

TRAVERTINE POINT SPECIFIC PLAN

RIVERSIDE COUNTY • IMPERIAL COUNTY

JANUARY 2014 - FINAL

as modified by Substantial Conformance No. 1

A Partnership of:



Torres Martinez Desert Cahuilla Indians
& Black Emerald, LLC



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TRAVERTINE POINT SPECIFIC PLAN No. 375

Riverside County • Imperial County

Prepared for:

BLACK EMERALD, LLC

Michael Keller
91711 82nd Avenue
Thermal, CA 92274
760.485.2763

Prepared by:

FORMA

Van Stephens / Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626
714.673.6200

February 2012

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Travertine Point



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Travertine Point

1 INTRODUCTION

1.1 VISION

Imagine a place that captures the essence, security, and friendliness of a small town. Imagine a place that respects the rich natural history of the Salton Sea, the Coachella Valley and the cultural heritage of its earliest inhabitants. Imagine a place that embraces the unique setting and natural beauty of the land, the sea, the sky, and the sun. Imagine a place that provides this generation with the ideal opportunity to live, work, shop, raise a family, recreate, and learn, while ensuring that the needs of future generations are not compromised.

Imagine a place that captures that same philosophy of stewardship and embraces the principles of ‘Sustainable Development’ and ‘Green Building’. This is the Vision of Travertine Point. A new community, a “New Town” in fact, that while grounded in tradition and respect for the past, holds a bright and shining promise for the future.

The Travertine Point Development Team does imagine such a place – a town of balanced land uses and life styles. We are committed to creating a special place that will contribute something to everyone – resident, guest, visitor, neighbor, investor, employer, employee, and the surrounding community. We have authored a plan that is founded on this Vision and embraces logical solutions and a sustainable, responsible approach to development and environmental protection.

Four key elements are the foundation for Travertine Point:

1. Economic Development and Community Services
2. Enhanced Lifestyle
3. Community Health and Wellness
4. Enriched Environment



“Treat the earth well; it was not given to you by your parents. It was loaned to you by your children.”
- Ancient proverb

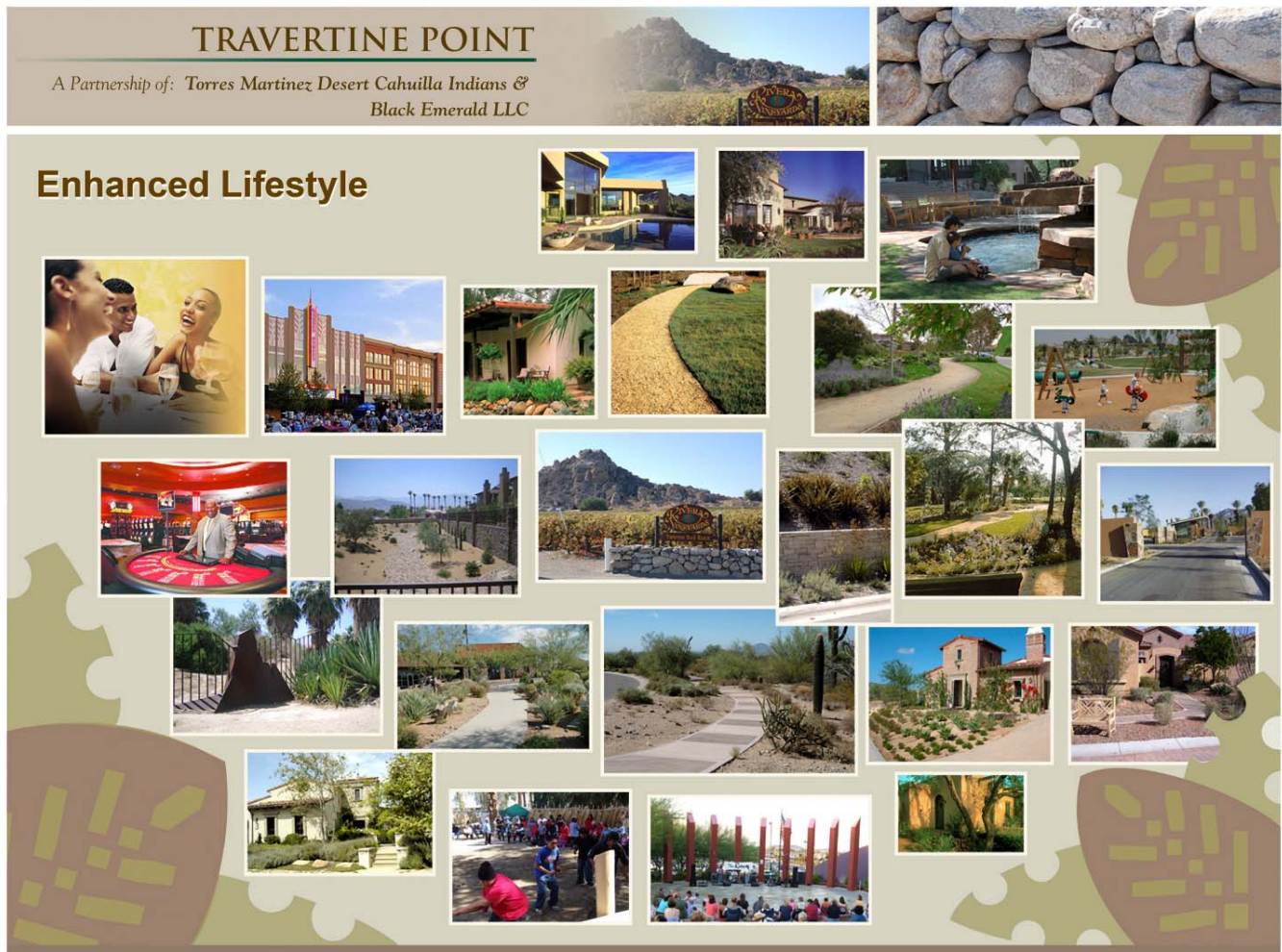


1. INTRODUCTION

- Economic Development and Community Services.** The development of Travertine Point with a regional commercial retail center will capture the regional trade and commerce potential of the Eastern Coachella Valley and the Highway 86 corridor. It will also create the opportunity for local business development and associated employment, ensuring the economic well-being of the community. The development of Travertine Point and similar projects will provide the economic engine necessary to help fund the restoration of the Salton Sea. Travertine Point has the potential to be a resort and recreation destination for the Salton Sea Region. The project's location and its components of resort, town district, marina, are attractions for residents, retailers, and visitors to the region. In essence the community is to become a self-contained "new town", providing the full complement of community services of education, recreation, health care, public safety, emergency services, shopping and entertainment.



2. **Enhanced Lifestyle.** Travertine Point will provide, through sustainable development principles and quality design, opportunities for residents to improve and enhance their lifestyles. Residents and visitors alike will have access to the full array of urban uses, amenities, and services, many of them within a convenient walkable distance. A wide variety of home choices are available to meet the needs of all resident profiles, family compositions, and socio-economic segments. Shopping, entertainment, dining, recreation, education, employment, social and cultural opportunities will be locally available. Unlike typical suburban bedroom communities, Travertine Point will offer a complete array of amenities and services necessary for a totally enjoyable, secure, and friendly lifestyle.



1. INTRODUCTION

3. **Community Health & Wellness.** Travertine Point places a strong emphasis on wellness in that active recreation opportunities abound. An extensive trail system affords the opportunity to walk, jog, run, bike for exercise or simply for casual enjoyment, for short-range travel to work, shop, school and/or recreate. Good health is supported through sustainable design principles and promoting alternatives to the auto to improve air quality and to reduce carbon dioxide (CO₂) emissions. Landscaping to enhance the environment is promoted throughout the Specific Plan, along with 'green' infrastructure to improve water quality for existing and new residents. Walkable neighborhoods and alternative transportation will entice people to leave their cars at home, promoting healthy exercise in the form of walking, jogging, and cycling. An abundance of conveniently located parks and recreation facilities encourage a more healthy and active lifestyle. Medical facilities are an equally important planned addition to Travertine Point.



4. **Enriched Environment.** Travertine Point is planned to be a model community that recognizes and respects its rich desert environment and its relationship with the Salton Sea. It is planned to be developed in a sound and ecologically sensitive manner that embraces native landscape opportunities, and supports native habitat by protecting and enhancing the region’s bio-diversity. The plan promotes the concept of creating multiple function open spaces so that the community and the environment realize the greatest benefit from cultural areas, native habitat, trails, parks and protected areas. The applicant for Travertine Point actively supports and encourages the restoration efforts and continued use of the Salton Sea as a valuable resource for habitat and recreation including boating, fishing and birding. The applicant’s efforts and the development of the project will make a significant contribution to the Salton Sea restoration program. The Travertine Point Specific Plan embraces and reflects the rich heritage of the Coachella Valley and the site’s immediate context, including the culture of the Cahuilla Indians, the desert landscape, the Salton Sea and the agricultural history of the area. These elements are reflected in the landscape concepts, monumentation and design guidelines.



1. INTRODUCTION

1.2 SPECIFIC PLAN GOALS

The primary goals of the Travertine Point Specific Plan are to:

1. Adopt a Specific Plan that meets the requirements of state law and is consistent with the goals, policies, and objectives of the Riverside County and Imperial County General Plans.
2. Develop a balanced master-planned community that will be an exemplary living and working environment, founded on the principles of sustainable development.
3. Include principles which promote wise use of land and resources such as recycling or reclaiming water, soils or waste resources; efficient use of urban services by establishing opportunities for “practicable green” solutions for effective reduction in energy and water consumptions; and a comprehensive mix of land uses and housing choices.
4. Develop a range of transportation/mobility options, pedestrian-friendly circulation; encourage energy conservation and alternative energy uses; and implement attractive design with a strong sense of place, and appropriate human scale design.
5. Provide an integrated mix of residential densities and product types, including single-family homes on a variety of lot sizes: single-family attached homes and multi-family residences in townhouse, duplex, condominium and/or apartment configurations catering to all socio-economic levels.
6. Provide for commercial retail, office, institutional and other non-residential uses to meet local, community, and regional needs.
7. Provide for employment-based uses to achieve a balance of jobs to housing.
8. Design and adopt a land use plan that will be fiscally efficient and capable of supporting the financing of the construction and maintenance of required public improvements.
9. Develop a plan to provide a comprehensive system of parks and trails, as well as other recreational amenities that conveniently serve the diverse interests and needs of the community as a whole.
10. Provide a safe and efficient circulation and transportation system for private vehicles, mass transit, including opportunities for electric or alternative fuel source vehicles, bikes, and pedestrians within the Specific Plan area.
11. Advance the implementation of the joint Riverside / Imperial County transportation plans through cooperative transportation planning and traffic modeling for both Counties and the two Caltrans districts to ensure that all agency issues are addressed.
12. Design a town district that is walkable, highly integrated, and encompasses multifunctional public and private spaces. This can be accomplished through a network of streets, sidewalks, and land uses that provide a focal point for community shopping, entertainment and activities that successfully combine commercial, civic, and residential uses that is also well connected to the rest of the community by the trails network.
13. Establish sustainable principles that reduce carbon footprints and promote sustainable watershed management.
14. Establish flexible implementation mechanisms that will accommodate future real estate market and economic adjustments. The flexibility mechanisms are inherent in the structure of the Specific Plan and reinforced in the implementation mechanisms established in the Project Implementation section.

15. Establish alternative development standards to existing general plans, zoning, and other regulations in order to implement sustainable development and environmentally sensitive principles.

1.3 PURPOSE AND INTENT

The purpose of the Travertine Point Specific Plan (Travertine Point) is to provide for the orderly and efficient development of the Specific Plan Area consistent with the provisions of the Riverside and Imperial County General Plans. When adopted by both counties, through their respective legislative action, the Specific Plan document will serve both jurisdictional planning and regulatory functions. All future development plans, tentative parcel and/or tract map(s), or other similar entitlements, shall be consistent with the goals, policies and regulations set forth in this document. This document includes land use plans, development regulations, design guidelines, and an implementation program designed to ensure that future development projects are in accordance with the Travertine Point Specific Plan.

The intent of the Travertine Point Specific Plan is to provide a development tool for Riverside and Imperial Counties, builders and developers, in the design of a sustainable and pedestrian-friendly community that includes a town district, diverse housing products, active adult residential areas, mixed use development, commercial and employment centers, resort and tourism facilities, recreation areas with parks, lakes, and trails. It provides a framework that ensures the ultimate development of each Plan Area that is consistent with the overall vision of the Specific Plan. The land use, circulation, parks and open space, and infrastructure plans establish the foundational development parameters. Subsequent development applications, tentative maps, and final maps may vary in form to some degree as more exact engineering is developed through the course of the ultimate build out of the Specific Plan. Implementation programs are also set forth for the preparation of detailed development proposals subsequent to initial construction, including required submittals of District Refinement Plans and the appropriate jurisdictional agency's review and approval process.

The Travertine Point Specific Plan is planned to be both a policy and a regulatory document and is subject to both Riverside County and Imperial County Boards of Supervisors adoption by resolution.

1. INTRODUCTION

1.4 SPECIFIC PLAN OVERVIEW

The Travertine Point Specific Plan is organized in the following manner:

- Section 1: Introduction:** Sets forth the Vision, Purpose, and Intent of the Travertine Point Specific Plan, the Travertine Point Specific Plan Overview, and Specific Plan Goals.
- Section 2: Summary:** Provides a brief Overview of the Travertine Point project and an EIR/Issues summary in matrix format.
- Section 3: Specific Plan Land Use Plan:** Provides the overall community vision and guiding principles for Travertine Point, the Land Use Plan, a description of the individual plan elements and development standards (land use, master landscape concept, circulation, drainage, water, sewer and utilities infrastructure, grading, and phasing) for the Specific Plan area. This section also provides a discussion of the Specific Plan Land Use Division into five Districts that includes development standards, permitted uses, sustainable development principals, and design guidelines to ensure that construction of the new development is consistent with the vision and goals of the Travertine Point Specific Plan. The Project Implementation section also includes a description of many of the commitments necessary to implement the Travertine Point Specific Plan, including the implementation measures, financing mechanisms, and maintenance programs.
- Appendix A: Specific Plan Zoning Ordinance:** Is the adopted Ordinance that authorizes the Specific Plan to govern the future development of the property.
- Appendix B: Quantitative Assessment of Operational Greenhouse Gas Emission Reductions Resulting from Travertine Point's Sustainability Initiatives:** This analysis quantifies the anticipated operational GHG emission reductions related to Travertine's proposed sustainability initiatives.
- EIR and General Plan Analysis:** Concurrently, with this Specific Plan document, an Environmental Impact Report (EIR) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR evaluates the land use plan, circulation, and infrastructure improvements associated with the Travertine Point Specific Plan and the potential impacts that would result from their implementation. The EIR also proposes measures to mitigate potential impacts; many of which are incorporated into this document.

The General Plan Analysis clarifies the land use and recommended guidelines for development with the Specific Plan area in collaboration with the adopted General Plans. The Specific Plan provides the opportunity for alteration of land use patterns and development standards.

Travertine Point

2 SUMMARY

2.1 PROJECT LOCATION

Travertine Point is located approximately thirty-five miles south of Palm Springs and twelve miles north of Salton City. The southern area of the Specific Plan area is land marked by a rock outcropping known as Travertine Point at the southerly end of Coachella Valley near the jurisdictional boundary of Riverside and Imperial County. Refer to Exhibit 2-1, Regional Location Map, and Exhibit 2-2, Project Vicinity Map.

The Travertine Point Specific Plan area encompasses approximately 4,918 acres of land within the Coachella Valley with multiple ownerships. Black Emerald, LLC owns approximately 1,943 acres, Torres Martinez Desert Cahuilla Indian (TMDCI) Reservation Lands occupy 1,410 acres, and numerous “Other” owners include 1,565 acres of the remaining area of fee land. The majority of the properties – totaling 3,938 acres – lies within the jurisdiction of Riverside County, with the remainder – totaling 980 acres – within Imperial County. (Refer to Exhibit 2-3, Oblique Aerials.)

Regional access is provided by California State Routes 86S (SR-86S) and Interstate 10 to the north. Air transportation for the region is provided by Palm Springs International Airport, approximately 35 miles to the northwest, and Jacqueline Cochran Regional Airport, approximately 10 miles to the north. Currently no rail or mass transit service exists in this part of the valley.

2.2 PROJECT SETTING

2.2.1 Existing Land Use

The existing land use of much of the property is currently in agricultural production – grapes, row crops, dates – as well as some aquaculture uses. The Torres Martinez lands are largely undeveloped.

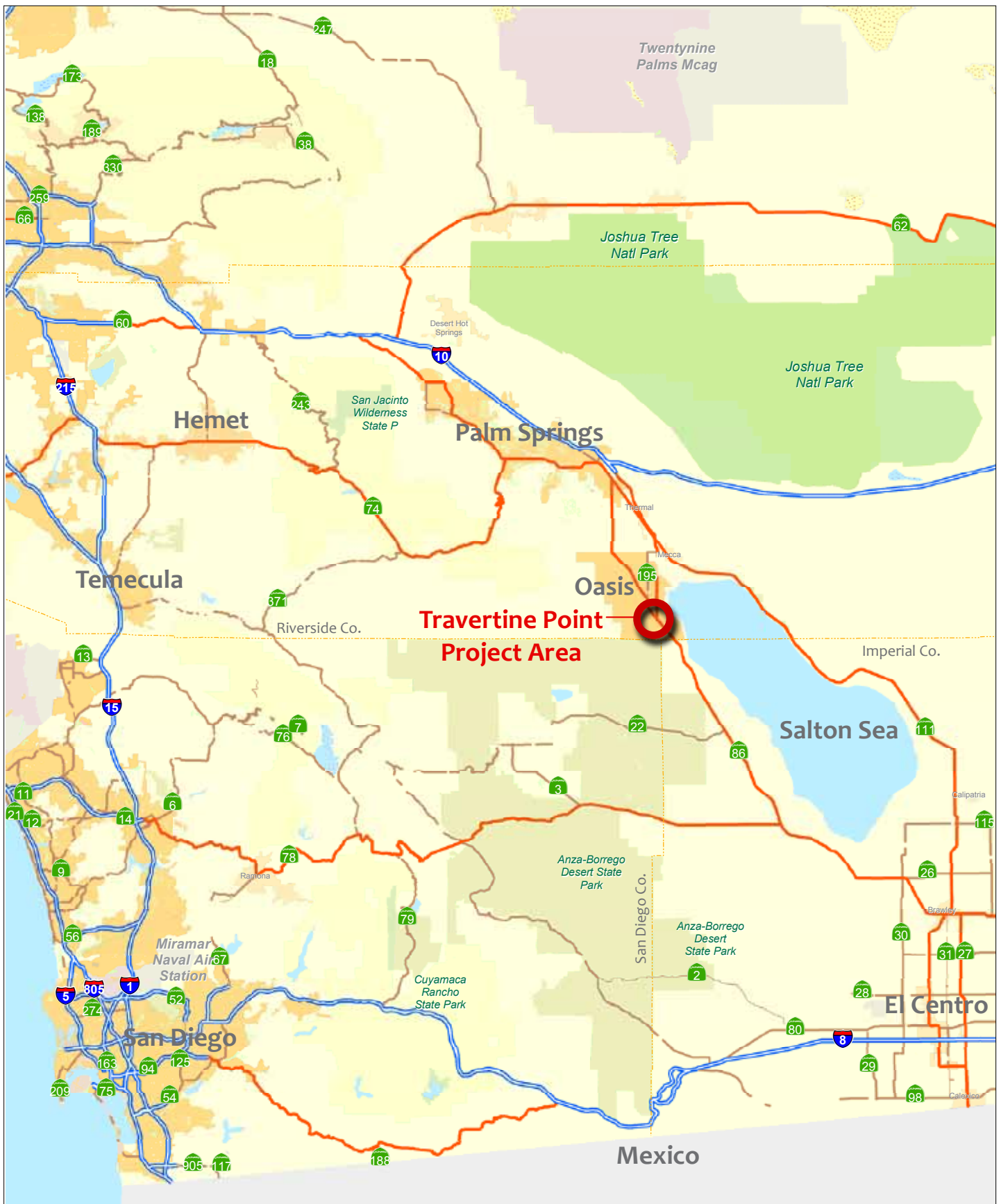


Travertine Point –
a New Community
Founded on
Sustainability



2. SUMMARY

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Travertine Point Specific Plan

Black Emerald, LLC

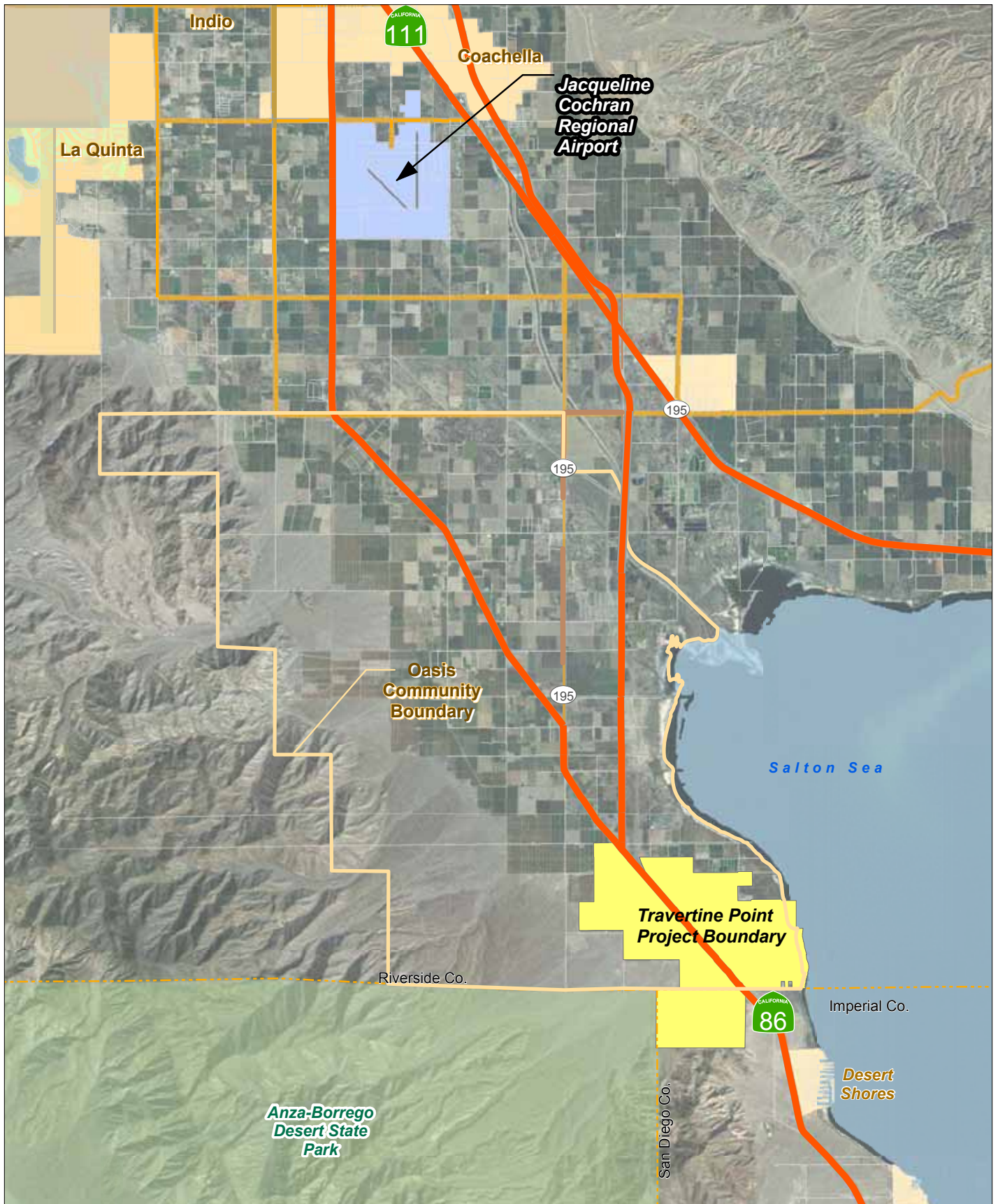
SP375 Exhibit 2-1
 Regional
 Location Map



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2. SUMMARY

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SP375 Exhibit 2-2

Travertine Point Specific Plan

Project Vicinity Map

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2. SUMMARY

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OBLIQUE AERIAL LOOKING NORTH



OBLIQUE AERIAL LOOKING EAST



OBLIQUE AERIAL LOOKING SOUTH



OBLIQUE AERIAL LOOKING WEST

SOURCE: GOOGLE EARTH

Travertine Point Specific Plan

SP375 Exhibit 2-3
Oblique Aerials

Black Emerald, LLC



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2. SUMMARY

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2.2.2 Physical Characteristics

The Specific Plan's undeveloped areas are relatively flat and sparsely vegetated. Several drainages traverse the property which lies on an alluvial fan at the base of the Santa Rosa Mountains and drains into the Salton Sea. The soil types consist of alluvial deposits. The property slopes from southwest to northeast with gradual grade changes. Greater slope grades and changes occur west and south of Highway 86S.

Highway SR-86S traverses the center of the Specific Plan area as a limited-access highway. SR-86(S) is designated a North American Free Trade Agreement (NAFTA) Highway connecting the El Centro/Mexicali area to the south with the Desert Cities area and Interstate 10 to the north.

Riverside County owns two parcels that total approximately 166.6 acres within the Specific Plan area. The Oasis landfill operations occur on the 161-acre parcel located south of 84th Avenue. The northern 80 acres is currently being used for landfill operations and the southern 81 acres is reserved as a future borrow source for possible future closure construction of the landfill (source: Riverside County Waste Management District, SP No. 375 comment letter dated October 29, 2008). The landfill was started several decades ago, and has recently reopened two days a week, after having been limited to two days of operation per year for the past several years.

The majority of the Specific Plan area is active agricultural uses or undeveloped property within TMDCI jurisdictional control. Refer to Exhibit 2-2, Project Vicinity Map.

2.2.3 Surrounding Land Use

The entire project area within Riverside County is located within the Eastern Coachella Valley Area Plan of the County's General Plan.

The surrounding land uses consist of mainly agricultural with some aqua cultural uses (fish farming) to the north (81st and 82nd Avenues), and northeast (Pierce Street and 81st Avenue). The Salton Sea lies directly to the east. The areas to the south of 86th Avenue, in unincorporated Imperial County, are currently vacant. The existing Desert Shores community is located to the south and east of the SR-86S. The Anza Borrego Desert State Park lies to the southwest in San Diego County and is California's largest state park, encompassing more than 600,000 acres. It is framed by and includes many rugged mountain ranges: the Bucksnorts and the Santa Rosas on the north, the Jacumba Mountains on the South and the Vallecito and Pinyon Mountains on the west. To the east, the Borrego Mountains taper into the Carrizo Badlands before falling away into the Salton Trough. Other, privately owned, vacant property lies to the west within Riverside County. Refer to Exhibit 2-3, Oblique Aerials.

2. SUMMARY

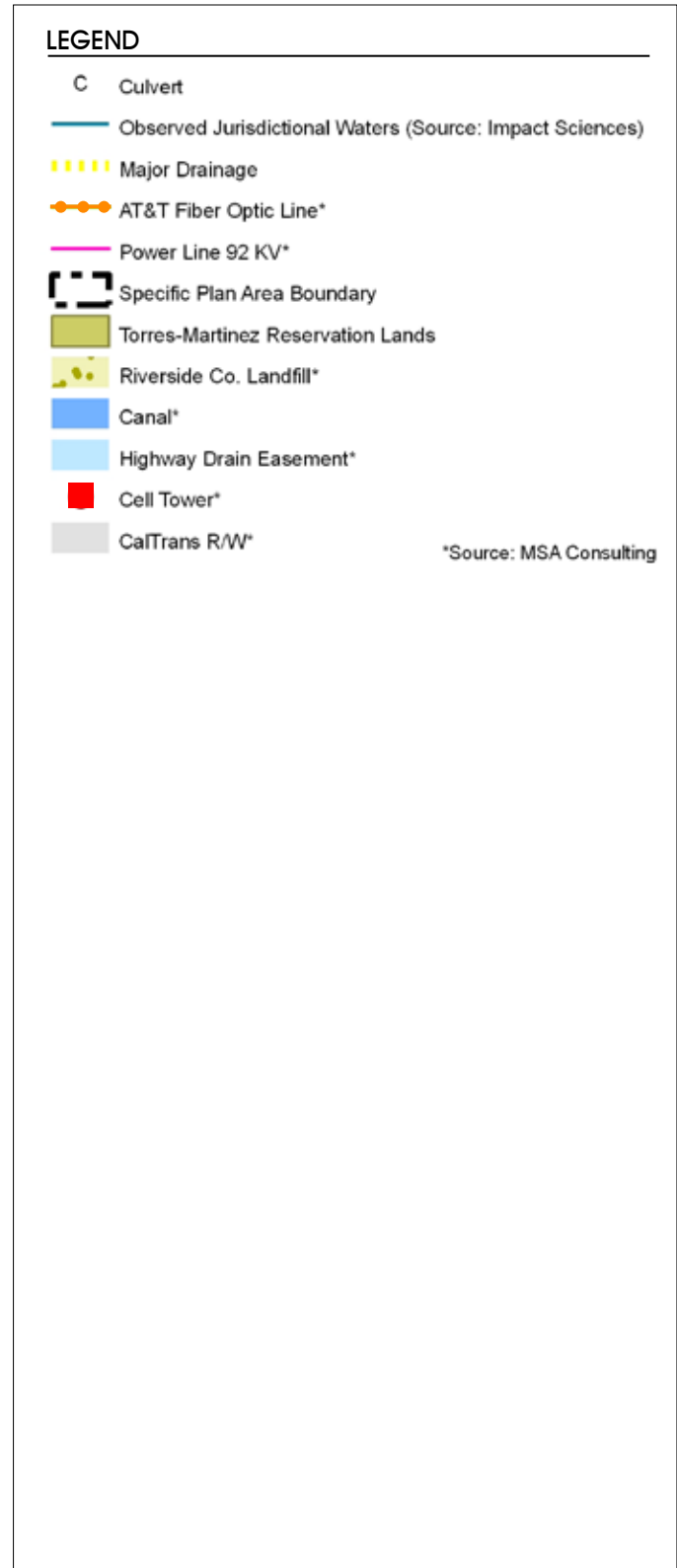
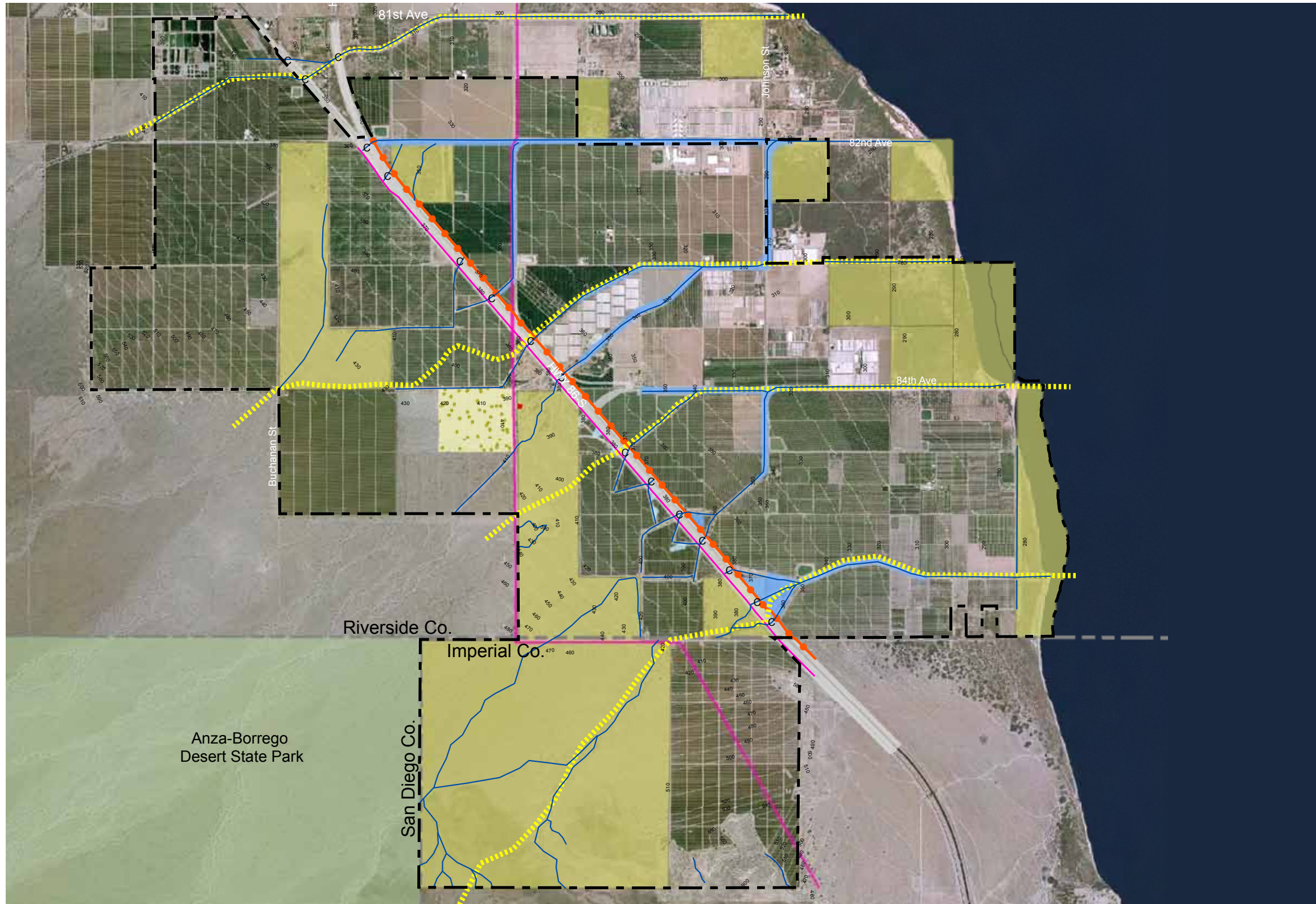
2.2.4 General Constraints

The Specific Plan area has site constraints that influence decisions towards the ultimate development of the Specific Plan area and the proposed land use plan. Constraints include geographical, jurisdictional, and man-made improvements. Refer to Exhibit 2-4, Constraints Map.

Geographical constraints include the mountain ranges to the south and Travertine Point. Jurisdictional waters traversing from the west to the east and in some cases contained within drainage easements. The terrain slopes from the west and southwest to the east and northeast. The shoreline of the Salton Sea maintains a physical limitation as the eastern boundary of the Specific Plan.

Jurisdictional constraints include the boundaries of three county jurisdictions, two of which are within the Specific Plan area, Riverside and Imperial Counties. The third boundary is San Diego County that borders the southwestern most portion of the site, which is also the Anza Borrego Desert and abuts the Torres Martinez Tribal Lands (TMDCI). In addition, TMDCI controlled properties are located throughout the Specific Plan area. The Salton Sea Authority is another quasi-public agency that influences development along the Salton Sea.

Man-made improvements include Highway 86S which is the main transportation corridor that bisects the Specific Plan area. Numerous well sites, irrigation lines, and drainages are located throughout the property. A fiber optic line, 116kV and 92 kV overhead power lines are within the Specific Plan area. The Riverside County landfill, located at the southwest intersection of 84th Avenue and Lincoln Street, is open two days a week. Drainage channels traverse the site from a west to east direction, east of Highway 86S. A cell tower exists along Lincoln Street and 84th Avenue. Farm related facilities and structures are scattered throughout the Specific Plan area including several irrigation reservoirs and ponds.



Travertine Point Specific Plan

SP375 Exhibit 2-4
Constraints Map

2. SUMMARY

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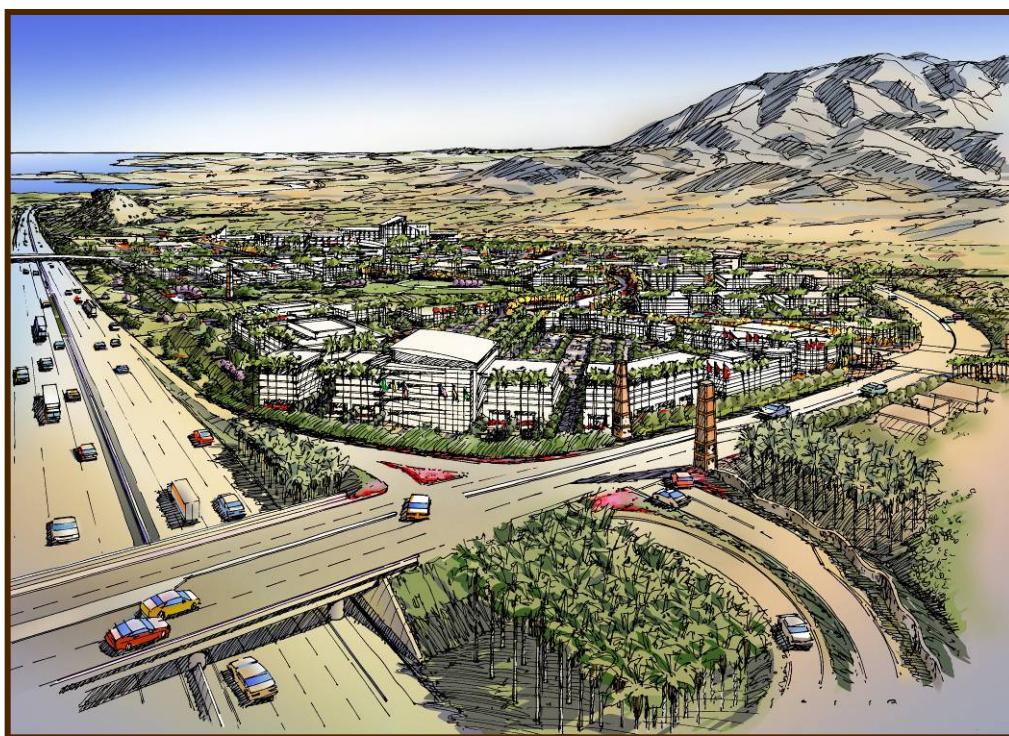
2.3 PROJECT SUMMARY

The Specific Plan Land Use Concept is the initial high-altitude expression of the “Big Ideas” contained in the Travertine Point vision. SR-86S, gently sloping terrain and topographic features, view potential, and the juxtaposition of Tribal lands and non-tribal fee lands are major organizing elements that give form and substance to the land use and circulation patterns. A community of this scale can best be grasped by viewing it in smaller districts, each with its own subset of land uses. In the case of Travertine Point, five districts consist of land uses that include:

- the Town District and Mixed Use,
- the Resort,
- the Marina,
- Residential Neighborhoods,
- Regional, Local, and Neighborhood Retail,
- Recreation and Open Space,
- Schools, and
- Public Services and Facilities

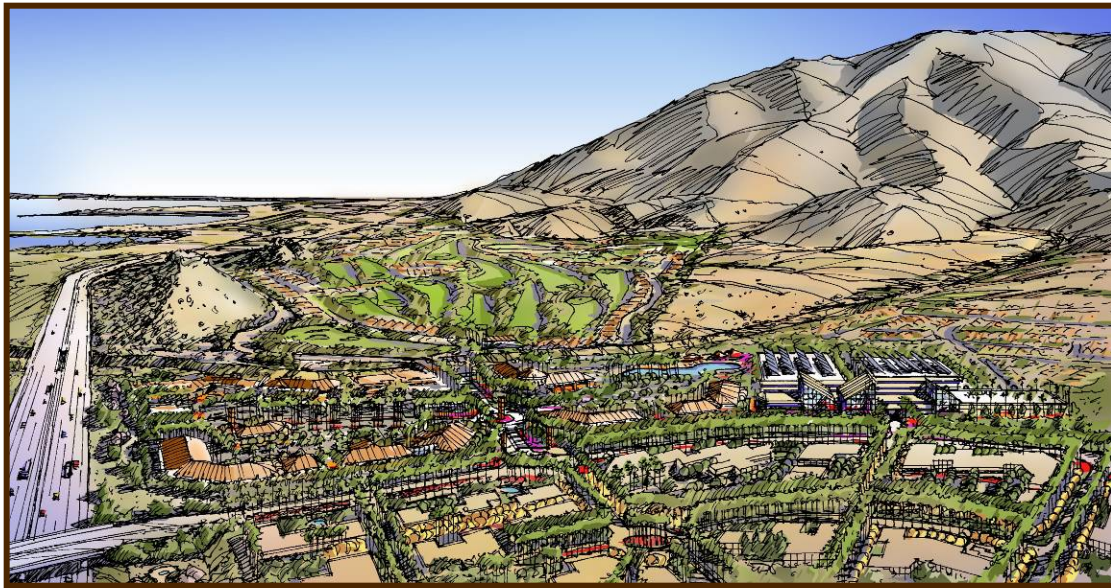
The Travertine Point Illustrative Concept Plan (refer to Exhibit 2-5, Illustrative Concept Plan), depicts the proposed major land uses and circulation system.

- **The Town District** – The heart or ‘Town District’ of Travertine Point is located near its geographic center, at a future SR-86S interchange proposed to support the Specific Plan’s circulation. Land uses include a mixed-use area that allows for a variety of land uses including retail, offices, business park and light industrial, institutional uses, multi-family residential, as well as other visitor-serving uses.

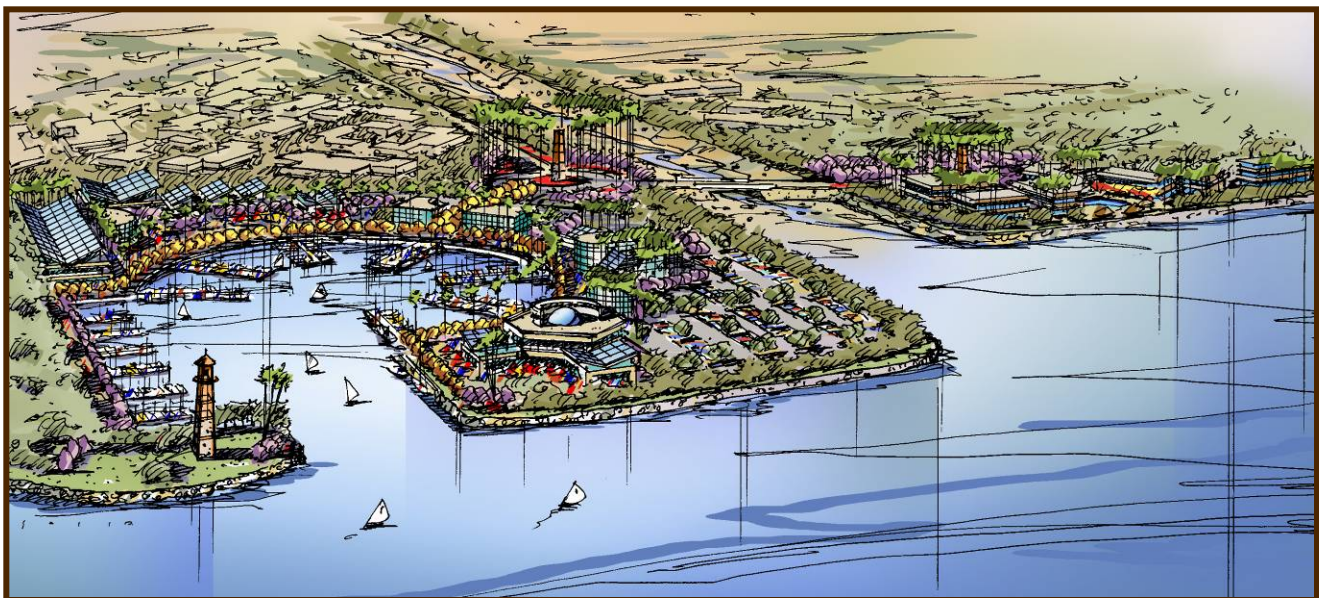


2. SUMMARY

- **The Resort** – The resort area is located to the south of the ‘Town District’ on the west side of SR-86 and is a suitable location for a hotel, spa, specialty retail, conference facilities and potential casino, an upscale RV park, and golf. Approximately half of the resort area is on TMDCI land.



- **The Marina** – A marina is proposed at the southeast portion of the Specific Plan area on TMDCI Reservation land. The marina development is a potential future use that assumes the successful restoration of the Salton Sea as presently proposed by the Salton Sea Authority. In addition to boat slips and marine sales and services, the marina area will also provide specialty retail shops, restaurants and an opportunity for lodging.



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LEGEND

- Specific Plan Boundary
- Residential
- Regional Commercial
- Neighborhood Commercial
- Resort
- Marina
- Mixed Use
- Theme Streetscape
- District Perimeter Landscape Community
- Public Facility/Open Space
- Community Residential/Golf
- Natural Open Space
- Drainage Channels

NOTE:
 The locations and configurations of proposed school sites, park sites, reservoirs and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, reservoirs and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

Travertine Point Specific Plan

SP375 Exhibit 2-5
 Illustrative Concept Plan

2. SUMMARY

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- ❑ **The Cultural Preserve and Living Desert** – The northern portion of TMDCI Reservation land is planned to be maintained as a cultural preserve and ‘living desert’. This area is known to have significant archeological artifacts. The cultural preserve is planned to protect and preserve these culturally sensitive lands and artifacts.
- ❑ **The Residential Neighborhoods** – The residential component of Travertine Point is planned for a wide array of product types, home sizes, lot sizes, and pricing. The residential neighborhoods will support a diverse population, life-styles, and family groups.

Residential housing is planned to be predominantly single family in character, but may include compact residential lots, attached homes, condominiums, multi-family – for-sale and rental units, and opportunities for active adult neighborhoods. A resort-style residential neighborhood is planned to be designed with a membership golf course planned for the southeast portion of the Specific Plan Area in Imperial County.

The residential areas are characterized by five categories:

- **Medium Density Residential (MDR)** areas allow development in the range of up to 2-5 dwelling units per average gross acre.
- **Medium-High Density Residential (MHDR)** areas allow development in the range of up to 5-8 dwelling units per average gross acre.
- **High Density Residential (HDR)** areas allow development in the range of up to 8-14 dwelling units per average gross acre.
- **Highest Density Residential (HHDR)** areas allow development to 20+ dwelling units per average gross acre.
- **Walkable Commercial** areas are to provide residential planning areas with access to a limited number of convenient retail and personal service uses. Walkable Commercial are intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.



2. SUMMARY

- ❑ **Commercial Retail (Regional and Local)** – Regional and local neighborhood retail centers provide supermarkets and drug stores that are anticipated to anchor these centers that include other supported shops, services, and conveniences.
- ❑ **Open Space, Recreation, Trails and Parks** – A significant portion of Travertine Point’s Specific Plan – approximately 1,525 acres, of the total land area – is designated as open space for a variety of open space uses including:
 - an extensive network of broad storm water flood control channels that will support ground water re-charge. These naturally landscaped linear corridors will also function as an integrated component of the Specific Plan’s multi-functional trails system.
 - storm water detention areas that support public park and recreation uses
 - a public park system that provides a full spectrum of recreational facilities and activities
 - natural open space areas that remain undisturbed and may be enhanced to increase the natural habitat value to support existing wildlife
 - function as open space corridors between the Salton Sea, the Santa Rosa Mountains, and the Anza Borrego State Park
 - a cultural preserve/living desert and possibly other culturally sensitive lands that support preservation, management, and education of cultural heritage or folklore
 - golf course(s)
 - an extensive network of improved multi-purpose trails



In addition to the open space planning areas, residential as well as the non-residential planning areas will also provide recreational facilities and amenities such as:

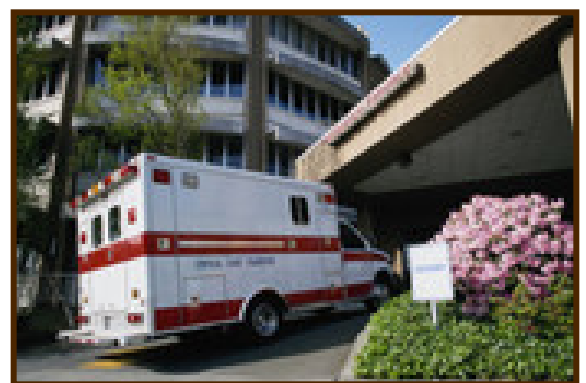
- water retention basins that will be designed as multi-functional facilities for irrigation, water storage, storm water detention and water quality treatment, possible ground water re-charge and for recreational uses (non-motorized boating and fishing)
- private recreation centers developed in collaboration with residential projects



- **Schools** – Several elementary and, middle schools as well as a high school are to be planned and located in coordination with the Coachella Valley Unified School District (CVUSD) to serve the needs of the community. Travertine Point will ultimately require a new high school and potentially an adult education facility for continuing education, trade school, or satellite campus. The actual number and location of all public school facilities will be determined by the number of homes built and the number of new students generated by the development, in collaboration with the Coachella Valley Unified School District. The Land Use Plan currently anticipates the need for six elementary (grades K-6), one middle (grades 7-8), and one high school campus (grades 9-12) based on current CVUSD facilities requirements and forecasted buildout of student generating housing.



- **Public Services and Facilities** – Public safety services and emergency facilities (police, fire, EMT) is accommodated in the planning for Travertine Point in collaboration with the responsible agencies. Civic uses (libraries, museums, performing arts, government centers, courts, etc.) may be located in the Town District as well as throughout the Specific Plan area where appropriate.



2. SUMMARY

The following table presents an overview of the proposed land use concept and the allocation of acreage and number of dwellings at buildout for Travertine Point.

