
Valante

S P E C I F I C P L A N

Amendment I ONE

SPECIFIC PLAN NO. 360

Prepared for:

County of Riverside

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JUNE 2009

I. TABLE OF CONTENTS

1.	INTRODUCTION.....	1-1
1.1.	Specific Plan Purpose and Objectives.....	1-1
1.2.	Authority and Scope	1-1
1.3.	Interpretation.....	1-2
1.4.	Project Location & Setting	1-2
1.5.	Project Summary	1-5
1.6.	Discretionary Actions & Approvals	1-6
1.7.	Environmental Compliance.....	1-7
1.8.	Terminology and Severability.....	1-7
	1.8.1. Terminology	1-7
	1.8.2. Acronyms Defined	1-7
	1.8.3. Severability	1-8
2.	PROJECT CHARACTERISTICS.....	2-1
2.1.	Existing Site Characteristics	2-1
	2.1.1. Topography	2-1
	2.1.2. Circulation.....	2-1
	2.1.3. Drainage.....	2-2
	2.1.4. Geology & Soils.....	2-3
	2.1.5. Wind Erosion/Blowsand.....	2-4
	2.1.6. Biological Resources and the Coachella Valley MSHCP	2-5
	2.1.7. Water and Sewer	2-6
	2.1.8. Noise	2-6
2.2.	Existing Land Uses	2-8
	2.2.1. On-Site.....	2-8
	2.2.2. Surrounding Uses	2-9
2.3.	Existing Development Issues & Context	2-9
	2.3.1. Riverside County General Plan/Western Coachella Valley Area Plan	2-9
	2.3.2. County of Riverside Zoning	2-10
	2.3.3. Riverside County Airport Land Use Compatibility Plan.....	2-13

3.	COMMUNITY DEVELOPMENT PLAN	3-1
3.1.	Development Plan Summary	3-1
3.1.1.	Planning Approach	3-1
3.1.2.	Project Concept & Character	3-2
3.1.3.	Land Use Plan.....	3-3
3.1.4.	Park/Open Space/Drainage Facility	3-9
3.1.5.	Single-Family Residential.....	3-16
3.2.	Circulation Plan	3-17
3.2.1.	Vehicular	3-17
3.2.2.	Trails and Bike Lanes.....	3-22
3.3.	Public Facilities & Services	3-26
3.3.1.	Water System	3-26
3.3.2.	Wastewater/Sanitary Sewer System.....	3-26
3.3.3.	Drainage.....	3-28
3.3.4.	Telephone	3-28
3.3.5.	Natural Gas.....	3-28
3.3.6.	Electricity.....	3-28
3.3.7.	Schools.....	3-28
3.3.8.	Police/Fire Protection	3-29
3.4.	Conceptual Grading Plan	3-30
3.5.	Landscape Plan	3-32
3.5.1.	Community Character	3-32
3.5.2.	Primary and Secondary Community Entries	3-32
3.5.3.	Community Walls & Fences	3-35
3.6.	Conceptual Phasing Plan	3-38
4.	COMMUNITY LAND USE DEVELOPMENT STANDARDS	4-1
4.1.	Residential Development Standards	4-1
4.1.1.	High Density Residential (HDR) District	4-1
4.1.2.	Very High Density Residential (VHDR) District.....	4-3
4.2.	Open Space-Recreation and Open Space Districts.....	4-12
4.2.1.	Open Space-Recreation (OS-R) District.....	4-12
4.2.2.	Open Space (OS) District	4-12
4.3.	Grading Standards	4-12
4.4.	Drainage Standards	4-14

5.	COMMUNITY DESIGN GUIDELINES	5-1
5.1.	Community Design Character	5-1
5.2.	Site Planning Guidelines	5-2
5.2.1.	Lotting Concepts.....	5-2
5.2.2.	Single Family Detached Siting Criteria	5-2
5.2.3.	Single Family Attached Siting Criteria	5-3
5.2.4.	Single Family Detached and Attached Siting Criteria	5-3
5.3.	Architectural Design Guidelines	5-6
5.3.1.	Architectural Styles.....	5-6
5.3.2.	Single Family Detached & Attached Building Mass, Articulation, & Architectural Diversity	5-6
5.3.3.	Roof Forms & Materials	5-7
5.3.4.	Building Materials & Colors	5-7
5.3.5.	Windows & Doors	5-8
5.3.6.	Garage Location & Doors.....	5-8
5.3.7.	Porches & Balconies	5-8
5.3.8.	Rear & Side Yard Articulation	5-9
5.3.9.	Accessory Structures.....	5-9
5.3.10.	Mailboxes.....	5-9
5.3.11.	Lighting.....	5-10
5.3.12.	Walls & Fences	5-10
5.4.	Landscape Guidelines.....	5-12
5.4.1.	Community Landscaping Guidelines.....	5-13
5.4.2.	Streetscapes.....	5-13
5.5.	Grading Design Guidelines	5-15
5.6.	Green Building/Sustainable Guidelines.....	5-16
5.6.1.	Energy Efficient Building Design and Materials	5-16
5.6.2.	Landscaping	5-17
5.6.3.	Interior Finishes and Indoor Air Quality.....	5-17
6.	CONSISTENCY WITH THE RIVERSIDE COUNTY GENERAL PLAN.....	6-1
6.1.	Relationship to Riverside County General Plan	6-1
6.2.	Relationship to Western Coachella Valley Area Plan	6-20
6.3.	Relationship to Riverside County Land Use Code	6-24

II. LIST OF FIGURES

Figure 1-1	Regional Location Map	1-3
Figure 1-2	Site Vicinity Map.....	1-4
Figure 1-3	Jurisdictional Boundary Map	1-5
Figure 2-1	Existing Road Circulation	2-2
Figure 2-2	Bermuda Dunes Airport Future Noise Contours on Average Peak Season Day (Exhibit BD-7 of Riverside County ACLUP)	2-8
Figure 2-3	Riverside County General Plan Land Use Designations	2-11
Figure 2-4	Riverside County Zoning (Riverside County GIS).....	2-12
Figure 2-5	Bermuda Dunes Airport Compatibility Map (Exhibit BD-1 of Riverside County ALUCP)	2-14
Figure 3-1	Existing and Proposed Road Alignments.....	3-4
Figure 3-2	Land Use Plan	3-7
Figure 3-3	Regional Land Uses	3-8
Figure 3-4	Concept of Community Green – PA 17	3-10
Figure 3-5	Concept of Community Green – PA 18.....	3-11
Figure 3-6	Concept of Active Park - PA 19.....	3-12
Figure 3-7	Concept of Pocket Park in PA 12	3-14
Figure 3-8	Open Space Paseo Concept.....	3-15
Figure 3-9	Conceptual Circulation Plan	3-20
Figure 3-10	Conceptual Community Trails Plan	3-23
Figure 3-11	Regional Trails System	3-25
Figure 3-12	Conceptual Water and Sewer Plan	3-27
Figure 3-13	Conceptual Grading Plan.....	3-31
Figure 3-14	Primary Entry Design Concept.....	3-33
Figure 3-15	Conceptual Primary Entry Elevation.....	3-34
Figure 3-16	Secondary Entry Design Concept.....	3-34
Figure 3-17	Conceptual Secondary Entry Rendering.....	3-35
Figure 3-18	Conceptual Wall and Fence Plan	3-37
Figure 3-19	Conceptual Phasing Plan.....	3-40
Figure 4-1	HDR Prototype 1 – Courtyard Homes	4-6
Figure 4-2	Courtyard Home Reciprocal Use Easements and Open Space Study	4-7

Figure 4-3	HDR Prototype 2 – Patio Homes.....	4-8
Figure 4-4	Patio Home Reciprocal Use Easements and Open Space Study	4-9
Figure 4-5	VHDR Prototype.....	4-10
Figure 5-1	Cluster Homes Conceptual Layout.....	5-2
Figure 5-2	Variation in Elevations	5-3
Figure 5-3	Homes fronting open space area.....	5-3
Figure 5-4	Landscaping at End of Private Drives.....	5-5
Figure 5-5	Screened Trash Bin Location	5-5
Figure 5-6	Incorporation of stone and wood shutters in façades.....	5-7
Figure 5-7	Example of pot shelf under window	5-8
Figure 5-8	Tubular steel view fence.....	5-10
Figure 5-9	Combination masonry and tubular steel wall.....	5-11
Figure 5-10	Masonry wall	5-12
Figure 5-11	Meandering landscaped paseo.....	5-14
Figure 5-12	Landscaping planters next to garages.....	5-14

III. LIST OF TABLES

Table 1-1	Specific Plan Consistency with Government Code Requirements.....	1-2
Table 3-1	Land Use Summary.....	3-5
Table 3-2	Detailed Land Use Breakdown.....	3-6
Table 3-3	Potential Design Features (PAs 17 – 19).....	3-12
Table 3-4	Potential Design Features in PA 12 Pocket Park	3-15
Table 3-5	Street Standards	3-19
Table 3-6	Estimated Student Generation.....	3-28
Table 3-7	Conceptual Phasing Schedule	3-39
Table 4-1	HDR Residential Development Standards	4-5
Table 4-2	VHDR Development Standards	4-11
Table 5-1	Plant Palette	5-19
Table 6-1	General Plan Consistency Analysis Table	6-2
Table 6-2	Western Coachella Valley Area Plan Consistency Analysis Table	6-21

1. INTRODUCTION

1.1. Specific Plan Purpose and Objectives

The Valante Specific Plan has been prepared for the purpose of establishing guidelines for a master planned residential community. All specific plans are required by the Government Code to be consistent with the adopted general plan of the jurisdiction within which the project is located. The Valante Specific Plan is to be used as a means to implement the policies of the Riverside County Vision Statement, the Riverside County Integrated Plan (RCIP/General Plan) and the Western Coachella Valley Area Plan. It shall provide a link between the policies of the above documents and individual development proposals within the Valante Specific Plan project area. All subsequent subdivision and parcel maps, all public and private development projects, and discretionary permits within the project area must be consistent with the Valante Specific Plan.

The principle objectives of this Specific Plan are as follows:

1. To set forth a general land use plan and design concept for Valante consistent with the Riverside County General Plan;
2. To implement existing General Plan policies by presenting more detailed direction for future development of the Specific Plan area;
3. To provide a set of development standards and design guidelines for future development within Valante; and
4. To regulate land uses and development in conformance with this Specific Plan's design guidelines and development standards, and where indicated, with the County's Development Code and Design Guidelines.

1.2. Authority and Scope

The Valante Specific Plan has been prepared under the authority granted to the County of Riverside in accordance with the requirements of California Government Code, Title 7, Division 1, Article 8, Section 65450, et seq.

Section 65451 of the Government Code mandates that a specific plan contain the following:

1. A specific plan shall include a text and a diagram(s) which specify all of the following:
 - 1.a. The distribution, location and extent of the uses of land including open space within the plan.
 - 1.b. The proposed distribution, location and extent of major transportation, sewerage, water, drainage, solid waste disposal, and energy components,

and other essential facilities proposed to be located within the plan and needed to support the land uses proposed.

- 1.c. Standards and criteria by which development will proceed, and standards for conservation, development and utilization of natural resources, where applicable.
- 1.d. A program of implementation measures including regulations, programs, public works and financing measures necessary to carry out the plan.
- 2. The Specific Plan shall include a statement of the relationship of the specific plan to the General plan.

The following matrix (Table 1-1) describes how this specific plan meets these government code requirements.

Table 1-1 Specific Plan Consistency with Government Code Requirements

Govt. Code Requirements	Specific Plan Section
Requirement 1	Incorporated within Chapter 3
Requirement 1 (a)	Incorporated within Section 3.1.2
Requirement 1 (b)	Incorporated within Chapter 3
Requirement 1 (c)	Incorporated within Chapter 4
Requirement 1 (d)	Incorporated within Chapter 7
Requirement 2	Incorporated within Chapter 6

The California Government Code also allows specific plans to be adopted either by resolution to establish a policy document or by ordinance to establish a regulatory document. The Valante Specific Plan has been adopted by the County of Riverside by ordinance through the amendment of Riverside County Ordinance No. 348 (Land Use Ordinance) and a General Plan Amendment (GPA), creating a project-specific regulatory document for implementation.

1.3. Interpretation

The regulations and standards of the Valante Specific Plan, once adopted, will supersede the corresponding County of Riverside Development Code sections. Where the Valante document is silent on a development issue, regulation, enforcement procedure, or if reference is made to a specific ordinance section, the applicable section(s) of the County of Riverside Land Use and Development Ordinance and/or other applicable ordinances shall prevail. Where the regulations and guidelines of this Specific Plan do not agree with County ordinances, the Valante Specific Plan shall prevail.

1.4. Project Location & Setting

The Valante Specific Plan is proposed on a 55.13 acre Site in unincorporated County of Riverside within the western portion of Coachella Valley. The Regional Location Map (Figure

1-1) displays the location of the Project Site in its regional context, surrounded by the San Jacinto and Santa Rosa Mountains to the southwest, and the Little San Bernardino Mountains to the north and east.

The proposed Project Site is positioned south of Avenue 38 and north of the Interstate 10 (I-10) freeway, and approximately $\frac{3}{4}$ mile west of Washington Street. Immediately north of Avenue 38 and the Project Site lies the Coachella Valley Preserve. The City of Palm Desert is located on the south side of the I-10 freeway. The Site Vicinity Map (Figure 1-2) depicts the Project Site in relation to the immediately surrounding communities and circulation systems.

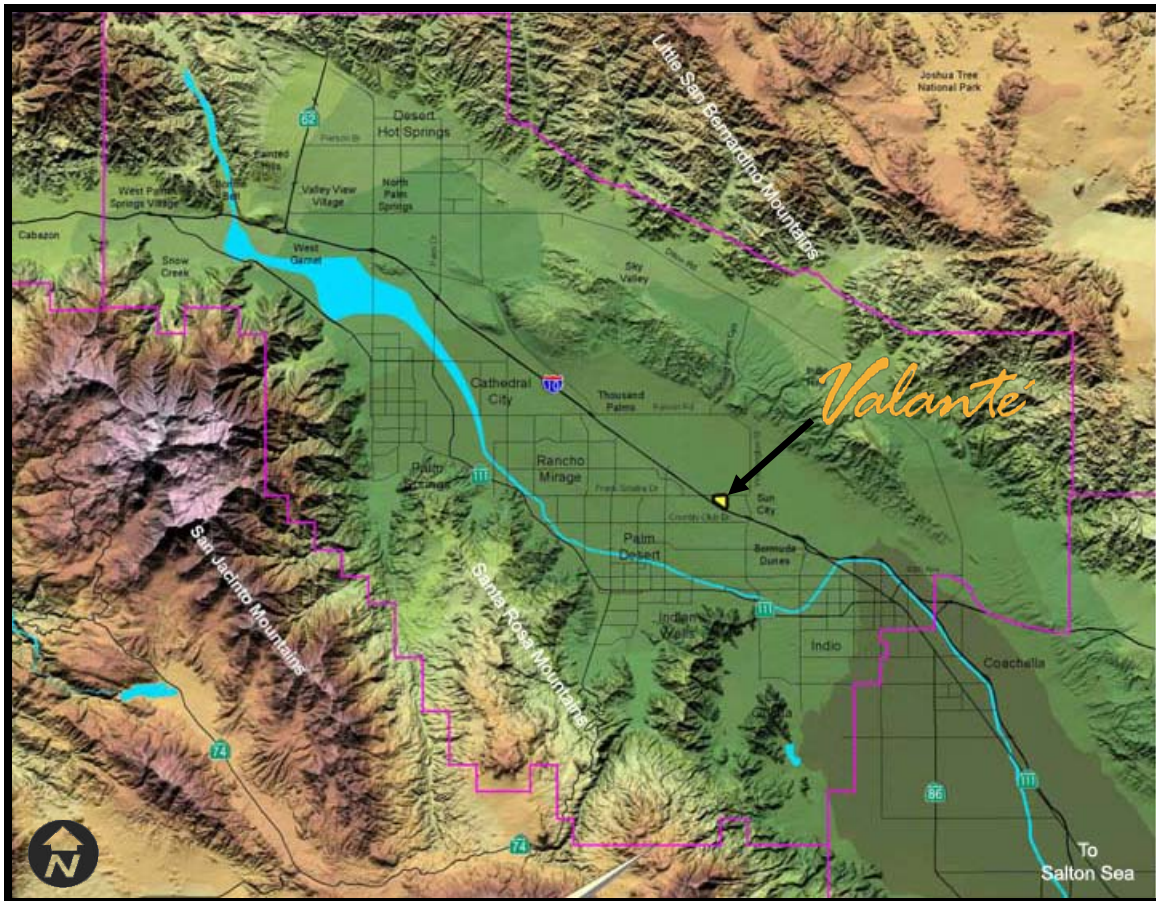


Figure 1-1 Regional Location Map

The City of Palm Desert's Sphere-of-Influence (SOI), County managed lands over which the City has an advisory role, previously encompassed lands north of Interstate-10 and east and west of Washington Street, including the Project Site; however, this boundary has been amended to cover land only south of the I-10 (see Figure 1-3). The Project Site is not within Palm Desert's SOI.

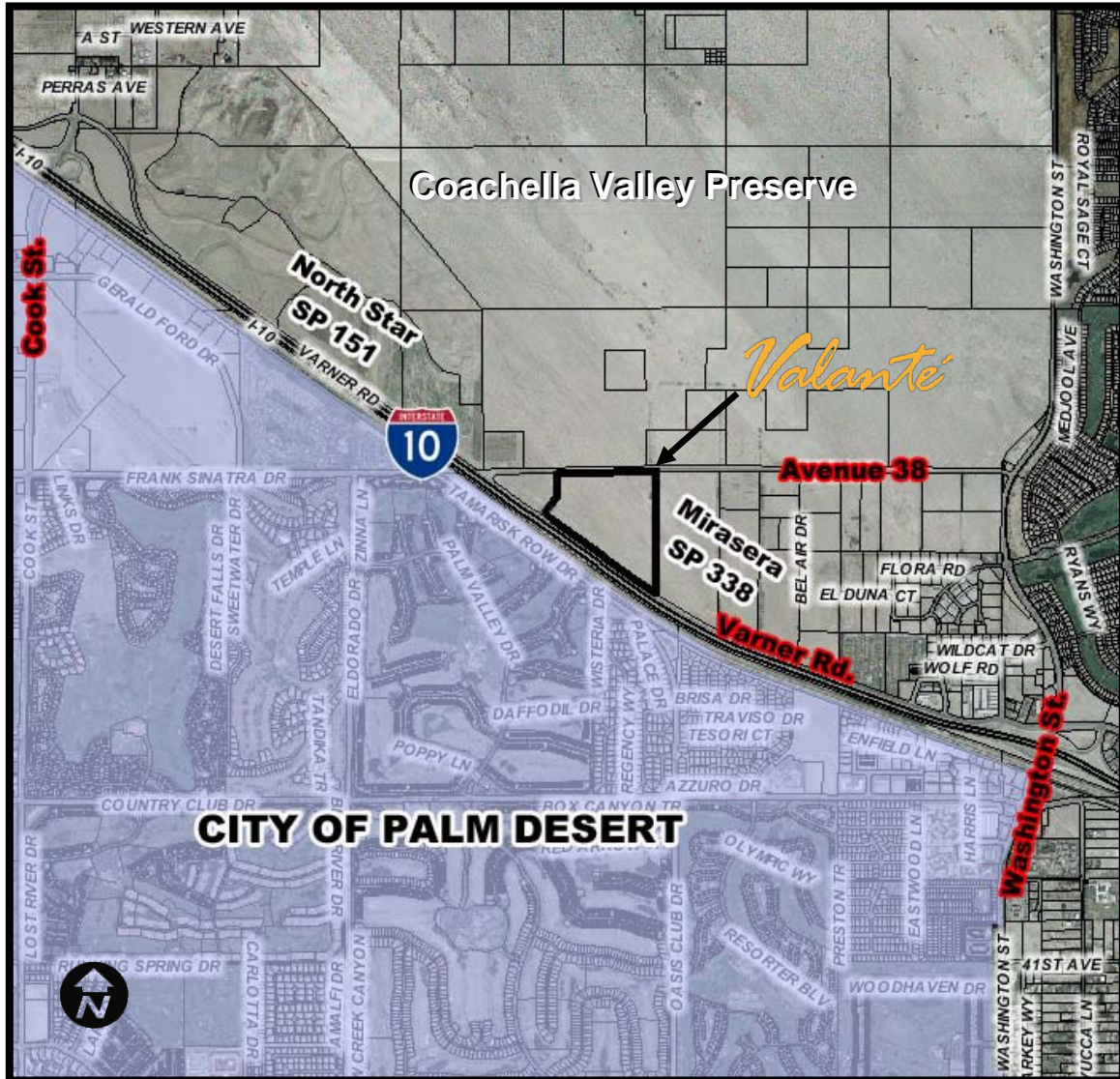


Figure 1-2 Site Vicinity Map

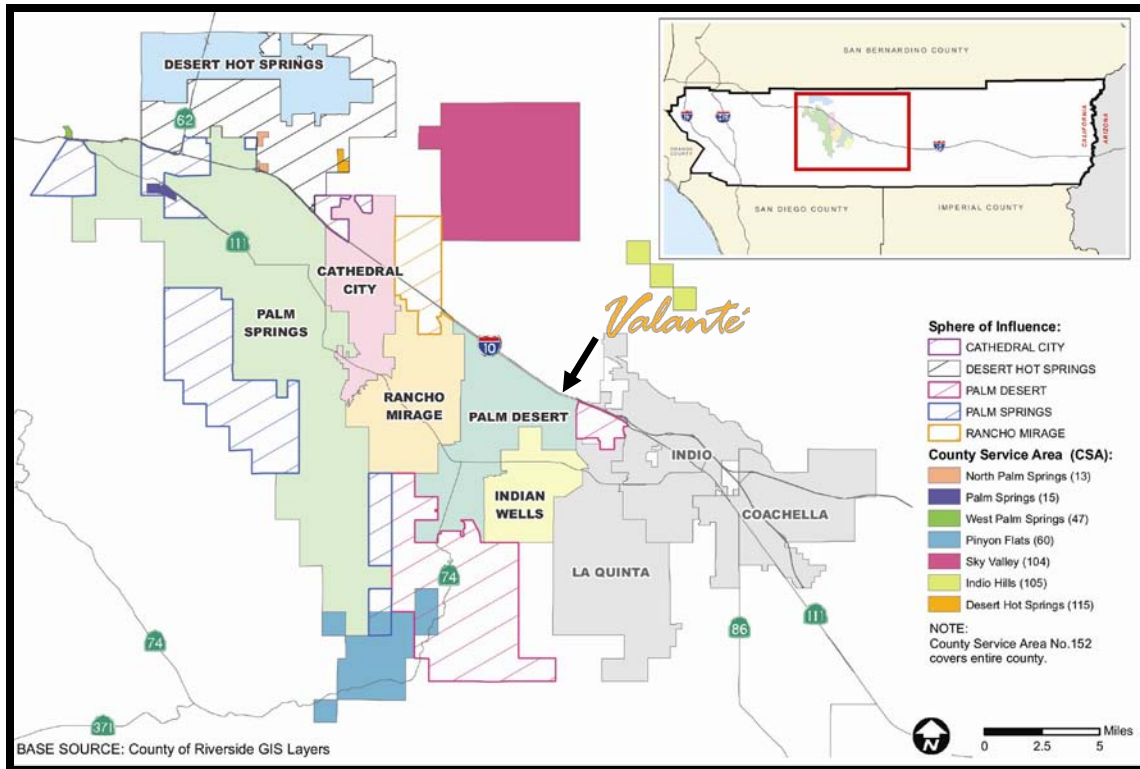


Figure 1-3 Jurisdictional Boundary Map

1.5. Project Summary

The Valante project is a proposal by Palm Desert 53 Investors, LLC., hereinafter referred to as the “property owner,” for the development of an infill single family attached and detached residential community. All references in the following pages of this document to “Specific Plan” shall therefore mean the Valante Specific Plan, in whole or in part.

The vision for Valante is a planned community offering a variety of housing opportunities designed to address a diversity of lifestyles within walking distance to open space and planned commercial and office centers. The vision for Valante is achieved through the application of the following key design goals:

- ◇ Create a high quality residential community that will take advantage of and integrate with the adjacent planned commercial and office centers, which will result in a balanced, full service, land use plan for a community where people can live, work, shop, secure services, and recreate.
- ◇ Provide for pedestrian and bicycle mobility.
- ◇ Encourage neighborhood interaction through provision of active and passive open space, gathering areas, and a network of paseos and sidewalks.

- ◇ Provide connectivity among neighborhoods and surrounding uses.
- ◇ Provide for a range of housing types with an overall density range of 8 to 14 dwelling units per acre (Du/ac), compatible with the Site's High Density Residential General Plan land use designation and surrounding high density planned residential neighborhoods immediately to the west and east.
- ◇ Promote high quality architectural and landscape design.

Following the vision for the Valante community while applying the goals outlined above, the Valante Specific Plan proposes to facilitate neighborhood development in this rapidly urbanizing area of the western Coachella Valley as a planned community with a mix of residential products, park area, open space, and neighborhood linkages along with the improvement of street and drainage infrastructure components. The Valante Specific Plan area consists of approximately 55 acres and will provide for the following land uses: 1) up to 460 single family detached and attached dwelling units located on approximately 26 acres, 2) over 9 acres of neighborhood park and open space, and 3) approximately 20 acres for regional drainage infrastructure improvements and major circulation improvements.

Section 1.6 below lists the major components of the project.

1.6. Discretionary Actions & Approvals

The Riverside County Board of Supervisors approved the Valante Specific Plan by ratifying the following actions:

- ◇ Amendment to the RCIP General Plan Land Use Map to change the Project Site's High Density Residential designation to Community Development Specific Plan.
- ◇ Certification of Mitigated Negative Declaration/Environmental Assessment/Initial Study (MND/EA/IS).
- ◇ Amendment of Riverside County Ordinance No. 348 to incorporate the Valante Specific Plan
- ◇ Adoption of a Change of Zone from W-2 (Controlled Development Area) to Specific Plan.
- ◇ Adoption of Valante Specific Plan.

Following the approval the Valante Specific Plan and MND/EA/IS, the following subsequent actions and approvals may be necessary for the construction of the proposed project:

- ◇ Approval of Tentative Tract Map(s)
- ◇ Issuance of Grading Permits
- ◇ Issuance of Building Permits

- ◇ Approval of Water, Sewer and Storm Drain Plans
- ◇ Approval of Flood Control Plan
- ◇ Approval of Flood Zone Amendment
- ◇ Issuance of National Pollutant Discharge Elimination System (NPDES) Construction Permit

1.7. Environmental Compliance

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared under separate cover pursuant to the California Environmental Quality Act (CEQA). The IS/MND determined that all potential project related impacts are less than significant with mitigation incorporated.

1.8. Terminology and Severability

1.8.1. Terminology

Within this Specific Plan, words used in the present tense shall include the future and words in the singular shall include the plural. The word “shall” is mandatory and the word “may” is permissive. The word “should” refers to policy guidance in the absence of alternative considerations identified by the County or the applicant. When authority is granted to a County department/division head (such as the Planning Director, County Engineer, County Fire Chief, etc.), the term shall mean the person in that position or his/her designee.

1.8.2. Acronyms Defined

ACOE - U.S. Army Corps of Engineers

CEQA - California Environmental Quality Act

CC&Rs - Covenants, Conditions, and Restrictions

CVAG - Coachella Valley Association of Governments

CVFTL - Coachella Valley Fringe Toed Lizard

Db – Decibels

Du/ac – Dwelling Units per Acre

EA – Environmental Assessment

EIR – Environmental Impact Report

FEMA - Federal Emergency Management Agency

CVWD – Coachella Valley Water District

DSUSD – Desert Sands Unified School District

HDR – High-Density Residential

IS/MND - Initial Study/Mitigated Negative Declaration

LAFCO – Riverside County Local Agency Formation Commission

CVMSHCP – Coachella Valley Multiple Species Habitat Conservation Plan

NPDES - National Pollutant Discharge Elimination System

RCIP - Riverside County Integrated Plan

ROW - Right-of-Way

SF – Square Feet

SOI – Sphere of Influence

SP – Specific Plan

USGS – United States Geologic Society

VHDR – Very-High-Density Residential

1.8.3. Severability

In the event that any plan, diagram, regulation, condition, program or other portion of this Specific Plan is held invalid by a court of competent jurisdiction such portion(s) shall be deemed separate, distinct, and independent provisions of the Specific Plan. The invalidity of any such provision shall not affect the validity of the remaining provisions of the Specific Plan.

2. PROJECT CHARACTERISTICS

2.1. Existing Site Characteristics

2.1.1. Topography

The Project Site is relatively flat with a slight slope from northwest to southeast. The elevation of the Site ranges from 120 feet to 150 feet above mean sea level (AMSL). No significant topographic features exist on the Site.

2.1.2. Circulation

As pictured in Figure 2-1 Existing Road Circulation, current access to the Project Site is from Varner Road and Avenue 38. Both streets are minimally improved with 2-lanes of asphalt pavement to service local traffic. Varner Road is a frontage road running along the north side of Interstate 10 and connects to Washington Street approximately $\frac{3}{4}$ miles east of the Project Site and Cook Street approximately $1\frac{3}{4}$ miles to the west of the Project Site. Washington Street intersects with Interstate 10 Freeway and provides on- and off-ramp access. Avenue 38 is located along the northern property boundary. Avenue 38 runs east-west between Washington Street to the east and intersects with Varner Road approximately $\frac{1}{4}$ mile west of the project.

The Valante Project Site is located north of Varner Road and the I-10 freeway, south of Avenue 38, east of Cook Street and west of Washington Street and has approximately $\frac{1}{2}$ mile of frontage along Varner Road. All of these roads are considered General Plan Circulation Element Roads, classified as Major Highway with four to six travel lanes and medians. Turning movements are limited to intersections and are often signalized. Medians can be either painted or raised and landscaped.

The Project Site is vacant and has no improved circulation or controlled accesses to Varner or Avenue 38. Currently, Avenue 38 is an undivided two lane road without lane delineation and is not well maintained. Varner Road is also an undivided two lane road, but has lane striping and is maintained more frequently. The study area is not served by a public transit agency at this time.

The Mirasera Project Site to the east is proposed to front on Varner Road and Avenue 38 with three entrances on both streets. The Mirasera project will construct Varner Road and Avenue 38 to the ultimate build-out cross sections along its project boundary. Depending on the timing and phasing of the buildout of Mirasera, the Mirasera project will also construct Avenue 38 at a reduced street width for access purposes along a new alignment that accounts for the construction of a new flood control channel, which is described further below. Similarly, the Delfino Resorts (now Avanterra Resort) project to the west of the Valante Site will construct Varner Road to its ultimate build-out cross sections along its project boundary.

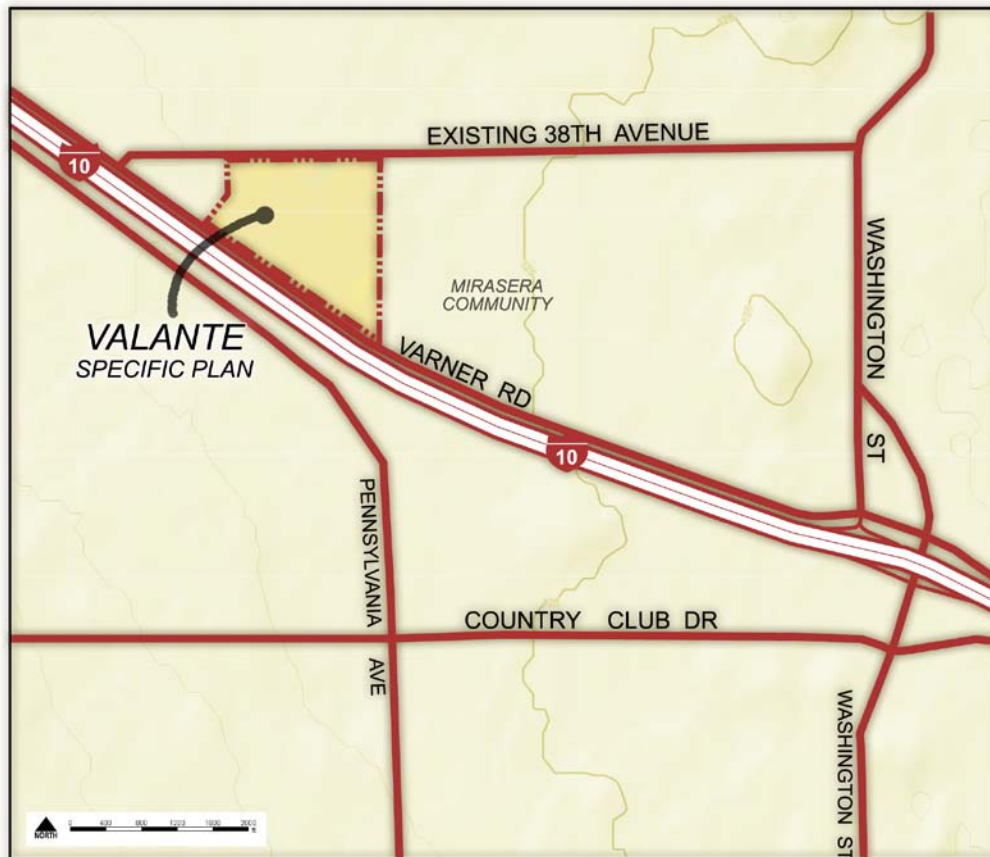


Figure 2-1 Existing Road Circulation

2.1.3. Drainage

The Project Site is generally higher in topographical elevation than Avenue 38 along the northern property boundary protecting the Site from smaller nuisance flows. Surface drainage follows the slightly sloping surface contours that drain to the southeast via sheet flow onto Varner Road. The Project Site is located in an area designated as a 100-year flood zone on the FEMA Q3 Flood Insurance Rate Map, Riverside (panel number 0602451625B) dated 1999. The nearest significant surface water is the Whitewater River located approximately three miles south of the Site. There is no water or wastewater discharge from the Site into a sanitary sewer system. No drinking water wells, groundwater monitoring wells, floor drains, clarifiers, sumps, septic system or french drains are located on the Site.

