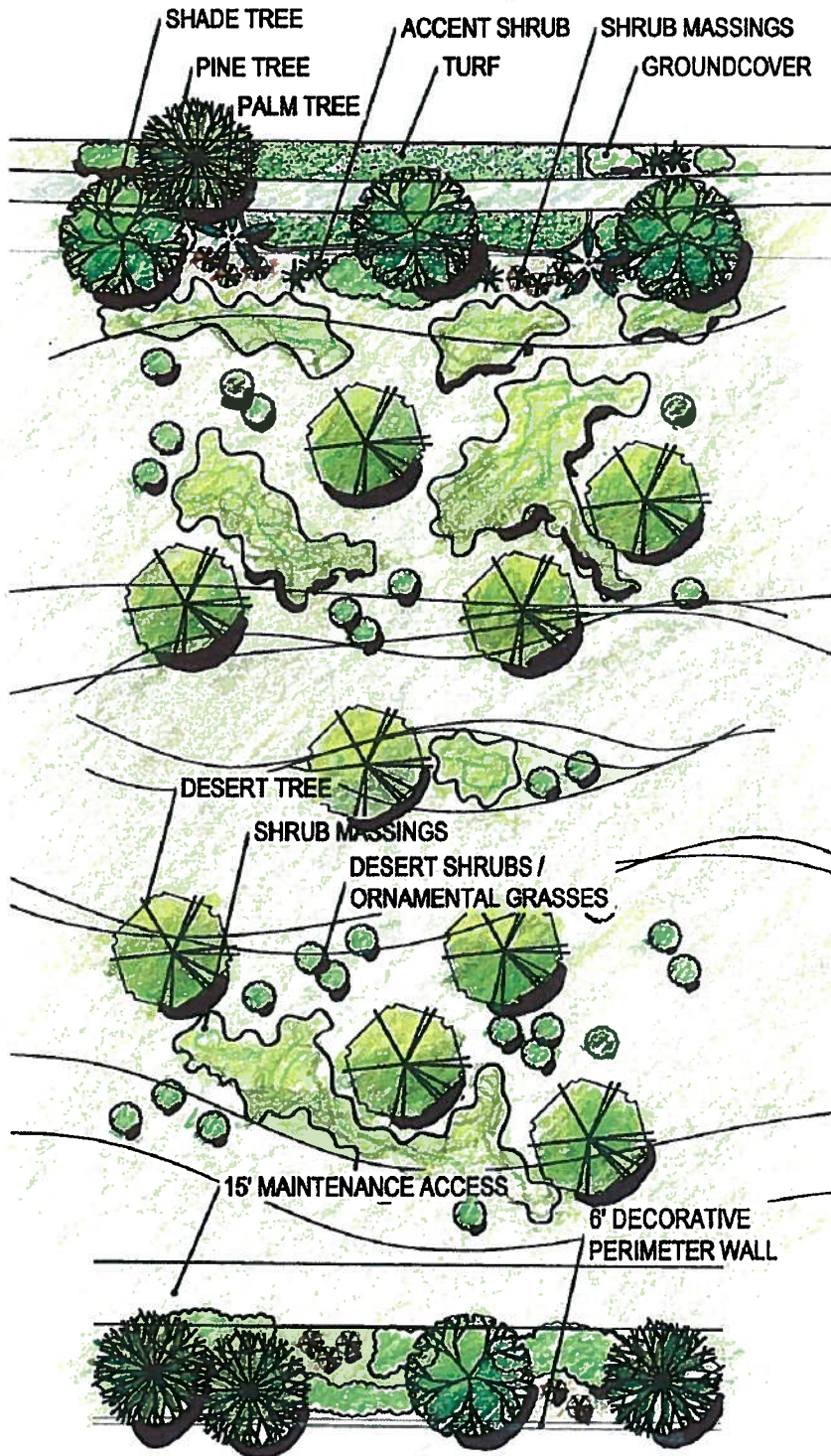
Date: 05/23/2005

**Palm Drive Landscape Plan View**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN



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**Plan View**  
N.T.S.