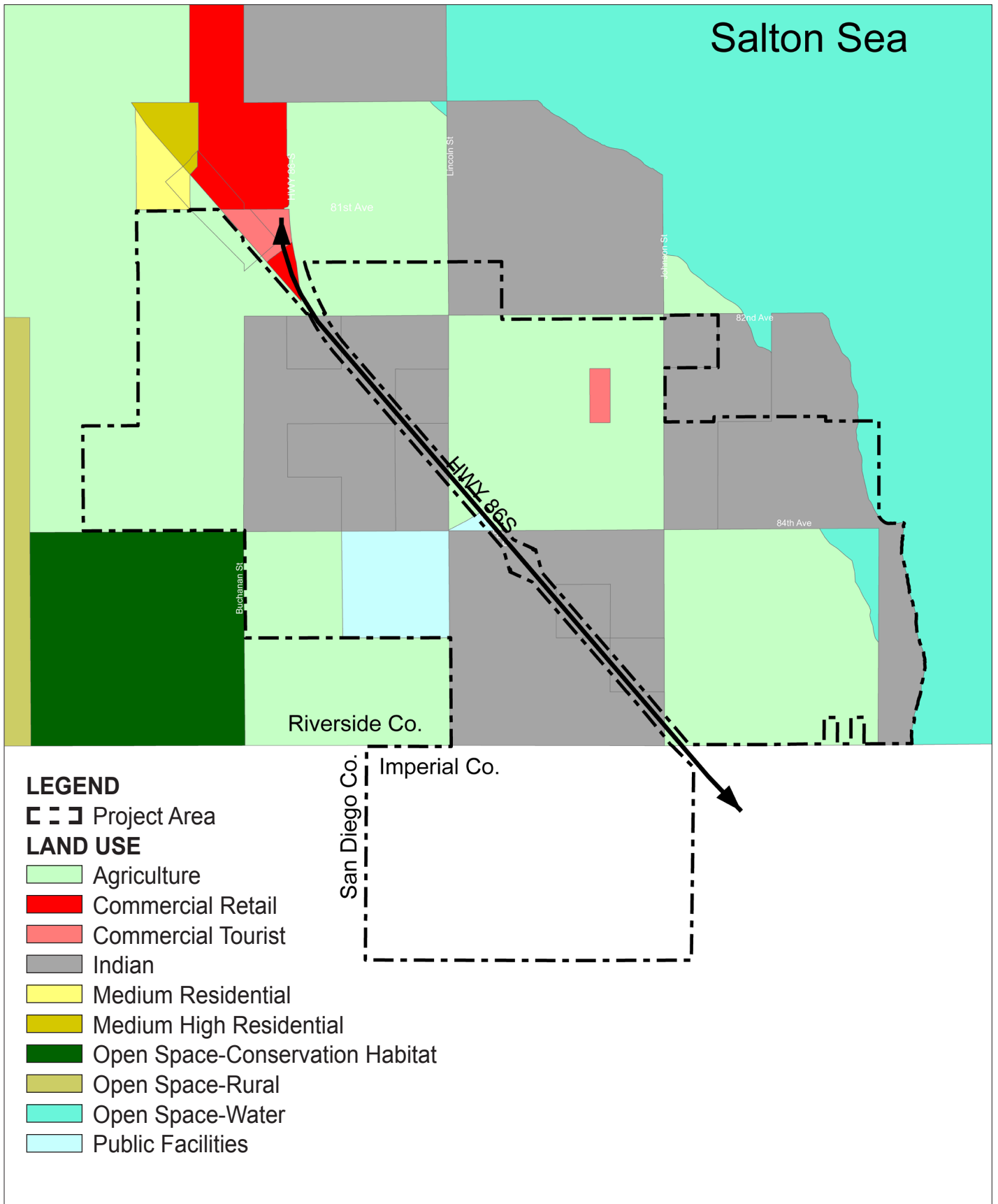
**Table 2-1
Summary of Land Uses**

Land Use	Torres-Martinez Desert Cahuilla Indians		Black Emerald and Others		Acreage Total	Residential Unit Total
	Acres	Residential Units	Acres	Residential Units		
Commercial Retail	38	100	45		99	100
Commercial Tourist	82		36		118	
Mixed Use	97	526	370	2,252	467	2,778
Residential	166	681	2,220	13,096	2,386	13,777
Open Space	922		384		1,306	
Drainage Canals	78		250		328	
Roads	27		203		230	
Totals	1,410	1,307	3,508	15,348	4,918	16,655

Travertine Point Entitlements – The Travertine Point entitlements include:

- TMDCI Project Approval and Environmental Clearance.
- Riverside County General Plan Amendment, Specific Plan, Change of Zone, and Certified Environmental Impact Report (Refer to Exhibit 2-6, Riverside County Existing General Plan and Exhibit 2-7, Riverside County Existing Zoning).
- Imperial County General Plan Amendment, Specific Plan, and Certified Environmental Impact Report (Refer to Exhibit 2-8, Imperial County Existing General Plan and Exhibit 2-9, Imperial County Existing Zoning).

To ensure the integrity of the community’s vision and proposed land uses illustrated on the Concept Plan, the Travertine Point Specific Plan will be a single document processed through Riverside and Imperial Counties. Each respective jurisdiction shall maintain permitting authority for subsequent development applications.



SP375 Exhibit 2-6

Travertine Point Specific Plan

Riverside County Existing General Plan

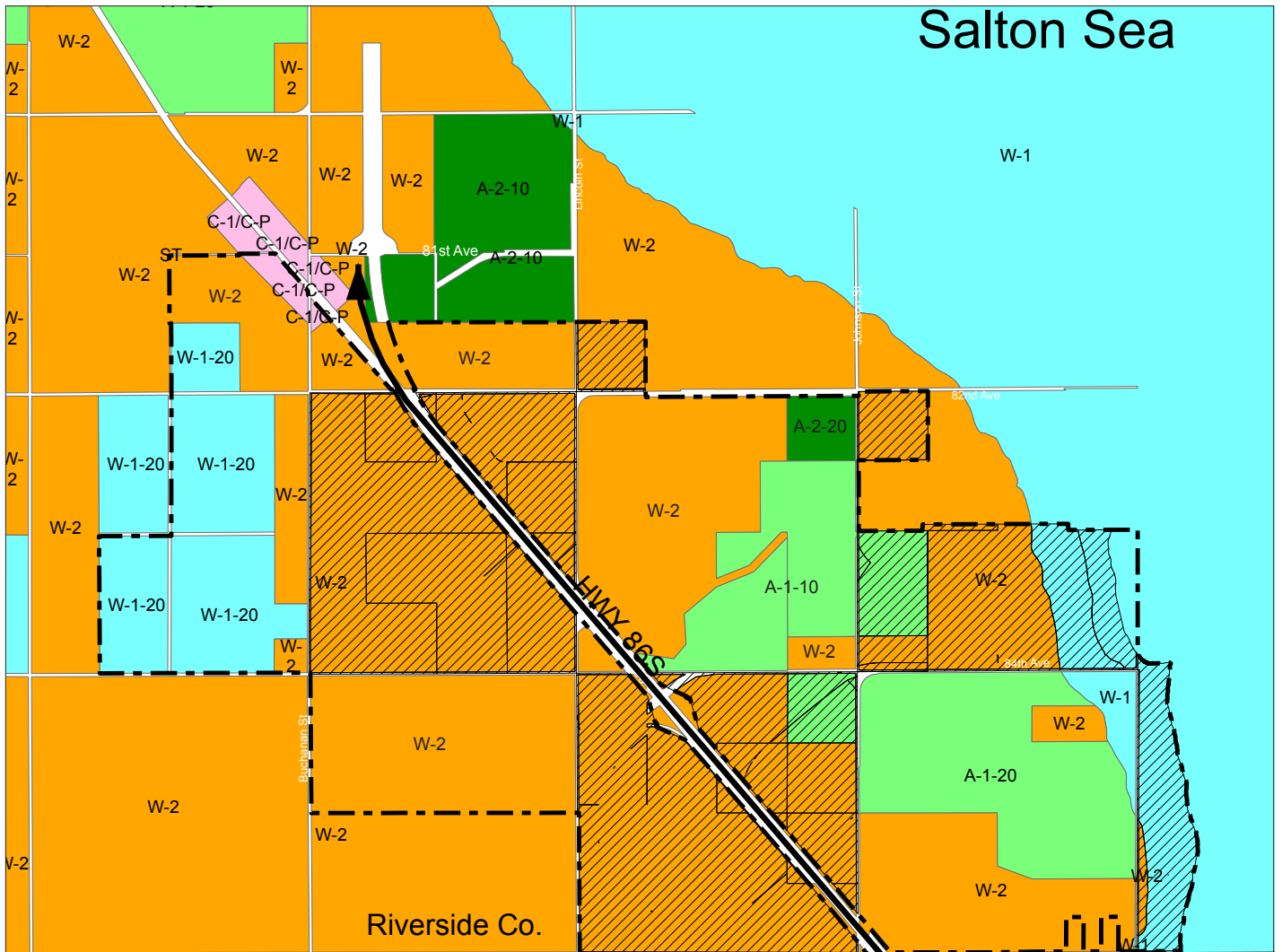
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2. SUMMARY

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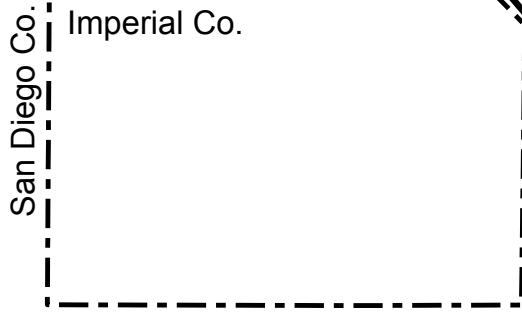


LEGEND

Project Area

ZONING

- A-1-10, A-1-20
Light Agriculture Zone
- A-2-10, A-2-20
Heavy Agriculture Zone
- C-1/C-P
General Commercial Zone
- W-1, W-1-20
Watercourse, Watershed and Conservation Zone
- W-2
Controlled Development Area with Mobile Homes Zone
- Tribal Land



Travertine Point Specific Plan

SP375 Exhibit 2-7
Riverside County
Existing Zoning

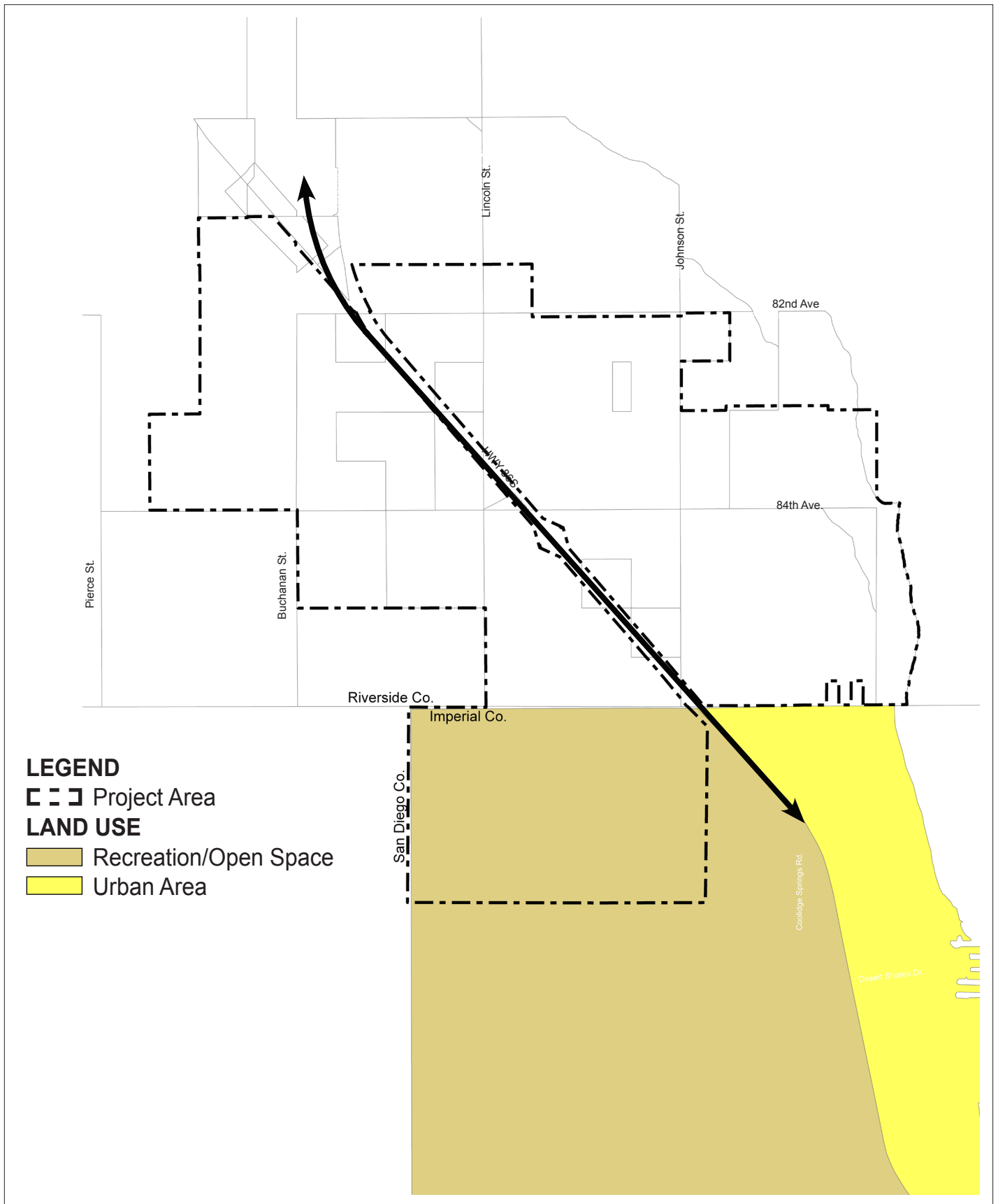
Black Emerald, LLC



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Travertine Point Specific Plan

Black Emerald, LLC

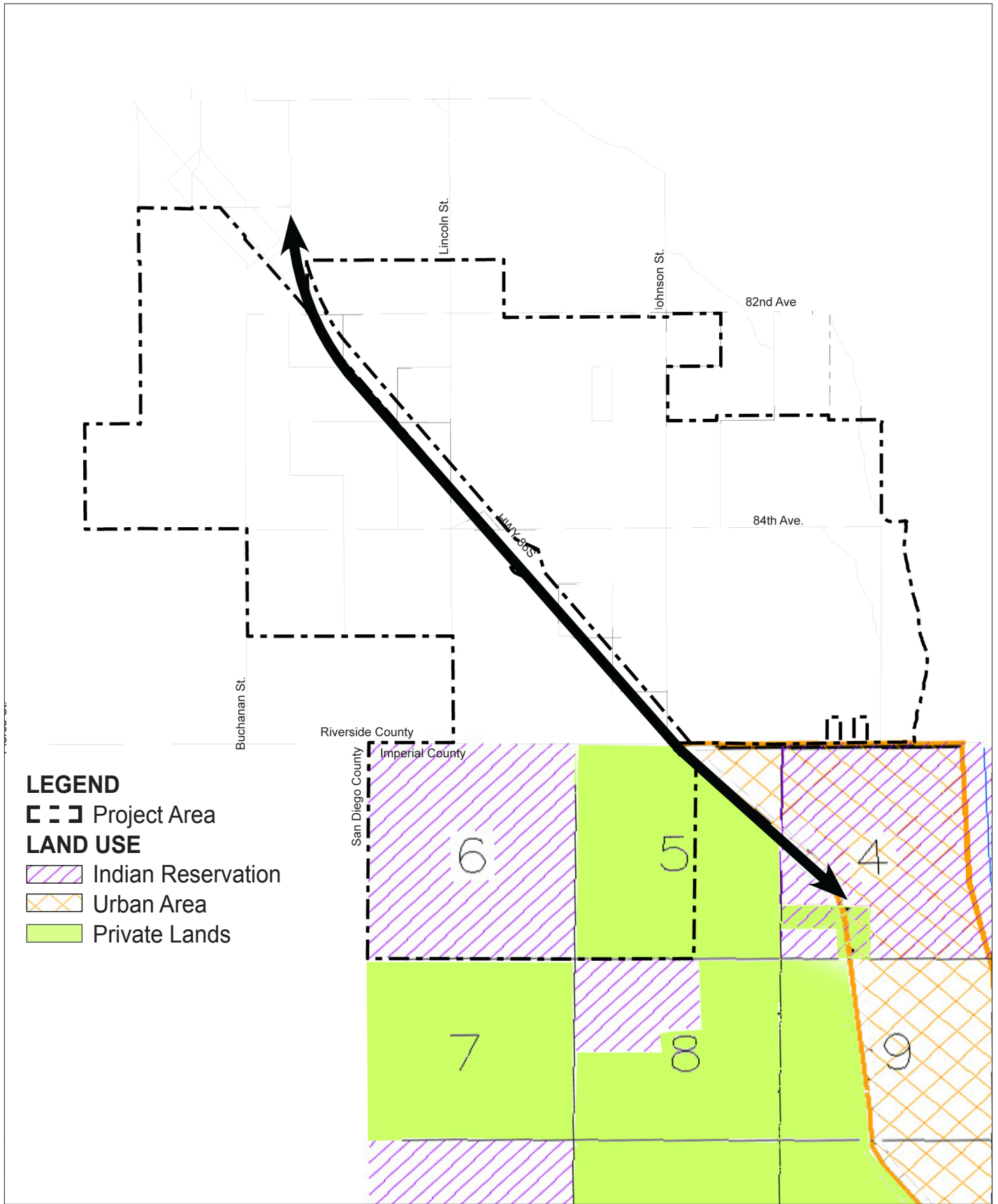
SP375 Exhibit 2-8
**Imperial County
 Existing General Plan**



February 2012

2. SUMMARY

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SP375 Exhibit 2-9

Imperial County Existing Zoning

Travertine Point Specific Plan

Black Emerald, LLC



February 2012

2. SUMMARY

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Travertine Point

3 SPECIFIC PLAN LAND USE PLAN

The Travertine Point Specific Plan (Travertine Point) is designed to preserve and enhance the quality of life for the region's current and future residents. Travertine Point will accomplish this by creating an exemplary community in an area suitable for development, while protecting the integrity and vitality of existing communities, thereby strengthening the region as a whole. Implementation of Travertine Point's sustainable development principles will generate economic opportunities; create great places for people to live, work, play, shop, and visit; preserve the qualities people love about their communities; and protect and conserve environmental and cultural resources.



There is a need for sustainable development practices for long-term land planning.

Travertine Point implements sustainable development land use principles by creating a balanced master-planned community that exemplifies a living and working environment. Travertine Point contains efficient land use patterns, a future Town District, lifestyle-oriented amenities, and community services. By developing in the right places at the appropriate time, planned development in the path of the valley's growth corridor is the foundation for quality growth, especially in the context of large-scale, mixed-use new communities (New Towns) such as Travertine Point. The direct result is maximizing the efficiencies in land use, transportation, infrastructure, public services and facilities, as well as the conservation and management of resources.

This strategy ensures that the "Vision" for Travertine Point will be a New Town community that embraces sustainable practices. Travertine Point is a community that makes the best use of efficient land use patterns and practices, in that it:

- utilizes proximate existing and planned transportation facilities (SR 86S);
- represents logical extensions and expansions of existing and planned infrastructure;
- provides alternate and improved mobility options, walkable neighborhoods, and reduced dependency on single-occupant vehicle trips;
- accommodates a supply of housing for all incomes and lifestyles, including workforce and affordable housing;
- ensures that public infrastructure, services and facilities are provided concurrently with new development;
- reduces adverse impacts on valuable habitat, air and water quality;
- promotes conservation and increase efficiency of resource use;
- prevents the adverse effects of light pollution; and
- creates a secure, vibrant, desirable, and sustainable place for people.

3. SPECIFIC PLAN LAND USE PLAN

The location of the Travertine Point Specific Plan is appropriate for development in a regional context and complements existing and long-term planned transportation patterns. Utilizing sustainable development principles, Travertine Point provides linkage of proposed urban land uses to existing and planned regional transportation infrastructure. Bringing together jobs and housing in an attractive, harmonious manner results in reduced commuting time, distance, and trips. Not only will this tend to lessen the burden on the roadway system, but it will also lessen the stress of metropolitan living and provide more time for family, recreation, and leisure interests. The sustainable development principle of efficient land use and circulation patterns for the Travertine Point Specific Plan is demonstrated both at the regional level, and at the project level, as shown on Exhibit 3-1, Land Use Plan.

There is a need for coordinated circulation systems to reduce infrastructure, travel time, and improve lifestyles.

The Torres Martinez Tribe collaborated with the applicant and approved the currently proposed land uses for their Tribal Lands within the Specific Plan area. Although the land use designations identified on the Torres Martinez tribal property are not part of the Specific Plan's formal zoning boundary, the land use designations are part of the recommendations to guide their entitlements for future development and the Specific Plan includes the tribal land as an integrated part of the project description. The Torres Martinez Desert Cahuilla Indians, being a sovereign nation, maintains ultimate land use jurisdiction over properties within reservation boundaries, regardless of the ownership of such properties, therefore the tribal land entitlement process is separate from the properties within County jurisdiction. The Torres Martinez tribe has been an active participant in the process and fully supports the Specific Plan and all of its implementation requirements. The Tribe intends to manage its land within the intent of the Specific Plan and will proceed to adopt the Specific Plan principles into their official Tribal General Plan as regulated by the Bureau of Indian Affairs (BIA).

3.1 LAND USE PLAN

3.1.1 Land Use Plan Overview

The planning for Travertine Point proposes a “New Town” community on approximately 4,918 acres at the south end of the East Coachella Valley in the larger community of Oasis. The Specific Plan will govern a major portion of Travertine Point, some 3,508 acres of non-Tribal land. The Torres Martinez Desert Cahuilla Indians (TMDCI) Tribal lands total approximately 1,410 acres. Planned uses include a wide array of residential products, commercial centers, resort opportunities, business park development, schools, public facilities, parks, open space, recreational trails and bike paths, cultural preservation, and an internal transportation system integrated with Highway 86S.

The vision for Travertine Point implements current policies and trends in creating more sustainable and self-supporting communities that will be a response to population growth in the East Coachella Valley. Travertine Point is planned to accommodate future growth in an area that is in transformation from a rural area to an urban area. It furthers the goals established in Section 1.2, Specific Plan Goals through the ultimate build out of Travertine Point. The Specific Plan advances the joint services and ventures between Imperial County, Riverside County, and TMDCI, and supports the Salton Sea Authority and its restoration planning efforts. Both counties, the TMDCI, and the Salton Sea Authority endorse the type of well-planned development and responsible growth management that Travertine Point embodies.

Embedded in the Vision that is Travertine Point is the ideal that members of all socioeconomic segments will live, work, shop, and take advantage of recreational facilities together. That Vision requires that planning for housing for all economic levels commence at the very beginning of the project. (See Section 3.13, Project Implementation, regarding affordable housing.)

The anticipated development phasing of the project is contemplated to occur in five phases. Phasing will occur generally from north to south and east to west. Due to the complexity of flood control design, portions of the project in future phases will require grading and flood control construction as part of the initial project phase. (See Section 3.13, Project Implementation, 3.13.6, Development Phasing, for more detail on phasing of infrastructure).

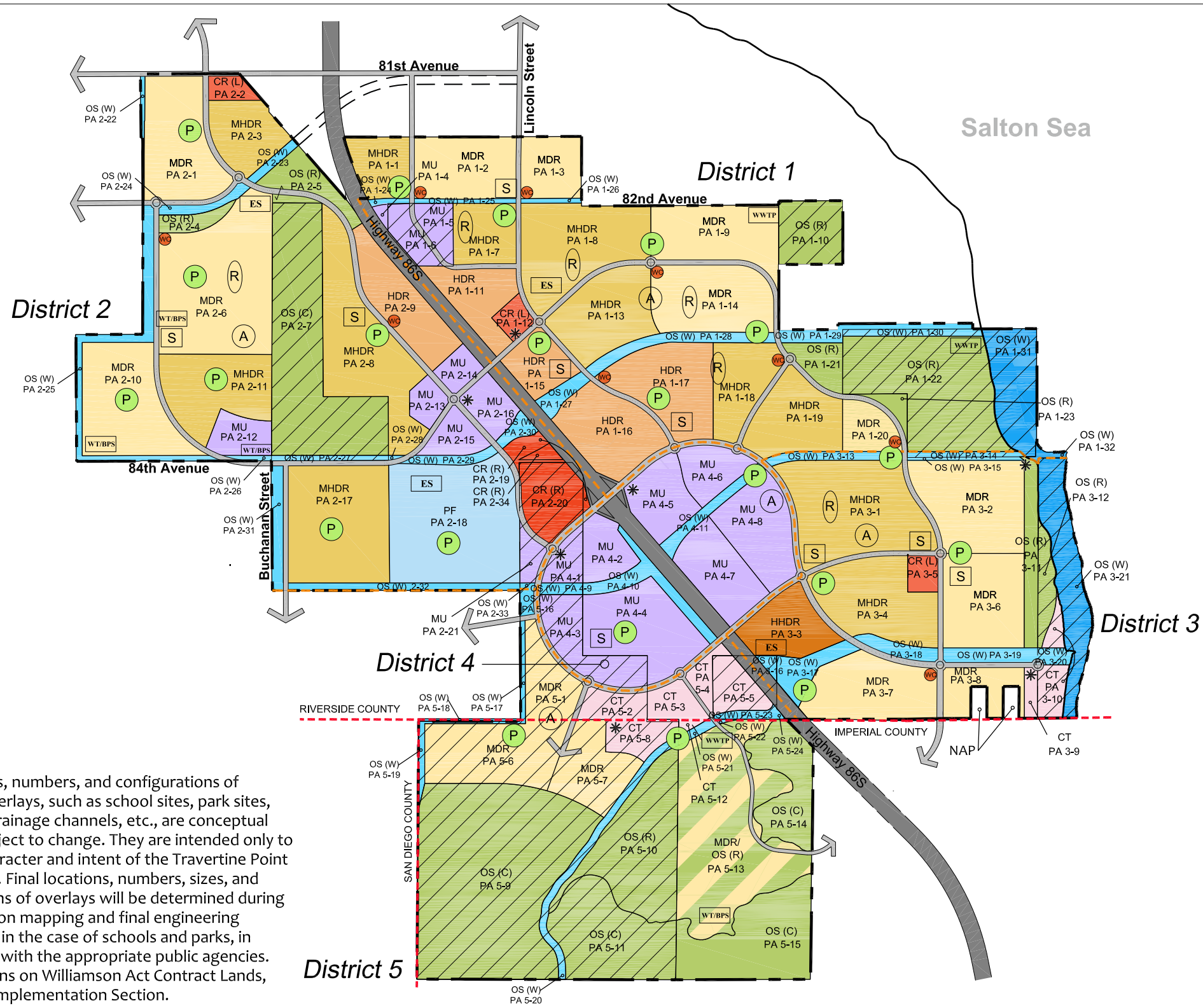
The land use types, densities, and acreage allocations have been based on the recommendations of The Concord Group’s market research report as prepared in July 2007 and amended in January 2009. The only exception being the “research and development” land use envisioned by the applicant and included in the Specific Plan as an element in the Mixed Use category. The Concord Group’s analysis and recommendations did not find this use historically in the valley. In fact, recently, some cutting edge algae, biofuel, geothermal, and solar industries have invested in the area and will be looking for locations to base operation. The applicant believes that the advent of the “green” building movement, renewable energy industry, and the restoration of the Salton Sea will create the demand for such uses.

Exhibit 3-1, Land Use Plan, illustrates the land use designations that respond to the region’s anticipated future growth. Land use categories correspond to the County of Riverside’s General Plan land use designations and are referenced throughout this chapter. Five Specific Plan Districts are identified on Exhibit 3-2, District Map, to group planning areas into more manageable and comprehensible geographic areas. Planning Areas will ultimately be measured to centers of rights of ways of roads or drainage channels, however, for the purposes of land use statistical data, estimated acreages for roads and drainage channels has been provided. Table 3-1, Statistical Summary of Proposed Land Uses, reflects the statistical breakdown of land use designations for the Specific Plan area based on sovereign (Torres Martinez), and jurisdictional Riverside and Imperial County boundaries, Tables 3-2 and 3-3. A comprehensive list of permitted uses is identified in Table 3-4.

3. SPECIFIC PLAN LAND USE PLAN

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NOTE:
The locations, numbers, and configurations of proposed overlays, such as school sites, park sites, reservoirs, drainage channels, etc., are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, numbers, sizes, and configurations of overlays will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies. For regulations on Williamson Act Contract Lands, see Project Implementation Section.

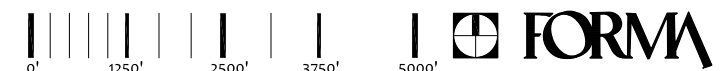
LEGEND

- Specific Plan Area Boundary
 - District Boundary
 - Torres - Martinez Tribal Lands
 - County Line
- RESIDENTIAL:**
- MDR Medium Density Residential
 - MHDR Medium High Density Residential
 - HDR High Density Residential
 - HHDR Highest Density Residential
- NON-RESIDENTIAL:**
- CR (R) Commercial Retail (Regional)
 - CR (L) Commercial Retail (Local)
 - MU Mixed Use
 - CT Commercial Tourist
 - PF Public Facilities
- OPEN SPACE:**
- OS (R) Open Space (Recreation)
 - OS (C) Open Space (Conservation)
 - OS (W) Open Space (Drainage)
 - OS (W) Open Space (Salton Sea)
- CONCEPTUAL LOCATIONS:**
- Schools
 - Parks
 - Retention Basins
 - Active Adult Candidate Community
 - Public Facilities
 - Walkable Commercial
 - Wastewater Treatment Plant
 - Water Tank/Booster Pump Station
 - Electrical Substation

Travertine Point Specific Plan

SP375 Exhibit 3-1
Land Use Plan

Black Emerald, LLC

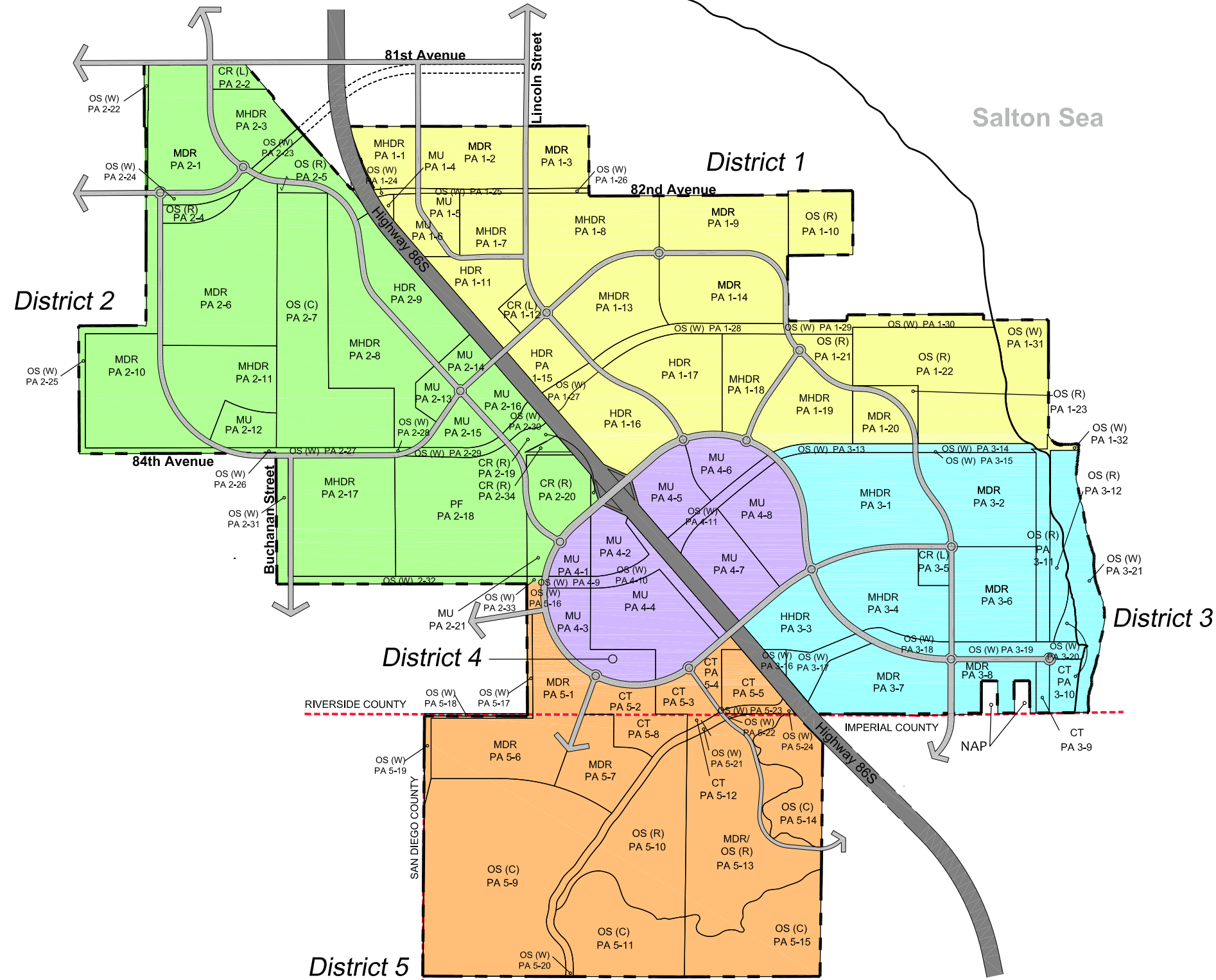


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3. SPECIFIC PLAN LAND USE PLAN

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LEGEND

- Specific Plan Boundary
- County Line
- District 1
- District 2
- District 3
- District 4
- District 5

Travertine Point Specific Plan

SP375 Exhibit 3-2
District Map

Black Emerald, LLC



February 2012

3. SPECIFIC PLAN LAND USE PLAN

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**Table 3-1
Statistical Summary of Proposed Land Uses**

Land Use	Torres-Martinez Desert Cahuilla Indians		Black Emerald and Others		Acreage Total	Total Units
	<i>Acres</i>	<i>Residential Units</i>	<i>Acres</i>	<i>Residential Units</i>		
Commercial						
Commercial Retail (Regional)	38	100	13		51	100
Commercial Retail (Local)			32		32	
Commercial Tourist	82		36		118	
Mixed Use	97	526	370	2,252	467	2,778
Residential						
Medium Density (2-5 du/ac)	166	681	1,031	4,119	1,197	4,800
Medium High Density (5-8 du/ac)			878	5,646	878	5,646
High Density (8-14 du/ac)			266	2,206	266	2,206
Highest Density (20+ du/ac)			45	1,125	45	1,125
Open Space						
Public Facility			148		148	
Open Space (R) Recreation	290		90		380	
Open Space (C) Conservation	523		146		669	
Open Space (W) Drainage	78		250		328	
Open Space (W) Salton Sea	109					
Roads	27		203		230	
Totals	1,410	1,307	3,508	15,348	4,918	16,655

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-2
Statistical Summary of Proposed Land Uses – Riverside County**

Land Use	Torres-Martinez Desert Cahuilla Indians		Black Emerald and Others		Acreage Total	Total Units
	<i>Acres</i>	<i>Residential Units</i>	<i>Acres</i>	<i>Residential Units</i>		
Commercial						
Commercial Retail (Regional)	38	100	13		51	100
Commercial Retail (Local)			32		32	
Commercial Tourist	61		34		95	
Mixed Use	97	526	370	2,252	467	2,778
Residential						
Medium Density (2-5 du/ac)	35	143	857	3,411	892	3,554
Medium High Density (5-8 du/ac)			878	5,646	878	5,646
High Density (8-14 du/ac)			266	2,206	266	2,206
Highest Density (20+ du/ac)			45	1,125	45	1,125
Open Space						
Public Facility			148		148	
Open Space (R) Recreation	188		89		277	
Open Space (C) Conservation	160		0		160	
Open Space (W) Drainage	49		247		296	
Open Space (W) Salton Sea	109				109	
Roads	26		196		222	
Totals	763	769	3,175	14,640	3,938	15,409

Table 3-3
Statistical Summary of Proposed Land Uses – Imperial County

Land Use	Torres-Martinez Desert Cahuilla Indians		Black Emerald and Others		Acreage Total	Total Units
	<i>Acres</i>	<i>Residential Units</i>	<i>Acres</i>	<i>Residential Units</i>		
Commercial						
Commercial Tourism	21		2		23	
Residential						
Medium Density (2-5 du/ac)	131	538	174	708	305	1,246
Open Space						
Open Space (R) Recreation	102				102	
Open Space (C) Conservation	363		147		510	
Open Space (W) Drainage	29		3		32	
Roads	1		7		8	
Totals	647	538	333	708	980	1,246

3. SPECIFIC PLAN LAND USE PLAN

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3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan									
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																	
USE TYPE	LAND USE DESIGNATION																
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones		
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)	
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.					P1	P1	P1	P1	P1	P1	P1						
Ambulance services.						CUP					P1						
Amusement parks.								CUP			P1						
Animal hospitals.					CUP	CUP	CUP		CUP	CUP	CUP						
Antique shop.					P1	P1	P1	P1	P1	P1	P1						P2
Appliance stores, household.					P1	P1	P1	P1	P1	P1							
Art gallery.									P1	P1	P1						P2
Art supply shops and studios.					P1	P1	P1	P1	P1	P1							P2
Auction houses.					P1	P1	P1	P1		P1							
Auditoriums and conference rooms.					P1	P1	P1	P1		P1	P1	CUP	CUP				
Automobile parts and supply stores.					P1	P1	P1		P1	P1							
Automobile repair garages, not including body and fender shops or spray painting.					P1	P1	P1			P1	P1						
Automobile sales and rental agencies					P1	P1	P1	P2		P1	CUP						
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.					P1	P1	P2	P1	CUP	P1	CUP						
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP	CUP							
Bakery goods distributors.					P1	P1	P1	P1		P1							
Bakery shops, including baking only when incidental to retail sales on the premises.					P1	P1	P1	P1	P1	P1	P1						P2
Banks and financial institutions.					P1	P1	P2	P1	P1	P1	P1						P2
Barber and beauty shops.					P1	P1	P2	P1	P1	P1	P1						
Bars and cocktail lounges.					P1	P1	P1	P1	P1	P1	P1						CUP
Bed and breakfast inn.					P1	P1	P1	P1	CUP		P1						CUP
Bicycle sales and rentals.					P2	P2	P2	P2	P2	P2	P2						P2
Billiard and pool halls.					P1	P1	P1	P1	P1	P1	P1						
Blueprint and duplicating services.					P1	P1	P2	P1	P1	P1							
Boat and other marine sales.						P2	P2	P2		P2	P2		P1			P1	
Boat and other marine rentals and services.					P2	P2	P2	P2		P2	P2		P1			P1	
Boat marinas.																P1	
Body and fender shops and spray painting.						CUP	CUP	CUP									
Book stores and binders.					P1	P1	P1	P1	P1	P1	P1						P2

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
Bowling alleys.					P1	P1	P1	P1		P1	P1					
Building materials sales yards.						CUP	CUP			CUP						
Building supply stores and equipment rental, including outside storage.					P2	P2	P2	P2		P2						
Campgrounds.								P2			P1	P1	P1			
Car washes.					P1	P1	P1	P1	P1	P1						
Casinos and gaming (Tribal lands only).								P1		P1	P1					
Catering services.					P1	P1	P1	P1		P1	P1					
Cell towers concealed by architectural features or similar structures.	CUP	CUP	CUP	CUP	P1	P1	P1	P2	P1	P1	P1	P1				
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.					P2	P2	P2	P2	P2	P2						
Churches, temples and other places of religious worship.	PUP	PUP	PUP	PUP	PUP	PUP	P2	PUP	PUP	PUP	PUP					
Cleaning and dyeing shops.					P1	P1	P1	P1	P1	P1	P1					
Clinics, including but not limited to medical, dental, and chiropractic.					P1	P1	P1	P1	P1	P1						CUP
Clothing stores.					P1	P1	P1	P1	P1	P1	P1					P2
Cold storage facilities.							P2									
Community recreation facilities.	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1					
Concrete batch plants and asphalt plants.										CUP		CUP	CUP			
Confectionery or candy stores.					P1	P1	P1	P1	P1	P1	P1					
Conference center.					P1	P1	P1	P1	P1	P1	P1					
Congregate care residential facilities.	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP						
Convenience stores, including the sale of motor vehicle fuel.					CUP	CUP	CUP	CUP	CUP	CUP						
Convenience stores, not including the sale of motor vehicle fuel.					P1	P1	P1	P1	P1	P1	P1					P2
Costume design studios.					P1	P1	P1	P1	P1	P1	P1					
Cultural centers.					P1	P1	P1	P1		P1	P1	P1	P1	P1		
Dance halls.						P2	P2	P2	P1	P1	P1					
Dance school.						P2	P2	P2	P1	P1	P1					
Day care centers.	CUP	CUP	CUP	CUP	P1	P1	P2	P1	P1	P1	P1					
Delicatessens.					P1	P1	P1	P1	P1	P1	P1					P2
Department stores.					P1	P1	P1	P1		P1						
Drive-in theaters.						CUP		CUP		CUP	CUP					
Drug stores.					P1	P1	P1	P1	P1	P1						
Dry goods stores.					P1	P1	P1	P1	P1	P1						
Electrical substations.	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P1		P1		

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan								
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
Employment agencies.					P1	P1	P1	P1		P1						
Entertainment venues and night clubs.								P2		P1	P1					
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.						P2	P2			P2						
Escort bureaus.					P1	P1	P1	P1		P1						
Farmers Markets.					P1	P1	P1	P1	P1	P1		P1				
Feed and grain sales.					P1	P1	P1									
Feed and grain sales, including outside storage.						P2	P2									
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1		P1	P1	P1	
Fishing and casting pools.						P2	P2	P2	P2	P2	P2	P1	P1		P1	
Florist's shops.					P1	P1	P1	P1	P1	P1	P1				P2	
Food markets and frozen food lockers.					P1	P1	P1	P1	P1	P1	P1				P2	
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Gift shops.					P1	P1	P1	P1	P1	P1	P1				P2	
Golf cart sales and service.					P2	P2	P2	P2	P2	P2					P2	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.					CUP	CUP	CUP	CUP			P1	P1	P1			
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.					P1	P1	P1	P1	P1	P1	P1	P1	P1			
Grocery, dry goods, health food, and variety stores.					P1	P1	P1	P1	P1	P1	P1				P2	
Hardware stores, including not more than 1,000 square feet of outside storage lumber.					P2	P2	P2	P2	P2	P2					P2	
Health and exercise centers, provided all facilities are located within an enclosed building.					P1	P1	P2	P1	P1	P1	P1					
Heliports.						CUP	CUP	CUP			CUP	CUP				
Hobby shops.					P1	P1	P1	P1	P1	P1					P2	
Home occupations	P1	P1	P1	P1	P1	P1	P1	P1								
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).					P1	P1	P1	P1		P1						
Hotels, resort hotels, and motels.					P1	P1	P1	P1		P1	P1					

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan							
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation	
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.					P1	P1	P1	P1	P1	P1					
Hunting clubs, skeet, trap, rifle and pistol ranges.							CUP	CUP			CUP	CUP	CUP		
Ice cream shops.					P1	P1	P1	P1	P1	P1	P1				P2
Ice sales, not including ice plants.					P1	P1	P1	P1	P1	P1					
Industrial and manufacturing of: grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises							P2								

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan								
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
consumption; motels; churches, temples, or other structures used primarily for religious worship.																
Interior decorating shops.					P1	P1	P1	P1	P1	P1	P1					P2
Jewelry stores, including incidental repairs.					P1	P1	P1	P1	P1	P1	P1					P2
Labor temples.						P2	P2	P2	P1	P1						
Laboratories, film, dental, medical, research or testing.					P1	P1	P2	P1								
Lakes, including noncommercial fishing therefrom.	P1	P1	P1	P1	P1	P1		P1	P1	P1	P1	P1	P1		P1	
Laundries and laundromats.					P1	P1	P1	P1	P1	P1	P1					P2
Laundries, with dry cleaning shops.					P1	P1	P1	P1	P1	P1	P1					P2
Leather goods stores.					P1	P1	P1	P1	P1	P1	P1					P2
Libraries.					P1	P1	P1	P1	CUP	P1	P1					P2
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.					CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Locksmith shops.					P1	P1	P1	P1	P1	P1						P2
Lumber yards, including only incidental mill work.						CUP	CUP									
Mail order businesses.					P1	P1	P1	P1	P1	P1						
Manufacturer's agent.					P1	P1	P1	P1		P1						
Market, food, wholesale, or jobber.					P1	P1	P1	P1	P1	P1	P1					
Massage parlors, health centers, and similar personal service establishments.									P1	P1	P1					
Meat markets, not including slaughtering.					P1	P1	P1	P1	P1	P1						P2
Meeting, fraternal lodge, and community halls.											P1	CUP	CUP			
Micro-breweries and micro-wineries.					CUP	CUP	CUP	CUP	P1	P1	P1					CUP
Mimeographing and addressograph services.					P1	P1	P1	P1	P1	P1	P1					
Mini-warehouse structures.					P1	P1	P1	P1								
Mobile home sales and storage, trailer sales and rental house trailers.							P2	P2		P2						
Mortuaries.						CUP	CUP			CUP						
Museums.					P1	P1	P1	P1	P1	P1	P1	P1	P1	P1		
Music stores.					P1	P1	P1	P1	P1	P1						P2
Neighborhood Electric Vehicle (NEV) sales and service.					P2	P2	P2	P2	P2	P2	P2					P2
News stores.					P1	P1	P1	P1	P1	P1	P1					P2

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted											
		PUP Public Use Permit		P2 Permitted with Plot Plan											
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation	
Noncommercial community association recreation and assembly buildings and facilities.	P1	P1	P1	P1	P1	P1	P1	P1					P1		
Non-profit community centers.	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1		P1	P1		P2
Notions or novelty stores.					P1	P1	P1	P1	P1	P1	P1				P2
Nurseries and garden supply stores.					P2	P2	P2	P2	P2	P2					P2
Nurseries, horticultural.	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2					
Office equipment sales and service.					P1	P1	P2	P1		P1					
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.					P1	P1	P2	P1	P1	P1	P1				
One on-site operator's residence, which may be located in a commercial building.					P1	P1	P1	P1	P1	P1	P1				
On-site identification signs, maximum size – ten square feet.												P1		P1	
Paint and wallpaper stores, not including paint contractors.					P1	P1	P1	P1	P1	P1					
Parcel delivery services (stores).					P1	P1	P2	P1	P1	P1					P2
Parking lots and/or parking structures.					P2	P2	P2	P2	P2	P2	P2	P1	P1		P1
Pedestrian paseos.	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1
Performing arts theaters and centers including live music, stage productions, etc.					CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP		
Pet shops and pet supply shops.					P1	P1	P1	P1	P1	P1					P2
Photography shops and studios and photo engraving.					P1	P1	P1	P1	P1	P1	P1				
Picnic grounds.								P2			P1	P1	P1		P1
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.	P1	P1	P1	P1	P1	P1	P1	P1							
Plumbing shops, not including plumbing contractors.					P1	P1	P1	P1	P1	P1					
Post offices.					P1	P1	P2	P1	P1	P1					P2
Poultry markets, not including slaughtering or live sales.					P1	P1	P1	P1	P1	P1					
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P1			
Prescription pharmacy when related and incidental to a professional office building.					P1	P1	P1	P1		P1	P1				
Printers or publishers.					P1	P1	P1	P1		P1					
Produce markets.					P1	P1	P1	P1	P1	P1	P1				P2
Professional offices.					P1	P1	P1	P1	P1	P1	P1				
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P1	P1		P1

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
 PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
Racing and competition events other than between humans.								P2								
Radio and television broadcasting studios.					P1	P1	P1	P1		P1						
Real estate offices.					P1	P1	P1	P1	P1	P1	P1					P2
Recording studios.					P1	P1	P1	P1		P1						
Recreational vehicle parks.							P2	P2			P2		CUP			
Recreational vehicle sales and rentals.								P2								
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).	P2	P2	P2	P2	P1	P1	P2	P1		P1		P1				
Refreshment stands.					P1	P1	P1	P1	P1	P1	P1	P1	P1			
Residences, live-work dwellings.			P1	P1	P1	P1	P1	P1	P1	P1						P2
Residences, multiple-family dwellings.	P2	P2	P2	P2	P1	P1	P1	P1								
Residences, one-family dwellings.	P1	P1	P1	P1	P1	P1	P1	P1								
Restaurants and other eating establishments.					P1	P1	P2	P1	P1	P1	P1		P1			P2
Riding Academies and stables.								CUP					CUP			
Rock climbing walls.								P2			P1	P1	P1			
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.						P2	P2	P2		P1	P1					
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.					P1	P1	P1	P1	P1	P1						
Schools, private (including those operated by religious institutions or other non-governmental entities).	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP					
Schools, public.	P1	P1	P1	P1	P1	P1	P1	P1								
Second units (including granny flats, and similar secondary residential units).	P1	P1	P1	P1	P1	P1	P1	P1								
Shoe stores and repair shops.					P1	P1	P1	P1	P1	P1	P1					P2
Shoeshine stands.					P1	P1	P1	P1	P1	P1	P1					P2
Sign, on-site advertising.					P1	P1	P2	P1	P1	P1	P1					
Spas, including day spas and medical spas.					P1	P1	P1	P1	P1	P1	P1		P1			P2
Sport courts and recreational fields and facilities.	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1			
Sporting goods stores.					P1	P1	P1	P1	P1	P1	P1					P2
Sports and recreational facilities, including archery ranges, athletic fields, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; and not including motor-driven vehicles and riding academies.					CUP	CUP	CUP	CUP	CUP	CUP	CUP		P1			
Stained glass assembly.					P1	P1	P1	P1	P1	P1						
Stationer stores.					P1	P1	P1	P1	P1	P1	P1					P2
Stations, bus, railroad, and taxi.					P1	P1	P1	P1	P1	P1	P1					

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan								
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.					P1	P1	P1	P1	P1	P1	P1					
Swap meets.						CUP	CUP	CUP			P1					
Swimming pools.	P1	P1	P1	P1	P1	P1	P1	P1	CUP	CUP		P1	P1			
Tailor shops.					P1	P1	P1	P1	P1	P1	P1					P2
Taxidermist.					P1	P1	P1	P1								
Telephone exchanges.					P1	P1	P1	P1								
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.	P2	P2	P2	P2	P2	P2	P2	P2								
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.	P1	P1	P1	P1												
Theaters, not including drive-ins.					P1	P1	P1	P1	CUP	P1	P1					
Tire recapping.							CUP									
Tire sales and service, not including recapping.					P1	P1	P1	P1		P1						
Tobacco shops.					P1	P1	P1	P1		P1	P1					
Tourist information centers.					P1	P1	P1	P1	P1	P1	P1	P1	P1			P2
Toy shops.					P1	P1	P1	P1	P1	P1	P1					P2
Trailer and boat storage.							CUP	CUP		P2						
Trailer sales and rentals.								P2								
Trails, including bicycle, pedestrian, hiking, and equestrian trails.																P1
Travel agencies.					P1	P1	P1	P1	P1	P1	P1					P2
Travel trailers, motor homes and recreational vehicles sales, and service.							P2			P2						
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.							P2	P2		P2						
Truck sales and service.							P2			P2						
Typewriter sales and rental, including incidental repairs.					P1	P1	P1	P1	P1	P1	P1					
Underground bulk fuel storage.						CUP	CUP			CUP						
Utilities, both public and private.						P2	P2	P2	P1	P1	P1	P1				P2
Warehouse stores/big-box retail.					P1	P1	P1	P1	P1	P1	P1					
Warehousing and distribution.							P2									
Watch repair shops.					P1	P1	P1	P1	P1	P1	P1					P2
Water wells and appurtenant facilities.					P1	P1	P1	P1				P1		P1		

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4
Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
 PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE			COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Highest Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Tourist/Resort	Public Facility	Recreation		Conservation
Wedding chapels.					P1	P1	P1	P1	CUP	CUP	P1				
Wholesale businesses with samples on the premises but not including storage.						P2	P2								

NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision, however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

3. SPECIFIC PLAN LAND USE PLAN

3.1.2 Land Use Designations

The Travertine Point Specific Plan proposes Residential, Non-Residential, and Open Space land use designations. Land uses for school sites, parks, retention basins, candidate areas for active adult communities, walkable commercial, and certain public service and public infrastructure facilities are conceptually-located to promote site/facility flexibility.