Because the Project Site is within a 100-year flood zone, the property must be flood protected prior to development occurring. Therefore, the Valante property owner and adjacent property owners have entered into multi-party agreements with the U.S. Army Corps of Engineers (ACOE) to participate in the construction of a portion of a regional drainage facility that will tie the project into other flood systems up and down stream.

A hydraulic analysis was conducted for the proposed flood control channel design that starts near the intersection of Varner Road and Avenue 38, then traverses eastward along Avenue 38 to its intersection with Washington Street, crosses under Washington Street via culverts, and then travels southeastward, exiting onto the existing golf course at Sun City.

The primary tasks of the study were: 1) reviewing the conceptual plan of the ACOE drainage facility, and establishing design criteria for the proposed facility so as to preserve and accommodate the alignment and right-of-way for that channel; and 2) preparation of a concept design for the proposed flood control channel based on 100-year flows. The analysis indicates that the proposed drainage facility will protect the Project Site as well as surrounding areas from 100-year floods. Once specifically designed, a letter of map revision will be submitted to the Federal Emergency Management Agency (FEMA) to remove the property from the 100-year flood plain. The timing of the construction of this regional system is dependent on the funding from the ACOE.

2.1.4. Geology & Soils

The Coachella Valley is the northern extension of a broad structural depression known as the Salton Trough. During the last 10,000 years (Holocene Epoch), the Salton Trough has been inundated by saline and mineral-rich waters, which has formed lakes and inland seas. Among these bodies of water are Ancient Lake Cahuilla, which evaporated about 400 years ago when the Colorado River changed its course to flow directly into the Gulf of California. The latest body of water to form in the Salton Trough is the present-day Salton Sea, which was formed in 1905 as a result of a break in a levee in the Colorado River. The San Andreas Fault zone within the Coachella Valley consists of the Garnet Hill Fault, the Banning Fault, and the Mission Creek Fault that traverse along the northeast margin of the valley. The San Andreas Fault crosses the valley from the Chocolate Mountains in the southeast corner and along the centerline of the Little San Bernardinos. The fault is easily visible along its northern length as a strip of greenery against an otherwise bare mountain.

Four types of geologic deposits underlie the Valante site and surrounding area: 1) granitic and metamorphic basement rock associated with the mountains, 2) conglomerate underlying the Indio Hills, as well as minor traces in the southern planning area, 3) stream deposits (alluvium) shed from the mountains, and 4) blowing sand deposits. The geologic composition of the valley has a great deal of influence over the geotechnical hazards affecting the Project Site and surrounding area. Among these hazards are windblown sand, wind erosion, liquefaction and subsidence.

Alluvial deposits primarily underlie the Project Site, which are shed from the surrounding mountain ranges and consist of fine to coarse-grained sand with interbedded clays, silts, gravels, and cobbles of Aeolian (wind-blown), and alluvial (water-laid) origin. The depth to crystalline basement rock beneath the Site is estimated to be in excess of 2000 feet. Much of the developed portion of area surrounding the Project Site is constructed on alluvium. These deposits have been laid down rapidly, without being saturated, and are therefore susceptible to collapse upon the introduction of irrigation water. Where alluvium consists of clay and/or silt layers, irreversible subsidence and compaction may occur as a result of ground water withdrawal.

There are two soils classifications on the Valante property based on surveys performed in 1978 by the U.S. Soil Conservation Service. The following summarizes the soil types and gives a brief description of their characteristics.

- ◇ MaD – Myoma Fine Sands (5 to 15% slopes): This moderately sloping to rolling soil is on dunes and alluvial fans. Its profile is similar to other Myoma series soils, though it is noncalcareous throughout. The soil consists mainly of somewhat excessively drained soils, runoff is very slow, erosion is slight and the hazard of soil blowing is high.
- ◇ CpA – Coachella Fine Sand (0 to 2% slopes): This nearly level soil is formed in alluvial fans and flood plains of the Coachella Valley. It is well drained, moderately/rapidly permeable and is light olive gray in color. A few freshwater shells can be scattered throughout the layer. Occasionally, small areas of the soil type will have a fine sandy loam or sandy loam surface layer.

2.1.5. Wind Erosion/Blowsand

Wind has a significant effect on the climate of the Coachella Valley. As the desert floor heats, cool air from the west is drawn into the Valley through the narrow San Geronio Pass to the northwest of the Project Site. This concentrates the air currents and generates strong winds that move northwest to southeast, which pass over the most erosive portions of the valley floor, transporting large quantities of sand and dust throughout the region. This natural sand migration and transport process is responsible for creating desert sand dunes as well as wind erosion or blowsand. Wind erosion occurs on dry, sandy, finely granulated soils and involves the removal of soil from one place in its deposition to another.

Wind erosion results in the deterioration of soil structure, and nutrient and productivity losses, as well as sediment transport and deposition. The presence of sand and dust particles in the air can constitute a major health risk to humans, causing respiratory damage and discomfort. Dust storms can affect traffic safety, and the abrasive effects of blowing sand can damage buildings, fences, vehicles, crops, and vegetation. Blowing sand collects on streets, driveways, and other areas where it must be removed at considerable expense. To protect residential communities in Coachella Valley from the damaging effects of blowsand, communities are designed to minimize exposure on the western edge through walls, landscaping, and clustering of homes.

The County of Riverside approved the Avanterra Resort Specific Plan (previously known as Northstar and Delfino Resorts) on the property to the west of the Project Site. Of the planned residential, commercial, office and golf course uses approved in the Specific Plan, only the golf course has been completed. Additionally, to the east of the Project Site, the Mirasera Specific Plan is being processed by the County, which if approved, will develop the majority of the 190 acre property. Together, these specific plans will reduce the potential for generation of blowsand immediately surrounding the Project Site. Additionally, the conceptual Valante site plan incorporates design features such as a 70-foot or greater buffer measured from the roadway curb along the western property boundary against Varner Road and the I-10, an improved drainage channel along the northern property boundary and landscaping throughout the community to cover any area that could potentially be an onsite source of blowsand.

Blowsand events tend to be directed through open corridors such as Varner Road and the I-10, which potentially could impact any exposed structures directly on the roadway. Therefore, Valante was planned with a buffer that is greater than 70 feet wide measured from the roadway curb (inclusive of the public landscaping in the Varner Road parkway) along Varner Road and the I-10 to reduce the effects of a blowsand event. The landscaped buffer area will include 4 to 5 foot berms that will disperse wind directed toward the Valante community. Native, drought-tolerant landscaping and groundcover will be planted in the buffer and throughout the community and any decomposed granite trails will have particle binding agents applied to the trails to assure they are not a source of blowsand. The drainage channel along the northern boundary will have concrete sides; therefore, the channel will not be a source of blowsand. The channel, along with a planned landscape block wall along the northern Site boundary will buffer the community from blowsand events. To the east of the property is the planned Mirasera community, which will also buffer the Valante community from blowsand events.

2.1.6. Biological Resources and the Coachella Valley MSHCP

The Western Coachella Valley accommodates several ecological habitats that are home to numerous flora and fauna. Some of the more well-known species are the Peninsular bighorn sheep and the Coachella Valley Fringe Toed Lizard (CVFTL).

Alluvial fans in the Coachella Valley are important natural and habitat resource areas. They are also prone to wind erosion, and the occurrence of blowsand; however, these conditions are not limited to these areas alone. Although blowsand acts as a hazard towards human activity, it serves as an essential element to maintaining habitat areas within the Valley. The CVFTL and several other species are adapted to live on windblown sand. The protection of this species requires that its blowsand habitat be protected from land use developments that would result in habitat loss. Therefore, large habitat areas for the CVFTL have been set aside. A large swath of this habitat area abuts the Valante Project Site boundary to the north as shown in Figure 10 - CVFTL Habitat Areas of the WCVAP. This habitat area is expected to be included in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) that is currently under consideration. The Valante Specific Plan does not interfere with either the habitat nor with the adoption and implementation of the CVMSHCP or any other habitat conservation plan.

The Coachella Valley Association of Governments (CVAG) produced the CVMSHCP for the Coachella Valley region in February 2006. The CVMSHCP covers the central portion of Riverside County which is the westernmost edge of the Sonoran Desert. The plan area covers 1.1 million acres, a diverse mixture of 27 desert and mountain natural communities, and proposes coverage for 27 species in a reserve system of 747,600 acres. Similar to the CVFTL Habitat Conservation Plan, the MSHCP will create large interconnected preserves for special status species and their habitats while streamlining the regulatory process outside of the reserve areas. State-listed species include desert tortoise, CVFTL, desert pupfish, least Bell's vireo, southwestern willow flycatcher, and Peninsular bighorn sheep. Independent scientific advisors were convened to provide additional scientific guidance on the plan, and their report was released in April 2001.

Land accumulation for conservation purposes will be accomplished by providing a means to standardize mitigation/compensation measures for species covered by the plan and satisfy applicable provisions of federal and state Endangered Species Acts, CEQA, and National Environmental Policy Act (NEPA). Measures will most likely take the form of payment of fees as a standard condition of approval for development within the fee area. On July 31, 2006, CVAG voted to rescind its February 6 resolution approving the CVMSHCP and Environmental Impact Report (EIR). Each of the individual jurisdictions within the Plan Area - Riverside County and nine Coachella Valley cities - had to approve the CVMSHCP before it could take effect, but the City of Desert Hot Springs refused to approve the CVMSHCP.

During the July 31, 2006, CVAG Executive Committee Meeting, in addition to rescinding the existing MSHCP, CVAG voted to direct staff to proceed to develop a revised CVMSHCP. The revised CVMSHCP will include all of the jurisdictions in the existing CVMSHCP Area except the City of Desert Hot Springs. While the revised CVMSHCP is being drafted, the other jurisdictions intend to permit proposed development only to the extent it is consistent with the existing CVMSHCP (but without the benefit of "take" authorization). Preparation of the revised CVMSHCP is expected to take approximately 12 months and will include opportunities for public participation. Information on the plan is available at the Coachella Valley Association of Governments website. According to the CVAG CVMSHCP website Conservation Report Generator, the Valante Site is not within a proposed conservation area.

The dominant plan community on the Site is Sonora creosote bush scrub, dominated by creosote bush (*Larrea tridentate*), burrobush (*Ambrosia dumosa*) and brittlebush (*Encelia farinose*). The Site has low species diversity and broad spacing of shrubs.

2.1.7. Water and Sewer

The Site is not currently served by public water or sewer systems; however, the Site is within the jurisdiction of the Coachella Valley Water District (CVWD) and these systems are located within relatively close proximity of the property. Potable water and sanitary sewer will be supplied to the Project Site by the CVWD as indicated in a will-serve letter provided by CVWD. Currently a 12-inch water line is located at the southeast corner of the recreational vehicle park, approximately 4,500 feet east of the Project Site along Varner Road. The County will be extending a reclaimed water line from west of the I-10 to the Project Site and further south to the Mirasera site. A 24-inch sewer line exists along the northern boundary of the Avenue 38 right-of-way. The sewer line may be abandoned with the construction of the drainage facility and the realignment of Avenue 38 or the sewer line may be moved to the new Avenue 38 right-of-way. Either the old or new sewer line can serve Valante. Development of Mirasera will bring the sewer and water lines up to the Valante Project Site.

2.1.8. Noise

Existing noise levels near the proposed Project Site primarily originate from vehicular sources on the I-10 freeway and from train traffic on Southern Pacific rail lines south of and parallel to the freeway. The heavy usage of the I-10 for passenger and commercial truck traffic generates a noise level that is for the most part constant with minimal variation in pitch or intensity over any given 24-hour period. Generally speaking, the freeway noise above the maximum allowed external ambient noise constraint for sensitive uses (65 dB CNEL) extends

to approximately 875 feet north of the freeway centerline. A noise study has been conducted for the Project Site, which included recommendations that influenced the proposed site plan. These influences are described further in Chapter 3.

Aircraft noise from planes using Bermuda Dunes Airport is also audible at times, especially for westward departures, but is typically not heard over the traffic noise. The Project Site is at the outer fringe of the Bermuda Dunes Airport noise envelope. As shown in Figure 2-2, the Site is not impacted by the 55 decibel Community Noise Equivalent Level (dB CNEL) airport noise contour for the expected peak level of operations at ultimate build out of the airport. The anticipated level of operations at build out is substantially greater than present levels of operation. As a result, any perception of the airport as a noise source will be confined to single events during take-offs of business jets or other loud aircraft rather than as a chronic source of nuisance noise.

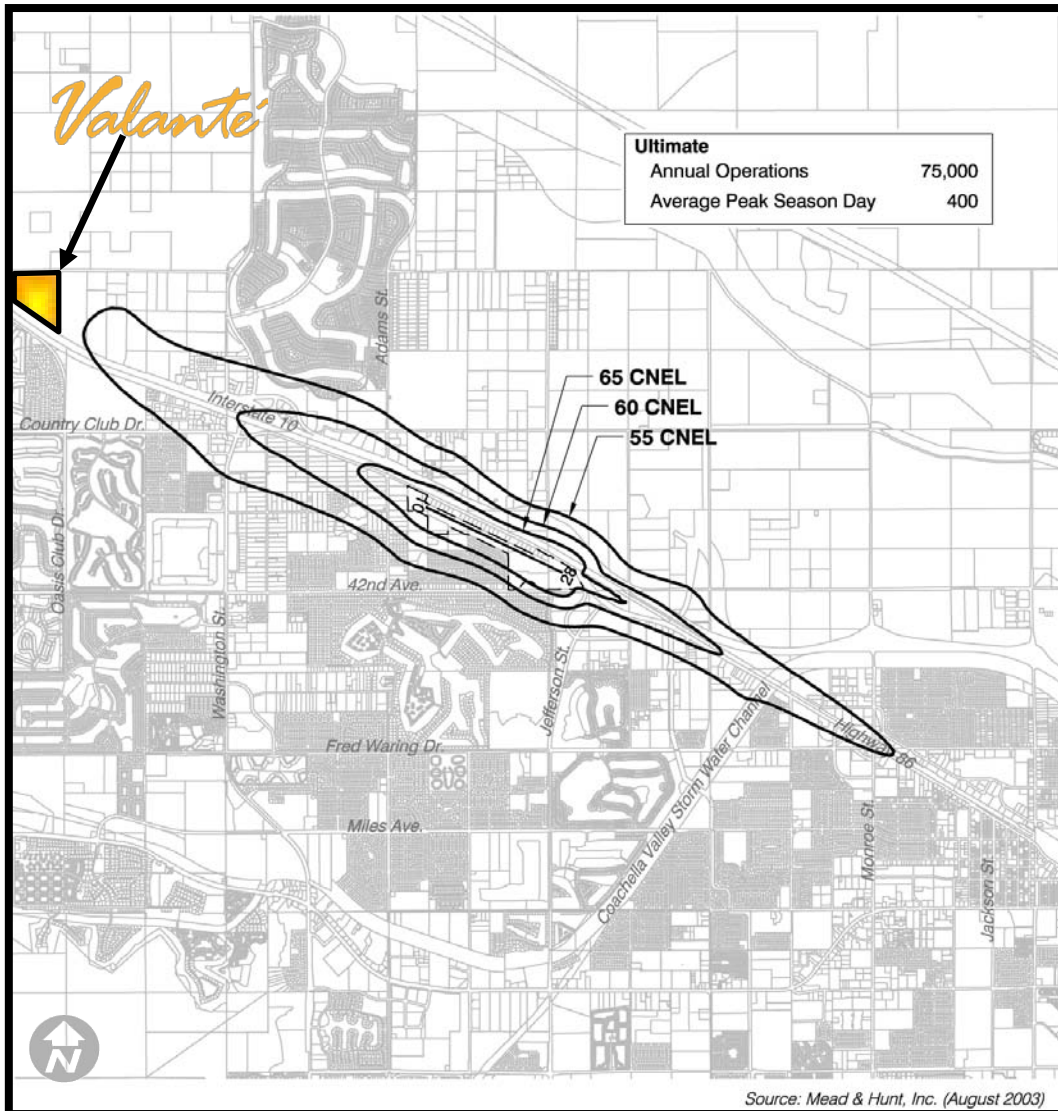


Figure 2-2 Bermuda Dunes Airport Future Noise Contours on Average Peak Season Day (Exhibit BD-7 of Riverside County ACLUP)

2.2. Existing Land Uses

2.2.1. On-Site

The Project Site is vacant and has no improved circulation or controlled accesses to Varner or Avenue 38. Minor sand formations have formed onsite around sparse vegetation. A review of historical photographs of the Project Site revealed that no structures have been built and no improvements have been made onsite.

2.2.2. Surrounding Uses

South of the Project Site is Varner/I-10 and to the west is the recently completed Avanterra Resort golf course. Further east is an RV Park and business park.

The property to the north of the Project Site and north of Avenue 38 is vacant and undeveloped. The property is designated as the Coachella Valley National Wildlife Refuge and is part of a large area set aside for CVFTL habitat. This property is the responsibility of the U.S. Fish and Wildlife Service (USFWS), private conservancy organizations, the State and federal co-op groups.

The property immediately west of the Project Site is currently vacant and undeveloped. No known development applications have been made to the County of Riverside for this property. Further west of the Project Site, the County of Riverside approved the Delfino Resorts (now Avanterra Resort) Specific Plan (SP #343). Upon build out, the Avanterra Resort will be a residential golf course community with a hotel, spa, industrial park, commercial retail and office uses fronting Varner and the I-10.

The County Planning Commission approved the Mirasera Specific Plan (SP # 338) on the vacant property to the east. The Mirasera project proposes 189.8 gross acres of multi-phased, mixed-use development comprised of the following land uses:

- | | |
|------------------------------------------|-----------------------|
| ◇ Clustered Single Family Dwelling Units | ◇ Mixed Use/Live-work |
| ◇ Condominiums | ◇ Parks |
| ◇ Apartments | ◇ Drainage Channel |
| ◇ Commercial/Retail | ◇ Roads |
| ◇ Business Park/Office | ◇ Open Space |
| ◇ Hotel | |

2.3. Existing Development Issues & Context

2.3.1. Riverside County General Plan/Western Coachella Valley Area Plan

Much of the unincorporated portions of Riverside County are divided into 19 Area Plans that are all a part of the Riverside County Integrated Plan (RCIP). The purpose of these Area Plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components.

The Valante Project Site is within the Western Coachella Valley Area Plan (WCVAP) and is designated Community Development: High Density Residential (CD:HDR) on the WCVAP Land Use Map (see Figure 2-3). The WCVAP characterizes development allowed in the CD:HDR land use designation as detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The

permitted density range is 8 to 14 dwelling units per acre (Du/ac). The Project Site is not within a Policy Area or subject to a General Plan Overlay district. A General Plan Amendment to the RCIP General Plan Land Use Map has been approved to change the Project Site's High Density Residential designation to Community Development Specific Plan.

2.3.2. County of Riverside Zoning

As shown in Figure 2-4, the Project Site is zoned Specific Plan, which will implement and is in conformance with the County's General Plan.

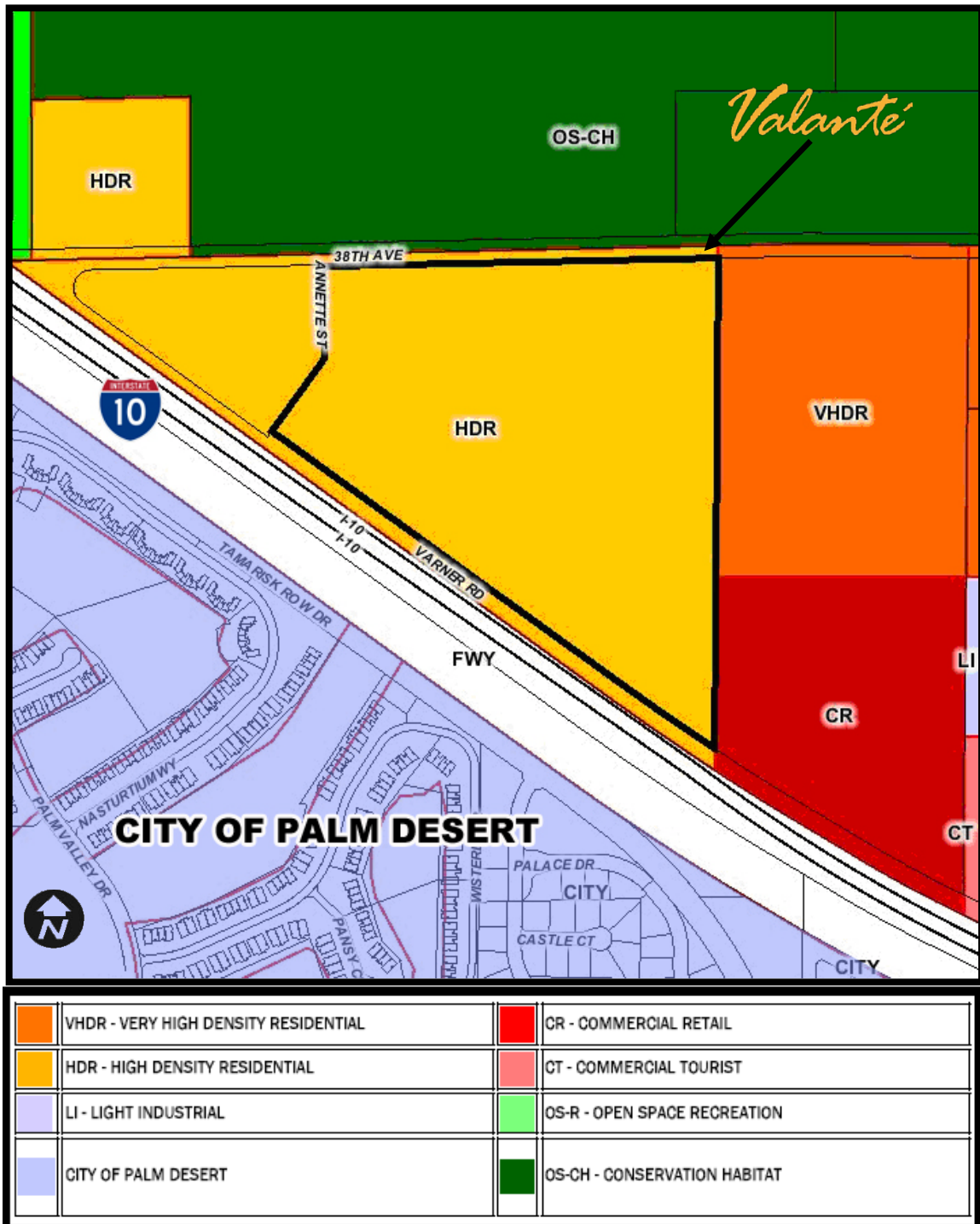


Figure 2-3 Riverside County General Plan Land Use Designations (Riverside County GIS)

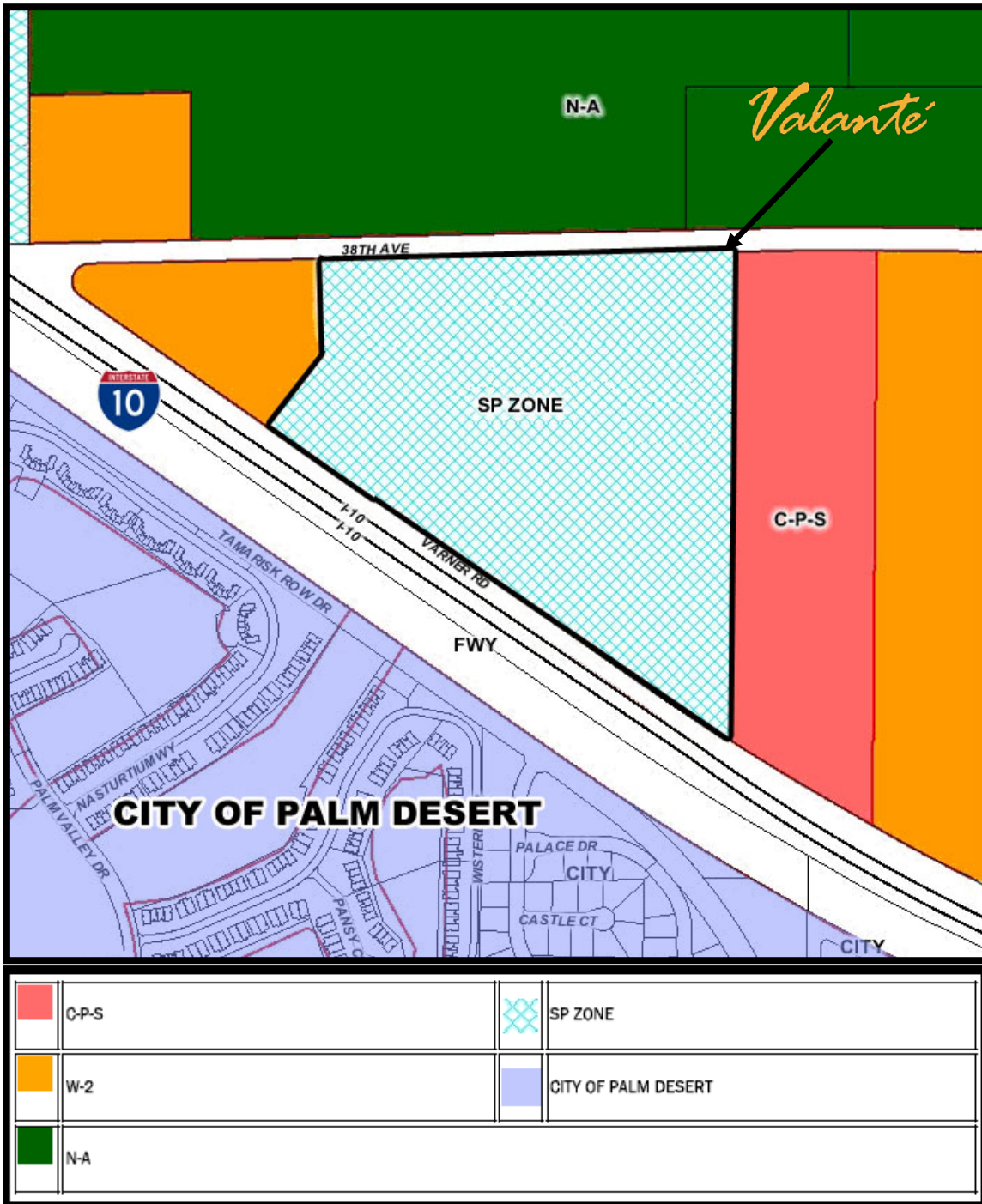


Figure 2-4 Riverside County Zoning (Riverside County GIS)

2.3.3. Riverside County Airport Land Use Compatibility Plan

As stated in the Riverside County Airport Land Use Compatibility Plan (ALUCP), the basic function of ALUCPs is to promote compatibility between airports and the land uses that surround them. Compatibility plans serve as a tool for use by airport land use commissions in fulfilling their duty to review proposed development plans for airports and surrounding land uses. Additionally, ALUCPs set compatibility criteria applicable to local agencies in their preparation or amendment of land use plans and ordinances and to landowners (including special district and other local government entities as well as private parties) in their design of new development.

The only airport within a reasonable distance from the Project Site is the Bermuda Dunes Airport. Situated in the center of the Coachella Valley, Bermuda Dunes Airport is privately owned and open for general aviation use for access to the surrounding desert communities of eastern Riverside County. The airport particularly caters to corporate-type, twin-engine propeller aircraft and small business jets. More than half of the aircraft operations are by aircraft of these types. Activity is particularly seasonal in character with average winter days experiencing double the annual average traffic. However, the physical facilities of Bermuda Dunes Airport are constrained. The airport occupies only some 100 acres of land. The airport's small size limits its potential for growth. Future aircraft activity is projected to reach no more than 75,000 annual operations, about 75% more than at present. The runway constraints and space to park aircraft both serve to prevent a significantly higher number. Although construction of some additional aircraft parking is planned, no changes to the runway are contemplated.

The Riverside County ALUC adopted their ALUCP on December 9, 2004. Based on that plan, the majority of the Project Site is within airport compatibility zone E (see Figure 2-5 Bermuda Dunes Airport Compatibility Map (Exhibit BD-1 of Riverside County ACLUP)). Zone E is the least restrictive of all of the airport compatibility zones. In fact, Zone E does not restrict residential uses, require a certain amount of open space or prohibit uses, except for those that would be hazardous to flight. The Project Site is not subject to restrictions outlined by the Airport Land Use Compatibility Plan. ALUC has reviewed the proposed Project and found the Valante General Plan Amendment, Specific Plan, Change of Zone and conceptual architecture to be consistent with the Riverside County ALUCP. ALUC will also review implementing tracts within the Valante Specific Plan.

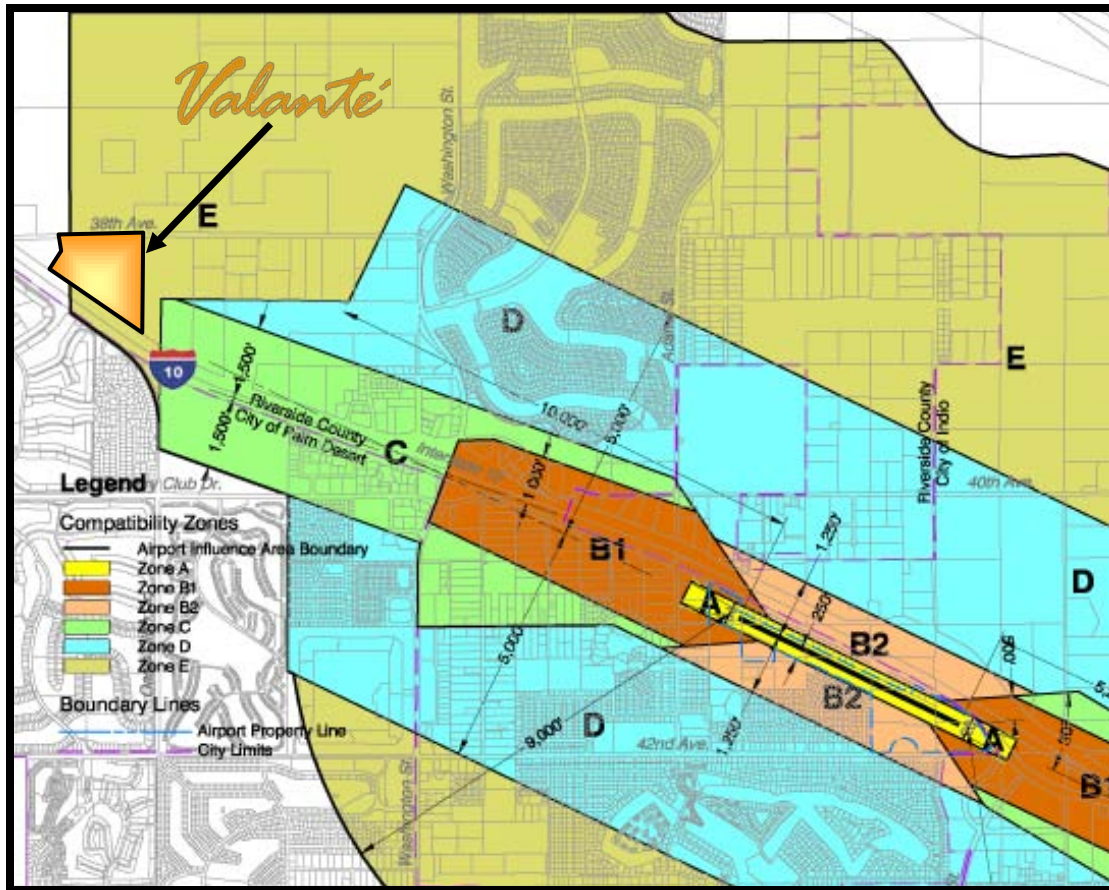


Figure 2-5 Bermuda Dunes Airport Compatibility Map (Exhibit BD-1 of Riverside County ALUCP)

3. COMMUNITY DEVELOPMENT PLAN

3.1. Development Plan Summary

The Valante Specific Plan is a proposal for development of a planned community of residential and open space/recreational land uses. The Land Use Plan for Valante, as depicted in Figure 3-2, Land Use Plan, and further described in Table 3-1, Land Use Summary, is designed to respond to both onsite (topography, drainage and planned circulation) and offsite conditions (I-10 traffic noise and views, planned major circulation routes and regional drainage systems and adjacent planned land uses), as well as anticipated market conditions. Valante will provide quality residential opportunities within a planned community setting. Valante offers a strong identity for residents and visitors through a comprehensive landscape theme, monumentation, thematically consistent architecture, and other unifying community elements. The Specific Plan also provides for the necessary infrastructure and public/private facilities to support the Project's development.

3.1.1. Planning Approach

The conception of the Valante community utilized an integrated multi-disciplinary, "environment-based" planning methodology involving environmental resource specialists, land planners, landscape architects, civil engineers, visual resource specialists, water resource specialists, economists, and real estate market analysts. With this approach, the surrounding land uses, planned regional drainage improvements and major roadway configurations formed the basis for integrating new development into the property. The resulting comprehensive development plan for the 55 acres is sensitive to the Site's environment, responsive to the opportunities and constraints of the Site, compatible with the County of Riverside's General Plan Goals, Objectives and Policies and is financially feasible.