Date: 05/23/2005

# EXHIBIT 29

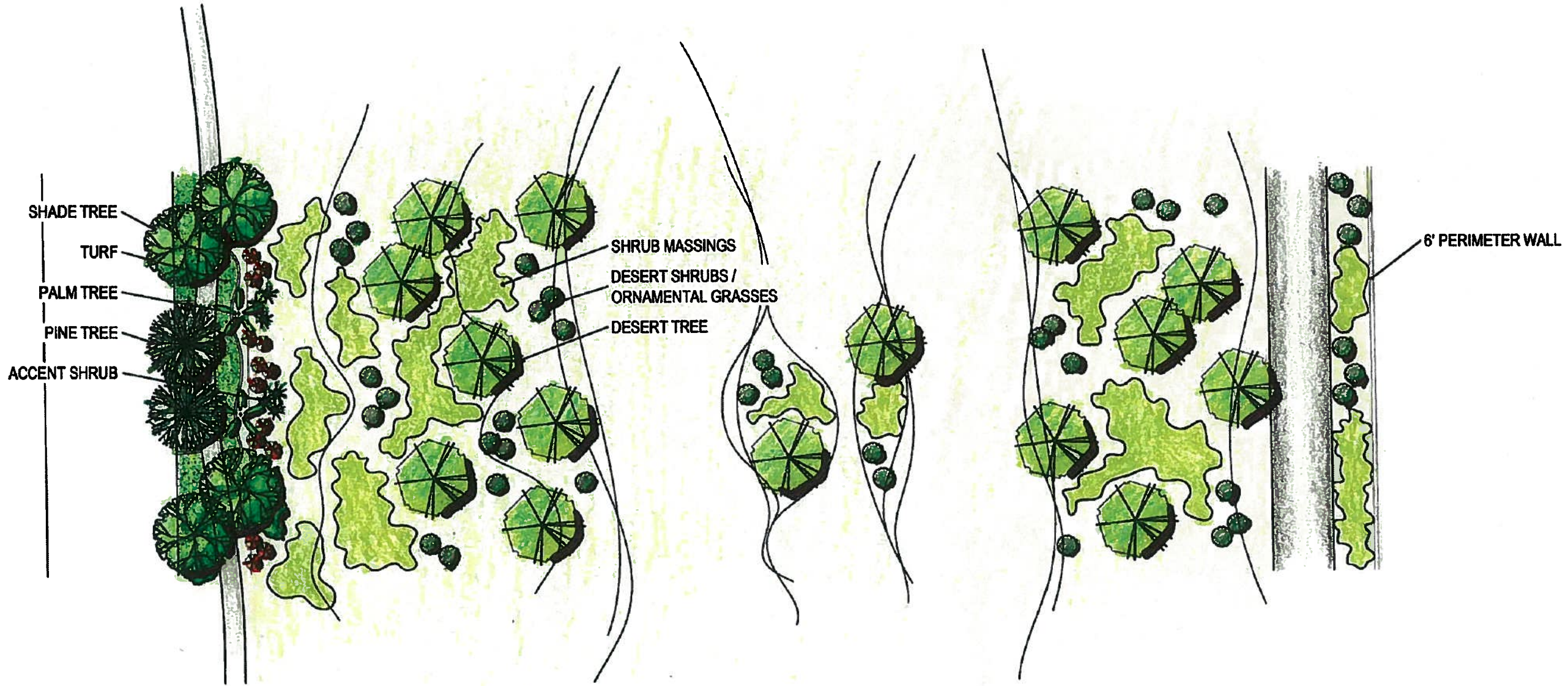
## 18th Avenue Landscape Plan View

SOLERA at DESERT DUNES  
SPECIFIC PLAN

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**Plan View**  
N.T.S.



N.T.S.  
-104-

**EXHIBIT 30**

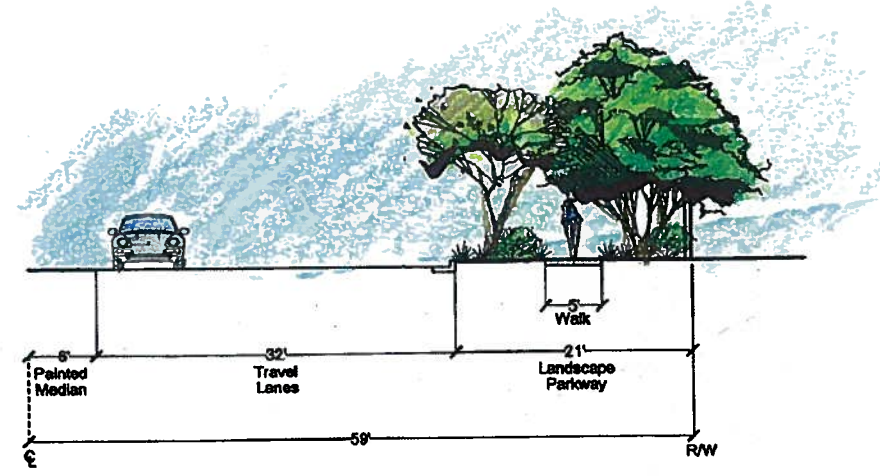
Date: 05/23/2005

**Bubbling Wells Road Landscape Plan View**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN

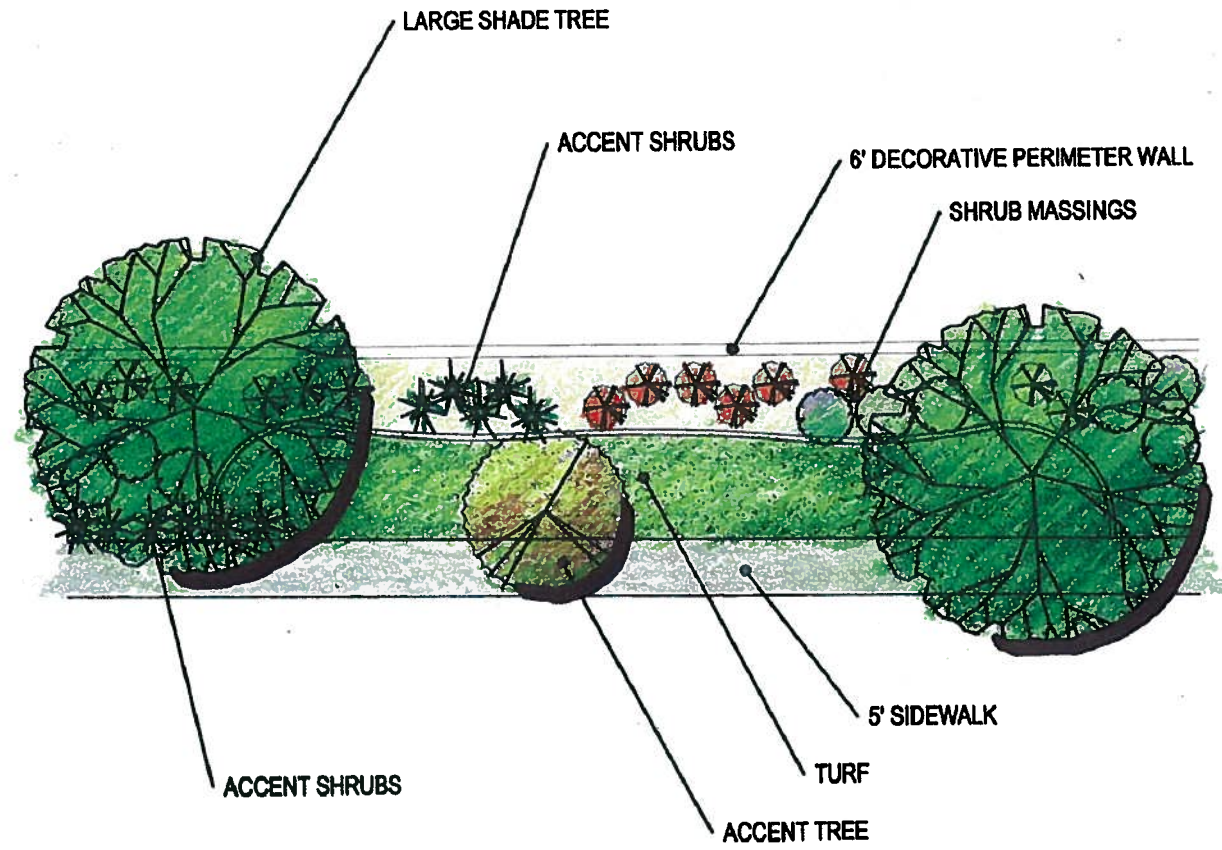


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**Elevation View**  
N.T.S.