The conceptual locations of proposed schools, parks, retention basins, candidate areas for active adult communities, walkable commercial, and public service facilities and public infrastructure facilities are general in nature and subject to location change pending development programs and final engineering. These areas are intended only to illustrate allowable land use, general location, and may occur in adjacent planning areas, character, and intent of the land use concept, for the Specific Plan. Final locations, sizes, and configurations of schools, parks and retention basins, and public service and infrastructure facilities will be determined during the subdivision mapping and final engineering process, and, in consultation with the appropriate public agencies.

In preparation of this Specific Plan, the Torres Martinez Tribe collaborated with the applicant and approved the currently proposed land uses for their Tribal Lands within the Specific Plan area. The land use designations identified on the Torres Martinez tribal property are approved by the Torres Martinez Tribe for adopting the Travertine Point Specific Plan land uses for their properties as the land uses for the Torres Martinez Tribe General Plan.

The Travertine Point Specific Plan represents the best practices in master planning for a homogeneous geographic area. The boundaries of the plan are logically related to planning for economic development, circulation, hard and soft infrastructure, sustainable principles, and landowner cooperation. The Torres Martinez tribe has been a willing participant in the process and fully supports the Specific Plan and all of its implementation requirements. Although it is recognized that the County does not have full jurisdiction over Tribal lands, the Tribe intends to manage its land within the intent of the Specific Plan and will proceed to adopt the Specific Plan principles into their official Tribal General Plan as regulated by the Bureau of Indian Affairs (BIA). The monitored development within the Specific Plan area will ensure that certain development threshold levels, as presented in Section 3.13, Project Implementation, will be met before additional or continued development is permitted on any non-tribal lands.

The Specific Plan has been divided into five Districts to group planning areas into more manageable and comprehensible geographic areas. Planning Areas will ultimately be measured to centers of rights of ways of roads or drainage channels, however, for the purposes of land use statistical data, estimated acreages for roads and drainage channels has been provided.

The Land Use Plan's designations are described as follows:

1. Residential

Residential housing will include compact residential lots, attached homes, condominiums, multi-family – for-sale and rental units, and an opportunity for active adult neighborhoods. A more prestigious residential neighborhood is planned to be designed with homes integrated with a membership golf course planned for a southeast portion of Imperial County.

In order to provide residential design flexibility, and to accommodate more sustainable compact development, a residential project may be under or meet the maximum of the target density range of the land use designation. Final development densities permitted shall be determined through the appropriate development application review up to the designated Travertine Point Specific Plan maximum density (16,655 dwelling units). The adjustment of dwelling units between planning areas are subject to Section 3.13.75, Adjustment Provisions and Dwelling Unit Tracking. Final development densities permitted will be based upon, but not limited to, the following:

- a. Adequate availability of services;
- b. Adequate access and circulation;
- c. Sensitivity to land forms;
- d. Innovation in housing types, design and conservation practices; and/or
- e. Sensitivity to neighborhood design through appropriate lot and street layouts.

The residential areas are characterized by four density categories, consistent with Riverside County General Plan land use designations. Residential development target density ranges are described as follows:

a. Medium Density Residential Land Use (MDR)

Medium Density Residential areas will allow development within 2 to 5 dwelling units per average gross acre.

b. Medium High Density Residential Land Use (MHDR)

Medium High Density Residential areas will allow development within 5 to 8 dwelling units per average gross acre.

c. High Density Residential Land Use (HDR)

High Density Residential areas will allow development within 8 to 14 dwelling units per average gross acre.

d. Highest Density Residential Land Use (HHDR)

Highest Density Residential areas will allow development greater than 20 dwelling units per average gross acre.

2. Non-Residential

The land use plan locates the major retail and resort-tourist commercial, mixed use, and business park land uses adjacent to SR-86S and its interchange to maximize freeway accessibility and visibility. Neighborhood commercial sites are strategically located for convenient accessibility to residential

3. SPECIFIC PLAN LAND USE PLAN

neighborhoods. A resort-tourist commercial site along the Salton Sea shoreline will feature a marina, subject to the successful restoration of the sea. See Appendix “A”, Specific Plan Zoning Ordinance for details regarding permitted uses.

a. Commercial Retail (Local) CR (L)

Neighborhood retail centers will provide for the day-to-day grocery store type of shopping needs and services of the residents. Commercial Retail (Local) development density range is targeted to be 0.20 to 0.35 (FAR).

b. Commercial Retail (Regional) CR (R)

A regional retail center area will take advantage of the proposed SR-86S interchange and will allow for a variety of uses, including major retail, professional offices, civic and institutional uses, as well as other visitor-serving uses such as tourist commercial. Commercial Retail (Regional) development density range is targeted to be 0.20 to 0.35 (FAR).

c. Mixed Use (MU)

Mixed Use areas (MU) will allow for a variety of uses, including retail, offices, light industrial and light manufacturing, institutional uses, other visitor-serving uses, as well as residential. Mixed Use Non-Residential development density range is targeted to be 0.25 to 0.40 (FAR). Mixed Use Residential density range is targeted to be 8-20+ dwelling units per acre.

d. Commercial Tourist (CT)

The resort area is slated for a hotel, spa, and possible casino, an upscale RV park, and golf. A marina is proposed at the southeast portion of the Specific Plan area. In addition to boat docks, slips and marine services, the marina area will also provide retail shops, restaurants, and possibly lodging. Commercial Tourist (CT) development density range is targeted to be 0.12 to 0.30 (FAR).

3. Open Space

The Open Space land use designation is planned to allow for a variety of land uses including:

a. Open Space – Water (OS-W) (Drainage and Salton Sea)

These Open Space areas will function as part of the storm water drainage and storm water detention areas and the Salton Sea water body. The drainage ways may also contain bicycle and hiking trails, and recreational park areas. The naturally revegetated channels will also serve to provide natural habitat and provide corridors for wildlife movement between the Salton Sea and the Santa Rosa slopes and other conservation areas to the west.

i. *Drainage Channels*

The linear drainage corridors accommodate on-site storm water drainage system and provide opportunity for naturally landscaped, off-road additions to the bicycle and hiking trails network as well as the potential for other active and passive park uses such as pocket parks, ball fields and play grounds, etc.

ii. Salton Sea and Shore Line

The designation for the Salton Sea is to accommodate the shoreline and natural marine life. It is also anticipated to respect the shoreline of the Salton Sea Authority and its role in protecting the conservation of the Salton Sea.

This area is currently below the existing water level of the Salton Sea. Some portion of this land use designation will be developed with boating facilities such as docks and slips in conjunction with the proposed marina, subject to the successful restoration of the sea.

b. Open Space – Conservation (OS-C)

These areas will remain largely undeveloped. Some areas may be re-vegetated, restored, or enhanced to increase their habitat value. The Torres Martinez lands with sensitive artifacts may become a cultural preserve / living desert and possibly other culturally sensitive lands will be maintained or preserved in a similar manner.

c. Open Space – Recreation (OS-R)

i. Open Space Recreation Areas

Open Space – Recreation areas are created to provide for outdoor recreation activities that are either passive or active or a combination of both. This includes natural trail parks, conservation areas, playgrounds, parks, sports facilities, equestrian facilities, campgrounds and other similar uses and activities.

ii. Golf Course / Residential

An Open Space / Residential area in the southern portion of the Specific Plan area within Imperial County is envisioned as an upscale residential community on a ‘resort-style’ golf course.

4. Public Facilities

a. Public Facility (PF) (with Park Conceptual Location)

Riverside County owns two parcels that comprise a total of 166.6 acres. The larger parcel, some 161 acres, lies west of Lincoln and includes a county landfill operation which is concentrated in the northerly half. Currently, the Oasis landfill disposal area occupies a 23.3 acre footprint. The Developer will coordinate with the Riverside County Waste Management District (RCWMD) for closure of the landfill, 23 acres and additional acreage of 27 acres for a total of fifty acres to be retained by the County with the remaining 111 acres to be developed as a Regional Park site including associated drainage greenways as shown on the Land Use Plan to the north and south. As shown on Exhibit 3-1, Land Use Plan, a portion of the 161-acre parcel is designated as Public Facility land use. This 148-acre site (PA 2-18) is located west of the Commercial Retail (Regional) planning area and is envisioned as a possible future 111 acre Regional Park site (including portions of the drainage greenways) with amenities such as sports fields, ball courts and other related facilities, some of which is dependent upon closure of the landfill disposal facility. The approximate acreages for the areas included are:

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RCWMD Acreage Summary	Acreage*
Landfill parcel owned by RCWMD	161.00
Other "landfill access" Parcel owned by RCWMD	5.60
Total RCWMD	166.60

Planning Area 2-18	Acreage
Landfill parcel owned by RCWMD	161.00
Drainage Channels acreage excluded	-11.45
Roads acreage excluded	-2.28
RCWMD areas outside of PA2-18 excluded	-0.34
Addition of area of non-RCWMD ownership included	1.17
Planning Area 2-18 total	148.10

Regional Park area from RCWMD	Acreage
Landfill parcel owned by RCWMD	161.00
50 acre area to be retained by RCWMD - excluded	-50.00
Regional Park area from RCWMD (includes drainage and roads) total	111.00

Total Acreage from RCWMD	Acreage
Regional Park area from RCWMD	111.00
Additional Parcel owned by RCWMD	5.60
Total	116.60

* Final acres will be determined at final engineering

The landfill operation was started several decades ago and in late 2007 was re-opened, two days a week, after having been limited to two days of operation per year for the past several years. The Specific Plan recognizes the Oasis Landfill as an existing use. The Specific Plan also allows for open space uses, parks, and recreation uses within the area of the PF designated area outside of the landfill disposal footprint during the operational life of the landfill, subject to approval of the County of Riverside during this interim period, and prior to closure of the site, no habitable development will be permitted within 1,000 feet of the 23.3 acre landfill disposal area or as otherwise authorized by the County.

The landfill will be closed in place in accordance with all statutory requirements. The site will be capped in place using on-site native materials then regraded using native soils. The closure occurs in strict accordance with the landfill closure plan and will be further analyzed at the time of closure to consider the site as a proposed regional park. It is anticipated the closure process will ensure the restoration of the project site in order to eliminate environmental constraints on future adjacent development and allow for potential recreational uses on the closure site. All other mitigation measures identified by Environmental Impact Report No. 514 will also be implemented prior to development as determined applicable. (See Section 3.13.1, Project Implementation Section for Regional Park development standards.)

After closure of the facility, the site may be developed as a regional park emphasizing a variety of amenities that will serve to provide recreation, education, habitat, cultural and entertainment needs. (See Section 3.6, Parks, Recreation, and Open Space for additional detail). This Specific Plan includes the park conceptual location in order to provide for the future park land use. Ancillary structures may be permitted in support of this public facility park use. Other adjacent development may occur consistent with the closure of the landfill area.

5. Schools, Parks, Retention basins, Candidate Active Adult Community Areas, Walkable Commercial Uses, and Public Facilities and Infrastructure

a. Schools (S)

Several elementary schools, a middle school, and high school are anticipated to be planned and located to serve the needs of the community. It is the intent of the Land Use Plan and the Open Space and Parks Plan to have all schools conveniently located within a short walking distance to residential neighborhoods and accessible by the extensive network of trails within the community. However, school facilities will be determined by the number of homes built and the number of new students generated by the development and the actual number, exact location and configuration of the school sites, will be determined in collaboration with the Coachella Valley Unified School District and may be modified as subdivision maps are planned and processed.

b. Parks (P)

Parks and private recreation facilities will be developed in conjunction with some residential developments. These park sites have been conceptually located in order to provide flexibility for the number, size, and location of these recreational amenities. These sites will be developed in conjunction with the processing of tentative subdivision maps related to the amount of residential units developed. It is the intent that a majority of residences will be within a quarter-mile, equivalent to about a five-minute walk, from a local park, school, or private recreation facility. Guidelines and standards for parks are set forth in Section 3.6, Parks, Recreation, and Open Space.

c. Retention basins (R)

Open water retention basins will be designed as multi-functional facilities for irrigation and fire suppression water storage, storm water detention, water quality treatment and, possible ground water re-charge. They will also provide opportunities for recreational uses such as non-motorized boating, sailing, kayaking, and fishing; and provide open space visual amenities for residential neighborhoods. Body contact with the water will be prohibited. Guidelines and standards for open water retention basins are set forth in Section 3.6, Parks, Recreation, and Open Space. The Specific Plan has identified possible sites for these facilities; however their ultimate location, size, and design will be determined in coordination with CVWD.

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d. Active Adult (A)

Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan's residential units to be active adult. The active adult conceptual location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.

e. Walkable Commercial (WC)

Conceptual locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses. The Walkable Commercial conceptual locations are intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.

f. Other Public Facilities (*)

Public safety and emergency services (police, fire, EMT) will be accommodated in the planning for Travertine Point in collaboration with the responsible agencies. Civic uses and community facilities (libraries, museums, performing arts, government centers, courts, etc.) will be allowed uses in the Town District as well as throughout the Specific Plan area where necessary in consultation with the appropriate public agencies.

A public community facilities financing program is important to the implementation of Travertine Point. The development of public facilities and the provision of public services associated with the Specific Plan area could occur through a combination of several financing mechanisms. The financing program will assure the timely financing and construction of public streets, utilities, and other necessary capital improvements in pace with the development of the Specific Plan.

The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure, or other public service or facility needs, as determined necessary or applicable to the type of development. Some of the possible funding mechanisms for public community facilities and improvements are identified in Table 3-10, Community Facilities and Funding Sources.

6. Public Infrastructure

a. Waste Water Treatment Plant (WWTP)

A waste water treatment plant will be necessary to serve the Travertine Point area and nearby properties. The permanent facility is planned to be located in District 1 or potentially off-site. The initial phases of development may be served by a modular package treatment plant to be sited in District 1. The temporary modular wastewater package treatment plant may be capable of handling up to 2,500 residential units. That facility is proposed to be located in the northeast portion of District 1. An open space buffer, a minimum of 150 feet in width, will be maintained between the plant site and any residential development located to the north, west, or south. The physical plant facilities will be screened by landscaping. The buffer and landscape screening will remain as long as this plant is in operation. The temporary package treatment plant will be dismantled and removed from this location when the permanent CVWD regional wastewater treatment plant is operational and capable of serving the development. The Specific Plan has identified two possible sites for this permanent facility; one on-site and one off-site; however its ultimate location, size, and design will be determined under a separate project CVWD public works application and environmental review. (See also Exhibit 3-16, Wastewater Master Plan, and Section 3.13, Project Implementation, Subsection 3.13.6 Development Phasing, Table 3-10, Community Facilities and Funding Sources.)

b. Infrastructure Service Structures (WT/BPS) (ES)

Travertine Point will need infrastructure systems to be in place prior to development. These systems may include pump stations, lift stations, enclosed potable water storage tanks and similar for water distribution and waste water management. Other systems may include natural gas facilities, electrical substations, communications facilities, and similar utilities. (See Section 3.13, Project Implementation, Subsection 3.13.6 Development Phasing, Table 3-10, Community Facilities and Funding Sources.)

3. SPECIFIC PLAN LAND USE PLAN

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3.2 SPECIFIC PLAN LAND USE PROJECT WIDE AND DISTRICT DEVELOPMENT STANDARDS

The Travertine Point Specific Plan addresses a very large area, some 4,900 acres, and includes more than 75 individual Planning Areas. Five Specific Plan Districts are identified to group planning areas into more manageable and comprehensible geographic areas. Districts 1 through 5 are identified on Exhibit 3-1, Land Use Plan, and on Exhibit 3-2, District Map. Each District Map identifies the Land Use designation for each planning area (Exhibit 3-3a, District Land Use Summary; Exhibit 3-4a, District Land Use Summary; Exhibit 3-5a, District Land Use Summary; Exhibit 3-6a, District Land Use Summary; and Exhibit 3-7a, District Land Use Summary). Permitted land uses are listed in Table 3-4, Permitted Uses Table, and Development Standards and are provided in Exhibit 3-3b - District 1 Development Standards, Exhibit 3-4b - District 2 Development Standards, Exhibit 3-5b - District 3 Development Standards, Exhibit 3-6b - District 4 Development Standards, and Exhibit 3-7b – District 5 Development Standards. If any inconsistency is determined to exist between the Permitted Land Uses and Development Standards set forth in the Specific Plan, and the Permitted Land Uses and Development Standards set forth in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP 375 provision, however, changes to the uses permitted and development standards of the Zoning Ordinance shall not require a Specific Plan amendment.

In addition to the development standards set forth in this section, all development in any District of the Travertine Point community is subject to the guidelines of this Specific Plan. These guidelines are found in the following sections:

- Section 3-8 – Sustainable Principles
- Section 3-9 – Design Guidelines
- Section 3-10 – Community Design Elements
- Section 3-11 – Landscape Design Guidelines
- Section 3-12 – Architectural Design Guidelines

The Torres Martinez Tribal properties are planned to be consistent with the Specific Plan and the Riverside County land use and zone designations as identified. The Torres Martinez Desert Cahuilla Indians, (TMDCI) being a sovereign nation, maintains land use jurisdiction over properties within reservation boundaries that are in Trust lands or allottee lands. The proposed land use designations on Torres Martinez Tribal lands, although outside of County jurisdictional control, are recommended and Tribal-approved land uses to sustain long-term tribal development plans. Ultimate land use decisions for the Torres Martinez Tribal lands are to be made by the Tribe.

The five Districts are further described and illustrated in the following pages to provide development standards and imagery that will guide the ultimate build out of the Specific Plan. These standards, along with the Travertine Specific Plan Zoning Ordinance, provide a concise structure that will regulate development within the Specific Plan.

Overall sustainable development practices are embraced throughout all Districts. The future of the Specific Plan relies on flexible standards and guidelines for market adjustments and technological advancements. The clustering of residential units to reduce infrastructure and transportation system costs assist in making the community more sustainable.

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Opportunities exist for alternative energy, transportation, and conservation systems with land uses based on sustainable development practices. Strategically planning residential neighborhoods and linking pedestrian trails to employment and business centers assist in reducing energy impacts from vehicular movement throughout the Specific Plan.

Future residential technological developments are anticipated and provided for. New and innovative housing products will not only accommodate affordable and workforce housing and active adult neighborhoods, but will also lead to products and methods not yet standardized, such as modular construction practices, and alternative materials applications. The Project-wide and District Development Standards that follow encourage these progressive, technology-driven future development practices.

3.2.1 District 1

District 1 is the northeast portion of the Specific Plan area.

The land use components for District 1 include and encompass the following and are summarized below and as shown in Exhibit 3-3a, District 1 Land Use Summary:

- Medium Density Residential, five planning areas. To provide single family residential detached or attached opportunities.
- Medium High Density Residential, six planning areas. To provide greater opportunity for attached and detached opportunities.
- High Density Residential, four planning areas. To provide greater opportunity for attached and detached products with the intent to provide a diversity of housing products, encourage compact development, provide project-level common open space areas, thereby enabling the preservation of large contiguous areas of community open space with the designations of OS(R) and OS(C).
- Commercial Retail Local, one planning area. To provide nearby convenient consumer retail goods and services to meet the needs of the local community.
- Mixed Use, three planning areas. To provide residential, business and economic opportunity in the community.
- Open Space Recreation, four planning areas. To provide for community recreation needs, passive and active, including ball fields, playgrounds, and open spaces.
- Open Space Water, nine planning areas. To provide for on-site, storm water drainage system and provide for naturalized landscaped corridors with potential park sites or similar outdoor recreation uses (Note: Salton Sea – Planning Areas 1-31 and 1-32).

1. **Medium Density Residential (MDR) Development Standards designated for PAs 1-2, 1-3, 1-9, 1-14, and 1-20**

- a. Medium Density Residential areas allow development within 2 to 5 dwelling units per average gross acre.
- b. Varied lot sizes are permitted to accommodate a variety of product types. Lots less than 3,500 square feet are permitted subject to a planned residential development permit.
- c. Residential product types include, but are not limited to single family detached, single family attached, zero lot line, duplex or triplex, town home, court yard products, or small lot subdivision products.

- d. All Medium Density Residential Land Use Areas may be processed as a subdivision or planned residential development.
- e. Housing product types may be for rental, private ownership, second home, vacation homes, and condominium.
- f. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.1.8.g. Walkable Commercial).
- g. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

2. Medium High Density Residential (MHDR) Development Standards designated for PAs 1-1, 1-7, 1-8, 1-13, 1-18, and 1-19

- a. Medium High Density Residential areas allow development within 5 to 8 dwelling units per average gross acre.
- b. Single family detached (fee lots), and single family attached and detached products to include but not limited to single family, townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
- c. All Medium High Density Residential Land Use Areas may be processed as a subdivision or planned residential development.
- d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium.
- e. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.1.8.g. Walkable Commercial).
- f. Exhibit 3-3b, District 1 Development Standards shall be followed. Exhibits 3-3c through 3-3i, Conceptual Plotting Diagrams represents some examples of potential plotting layouts consistent with the Specific Plan development standards. These examples are for illustrative purposes and do not limit other possible site plan or plotting layout solutions that would also be consistent with the development standards.

3. High Density Residential (HDR) Development Standards designated for PAs 1-11, 1-15, 1-16, and 1-17

- a. High Density Residential areas allow development within 8 to 14 dwelling units per acre.
- b. Single family attached and detached products to include but not limited to townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
- c. All High Density Residential Land Use areas may be processed as a subdivision or planned residential development.

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- d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium.
- e. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.1.8.g. Walkable Commercial).
- f. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

4. Commercial Retail (Local) CR (L) Development Standards designated for PA 1-12

- a. This area is designated to support the neighboring residential and mixed use designations by providing nearby convenient consumer retail goods and services to meet the daily needs of the community.
- b. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

5. Mixed Use (MU) Development Standards designated for PAs 1-4, 1-5, and 1-6

- a. This area is designated to allow mixed use development, including residential, to provide maximum opportunity and flexibility for a broad array of long term residential, commercial, institutional, and business uses.
- b. In addition to the Mixed Use base zoning, three distinct Mixed Use Overlay Zones (MUOZ) may be applied to Mixed Use Planning Areas. Although the allowable uses as listed in Table 3-4a, Permitted Uses Table, are applicable over all three MUOZ, additional allowable uses and different development standards and required findings are unique to each MUOZ. During the processing of a District Refinement Plan, the developer of a project may decide to apply the uses and development standards of an Overlay Zone, but may not use both. The MUOZ are intended to provide additional uses and standards that are focused into retail, employment or entertainment categories. The MUOZ encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including additional retail uses, employment-intensive uses (including light industrial), and entertainment uses (including hotels and night clubs), with a particular focus on fostering pedestrian activity, vertically mixed use projects, public spaces, and other community amenities.
- c. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

6. Open Space Recreation OS (R) Development Standards designated for PAs 1-10, 1-21, 1-22, and 1-23

- a. These areas are potential park sites or similar outdoor recreation uses.
- b. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

7. **Open Space Water OS (W) Development Standards designated for PAs 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, and 1-32**
 - a. The drainage areas are primarily planned to accommodate the on-site, storm water drainage system and provide for naturalized landscaped corridors. These areas are potential park sites or similar outdoor recreation uses (Salton Sea – Planning Areas 1-31 and 1-32).
 - b. Development standards established in Exhibit 3-3b, District 1 Development Standards, shall be followed.

8. **District 1 Conceptual Locations**

The designated conceptual locations for District 1 are intended to generally locate community and public facilities necessary to service this portion of the Travertine Point community. The active adult conceptual location applies as a candidate area and may encompass more than one planning area within District 1.

Conceptual Locations	Quantity	Brief Description
a. Schools	3	Three potential school sites are contemplated for District 1. However, the demographics of the future residents will guide CVUSD in their facilities planning, site location and acquisition. Public elementary, middle, and high schools are permitted by right. Private schools are permitted subject to a Public Use Permit (PUP).
b. Parks	6	Six park sites are anticipated for District 1. Park sites are located to provide close and convenient access from surrounding residential neighborhoods.
c. Retention basins	4	Four surface retention basin locations are identified for District 1. Retention basin locations are strategically placed to provide for multiple uses, including irrigation water storage, storm water management, water quality treatment, recreation, and visual amenity.
d. Public Facilities	1	One public facility location is identified for District 1. Locations are identified where efficient road access is available. Refer to Table 3-10, Community Facilities and Funding Sources for a list of such facilities.
e. Public Infrastructure	3	Three public infrastructure locations are identified for District 1. Conceptual locations are identified based on function, effective needs, and to provide alternative locations. Refer to Table 3-10, Community Facilities and Funding Sources for a complete list of such facilities.

3. SPECIFIC PLAN LAND USE PLAN

Conceptual Locations	Quantity	Brief Description
f. Active Adult	1	One active adult location is identified for District 1. Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan’s residential units to be active adult. The active adult location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.
g. Walkable Commercial	6	Six walkable commercial conceptual locations are identified for District 1. These locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses. The Walkable Commercial locations are intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.

9. Sustainable Infrastructure and “Green” Building Development Standards

The following development standards provide opportunities for “practical green” solutions for Travertine Point that allow the community, business owners, and residents, effective ways in reducing energy and water consumption (see Section 3.8.2, Climate Action Plan):

- a. Encourage on-site renewable energy source utilizing solar, wind, geothermal or other sources as appropriate.
- b. 80% of commercial to receive 40% of energy needs from renewable sources.
- c. 80 % of residential to receive 60% of energy needs from renewable sources.
- d. Reclaim water for public and community common area landscape needs.
- e. All residential buildings shall exceed 2008 Title 24 requirements by 30%.
- f. All commercial building shall exceed 2008 Title 24 requirements by 15%.
- g. 60% of street lights shall be LED or equivalent.
- h. 90% of all builder-installed plumbing devices in residential buildings will be low-flow and water-efficient.
- i. 90% of all builder-installed plumbing devices in non-residential buildings will be low-flow and water-efficient.
- j. Ceiling insulation shall be a minimum of R38 and wall insulation shall be a minimum of R21.
- k. Heating and air conditioning ducts must be sealed and tested.
- l. Tankless and / or solar water heaters should be considered a priority.
- m. Use of local stone and rock should be considered in the community monumentation, landscape walls, and building veneer.
- n. Use a predominance of native desert (Mojave or Anza Borrego desert) or other Coachella Valley native drought tolerant landscaping.
- o. Incorporate a smart irrigation systems for community common areas and public irrigation systems.
- p. Capture of rain water for irrigation.
- q. Encourage natural percolation to recharge ground water.
- r. Create a natural drainage and storm water retention system.
- s. Encourage use of cool roof and or green roof designs.
- t. Promote paving materials with a SRI of at least 29.
- u. Provide open grid pavement system 50% pervious or shade from tree canopy.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE “E”.

USE TYPE	LAND USE DESIGNATION																
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential And Mixed Use Zones		
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation	Water (Drainage / Salton Sea)			
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.					P1	P1	P1	P1	P1								
Ambulance services.						CUP											
Amusement parks.								CUP									
Animal hospitals.					CUP	CUP	CUP		CUP								
Antique shop.					P1	P1	P1	P1	P1								P2
Appliance stores, household.					P1	P1	P1	P1	P1								
Art gallery.									P1								P2
Art supply shops and studios.					P1	P1	P1	P1	P1								P2
Auction houses.					P1	P1	P1	P1									
Auditoriums and conference rooms.					P1	P1	P1	P1					CUP				
Automobile parts and supply stores.					P1	P1	P1		P1								
Automobile repair garages, not including body and fender shops or spray painting.					P1	P1	P1										
Automobile sales and rental agencies					P1	P1	P1	P2									
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.					P1	P1	P2	P1	CUP								
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP								
Bakery goods distributors.					P1	P1	P1	P1									
Bakery shops, including baking only when incidental to retail sales on the premises.					P1	P1	P1	P1	P1								P2
Banks and financial institutions.					P1	P1	P2	P1	P1								P2
Barber and beauty shops.					P1	P1	P2	P1	P1								
Bars and cocktail lounges.					P1	P1	P1	P1	P1								CUP
Bed and breakfast inn.					P1	P1	P1	P1	CUP								CUP
Bicycle sales and rentals.					P2	P2	P2	P2	P2								P2
Billiard and pool halls.					P1	P1	P1	P1	P1								
Blueprint and duplicating services.					P1	P1	P2	P1	P1								
Boat and other marine sales.						P2	P2	P2					P1			P1	
Boat and other marine rentals and services.					P2	P2	P2	P2					P1			P1	
Boat marinas.																P1	

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted															
PUP Public Use Permit P2 Permitted with Plot Plan															
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE “E”.															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)
Body and fender shops and spray painting.						CUP	CUP	CUP							
Book stores and binders.					P1	P1	P1	P1	P1						P2
Bowling alleys.					P1	P1	P1	P1							
Building materials sales yards.						CUP	CUP								
Building supply stores and equipment rental, including outside storage.					P2	P2	P2	P2							
Campgrounds.								P2				P1			
Car washes.					P1	P1	P1	P1	P1						
Casinos and gaming (Tribal lands only).								P1							
Catering services.					P1	P1	P1	P1							
Cell towers concealed by architectural features or similar structures.	CUP	CUP	CUP		P1	P1	P1	P2	P1						
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.					P2	P2	P2	P2	P2						
Churches, temples and other places of religious worship.	PUP	PUP	PUP		PUP	PUP	P2	PUP	PUP						
Cleaning and dyeing shops.					P1	P1	P1	P1	P1						
Clinics, including but not limited to medical, dental, and chiropractic.					P1	P1	P1	P1	P1						CUP
Clothing stores.					P1	P1	P1	P1	P1						P2
Cold storage facilities.							P2								
Community recreation facilities.	P1	P1	P1		P1	P1	P1	P1	P1						
Concrete batch plants and asphalt plants.												CUP			
Confectionery or candy stores.					P1	P1	P1	P1	P1						
Conference center.					P1	P1	P1	P1	P1						
Congregate care residential facilities.	CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP						
Convenience stores, including the sale of motor vehicle fuel.					CUP	CUP	CUP	CUP	CUP						
Convenience stores, not including the sale of motor vehicle fuel.					P1	P1	P1	P1	P1						P2
Costume design studios.					P1	P1	P1	P1	P1						
Cultural centers.					P1	P1	P1	P1				P1			
Dance halls.						P2	P2	P2	P1						
Dance school.						P2	P2	P2	P1						
Day care centers.	CUP	CUP	CUP		P1	P1	P2	P1	P1						
Delicatessens.					P1	P1	P1	P1	P1						P2
Department stores.					P1	P1	P1	P1							
Drive-in theaters.						CUP		CUP							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit	P1 Permitted													
		PUP Public Use Permit	P2 Permitted with Plot Plan													
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE				Walkable Commercial Permitted within Residential And Mixed Use Zones
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)	
Drug stores.					P1	P1	P1	P1	P1							
Dry goods stores.					P1	P1	P1	P1	P1							
Electrical substations.	P2	P2	P2		P2	P2	P2	P2	P2						P1	
Employment agencies.					P1	P1	P1	P1								
Entertainment venues and night clubs.								P2								
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.						P2	P2									
Escort bureaus.					P1	P1	P1	P1								
Farmers Markets.					P1	P1	P1	P1	P1							
Feed and grain sales.					P1	P1	P1									
Feed and grain sales, including outside storage.						P2	P2									
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P1	P1	P1		P1	P1	P1	P1	P1				P1	P1	P1	
Fishing and casting pools.						P2	P2	P2	P2				P1	P1		
Florist's shops.					P1	P1	P1	P1	P1						P2	
Food markets and frozen food lockers.					P1	P1	P1	P1	P1						P2	
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP							
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP							
Gift shops.					P1	P1	P1	P1	P1						P2	
Golf cart sales and service.					P2	P2	P2	P2	P2						P2	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.					CUP	CUP	CUP	CUP					P1			
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.					P1	P1	P1	P1	P1				P1			
Grocery, dry goods, health food, and variety stores.					P1	P1	P1	P1	P1						P2	
Hardware stores, including not more than 1,000 square feet of outside storage lumber.					P2	P2	P2	P2	P2						P2	
Health and exercise centers provided all facilities are located within an enclosed building.					P1	P1	P2	P1	P1							
Heliports.						CUP	CUP	CUP								

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted												
		PUP Public Use Permit		P2 Permitted with Plot Plan												
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE “E”.																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE				
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential And Mixed Use Zones
Hobby shops.					P1	P1	P1	P1	P1							P2
Home occupations	P1	P1	P1		P1	P1	P1	P1								
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).					P1	P1	P1	P1								
Hotels, resort hotels, and motels.					P1	P1	P1	P1								
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.					P1	P1	P1	P1	P1							
Hunting clubs, skeet, trap, rifle and pistol ranges.							CUP	CUP								
Ice cream shops.					P1	P1	P1	P1	P1							P2
Ice sales, not including ice plants.					P1	P1	P1	P1	P1							
Industrial and manufacturing grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed																

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted											
		PUP Public Use Permit		P2 Permitted with Plot Plan											
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Walkable Commercial Permitted within Residential And Mixed Use Zones	
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)
pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption; motels; churches, temples, or other structures used primarily for religious worship.															
Interior decorating shops.					P1	P1	P1	P1	P1						P2
Jewelry stores, including incidental repairs.					P1	P1	P1	P1	P1						P2
Labor temples.						P2	P2	P2	P1						
Laboratories, film, dental, medical, research or testing.					P1	P1	P2	P1							
Lakes, including noncommercial fishing therefrom.	P1	P1	P1		P1	P1	P2	P1	P1			P1	P1		
Laundries and laundromats.					P1	P1	P1	P1	P1						P2
Laundries, with dry cleaning shops.					P1	P1	P1	P1	P1						P2
Leather goods stores.					P1	P1	P1	P1	P1						P2
Libraries.					P1	P1	P1	P1	CUP						P2
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP	CUP						
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP	CUP						
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.					CUP	CUP	CUP	CUP	CUP						
Locksmith shops.					P1	P1	P1	P1	P1						P2
Lumber yards, including only incidental mill work.						CUP	CUP								
Mail order businesses.					P1	P1	P1	P1	P1						
Manufacturer's agent.					P1	P1	P1	P1							
Market, food, wholesale, or jobber.					P1	P1	P1	P1	P1						
Massage parlors, health centers, and similar personal service establishments.									P1						
Meat markets, not including slaughtering.					P1	P1	P1	P1	P1						P2
Meeting, fraternal lodge, and community halls.												CUP			
Micro-breweries and micro-wineries.					CUP	CUP	CUP	CUP	P1						CUP
Mimeographing and addressograph services.					P1	P1	P1	P1	P1						
Mini-warehouse structures.					P1	P1	P1	P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan								
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential And Mixed Use Zones	
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail			Recreation		Water (Drainage / Salton Sea)		
Mobile home sales and storage, trailer sales and rental house trailers.							P2	P2								
Mortuaries.						CUP	CUP									
Museums.						P1	P1	P1	P1			P1				
Music stores.					P1	P1	P1	P1	P1							P2
Neighborhood Electric Vehicle (NEV) sales and service.					P2	P2	P2	P2	P2							P2
News stores.					P1	P1	P1	P1	P1							P2
Noncommercial community association recreation and assembly buildings and facilities.	P1	P1	P1		P1	P1	P1	P1				P1				
Non-profit community centers.	P1	P1	P1		P1	P1	P1	P1	P1			P1				P2
Notions or novelty stores.					P1	P1	P1	P1	P1							P2
Nurseries and garden supply stores.					P2	P2	P2	P2	P2							P2
Nurseries, horticultural.	P2	P2	P2		P2	P2	P2	P2	P2					P1		
Office equipment sales and service.					P1	P1	P2	P1								
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.					P1	P1	P2	P1	P1							
One on-site operator's residence, which may be located in a commercial building.					P1	P1	P1	P1	P1							
On-site identification signs, maximum size – ten square feet.																
Paint and wallpaper stores, not including paint contractors.					P1	P1	P1	P1	P1							
Parcel delivery services (stores).					P1	P1	P2	P1	P1							P2
Parking lots and/or parking structures.					P2	P2	P2	P2	P2				P1		P1	
Pedestrian paseos.	P1	P1	P1		P1	P1	P1	P1	P1				P1		P1	
Performing arts theaters and centers including live music, stage productions, etc.					CUP	CUP	CUP	CUP				CUP				
Pet shops and pet supply shops.					P1	P1	P1	P1	P1							P2
Photography shops and studios and photo engraving.					P1	P1	P1	P1	P1							
Picnic grounds.								P2					P1		P1	
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.	P1	P1	P1		P1	P1	P1	P1								
Plumbing shops, not including plumbing contractors.					P1	P1	P1	P1	P1							
Post offices.					P1	P1	P2	P1	P1							P2
Poultry markets, not including slaughtering or live sales.					P1	P1	P1	P1	P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted															
PUP Public Use Permit P2 Permitted with Plot Plan															
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE “E”.															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.	P2	P2	P2		P2	P2	P2	P2	P2						
Prescription pharmacy when related and incidental to a professional office building.					P1	P1	P1	P1							
Printers or publishers.					P1	P1	P1	P1							
Produce markets.					P1	P1	P1	P1	P1						P2
Professional offices.					P1	P1	P1	P1	P1						
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P2	P2	P2		P2	P2	P2	P2	P2			P1		P1	
Racing and competition events other than between humans.								P2							
Radio and television broadcasting studios.					P1	P1	P1	P1							
Real estate offices.					P1	P1	P1	P1	P1						P2
Recording studios.					P1	P1	P1	P1							
Recreational vehicle parks.							P2	P2				CUP			
Recreational vehicle sales and rentals.								P2							
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).	P2	P2	P2	P2	P1	P1	P2	P1							
Refreshment stands.					P1	P1	P1	P1	P1			P1			
Residences, live-work dwellings.			P1		P1	P1	P1	P1	P1						P2
Residences, multiple-family dwellings.	P2	P2	P2		P1	P1	P1	P1							
Residences, one-family dwellings.	P1	P1	P1		P1	P1	P1	P1							
Restaurants and other eating establishments.					P1	P1	P2	P1	P1			P1			P2
Riding Academies and stables.								CUP				CUP			
Rock climbing walls.						P1		P2				P1			
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.						P2	P2	P2		P1	P1				
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.					P1	P1	P1	P1	P1						
Schools, private (including those operated by religious institutions or other non-governmental entities).	CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP						
Schools, public.	P1	P1	P1		P1	P1	P1	P1							
Second units (including granny flats and similar secondary residential units).	P1	P1	P1		P1	P1	P1	P1							
Shoe stores and repair shops.					P1	P1	P1	P1	P1						P2
Shoeshine stands.					P1	P1	P1	P1	P1						P2
Sign, on-site advertising.					P1	P1	P2	P1	P1						
Spas, including day spas and medical spas.					P1	P1	P1	P1	P1			P1			P2
Sport courts and recreational fields and facilities.	P1	P1	P1		P1	P1	P1	P1				P1			

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		PUP Public Use Permit		P2 Permitted with Plot Plan							
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential And Mixed Use Zones
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail			Recreation		Water (Drainage / Salton Sea)	
Sporting goods stores.					P1	P1	P1	P1	P1						
Sports and recreational facilities including archery ranges, athletic fields, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; not including motor-driven vehicles and riding academies.					CUP	CUP	CUP	CUP	CUP						
Stained glass assembly.					P1	P1	P1	P1	P1						
Stationer stores.					P1	P1	P1	P1	P1						P2
Stations, bus, railroad, and taxi.					P1	P1	P1	P1	P1						
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.					P1	P1	P1	P1	P1						P2
Swap meets.						CUP	CUP	CUP							
Swimming pools.	P1	P1	P1		P1	P1	P1	P1	CUP			P1			
Tailor shops.					P1	P1	P1	P1	P1						P2
Taxidermist.					P1	P1	P1	P1							
Telephone exchanges.					P1	P1	P1	P1							
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.	P2	P2	P2		P2	P2	P2	P2							
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.	P1	P1	P1												
Theaters, not including drive-ins.					P1	P1	P1	P1	CUP						
Tire recapping							CUP								
Tire sales and service, not including recapping					P1	P1	P1	P1							
Tobacco shops.					P1	P1	P1	P1							
Tourist information centers.					P1	P1	P1	P1	P1			P1			P2
Toy shops.					P1	P1	P1	P1	P1						P2
Trailer and boat storage.						P2	CUP	CUP							
Trailer sales and rentals.								P2							
Trails, including bicycle, pedestrian, hiking, and equestrian trails.															P1
Travel agencies.					P1	P1	P1	P1	P1						P2
Travel trailers, motor homes and recreational vehicles sales, and service.							P2	CUP							

3. SPECIFIC PLAN LAND USE PLAN

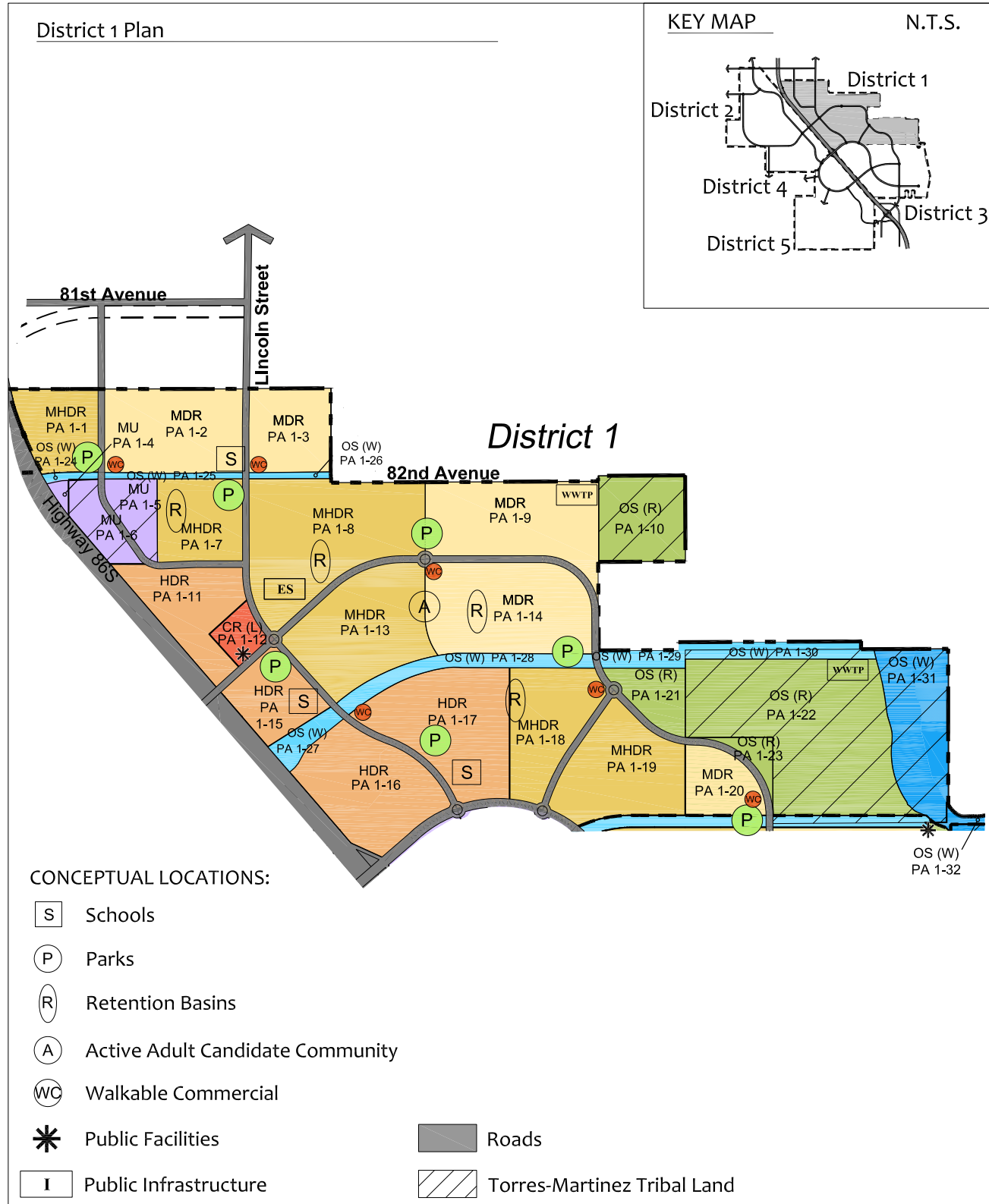
**Table 3-4a
District 1 – Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted												
		PUP Public Use Permit		P2 Permitted with Plot Plan												
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".																
USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE				
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail				Recreation		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential And Mixed Use Zones
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.							P2	P2								
Truck sales and service.							P2									
Typewriter sales and rental, including incidental repairs.					P1	P1	P1	P1	P1							
Underground bulk fuel storage.						CUP	CUP									
Utilities, both public and private.						P2	P2	P2	P1							P2
Warehouse stores/big-box retail.					P1	P1	P1	P1	P1							
Warehousing and distribution.						P1	P1									
Watch repair shops.					P1	P1	P1	P1	P1							P2
Water wells and appurtenant facilities.					P1	P1	P1	P1						P1		
Wedding chapels.					P1	P1	P1	P1	CUP							
Wholesale businesses with samples on the premises but not including storage.						P2	P2									

NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision; however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

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LAND USE SUMMARY

Planning Area	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Maximum Dwelling Units
MDR	1-2	61	2-5	249	305
	1-3	36	2-5	147	180
	1-9	71	2-5	294	355
	1-14	76	2-5	310	380
	1-20	24	2-5	106	120
Subtotal		268		1,106	
MHDR	1-1	33	5-8	205	264
	1-7	37	5-8	230	296
	1-8	96	5-8	627	768
	1-13	68	5-8	435	544
	1-18	47	5-8	301	376
	1-19	59	5-8	410	472
Subtotal		340		2,208	
HDR	1-11	42	8-14	354	588
	1-15	30	8-14	248	420
	1-16	64	8-14	529	896
	1-17	73	8-14	604	1,022
Subtotal		209		1,735	
CR (L)	1-12	10			
Subtotal		10			
MU	1-4	2			
	1-5	15	8-20+	150	300
	1-6	15			
Subtotal		32		150	
OS (R)	1-10	39			
	1-21	19			
	1-22	133			
	1-23	7			
	Subtotal		198		
OS (W)	1-24	2			
	1-25	4			
	1-26	3			
	1-27	9			
	1-28	20			
	1-29	16			
	1-30	9			
	1-31	49			
	1-32	1			
	Subtotal		113		
Roads		66			
District 1 Subtotal		1,236		5,199	

NOTE: The locations, numbers and configurations of proposed school sites, park sites, retention basins and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, retention basins and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

SP375 Exhibit 3-3a

District 1

Land Use Summary

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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District 1 Development Standards Summary

DEVELOPMENT STANDARD	RESIDENTIAL									MIXED USE (Base Zone)				MIXED USE OVERLAY ZONES			COMMERCIAL		OPEN SPACE	
	Medium Density			Medium High Density			High Density			Residential			Commercial	MUOZ #1	MUOZ #2	MUOZ #3	Walkable Commercial	Local Retail	Recreation	Water
	SFD Fee Lots	SFD / SFA PRDs	MFA	SFD Fee Lots	SFD / SFA PRDs	MFA	SFD Fee Lots	SFD / SFA PRDs	MFA	SFD Fee Lots	SFD / SFA PRDs	MFA		Retail	Employment	Entertainment				
A. LOTS																				
1. Minimum Lot Area	3,500 sq. ft.	3,500 sq. ft.	No Minimum	3,500 sq. ft.	3,500 sq. ft.	No Minimum	2,800 sq. ft.	1,800 sq. ft.	No Minimum	2,800 sq. ft. (h)	1,800 sq. ft. (h)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
2. Minimum Average Lot Width	40'	40'	No Minimum	40'	40'	No Minimum	40'	40'	No Minimum	40'	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
3. Minimum Average Lot Depth	80'	45'	No Minimum	80'	45'	No Minimum	70'	40'	No Minimum	70'	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
4. Minimum Lot Frontage - Straight	35'	35'	No Minimum	35'	35'	No Minimum	35'	35'	No Minimum	35'	35'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
5. Minimum Lot Frontage - Curvilinear	20'	20'	No Minimum	20'	20'	No Minimum	20'	20'	No Minimum	20'	20'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
B. BUILDING																				
1. Maximum Building Height	40'	40'	45'	40'	40'	45'	40'	40'	50'	40'	40'	50'	50' / 75' (c)	75'	75'	150'	50' / 75' (c)	50' / 75' (c)	50' / 75' (c)	25' (c)
2. Maximum Building Coverage	65%	85%	60%	65%	85%	60%	65%	85%	60%	60%	85%	50%	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
3. Minimum Space Between Buildings	10'	15' / 10' (a)	15' / 10' (a)	10'	15' / 10' (a)	15' / 10' (a)	10'	15' / 10' (a)	15' / 10' (a)	10'	15' / 10' (a)	15' / 10' (a)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	20'	20'	
C. SETBACKS																				
1. Minimum Front Yard	10'	5'	10'	10'	5'	10'	10'	5'	10'	10'	5'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'	20'	
2. Minimum Rear Yard	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'	20'	
3. Minimum Side Yard	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'	20'	
4. Minimum Side Yard - Corner	10'	5'	10'	10'	5'	10'	10'	5'	10'	10'	5'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'	20'	
5. Maximum Encroachments (Arch Features)	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	
D. PARKING																				
1. Single Family Detached / Attached	2	2	2	2	2	2	2	2	2	2	2	2	DNA	2	2	2	DNA	DNA	DNA	DNA
2. Multi-Family Attached – One Bedroom	DNA	DNA	1.25 / 1.5 (PRD)	DNA	DNA	1.25 / 1.5 (PRD)	DNA	DNA	1.25 / 1.5 (PRD)	DNA	DNA	1.25 / 1.5 (PRD)	DNA	1.25 / 1.5 (PRD)	1.25 / 1.5 (PRD)	1.25 / 1.5 (PRD)	DNA	DNA	DNA	DNA
3. Multi-Family Attached – Two Bedroom	DNA	DNA	2.25 / 2.5 (PRD)	DNA	DNA	2.25 / 2.5 (PRD)	DNA	DNA	2.25 / 2.5 (PRD)	DNA	DNA	2.25 / 2.5 (PRD)	DNA	2.25 / 2.5 (PRD)	2.25 / 2.5 (PRD)	2.25 / 2.5 (PRD)	DNA	DNA	DNA	DNA
4. Multi-Family Attached – Three Bedroom	DNA	DNA	2.75 / 2.5 (PRD)	DNA	DNA	2.75 / 2.5 (PRD)	DNA	DNA	2.75 / 2.5 (PRD)	DNA	DNA	2.75 / 2.5 (PRD)	DNA	2.75 / 2.5 (PRD)	2.75 / 2.5 (PRD)	2.75 / 2.5 (PRD)	DNA	DNA	DNA	DNA
5. Non-Residential Uses	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	
E. PRD / MIXED USE DEVELOPMENTS																				
1. Maximum Floor Area Ratio (FAR)	DNA	DNA	2:1	DNA	DNA	2:1	DNA	DNA	2:1	DNA	No Maximum	2:1	DNA	3:1 (MU) (e)	3:1 (MU) (e)	3:1 (MU) (e)	DNA	DNA	DNA	DNA
2. Usable Open Space per Residential Unit	300 sq. ft.	100 sq. ft.	50 sq. ft.	300 sq. ft.	100 sq. ft.	50 sq. ft.	300 sq. ft.	100 sq. ft.	50 sq. ft.	DNA	100 sq. ft.	50 sq. ft.	DNA	50 sq. ft.	50 sq. ft.	50 sq. ft.	DNA	DNA	DNA	DNA
3. Community Association Required	DNA	No Minimum	No Minimum	DNA	No Minimum	No Minimum	DNA	Yes	No Minimum	DNA	Yes	Yes if PRD	DNA	Yes if PRD	Yes if PRD	Yes if PRD	DNA	DNA	DNA	DNA
4. Minimum Floor Living Area	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	DNA	DNA	DNA
5. Maximum Commercial Percentage of Project Area	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	25%	No Maximum	No Maximum	No Maximum	DNA	DNA	DNA	DNA
6. Maximum Residential Percentage of Project Area	DNA	100%	100%	DNA	100%	100%	DNA	100%	100%	DNA	DNA	DNA	No Maximum	50% (f)	50% (f)	50% (f)	DNA	DNA	DNA	DNA

- (a) 15' where front and/or rear elevations are involved; 10' where solely side or accessory buildings are involved.
- (b) Two (2) additional feet of setback shall be provided for each story/floor above three (3).
- (c) Heights over 50' up to 75' may be approved pursuant to Section 18.34. Over 75' requires variance pursuant to Section 18.27.
- (d) No yard requirements for commercial buildings, except where adjacent to a Residential Planning Area or a residential development area of a Mixed Use Planning Area. Where adjacent, a minimum 15' rear and / or side yards shall be required. For commercial buildings over 40' in height, an additional foot of rear / side yard shall be added for each foot over 40'.
- (e) 3:1 if Vertically Mixed Use; if not, FAR is 1:1.
- (f) Unless Vertical Mixed Use.
- (g) Zero Lot Lines are permitted. Zero lot line side yards areas are 10 feet minimum between habitable buildings (walls). Zero lot line may occur with structures located on the side property line. Elevations (walls) at the side property line shall not have windows facing habitable spaces of neighboring buildings.
- (h) Maximum lot size shall be 4,500 sq. ft.
- (i) Flag lots will not be permitted by the Riverside County Fire Department.
- (j) If any inconsistency is determined to exist between the Development Standards as set forth in this Specific Plan, and the Development Standards set forth in the Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision, however, changes in the Development Standards in the Zoning Ordinance shall not require a Specific Plan Amendment for those portions of the project within the jurisdiction of Riverside County.