During the initial planning stages, design and development objectives were established to serve as the guiding principles in forming the land plan for Valante. These objectives are listed in Section 3.1.2 below. A "McHarg"-theory system of data overlays were employed, each displaying unique opportunities and constraints to identify the land qualities and outside constraints, as well as areas suitable for housing, parks, and infrastructure. Ian McHarg authored *Design with Nature*, a guide to land use planning in a manner respecting the environment, acknowledging the constraints affecting a Site, and resolving the issues through site design. The following lists the data types used in the overlays:

- ◇ Aerial Photography
- ◇ Adjacent Land Uses (existing and proposed)
- ◇ Topography (slopes, high points and low points)
- ◇ Biology (plants and animals)

- ◇ Noise levels from the adjacent roadways and the I-10
- ◇ Hydrology (drainages, surface water, groundwater and floodplains)
- ◇ Geology (physiographic, surficial geology, and geomorphology)
- ◇ Soils (hydrologic, hydric, liquefaction potential, erodibility and suitability)
- ◇ Existing and Proposed Circulation (roadways, freeways, and interchanges)
- ◇ Existing Trails
- ◇ Adopted Land Use Policy (County General Plan, RCIP, Area Plan, Zoning, etc.)
- ◇ Proposed Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Conservation Area data

As each overlay was superimposed upon one another, the areas available for development became clearly evident. Common with many infill developments similar to this Project, this exercise made it apparent that offsite conditions will heavily influence the land use plan.

Three of the most critical offsite elements that had bearing on and had to be incorporated into the design of the land use plan were: (1) the planned circulation improvements, including the alignment and construction of Avenue 38 and widening of Varner Road; (2) ACOE's plan to construct a regional drainage facility to the north of the Project Site that would protect the Project Site as well as surrounding areas from 100-year floods; and (3) the adjacency of the I-10 to the Project Site. Integrating these elements into the land use plan required approximately 14 acres or about 25% of the Valante Site. Whether or not residential development is built on the Project Site, the first two factors would need to be constructed on the Project Site by the adjacent Mirasera property owners and the ACOE. Therefore, the net developable Project Site area is considered to be 41 acres, which excludes the new Avenue 38 and Varner Road ROW and the ACOE drainage facility.

3.1.2. Project Concept & Character

Using the Project Site data described above, the resulting Valante land use plan demonstrates a site plan that is sensitive to the Site's environment and surrounding uses. In addition to considering the environmental factors affecting the Site, a thorough investigation and analysis of the market demand factors were undertaken to provide a solid basis for land use planning decisions. The land use plan integrates this background analysis into a comprehensive development concept, which incorporates site design measures to compliment surrounding planned mixed-use and residential neighborhoods.

The overall concept of Valante is a pedestrian oriented, livable community designed to provide connectivity within the Project Site and to adjacent communities of Avanterra Resort and Mirasera in the form of a pedestrian-friendly streetscape along internal private streets that meander throughout Valante and connect to regional hiking and bicycling trails planned along Varner Road and Avenue 38. These regional linkages will provide convenient access to

the adjacent commercial, office and recreational facilities planned in the Aventerra and Mirasera communities.

A number of important factors were considered during the preparation of the plan. These factors include the WCVAP, the County's current and draft Land Use and Development Ordinance, the County's Design Guidelines, engineering feasibility, market forces, economic viability, lifestyle objectives of the anticipated future homeowners, and physical design quality. Additionally, the desire to create a greater inventory of first-time buyer, move-up, empty nester and second home buyers were factored into the community design considerations. These factors led to the identification of the following list of Project design and development objectives:

- ◇ Set forth a development plan that implements the WCVAP development goals for this portion of the County.
- ◇ Anticipate and provide for the needs of the community residents through the timely construction of facilities and services.
- ◇ Provide for a mix of market rate residential products and densities in neighborhood clusters so that implementation of the plan can respond to current and changing market forces.
- ◇ Provide housing that targets current and anticipated future market demand for first-time buyers, second-home owners, and "empty nester" home buyers.
- ◇ Provide areas for active and passive recreation that matches the recreation needs of the anticipated buyers.
- ◇ Provide a comprehensive circulation system that includes vehicular circulation, pedestrian walks, and bike paths.
- ◇ Ensure a high quality lifestyle by providing for public facilities such as neighborhood parks and paseos, and high quality architectural design.
- ◇ Create visual diversity within the community through a mix of architectural styles that are thematically consistent with Spanish and similar style architecture.

3.1.3. Land Use Plan

With the above Project objectives guiding the site design, the overall Valante community was designed around central community greens and recreational open space areas, with connections by an extensive pedestrian circulation system. The Project includes the planned realignment of Avenue 38, which will cross the northern portion of the Project Site with a 118 foot ROW. The realigned Avenue 38 is illustrated in Figure 3-1 Existing and Proposed Road Alignments.

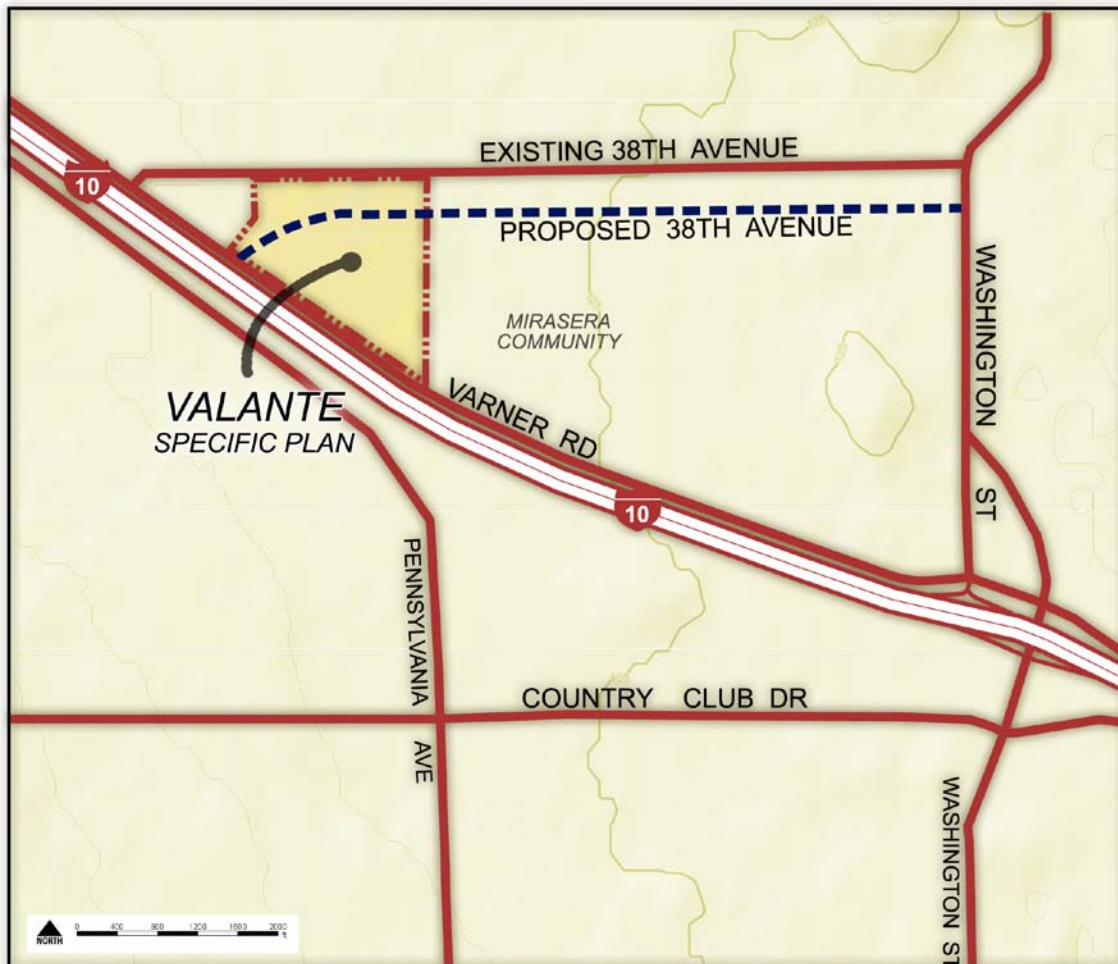


Figure 3-1 Existing and Proposed Road Alignments

A number of distinct development areas, referred to as “planning areas” have been designated to implement the planning objectives of the Valante Land Use Plan (Figure 3-2) and accommodate the conceptual phasing plan (Figure 3-19). These planning areas were formed on the basis of logical clusterings of development, similar residential product types, land uses and the anticipated construction timing.

Figure 3-2 illustrates the locations of the individual planning areas. Collectively, the various planning areas will unify the Valante community through complementary architectural and landscape themes, a network of trails and common recreational amenities positioned throughout the Project Site. The Community Land Use Development Standards and Design Guidelines contained in Chapters 4 and 5 will ensure uniformity of use and design as it pertains to zoning and community character.

Valante will offer residential housing types that provide for a variety of lifestyle choices, including detached and attached products, in a well-designed master planned environment

for future homebuyers. As illustrated in Figure 3 2 Land Use Plan, and Table 3-1, Land Use Summary, the Valante community will ultimately be made up of up to 460 home, park space, trails and open space. The Valante Plan is consistent with the proposed residential, open space, and residential uses in the adjacent communities. Furthermore, the Valante community will assist in achieving a balanced sub-region pursuant to the Riverside County General Plan by providing a mixture of residences, open space and recreational uses as envisioned for the HDR land use designation.

Table 3-1 Land Use Summary

Planning Area	Land Use	Acres ¹	Target Dwelling Units ¹	Net Density Range (DU/Ac)
<i>Residential</i>				
1 - 11	High Density Residential (HDR)	15.9	217	8 - 16
12 - 16	Very High Density Residential (VHDR)	9.6	243	16 - 30
	<i>Residential Sub-total</i>	25.5	460	-
<i>Open Space</i>				
17 - 19	Open Space - Recreation	6.5	-	-
20 - 21	Open Space	2.7	-	-
	<i>Open Space Sub-total</i>	9.1	-	-
<i>Infrastructure</i>				
22	ACOE Drainage	6.2	-	-
	Local Streets	4.6	-	-
	Major Roads	9.6	-	-
	<i>Infrastructure Totals</i>	20.5	-	-
	Totals	55.1	460	
<i>Gross Density (Based on gross Site acreage)</i>				8.3
<i>CD:HDR General Plan Density Range</i>				8 - 14

¹ Adjustments in land use acreages and/or reallocation of unit count may occur as final road alignments, grading plans or other technical refinements are made at the Tentative Tract Map stage, as long as the maximum residential yield of 460 units is not exceeded. Such adjustments shall not require a Specific Plan amendment.

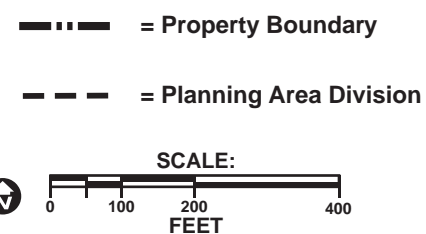
Table 3-2 Detailed Land Use Breakdown

Planning Area	Land Use	Acres ²	Target Dwelling Units ²	Net Density Range (Du/Ac)
1	High Density Residential (HDR)	0.9	14	8 - 16
2	High Density Residential (HDR)	1.8	27	8 - 16
3	High Density Residential (HDR)	1.4	20	8 - 16
4	High Density Residential (HDR)	1.3	17	8 - 16
5	High Density Residential (HDR)	2.4	32	8 - 16
6	High Density Residential (HDR)	1.8	22	8 - 16
7	High Density Residential (HDR)	1.9	22	8 - 16
8	High Density Residential (HDR)	0.9	13	8 - 16
9	High Density Residential (HDR)	0.9	13	8 - 16
10	High Density Residential (HDR)	1.1	14	8 - 16
11	High Density Residential (HDR)	1.6	23	8 - 16
12	Very High Density Residential (VHDR)	3.3	75	16 - 30
13	Very High Density Residential (VHDR)	2.7	75	16 - 30
14	Very High Density Residential (VHDR)	1.1	30	16 - 30
15	Very High Density Residential (VHDR)	1.5	35	16 - 30
16	Very High Density Residential (VHDR)	1.0	28	16 - 30
17	Open Space - Recreation	0.5	-	-
18	Open Space - Recreation	3.5	-	-
19	Open Space - Recreation	2.4	-	-
20	Open Space	0.7	-	-
21	Open Space	2.0	-	-
22	Army Corps of Engineers Drainage	6.2	-	-
	Local Streets	4.6	-	-
	Major Roads	9.6	-	-
Total Project Area Acres		55.1		
Maximum Residential Yield			460	
Gross Project Density				8.3

² Adjustments in land use acreages and/or reallocation of unit count may occur as final road alignments, grading plans or other technical refinements are made at the Tentative Tract Map stage, as long as the maximum residential yield of 460 units is not exceeded. Such adjustments shall not require a Specific Plan amendment.

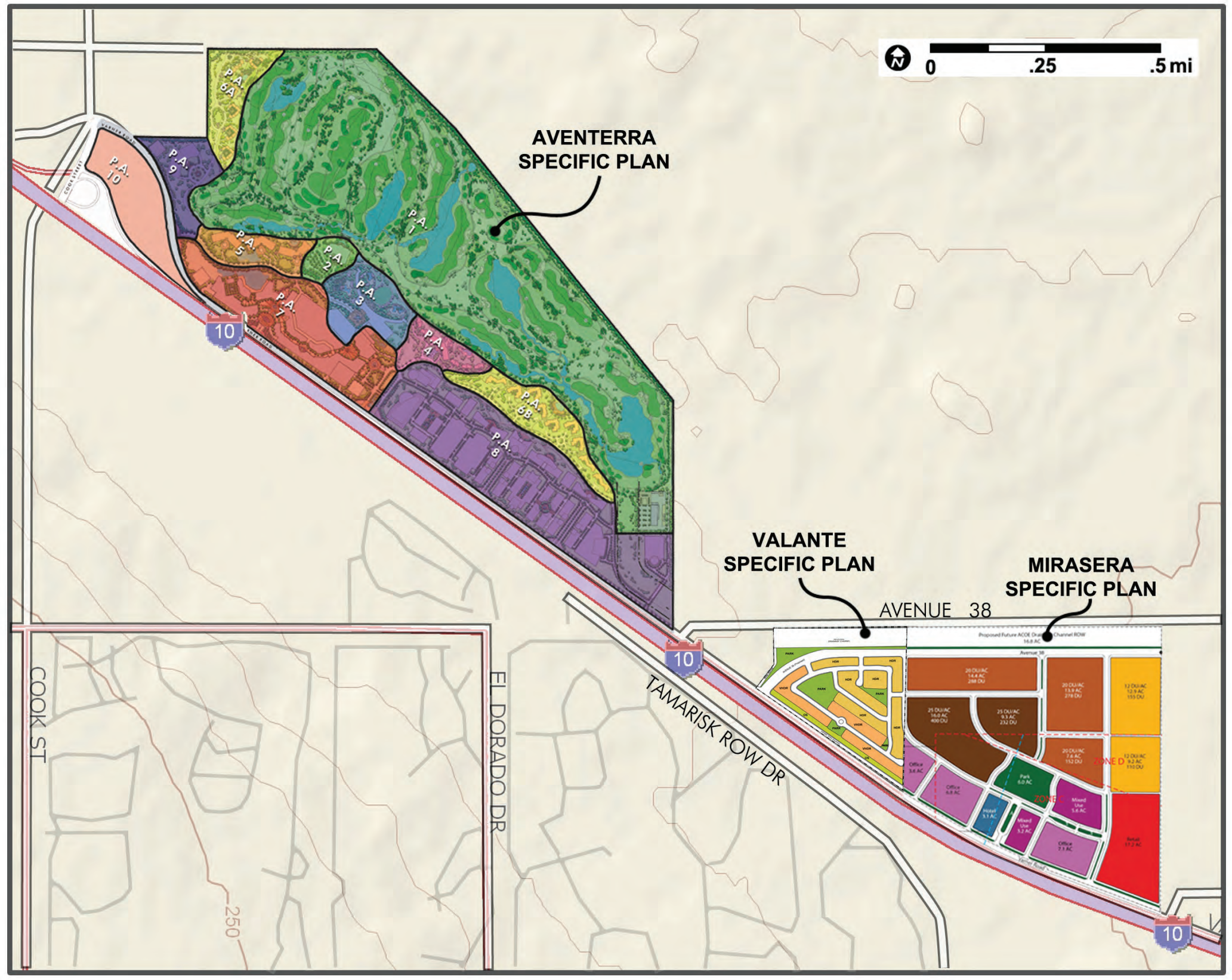


- PA LAND USES**
- 1-11 **HDR** = SINGLE FAMILY DETACHED
241 du's (8-14 DU/AC Gross)
 - 12-16 **VHDR** = SINGLE FAMILY ATTACHED
234 du's (16-30 DU/AC Gross)
 - 17-19 **OS-R** = OPEN SPACE RECREATION
(PARK)
 - 20-21 **OS** = OPEN SPACE (PASSIVE)
- = PROJECT BOUNDARY
 - - - - = PLANNING AREA DIVISION



Land Use Summary

Land Use	Acres ¹	Target Dwelling Units ¹	Net Density Range (Du/Ac)
Residential			
HDR High Density Residential (HDR)	17.2	217	8-16
VHDR Very High Density Residential (VHDR)	9.3	243	16-30
Residential Subtotal		26.5	460
Open Space			
OS-R Open Space - Recreation	4.6		
OS Open Space	5.1		
Open Space Subtotal		9.7	
Infrastructure			
ACOE Drainage	6.2		
Local Streets	4.4		
Major Roads	8.3		
Infrastructure Totals		18.9	
Totals		55.1	460
Gross Density (Based on gross Site acreage)			8.3
HDR General Plan Density Range			8-14



Planning & Development Services
8921 Research Dr.
Irvine, California 92618
(949) 450-0171

Valante
SPECIFIC PLAN
County of Riverside, California

FIGURE 3-3
REGIONAL LAND USES

For the purposes of determining Project consistency with the County General Plan CD:HDR land use designation allowed density of 8-14 du/ac, the density calculation uses the gross acreage of the Project Site, which includes the new Avenue 38 and Varner Road ROW dedications. Therefore, at 55.1 acres, the proposed Project's density is 8.3 du/ac.

Approximately 9.1 acres of the Project Site have been set aside for recreational areas for the residents and general public. Around 14.2 acres are dedicated for circulation improvements, including the construction of a new Avenue 38 and expansion of Varner Road, which are both designed at the County of Riverside's Major Highway standards. Of the 14.2 acres, 4.6 acres are internal private streets. Additionally, 6.2 acres of the Project Site are committed to the construction of a drainage facility along the northern property boundary.

To create a visual transitional area from the I-10 freeway and Varner Road, the Land Use Plan incorporates a 70+ foot wide (measured from roadway curb) buffer along the Project Site's Varner Road frontage. The width of the open space is sufficient to also serve the purpose of reducing noise levels at the Project Site's Varner Road boundary with minimal use of walls or other unsightly noise mitigating structures. This open space area is along the length of the Project Site and connects to the Mirasera site at the southeast corner of the Project Site and the Aventerra community at the northeast corner.

Access into Valante will be via a private, non-gated entry on Avenue 38 and a second non-gated entry on a new public road along the eastern Project boundary between Valante and Mirasera currently identified as Avenue A. The community will also have pedestrian and bicycle connections with the community of Mirasera to the east and the local area via a regional multi-use trail along Avenue 38 and Varner Road north of Avenue 38, as well as a proposed pedestrian connection at the southeast corner of the Project Site adjacent to Mirasera.

3.1.4. Park/Open Space/Drainage Facility

The park and open space areas are designed to offer a mix of active and passive uses with such amenities as barbecues, tot lots, a gazebo, community swimming pool and spa area, open turf areas and walking/jogging trails. These areas have been carefully planned and designed to cater to the anticipated market segment for the Valante community and comply with the intent of Riverside County minimum park/open space standards. Approximately 9.1 acres of the Project Site will be designated for park/open space, including both passive and active recreational uses.

The core elements of Valante's park and open space areas are three community parks and a pocket park that are planned for active and passive recreational uses. The four areas will total approximately 6.5 acres. One of the parks is located at the terminus of the entry from Avenue 38, creating an attractive focal point for visitors to the community and providing a hub for neighborhood interaction. The community parks will each have unique designs, recreational character, and standalone recreational amenities. In concert with the surrounding homes, the community parks are intended to create intimate spaces with recreational uses that would not be overly noisy or intrusive to the surrounding homes. Envisioned uses include some or all of the following features: swimming pool, restroom/shower building, outdoor spa/jacuzzi, shade trees, picnic area, oasis grove, lawn

areas, trellises, seating walls, walking paths, cabana with outdoor fireplace, barbeques and picnic areas. Figures 3-4 through 3-7 provide conceptual plans for these three primary park areas.



Figure 3-4 Concept of Community Green – PA 17



Figure 3-5 Concept of Community Green – PA 18

Table 3-3 lists the potential design features that are expected to occur in the three main park areas. During the Minor Plot Plan stage, the developer will create detailed plans for these park areas. These plans must include a minimum of four (4) of the listed uses in each park.

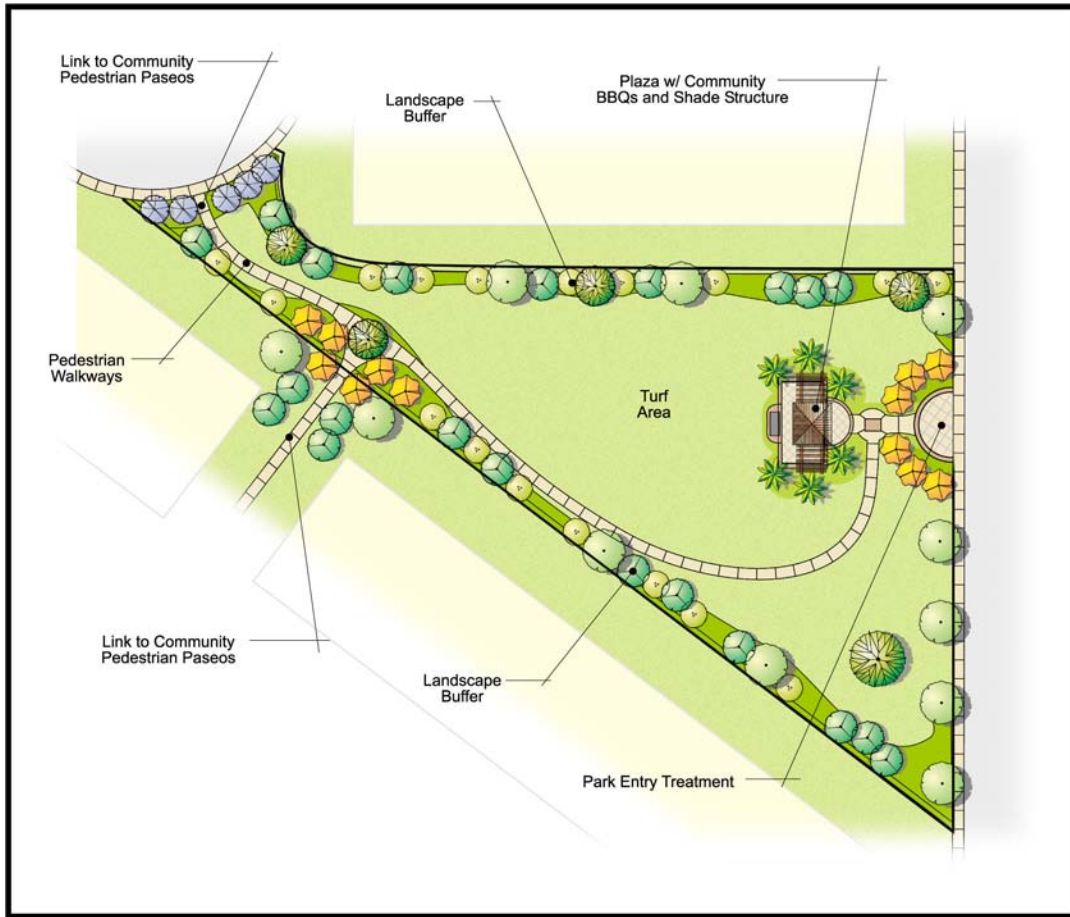


Figure 3-6 Concept of Active Park - PA 19

Table 3-3 Potential Design Features (PAs 17 – 19)

PA 17	PA 18	PA 19
Fabric Shade Shelter/ Trellis	Pool/Spa, Open turf field (min. 30 Ft. x 30 Ft.)	Open turf field (min. 30 Ft. x 30 Ft.)
Wall Seating	Fabric Shade Shelter/ Trellis	Fabric Shade Shelter/ Trellis
Picnic Tables/Benches	Picnic Tables/Benches	Picnic Tables/Benches
BBQ's	BBQ's	BBQ's
Open turf areas	Restroom/shower building	Tot Lot
Mid-street landscape feature	Outdoor fireplace and seating area	Shade structure
Community Garden	Cabana	Pedestrian walkways
Par Course Equipment	Water feature – "Splash 'n Play"	Community plaza

PA 17	PA 18	PA 19
Tot Lot	Tot Lot	Decorative Lighting
Decorative Lighting	Decorative Lighting	

In addition to the community parks, one neighborhood pocket park will be located near the southeast corner of the Site, in PA 12. The pocket park will be landscaped with drought tolerant landscaping, including, but not limited to, shade trees, shrubs, and other plant material as described in the Specific Plan plant palette table in Chapter 5. The pocket park will feature a passive setting with shaded areas that complement the more active parks in the community. Fabric shade shelters like the one illustrated to the right, or similar structures will be used to provide shade in the park. Other potential pocket park design features are listed in Table 3-4.

The placement of the community greens and pocket park in key locations with connections to sidewalks and paseos gives all Project residents access to open space within a five minute walk or less. A conceptual design of the pocket park is illustrated in Figure 3-7. During the Minor Plot Plan stage, the developer will create detailed plans for the pocket park. This plan must include a minimum of three (3) of the listed uses in Table 3-4. Builders of Planning Area 12 will be required to construct the pocket park pursuant to the Conceptual Phasing Schedule (Table 3-8).

The community greens and pocket park will be interconnected with the linear passive open space along Varner Road, the regional trail along Avenue 38, and surrounding residential districts by a series of landscaped paseos. A combination of the landscaped paseos and sidewalks will provide direct front door access to each single-family home within the community, as well as, providing access to the recreational and trail amenities. The trails will provide linkage to the commercial and shopping amenities proposed within the adjacent Mirasera planned development. By providing recreation areas for each neighborhood, all homes will have reasonable pedestrian access to park facilities.

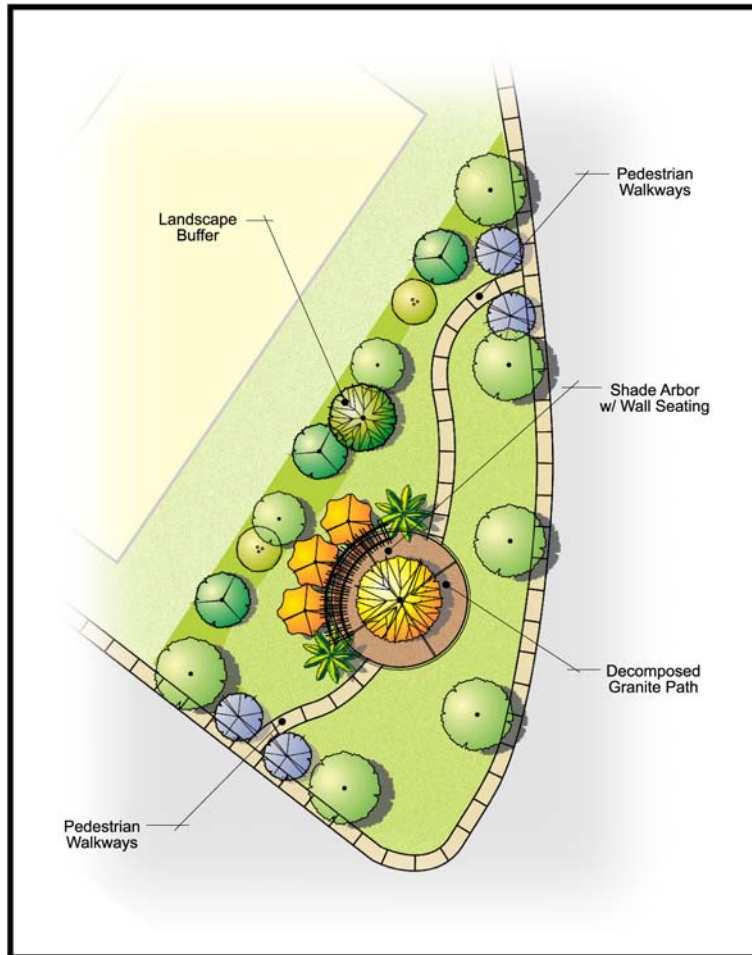


Figure 3-7 Concept of Pocket Park in PA 12

A linear, passive open space is also planned to parallel Varner Road. This passive open area will provide a practical and visual buffer along Varner Road and the I-10 Freeway. The Project noise study indicated that noise from the I-10 and Varner Road can be reasonably mitigated to achieve County of Riverside standards without using extremely costly noise mitigating custom construction practices if a buffer is provided along the Varner Road Site boundary. The buffer area along Varner Road also provides an extensively landscaped, visual transition area between Varner Road and the residential area of the community.

The proposed passive linear open space area is planned to contain passive use areas, shade structures and a decomposed granite walking/jogging trail that will connect to internal Site paseos and walkways, as well as to the adjoining Mirasera development. The open space area will also provide local walking, jogging and biking opportunities for community residents. Design features of the linear park are listed in Table 3-4 and a conceptual design representative of this area is shown in Figure 3-8, Open Space Paseo Concept. This type of community amenity has been employed in many other successful communities; the most

notable of which is the linear open space area along the 405 Freeway in Irvine, Orange County.

Table 3-4 Potential Design Features in PA 12 Pocket Park

PA 12 Pocket Park
Tot Lot
Trellis
Picnic Tables/Benches
BBQ's
Fabric Shade Shelter

As discussed earlier, the Land Use Plan is influenced by ACOE's plan to construct a regional drainage facility to protect the Project Site and adjacent properties from 100-year flood events. ACOE's plan for the regional drainage facilities has been integrated into the Land Use Plan along the entire northern Project Site boundary. At 170 feet wide, this drainage facility accounts for approximately 6.2 acres (11%) of the Project Site. This proposed drainage facility is an extension of the drainage channel running through the proposed Mirasera planned community to the east of the Project Site. The majority of the Proposed Project's drainage will flow to this drainage facility. Additionally, the flood control channel will allow the Project Site's Federal Emergency Management Agency's (FEMA) flood zone designation to change from Zone AO to Zone C, which is outside the 100 year flood area.

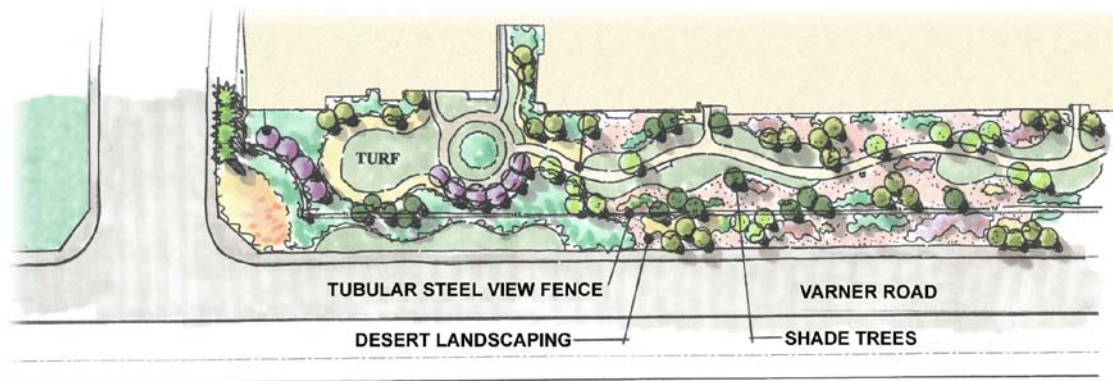


Figure 3-8 Open Space Paseo Concept

Adjacent to the drainage facility on the western end of the Site is the 2-acre PA 21. This area will be preserved as natural open space, with the regional trail along Avenue 38 passing through the planning area. Along the northwestern boundary of the Site and this planning area a landscaped berm will be created as part of the interim drainage channel plan when the regional drainage facility is completed. The berm will no longer be necessary and can be removed or remain as part of the open space area.

Riverside County Ordinance No. 460, which establishes the minimum parkland requirements for residential subdivisions, mandates 5 acres of land for each 1,000 anticipated residents of the Proposed Project. Ordinance No. 460 assumes that each single-family home with an attached garage will house approximately 2.59 people and each multiple family home with five or more units per building will house approximately 2.34 people.³ The Project includes 217 single family homes and 243 multiple family homes; therefore, 5.7 acres of parkland is required pursuant to Ordinance 460. With 9.1 acres of active and passive open space, the parkland in the Valante Land Use Plan substantially exceeds Riverside County's parkland requirements and is sufficient for the entire community population.

3.1.5. Single-Family Residential

The intent of the Single Family land use designation is to accommodate single family homes pursuant to the development standards outlined in Chapter 4, and under the maximum overall density of 14 gross Du/ac permitted by the CD:HDR designation for this area of the Riverside County WCVAP.

Single-family detached and multifamily residential uses are allocated to the majority of the Specific Plan area, comprising approximately 46% of the Land Use Plan. Two residential land use designations have been created for Valante - High Density Residential (HDR) and Very High Density Residential (VHDR). These Specific Plan designations use the same terminology as the Riverside County General Plan land use designation terminology, but are not to be confused with the density standards in the General Plan. Furthermore, although the densities within each of the areas designated HDR or VHDR (net density) are greater than the General Plan land use designation of the Project Site (CD:HDR), the overall gross density of the Project is consistent with the CD:HDR designation.

The Specific Plan HDR and VHDR land use designations have distinct development standards that are intended to assure a variety of residential product types are built in the Valante community within the Site's 8-14 gross Du/ac density and pursuant to the design guidelines in Chapter 5. The proposed development standards for the two residential land use designations can be found in Chapter 4, Community Land Use Development Standards. Anticipated residential product types are expected to include for-sale detached residences in courtyard and patio home configurations, and for-sale attached residences in townhome configurations. However, other detached and attached residential product types are permitted and could become a part of future tract maps should those other residential product types become more favorable to home buyers pursuant to the changing market conditions.