**Plan View**  
N.T.S.



N.T.S.  
-105-

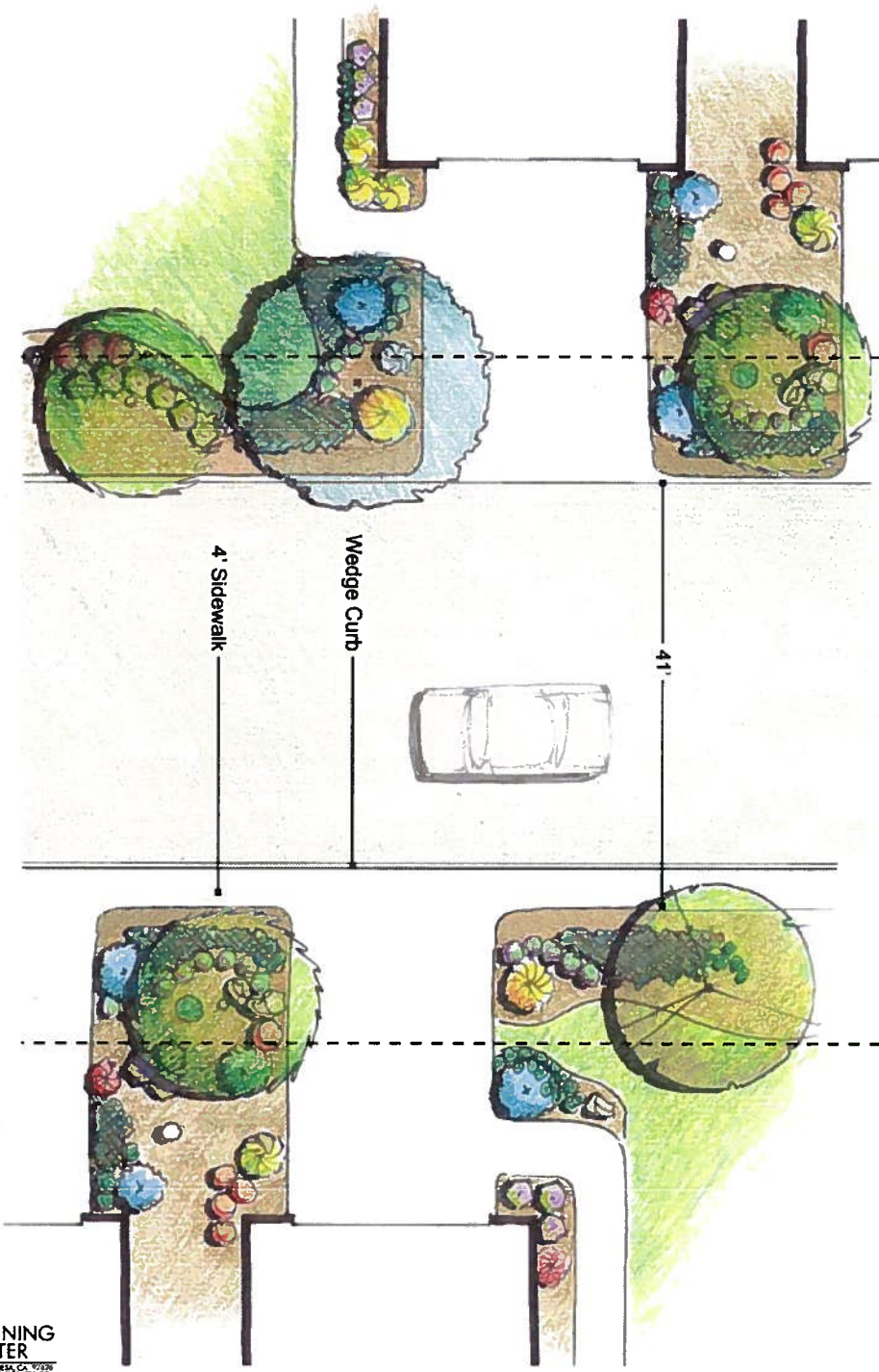
**EXHIBIT 31**

Date: 05/23/2005

**20th Avenue Landscape Plan View**  
SOLERA at DESERT DUNES  
SPECIFIC PLAN



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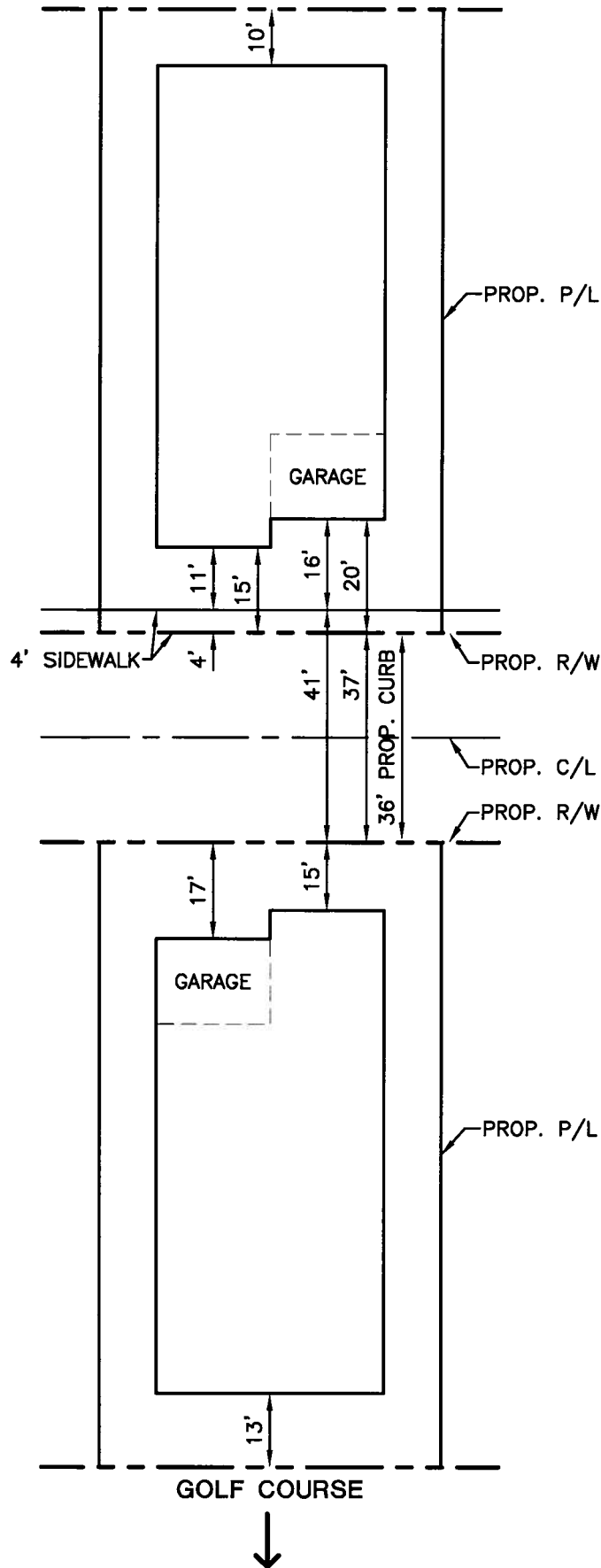
Date: 05/23/2005