SP375 Exhibit 3-3b
District 1

Travertine Point Specific Plan

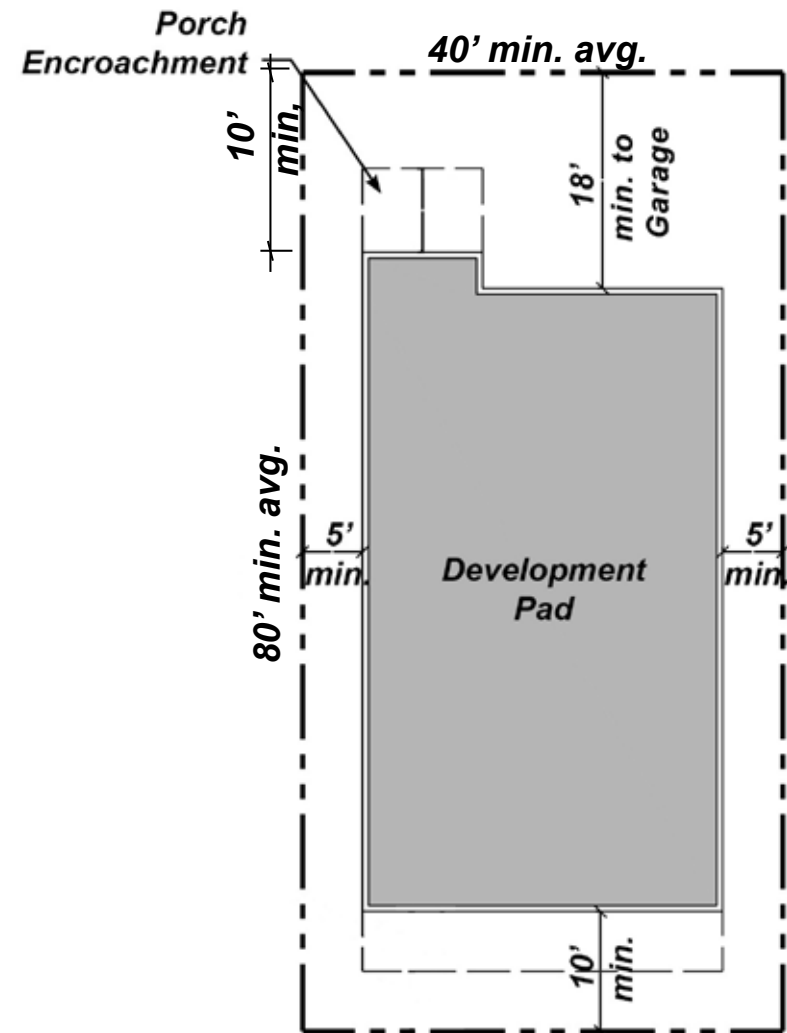
Development Standards

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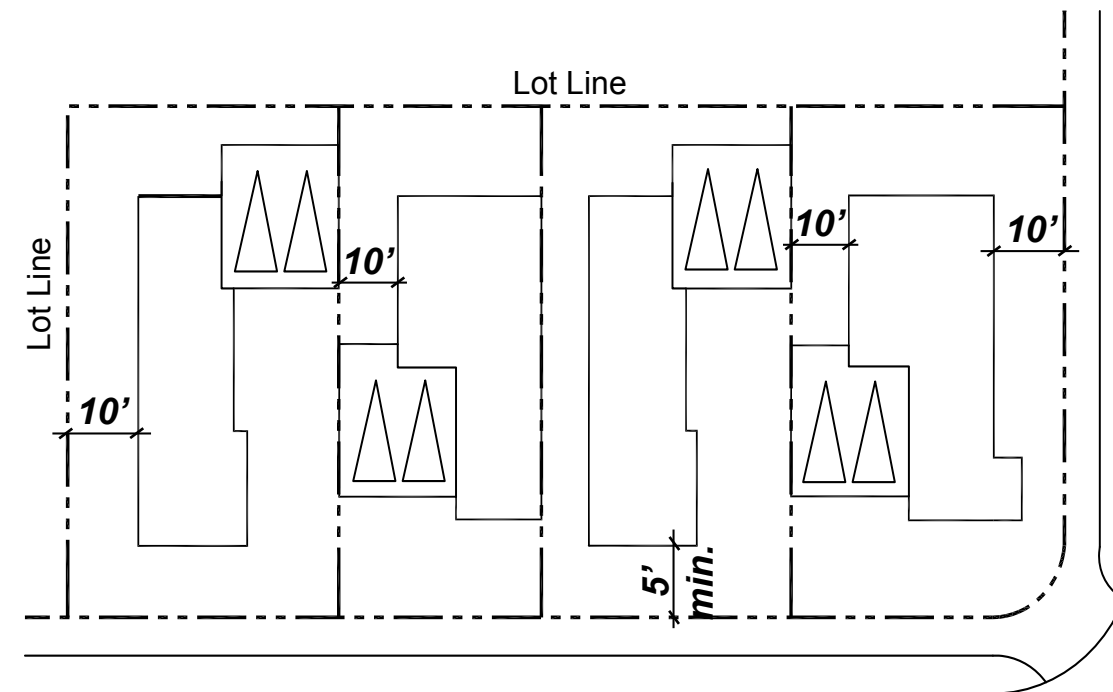
3. SPECIFIC PLAN LAND USE PLAN

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Typical 5,000 SFD Lot Standards



Typical SFD Zero Lot Line Lot Standards



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

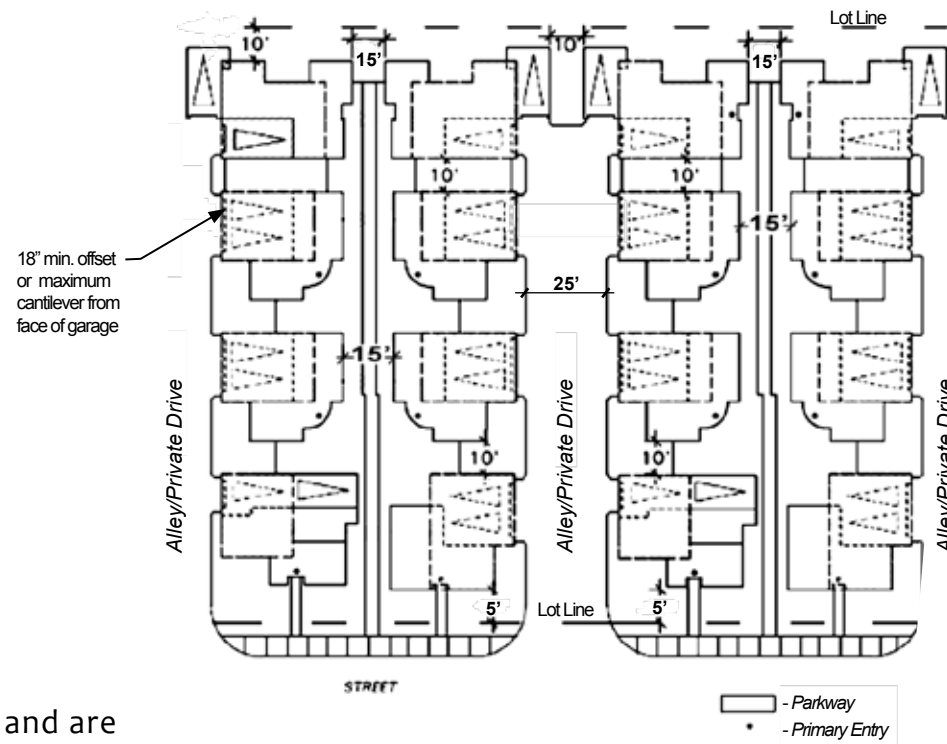
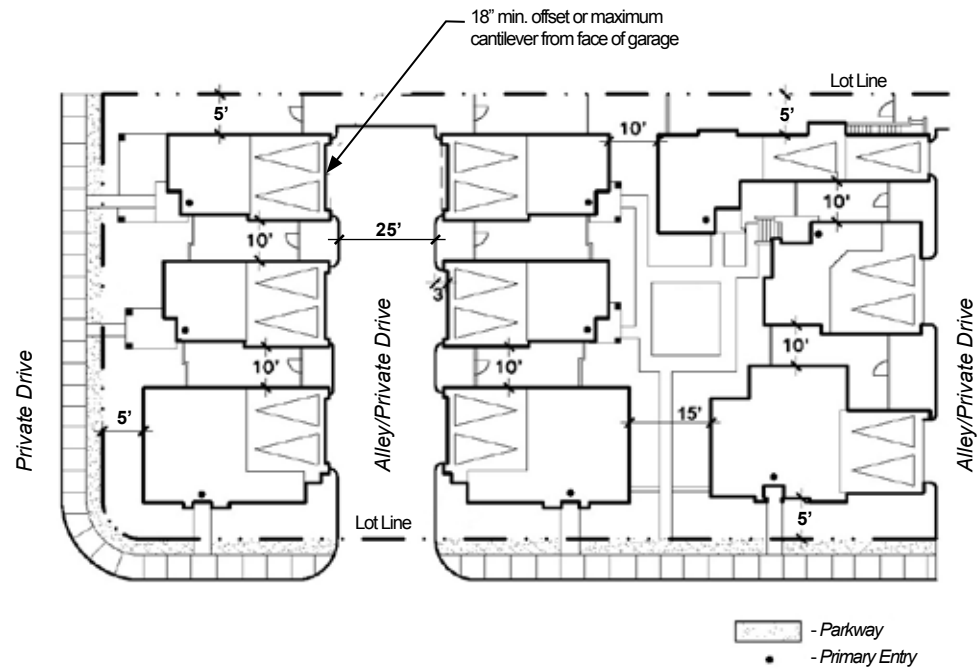
Travertine Point Specific Plan

SP375 Exhibit 3-3C Conceptual Plotting Diagrams

3. SPECIFIC PLAN LAND USE PLAN

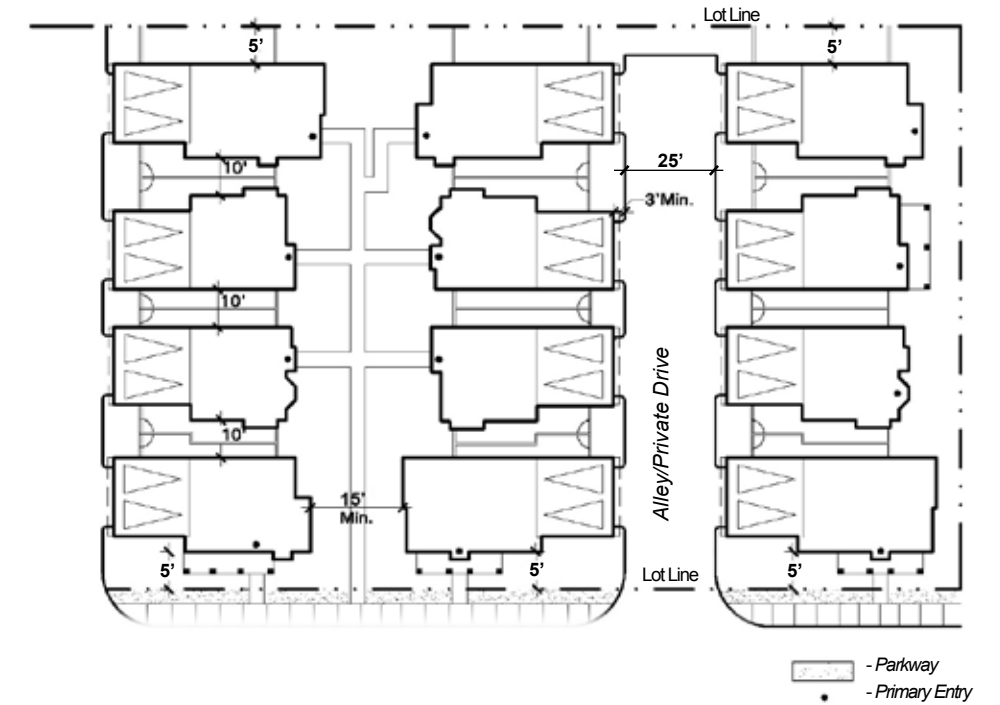
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Detached Courtyard Cluster



Detached Garden Cluster

Detached Greencourt Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Travertine Point Specific Plan

SP375 Exhibit 3-3d
Conceptual Plotting Diagrams

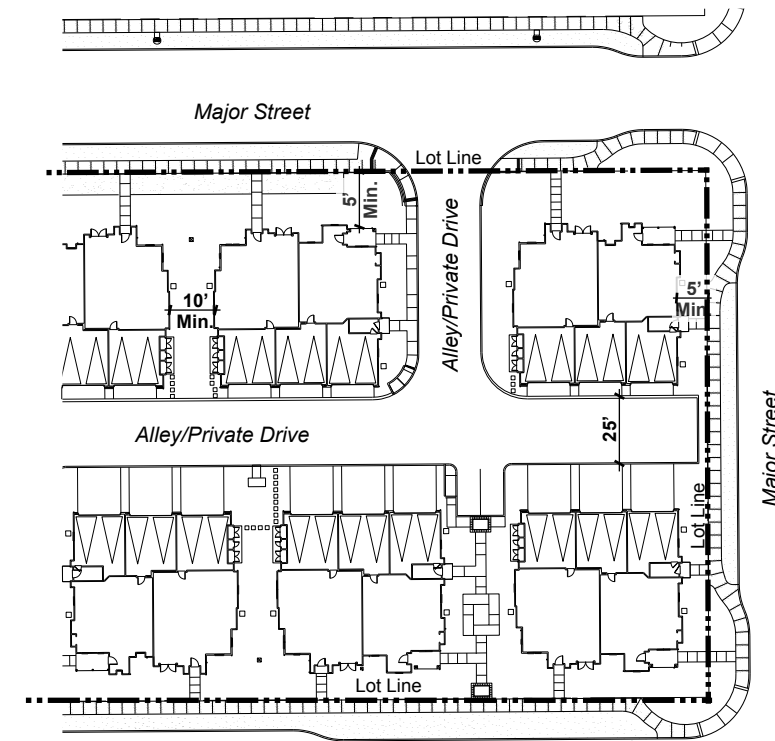
3. SPECIFIC PLAN LAND USE PLAN

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Attached Row Townhomes



Attached Townhomes & Flats



Note:

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Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

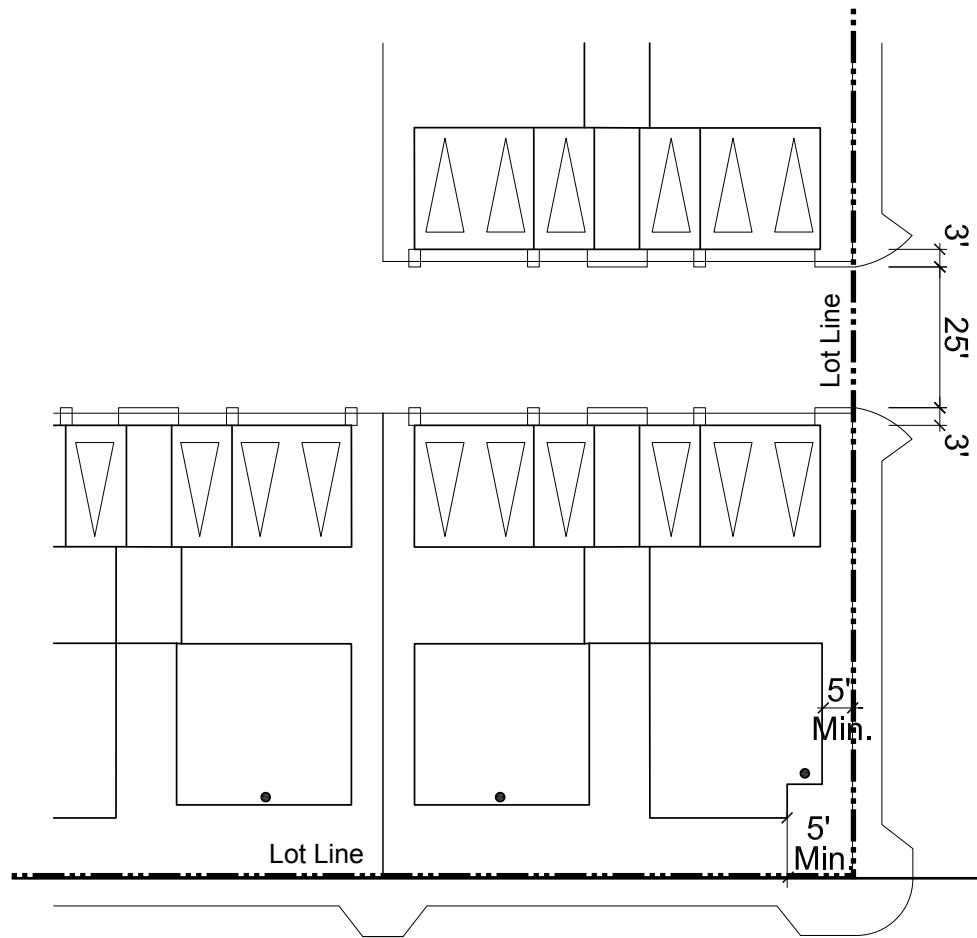
Travertine Point Specific Plan

SP375 Exhibit 3-3e
Conceptual Plotting Diagrams

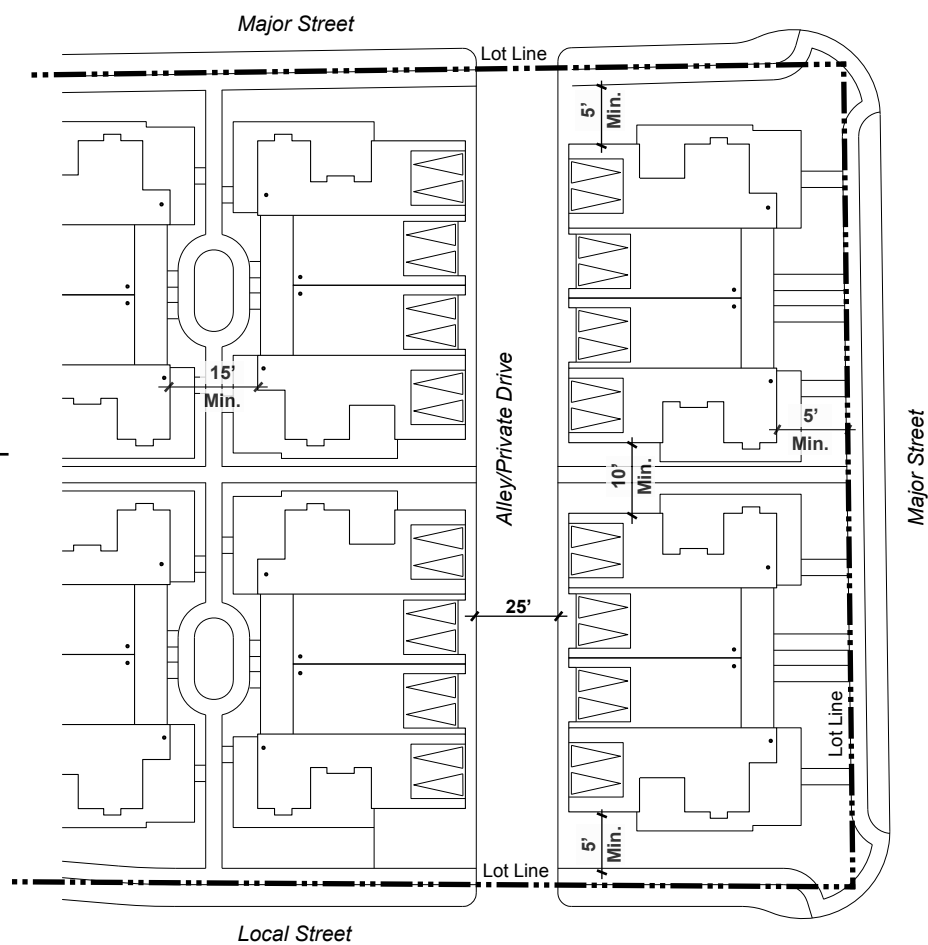
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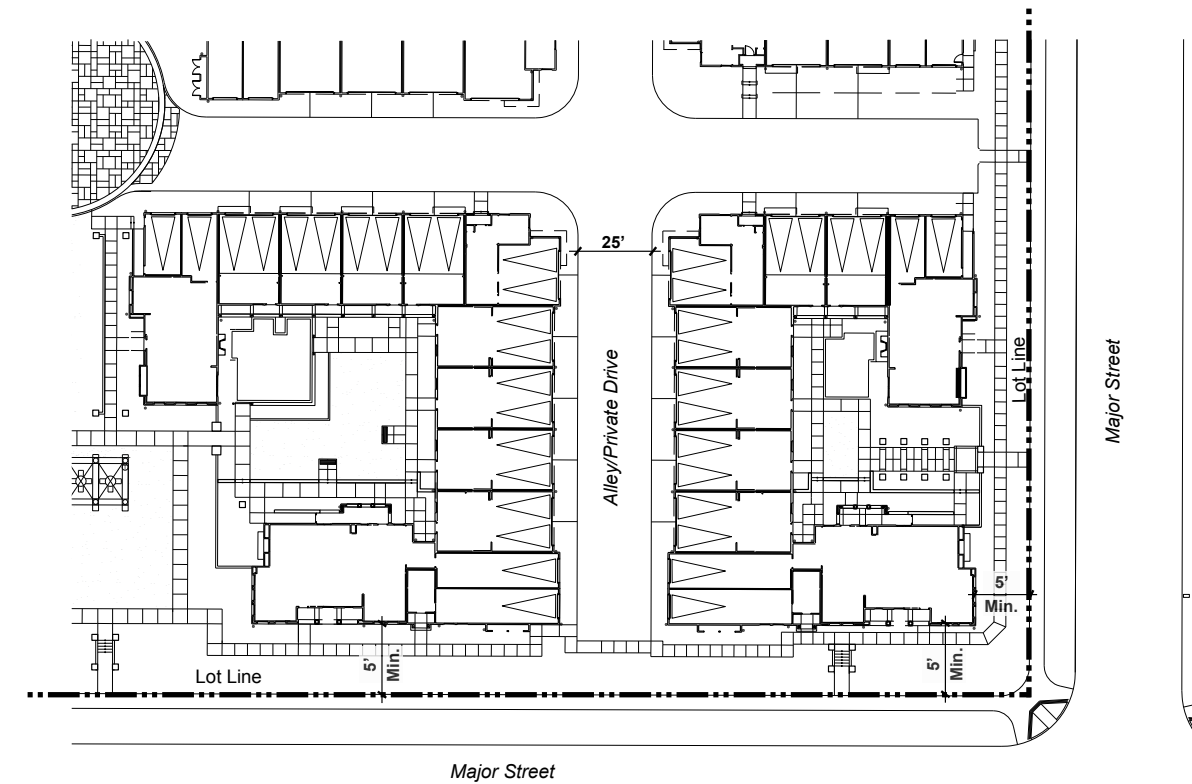
Detached Carriage Cluster



Attached Greencourt Cluster



Attached Courtyard Cluster



Note:

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Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

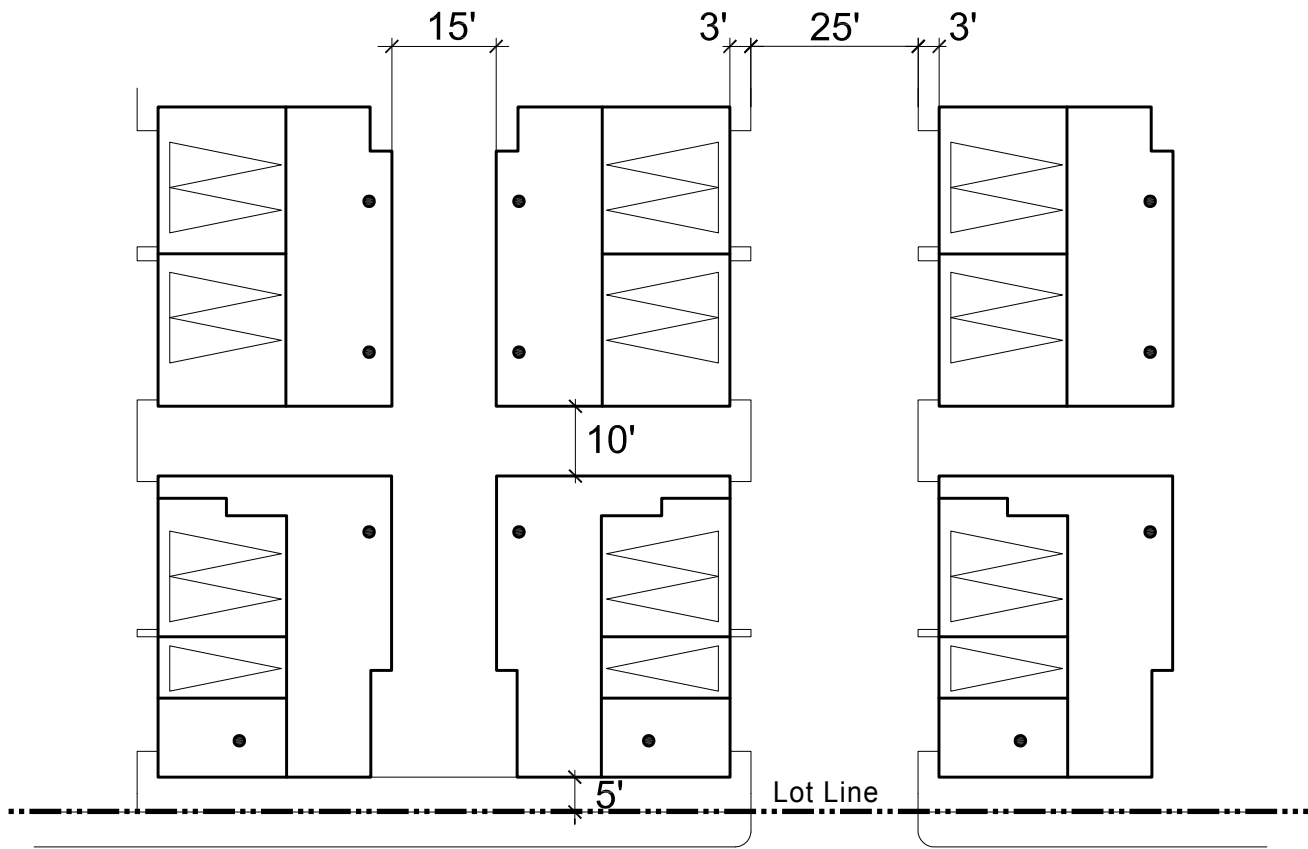
Travertine Point Specific Plan

SP375 Exhibit 3-3f Conceptual Plotting Diagrams

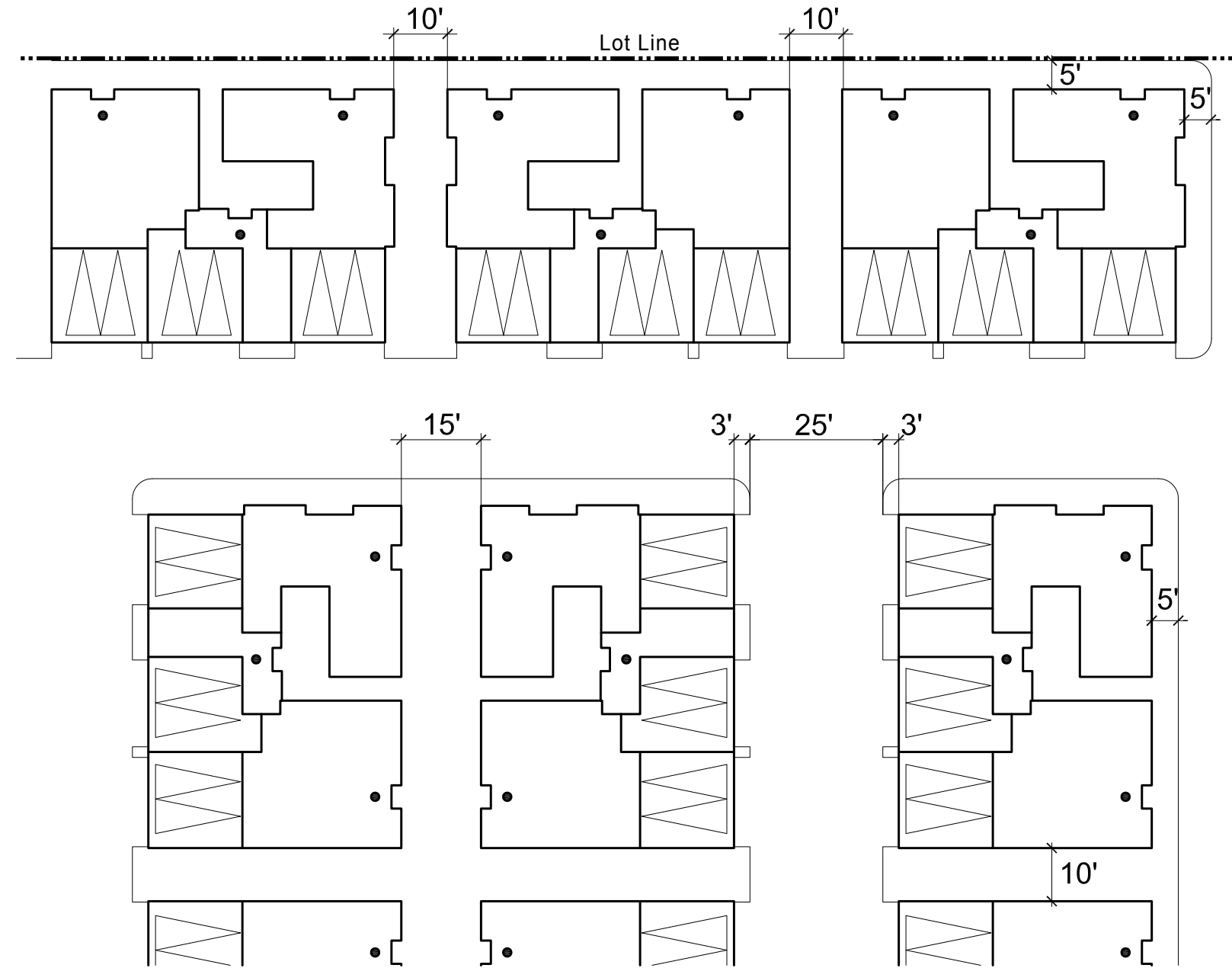
3. SPECIFIC PLAN LAND USE PLAN

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Duplex



Triplex



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

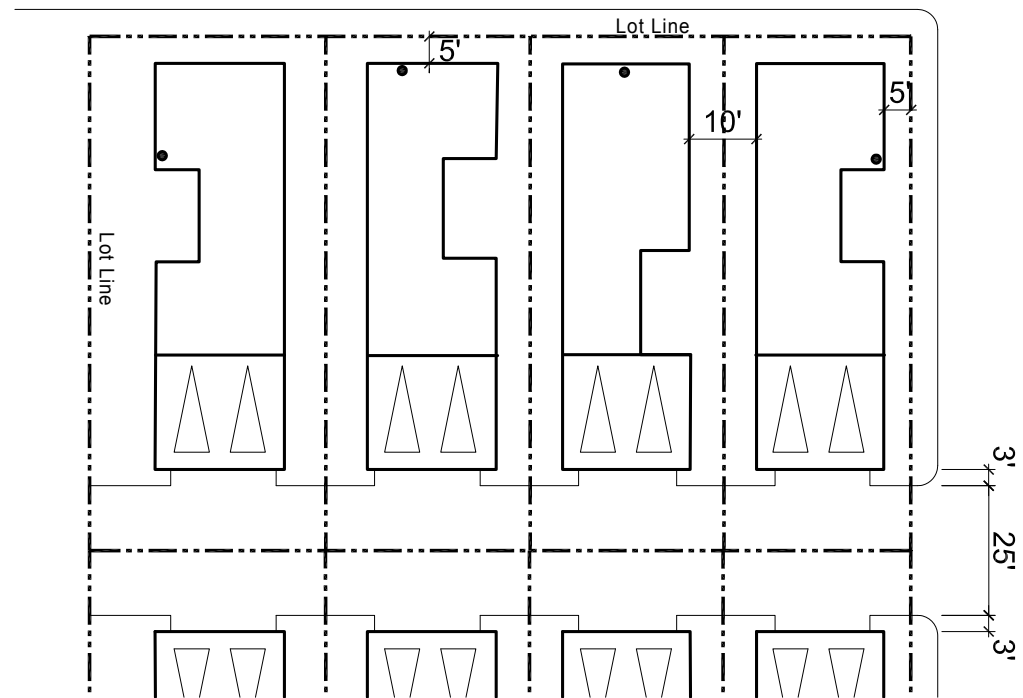
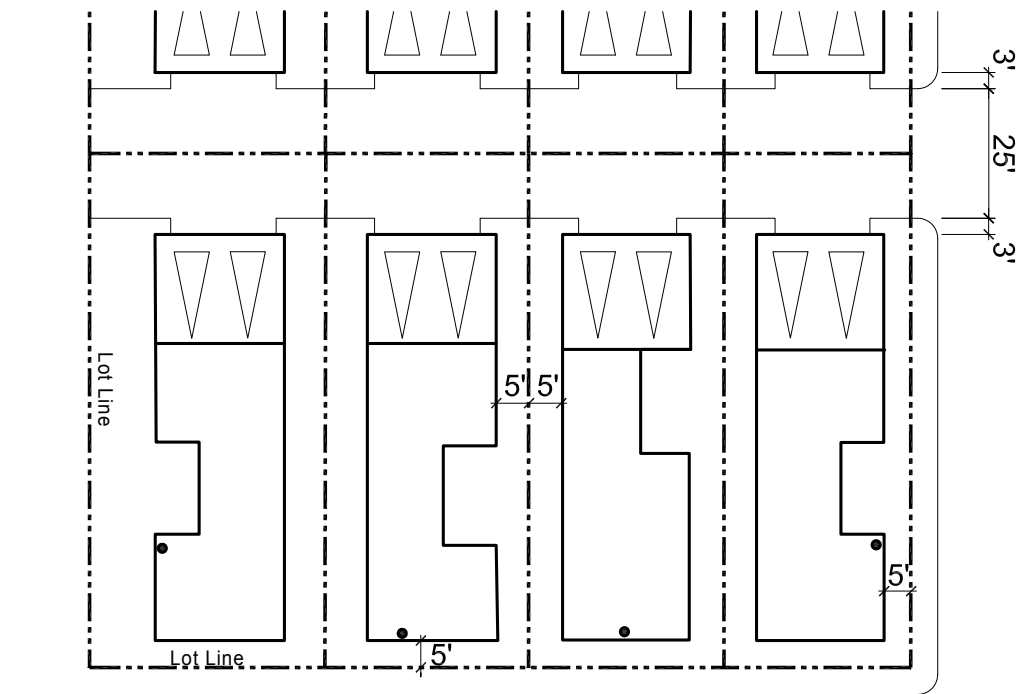
Travertine Point Specific Plan

SP375 Exhibit 3-3g
**Conceptual
 Plotting Diagrams**

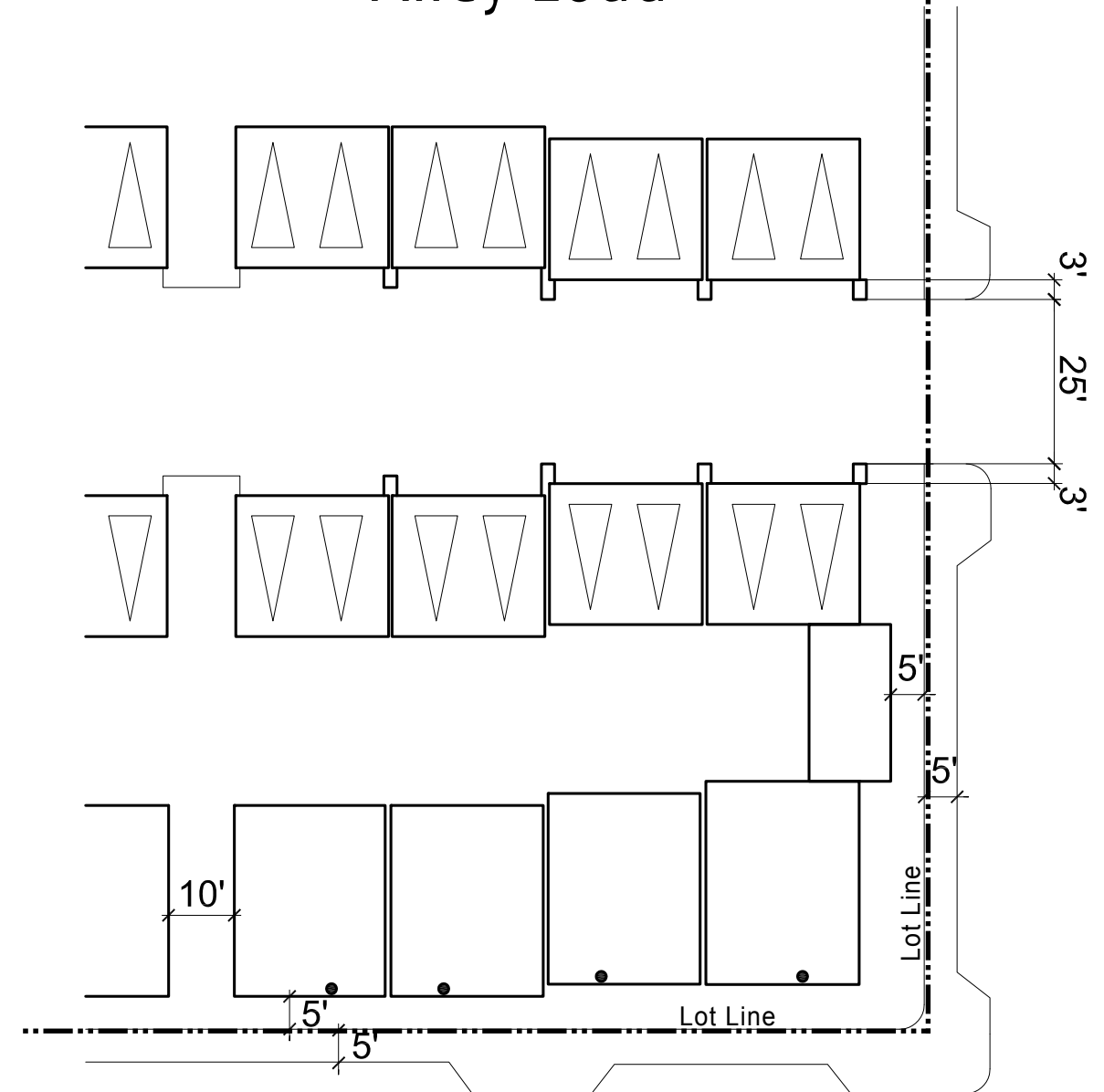
3. SPECIFIC PLAN LAND USE PLAN

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36' Detached Alley Load



24' Attached Rowhouse Alley Load



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

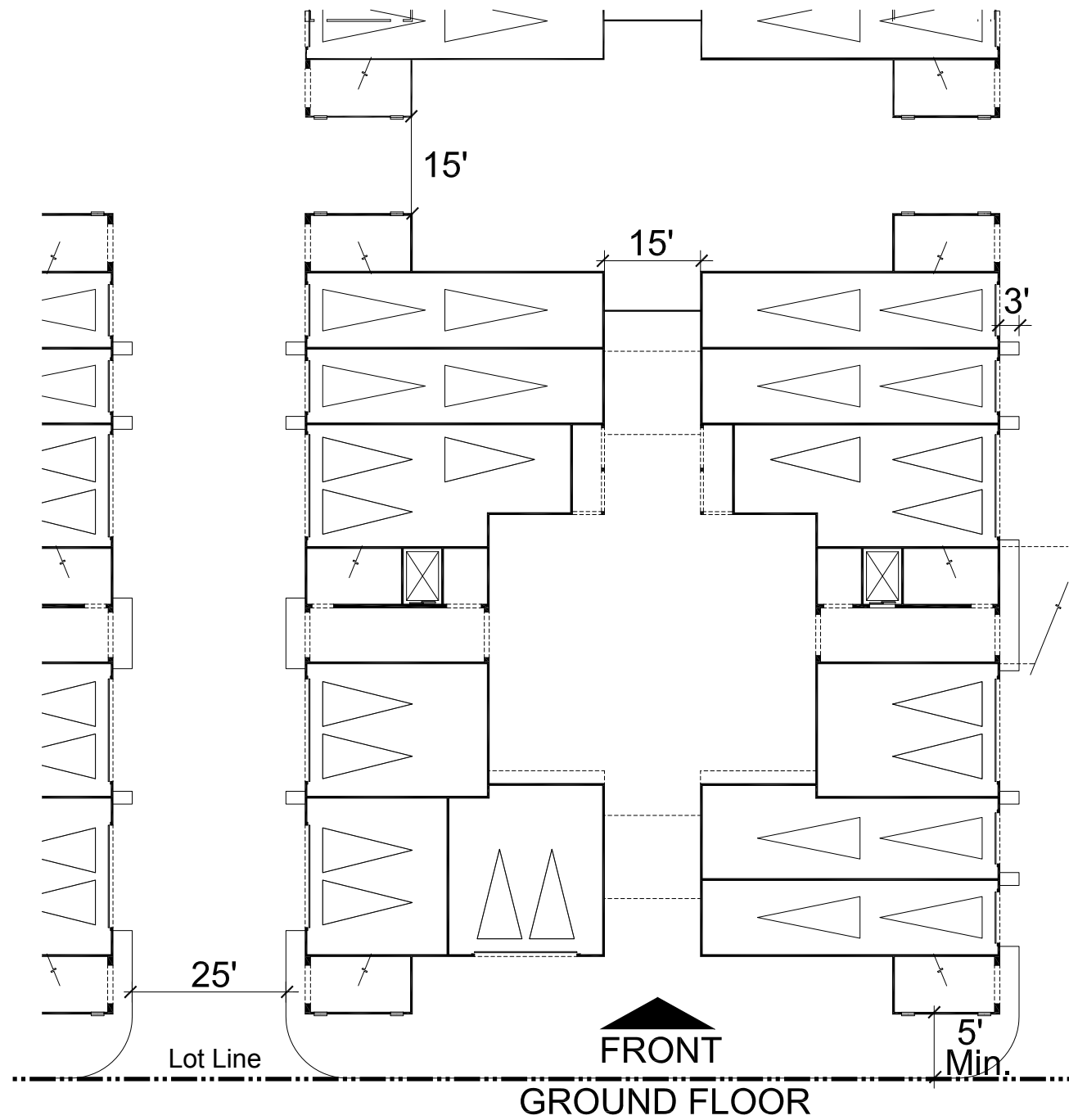
Travertine Point Specific Plan

SP375 Exhibit 3-3h Conceptual Plotting Diagrams

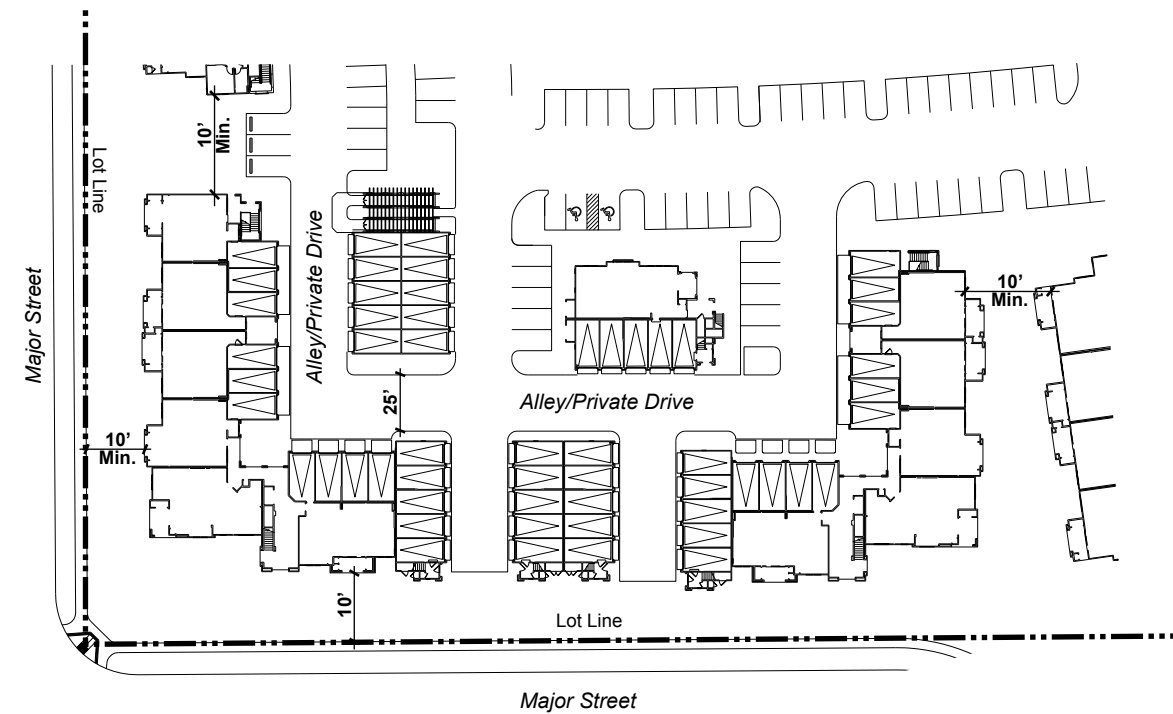
3. SPECIFIC PLAN LAND USE PLAN

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Attached Urban Flats



Attached Multi-Family Apartment



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-3i

Conceptual Plotting Diagrams

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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3.2.2 District 2

District 2 is the northwest portion of the Specific Plan area.

The land use components for District 2 include and encompass the following and are summarized below and as shown in Exhibit 3-4a, District 2 Land Use Summary:

- Medium Density Residential, three planning areas. To provide single family residential detached or attached opportunities.
- Medium High Density Residential, four planning areas. To provide greater opportunity for attached and detached opportunities.
- High Density Residential, one planning area. To provide greater opportunity for attached and detached products with the intent to provide a diversity of housing products, encourage compact development, provide project-level common open space areas, thereby enabling the preservation of large contiguous areas of community open space with the designations of OS(R) and OS(C).
- Mixed Use Residential, six planning areas. To provide opportunity for walk to work environments combining residential land uses with compatible retail, office, or similar business or service uses.
- Commercial Retail Local, one planning area. To provide nearby convenient consumer retail goods and services to meet the needs of the local community.
- Commercial Retail Regional, three planning areas. To provide regional consumer and business services and to attract consumer and business activity from beyond Travertine Point's boundary.
- Public Facilities, one planning area. To provide existing land uses to continue landfill disposal activities on a non-conforming interim use basis, and to provide for a future regional park and other recreational activities.
- Open Space Recreation, four planning areas. To provide for community recreation needs, passive and active, including ball fields, playgrounds, and open spaces.
- Open Space Conservation, one planning area. To provide for the preservation of Torrez Martinez Tribal lands that may have sensitive cultural and environmental values.
- Open Space Water, twelve planning areas. To provide for on-site, storm water drainage system and provide for naturalized landscaped corridors with potential park sites or similar outdoor recreation uses.

1. **Medium Density Residential (MDR) Development Standards designated for PAs 2-1, 2-6 and 2-10**

- a. Medium Density Residential areas allow development within 2 to 5 dwelling units per average gross acre.
- b. Varied lot sizes are permitted to accommodate a variety of product types.
- c. Residential product types include but not limited to single family detached, single family attached, zero lot line, duplex or triplex, town home, court yard products or small lot subdivision products.
- d. All Medium Density Residential Land Use Areas may be processed as a subdivision or planned residential development.
- e. Housing product types may be for rental, private ownership, second home, vacation homes, and condominium.

3. SPECIFIC PLAN LAND USE PLAN

- f. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.2.11.g. Walkable Commercial).
- g. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.

2. **Medium High Density Residential (MHDR) Development Standards designated for PAs 2-3, 2-8, 2-11, and 2-17**

- a. Medium High Density Residential areas allow development within 5 to 8 dwelling units per average gross acre.
- b. Single family detached (fee lots), and single family attached and detached products to include but not limited to townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
- c. All Medium High Residential Land Use Areas may be processed as a subdivision or planned residential development.
- d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium.
- e. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.2.11.g. Walkable Commercial).
- f. Exhibit 3-4b, District 2 Development Standards, shall be followed. Exhibits 3-4c through 3-4i, Conceptual Plotting Diagrams represents some examples of potential plotting layouts consistent with the Specific Plan development standards. These examples are for illustrative purposes and do not limit other possible site plan or plotting layout solutions that would also be consistent with the development standards.