Actual residential lotting and selection of specific recreational amenities will not be determined until the tentative tract map stage and may result in slight differences from the actual number of dwelling units allocated to the Planning Areas as presented in Table 3-2.

³ Riverside County Ordinance No. 460 Section 10.35.H.2.b and d.

While the acreages in the Land Use Summary (Table 3-1) and in Table 3-2 are sufficient for Specific Plan purposes, adjustments in land use acreages and boundaries, as shown on the Land Use Plan (Figure 3-2) and in Tables 3-1 and 3-2, may occur as final road alignments, grading plans, final maps or other technical refinements are made.

3.2. Circulation Plan

The circulation plan for Valante is based primarily on the re-alignment of Avenue 38 and the street system of the adjacent proposed Mirasera master planned community. As shown on Figure 9, the proposed re-alignment of Avenue 38 crosses the northern end of the Project Site. The Project's circulation system is intended to be multimodal, due to the strong regional and community vehicular and non-vehicular systems and elements.

3.2.1. Vehicular

3.2.1.1. Avenue 38

Avenue 38 is designated in General Plan Circulation Element as a Major Highway. Currently, the WCVAP Circulation Map (Figure 7 of the WCVAP) indicates Avenue 38 will be constructed in an east-west configuration from Washington Street on the east to Varner Road on the west. The existing two-lane, undivided Avenue 38 follows this alignment. The intersection of Varner and Avenue 38 creates an off-camber, 45-degree angled intersection that does not meet County standards. This intersection configuration and the planned construction of the regional flood control channel within the current Avenue 38 ROW requires Avenue 38 to be realigned.

The proposed Avenue 38 realignment will be constructed from its intersection with Varner Road along the southern Project boundary to the eastern Project boundary. At the eastern boundary of Valante, Avenue 38 will meet with the planned Avenue 38 alignment through the adjacent Mirasera master planned community. The full-section width of Avenue 38, a 118 foot ROW Major Highway as shown in Figure 3-9 Conceptual Public Circulation Plan, will be constructed onsite in conjunction with the development of the community. Avenue 38 will be designed and constructed with an enhanced width parkway along the northern portion of its ROW to accommodate the planned 10-foot regional County trail. The intersection of Avenue 38 and Varner Avenue will be signalized.



Vehicular access into the Valante community will be via one entry on Avenue 38 and one entry on Avenue A. These entry points are positioned to provide safe and efficient traffic flow and visibility. The entry on Avenue 38 will be located a minimum of 660 feet from the intersection of Avenue 38 and Varner Road, in compliance with County standards for intersections on roadways classified as "Major Highways." However, Avenue 38 will have a radius curve of approximately 1,200 feet where the road curves to meet Varner Avenue on

the western side of the Site. This radius is allowed because the posted road speed will be lower than a typical “Major Highway.”

3.2.1.2. Varner Road

Varner Road is designated in General Plan Circulation Element as a Major Highway with a 118 foot ROW. In conjunction with the development of Mirasera, Varner Road will be constructed from the eastern Project boundary to the western Project boundary at its ultimate full-section width. As illustrated Figure 3-9, Varner Road’s southern edge will have a 10-foot buffer between the curb and I-10 ROW. This condition is consistent with the Mirasera and Avanterra Resort planned communities, north of the Avenue 38 and Varner Road intersection, the northern edge of Varner Road will be designed and constructed with an enhanced width parkway, which is a continuation of the County regional trail from Avenue 38.

3.2.1.3. Private Local Streets and Private Drives

Valanté will be serviced by an internal street system consisting of Private Local Streets and Private Drives, which in turn connect to Avenue 38 and Avenue A. Private Local Streets will have a design ROW (50 foot) to ensure safe and adequate mobility to community residents, visitors and emergency personnel (See Figure 3-9a). Curb adjacent sidewalks that are a minimum of 5 feet wide will be provided on internal streets (i.e. streets that do not directly connect to Avenue 38 or Avenue A). As illustrated in Figure 3-10 Conceptual Community Trails Plan, the sidewalks will tie into the paseo trail system.

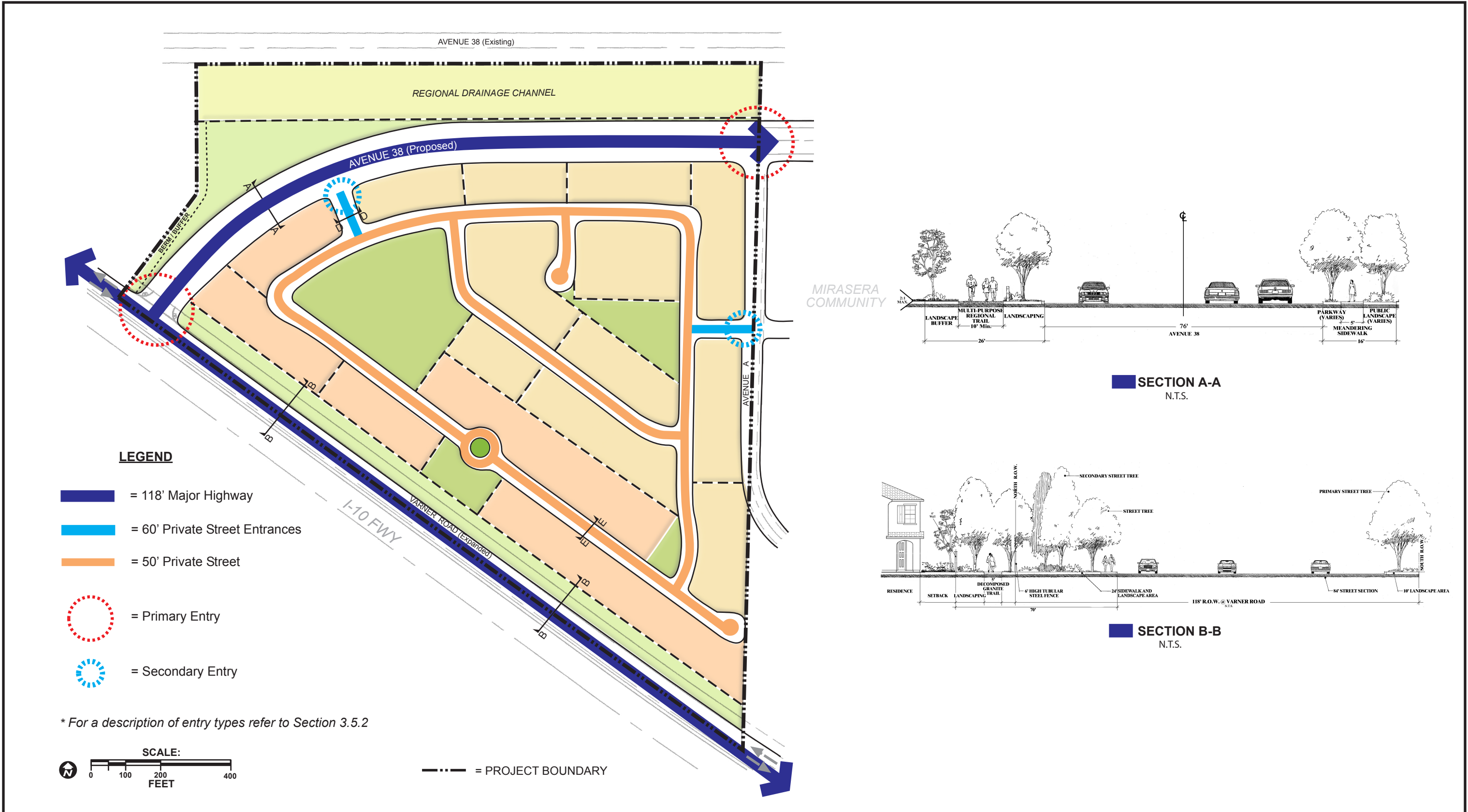
The Avenue 38 and Avenue A entries will be approximately 10 feet wider than the internal private roadways with 5-foot sidewalks separated from the roadway by a 5-foot parkway. The additional landscape accenting at the entries will enhance the sense of arrival and create a sense of arrival and community identity.



In addition to the Private Local Streets, the Project utilizes Private Drives to provide direct access to the residences. The Private Drives are designed as shared driveways to limit the number of curb cuts and the amount of concrete associated with traditional subdivisions that have individual driveways for each home. The Private Drives also allow the residences to be designed with rear-facing garages, thereby limiting the visual prominence of the garage in the homes’ architecture. Private Drives will be designed to have a minimum 25 foot ROW, except where Private Drives are greater than 300 feet in length, in which case they will have a minimum 30 feet ROW and connect to a circulating road at both ends. The Private Drive street section is also illustrated on Figure 3-9a.

Table 3-5 Street Standards

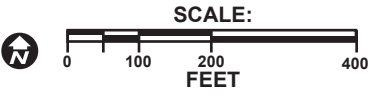
Street	Classification	Right-of-Way	# of Lanes
Varner Road	Major Highway	118 foot	6 lanes
Avenue 38	Major Highway	118 foot	4 lanes
Community Street 1	Private Local Street Entrance (Ave. 38 and Ave. A)	60 foot	2 lanes
Community Street 2	Private Local Street	50 foot	2 lanes
Community Street 3	Private Drive	25 foot	2 lanes



LEGEND

- = 118' Major Highway
- = 60' Private Street Entrances
- = 50' Private Street
- = Primary Entry
- = Secondary Entry

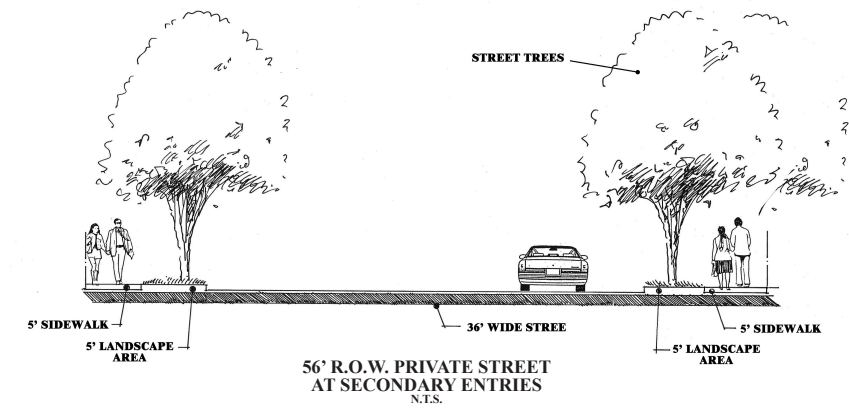
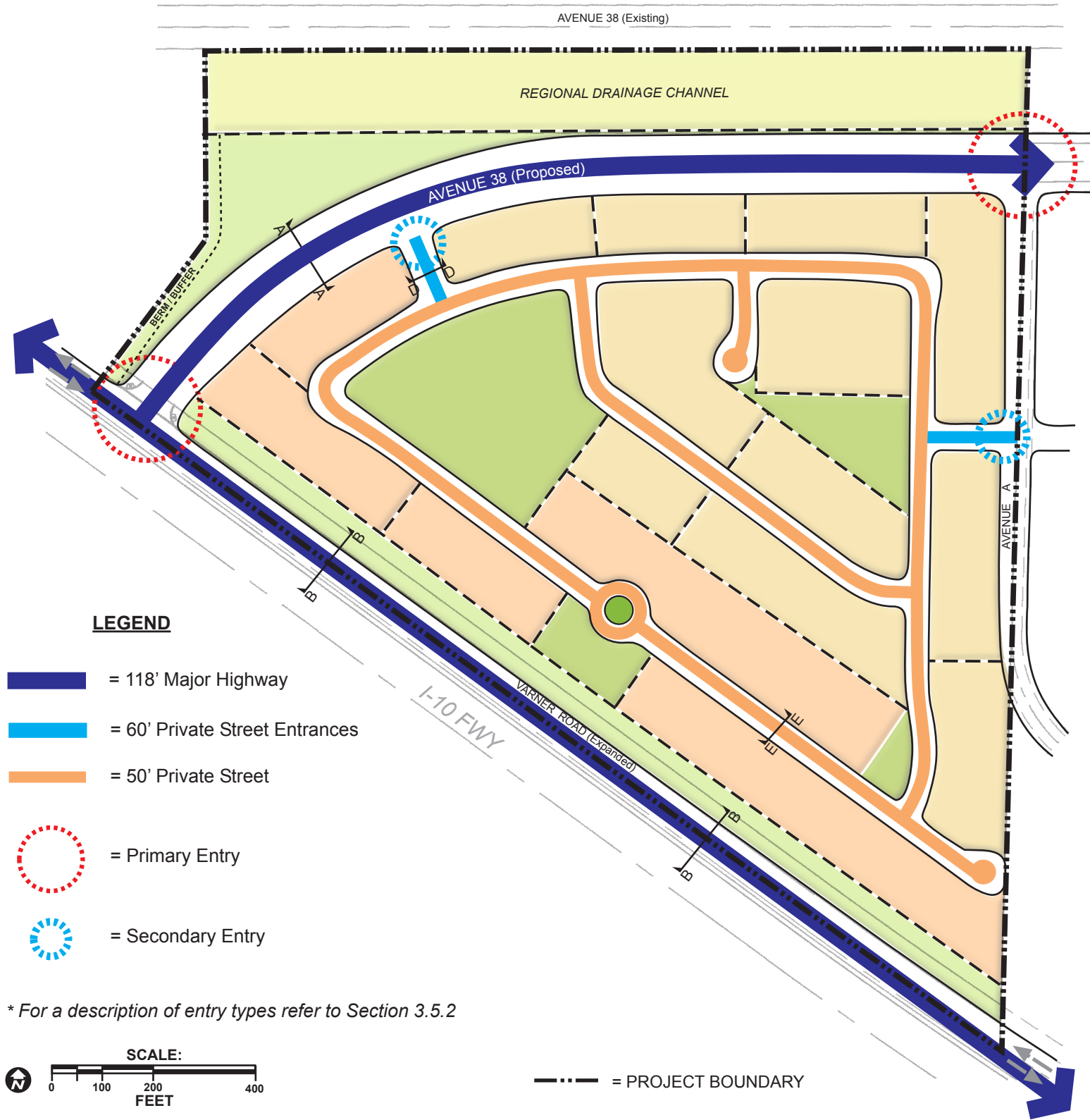
* For a description of entry types refer to Section 3.5.2



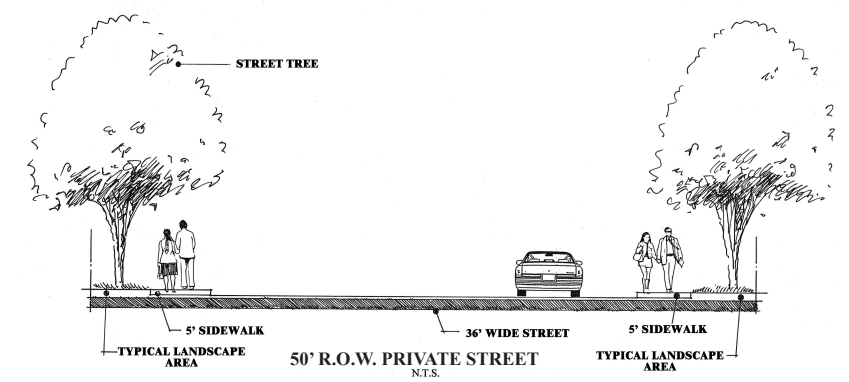
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SECTION A-A
N.T.S.

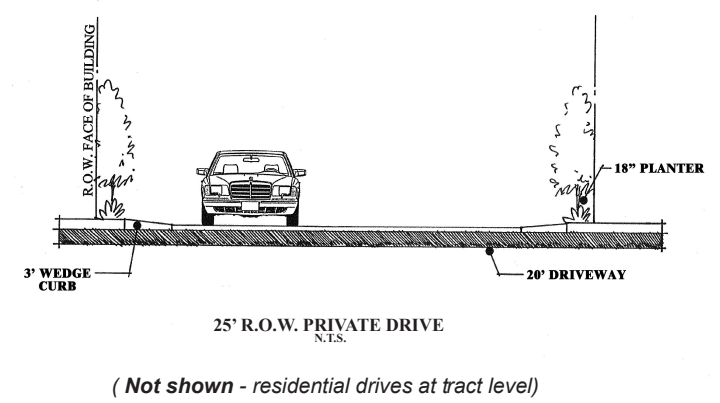
SECTION B-B
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SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



3.2.2. Trails and Bike Lanes

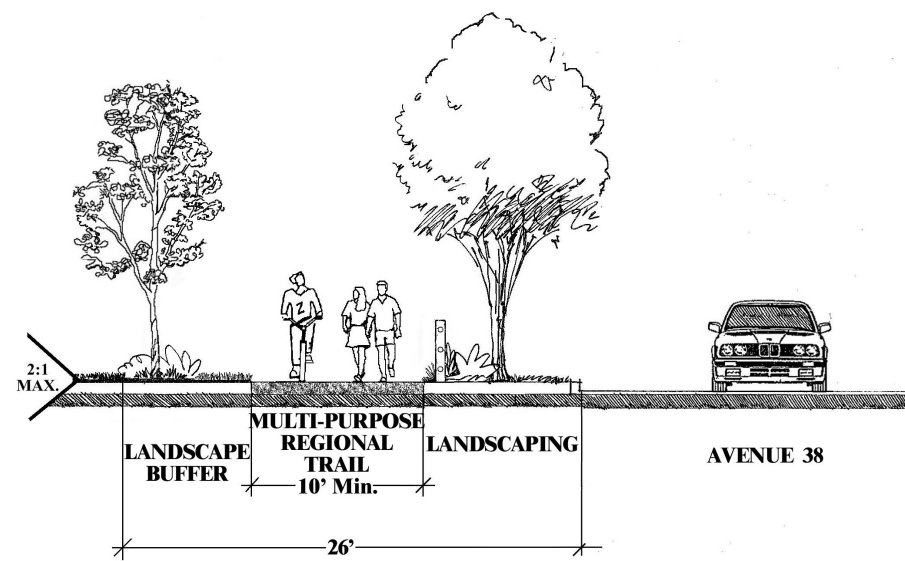
A comprehensive pedestrian trail and paseo system is planned to connect the east and west neighborhoods to the recreational facilities and passive open space, as well as the surrounding commercial and shopping amenities. The paseos and trails are essential to promoting a “walkable” community by providing an alternative mode of transportation throughout the community. These paseos and trails will provide both internal paths from residential units to the park and open space features, as well as linkages to regional trails along Varner and Avenue 38, which connect to adjoining properties and uses. Trails throughout the Valante community are intended for both pedestrians and bicyclists.

Class 1 bike lanes will be provided along the north side of Avenue 38 and Varner Road north of Avenue 38. The bike lanes will provide convenient connections to the surrounding regional Class 1 and 2 bike lane network. The bike lanes will also offer residents an alternative means of transportation to nearby leisure and commercial services.

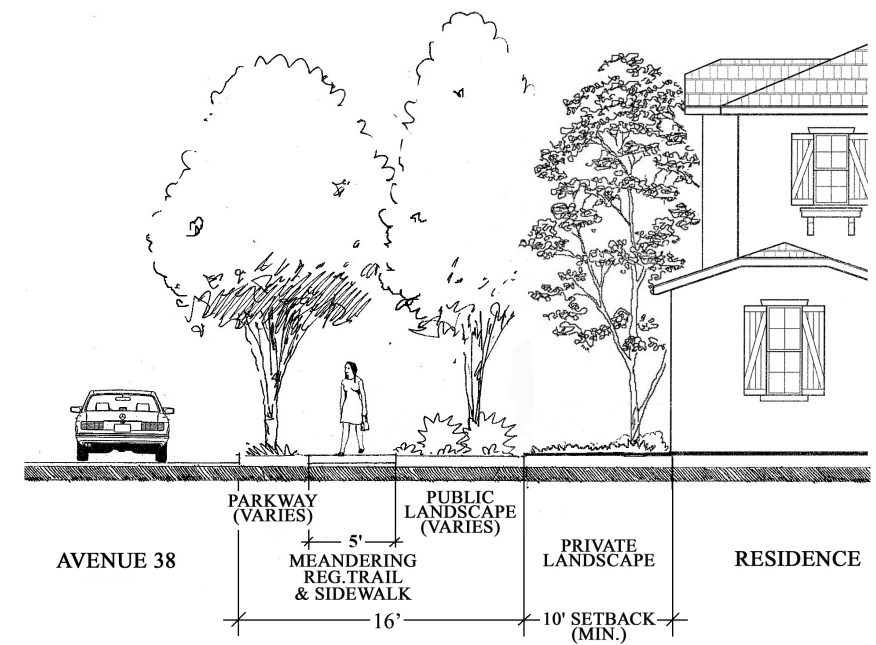
As shown on Figure 3-10 Conceptual Community Trails Plan and Figure 3-11 Regional Trail System, trails will interlace both neighborhoods and interconnect to offsite regional and local trails.

Developers of certain Planning Areas shall be responsible for constructing any portion of the paseo system as shown in Figure 3-10 that lies adjacent to their Planning Area. Construction of paseos and trails shall coincide with construction of the adjacent development and be completed before the completion of the phase the Planning Area is in. The plant palette for the trail system and paseos shall be consistent with the palette in Chapter 5 to ensure harmony and consistency throughout the Specific Plan. A landscape maintenance district or similar maintenance entity shall be established and be responsible for the maintenance of onsite trails and paseos. Cross sections of the paseos and trails are shown in Figures 3-10 and 3-10a.

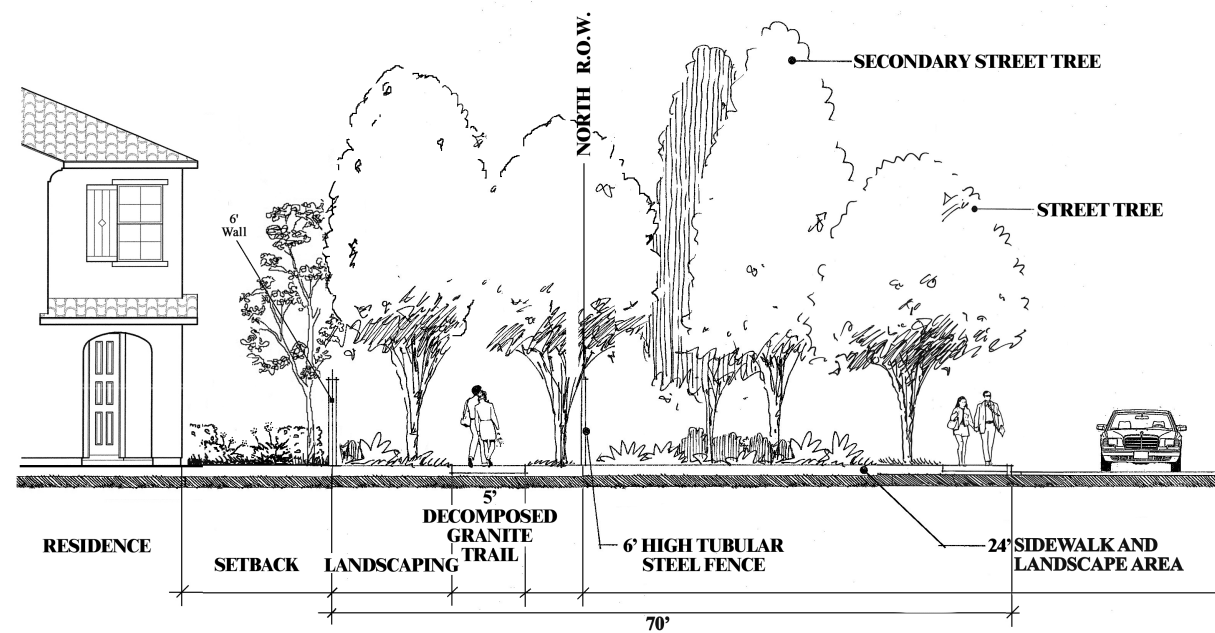




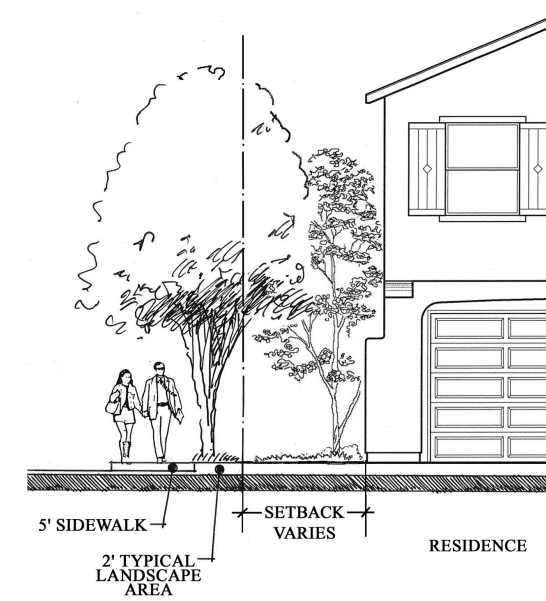
SECTION C-C



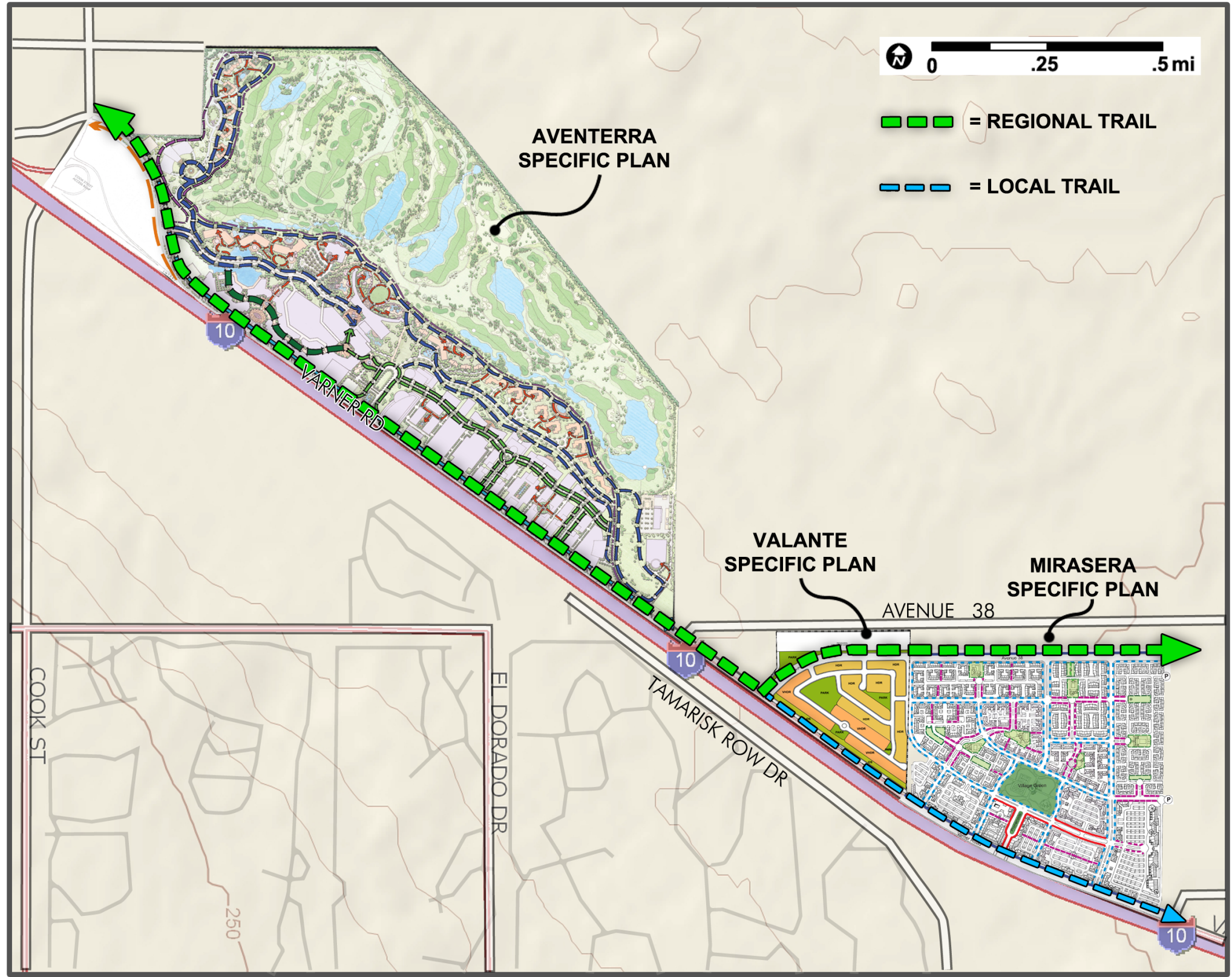
SECTION D-D



SECTION E-E



SECTION F-F



3.3. Public Facilities & Services

Conceptual infrastructure facility and service plans have been developed for the Valante Specific Plan to provide water and sewer services to the community and to identify the utility service companies servicing the Project area. These system plans are conceptual, based on preliminary service layouts and evaluations, and may be subject to modifications due to more precise engineering studies at the tentative map and/or site development phase.

3.3.1. Water System

The Coachella Valley Water District (CVWD) provides domestic water service to the Valante Project area. CVWD has indicated that there is sufficient water supply capacity to provide domestic water service to the Project area as well as other proposed neighboring developments. According to CVWD, adequate water service can be provided for the proposed Project using existing and planned facilities. Existing 18-inch water mains located in Varner Road east of the Project Site and in Washington Street are available for connections. Water service from both water mains will be extended towards the Project Site by development of the Mirasera master planned community immediately east of the Project area.

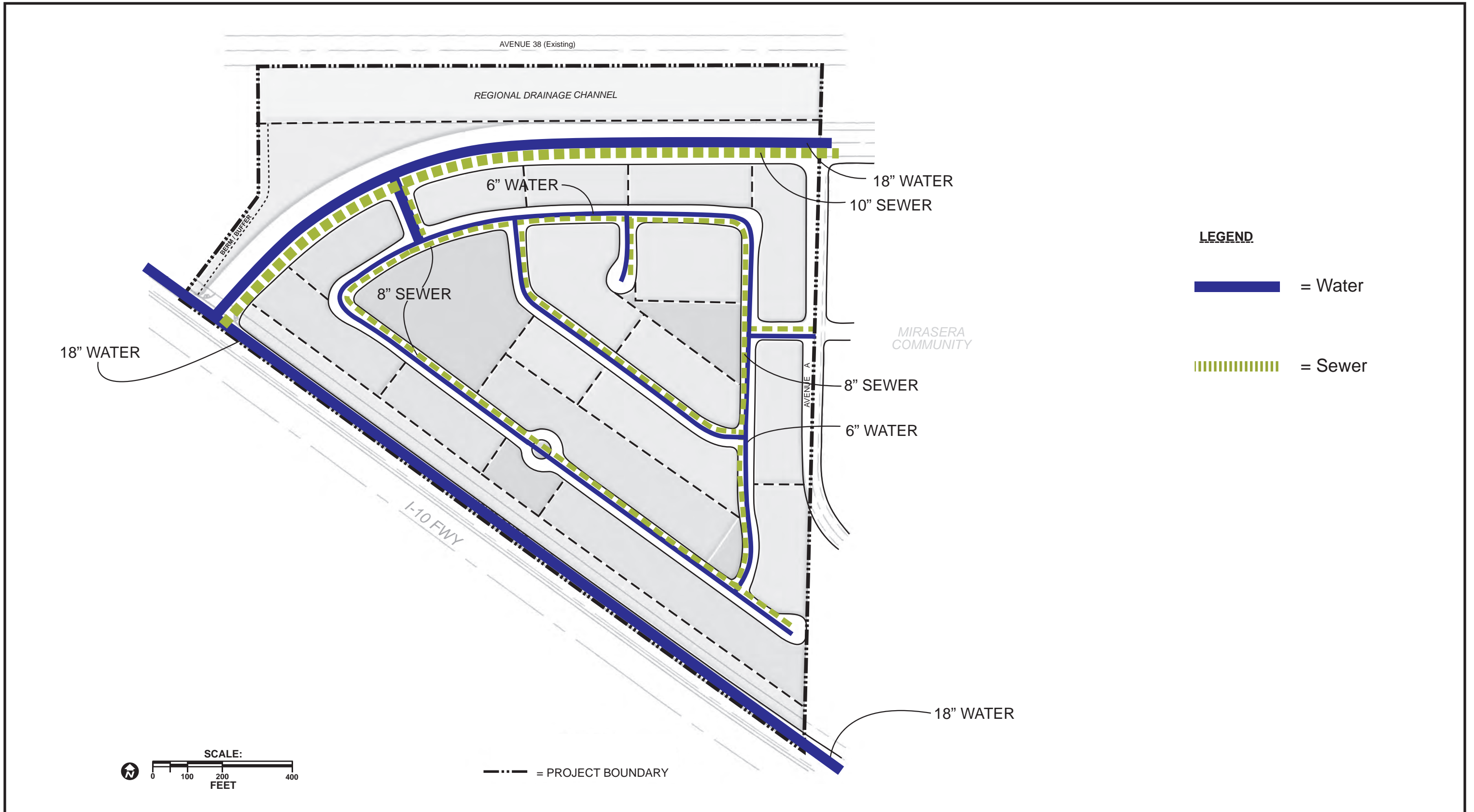
The conceptual water system plan has been developed to service the Valante community, as shown on Figure 3-11 Conceptual Water and Sewer Plan. The Valante community will extend the proposed 18-inch water mains from connection points located in Varner Road and in Avenue 38 from the Mirasera community, looping together at the Varner Road/Avenue 38 intersection. 6-inch pipelines will branch out from the water mains to service the overall Project Site.

CVWD is in the process of extending a main recycled water line across the I-10 to Varner Road just north of the Valante Site. Recognizing the need for water conservation in the Coachella Valley, the Project will construct recycled water lines onsite to allow the common areas and HOA maintained landscaping to utilize reclaimed water when the extension of the recycled water system is complete.