# EXHIBIT 32

**Private Street Landscape Plan View**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**

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Date: 12/07/2005

# EXHIBIT 32a

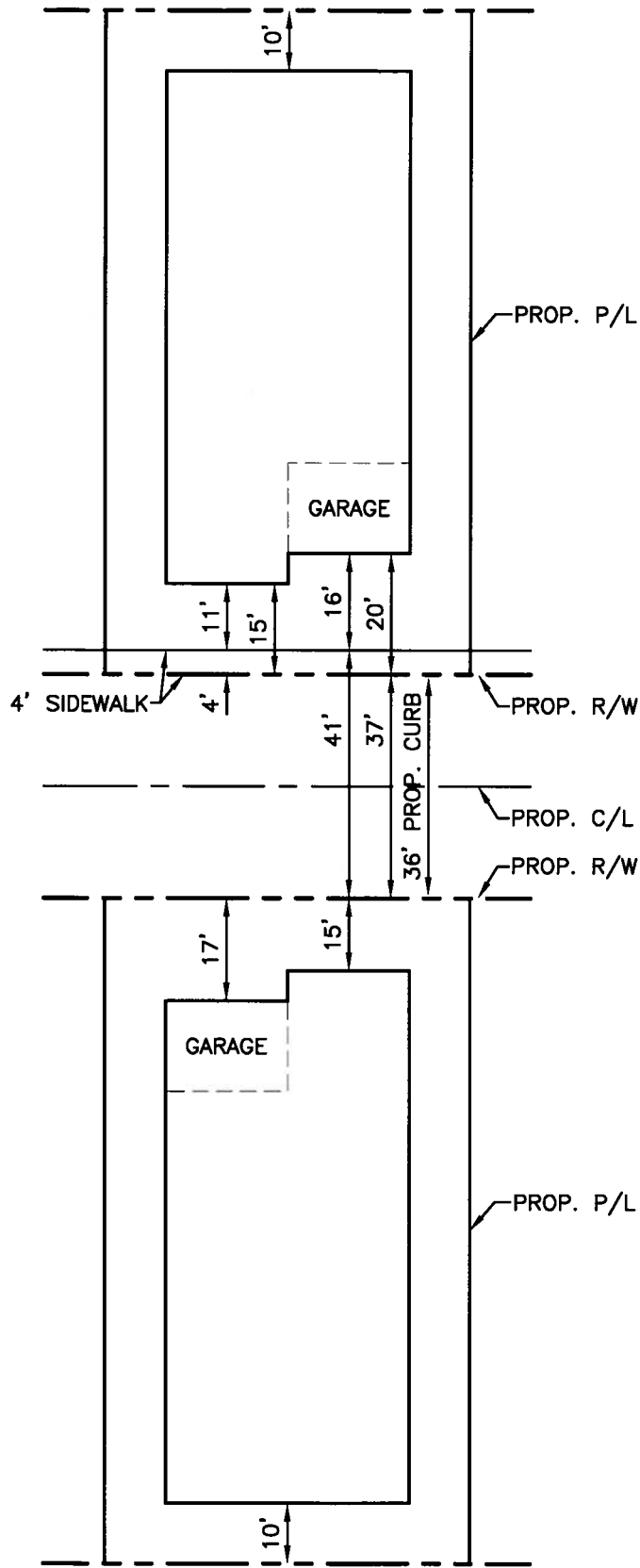
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**Private Street Building Setbacks - Golf One Side**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**