3. **High Density Residential (HDR) Development Standards designated for PA 2-9**

- a. High Density Residential areas allow development within 8 to 14 dwelling units per average gross acre.
- b. Single family attached and detached products to include but not limited to townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
- c. All High Density Residential Land Use areas may be processed as a subdivision or planned residential development.
- d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium.
- e. Exhibit 3-4b, District 2 Development Standards, shall be followed. Exhibits 3-4c through 3-4i, Conceptual Plotting Diagrams represents some examples of potential plotting layouts consistent with the Specific Plan development standards. These examples are for illustrative purposes and

do not limit other possible site plan or plotting layout solutions that would also be consistent with the development standards.

4. **Commercial Retail (Local) CR (L) Development Standards designated for PA 2-2**
 - a. This area is designated to support the neighboring residential and mixed use designations by providing nearby convenient consumer retail goods and services to meet the daily needs of the community.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
5. **Commercial Retail (Regional) CR (R) Development Standards designated for PAs 2-19, 2-20, and 2-34**
 - a. To provide regional consumer and business services and to attract business activity from beyond Travertine Point's boundary.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
6. **Mixed Use (MU) Development Standards designated for PAs 2-12 through 2-16 and 2-21**
 - a. This area is designated to allow mixed use development, including residential, to provide maximum opportunity and flexibility for a broad array of long term residential, commercial, institutional, and business uses within walking distance to multiple land use opportunities.
 - b. In addition to the Mixed Use base zoning, three distinct Mixed Use Overlay Zones (MUOZ) may be applied to Mixed Use Planning Areas. Although the allowable uses as listed in Table 3-4b, Permitted Uses Table, are applicable over all three MUOZ, additional allowable uses and different development standards and required findings are unique to each MUOZ. During the processing of a District Refinement Plan, the developer of a project may decide to apply the uses and development standards of an Overlay Zone, but may not use both. The MUOZ are intended to provide additional uses and standards that are focused into retail, employment or entertainment categories. The MUOZ encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including additional retail uses, employment-intensive uses (including light industrial), and entertainment uses (including hotels and night clubs), with a particular focus on fostering pedestrian activity, vertically mixed use projects, public spaces, and other community amenities.
 - c. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.2.11.g. Walkable Commercial).
 - d. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.

3. SPECIFIC PLAN LAND USE PLAN

7. **Public Facility (PF) with Park Conceptual Location Development Standards designated for PA 2-18**
 - a. The Public Facility area is for the purpose of recognizing the near term continuation of existing uses deemed necessary by Riverside County (i.e., the Oasis Landfill) as a non-conforming use, with the intent of ultimately creating a regional park in this location. This transformation of use is pending the future closure of the Oasis Landfill. This designation also allows for other compatible public facilities depending on Riverside County's needs. (See Section 3.6.1, Public Facility (PF) (P) Regional Park.).
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
8. **Open Space Recreation OS (R) Development Standards designated for PAs 2-4 and 2-5**
 - a. These are potential park sites or similar outdoor recreation uses.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
9. **Open Space Conservation OS (C) Development Standards designated for PA 2-7**
 - a. Open Space Conservation is intended to preserve areas of land for cultural and natural historic purposes.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
10. **Open Space Water OS (W) Development Standards designated for PAs 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32 and 2-33**
 - a. The drainage areas are primarily planned to accommodate the on-site, storm water drainage system and provide for naturalized landscaped corridors. These areas are potential park sites or similar outdoor recreation uses.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards.

11. District 2 Conceptual Locations

The designated conceptual locations for District 2 are intended to generally locate community and public facilities necessary to service this portion of the Travertine Point community. The active adult conceptual location applies as a candidate area and may encompass more than one planning area within District 2.

Conceptual Locations	Quantity	Brief Description
a. Schools	2	Two potential school sites are contemplated for District 2. However, the demographics of the future residents will guide CVUSD in their facilities planning, site location and acquisition. Public elementary, middle, and high schools are permitted by right. Private schools are permitted subject to a Public Use Permit (PUP).
b. Parks	7	Seven park sites are anticipated for District 2. Park sites are located to provide close and convenient access from surrounding residential neighborhoods.
c. Retention basins	1	One surface retention basin location is identified for District 2. Retention basin locations are strategically placed to provide for multiple uses, including irrigation water storage, storm water management, water quality treatment, recreation, and visual amenity.
d. Public Facilities	1	One public facility location is identified for District 2. Locations are identified where efficient road access is available. Refer to Table 3-10, Community Facilities and Funding Sources for a list of such facilities.
e. Public Infrastructure	4	Four public infrastructure locations are identified for District 2. Conceptual locations are identified based on function, effective needs, and to provide alternative locations. Refer to Table 3-10, Community Facilities and Funding Sources for a complete list of such facilities.

3. SPECIFIC PLAN LAND USE PLAN

Conceptual Locations	Quantity	Brief Description
f. Active Adult	1	<p>One active adult location is identified for District 2. Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan’s residential units to be active adult. The active adult location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.</p>
g. Walkable Commercial	2	<p>Two Walkable Commercial conceptual locations are identified for District 2. These areas are to provide residential planning areas with access to a limited number of convenient retail and personal service uses. The Walkable Commercial locations are intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.</p>

12. Sustainable Infrastructure and “Green” Building Development Standards

The following development standards provide opportunities for “practical green” solutions for Travertine Point that allow the community, business owners, and residents, effective ways in reducing energy and water consumption (see Section 3.8.2, Climate Action Plan):

- a. Encourage on-site renewable energy source utilizing solar, wind, geothermal or other sources as appropriate.
- b. 80% of commercial to receive 40% of energy needs from renewable sources.
- c. 80 % of residential to receive 60% of energy needs from renewable sources.
- d. Reclaim water for public and community common area landscape needs.
- e. All residential buildings shall exceed 2008 Title 24 requirements by 30%.
- f. All commercial building shall exceed 2008 Title 24 requirements by 15%.
- g. 60% of street lights shall be LED or equivalent.
- h. 90% of all builder-installed plumbing devices in residential buildings will be low-flow and water-efficient.
- i. 90% of all builder-installed plumbing devices in non-residential buildings will be low-flow and water-efficient.
- j. Ceiling insulation shall be a minimum of R38 and wall insulation shall be a minimum of R21.
- k. Heating and air conditioning ducts must be sealed and tested.
- l. Tankless and / or solar water heaters should be considered a priority.
- m. Use of local stone and rock should be considered in the community monumentation, landscape walls, and building veneer.
- n. Use a predominance of native desert (Mojave or Anza Borrego desert) or other Coachella Valley native drought tolerant landscaping.
- o. Incorporate a smart irrigation systems for community common areas and public irrigation systems.
- p. Capture of rain water for irrigation.
- q. Encourage natural percolation to recharge ground water.
- r. Create a natural drainage and storm water retention system.
- s. Encourage use of cool roof and or green roof designs.
- t. Promote paving materials with a SRI of at least 29
- u. Provide open grid pavement system 50% pervious or shade from tree canopy.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION																	
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones				
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation		Conservation	Water (Drainage / Salton Sea)		
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.					P1	P1	P1	P1	P1	P1								
Ambulance services.						CUP	CUP			P1								
Amusement parks.								CUP										
Animal hospitals.					CUP	CUP	CUP		CUP	CUP								
Antique shop.					P1	P1	P1	P1	P1	P1								P2
Appliance stores, household.					P1	P1	P1	P1	P1	P1								
Art gallery.									P1	P1								P2
Art supply shops and studios.					P1	P1	P1	P1	P1	P1								P2
Auction houses.					P1	P1	P1	P1		P1								
Auditoriums and conference rooms.					P1	P1	P1	P1		P1		CUP	CUP					
Automobile parts and supply stores.					P1	P1	P1		P1	P1								
Automobile repair garages, not including body and fender shops or spray painting.					P1	P1	P1			P1								
Automobile sales and rental agencies					P1	P1	P1	P2		P1								
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.					P1	P1	P2	P1	CUP	P1								
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP	CUP								
Bakery goods distributors.					P1	P1	P1	P1		P1								
Bakery shops, including baking only when incidental to retail sales on the premises.					P1	P1	P1	P1	P1	P1								P2
Banks and financial institutions.					P1	P1	P2	P1	P1	P1								P2
Barber and beauty shops.					P1	P1	P1	P1	P1	P1								
Bars and cocktail lounges.					P1	P1	P1	P1	P1	P1								CUP
Bed and breakfast inn.					P1	P1	P1	P1	CUP									CUP
Bicycle sales and rentals.					P2	P2	P2	P2	P2	P2								P2
Billiard and pool halls.					P1	P1	P1	P1	P1	P1								
Blueprint and duplicating services.					P1	P1	P2	P1	P1	P1								
Boat and other marine sales.						P2	P2	P2		P2			P1			P1		
Boat and other marine rentals and services.					P2	P2	P2	P2		P2			P1			P1		
Boat marinas.																P1		

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION																
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones		
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)	
Body and fender shops and spray painting.						CUP	CUP	CUP									
Book stores and binders.					P1	P1	P1	P1	P1	P1							P2
Bowling alleys.					P1	P1	P1	P1		P1							
Building materials sales yards.						CUP	CUP			CUP							
Building supply stores and equipment rental, including outside storage.					P2	P2	P2	P2		P2							
Campgrounds.								P2				P1	P1				
Car washes.					P1	P1	P1	P1	P1	P1							
Casinos and gaming (Tribal lands only).								P1		P1							
Catering services.					P1	P1	P1	P1		P1							
Cell towers concealed by architectural features or similar structures.	CUP	CUP	CUP		P1	P1	P1	P2	P1	P1		P1	P1				
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.					P2	P2	P2	P2	P2	P2							
Churches, temples and other places of religious worship.	PUP	PUP	PUP		PUP	PUP	P2	PUP	PUP	PUP							
Cleaning and dyeing shops.					P1	P1	P1	P1	P1	P1							
Clinics, including but not limited to medical, dental, and chiropractic.					P1	P1	P1	P1	P1	P1							CUP
Clothing stores.					P1	P1	P1	P1	P1	P1							P2
Cold storage facilities.							P2										
Community recreation facilities.	P1	P1	P1		P1	P1	P1	P1	P1	P1							
Concrete batch plants and asphalt plants.										CUP		CUP	CUP				
Confectionery or candy stores.					P1	P1	P1	P1	P1	P1							
Conference center.					P1	P1	P1	P1	P1	P1							
Congregate care residential facilities.	CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP							
Convenience stores, including the sale of motor vehicle fuel.					CUP	CUP	CUP	CUP	CUP	CUP							
Convenience stores, not including the sale of motor vehicle fuel.					P1	P1	P1	P1	P1	P1							P2
Costume design studios.					P1	P1	P1	P1	P1	P1							
Cultural centers.					P1	P1	P1	P1		P1		P1	P1	P1			
Dance halls.						P2	P2	P2	P1	P1							
Dance school.						P2	P2	P2	P1	P1							
Day care centers.	CUP	CUP	CUP		P1	P1	P2	P1	P1	P1							
Delicatessens.					P1	P1	P1	P1	P1	P1							P2
Department stores.					P1	P1	P1	P1		P1							
Drive-in theaters.						CUP		CUP		CUP							
Drug stores.					P1	P1	P1	P1	P1	P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation	Conservation	
Dry goods stores.					P1	P1	P1	P1	P1	P1					
Electrical substations.	P2	P2	P2		P2	P2	P2	P2	P2	P2		P1		P1	
Employment agencies.					P1	P1	P1	P1		P1					
Entertainment venues and night clubs.								P2		P1					
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.						P2	P2			P2					
Escort bureaus.					P1	P1	P1	P1		P1					
Farmers Markets.					P1	P1	P1	P1	P1	P1		P1			
Feed and grain sales.					P1	P1	P1								
Feed and grain sales, including outside storage.						P2	P2								
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P1	P1	P1		P1	P1	P1	P1	P1	P1			P1	P1	P1
Fishing and casting pools.						P2	P2	P2	P2	P2		P1	P1		P1
Florist's shops.					P1	P1	P1	P1	P1	P1					P2
Food markets and frozen food lockers.					P1	P1	P1	P1	P1	P1					P2
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	CUP	CUP					
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP	P1	P1					
Gift shops.					P1	P1	P1	P1	P2	P2					P2
Golf cart sales and service.					P2	P2	P2	P2							P2
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.					CUP	CUP	CUP	CUP				P1	P1		
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.					P1	P1	P1	P1	P1	P1		P1	P1	P1	
Grocery, dry goods, health food, and variety stores.					P1	P1	P1	P1	P1	P1					P2
Hardware stores, including not more than 1,000 square feet of outside storage lumber.					P2	P2	P2	P2	P2	P2					P2
Health and exercise centers, provided all facilities are located within an enclosed building.					P1	P1	P2	P1							
Heliports.						CUP	CUP	CUP				CUP			
Hobby shops.					P1	P1	P1	P1	P1	P1					P2

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones		
	Medium Density	Medium High Density	High Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)	
Home occupations	P1	P1	P1	P1	P1	P1	P1								
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).				P1	P1	P1	P1		P1						
Hotels, resort hotels, and motels.				P1	P1	P1	P1		P1						
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.				P1	P1	P1	P1	P1	P1						
Hunting clubs, skeet, trap, rifle and pistol ranges.						CUP	CUP			CUP	CUP				
Ice cream shops.				P1	P1	P1	P1	P1	P1						P2
Ice sales, not including ice plants.				P1	P1	P1	P1	P1	P1						
Industrial and manufacturing of grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; one-family						P2									

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	High Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)
dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption; motels; churches, temples, or other structures used primarily for religious worship.														
Interior decorating shops.				P1	P1	P1	P1	P1	P1					P2
Jewelry stores, including incidental repairs.				P1	P1	P1	P1	P1	P1					P2
Labor temples.					P2	P2	P2	P1	P1					
Laboratories, film, dental, medical, research or testing.				P1	P1	P2	P1	P1	P1					
Lakes, including noncommercial fishing therefrom.	P1	P1	P1		P1	P1	P2	P1	P1		P1	P1		P1
Laundries and laundromats.				P1	P1	P1	P1	P1	P1					P2
Laundries, with dry cleaning shops.				P1	P1	P1	P1	P1	P1					P2
Leather goods stores.				P1	P1	P1	P1	P1	P1					P2
Libraries.				P1	P1	P1	P1	CUP	P1					P2
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.				CUP	CUP	CUP	CUP	CUP	CUP					
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.				CUP	CUP	CUP	CUP	CUP	CUP					
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.				CUP	CUP	CUP	CUP	CUP	CUP					
Locksmith shops.				P1	P1	P1	P1	P1	P1					P2
Lumber yards, including only incidental mill work.					CUP	CUP								
Mail order businesses.				P1	P1	P1	P1	P1	P1					
Manufacturer's agent.				P1	P1	P1	P1		P1					
Market, food, wholesale, or jobber.				P1	P1	P1	P1	P1	P1					
Massage parlors, health centers, and similar personal service establishments.								P1	P1					
Meat markets, not including slaughtering.				P1	P1	P1	P1	P1	P1					P2
Meeting, fraternal lodge, and community halls.											CUP	CUP		
Micro-breweries and micro-wineries.				CUP	CUP	CUP	CUP	P1	P1					CUP
Mimeographing and addressograph services.				P1	P1	P1	P1	P1	P1					
Mini-warehouse structures.				P1	P1	P1	P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted										
		PUP Public Use Permit		P2 Permitted with Plot Plan										
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".														
USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	High Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail	Public Facility	Recreation	Conservation	Water (Drainage / Salton Sea)	
Mobile home sales and storage, trailer sales and rental house trailers.						P2	P2		P2					
Mortuaries.					CUP	CUP			CUP					
Museums.				P1	P1	P1	P1	P1	P1		P1	P1	P1	
Music stores.				P1	P1	P1	P1	P1	P1					P2
Neighborhood Electric Vehicle (NEV) sales and service.				P2	P2	P2	P2	P2	P2					P2
News stores.				P1	P1	P1	P1	P1	P1					P2
Noncommercial community association recreation and assembly buildings and facilities.	P1	P1	P1		P1	P1	P1	P1				P1		
Non-profit community centers.	P1	P1	P1		P1	P1	P1	P1	P1		P1	P1		P2
Notions or novelty stores.				P1	P1	P1	P1	P1	P1					P2
Nurseries and garden supply stores.				P2	P2	P2	P2	P2	P2			P1		P2
Nurseries, horticultural.	P2	P2	P2		P2	P2	P2	P2	P2			P1	P1	
Office equipment sales and service.				P1	P1		P1		P1					
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.				P1	P1	P2	P1	P1	P1					
One on-site operator's residence, which may be located in a commercial building				P1	P1	P1	P1	P1	P1					
On-site identification signs, maximum size – ten square feet.											P1		P1	
Paint and wallpaper stores, not including paint contractors.				P1	P1	P1	P1	P1	P1					
Parcel delivery services (stores).				P1	P1	P2	P1	P1	P1					P2
Parking lots and/or parking structures.				P2	P2	P2	P2	P2	P2		P1	P1		P1
Pedestrian paseos.	P1	P1	P1		P1	P1	P1	P1	P1		P1	P1	P1	P1
Performing arts theaters and centers including live music, stage productions, etc.				CUP	CUP	CUP	CUP		CUP		CUP	CUP		
Pet shops and pet supply shops.				P1	P1	P1	P1	P1	P1					P2
Photography shops and studios and photo engraving.				P1	P1	P1	P1	P1	P1					
Picnic grounds.							P2				P1	P1		P1
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.	P1	P1	P1		P1	P1	P1	P1						
Plumbing shops, not including plumbing contractors.				P1	P1	P1	P1	P1	P1					
Post offices.				P1	P1	P2	P1							P2
Poultry markets, not including slaughtering or live sales.				P1	P1	P1	P1	P1	P1					

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation	Conservation	Water (Drainage / Salton Sea)	
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.	P2	P2	P2		P2	P2	P2	P2	P2	P2		P1				
Prescription pharmacy when related and incidental to a professional office building.					P1	P1	P1	P1		P1						
Printers or publishers.					P1	P1	P1	P1		P1						
Produce markets.					P1	P1	P1	P1	P1	P1					P2	
Professional offices.					P1	P1	P1	P1	P1	P1						
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P2	P2	P2		P2	P2	P2	P2	P2	P2		P1	P1		P1	
Racing and competition events other than between humans.								P2								
Radio and television broadcasting studios.					P1	P1	P1	P1		P1						
Real estate offices.					P1	P1	P1	P1	P1	P1					P2	
Recording studios.					P1	P1	P1	P1		P1						
Recreational vehicle parks.							P2	P2					CUP			
Recreational vehicle sales and rentals.								P2								
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).	P2	P2	P2		P1	P1	P2	P1		P1		P1				
Refreshment stands.					P1	P1	P1	P1	P1	P1		P1	P1			
Residences, live-work dwellings.			P1		P1	P1	P1	P1	P1	P1					P2	
Residences, multiple-family dwellings.	P2	P2	P2		P1	P1	P1	P1								
Residences, one-family dwellings.	P1	P1	P1		P1	P1	P1	P1								
Restaurants and other eating establishments.					P1	P1	P2	P1					P1		P2	
Riding Academies and stables.								CUP					CUP			
Rock climbing walls.						P1		P2				P1	P1			
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.						P2	P2	P2		P1						
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.					P1	P1	P1	P1	P1	P1						
Schools, private (including those operated by religious institutions or other non-governmental entities).	CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP						
Schools, public.	P1	P1	P1		P1	P1	P1	P1								
Second units (including granny flats and similar secondary residential units).	P1	P1	P1		P1	P1	P1	P1								
Shoe stores and repair shops.					P1	P1	P1	P1	P1	P1					P2	
Shoeshine stands.					P1	P1	P1	P1	P1	P1					P2	
Sign, on-site advertising.					P1	P1	P2	P1	P1	P1						
Spas, including day spas and medical spas.					P1	P1	P1	P1	P1	P1			P1		P2	

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION														Walkable Commercial Permitted within Residential and Mixed Use Zones		
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE						
	Medium Density	Medium High Density	High Density		Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation	Conservation		Water (Drainage / Salton Sea)	
Sport courts and recreational fields and facilities.	P1	P1	P1	P1	CUP	CUP	CUP	CUP	P1	P1		P1	P1				
Sporting goods stores.					P1	P1	P1	P1									P2
Sports and recreational facilities, including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; and not including motor-driven vehicles and riding academies.					CUP	CUP	CUP	CUP	CUP	CUP					P1		
Stained glass assembly.					P1	P1	P1	P1	P1	P1							
Stationer stores.					P1	P1	P1	P1	P1	P1							P2
Stations, bus, railroad, and taxi.					P1	P1	P1	P1	P1	P1							
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.					P1	P1	P1	P1	P1	P1							P2
Swap meets.						CUP	CUP	CUP									
Swimming pools.	P1	P1	P1		P1	P1	P1	P1	CUP	CUP		P1	P1				
Tailor shops.					P1	P1	P1	P1	P1	P1							P2
Taxidermist.					P1	P1	P1	P1									
Telephone exchanges.					P1	P1	P1	P1									
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.	P2	P2	P2		P2	P2	P2	P2									
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.	P1	P1	P1														
Theaters, not including drive-ins.					P1	P1	P1	P1	CUP	P1							
Tire recapping							CUP										
Tire sales and service, not including recapping					P1	P1	P1	P1		P1							
Tobacco shops.					P1	P1	P1	P1		P1							
Tourist information centers.					P1	P1	P1	P1	P1	P1		P1	P1				P2
Toy shops.					P1	P1	P1	P1	P1	P1							P2
Trailer and boat storage.							CUP	CUP		P2							
Trailer sales and rentals								P2									
Trails, including bicycle, pedestrian, hiking, and equestrian trails.																	P1
Travel agencies.					P1	P1	P1	P1	P1	P1							P2
Travel trailers, motor homes and recreational vehicles sales, and service.							P2			P2							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4b
District 2 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL			MIXED USE				COMMERCIAL			OPEN SPACE				
	Medium Density	Medium High Density	High Density	Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment	Local Retail	Regional Retail		Public Facility	Recreation	Conservation	Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.						P2	P2		P2						
Truck sales and service.						P2			P2						
Typewriter sales and rental, including incidental repairs.				P1	P1	P1	P1	P1	P1						
Underground bulk fuel storage.					CUP	CUP			CUP						
Utilities, both public and private.					P2	P2	P2	P1	P1		P1				P2
Warehouse stores/big-box retail.				P1	P1	P1	P1	P1	P1						
Warehousing and distribution.						P2									
Watch repair shops.				P1	P1	P1	P1	P1	P1	P1					P2
Water wells and appurtenant facilities.				P1	P1	P1	P1				P1		P1		
Wedding chapels.				P1	P1	P1	P1	CUP	CUP	P1					
Wholesale businesses with samples on the premises but not including storage.					P2	P2									

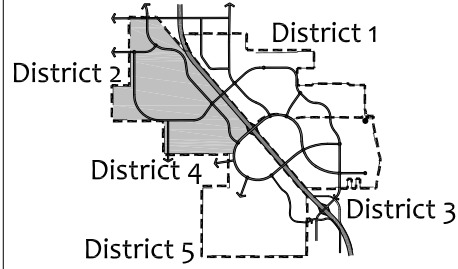
NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision; however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

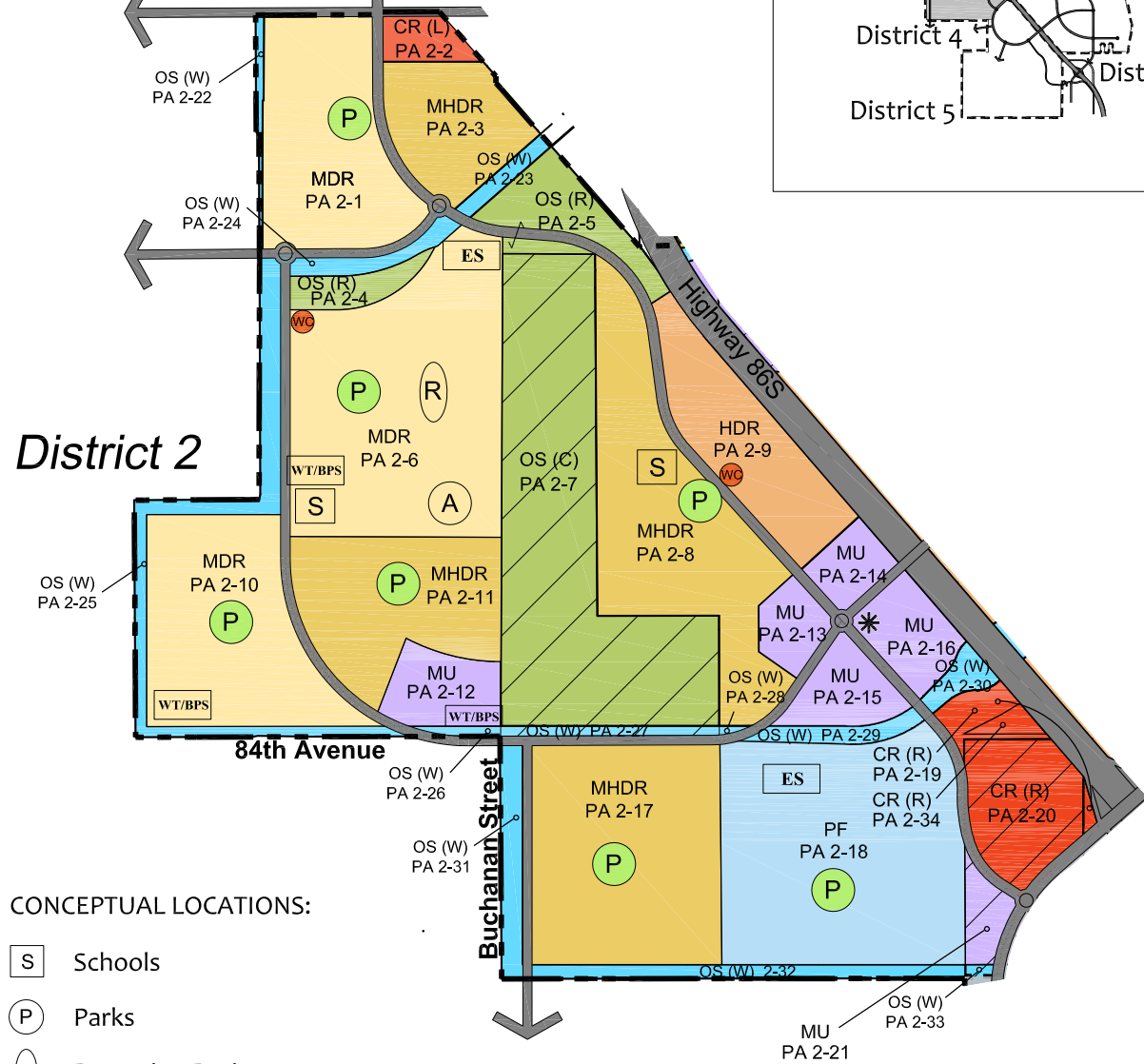
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District 2 Plan

KEY MAP N.T.S.



District 2



CONCEPTUAL LOCATIONS:

- S Schools
- P Parks
- R Retention Basins
- A Active Adult Candidate Community
- WC Walkable Commercial
- * Public Facilities
- I Public Infrastructure
- Roads
- Torres-Martinez Tribal Land

LAND USE SUMMARY

Planning Area	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Maximum Dwelling Units
MDR	2-1 Medium Density Residential	81	2-5	327	405
	2-6 Medium Density Residential	151	2-5	515	755
	2-10 Medium Density Residential	92	2-5	368	460
Subtotal		324		1,210	
MHDR	2-3 Medium High Density Residential	42	5-8	262	336
	2-8 Medium High Density Residential	111	5-8	630	888
	2-11 Medium High Density Residential	73	5-8	630	584
	2-17 Medium High Density Residential	114	5-8	636	912
Subtotal		340		2,158	
HDR	2-9 High Density Residential	57	8-14	471	798
Subtotal		57		471	
CR (L)	2-2 Commercial Retail (Local)	11			
	Subtotal		11		
CR (R)	2-19 Commercial Retail (Regional)	7			
	2-20 Commercial Retail (Regional)	38		100	
	2-34 Commercial Retail (Regional)	6			
Subtotal		51		100	
MU	2-12 Mixed Use	22	8-20+	165	440
	2-13 Mixed Use	13	8-20+	100	260
	2-14 Mixed Use	13	8-20+	260	
	2-15 Mixed Use	19	8-20+	140	380
	2-16 Mixed Use	21	8-20+	420	
	2-21 Mixed Use	10	8-20+	150	200
Subtotal		98		555	
PF	2-18 Public Facility	148			
	Subtotal		148		845
OS (R)	2-4 Open Space (Recreation)	11			
	2-5 Open Space (Recreation)	27			
Subtotal		38		1,550	
OS (C)	2-7 Open Space (Conservation)	160			
	Subtotal		160		2,395
OS (W)	2-22 Open Space (Water) (Drainage)	3			
	2-23 Open Space (Water) (Drainage)	5			
	2-24 Open Space (Water) (Drainage)	8			
	2-25 Open Space (Water) (Drainage)	34			
	2-26 Open Space (Water) (Drainage)	2			
	2-27 Open Space (Water) (Drainage)	6			
	2-28 Open Space (Water) (Drainage)	1			
	2-29 Open Space (Water) (Drainage)	8			
	2-30 Open Space (Water) (Drainage)	6			
	2-31 Open Space (Water) (Drainage)	14			
	2-32 Open Space (Water) (Drainage)	17			
2-33 Open Space (Water) (Drainage)	1				
Subtotal		105		-	
Roads		76			
District 2 Subtotal		1,408		4,494	

NOTE: The locations, numbers and configurations of proposed school sites, park sites, retention basins and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, retention basins and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

SP375 Exhibit 3-4a

District 2

Travertine Point Specific Plan

Land Use Summary

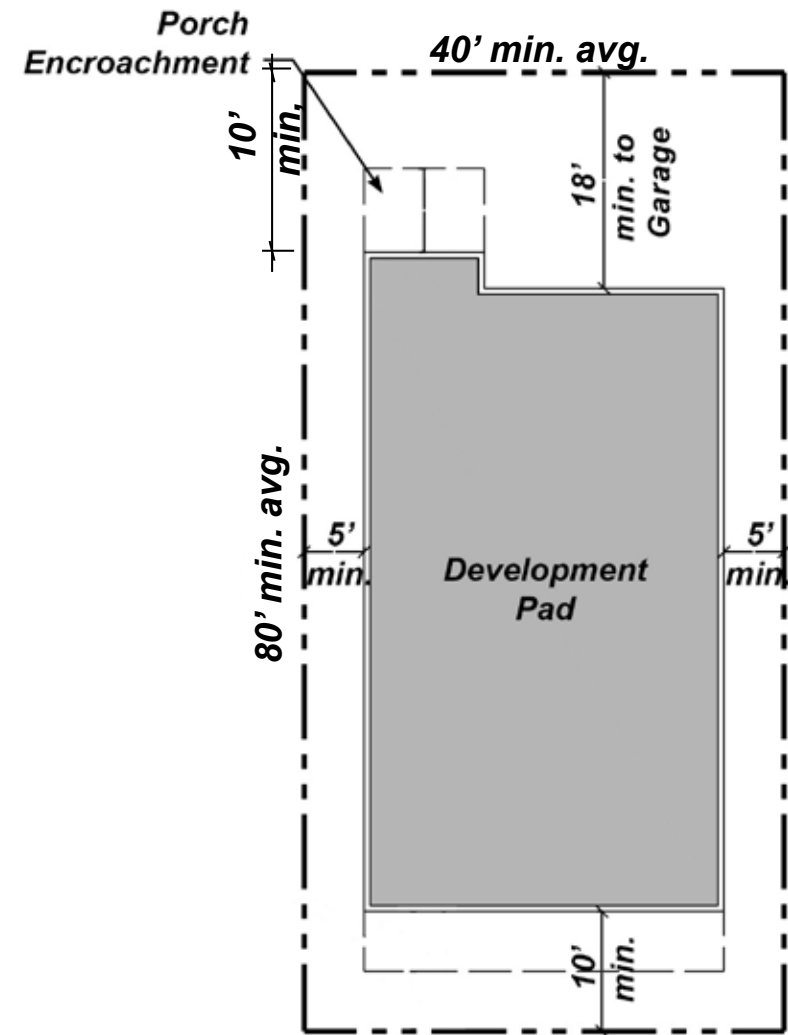
3. SPECIFIC PLAN LAND USE PLAN

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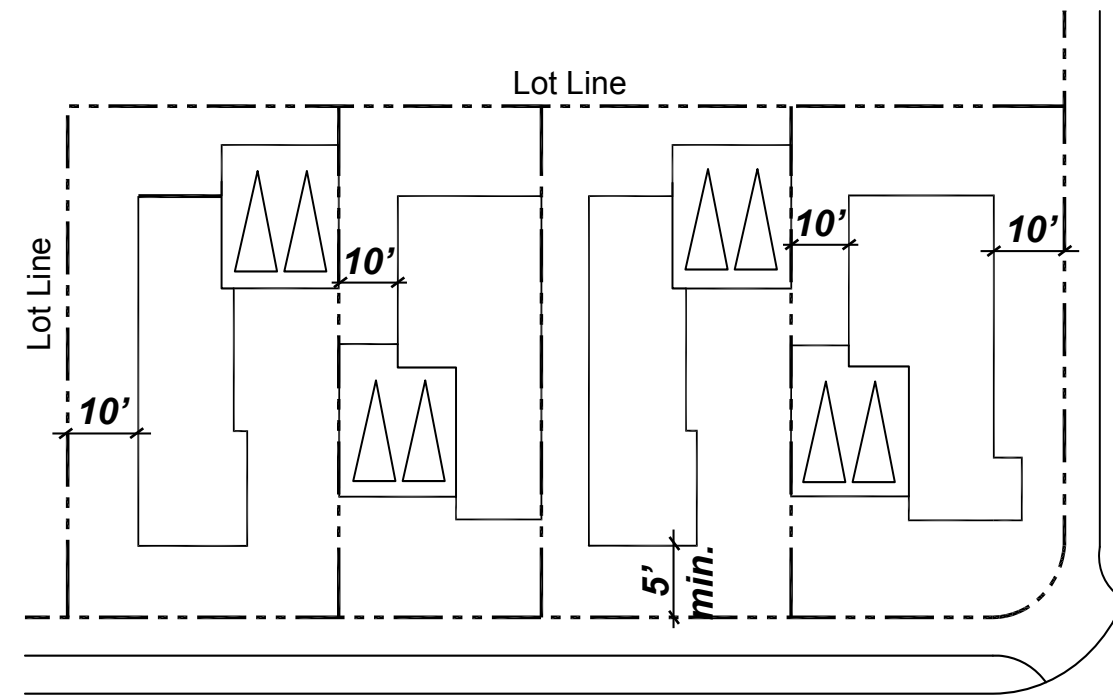
3. SPECIFIC PLAN LAND USE PLAN

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Typical 5,000 SFD Lot Standards



Typical SFD Zero Lot Line Lot Standards



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-4c

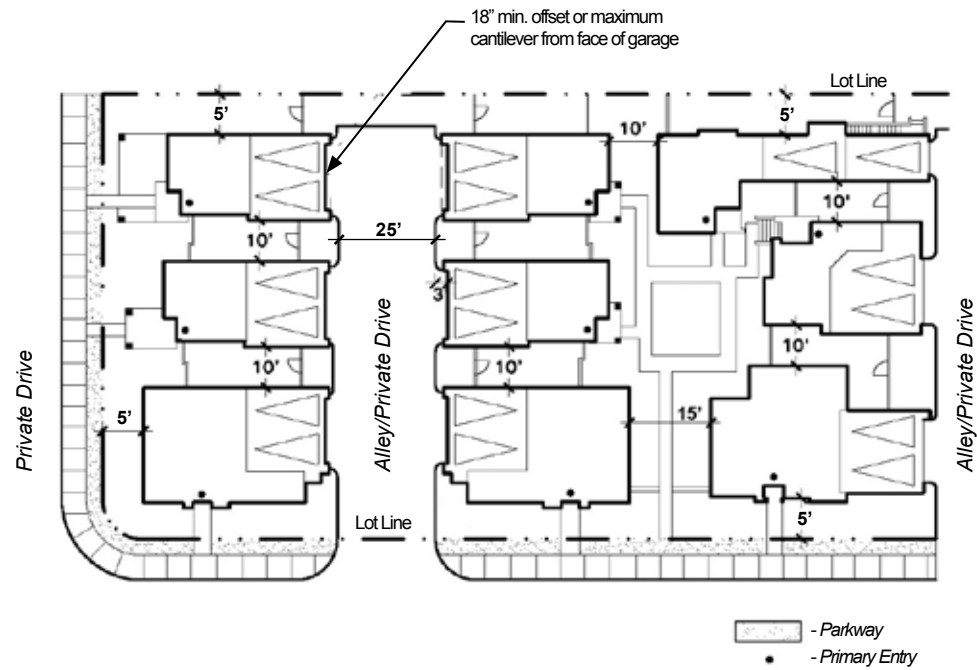
Conceptual Plotting Diagrams

Travertine Point Specific Plan

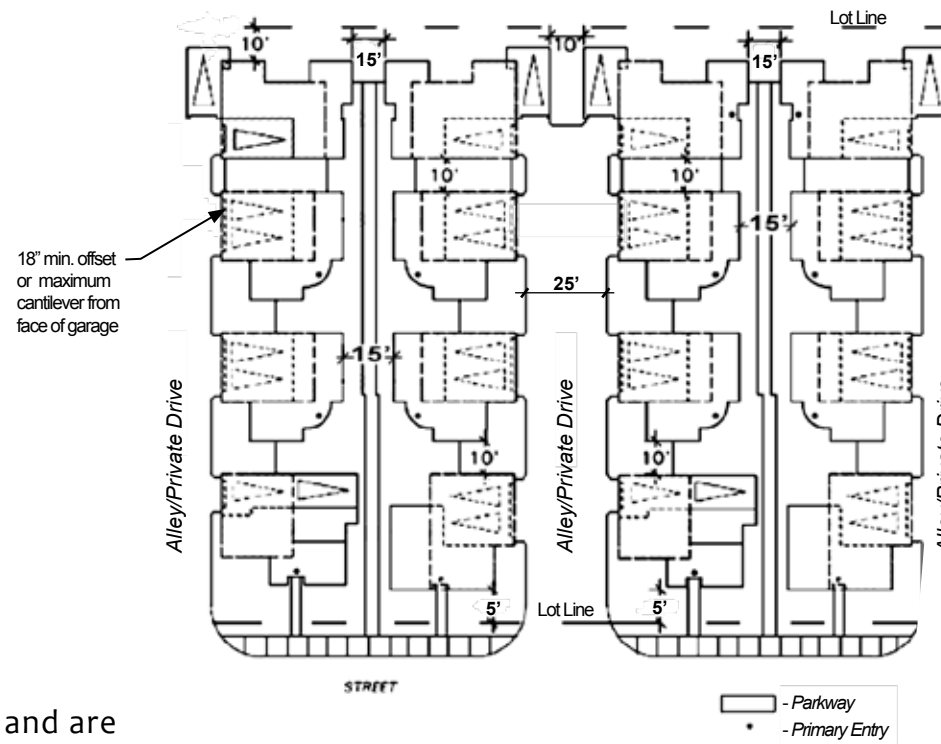
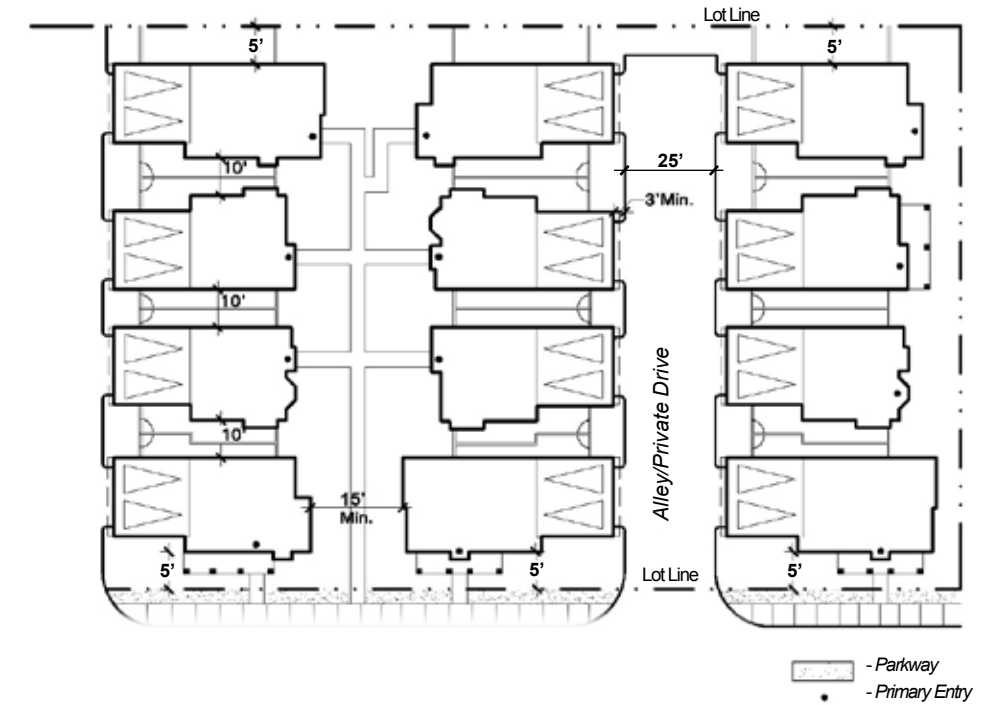
3. SPECIFIC PLAN LAND USE PLAN

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Detached Courtyard Cluster



Detached Greencourt Cluster



Detached Garden Cluster

Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Travertine Point Specific Plan

SP375 Exhibit 3-4d
Conceptual Plotting Diagrams

3. SPECIFIC PLAN LAND USE PLAN

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Attached Row Townhomes

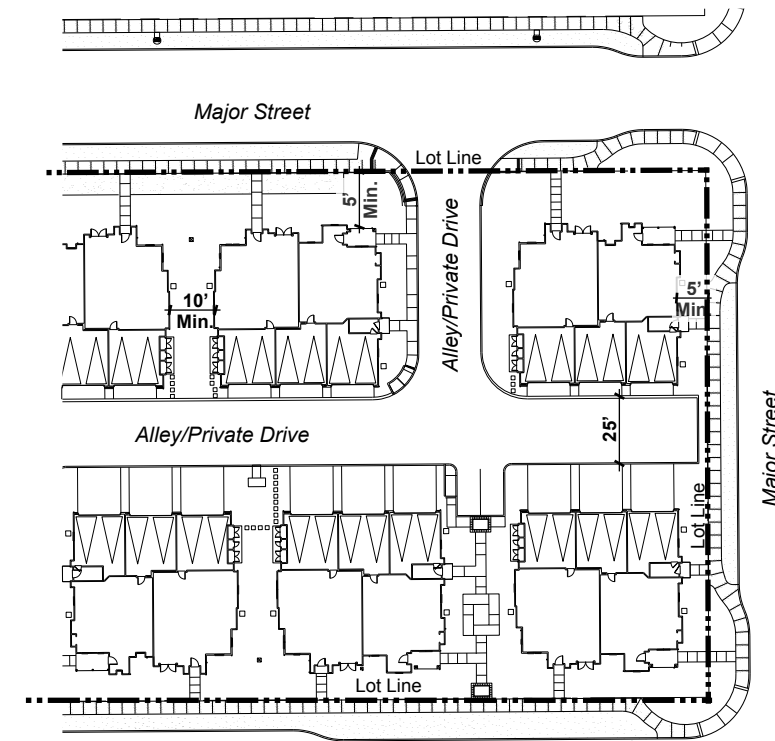


Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Attached Townhomes & Flats



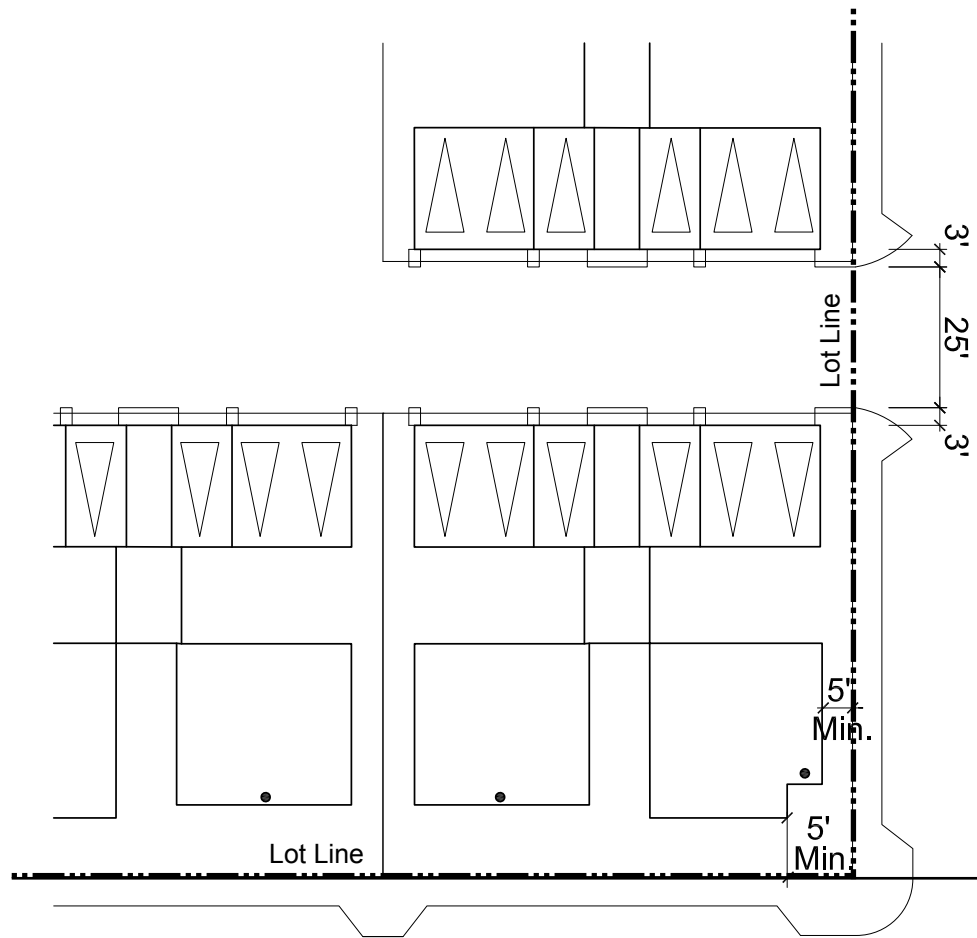
Travertine Point Specific Plan

SP375 Exhibit 3-4e
Conceptual Plotting Diagrams

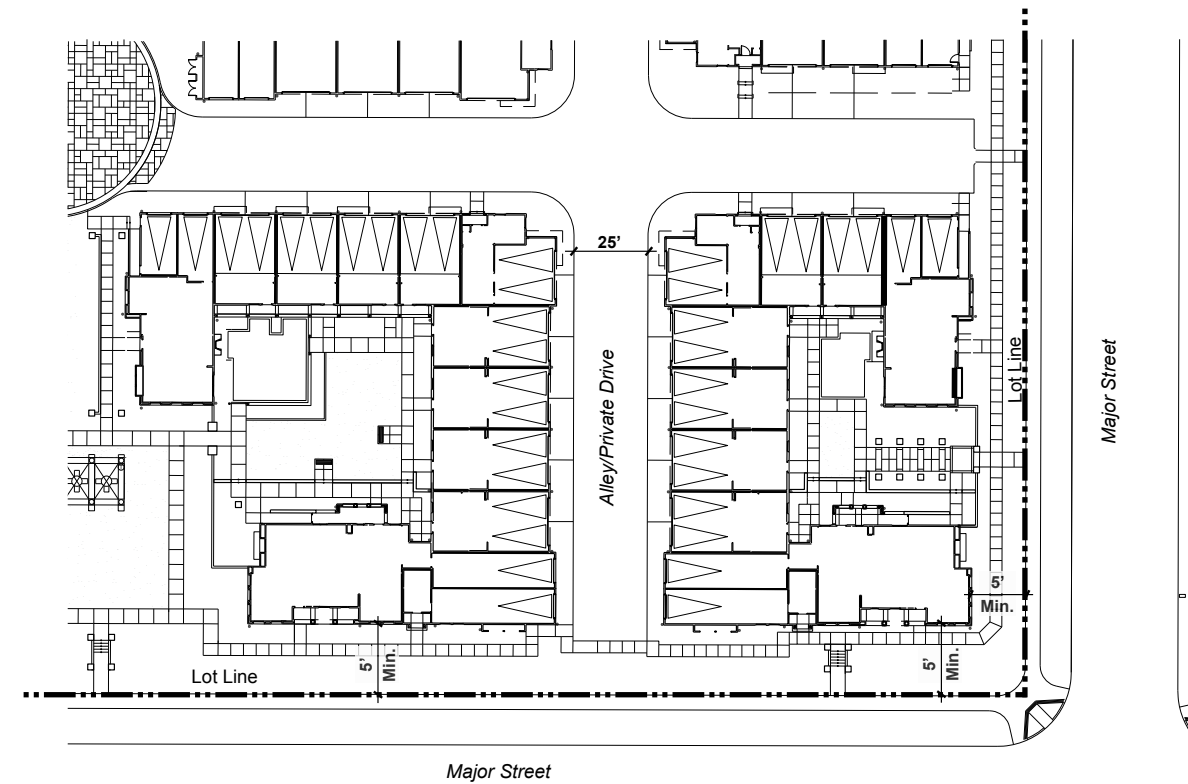
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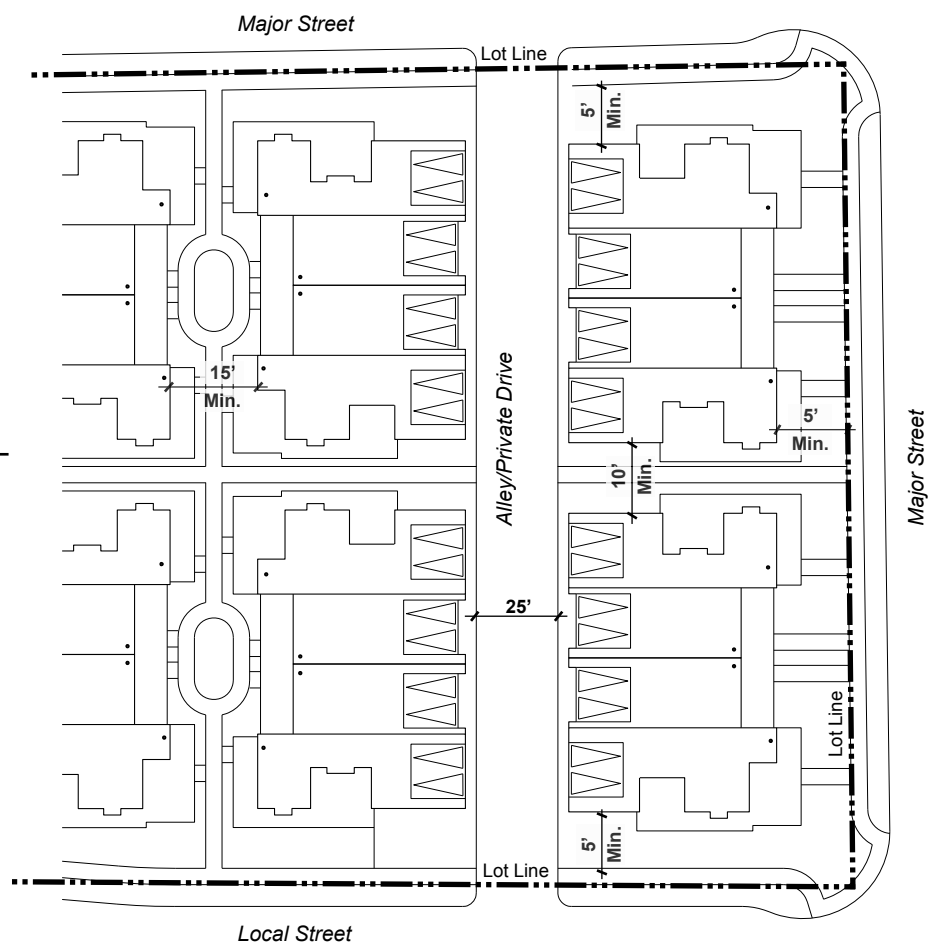
Detached Carriage Cluster