3.3.2. Wastewater/Sanitary Sewer System

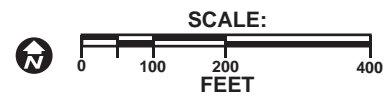
CVWD also provides wastewater/sanitary sewer service to the Valante Project area. An existing 24-inch sewer main, located in Washington Street east of the Project area, is available for connection. Sewer main connections will be extended towards the Project Site by development of the Mirasera master planned community immediately east of the Project Site.

The conceptual wastewater/sewer system plan has been developed to service the Valante Project area, as shown on Figure 3-11 Conceptual Water and Sewer Plan. To service the Valante community, a proposed 10-inch sewer main to be located in Avenue 38 by the Mirasera development will be extended west and south in Avenue 38. An interior system of sewer lines in the private streets and lanes of the Valante community will branch out from the sewer main to service individual planning areas. All interior sewer lines will be 8-inches in diameter.



LEGEND

- = Water
- = Sewer



--- = PROJECT BOUNDARY

3.3.3. Drainage

The entire Valante Project Site is within a designated 100-year flood zone (i.e., Zone A0), as defined by the applicable Flood Insurance Rate Map (FIRM) published by FEMA (revised November 20, 1996). As described previously in Section 3.1.3, a 170-foot wide corridor along the northern Site boundary will be dedicated to the ACOE for the purpose of constructing a drainage channel for regional flood protection. This proposed drainage facility will be an extension of the drainage channel running through the proposed Mirasera planned community to the east of the Project Site. The majority of the Project Site’s drainage will flow to this drainage facility. Additionally, the flood control channel will remove the Site from the FEMA 100-year floodplain.

3.3.4. Telephone

The Project Site is located within the service area of Verizon for telephone service. All proposed onsite telephone wires/cables will be placed underground.

3.3.5. Natural Gas

The Southern California Gas Company will provide natural gas service to the Project Site.

3.3.6. Electricity

Southern California Edison (SCE) will provide electrical service to the Project Site. The precise alignment for connection to the Project area will be determined at a later date in coordination with SCE. All proposed onsite electrical facilities will be placed underground.

3.3.7. Schools

The Project Site is within the Desert Sands Unified School District’s (DSUSD) boundaries. The DSUSD’s schools that would serve the Project area are Monroe Elementary School, John Glenn Middle School and Palm Desert High School. DSUSD has developed student generation factors for residential development. The following table provides the estimated student generation for the Valante community.

Table 3-6 Estimated Student Generation

Residential Type	Units	Student Generation Rate ^{1, 2}	Estimated Students
Single-family Detached	217	0.6698	145
Attached/Multifamily	243	0.2332	57
TOTAL	460		202
Notes: ¹ DSUSD, Peggy Reyes, Director of Facilities Services ² Students per dwelling unit			

Existing and planned DSUSD facilities will provide for the school needs of the Valante community as indicated above. School facilities are not planned on the Valante Site. The property owner will be required to pay school fees as required by DSUSD and the State of California.

3.3.8. Police/Fire Protection

Riverside County Fire Department and Sheriff's Department currently provide life safety services to the Project Site and will continue to do so upon build-out. The Project Site is not within a High Fire Hazard Area and the Project Site will be served by fully improved roads that are consistent with Riverside County road standards. The Proposed Project will also make significant road improvements to Varner Road and Avenue 38, which will enhance emergency access to the Project Site and surrounding properties.

Riverside County Sheriff's Department currently maintains a ratio of 1.1 sworn officers per 1,000 residents.

Riverside County Fire Department's service standard is 1.0 full-time personnel per 1,000 population, with a response time of five minutes for urban areas and six minutes for rural areas.

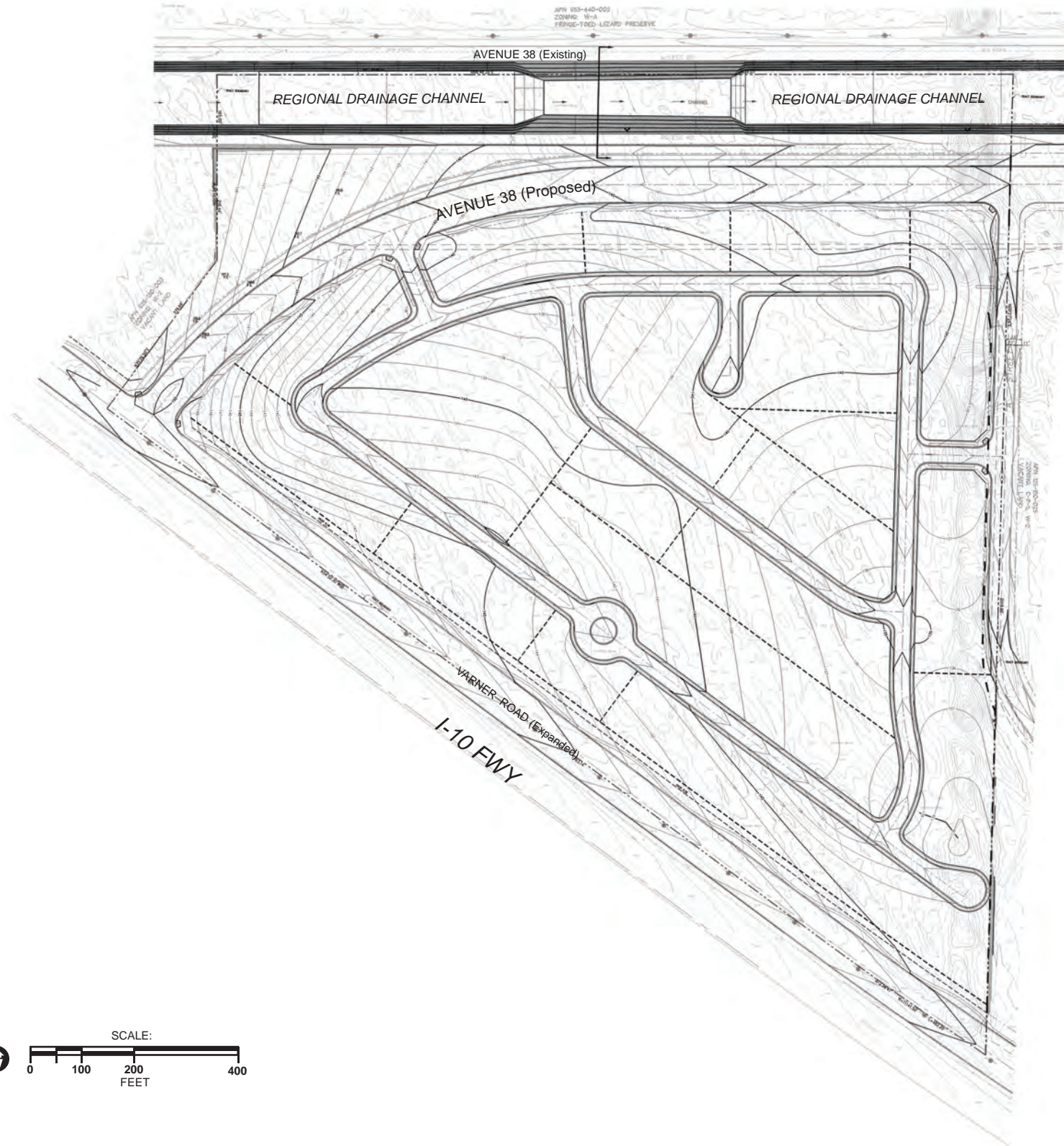
The Proposed Project will incrementally increase the demand for sheriff and fire services in the Project area. However, Riverside County has established a development impact fee via Ordinance No. 659 that is intended to offset any incremental increases in need for public facilities associated with police and fire protection. The Proposed Project is required to pay these development impact fees prior to issuance of building permits.

3.4. Conceptual Grading Plan

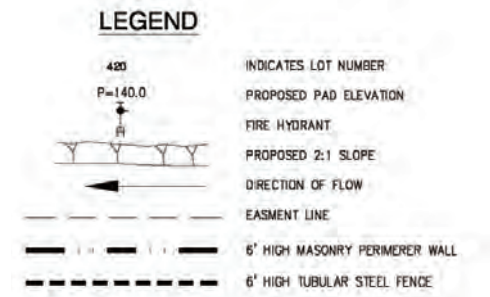
The conceptual grading plan illustrated in Figure 3-13 has been developed to achieve the following objectives: 1) protect all structures and other physical improvements from 100-year flood damage; 2) result in no net increase in the rate or volume of storm runoff to downstream drainage areas; 3) provide all-weather thoroughfares through public and private streets; 4) accomplish a balance of cut and fill on the Project Site to the extent feasible; and 5) ensure that storm runoff quantities and water quality are effectively managed to meet applicable regulatory requirements. Based on these objectives, the following grading and drainage development criteria were formed to guide the conceptual grading plan:

- ◇ Provide a grading plan to convey the majority of site runoff in a northerly direction to the proposed regional drainage channel. A lesser amount of runoff will be contained within streets and conveyed via curb and gutter improvements toward Varner Road.
- ◇ Site grading and drainage will be developed to balance Site earthwork based on the property's soils characteristics.
- ◇ A storm drain system will be developed to accommodate the 10-year and 100-year storm flows.

Grading will occur in phases as development applications are processed. Grading is expected to balance onsite and will not require import or export of materials, unless approved by the County of Riverside. Approximately 177,400 cubic yards of material will be moved overall (total estimated cut and fill) to achieve the cut and fill balance. This quantity may vary as final grading plans are developed.



MIRASERA
COMMUNITY



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 • Engineering
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 • Construction Services

3.5. Landscape Plan

3.5.1. Community Character

The character of the Valante community will be in part formed by the landscape plan. Strong landscape features along with streetscape features help integrate the diverse elements of the built and natural surrounding desert landscape by unifying the street scene, forming entry expressions, enhancing the quality of life among Valante residents, orienting travelers and creating a memorable image. The purpose of the landscape plan is to establish a unified landscape framework that provides visual continuity throughout the Specific Plan.

The landscape will bring continuity and become the fabric that holds together the natural and architectural elements at Valante. The landscape plan provides for community structure features that create unifying design elements within the Project, consistent with the Design Guidelines in Chapter 5, and identifies a variety of active and passive recreational opportunities available for the enjoyment of Valante residents. These features are primarily composed of entry statements, edge treatments, pedestrian paseos and recreation facilities.

3.5.2. Primary and Secondary Community Entries

Project entries are the public realm expression of the Valante community. As such, they should be attractive and distinctive to create a positive Project image for residents and visitors alike. Entry monuments will be incorporated into the Valante entries that will embrace desert vegetation in both its treatments of open space and urban landscaping. The Valante community is accessed from Varner Road and westbound Avenue 38, which creates opportunities for establishing entry statements at the two gateways into the community. Figure 3-9 Conceptual Public Circulation Plan shows that these gateways are considered the Primary Entries, whereas the access points for the communities on Avenue 38 and Avenue A are the Secondary Entries.

As shown in the illustrative sections below, the intersection of Varner Road and Avenue 38 will include a very distinct streetscape approach and window to the Valante community from Varner Road and the I-10. The design intent of the monuments is to encourage consistent use of materials along with a tasteful blending of rock, landscaping, and, where applicable, accent lighting and contoured berming around signing to create a complementary overall theme. All entry monuments should be complementary to the desert terrain. Treatments for each of the two types are described as follows:

- ◇ Primary Entries will have themed landscaping with entry accent trees and entry walls framing lower mixed plant materials. The curved entry walls will be designed at a maximum of 6 feet tall. The wall's design features will likely include accent materials (i.e. stacked stone/flagstone, river rock or similar) on the pilasters and an accent wall cap. Themed landscaping surrounding and at the base of the wall will be drought resistant trees and accent shrubs. Figure 3-14 below, illustrates a conceptual layout design of Valante's primary entryway at Avenue 38 and Varner Road. A rendering of the elevation of the primary entry decorative community wall is provided in Figure 3-15.

- ◇ Secondary Entries, as shown in Figures 3-16 and 3-17, will also incorporate accent trees and entry walls framing the entries; however, as secondary entries, the landscaping will be less lush and the walls will be less pronounced than the primary entry, but appropriately scaled to respectfully address form and function. Secondary entries may also contain identification monumentation on the entry walls, which will be a maximum of 5 feet tall. An artistic rendition of the secondary entry is illustrated in Figure 3-16.

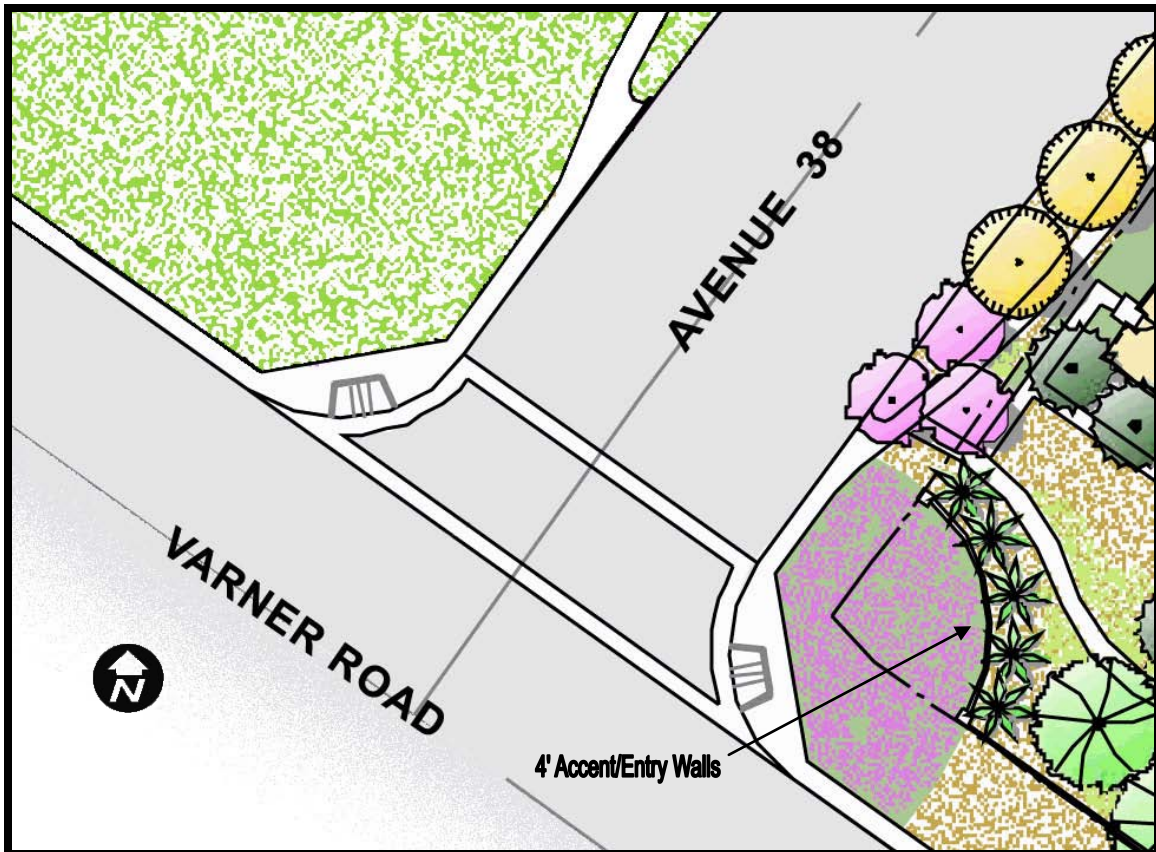


Figure 3-14 Primary Entry Design Concept



Figure 3-15 Conceptual Primary Entry Elevation

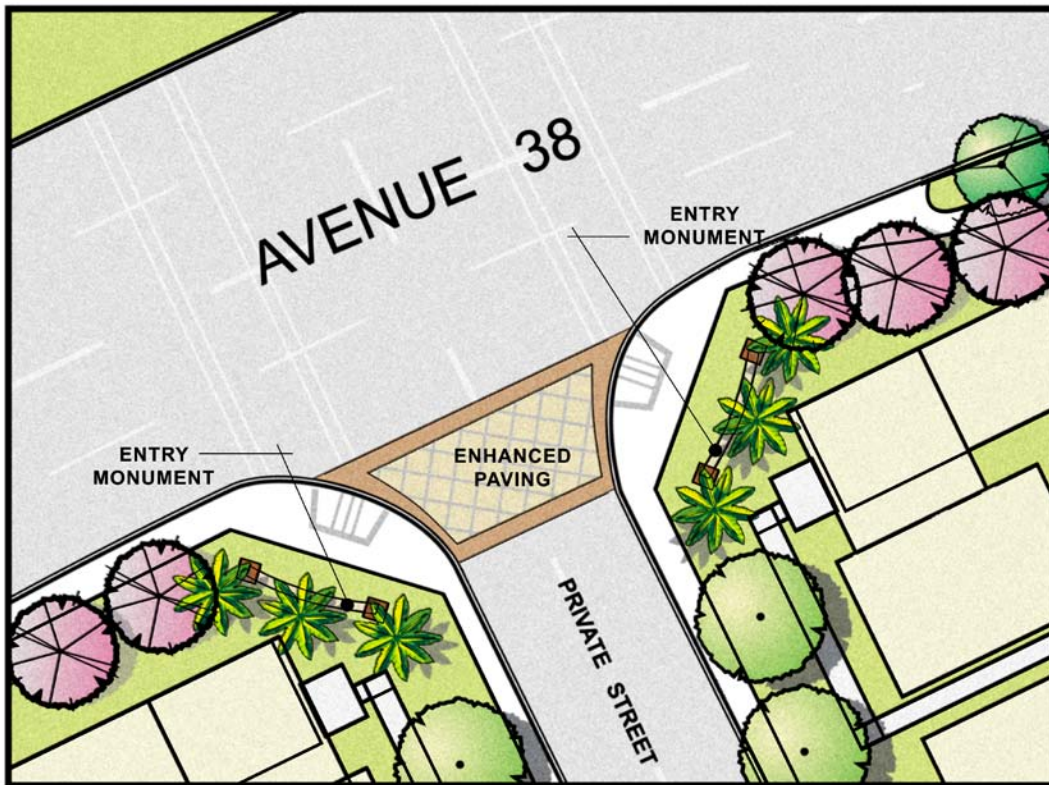


Figure 3-16 Secondary Entry Design Concept



Figure 3-17 Conceptual Secondary Entry Rendering

3.5.3. Community Walls & Fences

A simple wall and fence plan for the Valante community is shown in Figure 3-18. Walls and fences are primarily placed along arterials, recreation facilities and the drainage facility for safety and sound reduction where necessary, as well as to assist in the establishment of Project identity and compliment the architectural character of the development. The plan identifies two distinct types of walls or fences that should be used: 1) tubular steel view fence and 2) masonry perimeter wall. Examples of community wall and fence elevations and design guidelines are provided in Chapter 5.




Along Varner Road, tubular steel fencing will be used to delineate the community passive open space amenities and trails that are part of the linear open space feature. While providing privacy and access control for the Valante community, the fencing also allows unimpeded visual access and landscape design continuity from the public right-of-way through the linear open space along Varner Road. Community walls and fences occur at the following three locations within the Project Site:

- ◇ Along the Project Site boundary where adjoining development is immediately adjacent (primarily at the eastern and western boundaries abutting the Project Site);
- ◇ Along the side or back of lots that abut a street; and,
- ◇ Along the back or side of lots that abut open space lots and around the park.

Use of sound walls will be limited to areas that require additional sound mitigation than is provided by the open space area and landscape berms along Varner Road. Sound walls will be employed in combination with landscape berms and vines (i.e. bougainvillea) to reduce the visual impact of the sound walls. Use of masonry perimeter walls will also be limited to land use transition areas between the Valante and Mirasera communities. Limiting the use of masonry walls will allow for more connectivity within Valante and between the two communities. Side yard walls or fencing between lots are not considered community walls or fences.

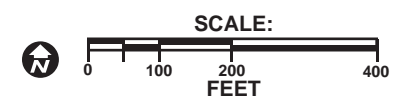


LEGEND

-  = 6' High Decorative Community Wall
-  = 6' High Masonry Perimeter Wall
-  = 6' High Tubular Steel Fence



6' High Decorative Community Wall Concept



--- = PROJECT BOUNDARY

Pedestrian Link
Between Valante &
Mirasera
Communities

3.6. Conceptual Phasing Plan

The Valante Project could be developed in 3 phases over possibly a 2 to 3 year build-out period. The precise timing of development will depend significantly on market conditions and absorption rates, as well as the schedule for construction of the major flood control improvements and road system.

As conceptually illustrated in Figure 3-19 Conceptual Phasing plan, the Valante Project could be developed in 3 phases, beginning with the Planning Areas closest to the Avenue 38 and Varner Road intersection. The first phase would also include the construction of the flood control channel.

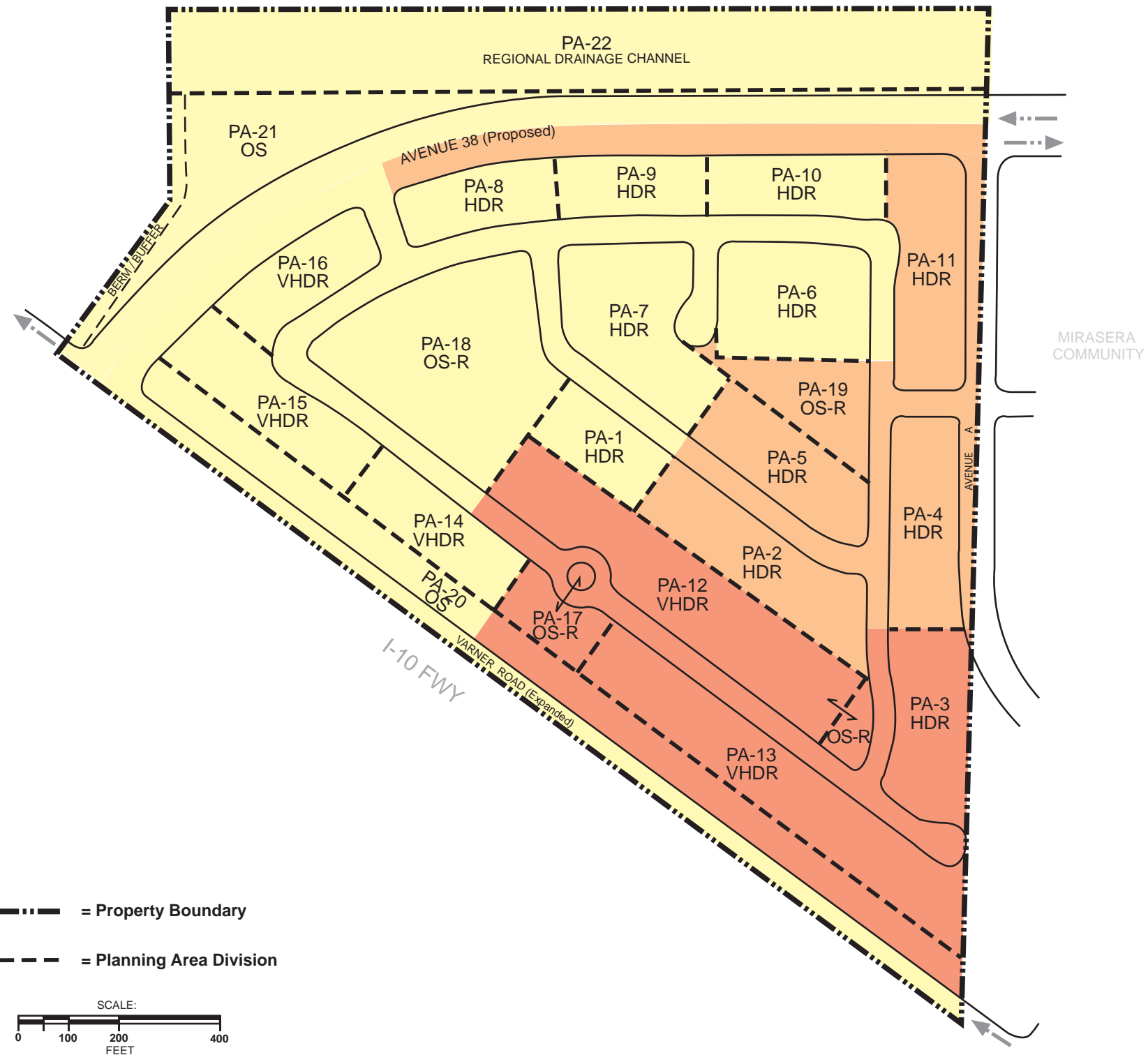
Table 3-7 Conceptual Phasing Schedule identifies the approximate number and estimated timing of units to be constructed during each phase, as well as community facilities. In conjunction with the development of the proposed homes, the orderly extension and construction of roads, flood control channel and other necessary infrastructure will also occur. The phasing and timing of these infrastructure improvements are also identified in Table 3-7. This conceptual development phasing represents the best estimate of the property owner. The exact phasing and timing in which the roads and other infrastructure are constructed may be dependent on the processing of offsite improvement permits and extension of offsite improvements. Additionally, the exact order in which internal streets and other infrastructure are constructed is dependent on the location of each planning area and its estimated development timing. Therefore, the proposed conceptual phasing schedule may be amended in conjunction with approval of parcel/tentative maps and site plans without requiring an amendment to the Specific Plan, provided the following standards are met:

1. The flood control channel will be constructed during the first phase.
2. As residential development occurs, sufficient drainage, water and sewer infrastructure and roads shall be provided to serve the units to be constructed during each phase and in prior phases in accordance with County of Riverside requirements as implemented through the conditions of approval for SP 360.
3. Phases may develop concurrent or non-sequentially only if phasing standard No. 2, above, is complied with.
4. To ensure the safety of the residents in each phase of development, adequate primary and secondary access shall be provided to the satisfaction of the Riverside County Fire Department and Sheriff's Office.
5. Primary and Secondary Entry treatments shall be phased concurrently with individual planning areas which include such features. For example, Phase 1 of the Project would include construction of at least half the width of Avenue 38, the community entry on Avenue 38 and the adjacent planning areas, as well as the Primary and Secondary Entry treatments at the intersection of Avenue 38 and Varner Road and at the community entry on Avenue 38.

6. Each increment or phase of development shall contain appropriate levels of amenities pursuant to the conceptual phasing schedule to support the needs of the residents in respective phase.
7. Many factors will influence the timing, rate, sequence and location of individual parcel development including market demand, earth balance and flood protection considerations, interest rates, absorption, financing and other similar factors. Concurrent development within different areas of the Project may occur depending on construction logistics, logical infrastructure extensions, and market conditions. The developer shall exercise his/her prudent judgment in developing the property.

Table 3-7 Conceptual Phasing Schedule

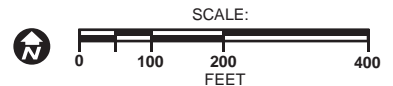
Phase	Units to be Constructed	Major Infrastructure/Amenities	Estimated Timing
1	191	<ul style="list-style-type: none"> • Regional Drainage Channel (PA 22) • Ave. 38 (full width from Varner Rd. to Project entry and half width from Project entry to Ave. A) • Varner Rd. widening • Residential PAs 1, 6-10, 14-16 • Linear park (PA 20) from Ave. 38 to eastern edge of PA-14. • Community green (PA 18) • Open space (PA 21) • Onsite streets necessary to serve development and parkland 	2010-2011
2	99	<ul style="list-style-type: none"> • Ave. 38 (half-width from Project entry to Ave. A) • Ave. A (half-width along Site boundary) • Residential PAs 2, 4, 5, 11 • Park (PA 19) • Onsite streets necessary to serve development and parkland 	2011
3	170	<ul style="list-style-type: none"> • Residential PAs 3, 12, 13 • Park (PA 17) • Pocket park (portion of PA 12) • Onsite streets necessary to serve development and parkland 	2012



LEGEND

- = PHASE 1
- = PHASE 2
- = PHASE 3

= Property Boundary
 = Planning Area Division



3.	COMMUNITY DEVELOPMENT PLAN	1
3.1.	Development Plan Summary	1
3.1.1.	Planning Approach.....	1
3.1.2.	Project Concept & Character	2
3.1.3.	Land Use Plan	3
3.1.4.	Park/Open Space/Drainage Facility.....	9
3.1.5.	Single-Family Residential	16
3.2.	Circulation Plan.....	17
3.2.1.	Vehicular	17
3.2.2.	Trails and Bike Lanes	22
3.3.	Public Facilities & Services	26
3.3.1.	Water System.....	26
3.3.2.	Wastewater/Sanitary Sewer System.....	26
3.3.3.	Drainage.....	28
3.3.4.	Telephone	28
3.3.5.	Natural Gas	28
3.3.6.	Electricity.....	28
3.3.7.	Schools.....	28
3.3.8.	Police/Fire Protection.....	29
3.4.	Conceptual Grading Plan	30
3.5.	Landscape Plan	32
3.5.1.	Community Character.....	32
3.5.2.	Primary and Secondary Community Entries	32
3.5.3.	Community Walls & Fences	35
3.6.	Conceptual Phasing Plan	38

Figure 3-1 Existing and Proposed Road Alignments	4
Figure 3-2 Land Use Plan.....	7
Figure 3-3 Regional Land Uses.....	8
Figure 3-4 Concept of Community Green – PA 17	10
Figure 3-5 Concept of Community Green – PA 18	11
Figure 3-6 Concept of Active Park - PA 19	12
Figure 3-7 Concept of Pocket Park in PA 12.....	14
Figure 3-8 Open Space Paseo Concept	15
Figure 3-9 Conceptual Circulation Plan	20
Figure 3-10 Conceptual Community Trails Plan	23
Figure 3-11 Regional Trails System	25
Figure 3-12 Conceptual Water and Sewer Plan	27
Figure 3-13 Conceptual Grading Plan.....	31
Figure 3-14 Primary Entry Design Concept.....	33
Figure 3-15 Conceptual Primary Entry Elevation.....	34
Figure 3-16 Secondary Entry Design Concept.....	34
Figure 3-17 Conceptual Secondary Entry Rendering.....	35
Figure 3-18 Conceptual Wall and Fence Plan	37
Figure 3-19 Conceptual Phasing Plan.....	40
Table 3-1 Land Use Summary	5
Table 3-2 Detailed Land Use Breakdown	6
Table 3-3 Potential Design Features (PAs 17 – 19).....	12
Table 3-4 Potential Design Features in PA 12 Pocket Park.....	15

Table 3-5 Street Standards.....	19
Table 3-6 Estimated Student Generation	28
Table 3-7 Conceptual Phasing Schedule	39

4. COMMUNITY LAND USE DEVELOPMENT STANDARDS

The primary implementation guidance tool for Valante is this Specific Plan, which establishes the character of the development through the definition of permitted land use, required infrastructure, development regulations and design guidelines. The standards and regulations contained in this section and the Design Guidelines contained in Chapter 5 provide the framework upon which all subsequent implementation planning decisions are based, and criteria for determining consistency of site specific design with the Specific Plan objectives.

It is the purpose of the Development Standards section to serve as the development regulations for Valante. When the Valante Specific Plan is adopted by ordinance, these regulations and standards supersede the corresponding Land Use Ordinance of Riverside County. Where the Specific Plan is silent on a development issue, regulation or procedure, or where reference is made to a specific ordinance section, the applicable section(s) of the County of Riverside Land Use and Development Ordinance and/or other applicable County ordinances shall prevail. Where design guidelines or development standards of the Plan do not agree with the County's ordinances, this Specific Plan shall apply.

4.1. Residential Development Standards

The Project Site is part of a high intensity, urbanizing area of the Western Coachella Valley, where new community serving retail commercial, office, resort, recreational and high density residential land uses are planned and currently under construction. The Project Site is a key element of this burgeoning area. Designated High Density Residential in the County General Plan, the Project Site will provide a mix of residential land uses consistent with this designation. Single family detached homes, multifamily homes and apartments, patio homes, duplexes, townhouses and other compatible uses at an overall density of 8 to 14 Du/ac are allowed within the General Plan designation, and are also allowed within the Valante Plan.

4.1.1. High Density Residential (HDR) District

The HDR designated areas primarily occur along Avenue 38 and in the interior areas of the Project Site. This area has approximately 15.9 gross acres and is targeted to accommodate up to 217 dwelling units within a density range of 8-16 units/acre. The envisioned housing types would be courtyard and patio "alley loaded," compact lot, single-family detached homes with attached garages served by paseos and private drives. The homes will have a variety of floor plans and architectural elevations that are consistent with Spanish Colonial and similar styled architecture. These housing types are reflected in two prototypical site layouts illustrated in Figures 4-1 and 4-3.

The lot layout for the courtyard homes featured in Figure 4-1 is designed to be symmetrically surrounding a landscaped pedestrian paseo. With approximately square shaped lots, if the conceptual lot layout is drawn without the building footprints of the courtyard homes, the layout appears uninteresting. However, this quickly changes with the application of the conceptual residential courtyard building layouts and architecture due to the diverse building elevations, varied location of the front doors and private open spaces, alley-loaded garages and the use of builder-designed casitas.

Although the location of the front doors varies, the homes are primarily accessed by pedestrian paseos and walkways. By fronting the homes on paseos and walkways, an “architecture-forward” design is created along with opportunities to add architectural elements, such as porches and forward facing windows from the main living areas (dining or living room) that would take advantage of the prominent feature of the house being the front rather than the garage. Because the garages are at the rear of the homes, private open space for the courtyard homes are designed into the side yards with front or rear courtyards connecting directly to the side yard. This is accomplished through reciprocal easements that are granted by each lot to the adjacent lot. The side yard private open spaces are directly accessed from the living areas of the home, as well as gates at the front and back yards. Courtyard homes may be notched on the user's side to provide wider, more varied and usable yard spaces between homes. This layout is illustrated in Figure 4-2.