Date: 12/07/2005

# EXHIBIT 32b

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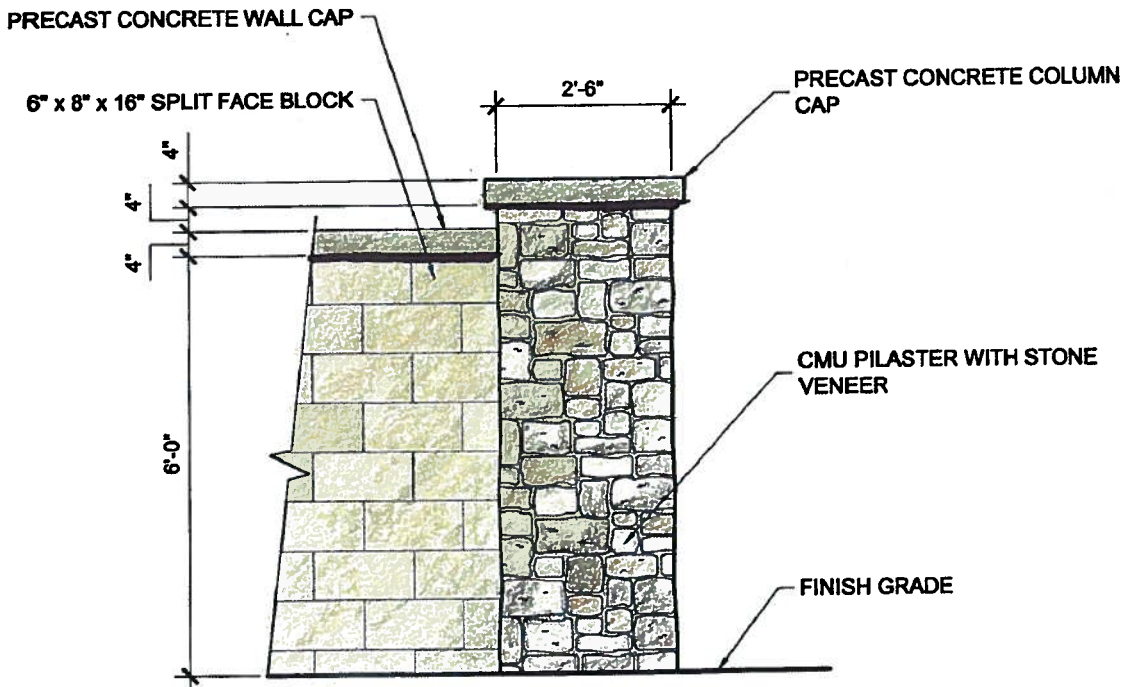
**Private Street Building Setbacks - No Golf**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**



# Conceptual Perimeter Wall Design

SOLERA at DESERT DUNES  
SPECIFIC PLAN

**NOTE:**  
COLUMNS TO BE LOCATED AT  
CHANGES IN DIRECTION AND  
MATERIALS. WALL SECTIONS TO  
BE EARTHTONE COLOR.



Elevation View  
N.T.S.



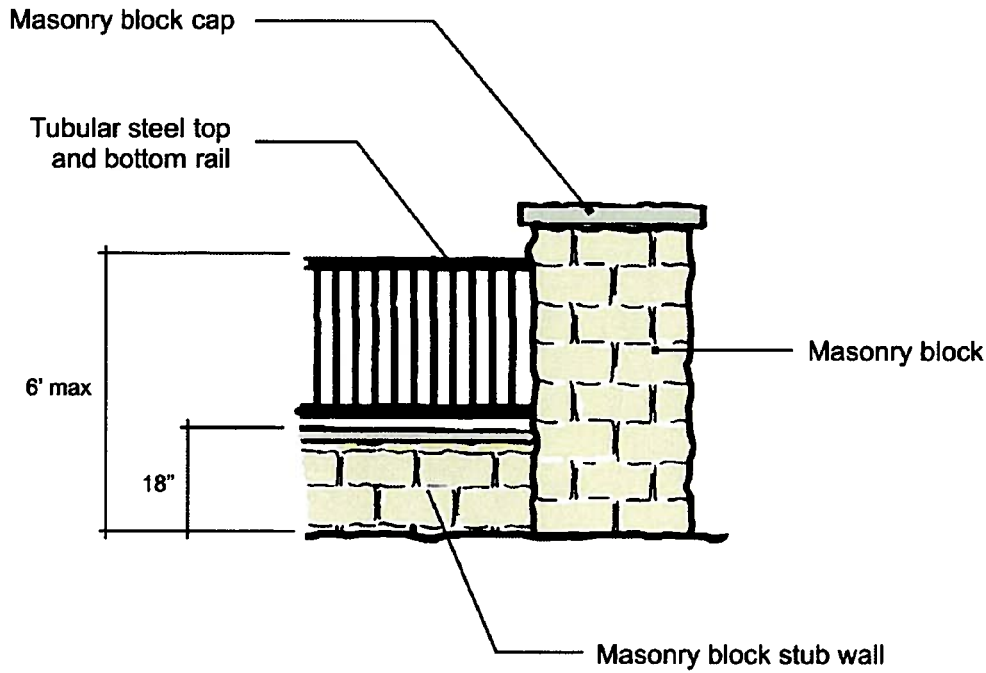
## EXHIBIT 33

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Date: 12/02/2005



NOTE: PILASTERS ARE TO BE LOCATED AT PROPERTY LINES.