Attached Courtyard Cluster



Attached Greencourt Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

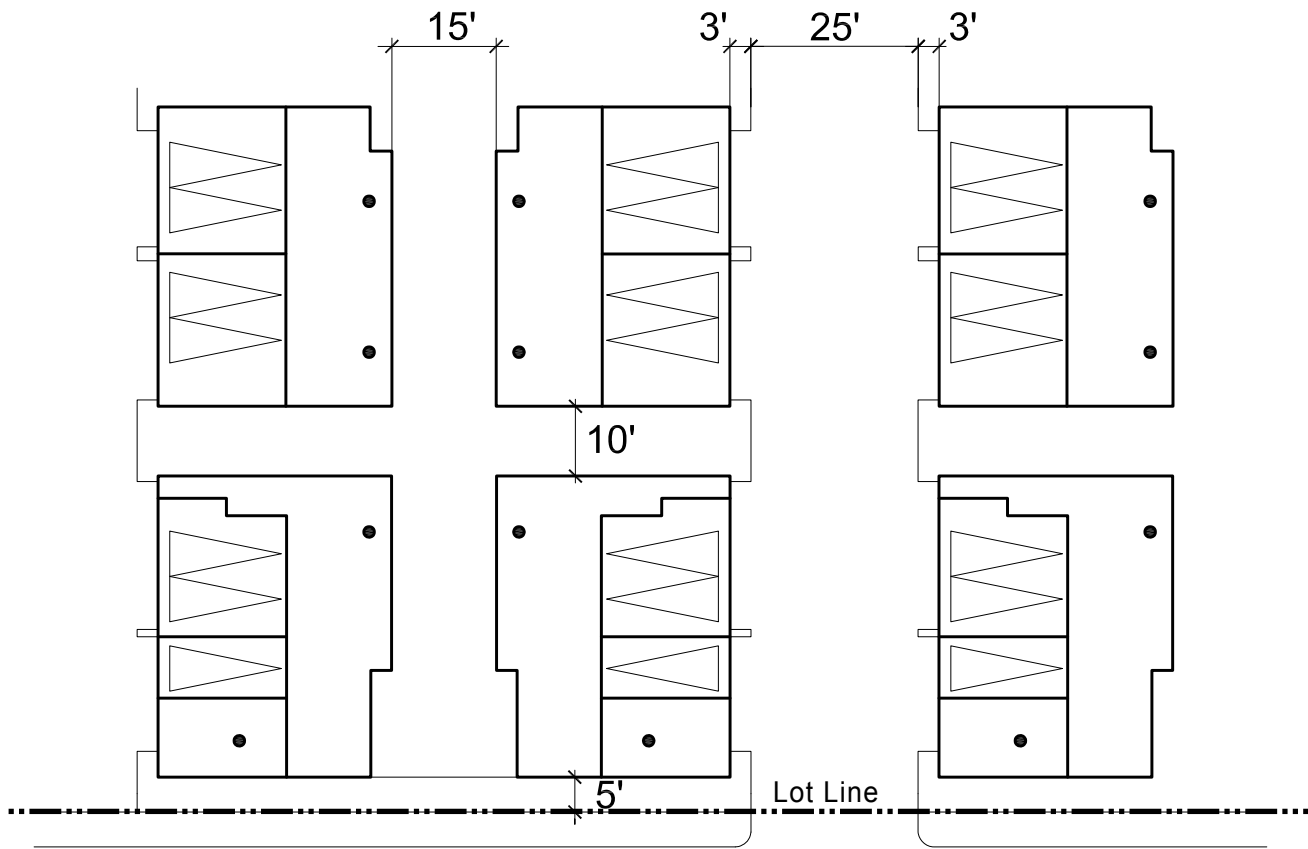
Travertine Point Specific Plan

SP375 Exhibit 3-4f Conceptual Plotting Diagrams

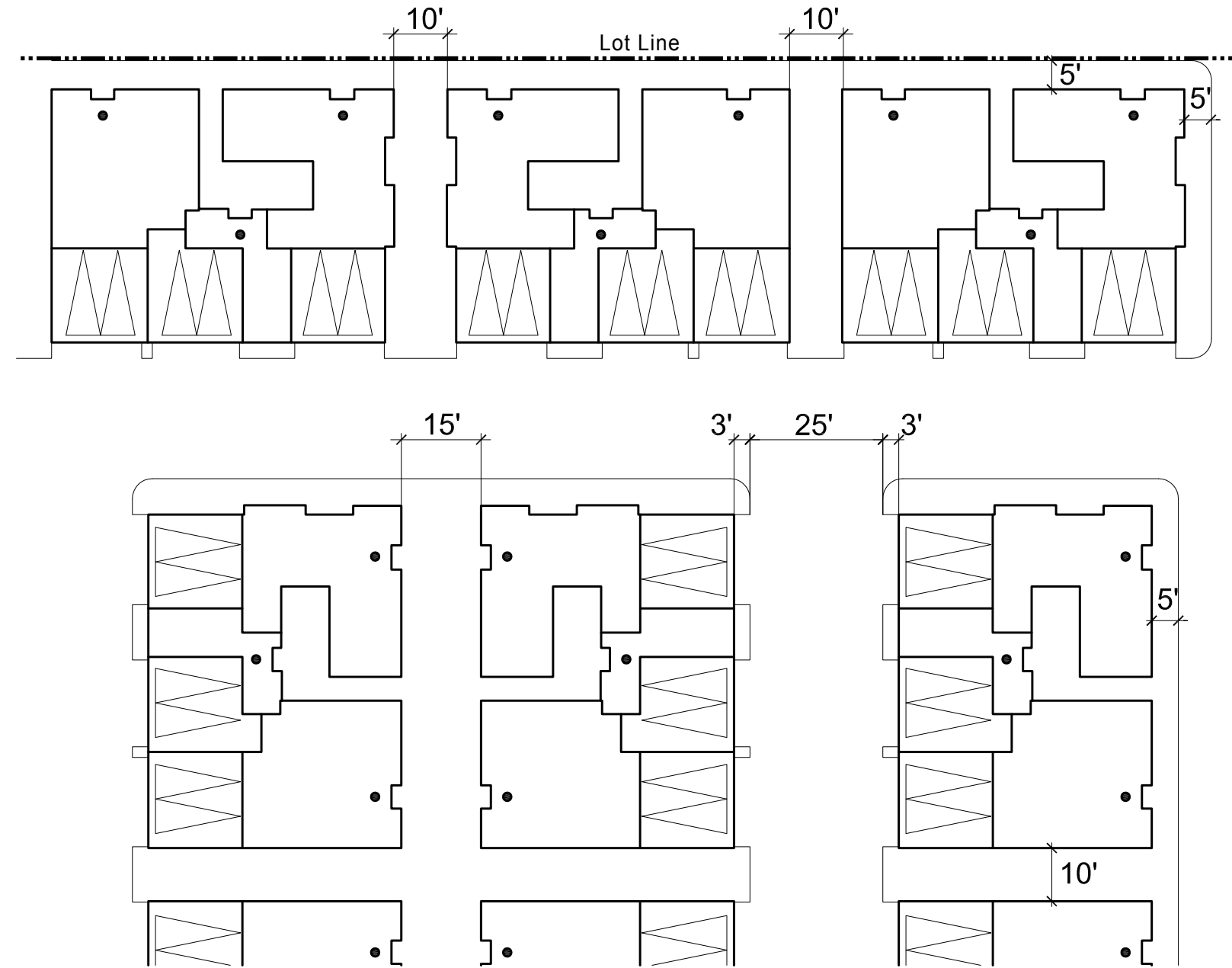
3. SPECIFIC PLAN LAND USE PLAN

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Duplex



Triplex



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

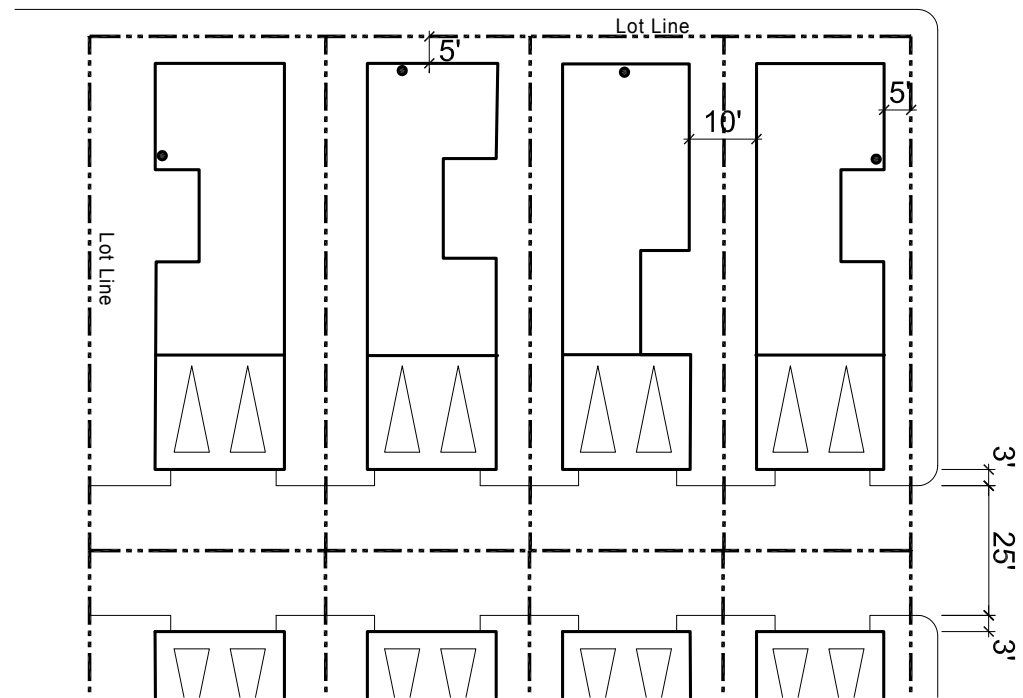
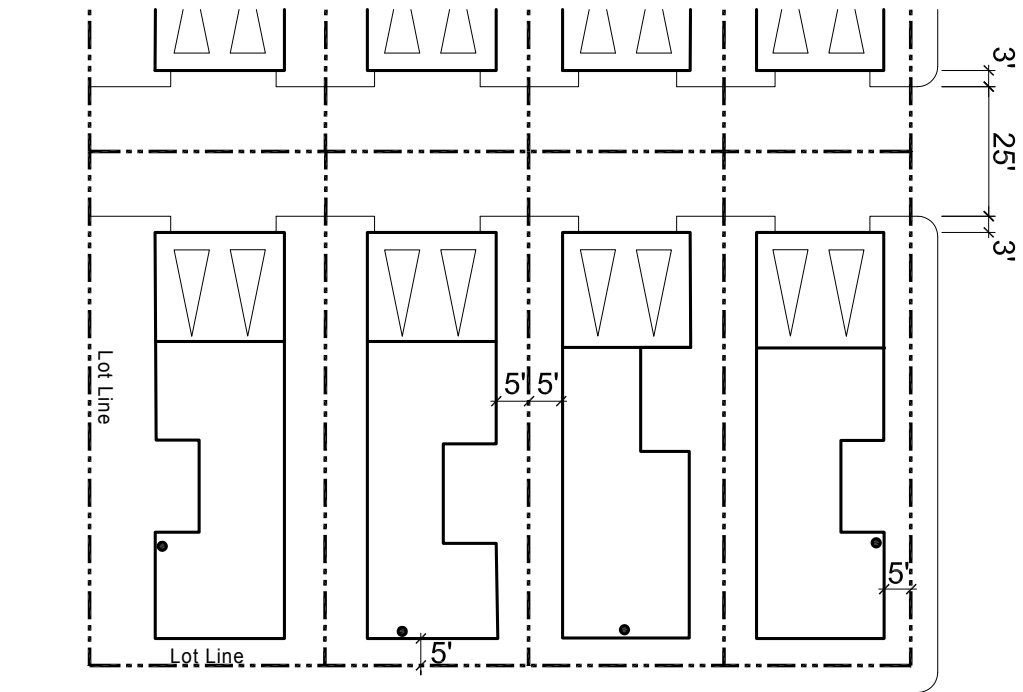
Travertine Point Specific Plan

SP375 Exhibit 3-4g
Conceptual Plotting Diagrams

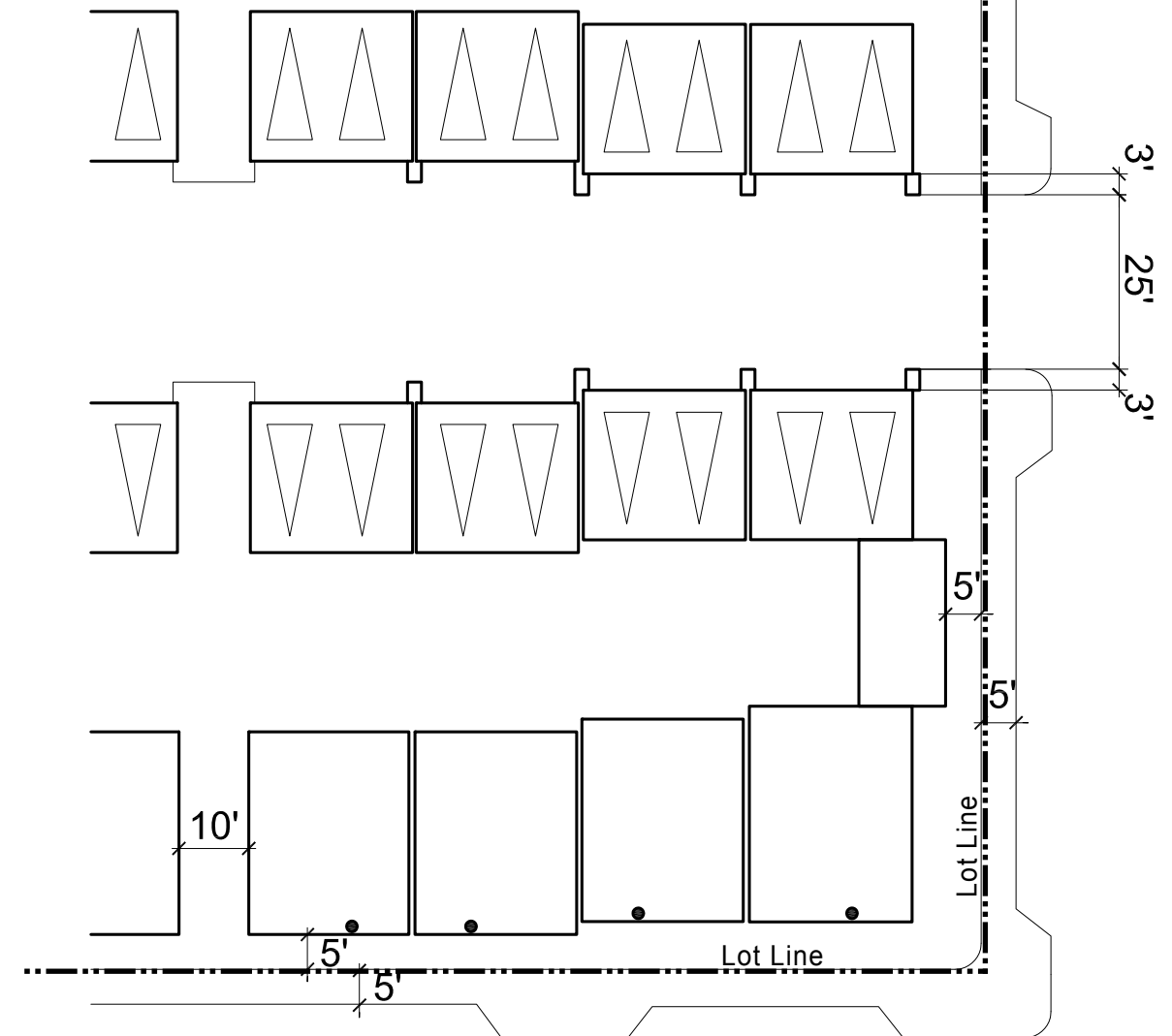
3. SPECIFIC PLAN LAND USE PLAN

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36' Detached Alley Load



24' Attached Rowhouse Alley Load



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

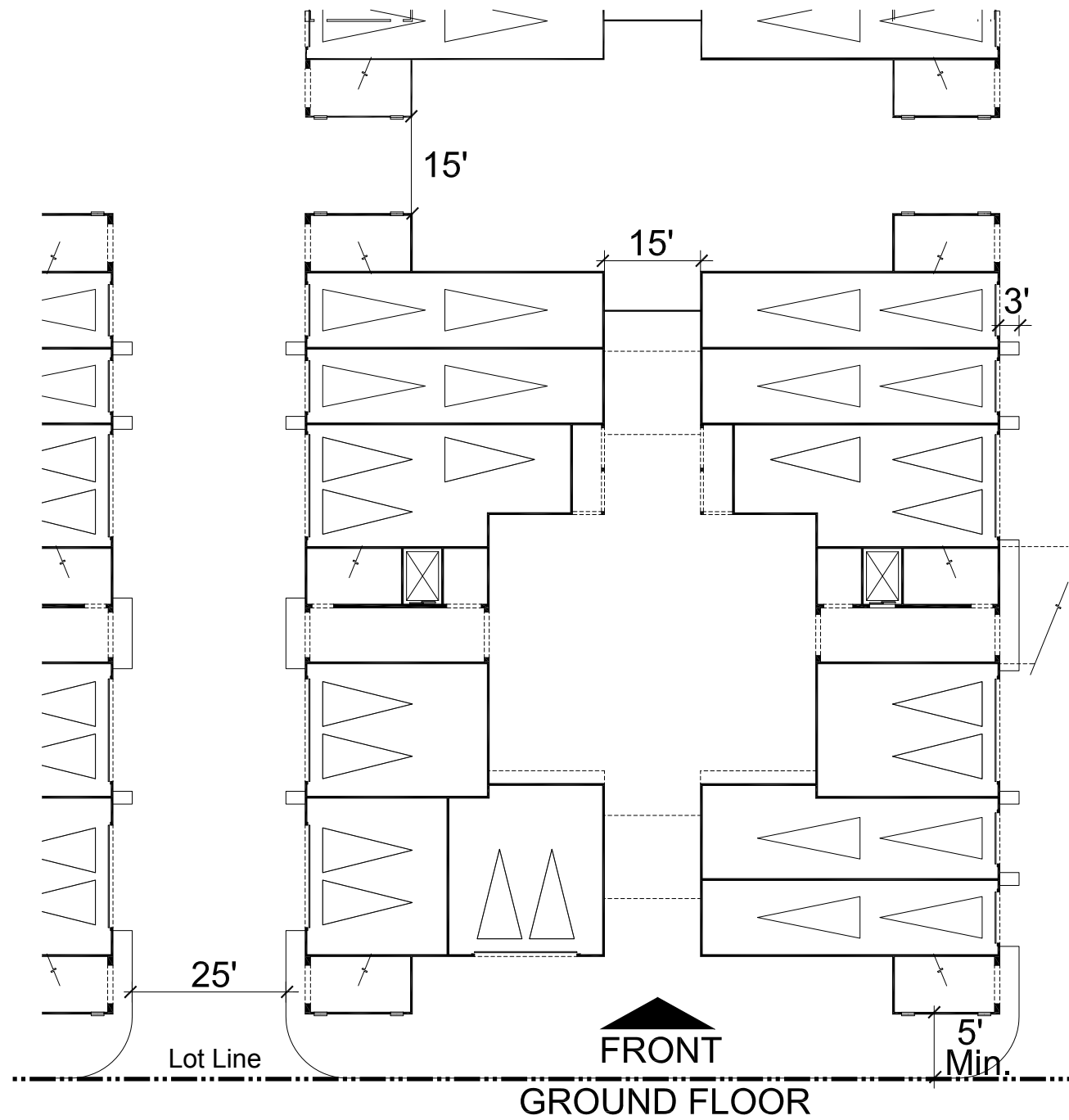
Travertine Point Specific Plan

SP375 Exhibit 3-4h Conceptual Plotting Diagrams

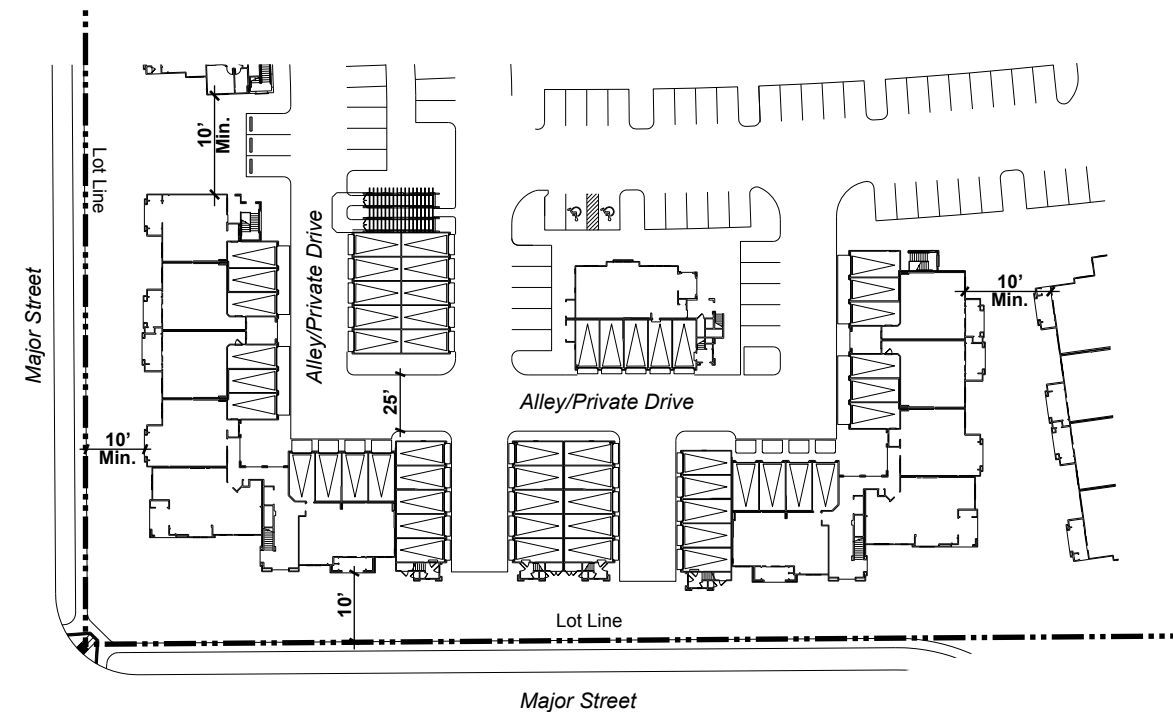
3. SPECIFIC PLAN LAND USE PLAN

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Attached Urban Flats



Attached Multi-Family Apartment



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-3i

Conceptual Plotting Diagrams

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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3.2.3 District 3

District 3 is the southeast portion of the Specific Plan area. The land use components for District 3 include and encompass the following and are summarized below and as shown in Exhibit 3-5a, District 3 Land Use Summary:

- Medium Density Residential, four planning areas. To provide single family residential detached or attached opportunities.
- Medium High Density Residential, two planning areas. To provide single family residential detached or attached opportunities.
- Highest Density Residential, one planning area. To provide greater opportunity for attached and detached products with the intent to provide a diversity of housing products, encourage compact development, provide project-level common open space areas, thereby enabling the preservation of large contiguous areas of community open space with the designations of OS(R) and OS(C).
- Commercial Retail Local, one planning area. To provide nearby convenient consumer retail goods and services to meet the daily needs of the local community.
- Commercial Tourist, two planning areas. To provide opportunity for hotels, resorts, entertainment use opportunities, and gaming facilities on TMDCI properties. This designation is also intended to allow a future marina facility.
- Open Space Recreation, two planning areas. To provide for community recreation needs, passive and active, including ball fields, playgrounds, and open spaces.
- Open Space Water, nine planning areas. To provide for on-site, storm water drainage system and provide for naturalized landscaped corridors with potential park sites or similar outdoor recreation uses (Note: Salton Sea – Planning Areas 3-21).

1. Medium Density Residential (MDR) Development Standards designated for PAs 3-2, 3-6, 3-7, and 3-8

- a. Medium Density Residential areas allow development within 2 to 5 dwelling units per average gross acre.
- b. Varied lot sizes are permitted to accommodate a variety of product types.
- c. Residential product types include but not limited to single family detached, single family attached, zero lot line, duplex or triplex, townhome, court yard products or small lot subdivision products.
- d. All Medium Density Residential Land Use Areas may be processed as a subdivision or planned residential development.
- e. Housing product types may be for rental, private ownership, second home, vacation homes, and condominium.
- f. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.3.8.g. Walkable Commercial).
- g. Development standards established in Exhibit 3-5b, District 3 Development Standards, shall be followed.

3. SPECIFIC PLAN LAND USE PLAN

2. **Medium High Density Residential (MHDR) Development Standards designated for PAs 3-1 and 3-4**
 - a. Medium High Density Residential areas allow development within 5 to 8 dwelling units per average gross acre.
 - b. Single family detached (fee lots), and single attached and detached products to include but not limited to townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
 - c. All Medium High Residential Land Use Areas may be processed as a subdivision or planned residential development.
 - d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.3.8.g. Walkable Commercial).
 - e. Exhibit 3-5b, District 3 Development Standards, shall be followed. Exhibits 3-5c through 3-5i, Conceptual Plotting Diagrams represents some examples of potential plotting layouts consistent with the Specific Plan development standards. These examples are for illustrative purposes and do not limit other possible site plan or plotting layout solutions that would also be consistent with the development standards.
3. **Highest Density Residential (HHDR) Development Standards designated for PA 3-3**
 - a. Highest Density Residential areas allow development greater than 20 dwelling units per average gross acre.
 - b. Single family attached and detached products to include but not limited to townhomes, condominiums, stacked flats, courtyard homes, patio homes, zero lot line, auto-court type products, and alley loaded products. More common terms include row housing, units attached for alley loaded or auto court products.
 - c. All Highest Density Residential Land Use areas may be processed as a subdivision or planned residential development.
 - d. Housing product types may be for rental, private ownership, second home, vacation homes, active adult, and condominium.
 - e. Walkable Commercial locations are to provide residential planning areas with access to a limited number of convenient retail and personal service uses that are consistent with the architecture and character of the surrounding residential area (a more detailed description is provided in Section 3.2.3.8.g. Walkable Commercial)
 - f. Exhibit 3-5b, District 3 Development Standards, shall be followed. Exhibits 3-5c through 3-5i, Conceptual Plotting Diagrams represents some examples of potential plotting layouts consistent with the Specific Plan development standards. These examples are for illustrative purposes and do not limit other possible site plan or plotting layout solutions that would also be consistent with the development standards.

4. **Commercial Retail Local CR (L) Development Standards designated for PA 3-5**
 - a. This area is designated to support the neighboring residential designations in order by providing nearby convenient consumer retail goods and services that meet the needs of the local community.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
5. **Commercial Tourist (CT) Development Standards designated for PAs 3-9 and 3-10**
 - a. To provide opportunity for a marina, specialty retail, entertainment, lodging, and gaming (on TMDCI properties) facility opportunities along and near the Salton Sea shoreline.
 - i. Marina uses may include, but are not necessarily limited to commercial boat docks, slips, overnight moorings, fuel stations, waste collection, and other customary appurtenant operations and facilities.
 - ii. Boat docks associated with commercial uses such as retail, entertainment, restaurants and lodging (including time-share and fractional ownership accommodations) are permitted.
 - iii. Public and fee-access beaches are permitted.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
6. **Open Space Recreation OS (R) Development Standards designated for PAs 3-11 and 3-12**
 - a. These areas are potential park sites or similar outdoor recreation uses. Some of the designated areas have the benefit of the Salton Sea shoreline as an amenity to future recreational areas.
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.
7. **Open Space Water OS (W) Development Standards designated for PAs 3-13, 3-14, 3-15, 3-16, 3-17, 3-18, 3-19, 3-20, and 3-21**
 - a. The drainage areas are primarily planned to accommodate the on-site, storm water drainage system and provide for naturalized landscaped corridors. These areas are potential park sites or similar outdoor recreation uses (Salton Sea – Planning Area 3-21).
 - b. Development standards established in Exhibit 3-4b, District 2 Development Standards, shall be followed.

3. SPECIFIC PLAN LAND USE PLAN

8. District 3 Conceptual Locations

The designated conceptual locations for District 3 are intended to generally locate community and public facilities necessary to service this portion of the Travertine Point community. The active adult conceptual location applies as a candidate area and will encompass more than one planning area within District 3.

Conceptual Locations	Quantity	Brief Description
a. Schools	3	Three potential school sites are contemplated for District 3. However, the demographics of the future residents will guide CVUSD in their facilities planning, site location and acquisition. Public elementary, middle, and high schools are permitted by right. Private schools are permitted, subject to a Public Use Permit (PUP).
b. Parks	4	Four park sites are anticipated for District 3. Park sites are located to provide close and convenient access from surrounding residential neighborhoods.
c. Retention basins	1	One surface retention basin is planned for District 3. Retention basin locations are strategically placed to provide for multiple uses, including irrigation water storage, storm water management, water quality treatment, recreation, and visual amenity.
d. Public Facilities	2	Two public facilities are planned for District 3. Refer to Table 3-10, Community Facilities and Funding Sources for a complete list of such facilities.
e. Public Infrastructure	1	One public infrastructure location is identified for District 3. Conceptual locations are identified based on function, effective needs, and to provide alternative locations. Refer to Table 3-10, Community Facilities and Funding Sources for a complete list of such facilities.

Conceptual Locations	Quantity	Brief Description
f. Active Adult	1	<p>One active adult location is identified for District 3. Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan’s residential units to be active adult. The active adult location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.</p>
g. Walkable Commercial	1	<p>One Walkable Commercial conceptual location is identified for District 3. This location is to provide residential planning areas with access to a limited number of convenient retail and personal service uses. The Walkable Commercial location is intended to provide areas for smaller scale, lower intensity retail developments that are consistent with the architecture and character of the surrounding residential area. The locations of the walkable commercial uses within the neighborhood will be primarily located along selected local or collector streets. The walkable commercial uses shall be located on the permitted lot size of the residential zone of which it is located and should be oriented with a pedestrian or auto orientation consistent with the character of the surrounding residential neighborhood.</p>

3. SPECIFIC PLAN LAND USE PLAN

9. Sustainable Infrastructure and “Green” Building Development Standards

The following development standards provide opportunities for “practical green” solutions for Travertine Point that allow the community, business owners, and residents, effective ways in reducing energy and water consumption (see Section 3.8.2, Climate Action Plan):

- a. Encourage on-site renewable energy source utilizing solar, wind, geothermal or other sources as appropriate.
- b. 80% of commercial to receive 40% of energy needs from renewable sources.
- c. 80 % of residential to receive 60% of energy needs from renewable sources.
- d. Reclaim water for public and community common area landscape needs.
- e. All residential buildings shall exceed 2008 Title 24 requirements by 30%.
- f. All commercial building shall exceed 2008 Title 24 requirements by 15%.
- g. 60% of street lights shall be LED or equivalent.
- h. 90% of all builder-installed plumbing devices in residential buildings will be low-flow and water-efficient.
- i. 90% of all builder-installed plumbing devices in non-residential buildings will be low-flow and water-efficient.
- j. Ceiling insulation shall be a minimum of R38 and wall insulation shall be a minimum of R21.
- k. Heating and air conditioning ducts must be sealed and tested.
- l. Tankless and / or solar water heaters should be considered a priority.
- m. Use of local stone and rock should be considered in the community monumentation, landscape walls, and building veneer.
- n. Use a predominance of native desert (Mojave or Anza Borrego desert) or other Coachella Valley native drought tolerant landscaping.
- o. Incorporate a smart irrigation systems for community common areas and public irrigation systems.
- p. Capture of rain water for irrigation.
- q. Encourage natural percolation to recharge ground water.
- r. Create a natural drainage and storm water retention system.
- s. Encourage use of cool roof and or green roof designs.
- t. Promote paving materials with a SRI of at least 29.
- u. Provide open grid pavement system 50% pervious or shade from tree canopy.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION																
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones		
	Medium Density	Medium High Density	Highest Density						Local Retail	Tourist/Resort	Recreation			Water (Drainage / Saltion Sea)			
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.									P1		P1						
Ambulance services.																	
Amusement parks.											P1						
Animal hospitals.									CUP		CUP						
Antique shop.									P1		P1						P2
Appliance stores, household.									P1								
Art gallery.									P1		P1						P2
Art supply shops and studios.									P1								P2
Auction houses.																	
Auditoriums and conference rooms.											P1		CUP				
Automobile parts and supply stores.									P1								
Automobile repair garages, not including body and fender shops or spray painting.											P1						
Automobile sales and rental agencies												CUP					
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.									CUP		CUP						
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.									CUP								
Bakery goods distributors.																	
Bakery shops, including baking only when incidental to retail sales on the premises.									P1		P1						P2
Banks and financial institutions.									P1		P1						P2
Barber and beauty shops.									P1		P1						
Bars and cocktail lounges.									P1		P1						CUP
Bed and breakfast inn.									CUP		P1						CUP
Bicycle sales and rentals.									P2		P2						P2
Billiard and pool halls.									P1		P1						
Blueprint and duplicating services.									P1								
Boat and other marine sales.											P2		P1		P1		
Boat and other marine rentals and services.											P2		P1		P1		
Boat marinas.																P1	

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)		
Body and fender shops and spray painting.															
Book stores and binders.								P1	P1						P2
Bowling alleys.									P1						
Building materials sales yards.															
Building supply stores and equipment rental, including outside storage.															
Campgrounds.									P1		P1				
Car washes.								P1							
Casinos and gaming (Tribal lands only).									P1						
Catering services.									P1						
Cell towers concealed by architectural features or similar structures.	CUP	CUP	CUP					P1	P1		P1		P1		
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.								P2							
Churches, temples and other places of religious worship.	PUP	PUP	PUP					PUP	PUP						
Cleaning and dyeing shops.								P1	P1						
Clinics, including but not limited to medical, dental, and chiropractic.								P1							CUP
Clothing stores.								P1	P1						P2
Cold storage facilities.															
Community recreation facilities.	P1	P1	P1					P1	P1						
Concrete batch plants and asphalt plants.											CUP				
Confectionery or candy stores.								P1	P1						
Conference center.								P1	P1						
Congregate care residential facilities.	CUP	CUP	CUP					CUP							
Convenience stores, including the sale of motor vehicle fuel.								CUP							
Convenience stores, not including the sale of motor vehicle fuel.								P1	P1						P2
Costume design studios.								P1	P1						
Cultural centers.									P1		P1				
Dance halls.								P1	P1						
Dance school.								P1	P1						
Day care centers.	CUP	CUP	CUP					P1	P1						
Delicatessens.								P1	P1						P2
Department stores.															
Drive-in theaters.									CUP						
Drug stores.								P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

LEGEND:	CUP PUP	Conditional Use Permit Public Use Permit	P1 Permitted P2 Permitted with Plot Plan											
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".														
USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
Dry goods stores.								P1						
Electrical substations.	P2	P2	P2					P2	P2					
Employment agencies.														
Entertainment venues and night clubs.									P1					
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.														
Escort bureaus.														
Farmers Markets.								P1						
Feed and grain sales.														
Feed and grain sales, including outside storage.														
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P1	P1	P1					P1	P1		P1		P1	P1
Fishing and casting pools.								P2	P2		P1		P1	
Florist's shops.								P1	P1					P2
Food markets and frozen food lockers.								P1	P1					P2
Fortune telling, spiritualism, or similar activity.														
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.								CUP	CUP					
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.								CUP	CUP					
Gift shops.								P1	P1					P2
Golf cart sales and service.								P2						P2
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.									P1		P1			
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.								P1	P1		P1			
Grocery, dry goods, health food, and variety stores.								P1	P1					P2
Hardware stores, including not more than 1,000 square feet of outside storage lumber.								P2						P2
Health and exercise centers, provided all facilities are located within an enclosed building.								P1	P1					
Heliports.										CUP	CUP			

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones	
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation	Water (Drainage / Salton Sea)		
Hobby shops.								P1						
Home occupations	P1	P1	P1											
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).														
Hotels, resort hotels, and motels.									P1					
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.								P1						
Hunting clubs, skeet, trap, rifle and pistol ranges.										CUP	CUP			
Ice cream shops.								P1	P1					P2
Ice sales, not including ice plants.								P1						
Industrial and manufacturing of grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and														

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

<i>LEGEND:</i>	CUP PUP	Conditional Use Permit Public Use Permit	P1 Permitted P2 Permitted with Plot Plan											
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".														
USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
caretaker's quarters on construction sites for the duration of a valid building permit; one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption; motels; churches, temples, or other structures used primarily for religious worship.														
Interior decorating shops.								P1	P1					P2
Jewelry stores, including incidental repairs.								P1	P1					P2
Labor temples.								P1						
Laboratories, film, dental, medical, research or testing.														
Lakes, including noncommercial fishing therefrom.	P1	P1	P1					P1	P1		P1		P1	
Laundries and laundromats.								P1	P1					P2
Laundries, with dry cleaning shops.								P1	P1					P2
Leather goods stores.								P1	P1					P2
Libraries.								CUP	P1					P2
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.								CUP	CUP					
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.								CUP	CUP					
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.								CUP	CUP					
Locksmith shops.								P1						P2
Lumber yards, including only incidental mill work.														
Mail order businesses.								P1						
Manufacturer's agent.														
Market, food, wholesale, or jobber.								P1	P1					
Massage parlors, health centers, and similar personal service establishments.								P1	P1					
Meat markets, not including slaughtering.								P1						P2
Meeting, fraternal lodge, and community halls.									P1		CUP			
Micro-breweries and micro-wineries.								P1	P1					CUP
Mimeographing and addressograph services.								P1	P1					
Mini-warehouse structures.														

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
Mobile home sales and storage, trailer sales and rental house trailers.														
Mortuaries.														
Museums.								P1	P1		P1			
Music stores.								P1						P2
Neighborhood Electric Vehicle (NEV) sales and service.								P2	P2					P2
News stores.								P1	P1					P2
Noncommercial community association recreation and assembly buildings and facilities.	P1	P1	P1								P1			
Non-profit community centers.	P1	P1	P1					P1			P1			P2
Notions or novelty stores.								P1	P1					P2
Nurseries and garden supply stores.								P2			P1			P2
Nurseries, horticultural.	P2	P2	P2					P2			P1	P1		
Office equipment sales and service.														
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.								P1	P1					
One on-site operator's residence, which may be located in a commercial building								P1	P1					
On-site identification signs, maximum size – ten square feet.											P1		P1	
Paint and wallpaper stores, not including paint contractors.								P1						
Parcel delivery services (stores).								P1						P2
Parking lots and/or parking structures.								P2	P2		P1		P1	
Pedestrian paseos.	P1	P1	P1					P1	P1		P1		P1	
Performing arts theaters and centers including live music, stage productions, etc.									CUP		CUP			
Pet shops and pet supply shops.								P1						P2
Photography shops and studios and photo engraving.								P1	P1					
Picnic grounds.									P1		P1		P1	
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.	P1	P1	P1											
Plumbing shops, not including plumbing contractors.								P1						
Post offices.								P1						P2

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

LEGEND:	CUP	Conditional Use Permit				P1 Permitted				P2 Permitted with Plot Plan					
	PUP	Public Use Permit				P2 Permitted with Plot Plan									
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density		Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
Poultry markets, not including slaughtering or live sales.									P1						
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.	P2	P2		P2					P2	P2					
Prescription pharmacy when related and incidental to a professional office building.										P1					
Printers or publishers.															
Produce markets.									P1	P1					P2
Professional offices.									P1	P1					
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P2	P2		P2					P2	P2		P1		P1	
Racing and competition events other than between humans.															
Radio and television broadcasting studios.															
Real estate offices.									P1	P1					P2
Recording studios.															
Recreational vehicle parks.	P1	P1	P1	P1						P2		CUP			
Recreational vehicle sales and rentals.															
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).	P2	P2		P2											
Refreshment stands.									P1	P1		P1			
Residences, live-work dwellings.				P1					P1						P2
Residences, multiple-family dwellings.	P2	P2		P2											
Residences, one-family dwellings.	P1	P1		P1											
Restaurants and other eating establishments.									P1	P1		P1			P2
Riding Academies and stables.												CUP			
Rock climbing walls.										P1		P1		P1	
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.										P1					
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.									P1						
Schools, private (including those operated by religious institutions or other non-governmental entities).	CUP	CUP		CUP					CUP	CUP					
Schools, public.	P1	P1		P1											
Second units (including granny flats and similar secondary residential units).	P1	P1		P1											
Shoe stores and repair shops.									P1	P1					P2
Shoeshine stands.									P1	P1					P2
Sign, on-site advertising.									P1	P1					

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density	Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
Spas, including day spas and medical spas.								P1	P1		P1			
Sport courts and recreational fields and facilities.	P1	P1	P1					P1	P1		P1			
Sporting goods stores.								P1	P1					P2
Sports and recreational facilities, including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; and not including motor-driven vehicles and riding academies.								CUP	CUP				P1	
Stained glass assembly.								P1						
Stationer stores.								P1	P1					P2
Stations, bus, railroad, and taxi.								P1	P1					
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.								P1	P1					P2
Swap meets.									P1					
Swimming pools.	P1	P1	P1					CUP	CUP		P1			
Tailor shops.								P1	P1					P2
Taxidermist.														
Telephone exchanges.														
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.	P2	P2	P2											
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.	P1	P1	P1											
Theaters, not including drive-ins.								CUP	P1					
Tire recapping.														
Tire sales and service, not including recapping.														
Tobacco shops.									P1					
Tourist information centers.								P1	P1		P1			P2
Toy shops.								P1	P1					P2
Trailer and boat storage.														
Trailer sales and rentals.														
Trails, including bicycle, pedestrian, hiking, and equestrian trails.														P1
Travel agencies.								P1	P1					P2
Travel trailers, motor homes and recreational vehicles sales, and service.														

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4c
District 3 Permitted Uses Table**

<i>LEGEND:</i>	CUP PUP	Conditional Use Permit Public Use Permit	P1 Permitted	P2 Permitted with Plot Plan											
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL		OPEN SPACE				Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density	Medium High Density		Highest Density					Local Retail	Tourist/Resort		Recreation		Water (Drainage / Salton Sea)	
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.															
Truck sales and service.															
Typewriter sales and rental, including incidental repairs.								P1	P1						
Underground bulk fuel storage.															
Utilities, both public and private.								P1	P1					P2	
Warehouse stores/big-box retail.								P1	P1						
Warehousing and distribution.															
Watch repair shops.								P1	P1					P2	
Water wells and appurtenant facilities.															
Wedding chapels.								CUP	P1						
Wholesale businesses with samples on the premises but not including storage.															

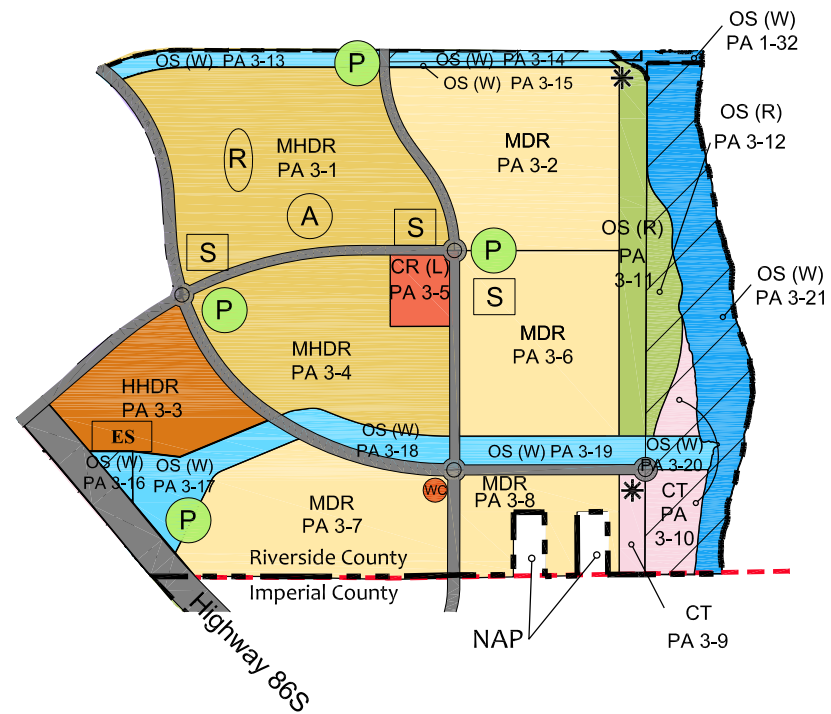
NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision; however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

3. SPECIFIC PLAN LAND USE PLAN

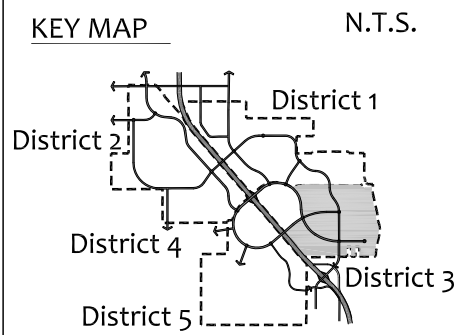
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District 3 Plan



CONCEPTUAL LOCATIONS:

- S Schools
- P Parks
- R Retention Basins
- A Active Adult Candidate Community
- WC Walkable Commercial
- * Public Facilities
- I Public Infrastructure
- Roads
- Torres-Martinez Tribal Land



LAND USE SUMMARY

Planning Area	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Maximum Dwelling Units
MDR	3-2	88	2-5	376	440
	3-6	74	2-5	302	370
	3-7	73	2-5	294	365
	3-8	30	2-5	123	150
	Subtotal	265		1,095	
MHDR	3-1	118	5-8	762	944
	3-4	80	5-8	518	640
	Subtotal	198		1,280	
HHDR	3-3	45	20+	1,125	
	Subtotal	45		1,125	
CR (L)	3-5	11			
	Subtotal	11			
CT	3-9	6			
	3-10	20			
	Subtotal	26		0	
OS (R)	3-11	25			
	3-12	16			
	Subtotal	41		0	
OS (W)	3-13	12			
	3-14	6			
	3-15	4			
	3-16	3			
	3-17	19			
	3-18	10			
	3-19	13			
	3-20	5			
	3-21	59			
		Subtotal	131		0
	Roads	43			
	District 3 Subtotal	760		3,500	

NOTE: The locations, numbers and configurations of proposed school sites, park sites, retention basins and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, retention basins and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

SP375 Exhibit 3-5a

District 3

Land Use Summary

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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District 3 Development Standards Summary

DEVELOPMENT STANDARD Zoning Ordinance Shall Take Precedence, See Note (g)	RESIDENTIAL									COMMERCIAL			OPEN SPACE	
	Medium Density			Medium High Density			Highest Density			Walkable Commercial	Local Retail	Tourist / Resort	Recreation	Water
	SFD Fee Lots	SFD / SFA PRDs ^(a)	MFA	SFD Fee Lots	SFD / SFA PRDs ^(a)	MFA	SFD / SFA PRDs ^(a)	MFA						
A. LOTS														
1. Minimum Lot Area	3,500 sq. ft.	3,500 sq. ft.	No Minimum	3,500 sq. ft.	3,500 sq. ft.	No Minimum	1,800 sq. ft.	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
2. Minimum Average Lot Width	40'	40'	No Minimum	40'	40'	No Minimum	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
3. Minimum Average Lot Depth	80'	45'	No Minimum	80'	45'	No Minimum	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
4. Minimum Lot Frontage - Straight	35'	35'	No Minimum	35'	35'	No Minimum	35'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
5. Minimum Lot Frontage - Curvilinear	20'	20'	No Minimum	20'	20'	No Minimum	20'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
B. BUILDING														
1. Maximum Building Height	40'	40'	45'	40'	40'	45'	40'	75'	50' / 75' ^(d)	50' / 75' (c)	150'	50' / 75' ^(d)	25'	
2. Maximum Building Coverage	65%	85%	60%	65%	85%	60%	85%	60%	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	
3. Minimum Space Between Buildings	10'	15' / 10' ^(b)	15' / 10' ^(b)	10'	15' / 10' ^(b)	15' / 10' ^(b)	15' / 10' ^(b)	15' / 10' ^(b)	No Minimum	No Minimum	No Minimum	20'	20'	
C. SETBACKS														
1. Minimum Front Yard	10'	5'	10'	10'	5'	10'	5'	10' ^(c)	Varies ^(e)	Varies (d)	Varies ^(e)	20'	20'	
2. Minimum Rear Yard	10'	10'	10'	10'	10'	10'	10'	10' ^(c)	Varies ^(e)	Varies (d)	Varies ^(e)	20'	20'	
3. Minimum Side Yard	5'	5'	5'	5'	5'	5'	5'	5' ^(c)	Varies ^(e)	Varies (d)	Varies ^(e)	20'	20'	
4. Minimum Side Yard - Corner	10'	5'	10'	10'	5'	10'	5'	10' ^(c)	Varies ^(e)	Varies (d)	Varies ^(e)	20'	20'	
5. Maximum Encroachments (Arch Features)	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'	2.5'+	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	
D. PARKING														
1. Single Family Detached / Attached	2	2	2	2	2	2	2	2	DNA	DNA	DNA	DNA	DNA	
2. Multi-Family Attached – One Bedroom	DNA	DNA	1.25 / 1.5 (PRD)	DNA	DNA	1.25 / 1.5 (PRD)	DNA	1.25 / 1.5 (PRD)	DNA	DNA	DNA	DNA	DNA	
3. Multi-Family Attached – Two Bedroom	DNA	DNA	2.25 / 2.5 (PRD)	DNA	DNA	2.25 / 2.5 (PRD)	DNA	2.25 / 2.5 (PRD)	DNA	DNA	DNA	DNA	DNA	
4. Multi-Family Attached – Three Bedroom	DNA	DNA	2.75 / 2.5 (PRD)	DNA	DNA	2.75 / 2.5 (PRD)	DNA	2.75 / 2.5 (PRD)	DNA	DNA	DNA	DNA	DNA	
5. Non-Residential Uses	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	
E. PRD / MIXED USE DEVELOPMENTS														
1. Maximum Floor Area Ratio (FAR)	DNA	DNA	2:1	DNA	DNA	2:1	DNA	2:1	DNA	DNA	DNA	DNA	DNA	
2. Usable Open Space per Residential Unit	300 sq. ft.	100 sq. ft.	50 sq. ft.	300 sq. ft.	100 sq. ft.	50 sq. ft.	100 sq. ft.	50 sq. ft.	DNA	DNA	DNA	DNA	DNA	
3. Community Association Required	DNA	No Minimum	No Minimum	DNA	No Minimum	No Minimum	Yes	No Minimum	DNA	DNA	DNA	DNA	DNA	
4. Minimum Floor Living Area	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	DNA	DNA	DNA	DNA	
5. Maximum Commercial Percentage of Project Area	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	DNA	
6. Maximum Residential Percentage of Project Area	DNA	100%	100%	DNA	100%	100%	100%	100%	DNA	DNA	DNA	DNA	DNA	

(a) SFA includes Single-Family Attached homes that share common walls, either on fee simple lots or as condominium ownerships.