As illustrated in Figure 4-2, the patio homes design concept sites the homes opposite one another along a central paseo, which provides pedestrian access to the homes. The homes are offset by varying the lot lines to limit the potential for creating a “tunnel effect” along the paseo, which would otherwise occur if the homes’ lot lines were aligned and traditional setbacks applied. Similar to the courtyard homes, the patio homes front paseos with “architecture-forward” design. As such, garages are at the rear of the homes and private open space for the patio homes are designed into the side yards through reciprocal easements that are granted by each lot to the adjacent lot. The side yard private open spaces are directly accessed from the living areas of the home, as well as gates at the front and back yards. This layout is illustrated in Figure 4-4.

All units would be for sale and would consist of two to four bedroom homes. Ownership would be fee simple in the real property including all structural improvements on the home’s property and an interest in common in the common areas. Common areas include the landscaped paseos, parkways, parks and park improvements. The internal streets are private. Common areas and streets would be maintained through a Homeowners Association or similar entity.

In addition to the community recreation facilities in the adjacent Open Space – Recreation (OS-R) designated areas, HDR designated areas will have additional private recreation areas in the form of a tot lot and other passive amenities. The private recreation areas will be located in key areas adjacent to sidewalks and paseos for ease of pedestrian access. The private recreation areas and community greens will be interconnected with the linear passive open space along Varner Road and the surrounding residential dwellings by a series of landscaped paseos.

Principal Permitted Uses: include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- 1) Single family detached residential including, but not limited to single-family detached court clusters, single family detached compact lot homes, patio homes, and other similar detached compact lot residential products.

Accessory Permitted Uses:

- 1) Utility Facilities
- 2) Private Recreation Facilities
- 3) Recreation Centers
- 4) Swimming Pools & spas
- 5) Tot Lots
- 6) Other accessory uses as determined by the Planning Director to be substantially compatible with the principal permitted residential use.

The development standards for HDR areas are listed on Table 4-1 HDR Residential Development Standards. Figures 4-1 and 4-3 illustrate prototypes that implement the development standards. These illustrations represent two possible development patterns based on the detached residential products envisioned for the Valante community; however, other designs that conform to the development standards may also be used.

4.1.2. Very High Density Residential (VHDR) District

The VHDR designated areas primarily occur along Varner Avenue and adjacent to and within the interim drainage area at the northwesterly edge of the Project Site. This area has approximately 9.6 acres and is targeted to accommodate up to 243 dwelling units.

The envisioned housing type would be multifamily two to three-story townhouses/condominiums in two- to six-plex or more clusters, within a density range of 16-30 units/acre. All units would be for sale and could include two, three and four bedroom homes. The attached residential units will be interconnected with the linear passive open space along Varner Road and the community recreation facilities in the adjacent Parks/Open Space designated areas by a series of landscaped paseos.

Multifamily units would be held in condominium ownership including all improvements within the unit area or fee ownership in the airspace (condominium unit) and an interest in common in the common area. The internal streets would be private and maintained through a Homeowners Association or similar entity.

Principal Permitted Uses: include those listed below when developed in compliance with the purpose and intent of this Specific Plan.

- 1) Single family Detached Residential including, but not limited to single-family detached court clusters, single family detached compact lot homes.

- 2) Multifamily Residential including, but not limited to townhouses, condominiums, duplexes and apartments.
- 3) Drainage channels.

Accessory Permitted Uses:

- 1) Utility Facilities
- 2) Private Recreation Facilities
- 3) Recreation Centers
- 4) Swimming Pools & spas
- 5) Tot Lots
- 6) Other accessory uses as determined by the Planning Director to be substantially compatible with principal permitted residential use.

The development standards for VHDR designated areas are listed in Table 4-2 VHDR Development Standards. Figure 4-5 illustrates a prototype that implements the development standards. This illustration represents one possible development pattern based on the attached residential product envisioned for the Valante community; however, other designs that conform to the development standards may also be used.

Table 4-1 HDR Residential Development Standards

<i>Development Standard Criteria</i>	<i>HDR Residential – Patio Home</i>	<i>HDR Residential – Courtyard Home</i>
Net Density	8 to 16 du/ac	8 to 16 du/ac
Lot Area Minimum (Sq. Ft.) ¹	2,000	2,400
Minimum Lot Width (Ft.)	30	40
Setbacks (Ft.) ^{2, 3}		
• Front	5	5
• Side	5	5
• Rear – To Interior Property Line	12	12 ⁸
• Rear – Garage to Private Drive	2	2
Separation Between Buildings (Ft.) ³		
• Garage Face to Garage Face	28	28
• Bldg. Front to Bldg. Front ⁵	12	15
• Bldg. Front to Bldg. Side	15	15
• Bldg. Side to Bldg. Side	10	10
Lot Coverage (%) ¹	70 ⁴	60
Minimum Private Open Space	250 Sq. Ft.	250 Sq. Ft.
Minimum Private Open Space Dimensions ⁵	12 Ft. x 12 Ft.	15 Ft. x 15 Ft.
Required Resident Parking	2 Garage Spaces/unit	2 Garage Spaces/unit
Required Visitor Parking	Visitor parking for single-family detached units is assumed to be available along the public or private street frontage. Parking is not permitted in Private Drives unless dedicated parking stalls are created.	
Private Drive Width (Ft.)	25 ⁷	25 ⁷
Building Height (Ft.)	35	35

Notes:

- 1 Minimum lot size and Lot Coverage calculation includes public easement paseos and private drives within lots.
- 2 Building setbacks measured from property line unless indicated otherwise.
- 3 Architectural enhancements and projections including covered porches, balconies and decks, are allowed into Building Setbacks or Separations as long as the minimum separation between Architectural enhancements on neighboring residences shall be 10 feet. Minor projections such as fireplaces, media niches, bay windows, roof eaves and meter cabinets may extend up to 3 feet into required Building Setbacks and Separations provided a minimum of 3 feet clear to property line is provided.
- 4 Coverage maximum excludes permitted porches and architectural projections.
- 5 3rd story requires an additional 6 feet of setback.
- 7 30 feet minimum if Private Drive is longer than 300 feet long.
- 8 Where casitas are built in the rear of the property by the developer/builder, a 5 foot building setback is permitted.

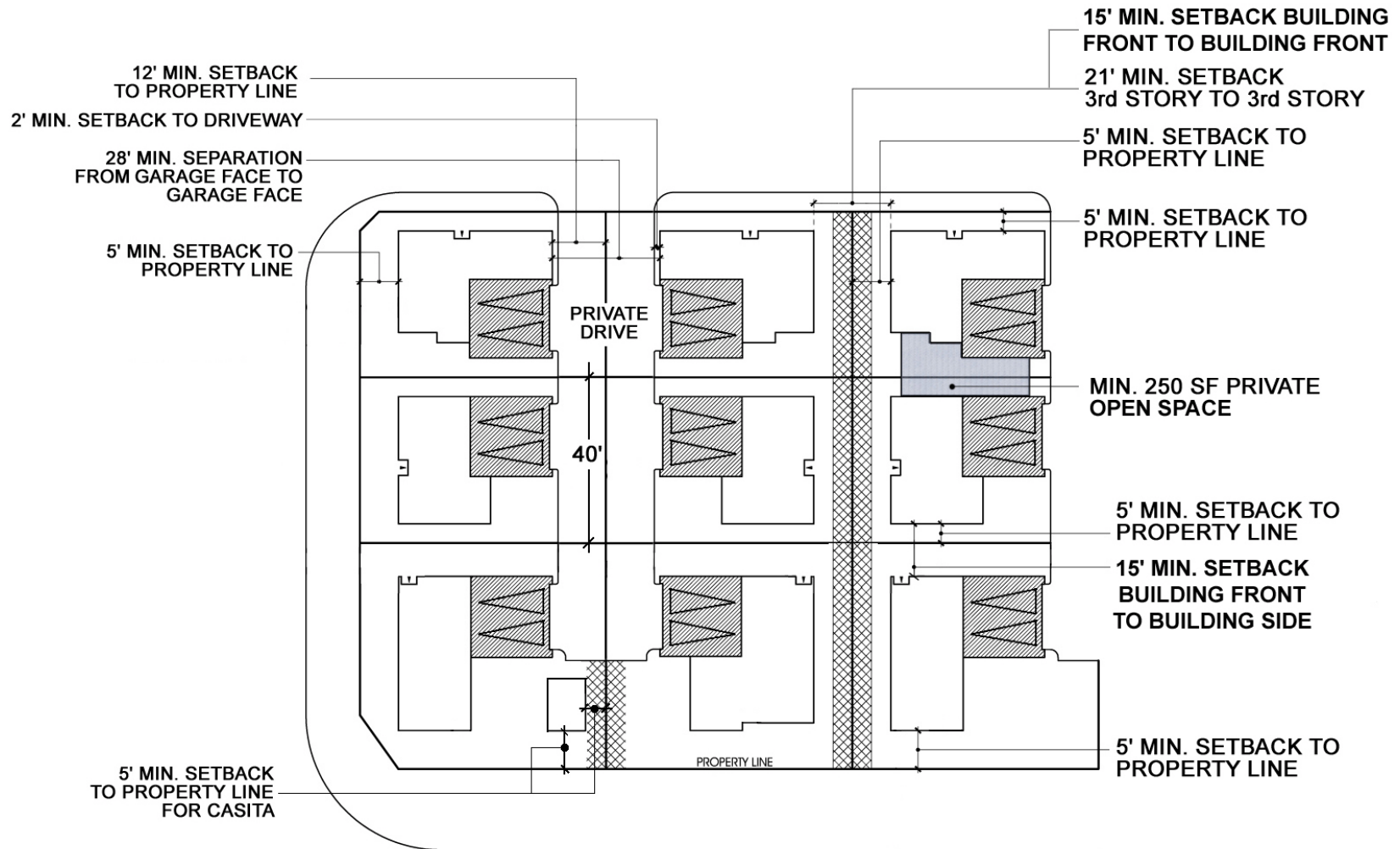
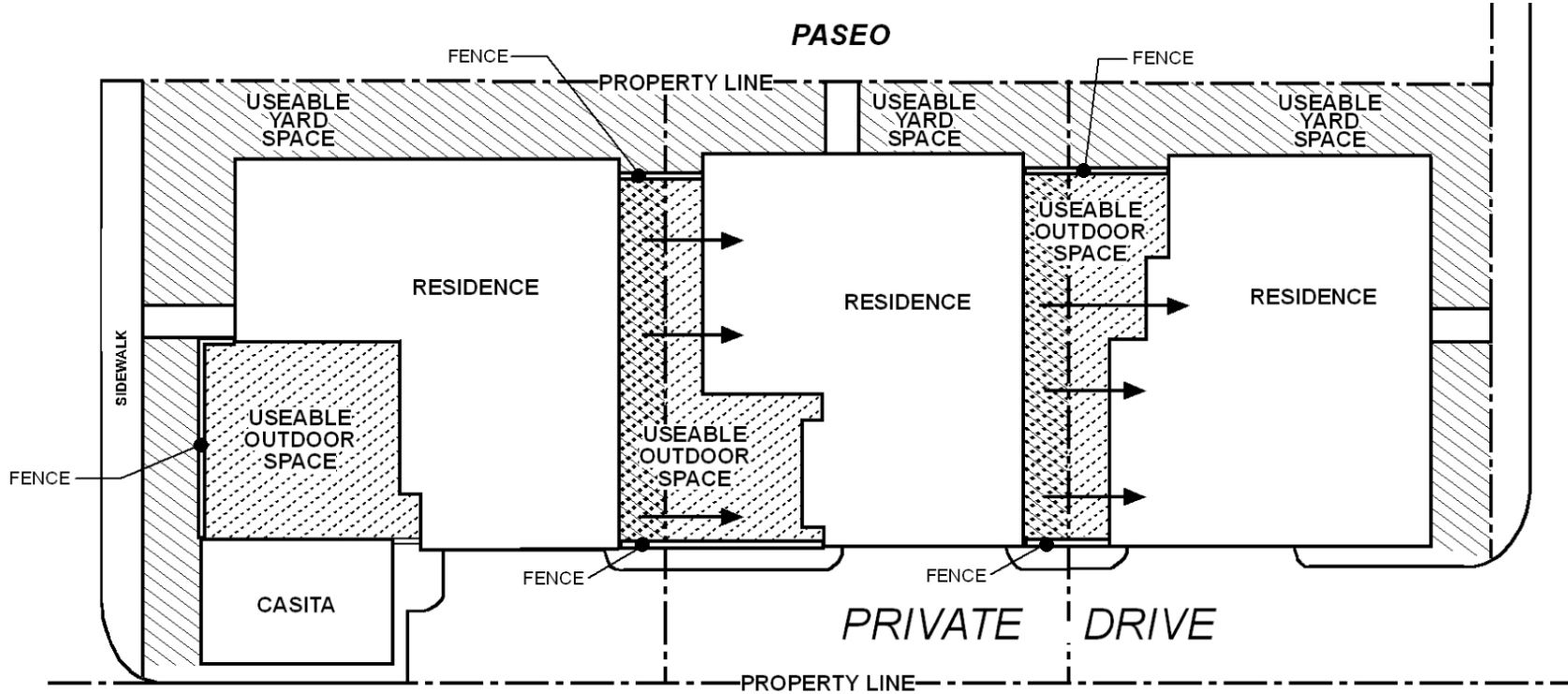


Figure 4-1 HDR Prototype 1 – Courtyard Homes



Notes: 1. Figure Not to Scale
 2. Refer to Table 4-1 for Minimum Outdoor Dimensions and Setback Requirements

 = Reciprocal Use Easement

Figure 4-2 Courtyard Home Reciprocal Use Easements and Open Space Study

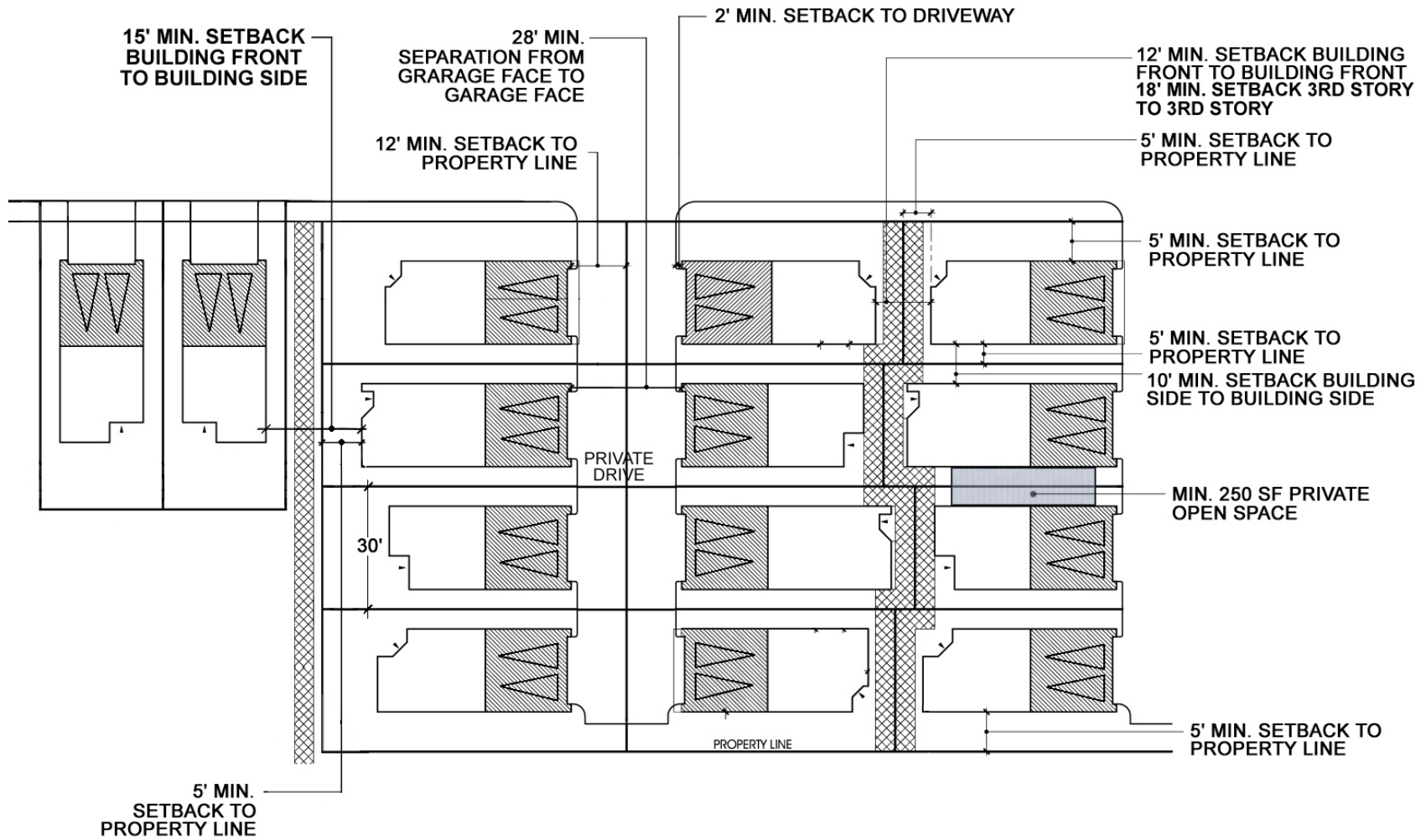
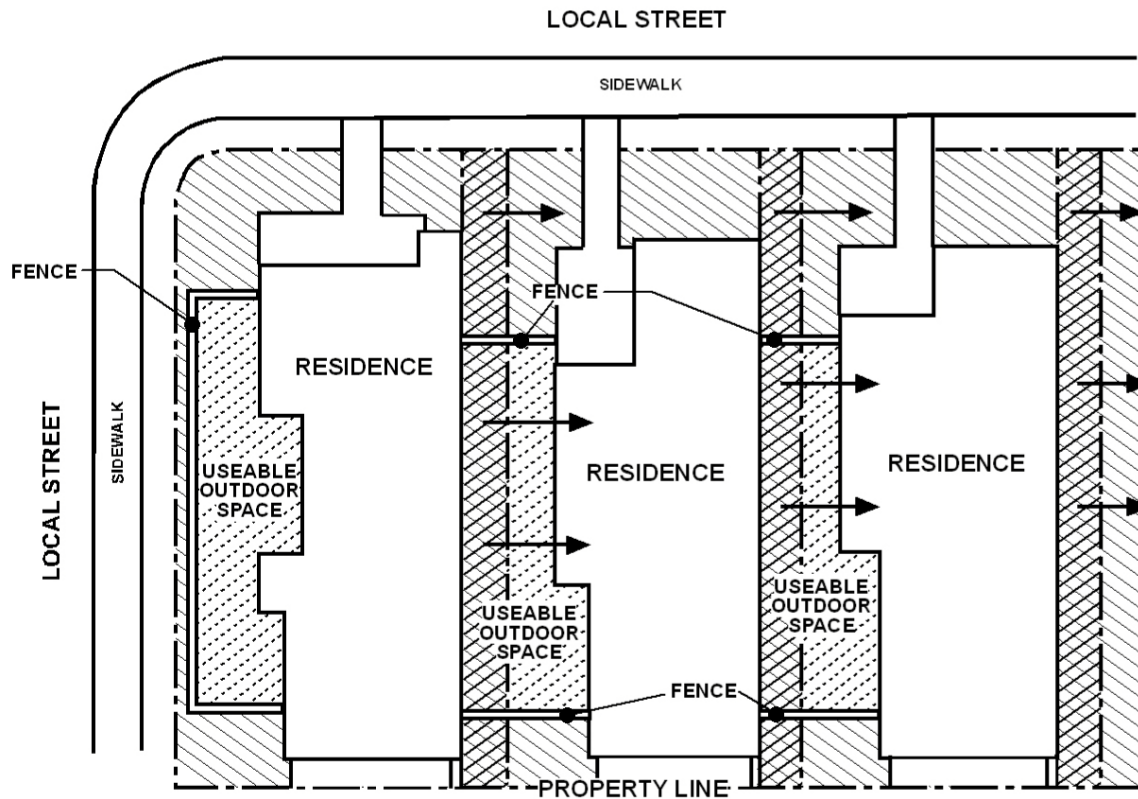


Figure 4-3 HDR Prototype 2 – Patio Homes



Notes: 1. Figure Not to Scale
2. Refer to Table 4-1 for Minimum Outdoor
Dimensions and Setback Requirements

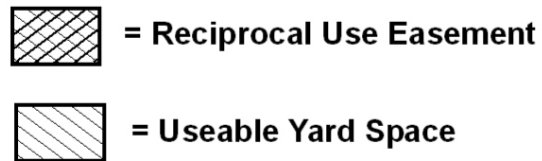


Figure 4-4 Patio Home Reciprocal Use Easements and Open Space Study

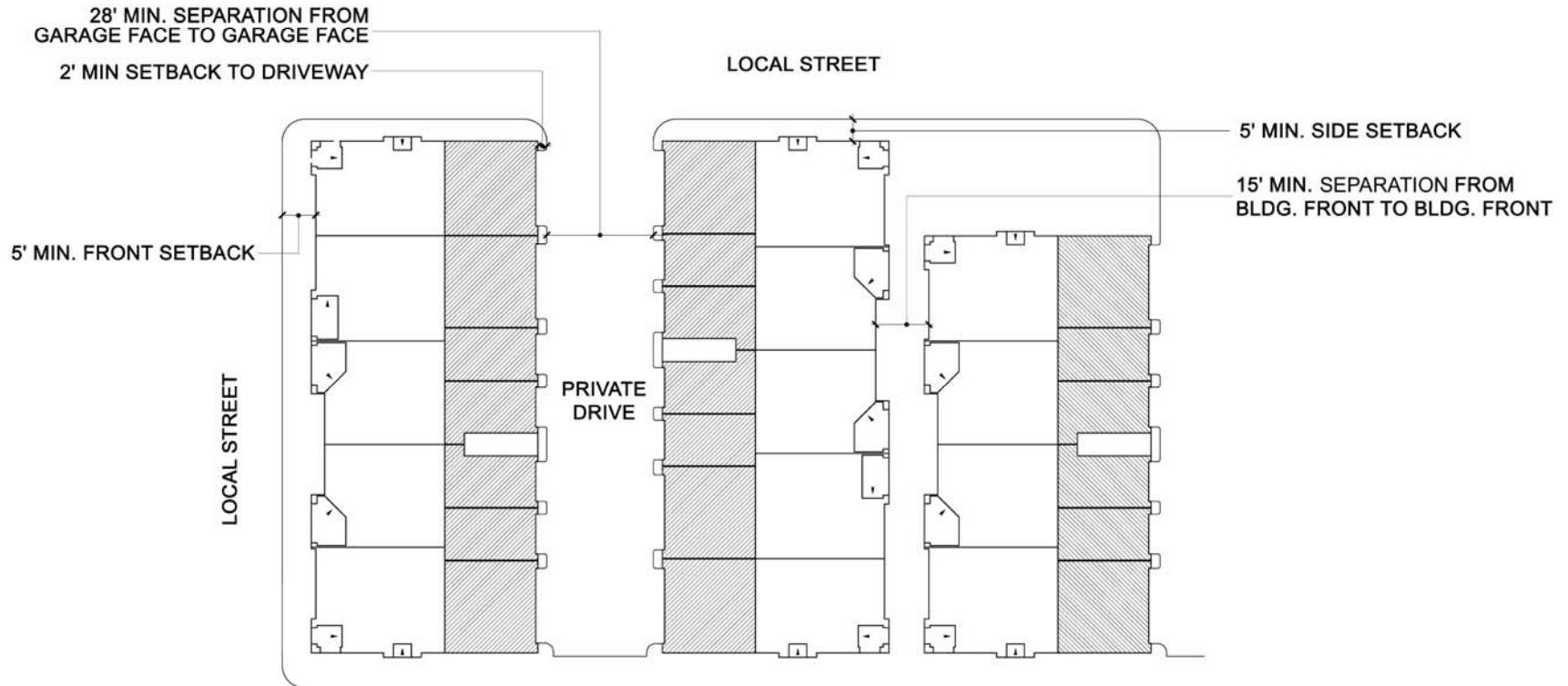


Figure 4-5 VHDR Prototype

Table 4-2 VHDR Development Standards

<i>Development Standard Criteria</i>	<i>VHDR Residential</i>
Density	16 to 30 du/ac
Lot Area Minimum (Sq. Ft.)	No Minimum
Minimum Lot Width (Ft.)	No Minimum
Setbacks (Ft.) ^{2, 3}	
• Front	5
• Side	5
• Rear - Garage to Private Drive	2
Separation Between Buildings (Ft.) ³	
• Garage Face to Garage Face	28
• Bldg. Front to Bldg. Front ⁵	15
• Bldg. Front to Bldg. Side	15
• Bldg. Side to Bldg. Side	15
Lot Coverage (%)	NA
Minimum Private Open Space ⁵	40 Sq. Ft.
Minimum Private Open Space Dimensions ⁵	6 Ft. x 6 Ft.
Required Resident Parking ⁶	
• Studio/1 Bedroom	1 Space per Unit
• 2 Bedrooms	2 Spaces per Unit
• 3+ Bedrooms	2.5 Spaces per Unit
Guest Parking	.25 Spaces per Unit
Private Drive Width (Ft.)	25 ⁷
Building Height (Ft.)	45

Notes:

- 1 Minimum lot size and Lot Coverage calculation includes public easement paseos and private drives within lots.
- 2 Building setbacks measured from property line unless indicated otherwise.
- 3 Architectural enhancements and projections including covered porches, balconies and decks, are allowed into Building Setbacks or Separations as long as the minimum separation between Architectural enhancements on neighboring residences shall be 10 feet. Minor projections such as fireplaces, media niches, bay windows, roof eaves and meter cabinets may extend up to 3 feet into required Building Setbacks and Separations provided a minimum of 3 feet clear to property line is provided.
- 4 Coverage maximum excludes permitted porches and architectural projections.
- 5 3rd story requires an additional 6 feet of setback.
- 6 At least one of the required parking spaces must be in a garage attached to the main residential building structure directly accessible from the residential unit that the garage serves. The other required parking space may be satisfied by a covered space provided the space is within 300 feet of the principal residential building it serves.
- 7 30 feet minimum if Private Drive is longer than 300 feet long.

4.2. Open Space-Recreation and Open Space Districts

4.2.1. Open Space-Recreation (OS-R) District

The OS-R areas are designated in central areas within Valante. These areas total 6.5 gross acres. OS-R areas are intended for open space with active and passive outdoor recreational uses and facilities. Uses permitted within these areas include swimming pools, spas, shade structures, temporary drainage channels, barbeque equipment, picnic facilities, comfort stations, play equipment, bicycle and walking trails and lawns.

4.2.2. Open Space (OS) District

The OS areas are designated along Varner Avenue and along the northern Project Site boundary (ACOE drainage channel). This area has 2.7 gross acres, excluding the 6.2 acre ACOE channel. OS areas are intended for open space with active and passive outdoor recreational uses and facilities, as well as drainage channels. Uses permitted within these areas include shade structures, drainage channels, barbeque equipment, picnic facilities, comfort stations, bicycle and walking trails and lawns.

The precise design of the drainage channel along the northern Project Site boundary will be determined through studies and negotiations with the ACOE and CVWD. Due to the nature of regional structures and facilities, this Specific Plan cannot unilaterally advance a precise design.

4.3. Grading Standards

The following grading standards shall apply to future grading plans submitted for the Project.

1. The grading plans shall be designed to accommodate drainage and a street system that meets County of Riverside standards.
2. All grading will be performed in substantial conformance with Conceptual Grading Plan.
3. Prior to any development within any area of the Specific Plan, an overall preliminary grading plan for the portion of the project to be graded shall be submitted to the County of Riverside for approval. The grading plan for each area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within the area, and shall include the following:
 - 3.a. Recommended techniques to prevent erosion and sedimentation during and after the grading process;
 - 3.b. Approximate time frames for grading; and
 - 3.c. Identification of areas which may be graded during higher probability rain months and preliminary pad and roadway elevations.

4. All grading activity shall implement any grading-related mitigation measures outlined in the Initial Study/Mitigated Negative Declaration.
5. All cut and/or fill slopes or individual combinations thereof shall meet the minimum requirements of the California Building Code or governing code at the time of application submittal.
6. All grading activity shall conform to the recommendations of the preliminary soils report and subsequent reports prepared in conjunction with the grading plans.
7. The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations become the responsibility of other parties.
8. Graded but undeveloped land, including inactive on-site borrow areas, shall be maintained weed-free and planted with interim landscaping or otherwise stabilized in conformance with the requirements of the County and the South Coast Air Quality Management District (SCAQMD).
9. All development areas and lots shall be designed so that surface drainage is directed to street frontages or approved natural or improved drainage courses.
10. When consistent with an approved grading plan, grading will be permitted outside of the immediate area of development as follows:
 - 10.a. Borrow sites are permitted on consenting offsite property and in areas scheduled for future development.
 - 10.b. Excess cut from a given phase may be placed as engineered fill in a future development area or disposed of on consenting offsite property.
11. In order to control wind and waterborne erosion during and after construction, the following standards shall apply:
 - 11.a. Prior to initial grading activities, a soils report and geotechnical study shall be performed that further analyze on-site soil conditions and include appropriate measures to control erosion and dust.
 - 11.b. All graded slopes shall be planted in a timely manner with plant materials that will stabilize the slopes and minimize erosion. During the interim period before permanent ground cover develops, straw, wood chips, or jute will be used as stabilizing agents.
 - 11.c. Energy dissipation devices will be provided downstream of storm drain outlets to protect watercourses from increases in flow velocity.
 - 11.d. All requirements of the CVWD regarding erosion control for grading operations shall be implemented to reduce wind blown or water transported sediments.

4.4. Drainage Standards

1. The drainage concept is illustrated in the Conceptual Grading Plan, but is subject to refinement during final engineering design. The precise system layout, hydrology, and hydraulics will be determined during the final engineering phase of the improvement plan approval process.
2. Drainage, flood control facilities and improvements shall be provided in accordance with CVWD.
3. In conjunction with future development approvals, design will be coordinated to ensure that there are no major diversions between drainage areas.
4. Best Management Practices (BMP) will be implemented to enhance pollutant removal during storms, and to improve the quality of storm water runoff. BMP refers to structural or non-structural (procedural, educational or maintenance techniques not involving construction) pollution control measures which reduce the amount of non-point source pollution entering natural surface waters. The former group includes those BMPs in which pollutants are prevented from ever coming in contact with the storm water; the latter group consists of various methods of treating storm water.
5. The following non-structural BMPs are recommended:
 - 5.a. Routine inspection of catch basins before and after the storm seasons, including cleaning to remove sediment and debris containing absorbed pollutants.
 - 5.b. Definition and adherence to guidelines for fertilizer and pesticide usage, including proper application rates for the local area and soil type.
6. When structural BMPs are required, the following mitigation measures will be used depending upon site conditions and ultimate discharge requirements:
 - 6.a. Control of hazardous waste during grading/construction (i.e. waste oil & grease) including confining the wastes to designated areas until they can be disposed of properly.
 - 6.b. Control of all sediment transport through desilting basins during grading/construction operations.
7. All projects proposing construction activities including cleaning, grading, or excavation that results in the disturbance of at least five acres, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate National Pollution Discharge Elimination System (NPDES) construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; and monitoring programs.

5. COMMUNITY DESIGN GUIDELINES

5.1. Community Design Character

The County of Riverside adopted Countywide Design Standards and Guidelines in January 2004 in an attempt to promote enhanced residential development designs that are responsive to the natural and built environment of Riverside County. The Standards & Guidelines generally pertain to any residential subdivision with a minimum lot size of one-half acre or less. However, if other standards have been adopted by the Board of Supervisors relative to a particular designated area of a District (e.g., Community Plans / Specific Plans), the Countywide Design Standards & Guidelines do not apply. As such, the Design Guidelines adopted as part of the Valante Specific Plan supersede the Countywide Design Standards and Guidelines.

The purpose of the Community Design Guidelines for the Valante master planned community is to establish the planning and architectural themes and identify specifically for this community, which will fully substitute and supersede the adopted Countywide Standards and Guidelines. The goal is to promote a more tailored, harmonious and distinctive visual image for the Valante project which reflects the distinctive visual character and desert environment of the Coachella Valley.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in the design of community elements. Variation and customization within the context of the guidelines by a builder is encouraged in order to achieve individually distinctive neighborhoods complemented by recreational amenities and neighborhood linkages.

The specific objectives of the design guidelines are to:

- ◇ Provide guidance to builders, engineers, architects, landscape architects, and other professionals in order to obtain high quality design.
- ◇ Provide a framework for the formation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area.
- ◇ Provide the County of Riverside with the necessary assurances that the community of Valante will be developed in accordance with a certain quality and character as set forth in this document.

5.2. Site Planning Guidelines

5.2.1. Lotting Concepts

The general home clustering and paseo concepts shown in the prototype layouts in Chapter 4 and below are conceptual and intended to demonstrate one possible development pattern based on the residential products envisioned for the development. However, other designs may also be applicable, and actual lotting may be flexible in terms of layout and location of local streets so long as the overall project density is not exceeded, and major community framework elements such as the central greens parks and the large open space area along Varner Road remain at their approximate designated locations within the Specific Plan. The lotting plan should also accommodate pedestrian-friendly design, providing for pedestrian connections to the central greens within the Plan.

5.2.2. Single Family Detached Siting Criteria

The anticipated single family detached product concepts for the Valante community are characterized by compact lot residential units, including both single-family detached cluster homes and single-family detached motor court homes similar to those shown in Figure 5-1. The principal building elevations and unit access should be oriented primarily towards the village greens and paseo systems to provide pedestrian-oriented and open community character.

The overall conceptual site planning of single-family detached residential homes created by the Valante Specific Plan will be guided by the following criteria and design concepts:



Figure 5-1 Cluster Homes Conceptual Layout

1. Single-family detached dwellings should be sited to front onto public or private neighborhood walks and paseos. Homes that side or back onto a public or private street should be architecturally treated or screened to enhance views from the public right-of-way.
2. For each floor plan there shall be at least two elevation variations, as exemplified in Figure 5-2 with alternative floor plans and/or elevation styles plotted on contiguous lots.