# EXHIBIT 34

**Conceptual Golf Course Wall Plan**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**

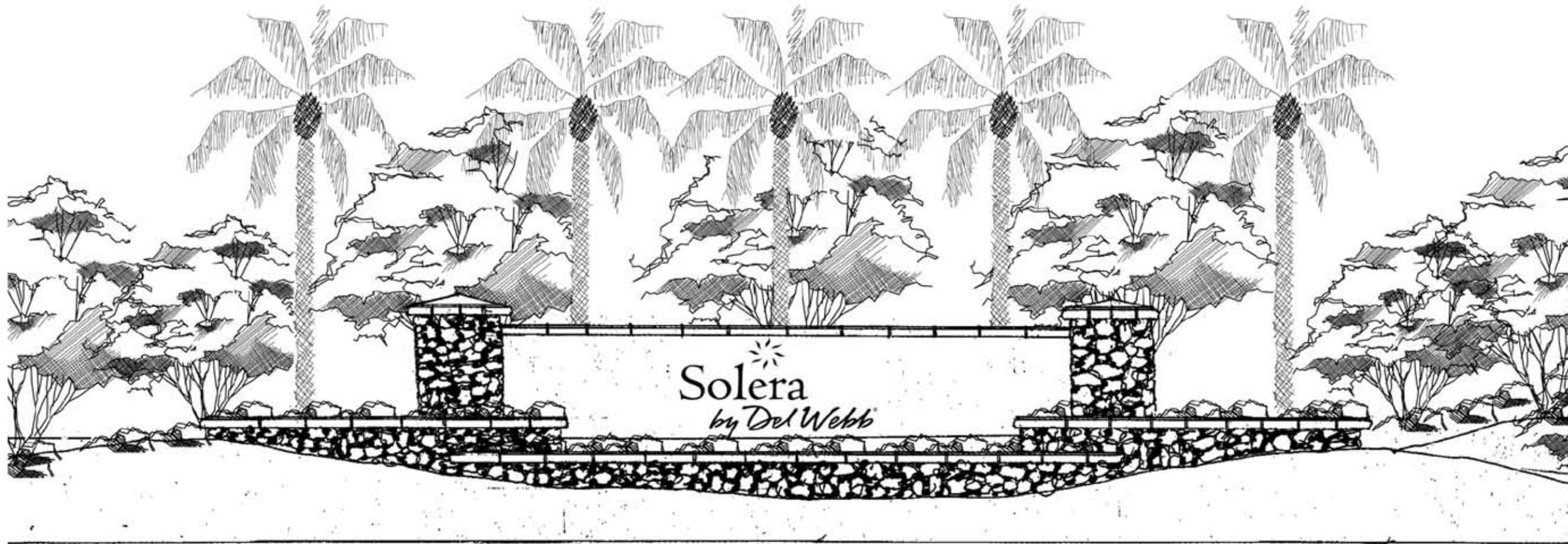
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MAJOR ENTRY MONUMENT ELEVATION



SCALE: 1/8" = 1'-0"



EXHIBIT 35A

Date: 10/08/2012

PREPARED BY:

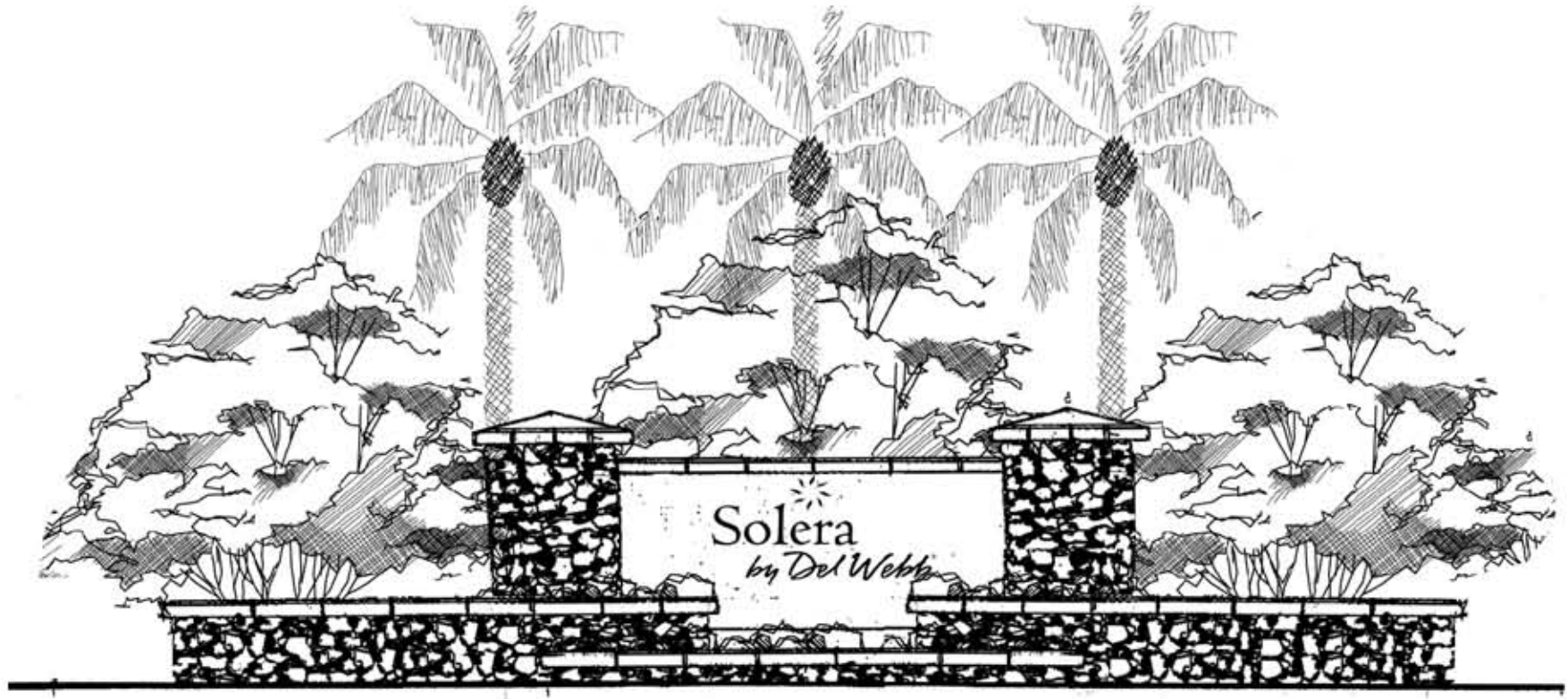
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PREPARED FOR:

**PULTE HOMES**  
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 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 330-8511

**ENTRY MONUMENTS**  
**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**





SECONDARY ENTRY MONUMENT ELEVATION



SCALE: 1/8" = 1'-0"



EXHIBIT 35B

Date: 10/08/2012

PREPARED FOR:

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 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 330-8511

PREPARED BY:

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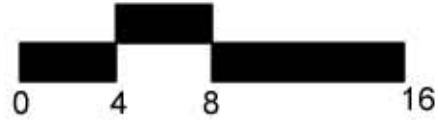
ENTRY MONUMENTS

SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)