(b) 15' where front and/or rear elevations are involved; 10' where solely side or accessory buildings are involved.

(c) Two (2) additional feet of setback shall be provided for each story/floor above three (3).

(d) Heights over 50' up to 75' may be approved pursuant to Section 18.34. Over 75' requires variance pursuant to Section 18.27.

(e) No yard requirements for commercial buildings, except where adjacent to a Residential Planning Area or a residential development area of a Mixed Use Planning Area. Where adjacent, a minimum 15' rear and / or side yards shall be required. For commercial buildings over 40' in height, an additional foot of rear / side yard shall be added for each foot over 40'.

(f) Flag lots will not be permitted by the Riverside County Fire Department.

(g) If any inconsistency is determined to exist between the Development Standards as set forth in this Specific Plan, and the Development Standards set forth in the Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision, however, changes in the Development Standards in the Zoning Ordinance shall not require a Specific Plan Amendment for those portions of the project within the jurisdiction of Riverside County.

SP375 Exhibit 3-5b
District 3
Development Standards

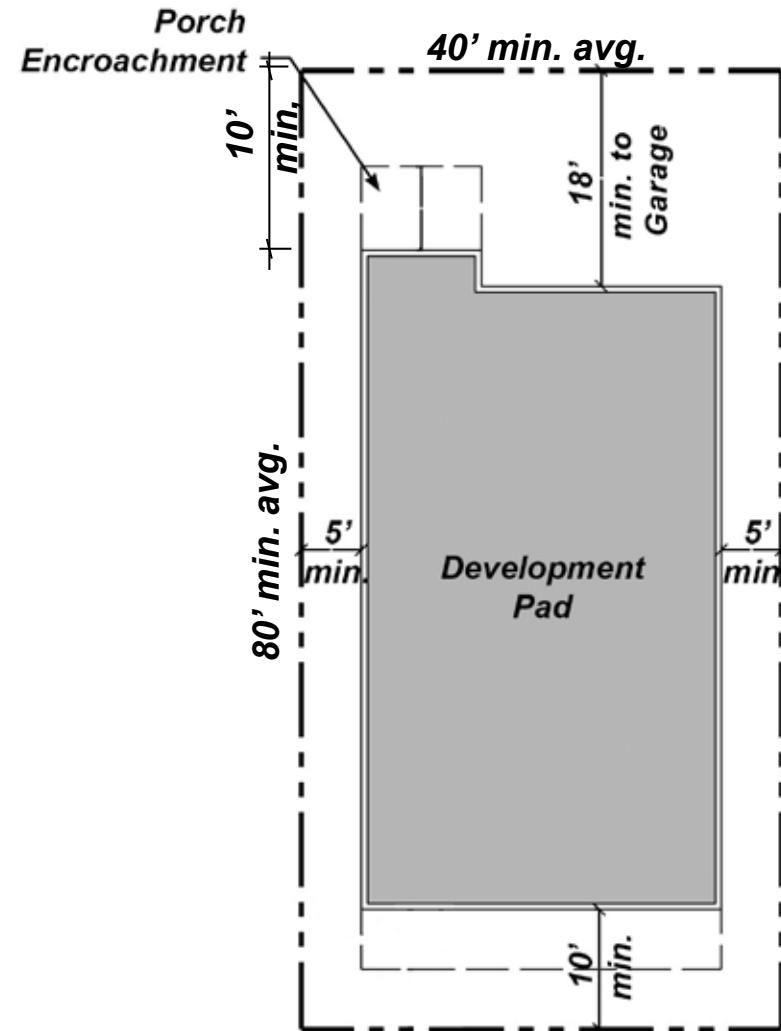
Travertine Point Specific Plan

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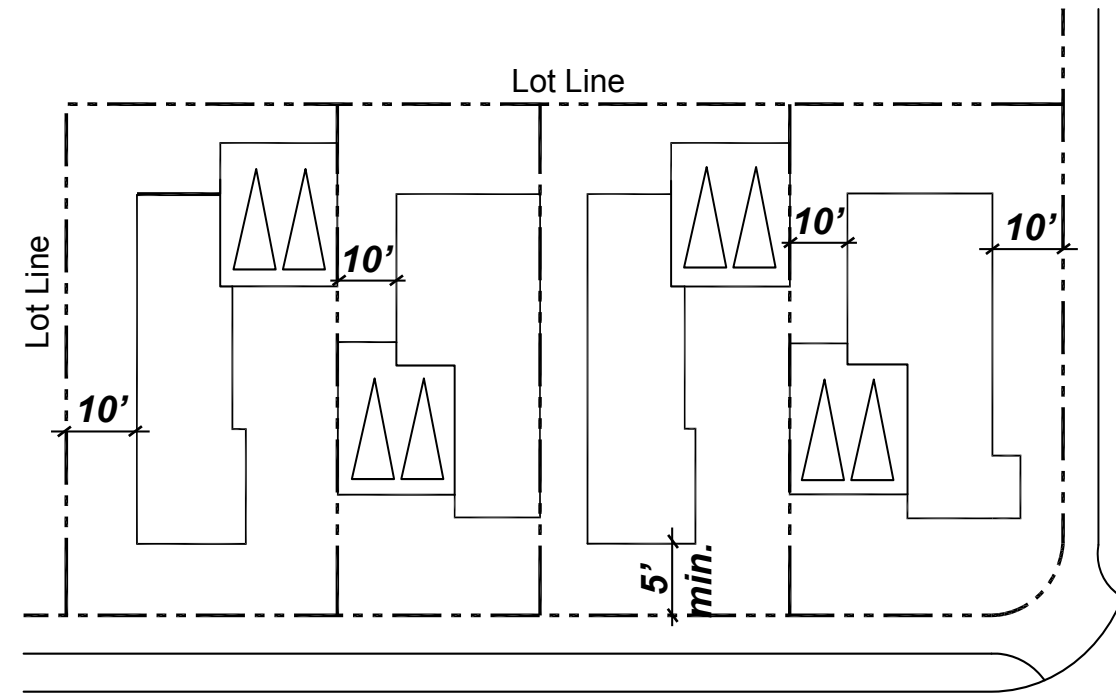
3. SPECIFIC PLAN LAND USE PLAN

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Typical 5,000 SFD Lot Standards



Typical SFD Zero Lot Line Lot Standards



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

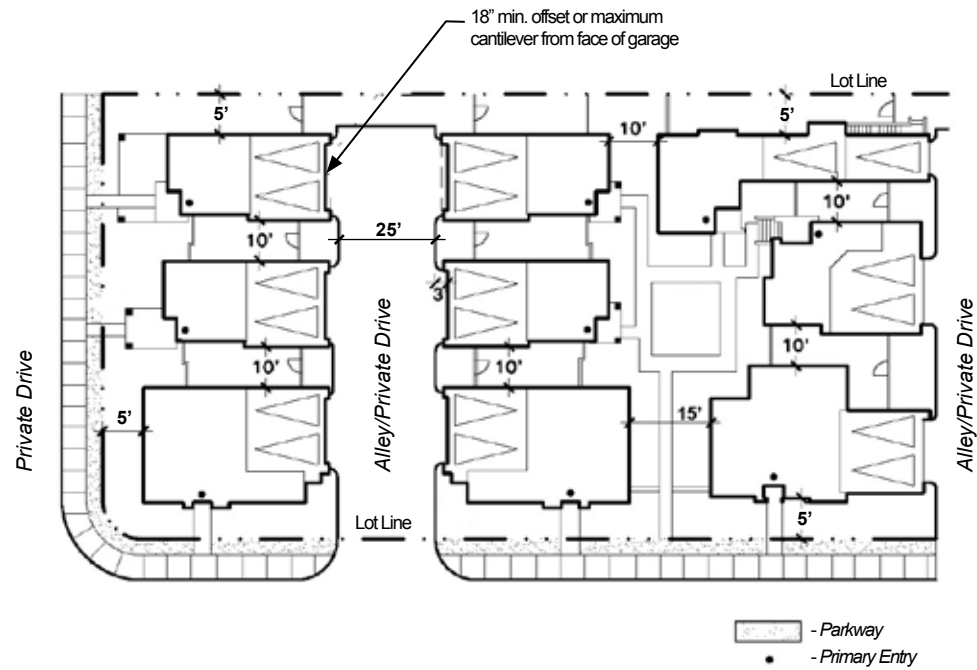
Travertine Point Specific Plan

SP375 Exhibit 3-5c Conceptual Plotting Diagrams

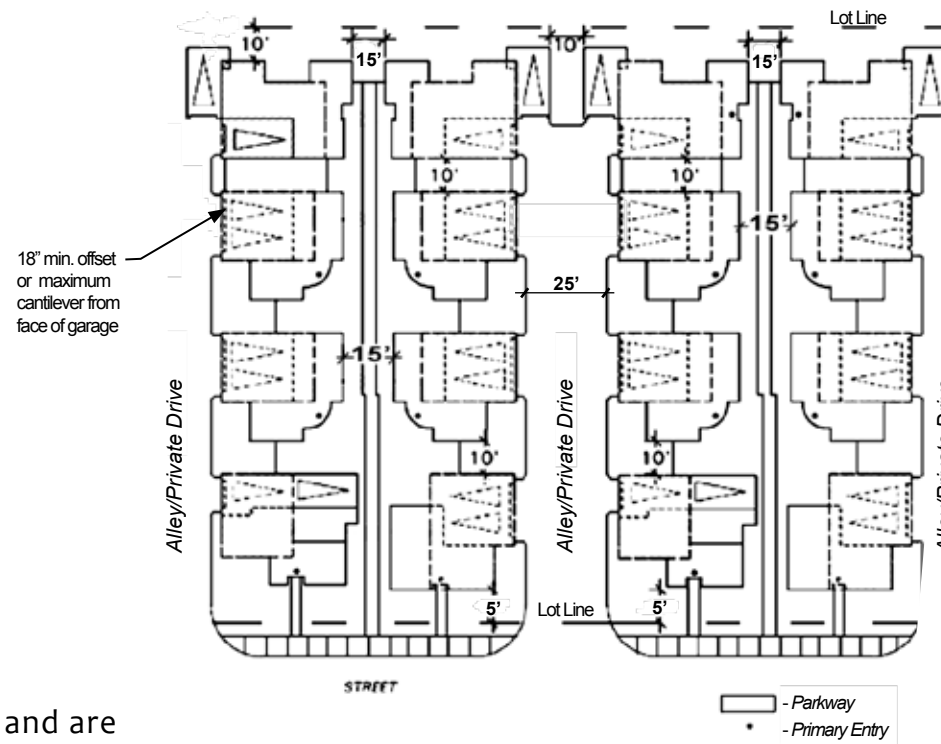
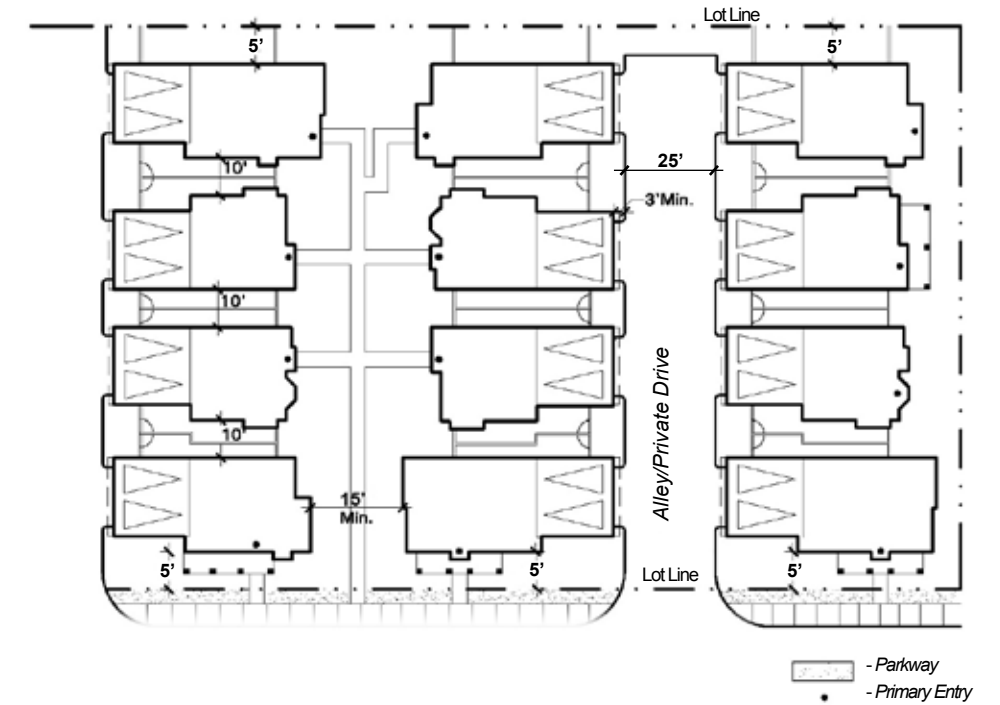
3. SPECIFIC PLAN LAND USE PLAN

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Detached Courtyard Cluster



Detached Greencourt Cluster



Detached Garden Cluster

Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Travertine Point Specific Plan

SP375 Exhibit 3-5d
Conceptual Plotting Diagrams

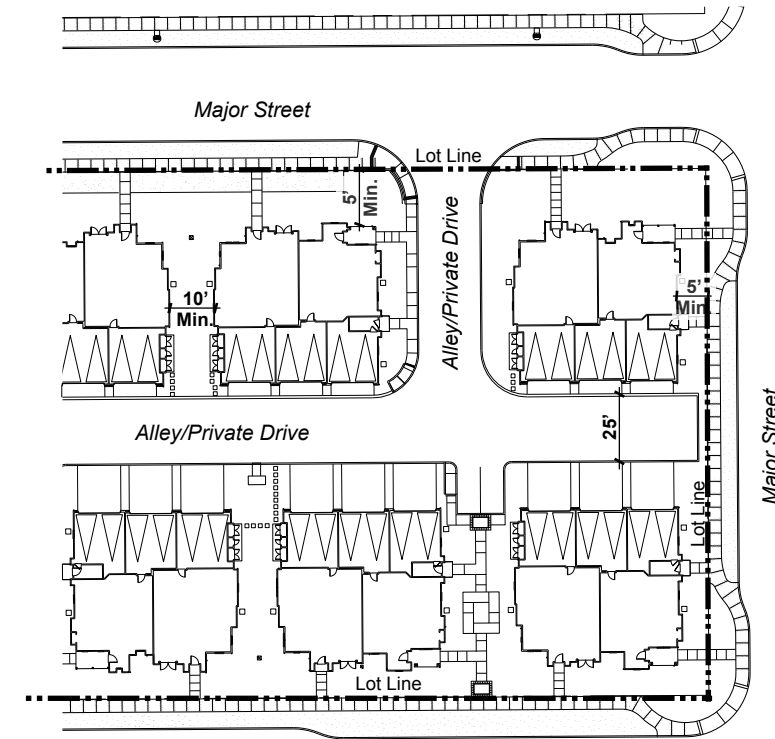
3. SPECIFIC PLAN LAND USE PLAN

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Attached Row Townhomes



Attached Townhomes & Flats



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

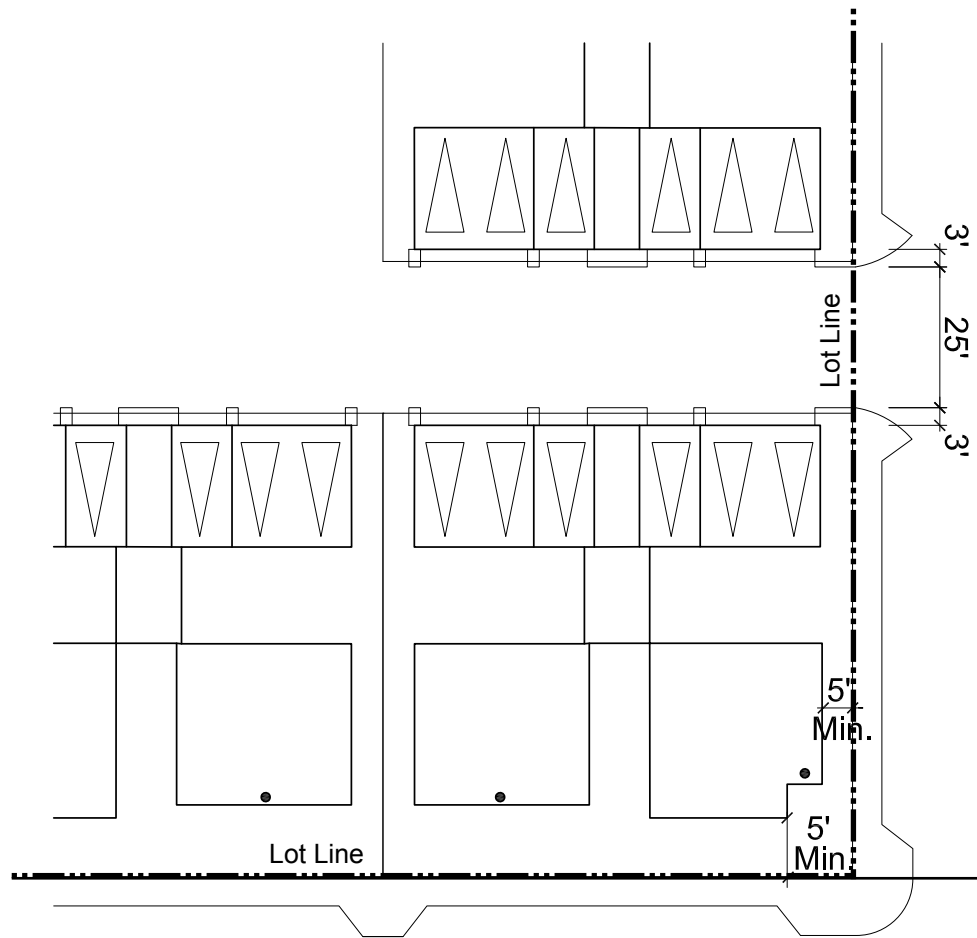
Travertine Point Specific Plan

SP375 Exhibit 3-5e
Conceptual Plotting Diagrams

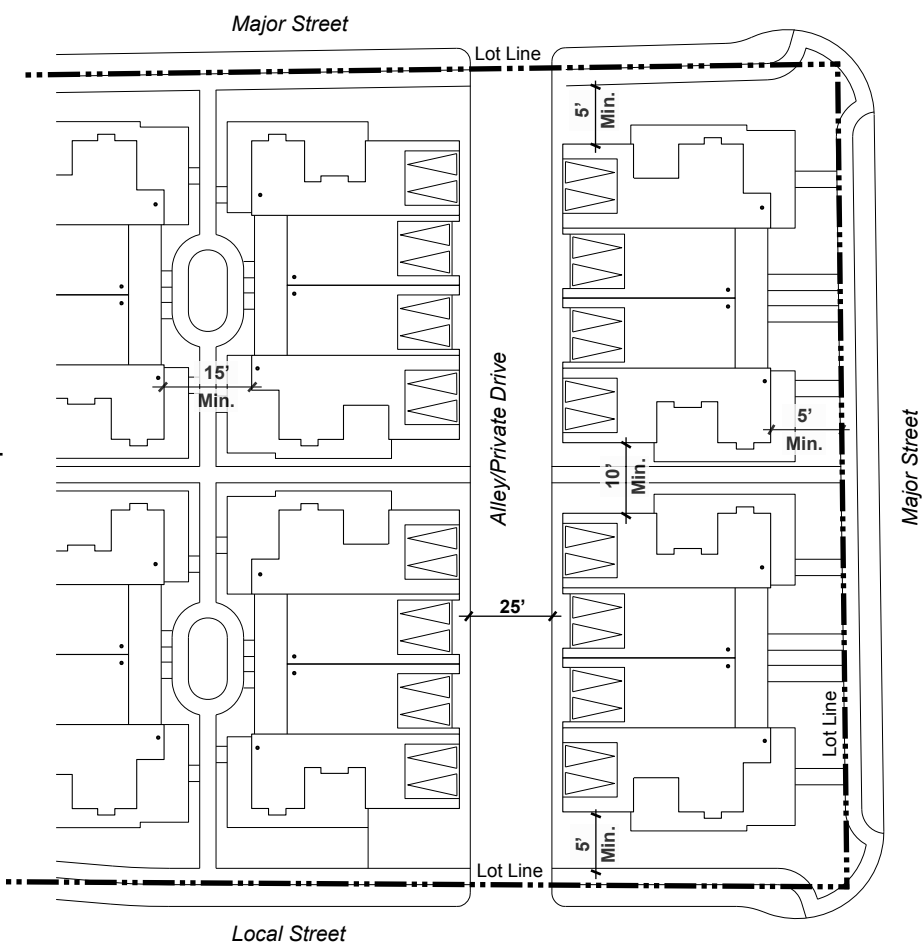
3. SPECIFIC PLAN LAND USE PLAN

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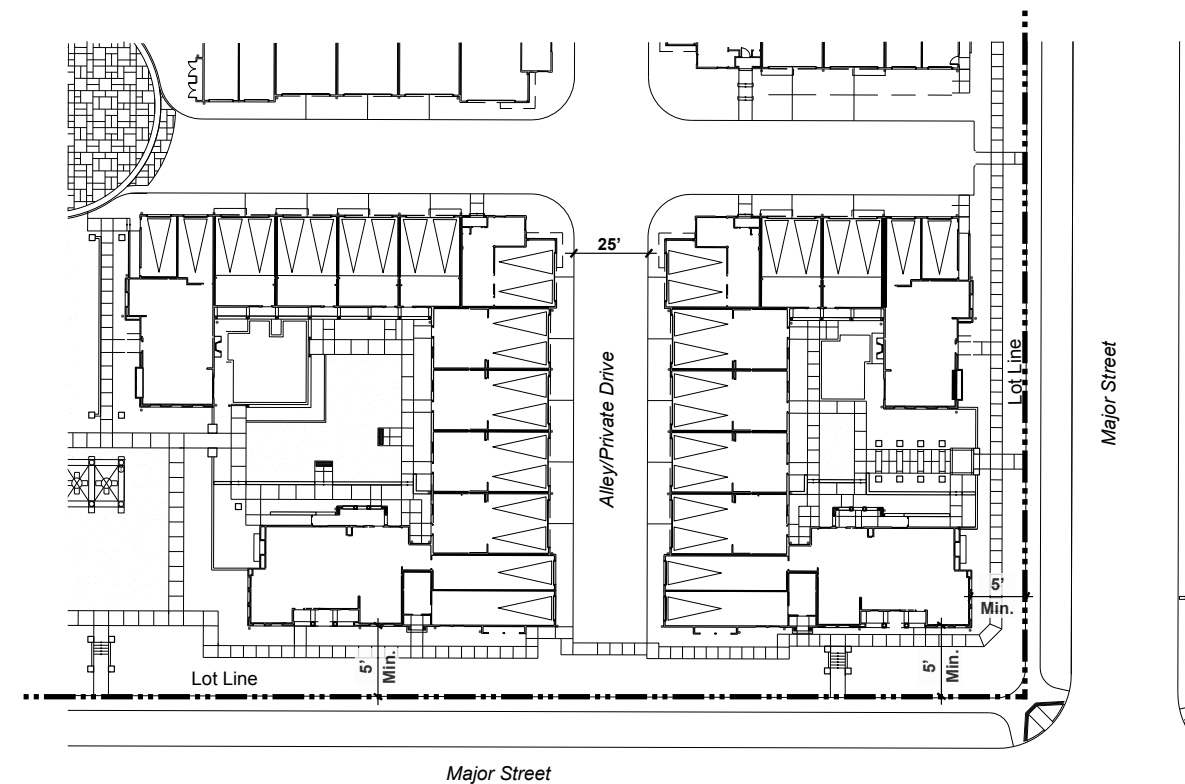
Detached Carriage Cluster



Attached Greencourt Cluster



Attached Courtyard Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

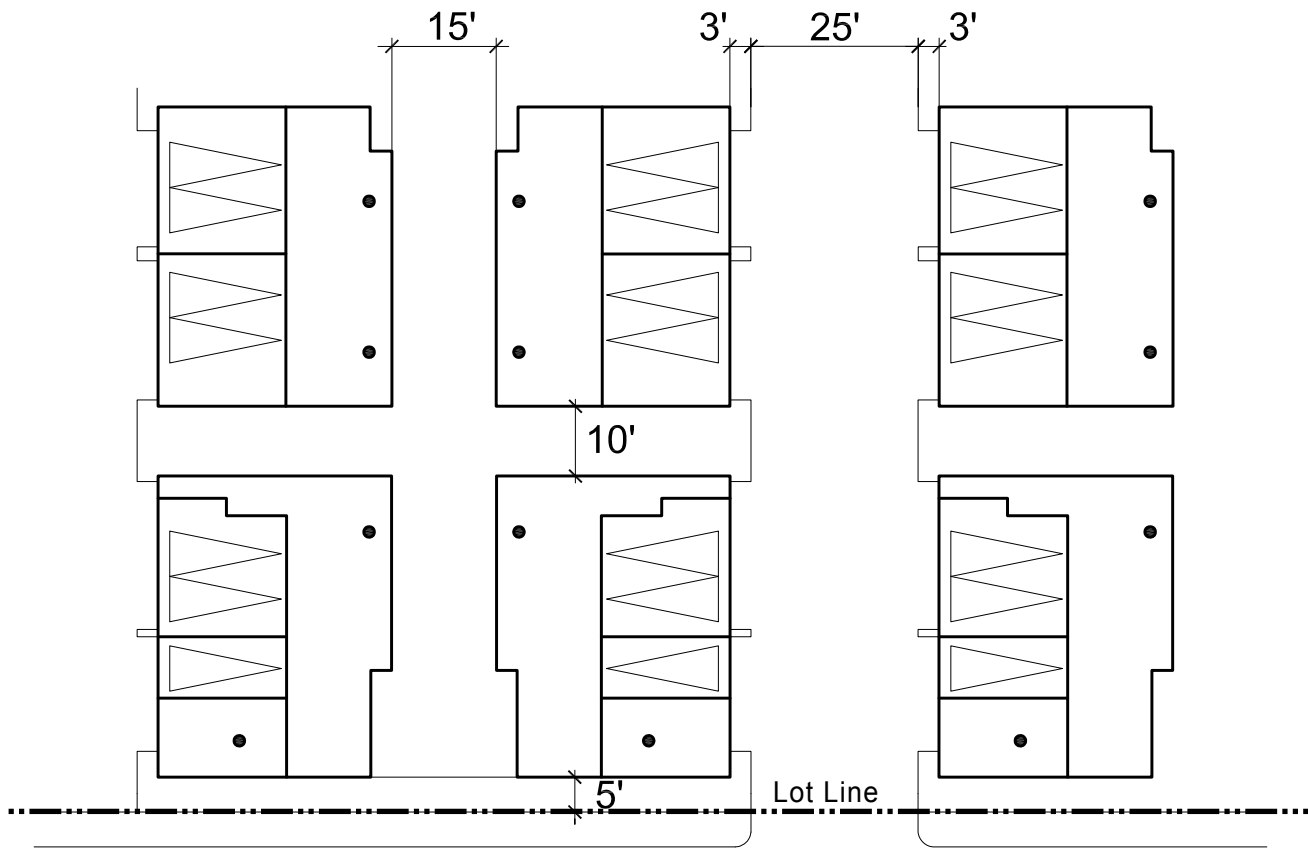
Travertine Point Specific Plan

SP375 Exhibit 3-5f Conceptual Plotting Diagrams

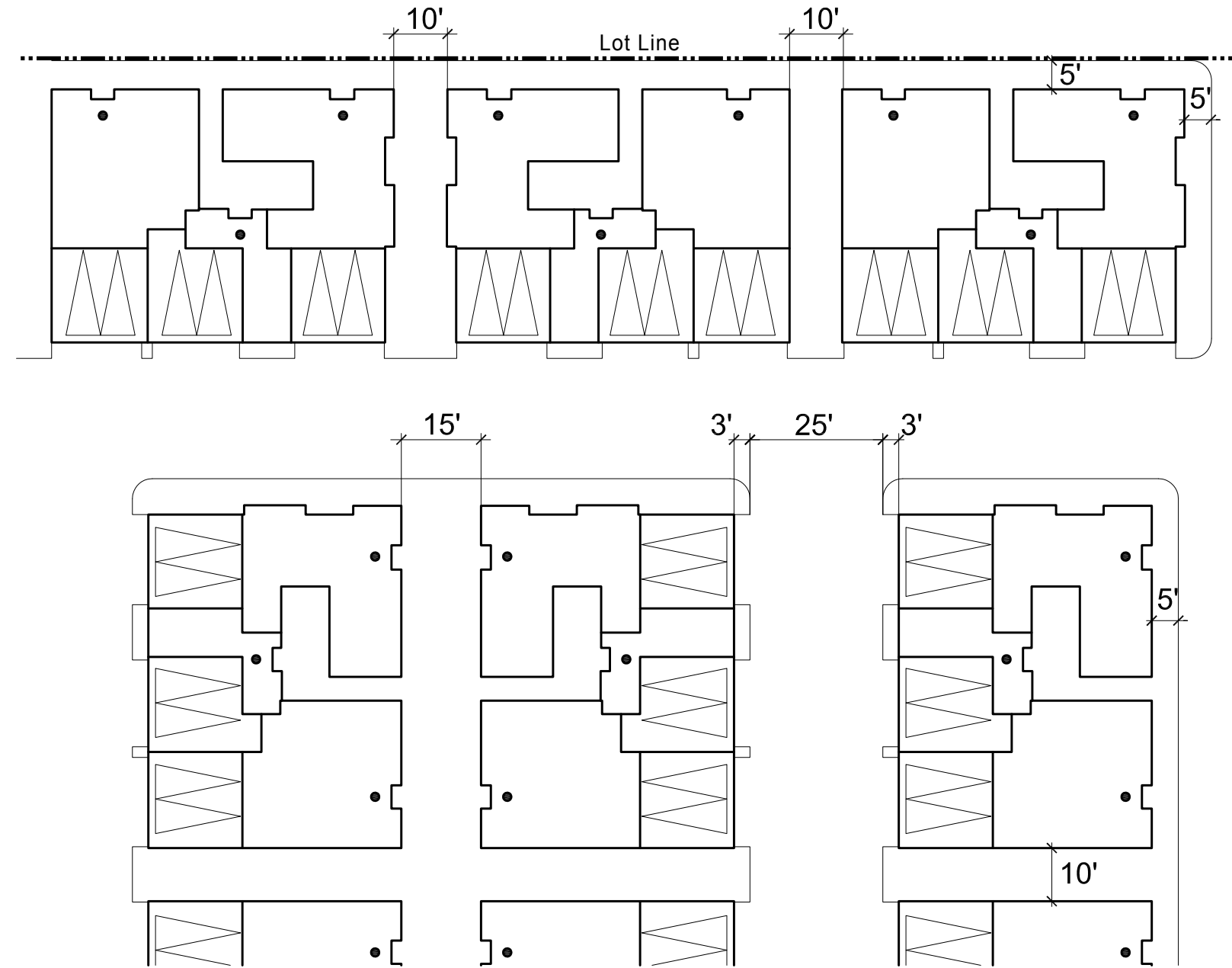
3. SPECIFIC PLAN LAND USE PLAN

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Duplex



Triplex



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

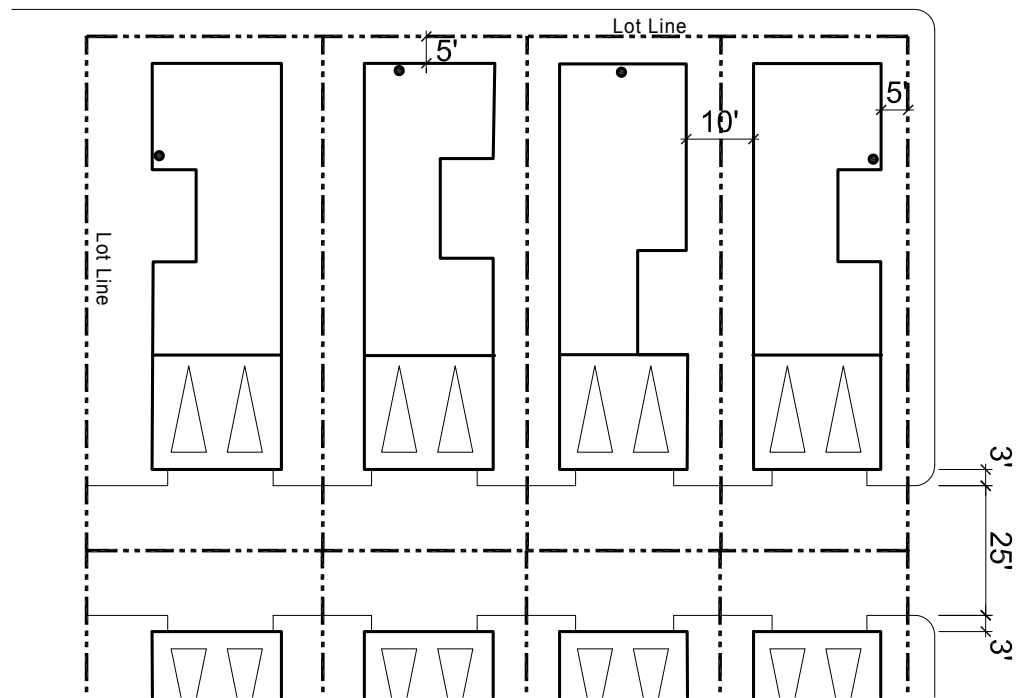
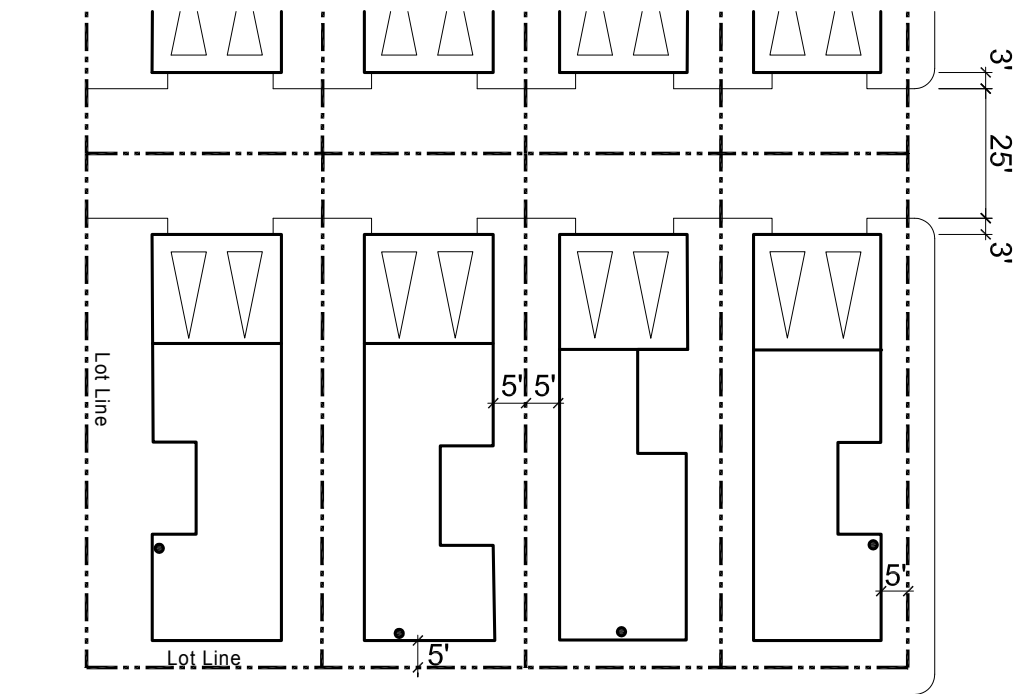
Travertine Point Specific Plan

SP375 Exhibit 3-5g
Conceptual Plotting Diagrams

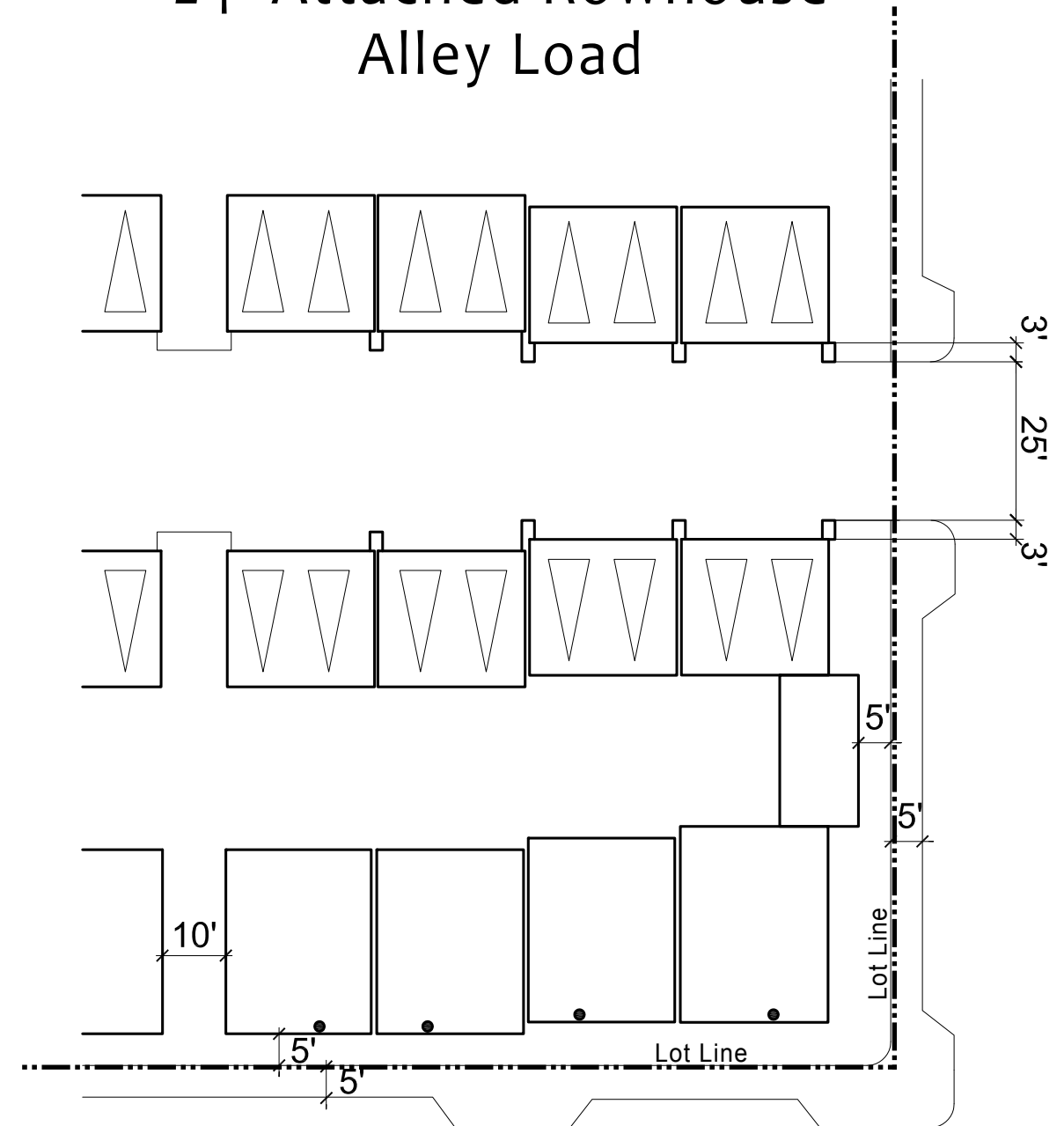
3. SPECIFIC PLAN LAND USE PLAN

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36' Detached Alley Load



24' Attached Rowhouse Alley Load



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

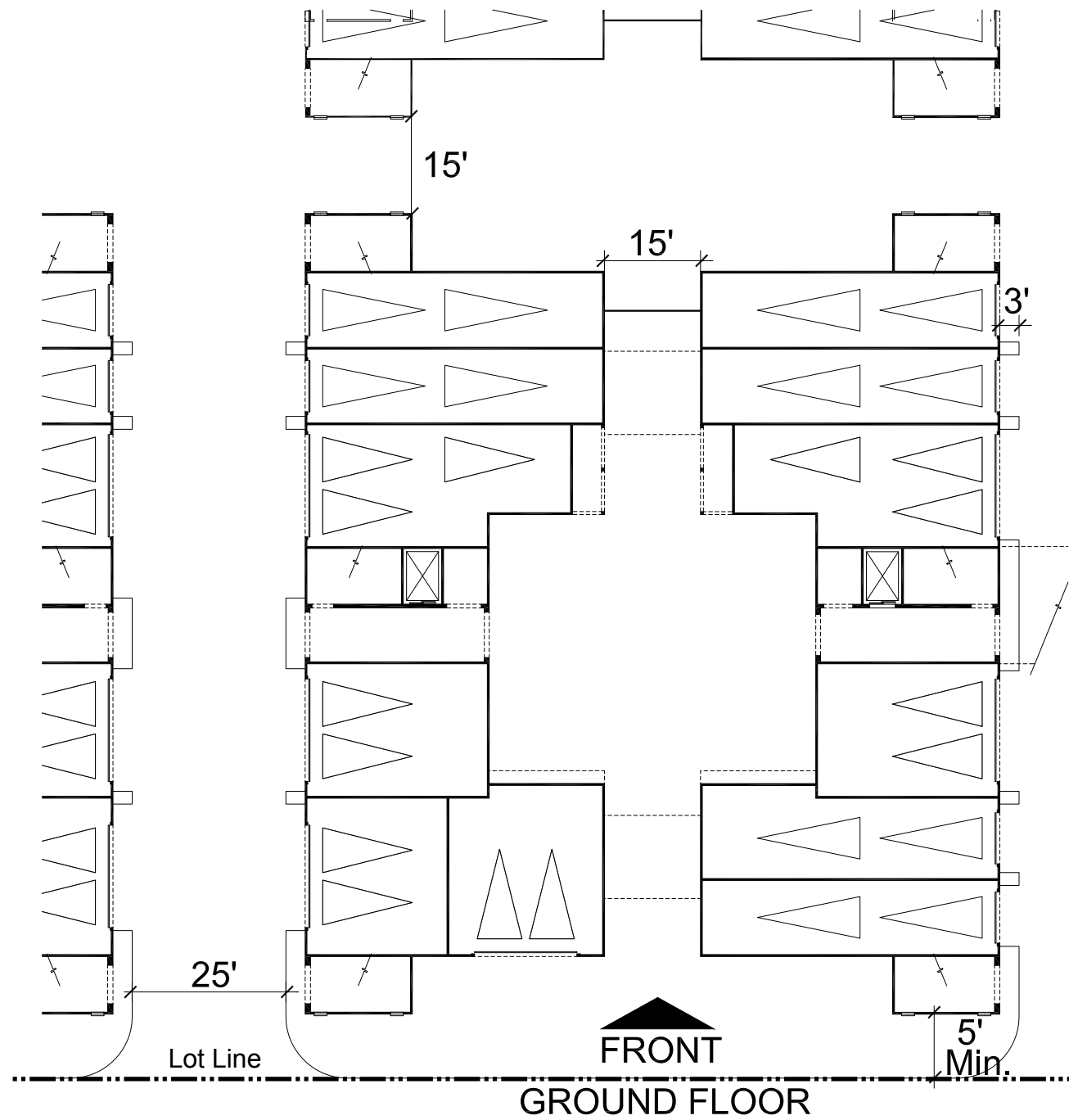
Travertine Point Specific Plan

SP375 Exhibit 3-5h Conceptual Plotting Diagrams

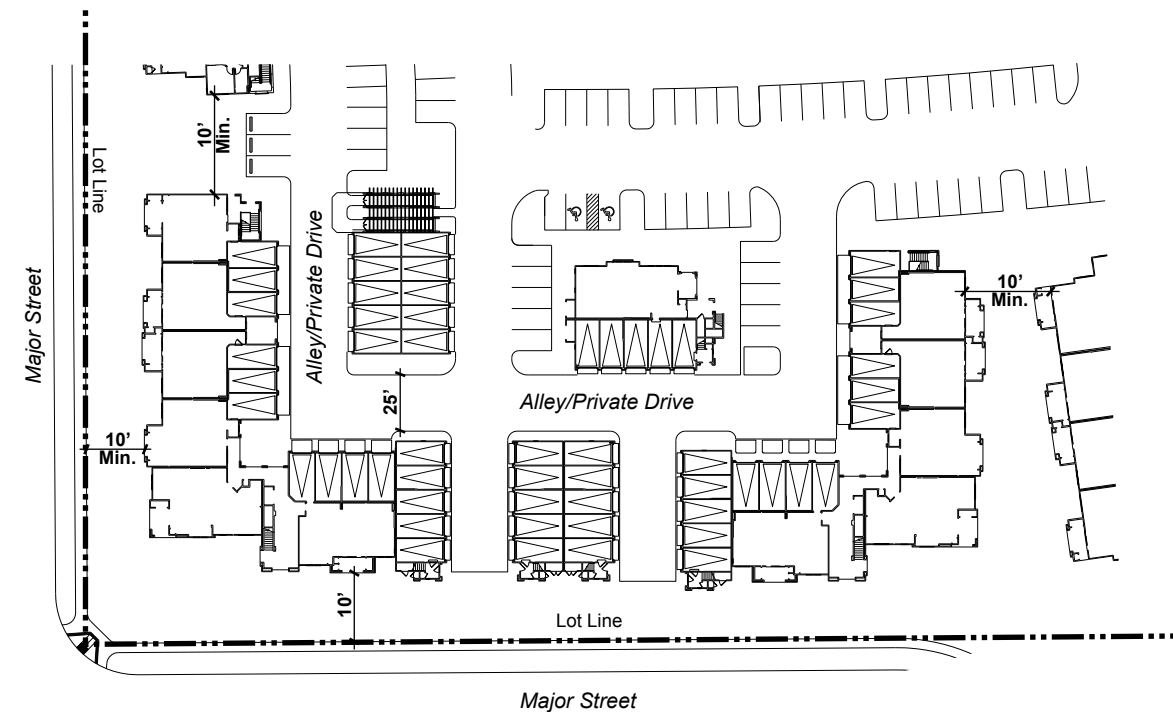
3. SPECIFIC PLAN LAND USE PLAN

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Attached Urban Flats



Attached Multi-Family Apartment



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-5i

Conceptual Plotting Diagrams

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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3.2.4 **District 4**

District 4 is the central portion of the Specific Plan area. The land use component for District 4 includes and encompasses the following and is summarized below and as shown in Exhibit 3-6a, District 4 Land Use Summary:

- Mixed Use Residential, eight planning areas. To provide opportunity for walk to work environments combining residential land uses with compatible retail, office, or similar business or service uses.
- Open Space Water, three planning areas. To provide for on-site, storm water drainage system and provide for naturalized landscaped corridors with potential park sites or similar outdoor recreation uses

1. **Mixed Use (MU) designated for PAs 4-1 through 4-8**

- a. This area is designated to allow mixed use development to provide maximum opportunity and flexibility for a broad array of residential, commercial, institutional and business uses to serve the community and provide employment. Freeway visibility also enhances the opportunity for vigorous commercial activity.
- b. In addition to the Mixed Use base zoning, three distinct Mixed Use Overlay Zones (MUOZ) may be applied to Mixed Use Planning Areas. A maximum of 30% of District 4 may utilize the uses and development standards of the Mixed Use Base Zone. A minimum of 70% of District 4 shall utilize the Mixed Use Overlay Zones uses and development standards. Although the allowable uses as listed in Table 3-4d, Permitted Uses Table, are applicable over all three MUOZ, additional allowable uses and different development standards and required findings are unique to each MUOZ. During the processing of a District Refinement Plan, the developer of a project may decide to apply the uses and development standards of an Overlay Zone. The MUOZ are intended to provide additional uses and standards that are focused into retail, employment or entertainment categories. The MUOZ encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including additional retail uses, employment-intensive uses (including light industrial), and entertainment uses (including hotels and night clubs), with a particular focus on fostering pedestrian activity, vertically mixed use projects, public spaces, and other community amenities.
- c. Exhibit 3-6b, District 4 Development Standards, shall be followed.

2. **Open Space Water OS (W) Development Standards designated for PAs 4-9, 4-10, and 4-11**

- a. The drainage areas are primarily planned to accommodate the on-site, storm water drainage system and provide for naturalized landscaped corridors. These areas are potential park sites or similar outdoor recreation uses.
- b. Development standards established in Exhibit 3-6b, District 4 Development Standards, shall be followed.

3. SPECIFIC PLAN LAND USE PLAN

3. District 4 Conceptual Locations

The designated conceptual locations for District 4 are intended to generally locate community and public facilities necessary to service this portion of the Travertine Point community. The active adult conceptual location applies as a candidate area and will encompass more than one planning area within District 4.

Conceptual Locations	Quantity	Brief Description
a. Schools	1	One potential school site is contemplated for District 4. However, the demographics of the future residents will guide CVUSD in their facilities planning, site location and acquisition. Public elementary, middle, and high schools are permitted by right. Private schools are permitted, subject to a Public Use Permit (PUP).
b. Parks	2	Two park sites are anticipated for District 4. Park sites are located to provide close and convenient access from surrounding residential neighborhoods.
c. Public Facilities	2	Two public facilities are planned for District 4. Refer to Table 3-10, Community Facilities and Funding Sources, for a complete list of such facilities.
d. Active Adult	1	One active adult location is identified for District 4. Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan's residential units to be active adult. The active adult location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.