3. Single-family detached dwellings will be designed to provide private courtyards, patios and open space.



Figure 5-2 Variation in Elevations

4. Paseos may vary/meander or be linear, provided the paseos are landscaped and lighted pursuant to the applicable design guidelines.
5. The homes' layouts should provide shade and cool micro-climates through the use of courtyards, patios and landscaped paseos.

5.2.3. Single Family Attached Siting Criteria

1. Single-family attached dwellings should be sited to front onto public or private neighborhood walks, paseos, and open space areas.



Figure 5-3 Homes fronting open space area

2. Paseos may vary/meander or be linear, provided the paseos are landscaped and lighted pursuant to the applicable design guidelines. An example is illustrated in Figure 5-3.
3. Attached residential building massing should be sited in various orientations or otherwise articulated to afford a sense of individuality.
4. Buildings should relate appropriately to surrounding development and streets and create a cohesive visual identity for the neighborhood and street scene.
5. Buildings are permitted to be designed with both a "front" and "back" door, so that the buildings may face a street but also have "back door" access via a parking lot or alleyway.

5.2.4. Single Family Detached and Attached Siting Criteria

1. Homes will be oriented to provide maximum buffering feasible to any negative impacts, such as traffic noise generated by Interstate 10 Freeway.

2. Buildings, including main residences and accessory buildings, should be appropriate in mass and scale to their site.
3. The community design should work with the desert environment to create a livable environment for residents both inside and outside their homes.
4. All community buildings and structures should be designed with colors and materials suitable to the community's desert climate.
5. Design elements, such as sidewalk steps, forecourts, and arbors/trellises, should be utilized to mark the entry from common open space areas to private or local open space/paseos.
6. Attempt to underground, screen or camouflage utility boxes.
7. Garages and parking areas will be accessed from private drives as much as possible to minimize their visual impacts.
8. Paseos or sidewalks should be extended to connect at the end of private drives where feasible. A minimum two-foot landscape strip shall be provided at the end of each private drive as shown in Figure 5-4.
9. Garage aprons must be shorter than three feet or a minimum of 20 feet.
10. Residences will be provided direct sidewalk and paseo connections to village greens and open space network.
11. A dedicated area in the garage or in the private yard for trash and recycling bins shall be provided for each home. If an area is created in the private yard, the bins shall be screened by the wall as illustrated in Figure 5-5. The area for the bins should be approximately 3 feet by 6 feet.



Figure 5-4 Landscaping at End of Private Drives

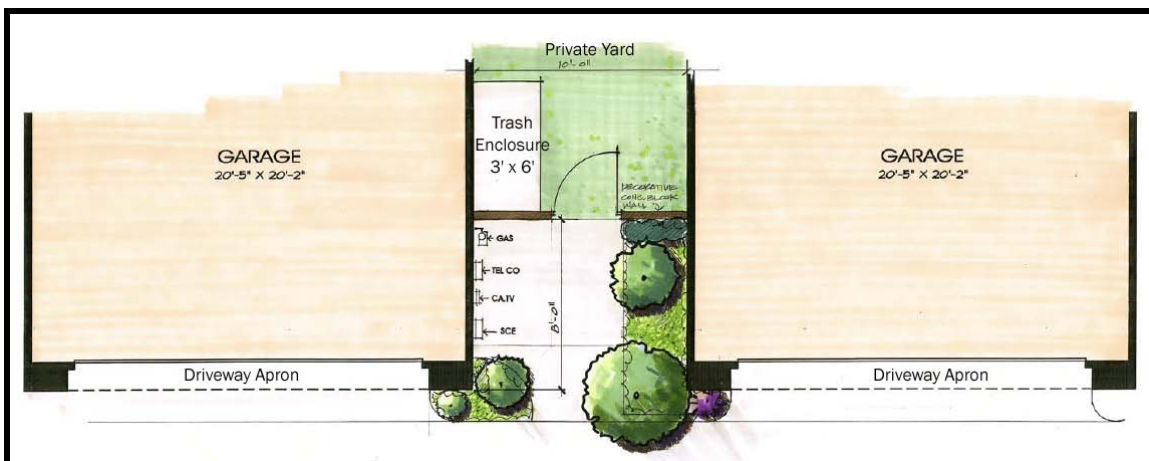


Figure 5-5 Screened Trash Bin Location

5.3. Architectural Design Guidelines

5.3.1. Architectural Styles

The purpose of these architectural design guidelines is to promote aesthetic quality along with community diversity. Achieving variety and diversity in neighborhood architecture is a key community objective. Towards this objective, Valante encourages compatible architectural styles that have historical precedence in Southern California and are capable of contemporary interpretation and variation. These architectural design criteria are not intended to be restrictive or promote rigid adherence, but are meant to assist in the design, processing, and implementation of a high level of design direction and quality. The architectural styles for Valante should be drawn from those traditional architectural forms which have proven themselves over time to be compatible with the project area's arid desert environment.

In interpreting residential architectural styles for project design within the Valante community, it should be recognized that contemporary applications of historic styles may not be as detailed based on current building materials, construction costs and maintenance costs. However; current designs should incorporate the key features of the historic architectural style using contemporary building practices while balancing construction costs with affordability objectives for each project so that a range of housing types and prices are available within the community.

Given the arid desert environmental setting of the project, historic architectural styles appropriate for the Valante community should minimize exterior use of wood and maximize use of stucco, stone and other similar cement-based materials. The historic styles that best meet these criteria are the Spanish Colonial family of styles.

5.3.2. Single Family Detached & Attached Building Mass, Articulation, & Architectural Diversity

Massing is particularly important in creating the proper context and scale within a neighborhood. A major component of diversity in the streetscene can be achieved by utilizing a mix of architectural styles and elevation variations. Control of mass and scale will also contribute to streetscene visual diversity. Diversity of mass and form is achieved through the use of sufficient vertical, horizontal and roof articulation of a building mass.

Articulation of building massing can be achieved by use of combinations of one and two story elements and by use of varying roof pitch and roof style. Hip roofs in particular tend to visually reduce the height of a structure. Dormers, gables, eaves and other projections may also be used to break up architectural forms. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality for each home.

1. Building massing should be appropriate to the architectural style of the individual building.
2. Combinations of one- and two-story forms are encouraged where feasible.

3. Homes should be designed with entries, windows, front porches, and living areas placed adjacent to the street or paseo on most plan variations, while recessing the garages, are encouraged.
4. Details, such as porches, doorways and windows, should be in proportion to the overall massing of the building.
5. Architectural features, such as bay windows, roof planes, porches and balconies, should be used to create both vertical and horizontal building articulation.
6. Building massing and front elevations should vary as much as possible on adjacent homes to create a varied and attractive public street scene.

5.3.3. Roof Forms & Materials

1. Roofs should appear to be made of a series of simple roof forms, including simple pitched, gable, hip or shed roofs.
2. Attention should be given to creating non-repetitious roof ridge heights and gable ends.
3. Roof forms and pitches should reinforce the traditional architectural style of the individual building.
4. Barrel tile, flat tile, asphalt shingles and other appropriate roofing material should be used to support the architectural style. Roof tiles should be of a color harmonious with the exterior colors of the building.

5.3.4. Building Materials & Colors

1. Wall finishes should be appropriate to the individual architectural style of the building. Wall finishes should consist of combinations of the following materials:

- a) Stucco
- b) Stone (both natural and man-made, and as appropriate to architectural style)
- c) Brick
- d) Wood trim and accents (stucco window and door surrounds are acceptable given the climatic setting)



Figure 5-6 Incorporation of stone and wood shutters in façades

2. A medium sand finish for exterior stucco should be encouraged.
3. Exposed footings should be no higher than 6 inches above finished grade.

4. Stone and brick finishes should continue to finished grade.
5. Colors should be appropriate to the selected architectural style and the material used.
6. Muted earthen tones are encouraged on the exterior stucco portions of the buildings.
7. Contrasting color accents on a home should be kept to a minimum.
8. Color and hue variation should be used to provide diversity in adjacent homes.

5.3.5. Windows & Doors

1. Recessed doors, windows and wall openings shall be encouraged to convey appearance to thick exterior walls, as appropriate to individual architectural style.
2. The placement of doors and windows shall consider privacy of adjacent residences by avoiding mirrored floor plans next to each other, which would cause the windows and doors of one house to directly oppose the windows and doors of the neighboring home.
3. Pot shelves, shutters (see Figures 5-6 and 5-7) and other appropriate detailing around window opening are encouraged for visual relief and interest.



Figure 5-7 Example of pot shelf under window

5.3.6. Garage Location & Doors

1. De-emphasize the garage as a community design feature by placement of garages to rear of dwelling units.
2. Encourage garage designs which take access from alleys and/or private motor courts, without garages visible at the front or public side of the home.
3. Recess garage door a minimum of 6" on rear load garages.
4. Garage doors should be roll-up type of either sectional wood or steel.

5.3.7. Porches & Balconies

1. Porches and balconies should be a minimum of five feet deep to allow for seating and circulation.
2. Porches and balconies should be covered for shading purposes.

3. Front and side porches, where appropriate to the individual architectural style, should be covered with a roof supported by posts, and have enclosing rails.
4. To bring porches & architecture forward to the public street and pedestrian zones, porches may be built within the front setback, as long as the minimum porch setback is met.
5. Non-usable balconies that are narrower than five feet may be used as decorative architectural elements, where appropriate to the individual architectural style provided the features are not intended to satisfy private outdoor space requirements.

5.3.8. Rear & Side Yard Articulation

1. Homes should utilize projections and/or building off-sets that extend from the main wall plane, where feasible and appropriate to the individual architectural style.
2. Vertical and horizontal plane breaks are encouraged.
3. Homes directly adjacent to arterial roads, community roads and common open spaces are encouraged to be given particular attention to their visible rear and/or side articulation.

5.3.9. Accessory Structures

1. Casitas are only permitted as a builder option when built by the community builder.
2. Where accessory structures such as casitas are provided by the builder, architectural style, color and materials must be consistent with the style of the primary structure.
3. Community accessory structures, such as cabanas, shade structures, trash enclosures and mailboxes, should reflect the same architectural vocabulary as the designated architectural styles.
4. Accessory structures should be built of the same materials used for the adjacent homes.

5.3.10. Mailboxes

1. Curbside mailbox kiosks should be encouraged.
2. Each mailbox kiosk design, location and installation will conform to current United States Postal Service requirements.
3. All mailbox kiosks shall be architecturally consistent with design theme of the community.
4. A trash receptacle shall be integrated into the mailbox kiosk design to limit litter in the area.

5.3.11. Lighting

1. Exterior lighting should be low to the ground and/or shielded from projection to adjacent properties.
2. Lighting fixture styles should be designed to blend with the building's architecture and landscape character and be consistent throughout the individual development area.
3. Illumination levels shall conform to the County's "night skies" provisions of Ordinance No. 655.
4. Lights shall be break resistant plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal proof.
5. Community entries should be creatively lit to develop a sense of place and arrival.
6. Street address lighting fixtures shall be installed on front access of residential dwellings.
7. Paseos and walkways must be lit to ensure safe walking environments throughout the project area.

5.3.12. Walls & Fences

All walls and fences within the Valante development should be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise, and allow privacy and security in residential areas. Construction of walls and fences shall coincide with construction of the adjacent development and be completed before the completion of the phase the wall or fence is in. The design concept for the community walls/fences is summarized as follows:

1. Project boundary screening along the northerly boundary should be a "view fence" consisting of a 2 to 3 foot masonry block base with 3 to 4 foot open tubular steel or wrought-iron fencing on top, for a combined maximum height of 6 feet, or a 6 foot open tubular steel or wrought-iron fence. Examples of these fence types are shown in Figures 5-8 and 5-9.

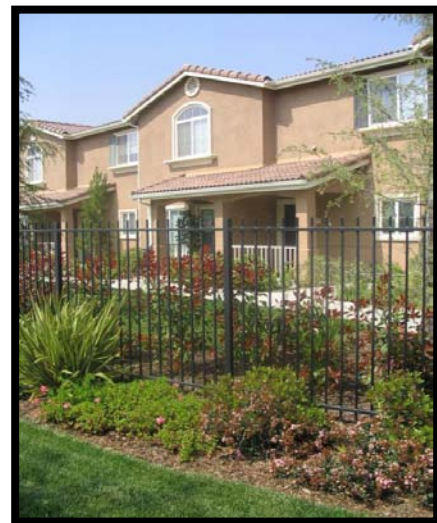


Figure 5-8 Tubular steel view fence

2. Along the side or rear of lots that abut a street, a 6 foot high masonry wall is required (see Figure 5-10).
3. Where the side or rear of lots abut an open space area or water quality basin, 6 foot high open view-type fencing is required, which can be either a wrought-iron fence or a welded-wire fence. This treatment should also be used around the interior boundaries of the park.
4. Tubular steel fencing may be used around open space and park amenities and along the linear open space area abutting Varner road. Such fencing shall be powder-coat painted a black or earth-tone color complimentary to the landscape materials palette.
5. At least 3' of landscaping must be provided between the edge of sidewalk or curb and a wall or fence.
6. Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
7. Where masonry block construction is required, masonry block should have decorative surfaces such as split-face or slump stone.
8. Where masonry walls are required, they should incorporate pilasters at a spacing of no more than 100 feet on center and at changes in wall direction.

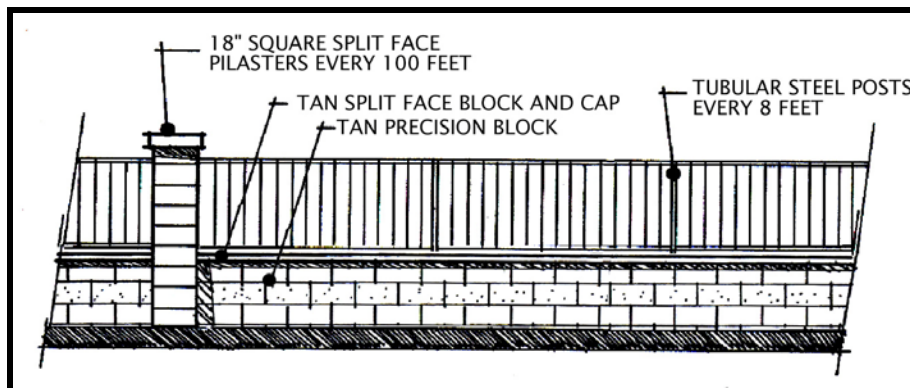


Figure 5-9 Combination masonry and tubular steel wall

9. Pilasters should be masonry with a material and finish consistent with the adjoining wall finish.
10. Walls and fences should have a maximum height of 6 feet from highest adjacent grade, but should also be subject to placement and height restrictions as may be deemed necessary by the County Engineer for safe visibility at intersections.

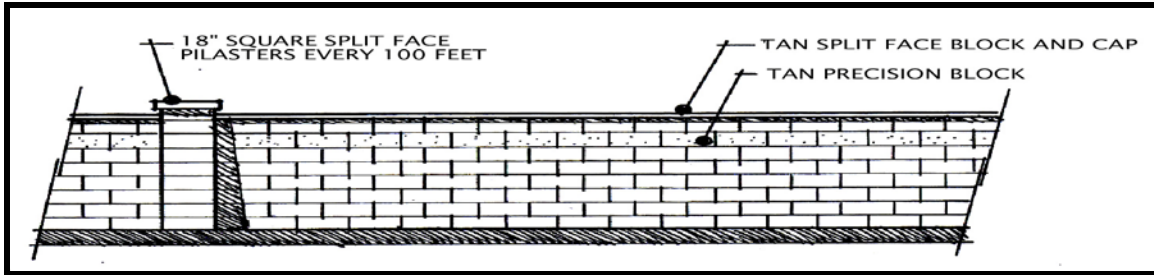


Figure 5-10 Masonry wall

11. Regular breaks should occur along walls where cul-de-sacs intersect to avoid monotony and provide pedestrian access.
12. The placement of a wall shall minimize the visual impact of the wall and maximize its effectiveness as mitigation for noise and privacy.
13. Monument signage or walls cannot impede line of sight of vehicles, as determined by the County engineer.

5.4. Landscape Guidelines

Consideration of site conditions is important for the selection of landscape plant material. Trees and shrubs will be selected that are drought tolerant, hardy and durable under desert conditions and prevailing winds. The landscape plant palette, provided in Table 5-1, includes plants that are native to the desert environment and introduced plant species from more subtropical zones that have over time become established, recognized and expected components in the desert community theme. This diverse plant palette will be used to create a variety of landscape experiences, including natural edges and open space corridors, to more structured and formal tree-lined paseos, while allowing flexibility and diversity in planting design. That way the Valante community will integrate indigenous vegetation with the compatible ornamental plant species to provide a smooth transition between development and open space areas.

Project landscaping will play an important role in establishing a community theme, maintaining continuity throughout the community and identifying the hierarchy of the street and pedestrian circulation system. Landscaping also provides shaded areas, which are particularly important in the desert areas.

The following sections describe the envisioned landscape program of various circulation elements and establish the general landscaping guidelines for the community. To assist in implementing the coordinated vision of landscaping in the Valante community, Table 5-1 incorporates guidelines for locating the various tree and shrub types in the community. The matrix also indicates the character of the plant and where and how it should be used to achieve the objectives of the Design Guidelines. Within the matrix, an "X" indicates that the particular plant is acceptable for the indicated use or has the quality indicated. The absence of an "X" generally means that the plant should not be used for the specified situation. Similar to the architectural guidelines above, the guidelines in the table are not intended to

be interpreted as the sole manner to achieve the vision for the community landscape design. Alternative tree and shrub selections and locations may be incorporated into landscape plans, provided the relationship between the community landscaping guidelines and the vision for community landscape design is not severed.

5.4.1. Community Landscaping Guidelines

1. All detailed landscaping programs for planning areas and roadways will be prepared by a registered landscape architect for review by County staff, department and decision-making agencies in accordance with existing County standards and policies.
2. Invasive exotic plant material shall be avoided in favor of species native to the desert climate of the Coachella Valley.
3. Project entry statements will be designed with landscaping and architectural treatments as described herein that project a high quality image for the Valante community.
4. Private common open space within each planning area may be devoted to passive open space uses and potentially include recreational areas or facilities. The exact design and layout of the recreation areas and facilities will be accomplished in conjunction with detailed future tract layouts provided they include the general elements described herein.
5. The applicant developer and/or builder shall be responsible for maintenance and upkeep of all common landscaped areas and irrigation systems within its ownership parcels until such time as these operations are the responsibility of other parties, such as the established homeowners association(s).
6. The landscaping should serve to augment sound attenuation efforts made with the landform or hardscape elements.
7. Trees and shrubs shall be planted so that at maturity they do not interfere with utility service lines, traffic safety sight lines and basic property rights of adjacent property owners.
8. Trees shall be installed with root barriers or similar root control devices to prevent physical damage to sidewalks, curbs, gutters and other public or community improvements.
9. At maturity, the project landscaping should provide shading to 50% of the project walkways, paseos and trails. Prior to approval of the Final Tract Map, a shading study may be required to illustrate compliance with this guideline.

5.4.2. Streetscapes

A unified street planting program will be used throughout the community to reinforce the character of Valante. The interior streets consist of a loop road that connects to the two

project entries and provides access to other interior roadways as well as service drives that access individual garages. The streetscapes within the public ROW of Avenue 38 and Varner Road will be guided by Riverside County standards for Major Highways. Below are the criteria that should be followed to develop the interior streetscapes of Valante.

1. Paseos – The Valante community will incorporate a highly interwoven series of paseos and walkways for residents and visitors to easily circulate throughout the Site. Paseos will be a minimum of 12 feet wide with a four-foot concrete, porous pavement or other handicap accessible compliant permanent surface walkway. Landscape planters similar to those shown in Figure 5-11 must be incorporated on one or both sides where feasible to provide a pleasant pedestrian experience. Landscape planters should be a minimum two feet wide with permanent irrigation installed. To enhance pedestrian safety, low-level lighting in the form of lighting bollards or wall-mounted fixtures is encouraged for paseos that may not benefit from street lighting.



Figure 5-11 Meandering landscaped paseo

2. Service Drives – The envisioned residential product types in Valante will intentionally de-emphasize the presence of garages in the home designs through the use of landscaped paseos to access the front doors and facing the garages to the rear of the homes on a service drive. Use of service drives also reduce the percentage of pavement and concrete onsite because service drives can have a limited width and multiple homes can take advantage of the service drives rather than having individual concrete driveways to each home.

To limit the starkness of service drives, landscape planters that area a minimum width of two feet deep for the purpose of accommodating vines or shrubs. Permanent irrigation must be provided to these planters. Where feasible, these planters should be provided on each side of garage doors as illustrated in Figure 5-12. Additionally, at the end of each service drive, landscaping planters must be provided along the walkway providing access to the front of the homes and at the terminus of the service drive. The planters must be a minimum of 2 feet wide to allow vines and shrubs/or to be planted and permanent irrigation.



Figure 5-12 Landscaping planters next to garages

- Wall-mounted or recessed lighting above garage doors should also be integrated into the home design to enhance the sense of security along the service drives.
3. Private Local Streets – The Private Local Streets provide access to the service drives and recreational facilities within the Valanté community. One of the goals is to create a walkable interior streetscape, allowing for neighborhood interaction and activity. This will be accomplished by integrating sidewalks on both sides of the Private Local Streets to provide a continuous pedestrian circulation system throughout both villages of the Valanté community and connecting the paseos to sidewalks at regular intervals. Additionally, the following key design elements should be implemented in the design of the streets where feasible:
- ◇ Where sidewalks abut residential lots, a minimum of two landscaped, permanently irrigated planters must be provided within the residential lot and maintained by the HOA to appear contiguous with the landscaped parkways in the road ROW. Where feasible, these planters must be a minimum of 3 feet wide by 8 feet long each or combined to form a planter that is 3 feet wide by 16 feet long.
 - ◇ Street trees should be a minimum of 15 gallon size and planted every 50 feet on center, supported by an understory of groundcover.
 - ◇ Street fronting homes are encouraged where feasible to enhance friendly interaction between residents and passersby.
 - ◇ Shaded walks are encouraged to promote active and social neighborhoods.
 - ◇ Varied street trees should be planted to create unique streetscenes.

5.5. Grading Design Guidelines

The following grading guidelines provide direction to grading design as related to drainage, landforms and grading. The primary purpose of these guidelines is to assist with achieving the Grading Plan objectives outlined in Chapter 3.

1. Permanent compacted slope gradients shall not exceed a ratio of 2:1, horizontal to vertical unless otherwise authorized by the County Building Department with support from a licensed engineer.
2. Slope face erosion should be minimized by providing positive drainage away from slopes via berms at the slope crest and lined ditches to conduct water away from the top and toe of slopes as appropriate.
3. Slopes exceeding 3 feet in height should have permanent irrigation systems installed and planted with native species to avoid slope face erosion.
4. Solely angular forms should not be avoided.

5. Retaining and/or crib walls are encouraged when they result in either a significant reduction in manufactured slope area and/or increase the usable site area.
6. Retaining and/or crib walls should be designed to visually blend into the landscape by breaking into a series of stepped lower walls or landscaped with native plant materials when deemed appropriate.
7. Adequate positive drainage should be provided away from building pad areas to prevent ponding and to reduce percolation of water into the foundation soils.
8. Building pads should have a gradient of at least two percent towards drainage facilities.
9. Surface drainage should preclude the possibility of flow over slope faces with the use of brow ditches, earth berms, and other methods.
10. Adequate drainage should be provided for any cut and/or fill slopes, landscaped areas outside building pads such as parks, recreation areas, and paved areas.
11. Slopes adjacent to raised lots and/or the tract should be provided with a sub-drain along the toe to intercept subsurface water flow.
12. Berms, channels and swales shall be graded in a way as to be integrated into the graded or paved surfaces, and will be designed with smooth sides.
13. Swales shall not interfere with pedestrian walkways.
14. All on-site grading and paving shall be constructed to drain to the adjacent street and/or adequate drainage facilities.

5.6. Green Building/Sustainable Guidelines

5.6.1. Energy Efficient Building Design and Materials

1. To reduce high electricity costs for residents, dual-pane windows are required.
2. Ultra-low emissivity (“e”), dual-pane vinyl windows should be considered as a standard feature.
3. Radiant barriers should be installed in homes as a standard feature to reduce summer heat gain and winter heat loss, and hence to reduce building heating and cooling energy usage.
4. Utilize engineered wood for rough carpentry where feasible to reduce wood waste.
5. Homes shall be pre-plotted and pre-wired for photovoltaics.
6. Use of low voc, water-based wood finishes and construction adhesives are encouraged.

5.6.2. Landscaping

1. Appropriate plant selections with low water and maintenance requirements, along with drip irrigation and other water conserving irrigation techniques, will be used to ensure that Valante adheres to community-wide water conservation techniques.
2. For all common landscape areas, evapotranspiration – weather-based irrigation controllers should be installed to optimize watering amounts and times and limit water charges to the homeowners association.
3. The landscape concept for Valante will primarily incorporate plants and trees that are native to the Coachella Valley climate or that will be drought tolerant, hardy and durable under the desert conditions and prevailing winds.
4. Shade trees should be utilized as much as possible, particularly adjacent to walkways and seating areas to create refuge from the sun.
5. Consider paths made from permeable materials such as decomposed granite.

5.6.3. Interior Finishes and Indoor Air Quality

1. Take extra care to assure proper sealing of plenums, air handlers, and ducts to eliminate leaks in a duct system. Duct mastic is a preferred flexible sealant that can move with the expansion, contraction, and vibration of the duct system components. Choose water-based products that are the least toxic and easiest to clean up where feasible.
2. To improve indoor air quality, low or no-volatile organic compound (VOC) paint, adhesives and carpet is encouraged.
3. Energy Star® appliances, such as dishwashers and refrigerators should be installed in homes as a standard feature.
4. Offer Energy Star® ceiling fans with compact fluorescent lights (CFL) in living areas and bedrooms as optional upgrades.
5. CFL bulbs or similar energy efficient lighting should be used in private and public spaces where feasible.
6. Install High Efficiency HVAC Filters (MERV 6+) where feasible.
7. Retractable, cabinet-integrated, dual-bins for rubbish and recycling should be considered in homes as a standard feature.
8. High-efficiency water heaters with an efficiency rating of 0.8 or greater or tankless (instantaneous) water heaters are encouraged to be offered as an upgrade for SFD and SFA homes. Provide buyers informational materials regarding energy saving features and rebate opportunities as reasons for opting for the upgrade.

9. Install super low flow or dual flush toilets where feasible.
10. Rapidly renewable materials, such as bamboo and recycled content linoleum flooring should be offered as optional items to home buyers.

Table 5-1 Plant Palette

Common Name	Botanical Name	Applications										Character		
		Paseos	Service Drives	Main Loop Roads	Primary Entries	Secondary Entries	Varner Road Open Space	Village Greens	Residential Yards	Vertical Screens	Vines/Wall Cascade	Drought Tolerant	Shade	Evergreen
TREES												X		
Acacia	<i>Acacia smallii</i>	X					X		X			X		X
Shoestring Acacia	<i>Acacia stenophylla</i>	X					X							
Mexican Blue Palm	<i>Brahea armata</i>				X	X		X	X			X		X
Blue Palo Verde	<i>Cercidium floridum</i>	X					X		X			X		
Palo Brea	<i>Cercidium praecox</i>	X					X		X			X		
Chitalpa	<i>Chitalpa tashkentensis</i>	X			X	X	X	X	X			X		
Blueberry Tree	<i>Elaeocarpus decipiens</i>	X		X	X	X	X	X	X	X		X	X	X
Fantex Ash	<i>Fraxinus velutina 'Rio Grande'</i>			X				X					X	
Jacaranda	<i>Jacaranda mimosifolia</i>			X	X	X		X	X					
Fruitless Olive	<i>Olea europaea</i>	X					X		X			X		X
Desert Ironwood	<i>Olneya Tesota</i>	X					X					X		X
Date Palm	<i>Phoenix dactylifera</i>			X	X	X		X				X		X
Mondell Pine	<i>Pinus eldarica</i>	X			X	X			X	X				X
London Plane Tree	<i>Platanus acerifolia</i>	X		X	X	X	X	X	X				X	
Argentine Mesquite	<i>Prosopis alba</i>	X					X		X			X		X
Chilean Mosquite	<i>Prosopis chilensis</i>	X					X		X			X		
Purple Leaf Plum	<i>Prunus 'Krauter Vesuvius'</i>	X	X	X	X	X	X	X	X					
African Sumac	<i>Rhus lancea</i>	X	X	X	X	X	X	X	X			X	X	X

Common Name	Botanical Name	Applications										Character	
		Paseos	Service Drives	Main Loop Roads	Primary Entries	Secondary Entries	Varner Road Open Space	Village Greens	Residential Yards	Vertical Screens	Vines/Wall Cascade	Drought Tolerant	Shade
SHRUBS													
Glossy Abelia	<i>Abelia grandiflora</i>	X	X	X	X	X	X	X	X	X			X
Lily-of-the-Nile	<i>Agapanthus africanus</i>	X	X	X	X	X	X	X	X				X
Century Plant	<i>Agave americana</i>	X			X	X	X		X			X	X
Artichoke Agave	<i>Agave parry v. truncata</i>	X					X					X	X
Octopus Agave	<i>Agave vilmoriniana</i>	X					X		X			X	X
Dawes Aloe	<i>Aloe dawei</i>	X					X		X			X	X
Fourwing Saltbush	<i>Atriplex canescens</i>	X					X		X			X	X
Coyote Bush	<i>Baccaris p. 'Stan Thompson'</i>	X	X	X					X				X
Bougainvillea	<i>Bougainvillea s. 'Rosenka'</i>	X		X	X	X		X	X		X		
Bougainvillea	<i>Bougainvillea s. 'Temple of Fire'</i>	X		X	X	X		X	X		X		
Bougainvillea	<i>Bougainvillea s. 'Raspberry Ice'</i>	X		X	X	X		X	X		X		
Bougainvillea	<i>Bougainvillea s. 'La Jolla'</i>	X	X	X	X	X		X	X				
Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>	X	X				X		X			X	X
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>	X	X				X		X			X	X
Baja Fairy Duster	<i>Calliandra californica</i>	X	X				X		X			X	X
Fairy Duster	<i>Calliandra eriophyla</i>	X	X				X		X			X	
Natal Plum	<i>Carissa macrophylla</i>		X	X	X	X		X	X				X

Common Name	Botanical Name	Applications										Character		
		Paseos	Service Drives	Main Loop Roads	Primary Entries	Secondary Entries	Varner Road Open Space	Village Greens	Residential Yards	Vertical Screens	Vines/Wall Cascade	Drought Tolerant	Shade	Evergreen
Natal Plum	<i>Carissa macrophylla</i> 'Tuttle'		X	X	X	X		X	X					X
Mediterranean Fan Palm	<i>Chamaerops humilis</i>				X	X			X			X		X
Bush Morning Glory	<i>Convolvulus cneorum</i>	X	X				X		X			X		X
Trailing Indigo Bush	<i>Dalea greggii</i>	X					X		X			X		X
Desert Spoon	<i>Dasyllirion wheeleri</i>	X					X					X		X
Fortnight Lily	<i>Dietes vegata</i>	X	X	X	X	X	X	X	X					X
Spotted Emu Bush	<i>Eremophila maculata valentine</i>	X	X	X	X	X	X	X	X	X		X		X
Blue Fescue	<i>Festuca glauca ovina</i>	X			X	X	X	X	X			X		X
Siskiyou Pink Gaura	<i>Gaura lindheimeri</i>	X	X	X	X	X	X	X	X			X		X
Red Yucca	<i>Hesperaloe parviflora</i>		X											
Chuparosa	<i>Justicia californica</i>		X		X	X		X	X					X
Lantana	<i>Lantana c.</i> 'Radiation'	X	X	X	X	X	X	X	X			X		X
Trailing Lantana	<i>Lantana m.</i> 'Gold Mound'	X	X	X	X	X	X	X	X			X		X
New Gold Lantana	<i>Lantana montevidensis</i> 'New Gold'	X		X	X	X	X		X			X		X
Creosote Bush	<i>Larrea tridentata</i>													
English Lavender	<i>Lavandula augustifolia</i>	X	X	X	X	X	X	X	X			X		X
Texas Ranger	<i>Leucophyllum frutescens</i> 'Green Cloud'	X	X		X	X	X	X	X			X		X
Chihuahuan Rain	<i>Leucophyllum laevigatum</i>	X	X				X					X		X

Common Name	Botanical Name	Applications										Character	
		Paseos	Service Drives	Main Loop Roads	Primary Entries	Secondary Entries	Varner Road Open Space	Village Greens	Residential Yards	Vertical Screens	Vines/Wall Cascade	Drought Tolerant	Shade
Sage													
Blue Texas Ranger	<i>Leucophyllum zygophyllum dwarf</i>	X	X				X		X			X	
Texas Privet	<i>Ligustrum 'Texanum'</i>		X	X					X	X			X
Big Blue Lily Turf	<i>Liriope muscari</i>		X		X	X		X	X				X
Dwarf Myrtle	<i>Myrtus communis 'Compacta'</i>		X		X	X	X	X					X
Pink Muhly	<i>Muhlenbergia 'Regal Mist'</i>	X	X		X	X	X	X	X			X	
Deer Grass	<i>Muhlenbergia rigens 'Regal Mist'</i>	X	X		X	X	x	X	X			X	
Bear Grass	<i>Nolina microcarpa</i>	X	X		X	X	X	X	X			X	
Mexican Evening Primrose	<i>Oenothera berlandieri</i>		X					X		X		X	X
Beavertail Cactus	<i>Opuntia basilaris</i>	X	X					X				X	X
Blue Spire Russian Sage	<i>Perovskia atriplicifolia</i>	X	X		X	X	X		X			X	X
Photinia	<i>Photinia fraseri</i>	X	X	X	X	X	X	X	X	X			X
Wheelers Dwarf	<i>Pittosporum tobira 'Wheeleri'</i>	X	X	X	X	X		X	X				X
Variegated Wheelers Dwarf	<i>Pittosporum tobira Turner's variegated dwarf</i>	X	X	X	X	X		X	X				X
Red Elf Pyracantha	<i>Pyracantha 'Red Elf'</i>	X	X						X			X	
Variegated Tobira	<i>Pittosporum tobira 'Variegata'</i>		X	X	X	X	X			X			X

Common Name	Botanical Name	Applications										Character		
		Paseos	Service Drives	Main Loop Roads	Primary Entries	Secondary Entries	Varner Road Open Space	Village Greens	Residential Yards	Vertical Screens	Vines/Wall Cascade	Drought Tolerant	Shade	Evergreen
India Hawthorn	<i>Rhaphiolepis indica</i> 'Pinkie'	X	X	X	X	X	X	X	X					X
Dwarf India Hawthorn	<i>Rhaphiolepis indica</i> 'Pink Lady'	X	X	X	X	X	X	X	X					X
Ladys Banks Rose	<i>Rosa banksias</i> (staked vine)						X		X		X			
Iceberg Rose	<i>Rosa</i>		X		X	X		X						X
Dwarf Rosemary	<i>Rosmarinus officinalis</i> 'Irene'	X	X		X	X	X	X	X			X		X
Prostrate Rosemary	<i>Rosmarinus officinalis</i> 'Prostratus'	X	X		X	X	X		X			X		X
Salvia	<i>Salvia clevelandii</i>	X	X		X	X	X		X			X		X
Autums Sage	<i>Salvia greggii</i>				X	X	X		X			X		X
Mexican Bush Sage	<i>Salvia leucantha</i>	X					X		X			X		X
Feathery Cassia	<i>Senna nemophylla</i>	X	X		X	X			X			X		
NCN	<i>Tagetes lemonii</i>		X		X	X	X	X	X			X		X
Dwarf Xylosma	<i>Xylosma congestum</i> 'compacta'	X	X	X	X	X	X	X	X	X				X
Shiny Xylosma	<i>Xylosma congestum</i>	X	X	X	X	X	X	X	X	X				X
Turf/Bermuda Grass	<i>Cynodon dactylon</i>	X		X	X	X	X	X	X					X

6. CONSISTENCY WITH THE RIVERSIDE COUNTY GENERAL PLAN

The Valante Specific Plan has been prepared for the purpose of establishing guidelines for a master planned residential community. All specific plans are required by the Government Code to be consistent with the adopted General Plan of the jurisdiction within which the project is located. The Valante Specific Plan is to be used as a means to implement the policies of the Riverside County Vision Statement, the County General Plan and the Western Coachella Valley Area Plan. It shall provide a link between the policies of the above documents and individual development proposals within the Valante Specific Plan project area. All subsequent subdivision and parcel maps, all public and private development projects, and discretionary permits within the project area must be consistent with the Valante Specific Plan.