PRIMARY COMMUNITY GATEWAY ELEVATION



SCALE: 1/8" = 1'-0"



EXHIBIT 35C

Date: 10/08/2012

PREPARED FOR:

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 MISSION VIEJO, CALIFORNIA 92691  
 PHONE: (949) 330-8511

PREPARED BY:



**HUNSAKER & ASSOCIATES**  
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**ENTRY MONUMENTS**  
**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**



SECONDARY COMMUNITY GATEWAY ELEVATION



SCALE: 1/8" = 1'-0"



EXHIBIT 35D

Date: 10/08/2012

PREPARED BY:

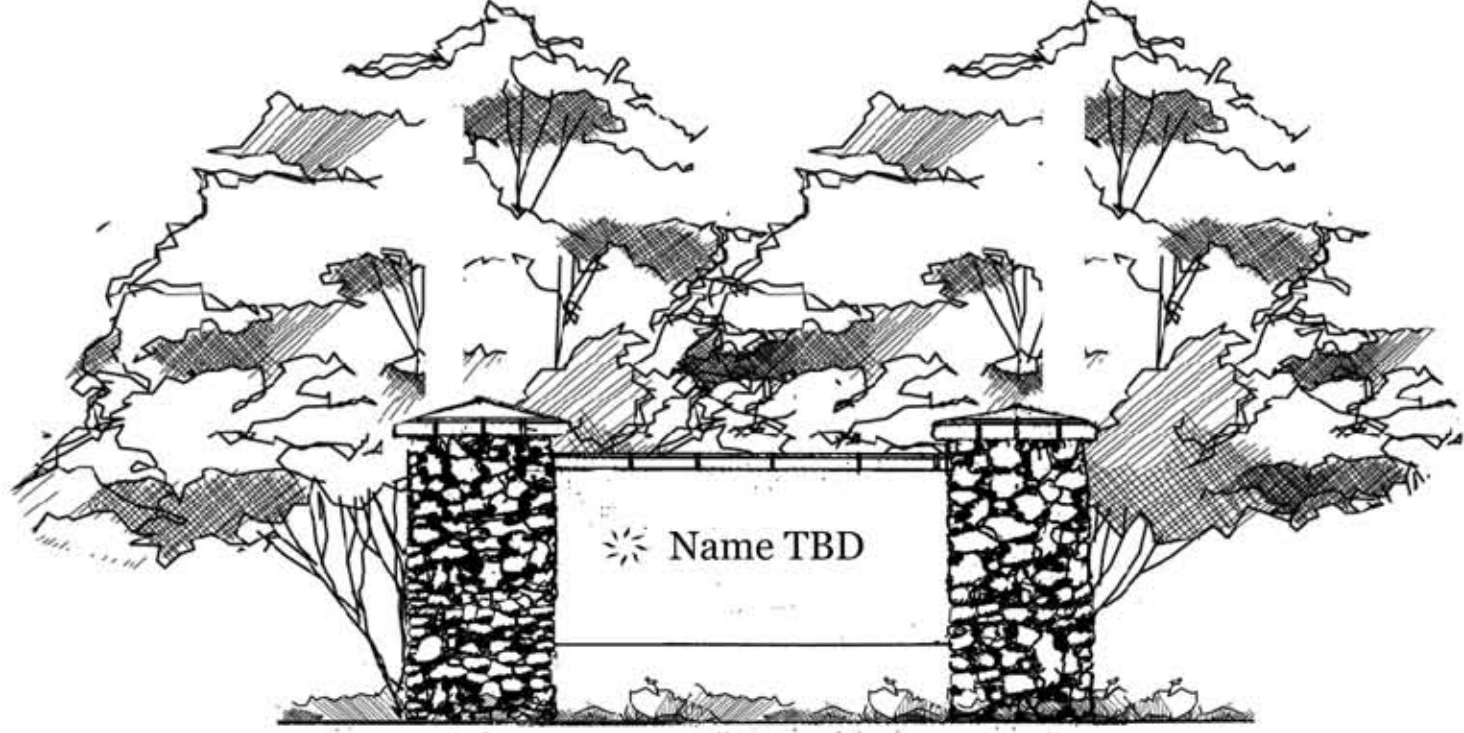
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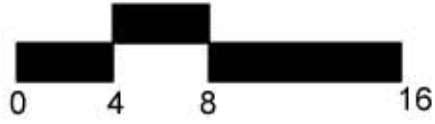
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**ENTRY MONUMENTS**  
 SOLERA AT DESERT DUNES  
 SPECIFIC PLAN (SP00336S1)





NEIGHBORHOOD ENTRY ELEVATION



SCALE: 1/8" = 1'-0"



EXHIBIT 35E

Date: 10/08/2012

PREPARED FOR:

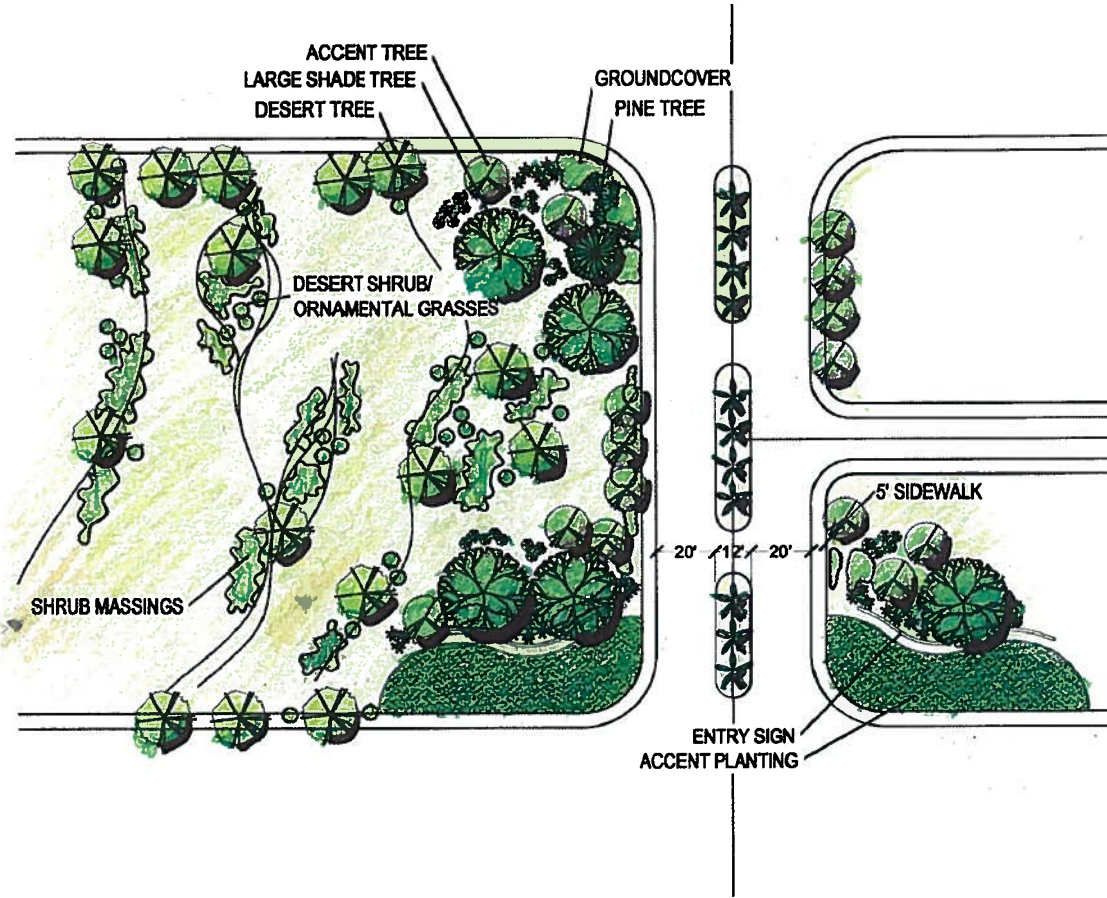
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PREPARED BY:

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**ENTRY MONUMENTS**  
**SOLERA AT DESERT DUNES**  
**SPECIFIC PLAN (SP00336S1)**

Date: 12/02/2005



# EXHIBIT 36

**Drainage Easement at 20th Avenue Entry**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**

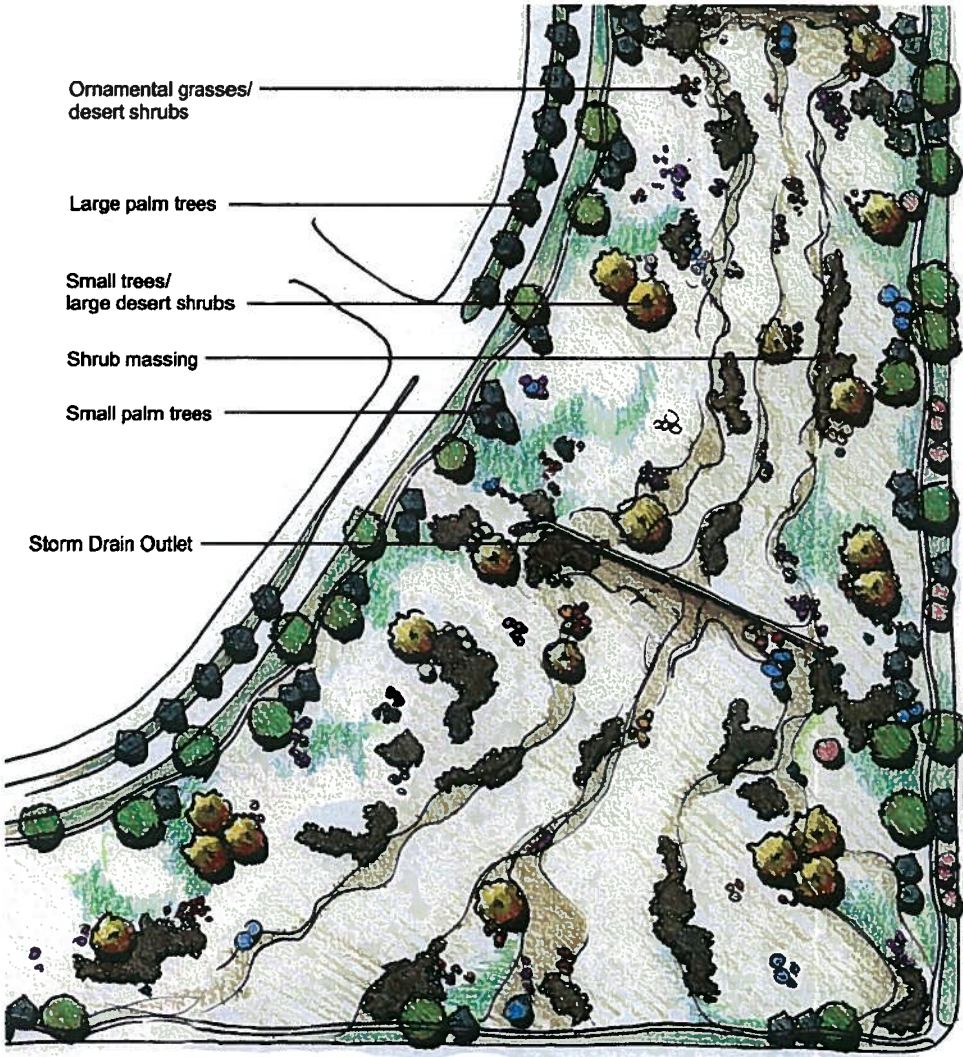
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Ornamental grasses/  
desert shrubs

Large palm trees

Small trees/  
large desert shrubs

Shrub massing

Small palm trees

Storm Drain Outlet

BUBBLING WELLS ROAD

20TH AVENUE

# EXHIBIT 37

**Drainage Easement at Southeast Corner**  
**SOLERA at DESERT DUNES**  
**SPECIFIC PLAN**



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