In large and diverse counties General Plan policies address many subjects, many of which may not be applicable to a specific project. For this reason, only the policies applicable to Valante are reviewed here for consistency. The format of this analysis is as follows:

- State the applicable General Plan policies as they are written.
- Indicate whether the Specific Plan is considered to be consistent or inconsistent with the policy.
- Provide a summarization of consistency between the Specific Plan and the policy.

6.1. Relationship to Riverside County General Plan

Much of the unincorporated portions of Riverside County are divided into 19 area plans that are all a part of the Riverside County Integrated Plan (RCIP). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components.

The RCIP identifies the following two types of policies:

- ◇ Countywide Policies – these policies apply countywide regardless of land use designation or area plan. For example, this subcategory discusses land use related issues regarding such topics as economic development, community design and air quality.
- ◇ Land Use Designation Policies – these policies include policies for each land use designation, including Agriculture, Rural Residential, and Commercial Retail.

The following RCIP Countywide Policies are applicable to the Valante Specific Plan and are organized consistent with the topical sub-headings contained within the RCIP.

Table 6-1 General Plan Consistency Analysis Table

Goal/Objective/Policy/Principle	Specific Plan Consistency
<u>LAND USE ELEMENT</u>	
<u>Administration</u>	
<p>LU 1.3 Notify city planning departments of any discretionary projects within their respective spheres-of-influence in time to allow for coordination and to comment at public hearings.</p>	<p>The Valante Specific Plan is in the City of Palm Desert Sphere-of-Influence. The City of Palm Desert will be included on public notice lists for any public hearing for the Valante project.</p>
<p>LU 1.5 The County shall participate in regional efforts to address issues of mobility, transportation, traffic congestion, economic development, air and water quality, and watershed and habitat management with cities, local and regional agencies, stakeholders, Indian nations, and surrounding jurisdictions.</p>	<p>The Valante Specific Plan incorporates a regional serving storm drainage facility which has been coordinated with the Army Corps of Engineers and the Coachella Valley Water District (CVWD). This facility will protect the project site and other surrounding properties and diminish storm flows downstream.</p> <p>Additionally, The Valante Specific Plan has been designed to accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Varner Road along the southern project boundary to the eastern project boundary. Varner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full-section ROW width of 118 feet ROW pursuant to its Major Highway designation.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 1.6 Coordinate with local agencies, such as the Local Area Formation Commission (LAFCO), service providers and utilities, to ensure adequate service provision for new development.</p>	<p>The Valante Specific Plan incorporates provisions for all infrastructure and utility services which have been coordinated with their respective providers. Furthermore, LAFCO, service providers and utilities allocate and plan for services based on the identified land use patterns in General Plans. The Riverside County General Plan designates the project site for residential development at 8 to 14 du/ac. The Valante Specific Plan is consistent with this land use designation; therefore, LAFCO, service providers and utilities have adequately planned for the project.</p>
<p>LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the general plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes.</p>	<p>The Valante Specific Plan is in the least restrictive review area of the Bermuda Dunes Airport. The project has been deemed to be consistent with the applicable airport compatibility zone by the Airport Land Use Commission (ALUC).</p>
<p>LU 1.12 Pursuant to State law, each land use designation that provides for residential development (other than caretakers' dwellings) is assigned a population density standard for the purposes of projection and infrastructure planning. These population density standards are relevant only for general planning purposes, and shall not be interpreted as constituting legal limitations on the number of persons who may reside at any particular location or parcel.</p>	<p>The Valante Specific Plan contains residential use density ranges and an overall yield cap that is consistent with the General Plan land use designation of Community Development: High Density Residential (CD:HDR).</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
Efficient Use of Land	
<p>LU 2.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps, in accordance with the following:</p> <ul style="list-style-type: none"> ◇ Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities. 	<p>The Valante Specific Plan provides an infill residential community with a range of housing choices that are consistent with the General Plan land use designation for the project site, including attached and detached homes that will be offered for home ownership. The Residential component of the Valante Specific Plan includes a project objective that provides for a mixture of market rate residential products and densities clustered in neighborhoods such that implementation of the Specific Plan can change in response to market conditions. The mixture of compact lot single family detached homes and attached homes is aimed at providing a broad range of housing types for 1st and 2nd time and second home buyers.</p>
<ul style="list-style-type: none"> ◇ Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses. 	<p>Consistent with the Riverside County General plan, the Valante Specific Plan provides an infill residential community with a range of housing product types and densities as well as recreation areas and open space.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible. 	<p>The Valante Specific Plan is located near the I-10/Washington Street interchange and adjacent to the planned Mirasera Planned Community which will contain commercial/retail and business park/office uses. Additionally, the Avanterra Resort, which is located to the north west of the project site and is currently under construction.</p>
<ul style="list-style-type: none"> ◇ Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible. 	<p>Ultimately, the Avanterra Resort will include an 18-hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valante is located less than one mile from existing commercial/retail and industrial/ business park/office uses near the intersection of Washington Street and Varner Road.</p>
<ul style="list-style-type: none"> ◇ Site development to capitalize upon multi-modal transportation opportunities and promote compatible land use arrangements that reduce reliance on the automobile. 	<p>The Valante Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community.</p>
<ul style="list-style-type: none"> ◇ Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards. 	<p>The Valante Specific Plan provides for a major storm drainage facility that will protect the community as well as adjacent properties. Additionally, the Valante Specific Plan is subject to the provisions of the California Environmental Quality Act (CEQA) and an Initial Study (IS), Environmental Assessment (EA), and Mitigated Negative Declaration (MND) have been prepared. The MND included the preparation of a biological resources technical study and an analysis of the Valante Specific Plan’s potential impact on habitats and plant and animal species. The IS/MND determined that all potential project related impacts are less than significant with mitigation incorporated.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 10.1 Provide sufficient commercial and industrial development in order to increase local employment levels and thereby minimize long distance commuting.</p>	<p>The Riverside County General Plan designates the Valante site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valante Specific Plan furthers via implementation of the General Plan.</p>
<p>LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.</p>	<p>The Valante Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.</p>
<p><u>Community Design</u></p>	
<p>LU 3.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Maps and the Area Plan Land Use Maps in accordance with the following concepts:</p> <ul style="list-style-type: none"> ◇ Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, and housing. 	<p>The Valante Specific Plan is consistent with the General Plan objective to provide a mix of uses within the broader community by providing a mix of residential densities within this project. This mix is consistent with the General Plan designation for the property.</p>
<ul style="list-style-type: none"> ◇ Assist in and promote the development of infill and underutilized parcels which are located in Community Development areas, as identified on the General Plan Land Use Map. 	<p>The Valante Specific Plan development is an infill parcel within an area designated for urban development within the General Plan situated between the planned communities of Mirasera and Avanterra Resort. Mirasera includes 1,756 residential units; a 200-room hotel; a 33.9-acre office and mixed use development containing 358,000 square feet (SF) of buildings and 17.2 acres of community retail containing 187,300 SF of buildings. The Avanterra Resort includes 970 residential units, 350 hotel rooms and 2,068,000 SF of retail/commercial and office/industrial land uses.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Create street and trail networks that directly connect local destinations, and that are friendly to pedestrians, equestrians, bicyclists, and others using non-motorized forms of transportation. 	<p>The Valante Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses.</p>
<ul style="list-style-type: none"> ◇ Provide the opportunity to link communities through access to multi-modal transportation systems. 	<p>The Valante Specific Plan incorporates a pedestrian and bicycle trail network that connects to a regional trail fronting the property that will be constructed as part of the Valante community connection to Mirasera.</p>
<p>LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators.</p>	<p>The project incorporates a regional drainage channel along the northern boundary to separate the project site from the open space preserve to the north of the site. Connections between Valante and the adjacent Avanterra Resort and Mirasera communities are desired to encourage non-vehicular circulation.</p>
<p>LU 3.3 Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design.</p>	<p>The Valante Specific Plan amends the County’s zoning code to create project-specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones.</p>
Project Design	
<p>LU 4.1 Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:</p> <ul style="list-style-type: none"> ◇ Compliance with the design standards of the appropriate area plan land use category. 	<p>The Valante Specific Plan is consistent with the area plan land use category of High Density Residential (CD:HDR), but as a Specific Plan adopted by ordinance the Specific Plan has tailored design standards, which integrate similar design concepts as the County’s Design Guidelines.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Require that structures be constructed in accordance with the requirements of the County’s zoning, building, and other pertinent codes and regulations. 	<p>The Valante Specific Plan amends the County’s zoning code to create project-specific development standards. These standards will allow for more flexibility in designing the site plan while maintaining a level of quality design that is consistent with or exceeds the quality of design found in other developments not in Specific Plan zones. Development within the Valante Specific Plan is required to comply with the County’s building and other pertinent codes and regulations not covered in the Specific Plan.</p>
<ul style="list-style-type: none"> ◇ Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review. 	<p>The Valante Specific Plan incorporates a conceptual landscape plan and recommended plant materials that are drought-tolerant and appropriate for the project site’s desert climate. Additionally, the Valante Specific Plan will integrate the use of drip irrigation where appropriate</p>
<ul style="list-style-type: none"> ◇ Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems. 	
<ul style="list-style-type: none"> ◇ Pursue energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy, as provided for in Title 24 of the California Administrative Code. 	<p>The Valante Specific Plan incorporates a compact building cluster site approach which maximizes shading for both adjacent buildings and pedestrian paseos. The Valante Specific Plan has also been designed to limit the amount of major streets and impermeable paving through the use of narrower stub streets to access garages. These reduce the need to construct individual driveways to each home and allow for the creation of larger open space areas, such as the open space area fronting Varner Road.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Incorporate water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate. 	<p>Due to its climatic setting, the Valante Specific Plan incorporates drought tolerant landscaping and the use of drip irrigation where appropriate. The Valante community will incorporate a separate recycled water system for connection when recycled water is made available at the project site.</p>
<ul style="list-style-type: none"> ◇ Encourage innovative and creative design concepts. 	<p>The Valante Specific Plan incorporates a creative mix of residential product types to facilitate a diverse community connected not only by juxtaposition of product types but also by an extensive pedestrian paseo system. Additionally, the envisioned residential product types will front garages on alleys and provide access to the residences via landscaped paseos, which will give the front doors more prominence than traditional residential development.</p>
<ul style="list-style-type: none"> ◇ Mitigate noise, odor, lighting, and other impacts on surrounding properties. 	<p>The Valante Specific Plan is designed to minimize noise impacts from adjacent traffic sources through the incorporation of an extensive open space area along Varner Road. The Valante community design is also oriented inward to central park/open space areas for active outdoor uses, to avoid noise impacts to adjacent properties.</p>
<ul style="list-style-type: none"> ◇ Provide and maintain landscaping in open spaces and parking lots. 	<p>The Valante Specific Plan incorporates landscaping in all park and open space areas of the plan as well as parking areas. These areas will be maintained by the community's homeowner's association (HOA).</p>
<ul style="list-style-type: none"> ◇ Include extensive landscaping. 	<p>The Valante Specific Plan incorporates landscaping in all park and open space areas of the Plan. Intensity of landscaping depends on intended use of the area and on water conservation objectives. The frontage along Varner Road will have the most intensive landscape treatment.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<ul style="list-style-type: none"> ◇ Preserve natural features, such as unique natural terrain, drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems. 	<p>The Valante Specific Plan does not contain unique natural terrain, drainage ways or native vegetation that provides continuity with more extensive regional systems since the project site is separated from the Coachella Valley Preserve by Avenue 38 on the north. The Valante Specific Plan avoids encroachment into the adjacent Coachella Valley Preserve.</p>
<ul style="list-style-type: none"> ◇ Require that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements. 	<p>The Valante Specific Plan is designed around an extensive pedestrian paseo system connecting all development areas to four open space/recreational features as well as regional trail connections.</p>
<ul style="list-style-type: none"> ◇ Site buildings access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity. 	<p>The Valante Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area.</p>
<ul style="list-style-type: none"> ◇ Establish safe and frequent pedestrian crossings. 	<p>The Valante Specific Plan incorporates an extensive pedestrian paseo circulation system to encourage and enhance pedestrian connections between within and external to the Plan area. Circulation planning includes providing for safe pedestrian crossings of vehicular traffic.</p>
<ul style="list-style-type: none"> ◇ Create a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety. 	
<p><u>Infrastructure, Public Facilities and Service Provision</u></p>	
<p>LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, transportation systems, and fire/police/medical services.</p>	<p>The Valante Specific Plan is subject to the provisions of CEQA and an IS, EA, and MND have been prepared. The MND included an analysis of infrastructure needs and available services. The IS/MND determined that all potential project related impacts are</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels or service.</p>	<p>less than significant with mitigation incorporated. The Valante Specific Plan establishes the required infrastructure to support the planned land uses. The Specific Plan outlines a Financing and Maintenance Plan which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements.</p> <p>The Specific Plan is divided into planning areas in order to effectively allow for efficient, phased development, to ensure that infrastructure is available to buildings at the proper time, and to allow for phasing adjustments in response to market conditions.</p>
<p>LU 5.3 Review all projects for consistency with individual urban water management plans.</p>	<p>Urban Water Management Plans are created based on planned service requirements generated from City and County General Plans. The Valante Specific Plan is consistent with the County General Plan land use designation for the project site; therefore, the Valante Specific Plan is consistent with the applicable Urban Water Management Plan.</p>
<p>LU 5.4 Ensure that development and conservation land uses do not infringe upon existing public utility corridors, including fee owned rights-of-way and permanent easements, whose true land use is that of “public facilities”. This policy will ensure that the “public facilities” designation governs over what otherwise may be inferred by the large scale general plan maps.</p>	<p>The Valante Specific Plan reserves a right-of-way for a regional storm drainage channel along its northerly boundary and incorporates ROW for the construction of the new Avenue 38 alignment and width and widening of Varner Road pursuant to the Riverside County General Plan.</p>
<p>LU 6.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.</p>	<p>The Valante Specific Plan’s overall residential density is consistent with the designated General Plan density range for this property.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 6.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.</p>	<p>The Valante Specific Plan’s site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valante Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range behind the project site. The frontage along Varner Road is planned with a 70 foot (measured from roadway curb) buffer with landscaping and four to five foot berms, which will preserve the view corridor along the I-10. The Valante design also integrates flood control infrastructure to protect the site and adjacent properties from flood damage.</p>
<p><u>Economic Development</u></p>	
<p>LU 7.1 Accommodate the development of a balance of land uses that maintain and enhance the County’s fiscal viability, economic diversity, and environmental integrity.</p>	<p>The Riverside County General Plan designates the Valante site for residential land uses, which is proposed in the Specific Plan. The General Plan has been designed to provide a jobs/housing balance, which the Valante Specific Plan furthers via implementation of the General Plan.</p>
<p>LU 7.12 Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the County.</p>	<p>The Valante Specific Plan does not provide jobs as an all-residential development but it is intended to address workforce housing needs by design and price point. The Riverside County General Plan designates the Valante site for residential land uses at 8 to 14 du/ac. The Valante Specific Plan is consistent with this land use designation. The General Plan has been designed to provide a jobs/housing balance, which the Valante Specific Plan furthers via implementation of the General Plan.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<u>Open Space, Habitat and Natural Resource Preservation</u>	
<p>LU 8.1 Provide for permanent preservation of open space lands that contain important natural resources, hazards, water features, watercourses, and scenic and recreational values.</p>	<p>The Valante site is not considered an open space property as it is designated for high density residential land uses in the Riverside County General Plan. However, the Valante Specific Plan allows for permanent preservation of the Coachella Valley Preserve by respecting the boundary of the Preserve as identified in the Riverside County General Plan.</p>
<p>LU 8.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, National Environmental Policy Act (NEPA), the Clean Air Act, and the Clean Water Act.</p>	<p>The Valante Specific Plan is required to comply with the Multipurpose Open Space Element of the General Plan and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act.</p>
<p>LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.</p>	<p>The Valante Specific Plan incorporates a combination of community parks and open space areas for both quality of life and as aesthetic components of the community design.</p>
<p>LU 8.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources.</p>	<p>The Valante site is designated for CD:HDR and is planned for cluster home and attached residential development. Furthermore, with the incorporation of the regional drainage channel, the project does not impact the open space preserve to the north of the site.</p>
<u>Fiscal Impacts</u>	
<p>LU 9.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities.</p>	<p>The Valante Specific Plan will provide for the construction of major roads and storm drainage facilities and will contribute impact fees towards other public facilities as necessary based on County of Riverside requirements.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<u>Air Quality</u>	
<p>LU 10.3 Accommodate the development of community centers and concentrations of development to reduce reliance on the automobile and help improve air quality.</p>	<p>The Valante Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasera and Avanterra Resort communities.</p>
<p>LU 10.4 Provide options to the automobile in communities, such as transit, bicycle and pedestrian trails, to help improve air quality.</p>	<p>The Mirasera Planned Community will contain commercial/ retail and business park/office uses. Additionally, the Avanterra Resort will include an 18-hole golf course and clubhouse, hotel, villas, condos, timeshare units, commercial/retail and business park/office uses. Additionally, Valante is located less than one mile from existing commercial/retail and industrial/ business park/office uses near the intersection of Washington Street and Varner Road.</p>
<u>Circulation</u>	
<p>LU 12.1 Provide land use arrangements that reduce reliance on the automobile and improve opportunities for pedestrian, bicycle, and transit use in order to minimize congestion and air pollution.</p>	<p>The Valante Specific Plan provides an extensive network of pedestrian trails within the project as well as development of a portion of the County regional trail network. Internal trails or paseos connect to recreational areas and the regional trail will provide connections to adjoining properties and uses such as the Mirasera and Avanterra Resort communities.</p>
<p>LU 12.4 Incorporate safe and direct multi-modal linkages in the design and development of projects, as appropriate.</p>	

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 12.5 Allow traffic-calming elements, such as narrow streets, curb bulbs, textured paving, and landscaping, where appropriate.</p>	<p>Valante will be serviced by an internal street system consisting of Private Local Streets and Private Drives, which in turn connect to Avenue 38 and Avenue A. The Private Local Streets will have a design ROW (50 foot) to ensure safe and adequate mobility to village residents, visitors, and emergency personnel. Curb-adjacent sidewalks will be provided and will tie into the paseo trail system. This design will direct traffic to the primary road circulation system (Avenue 38 and Varner Road) to limit through-traffic in the residential neighborhood. Homes will front the streets and on-street parking will be allowed, which will serve to reduce traffic speeds.</p>
<p>LU 12.6 Require that adequate and accessible circulation facilities exist to meet the demands of a proposed land use.</p>	<p>The Valante Specific Plan will construct an expansion of Varner Road as well as a major realignment of Avenue 38. These two facilities will be sized to meet both the project generated traffic needs as well as contribute to surrounding property development needs.</p>
<p>LU 12.7 Review projects for consistency with the County's Transportation Demand Ordinance.</p>	<p>The County's Transportation Demand Ordinance establishes policies and procedures to encourage and promote the use of alternative transportation modes through project design and facility planning. The Valante Specific Plan provides for and promotes the use of alternative transportation modes via the incorporation of an extensive pedestrian circulation system and construction of a portion of the County's Regional Trail system, which will provide pedestrian and bicycle connections to adjacent commercial/retail and office/business park land uses.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
Scenic Corridors	
<p>LU 13.1 Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.</p>	<p>The Valante Specific Plan’s site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valante Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot (measured from roadway curb) buffer with native landscaping, riding and hiking trails and four to five-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.</p>
<p>LU 13.2 Incorporate riding, hiking, and bicycle trails and other compatible public recreational facilities within scenic corridors.</p>	
<p>LU 13.3 Ensure that the design and appearance of new landscaping, structures, equipment, signs, or grading within Designated and Eligible State and County scenic highway corridors are compatible with the surrounding scenic setting or environment</p>	
<p>LU 13.4 Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valante Specific Plan design provides a 70 foot wide (measured from roadway curb) buffer with an approximately 40 foot landscaped setback from Varner Road, more than 140 feet from the I-10 ROW.</p>
<p>LU 13.5 Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.</p>	<p>All electric or communication distribution lines within the project will be located underground.</p>
<p>LU 13.8 Avoid the blocking of public views by solid walls.</p>	<p>See LU 13.1 through 13.3 above.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<u>Airports</u>	
<p>LU 14.1 Allow airport facilities to continue operating in order to meet existing and future needs respecting potential noise and safety impacts.</p>	<p>The Valante Specific Plan is consistent with the Riverside County Airport Land Use Compatibility Plan, which governs land use policies of the closest airport to the Valante site, which is the Bermuda Dunes Airport. Based on that plan, the majority of the Project Site is within airport compatibility zone E. Zone E is considered the least restrictive of all of the airport compatibility zones. In fact, Zone E does not restrict residential uses, require a certain amount of open space, or prohibit uses, except for those that would be hazardous to flight. The Valante Specific Plan has been reviewed by the Riverside County Airport Land Use Commission and has been determined to be consistent with the airport influence area provisions affecting the site. Therefore, the project will not impact operations at the Bermuda Dunes Airport.</p>
<p>LU 14.2 Review all proposed projects and require consistency with any applicable airport land use compatibility plan as set forth in Appendix L and as summarized in the Area Plan's Airport Influence Area section for the airport in question.</p>	
<p>LU 14.4 Prior to the adoption or amendment of this General Plan or any specific plan, or the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of any airport land use compatibility plan, refer such proposed actions for determination and processing as provided by the Airport Land Use Law.</p>	
<p>LU 14.5 Allow the use of development clustering and/or density transfers to meet airport compatibility requirements as set forth in the applicable airport land use compatibility plan.</p>	
<p>LU 14.7 Ensure that no structures or activities encroach upon or adversely affect the use of navigable airspace.</p>	
<p>LU 14.9 All development proposals within an Airport Influence Area will be submitted to the affected airport.</p>	
<u>Community Development</u>	
<p>LU 22.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.</p>	<p>The Valante Specific Plan provides for a variety of residential products including both detached and attached for-sale units, consistent with the General Plan density range designation for this property, which is 8-14 du/ac.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 22.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use.</p>	<p>The Valante Specific Plan includes the provision of backbone infrastructure for domestic water service, wastewater conveyance, and storm water drainage. In addition, the Valante Specific Plan includes the provision of electrical and natural gas service to the plan area. As an established area, the County of Riverside and the individual utility and service providers are able to provide the necessary services to support the proposed project.</p> <p>The Valante Specific Plan establishes the required infrastructure to support the planned land uses. The Specific Plan outlines a Financing and Maintenance Plan which identifies the types of improvements needed, the responsible party(s) for constructing and maintaining the improvements, and the financing mechanisms for the improvements.</p> <p>The Valante Specific Plan is subject to the provisions of CEQA and an IS, EA, and MND have been prepared. The MND included an analysis of circulation facilities, water resources, and sewer facilities. The IS/MND determined that all potential project-related impacts are less than significant with mitigation incorporated.</p>
<p>LU 22.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.</p>	<p>The Valante Specific Plan provides for a variety of residential products including both detached and attached for-sale units, consistent with the General Plan density range designation for this property.</p>
<p>LU 22.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses.</p>	<p>The Valante Specific Plan design provides a 70 foot wide (measured from roadway curb) buffer with an approximately 40 foot landscaped setback from Varner Road, more than 140 feet from the I-10.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>LU 22.7 Allow for reduced street widths to minimize the influence of the automobile and improve the character of a neighborhood, in accordance with the Riverside County Fire Department.</p>	<p>The Valante Specific Plan incorporates reduced width private streets for all internal local streets within the project, which have been reviewed by the Fire Department.</p>
<p><u>CIRCULATION ELEMENT</u></p>	
<p>C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valante Specific Plan design provides a 70 foot wide (measured from roadway curb) landscaped setback from Varner Road, more than 140 feet from the I-10 ROW.</p>
<p><u>MULTIPURPOSE OPEN SPACE ELEMENT</u></p>	
<p>OS 22.1 Design developments within designated scenic highway corridors to balance the objectives of maintaining scenic resources with accommodating compatible land uses.</p>	<p>Although I-10 is not currently designated as a State Scenic Highway, the I-10 is designated as a County Eligible Scenic Highway. The Valante Specific Plan design provides a 70 foot wide (measured from roadway curb) buffer with an approximately 40 foot landscaped setback from Varner Road, more than 140 feet from the I-10 ROW.</p>
<p>OS 22.3 Encourage joint efforts among federal, state, and County agencies, and citizen groups to ensure compatible development within scenic corridors.</p>	<p>The Valante Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valante Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot (measured from roadway curb) buffer with native landscaping, riding and walking trails and four to five-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.</p>
<p>OS 22.4 Impose conditions on development within scenic highway corridors requiring dedication of scenic easements consistent with the Scenic Highways Plan, when it is necessary to preserve unique or special visual features.</p>	<p>The Valante Specific Plan's site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valante Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot (measured from roadway curb) buffer with native landscaping, riding and walking trails and four to five-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>OS 22.5 Utilize contour grading and slope rounding to gradually transition graded road slopes into a natural configuration consistent with the topography of the areas within scenic highway corridors.</p>	<p>The project site is generally flat and will remain so with the development of Valante; therefore, there will not be visible slopes from the I-10. Nevertheless, the Specific Plan includes requirements for slope rounding.</p>

6.2. Relationship to Western Coachella Valley Area Plan

As previously referenced in Section 6.1, the Valante Specific Plan is within the Western Coachella Valley Area Plan (WCVAP). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the RCIP’s five General Plan Foundation Components. Each of the five components is subdivided into detailed land use designations at the area plan level.

Following is a brief summary of each of the General Plan Foundation Components:

Agriculture – identifies those areas to be used for agricultural production.

Rural – identifies those areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow limited development.

Rural Community – identifies communities that exhibit a rural character and allow limited development.

Open Space – identifies those areas appropriate for the preservation of open space for habitat, recreation, scenic value, mineral resource extraction, and natural resource preservation. This category also identifies remote, large-parceled areas that allow limited development.

Community Development – identifies those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business-park, public facilities, and a mix of uses.

The Valante site is within the Community Development Foundation Component and is therefore subject to the Community Development Foundation Component policies. Further, the applicable land use designation for the project site is High Density Residential (CD:HDR). The WCVAP characterizes development allowed in the CD:HDR land use designation as detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The permitted density range is 8 to 14 dwelling units per acre (Du/ac).

Following are policies that are applicable to the Valante Specific Plan.

Table 6-2 Western Coachella Valley Area Plan Consistency Analysis Table

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>WCVAP 7.4 Ensure that architectural design is compatible with or enhances adjacent development.</p>	<p>Currently, there is no development immediately adjacent to the project site; however, the Valante Specific Plan incorporates extensive design guidelines to ensure quality architectural design that is consistent with the area.</p>
<p>WCVAP 7.5 Enhance block walls with special treatment or design.</p>	<p>The Valante Specific Plan’s site design takes into consideration its unique setting between the I-10 freeway and the hillside open space to the north. The Valante Specific Plan allows a maximum of three stories, which will limit the obstruction of views of the Little San Bernardino Mountain range to the northeast of the project site. The frontage along Varner Road is planned with a 70 foot (measured from roadway curb) buffer with native landscaping, riding and walking trails and four to five-foot berms, rather than using block walls along the I-10-facing property boundary so as to preserve the view corridor along the I-10 and provide a transitional area between the I-10 and the development areas.</p>
<p>WCVAP 18.1 Protect the scenic highways in the Western Coachella Valley from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridors sections of the Land Use, Multipurpose Open Space, and Circulation Elements.</p>	

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>WCVAP 7.6 Require residential development to incorporate the following design criteria: (a.) Roofline variation, through level changes and/or different building heights. (b.) Setback variation of units to reduce a straight-line effect, but in no case less than required by the County Land Use Ordinance. (c.) Facade treatment variation through use of compatible materials or colors. (d.) Consideration for security through lighting and visibility of common areas from units. (e.) Use of walls, landscaped berms, and plant materials in combination to provide screening buffers to roadways and adjacent land uses. (f.) Use of street trees and landscaping along interior roadways and parking areas. (g.) Placement of trees and other plant materials on both sides of walls along street frontages and other rights-of-way. (h.) Development projects with carports shall be designed with carports located out of view of the frontage street and other right-of-ways or provide with substantial screening. (i.) All buildings shall be provided with design treatments for roofs and facade with tile or other appropriate materials. (j.) The use of native and/or water-efficient plants, where feasible.</p>	<p>The Valante Specific Plan incorporates extensive design guidelines that address these and other design criteria to ensure quality architectural design that is consistent with the area.</p>

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>WCVAP 15.1 Where outdoor lighting is proposed, require the inclusion of outdoor lighting features that would minimize the effects on the nighttime sky and wildlife habitat areas.</p>	<p>The project will comply with Riverside County lighting standards.</p>
<p>WCVAP 15.2 Adhere to the lighting requirements of the County Ordinance Regulating Light Pollution for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.</p>	
<p>WCVAP 16.1 Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the General Plan Circulation Element.</p>	<p>The Valante Specific Plan has been designed to accommodate the proposed realignment Avenue 38 via construction of Avenue 38 pursuant to the General Plan designated Major Highway ROW width of 118 feet from its intersection with Varner Road along the southern project boundary to the eastern project boundary. Varner Road will also be constructed from the western project boundary to the eastern project boundary at its ultimate full-section ROW width of 118 feet ROW pursuant to its Major Highway designation in the General Plan.</p>
<p>WCVAP 16.2 Maintain the County's roadway Level of Service standards as described in the General Plan Circulation Element.</p>	<p>The Valante Specific Plan is subject to the provisions of CEQA and an IS, EA, and MND have been prepared. The MND included the preparation of a traffic study and an analysis of the Valante Specific Plan's potential impact on roadway Level of Service. The IS/MND determined that all potential project related impacts are less than significant with mitigation incorporated.</p>
<p>WCVAP 17.1 Develop a system of local trails that enhances the Western Coachella Valley's recreational opportunities and connects with the Riverside County regional trails system and the Eastern Coachella Valley Area Plan trails system.</p>	<p>The Valante Specific Plan incorporates an extensive pedestrian circulation system and connects to a County regional trail that provides access to retail and office uses in the adjacent planned Mirasera Planned Community.</p>
<p>WCVAP 17.2 Implement the Trails and Bikeway System, Figure 8, as discussed in the General Plan Circulation Element.</p>	

Goal/Objective/Policy/Principle	Specific Plan Consistency
<p>WCVAP 21.2 Require all development activities within Fringe-toed Lizard habitat areas be compatible with the conservation principles and provisions of the Fringe-toed Lizard Habitat Conservation Plan and the standards of the Multipurpose Open Space Element.</p>	<p>The project complies with the conservation principles in that a physical separation is provided in the plan between development and the FTL conservation area.</p>
<p>WCVAP 22.2 Require that proposed development projects that are subject to flood hazards, surface ponding, high erosion potential, or sheet flow be submitted to the Coachella Valley Water District or the Riverside County Flood Control and Water Conservation District for review.</p>	<p>The project will be submitted to the Coachella Valley Water District for review.</p>

6.3. Relationship to Riverside County Land Use Code

Among the actions taken by the Riverside County Board of Supervisors in approving the Valante Specific Plan was a change of zone to Specific Plan. The County is currently undergoing a comprehensive update of the Land Use and Development Ordinance, which will coordinate the zoning districts with the general plan designations. The project site's zoning is in conformance with the County's General Plan and is consistent with the CD:HDR land use designation applied to the site.