4. Sustainable Infrastructure and “Green” Building Development Standards

The following development standards provide opportunities for “practical green” solutions for Travertine Point that allow the community, business owners, and residents, effective ways in reducing energy and water consumption (see Section 3.8.2, Climate Action Plan):

- a. Encourage on-site renewable energy source utilizing solar, wind, geothermal or other sources as appropriate.
- b. 80% of commercial to receive 40% of energy needs from renewable sources.
- c. 80 % of residential to receive 60% of energy needs from renewable sources.
- d. Reclaim water for public and community common area landscape needs.
- e. All residential buildings shall exceed 2008 Title 24 requirements by 30%.
- f. All commercial building shall exceed 2008 Title 24 requirements by 15%.
- g. 60% of street lights shall be LED or equivalent.
- h. 90% of all builder-installed plumbing devices in residential buildings will be low-flow and water-efficient.
- i. 90% of all builder-installed plumbing devices in non-residential buildings will be low-flow and water-efficient.
- j. Ceiling insulation shall be a minimum of R38 and wall insulation shall be a minimum of R21.
- k. Heating and air conditioning ducts must be sealed and tested.
- l. Tankless and / or solar water heaters should be considered a priority.
- m. Use of local stone and rock should be considered in the community monumentation, landscape walls, and building veneer.
- n. Use a predominance of native desert (Mojave or Anza Borrego desert) or other Coachella Valley native drought tolerant landscaping.
- o. Incorporate a smart irrigation systems for community common areas and public irrigation systems.
- p. Capture of rain water for irrigation.
- q. Encourage natural percolation to recharge ground water.
- r. Create a natural drainage and storm water retention system.
- s. Encourage use of cool roof and or green roof designs.
- t. Promote paving materials with a SRI of at least 29.
- u. Provide open grid pavement system 50% pervious or shade from tree canopy.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Walkable Commercial Permitted within Residential and Mixed Use Zones	
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment							Water (Drainage / Salton Sea)
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.					P1	P1	P1	P1							
Ambulance services.						CUP	CUP								
Amusement parks.								CUP							
Animal hospitals.					CUP	CUP	CUP								
Antique shop.					P1	P1	P1	P1							P2
Appliance stores, household.					P1	P1	P1	P1							
Art gallery.															P2
Art supply shops and studios.					P1	P1	P1	P1							P2
Auction houses.					P1	P1	P1	P1							
Auditoriums and conference rooms.					P1	P1	P1	P1							
Automobile parts and supply stores.					P1	P1	P1								
Automobile repair garages, not including body and fender shops or spray painting.					P1	P1	P1								
Automobile sales and rental agencies					P1	P1	P1	P2							
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.					P1	P1	P2	P1							
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP							
Bakery goods distributors.					P1	P1	P1	P1							
Bakery shops, including baking only when incidental to retail sales on the premises.					P1	P1	P1	P1							P2
Banks and financial institutions.					P1	P1	P2	P1							P2
Barber and beauty shops.					P1	P1	P2	P1							
Bars and cocktail lounges.					P1	P1	P1	P1							CUP
Bed and breakfast inn.					P1	P1	P1	P1							CUP
Bicycle sales and rentals.					P2	P2	P2	P2							P2
Billiard and pool halls.					P1	P1	P1	P1							
Blueprint and duplicating services.					P1	P1	P2	P1							
Boat and other marine sales.						P2	P2	P2						P1	
Boat and other marine rentals and services.					P2	P2	P2	P2						P1	
Boat marinas.														P1	

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment							
Body and fender shops and spray painting.						CUP	CUP	CUP							
Book stores and binders.					P1	P1	P1	P1							P2
Bowling alleys.					P1	P1	P1	P1							
Building materials sales yards.						CUP	CUP								
Building supply stores and equipment rental, including outside storage.					P2	P2	P2	P2							
Campgrounds.								P2							
Car washes.					P1	P1	P1	P1							
Casinos and gaming (Tribal lands only).								P1							
Catering services.					P1	P1	P1	P1							
Cell towers concealed by architectural features or similar structures.					P1	P1	P1	P2							
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.					P2	P2	P2	P2							
Churches, temples and other places of religious worship.					PUP	PUP	P2	PUP							
Cleaning and dyeing shops.					P1	P1	P1	P1							
Clinics, including but not limited to medical, dental, and chiropractic.					P1	P1	P1	P1							CUP
Clothing stores.					P1	P1	P1	P1							P2
Cold storage facilities.							P2								
Community recreation facilities.					P1	P1	P1	P1							
Concrete batch plants and asphalt plants.															
Confectionery or candy stores.					P1	P1	P1	P1							
Conference center.					P1	P1	P1	P1							
Congregate care residential facilities.					CUP	CUP	CUP	CUP							
Convenience stores, including the sale of motor vehicle fuel.					CUP	CUP	CUP	CUP							
Convenience stores, not including the sale of motor vehicle fuel.					P1	P1	P1	P1							P2
Costume design studios.					P1	P1	P1	P1							
Cultural centers.					P1	P1	P1	P1							
Dance halls.						P2	P2	P2							
Dance school.						P2	P2	P2							
Day care centers.					P1	P1	P2	P1							
Delicatessens.					P1	P1	P1	P1							P2
Department stores.					P1	P1	P1	P1							
Drive-in theaters.						CUP		CUP							
Drug stores.					P1	P1	P1	P1							

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment								
Dry goods stores.					P1	P1	P1	P1								
Electrical substations.					P2	P2	P2	P2								
Employment agencies.					P1	P1	P1	P1								
Entertainment venues and night clubs.								P2								
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.						P2	P2									
Escort bureaus.					P1	P1	P1	P1								
Farmers Markets.					P1	P1	P1	P1								
Feed and grain sales.					P1	P1	P1									
Feed and grain sales, including outside storage.						P2	P2									
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.					P1	P1	P1	P1						P1	P1	
Fishing and casting pools.						P2	P2	P2						P1		
Florist's shops.					P1	P1	P1	P1								P2
Food markets and frozen food lockers.					P1	P1	P1	P1								P2
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP								
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.					CUP	CUP	CUP	CUP								
Gift shops.					P1	P1	P1	P1								P2
Golf cart sales and service.					P2	P2	P2	P2								P2
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.					CUP	CUP	CUP	CUP						P2		
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.					P1	P1	P1	P1								
Grocery, dry goods, health food, and variety stores.					P1	P1	P1	P1								P2
Hardware stores, including not more than 1,000 square feet of outside storage lumber.					P2	P2	P2	P2								P2
Health and exercise centers, provided all facilities are located within an enclosed building.					P1	P1	P2	P1								
Heliports.						CUP	CUP	CUP								
Hobby shops.					P1	P1	P1	P1								P2
Home occupations					P1	P1	P1	P1								

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit	P1 Permitted												
		PUP Public Use Permit	P2 Permitted with Plot Plan												
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment							
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).					P1	P1	P1	P1							
Hotels, resort hotels, and motels.					P1	P1	P1	P1							
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.					P1	P1	P1	P1							
Hunting clubs, skeet, trap, rifle and pistol ranges.							CUP	CUP							
Ice cream shops.					P1	P1	P1	P1							P2
Ice sales, not including ice plants.					P1	P1	P1	P1							
Industrial and manufacturing of grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings							P2								

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment							
are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption; motels; churches, temples, or other structures used primarily for religious worship.															
Interior decorating shops.					P1	P1	P1	P1							P2
Jewelry stores, including incidental repairs.					P1	P1	P1	P1							P2
Labor temples.						P2	P2	P2							
Laboratories, film, dental, medical, research or testing.					P1	P1	P2	P1							
Lakes, including noncommercial fishing therefrom.					P1	P1	P2	P1						P1	
Laundries and laundromats.					P1	P1	P1	P1							P2
Laundries, with dry cleaning shops.					P1	P1	P1	P1							P2
Leather goods stores.					P1	P1	P1	P1							P2
Libraries.					P1	P1	P1	P1							P2
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP							
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.					CUP	CUP	CUP	CUP							
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.					CUP	CUP	CUP	CUP							
Locksmith shops.					P1	P1	P1	P1							P2
Lumber yards, including only incidental mill work.						CUP	CUP								
Mail order businesses.					P1	P1	P1	P1							
Manufacturer's agent.					P1	P1	P1	P1							
Market, food, wholesale, or jobber.					P1	P1	P1	P1							
Massage parlors, health centers, and similar personal service establishments.															
Meat markets, not including slaughtering.					P1	P1	P1	P1							P2
Meeting, fraternal lodge, and community halls.															
Micro-breweries and micro-wineries.					CUP	CUP	CUP	CUP							CUP
Mimeographing and addressograph services.					P1	P1	P1	P1							
Mini-warehouse structures.					P1	P1	P1	P1							
Mobile home sales and storage, trailer sales and rental house trailers.							P2	P2							
Mortuaries.						CUP	CUP								
Museums.					P1	P1	P1	P1							
Music stores.					P1	P1	P1	P1							P2

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE		Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones	
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment								
Neighborhood Electric Vehicle (NEV) sales and service.					P2	P2	P2	P2								P2
News stores.					P1	P1	P1	P1								P2
Noncommercial community association recreation and assembly buildings and facilities.					P1	P1	P1	P1								
Non-profit community centers.					P1	P1	P1	P1								P2
Notions or novelty stores.					P1	P1	P1	P1								P2
Nurseries and garden supply stores.					P2	P2	P2	P2								P2
Nurseries, horticultural.					P2	P2	P2	P2								
Office equipment sales and service.					P1	P1	P2	P1								
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.					P1	P1	P2	P1								
One on-site operator's residence, which may be located in a commercial building.					P1	P1	P1	P1								
On-site identification signs, maximum size – ten square feet.																
Paint and wallpaper stores, not including paint contractors.					P1	P1	P1	P1								
Parcel delivery services (stores).					P1	P1	P2	P1								P2
Parking lots and/or parking structures.					P2	P2	P2	P2							P1	
Pedestrian paseos.					P1	P1	P1	P1							P1	
Performing arts theaters and centers including live music, stage productions, etc.					CUP	CUP	CUP	CUP								
Pet shops and pet supply shops.					P1	P1	P1	P1								P2
Photography shops and studios and photo engraving.					P1	P1	P1	P1								
Picnic grounds.								P2							P1	
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.					P1	P1	P1	P1								
Plumbing shops, not including plumbing contractors.					P1	P1	P1	P1								
Post offices.					P1	P1	P2	P1								P2
Poultry markets, not including slaughtering or live sales.					P1	P1	P1	P1								
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.					P2	P2	P2	P2								
Prescription pharmacy when related and incidental to a professional office building.					P1	P1	P1	P1								
Printers or publishers.					P1	P1	P1	P1								

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION																
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones	
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment									
Produce markets.					P1	P1	P1	P1									P2
Professional offices.					P1	P1	P1	P1									
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.					P2	P2	P2	P2							P1		
Racing and competition events other than between humans.								P2									
Radio and television broadcasting studios.					P1	P1	P1	P1									
Real estate offices.					P1	P1	P1	P1									P2
Recording studios.					P1	P1	P1	P1									
Recreational vehicle parks.							P2	P2									
Recreational vehicle sales and rentals								P2									
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).					P1	P1	P2	P1									
Refreshment stands.					P1	P1	P1	P1									
Residences, live-work dwellings.					P1	P1	P1	P1									P2
Residences, multiple-family dwellings.					P1	P1	P1	P1									
Residences, one-family dwellings.					P1	P1	P1	P1									
Restaurants and other eating establishments.					P1	P1	P2	P1									P2
Riding Academies and stables.								CUP									
Rock climbing walls.						P1		P2									
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.						P2	P2	P2									
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.					P1	P1	P1	P1									
Schools, private (including those operated by religious institutions or other non-governmental entities).					CUP	CUP	CUP	CUP									
Schools, public.					P1	P1	P1	P1									
Second units (including granny flats and similar secondary residential units).					P1	P1	P1	P1									
Shoe stores and repair shops.					P1	P1	P1	P1									P2
Shoeshine stands.					P1	P1	P1	P1									P2
Sign, on-site advertising.					P1	P1	P2	P1									
Spas, including day spas and medical spas.					P1	P1	P1	P1									P2
Sport courts and recreational fields and facilities.					P1	P1	P1	P1									
Sporting goods stores.					P1	P1	P1	P1									P2
Sports and recreational facilities, including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; and not including motor-driven vehicles and riding academies.					CUP	CUP	CUP	CUP									

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4d
District 4 Permitted Uses Table**

LEGEND: CUP Conditional Use Permit P1 Permitted
PUP Public Use Permit P2 Permitted with Plot Plan

THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment								
Stained glass assembly.					P1	P1	P1	P1								
Stationer stores.					P1	P1	P1	P1								P2
Stations, bus, railroad, and taxi.					P1	P1	P1	P1								
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.					P1	P1	P1	P1								P2
Swap meets.						CUP	CUP	CUP								
Swimming pools.					P1	P1	P1	P1								
Tailor shops.					P1	P1	P1	P1								P2
Taxidermist.					P1	P1	P1	P1								
Telephone exchanges.					P1	P1	P1	P1								
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.					P2	P2	P2	P2								
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.																
Theaters, not including drive-ins.					P1	P1	P1	P1								
Tire recapping							CUP									
Tire sales and service, not including recapping					P1	P1	P1	P1								
Tobacco shops.					P1	P1	P1	P1								
Tourist information centers.					P1	P1	P1	P1								P2
Toy shops.					P1	P1	P1	P1								P2
Trailer and boat storage.							CUP	CUP								
Trailer sales and rentals.								P2								
Trails, including bicycle, pedestrian, hiking, and equestrian trails.																P1
Travel agencies.					P1	P1	P1	P1								P2
Travel trailers, motor homes and recreational vehicles sales, and service.							P2									
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.							P2	P2								
Truck sales and service.							P2									
Typewriter sales and rental, including incidental repairs.					P1	P1	P1	P1								
Underground bulk fuel storage.						CUP	CUP									

3. SPECIFIC PLAN LAND USE PLAN

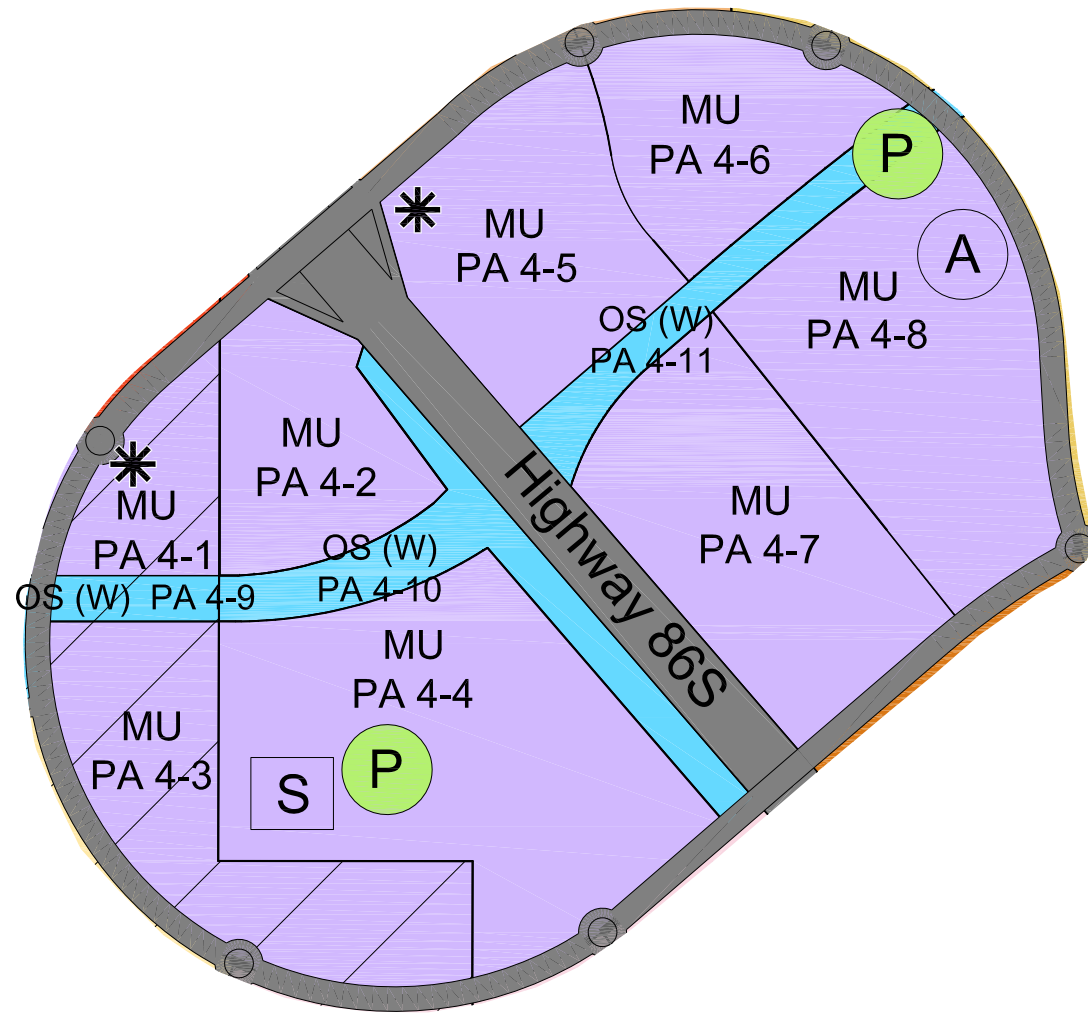
**Table 3-4d
District 4 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION															
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
					Base Zone	MUOZ-1 Retail	MUOZ-2 Employment	MUOZ-3 Entertainment								
Utilities, both public and private.						P2	P2	P2								P2
Warehouse stores/big-box retail.					P1	P1	P1	P1								
Warehousing and distribution.						P1	P2									
Watch repair shops.					P1	P1	P1	P1								P2
Water wells and appurtenant facilities.					P1	P1	P1	P1								
Wedding chapels.					P1	P1	P1	P1								
Wholesale businesses with samples on the premises but not including storage.						P2	P2									

NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision; however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

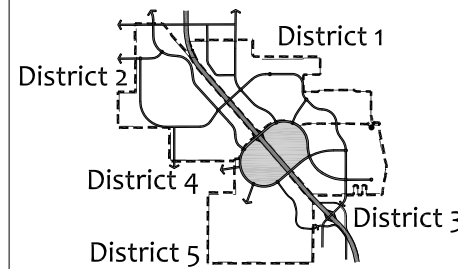
District 4 Plan



CONCEPTUAL LOCATIONS:

- S Schools
- P Parks
- R Retention Basins
- A Active Adult Candidate Community
- * Public Facilities
- I Public Infrastructure
- Roads
- Torres-Martinez Tribal Land

KEY MAP N.T.S.



LAND USE SUMMARY

Planning Area	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Maximum Dwelling Units
MU 4-1	Mixed Use	15	8-20+	100	300
MU 4-2	Mixed Use	27	8-20+		540
MU 4-3	Mixed Use	42	8-20+	126	840
MU 4-4	Mixed Use	77	8-20+	677	1,540
MU 4-5	Mixed Use	39	8-20+		780
MU 4-6	Mixed Use	28	8-20+	450	560
MU 4-7	Mixed Use	51	8-20+		1,020
MU 4-8	Mixed Use	58	8-20+	720	1,160
Subtotal		337		2,073	
OS (W) 4-9	Open Space (Water) (Drainage)	5			
OS (W) 4-10	Open Space (Water) (Drainage)	22			
OS (W) 4-11	Open Space (Water) (Drainage)	13			
Subtotal		40		3,243	
Roads		24			
District 4 Subtotal		401		2,073	

NOTE: The locations, numbers and configurations of proposed school sites, park sites, retention basins and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, retention basins and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

SP375 Exhibit 3-6a

District 4

Land Use Summary

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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District 4 Development Standards Summary

DEVELOPMENT STANDARD Zoning Ordinance Shall Take Precedence, See Note (j)	MIXED USE (Base Zone)				MIXED USE OVERLAY ZONES			COMMERCIAL	OPEN SPACE
	Residential			Commercial	MUOZ #1	MUOZ #2	MUOZ #3	Walkable Commercial	Water
	SFD Fee Lots	SFD / SFA PRDs	MFA		Retail	Employment	Entertainment		
A. LOTS									
1. Minimum Lot Area	2,800 sq. ft. (h)	1,800 sq. ft. (h)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
2. Minimum Average Lot Width	40'	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
3. Minimum Average Lot Depth	70'	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
4. Minimum Lot Frontage - Straight	35'	35'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
5. Minimum Lot Frontage - Curvilinear	20'	20'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
B. BUILDING									
1. Maximum Building Height	40'	40'	50'	50' / 75' (c)	75'	75'	150'	50' / 75' (c)	25'
2. Maximum Building Coverage	60%	85%	50%	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum	No Maximum
3. Minimum Space Between Buildings	10'	15' / 10' (a)	15' / 10' (a)	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum	20'
C. SETBACKS									
1. Minimum Front Yard	10'	5'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'
2. Minimum Rear Yard	10'	10'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'
3. Minimum Side Yard	5'	5'	5'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'
4. Minimum Side Yard - Corner	10'	5'	10'	Varies (d)	Varies (d)	Varies (d)	Varies (d)	Varies (d)	20'
5. Maximum Encroachments (Arch Features)	2.5'	2.5'	2.5'	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
D. PARKING									
1. Single Family Detached / Attached	2	2	2	DNA	2	2	2	DNA	DNA
2. Multi-Family Attached – One Bedroom	DNA	DNA	1.25 / 1.5 (PRD)	DNA	1.25 / 1.5 (PRD)	1.25 / 1.5 (PRD)	1.25 / 1.5 (PRD)	DNA	DNA
3. Multi-Family Attached – Two Bedroom	DNA	DNA	2.25 / 2.5 (PRD)	DNA	2.25 / 2.5 (PRD)	2.25 / 2.5 (PRD)	2.25 / 2.5 (PRD)	DNA	DNA
4. Multi-Family Attached – Three Bedroom	DNA	DNA	2.75 / 2.5 (PRD)	DNA	2.75 / 2.5 (PRD)	2.75 / 2.5 (PRD)	2.75 / 2.5 (PRD)	DNA	DNA
5. Non-Residential Uses	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.11
E. PRD / MIXED USE DEVELOPMENTS									
1. Maximum Floor Area Ratio (FAR)	DNA	No Maximum	2:1	DNA	3:1 (MU) (e)	3:1 (MU) (e)	3:1 (MU) (e)	DNA	DNA
2. Usable Open Space per Residential Unit	DNA	100 sq. ft.	50 sq. ft.	DNA	50 sq. ft.	50 sq. ft.	50 sq. ft.	DNA	DNA
3. Community Association Required	DNA	Yes	Yes if PRD	DNA	Yes if PRD	Yes if PRD	Yes if PRD	DNA	DNA
4. Minimum Floor Living Area	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	DNA
5. Maximum Commercial Percentage of Project Area	DNA	DNA	DNA	25%	No Maximum	No Maximum	No Maximum	DNA	DNA
6. Maximum Residential Percentage of Project Area	DNA	DNA	DNA	No Maximum	50% (f)	50% (f)	50% (f)	DNA	DNA

(a) 15' where front and/or rear elevations are involved; 10' where solely side or accessory buildings are involved.
 (b) Two (2) additional feet of setback shall be provided for each story/floor above three (3).
 (c) Heights over 50' up to 75' may be approved pursuant to Section 18.34. Over 75' requires variance pursuant to Section 18.27.
 (d) No yard requirements for commercial buildings, except where adjacent to a Residential Planning Area or a residential development area of a Mixed Use Planning Area. Where adjacent, a minimum 15' rear and / or side yards shall be required. For commercial buildings over 40' in height, an additional foot of rear / side yard shall be added for each foot over 40'.
 (e) 3:1 if Vertically Mixed Use; if not, FAR is 1:1.
 (f) Unless Vertical Mixed Use.
 (g) Zero Lot Lines are permitted. Zero lot line side yards areas are 10 feet minimum between habitable buildings (walls). Zero lot line may occur with structures located on the side property line. Elevations (walls) at the side property line shall not have windows facing habitable spaces of neighboring buildings.
 (h) Maximum lot size shall be 4,500 sq. ft.
 (i) Flag lots will not be permitted by the Riverside County Fire Department.
 (j) If any inconsistency is determined to exist between the Development Standards as set forth in this Specific Plan, and the Development Standards set forth in the Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision, however, changes in the Development Standards in the Zoning Ordinance shall not require a Specific Plan Amendment for those portions of the project within the jurisdiction of Riverside County.

SP375 Exhibit 3-6b
District 4
Development Standards

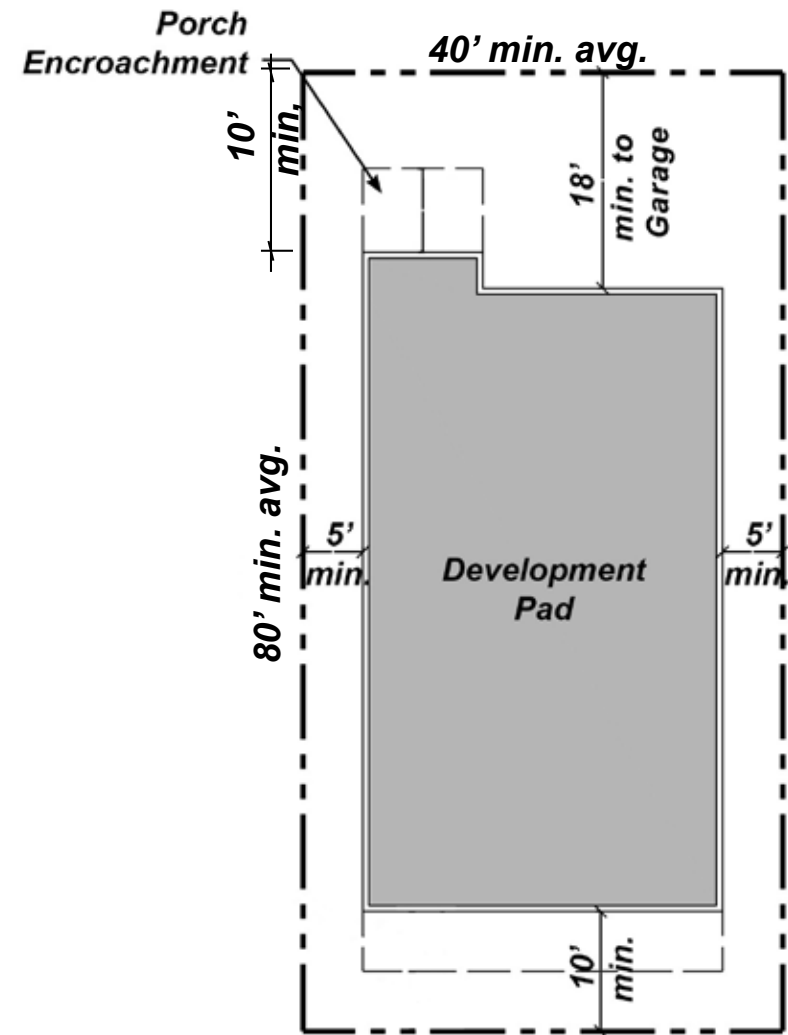
Travertine Point Specific Plan

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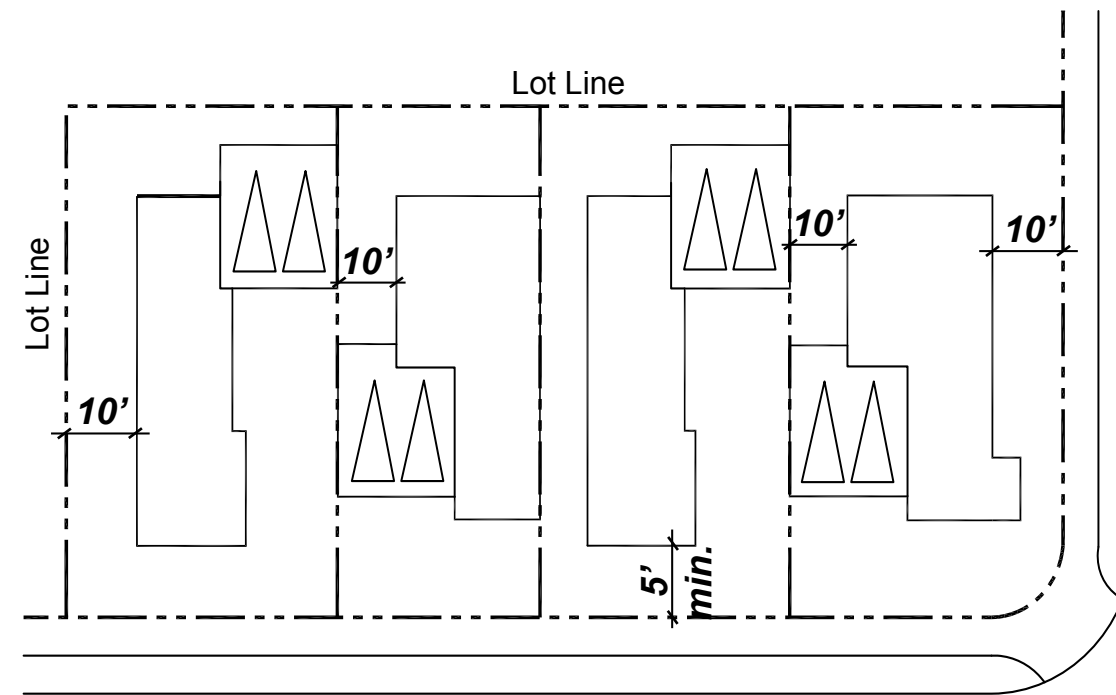
3. SPECIFIC PLAN LAND USE PLAN

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Typical 5,000 SFD Lot Standards



Typical SFD Zero Lot Line Lot Standards



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

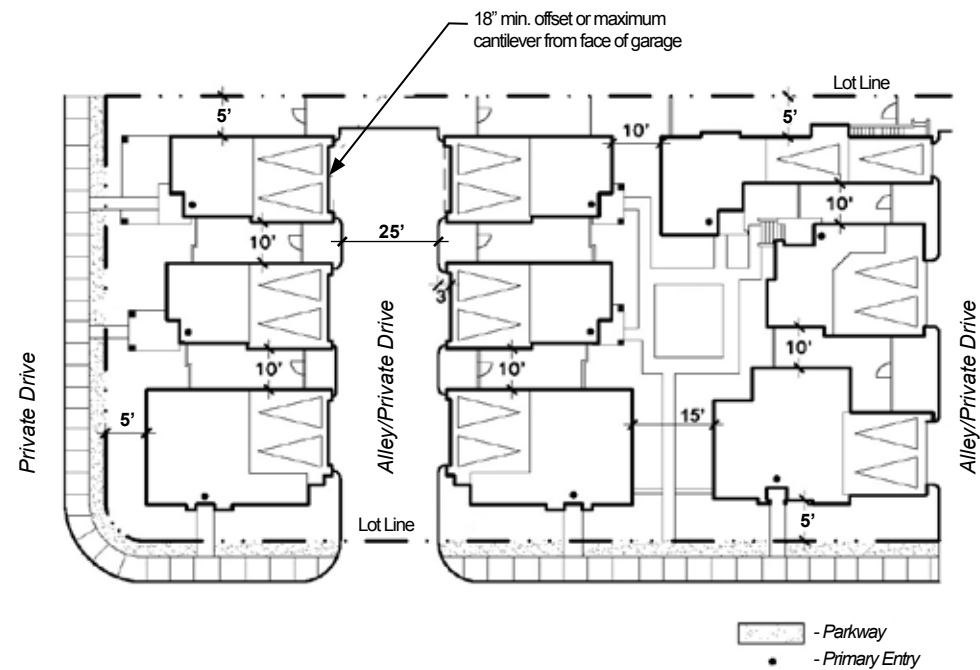
Travertine Point Specific Plan

SP375 Exhibit 3-6c Conceptual Plotting Diagrams

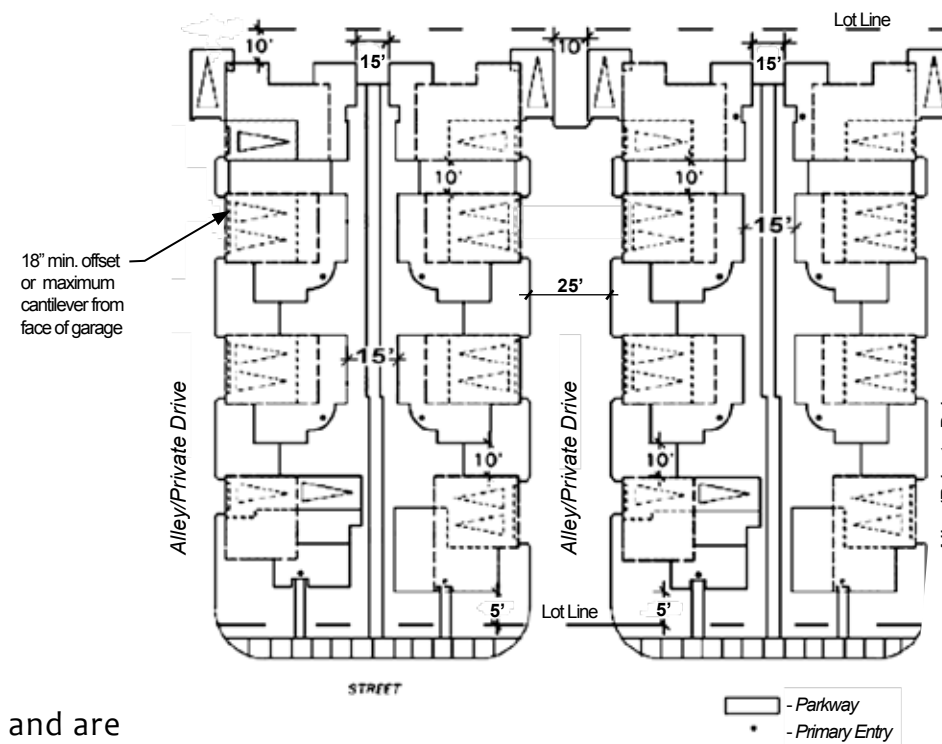
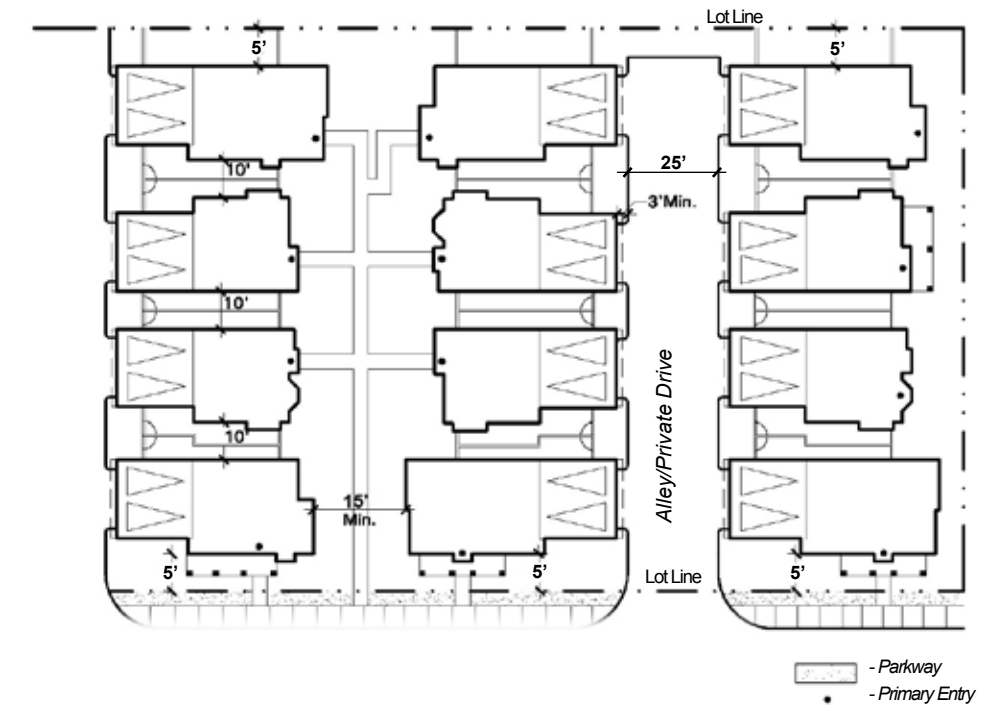
3. SPECIFIC PLAN LAND USE PLAN

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Detached Courtyard Cluster



Detached Greencourt Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Detached Garden Cluster

Travertine Point Specific Plan

SP375 Exhibit 3-6d
Conceptual Plotting Diagrams

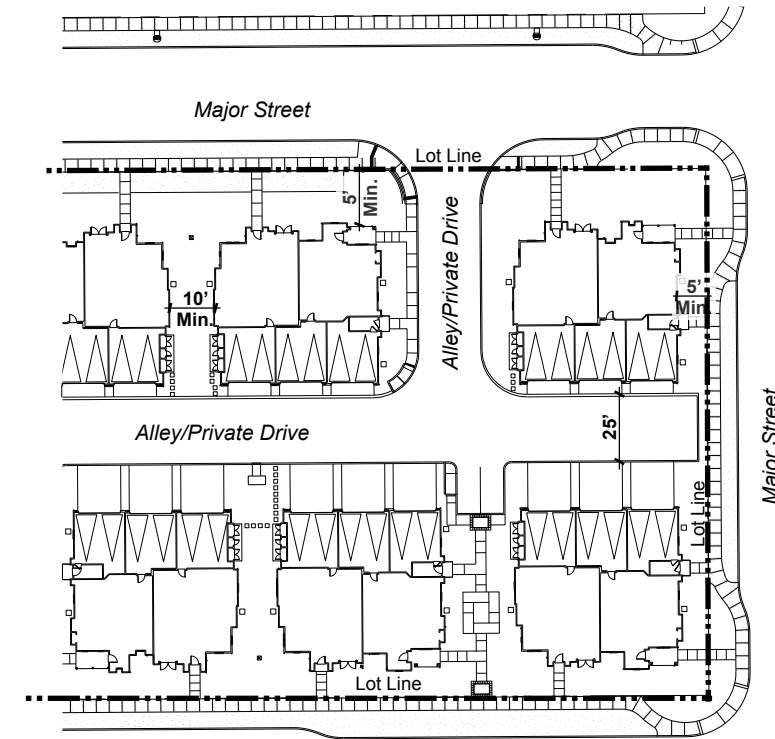
3. SPECIFIC PLAN LAND USE PLAN

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Attached Row Townhomes



Attached Townhomes & Flats



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

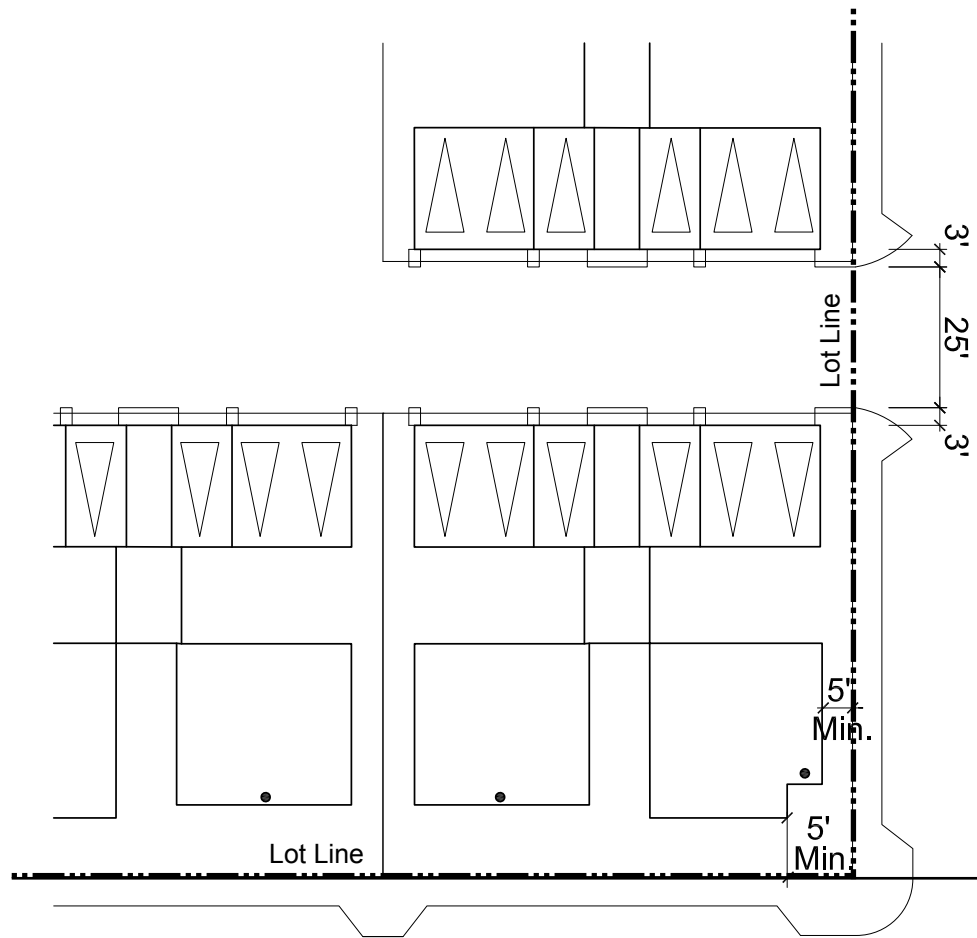
Travertine Point Specific Plan

SP375 Exhibit 3-6e
Conceptual Plotting Diagrams

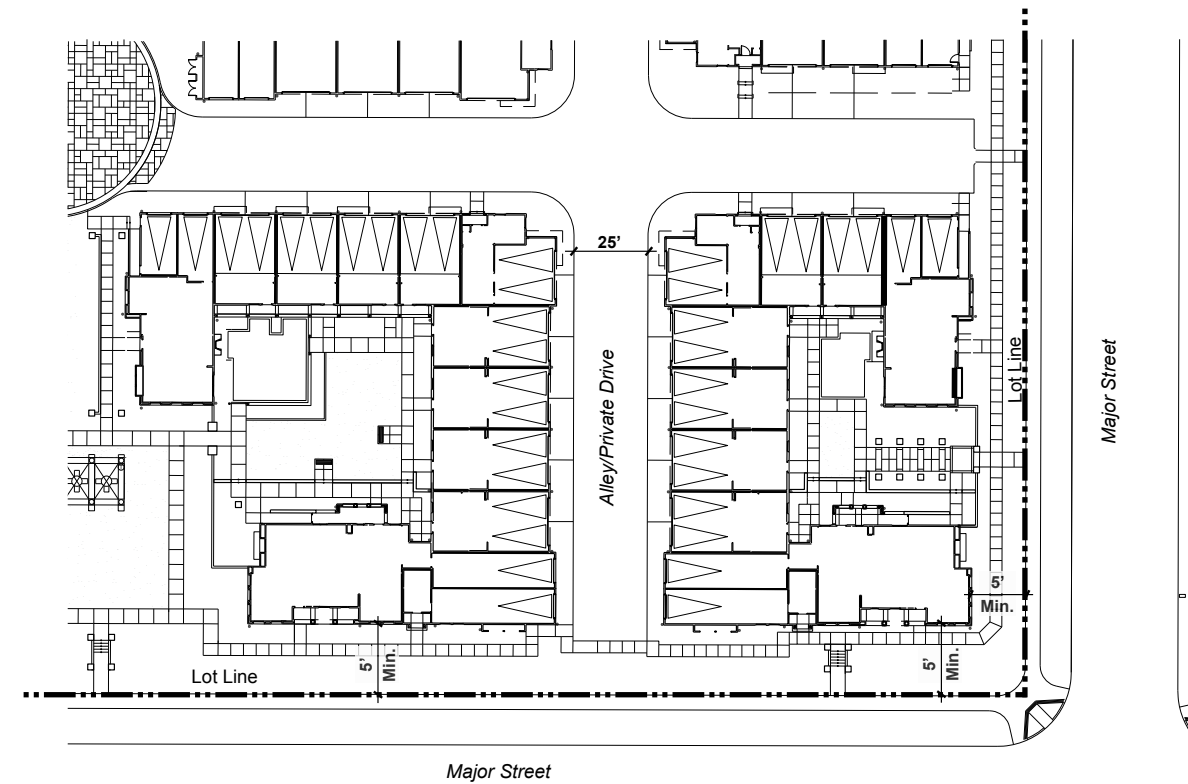
3. SPECIFIC PLAN LAND USE PLAN

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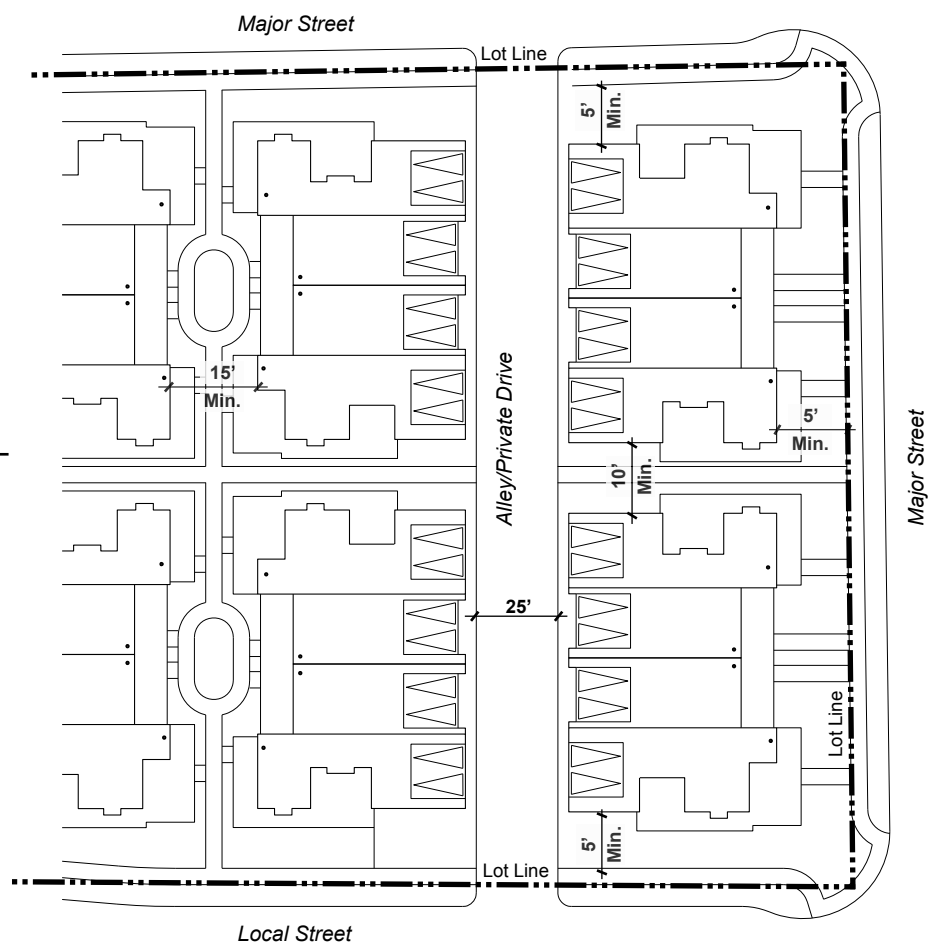
Detached Carriage Cluster



Attached Courtyard Cluster



Attached Greencourt Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

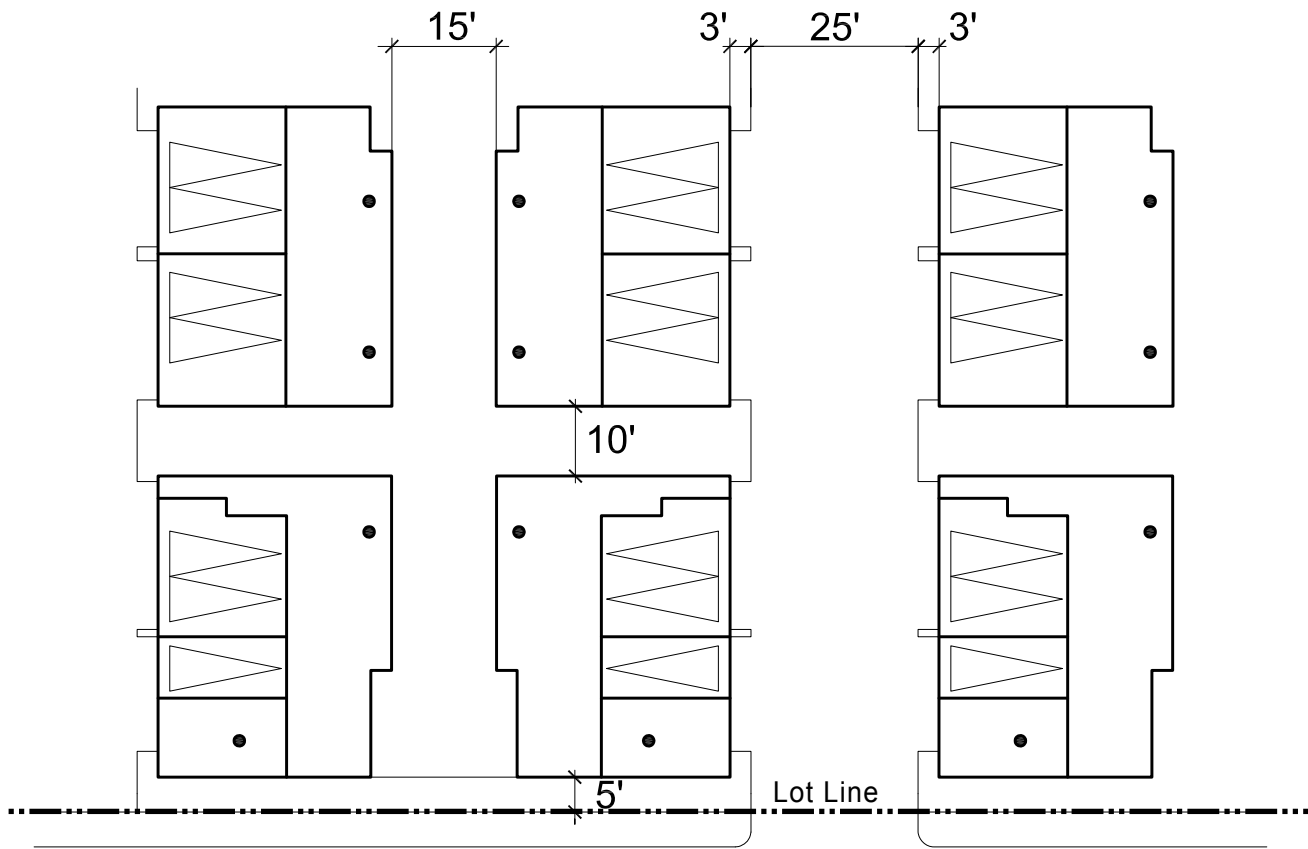
Travertine Point Specific Plan

SP375 Exhibit 3-6f Conceptual Plotting Diagrams

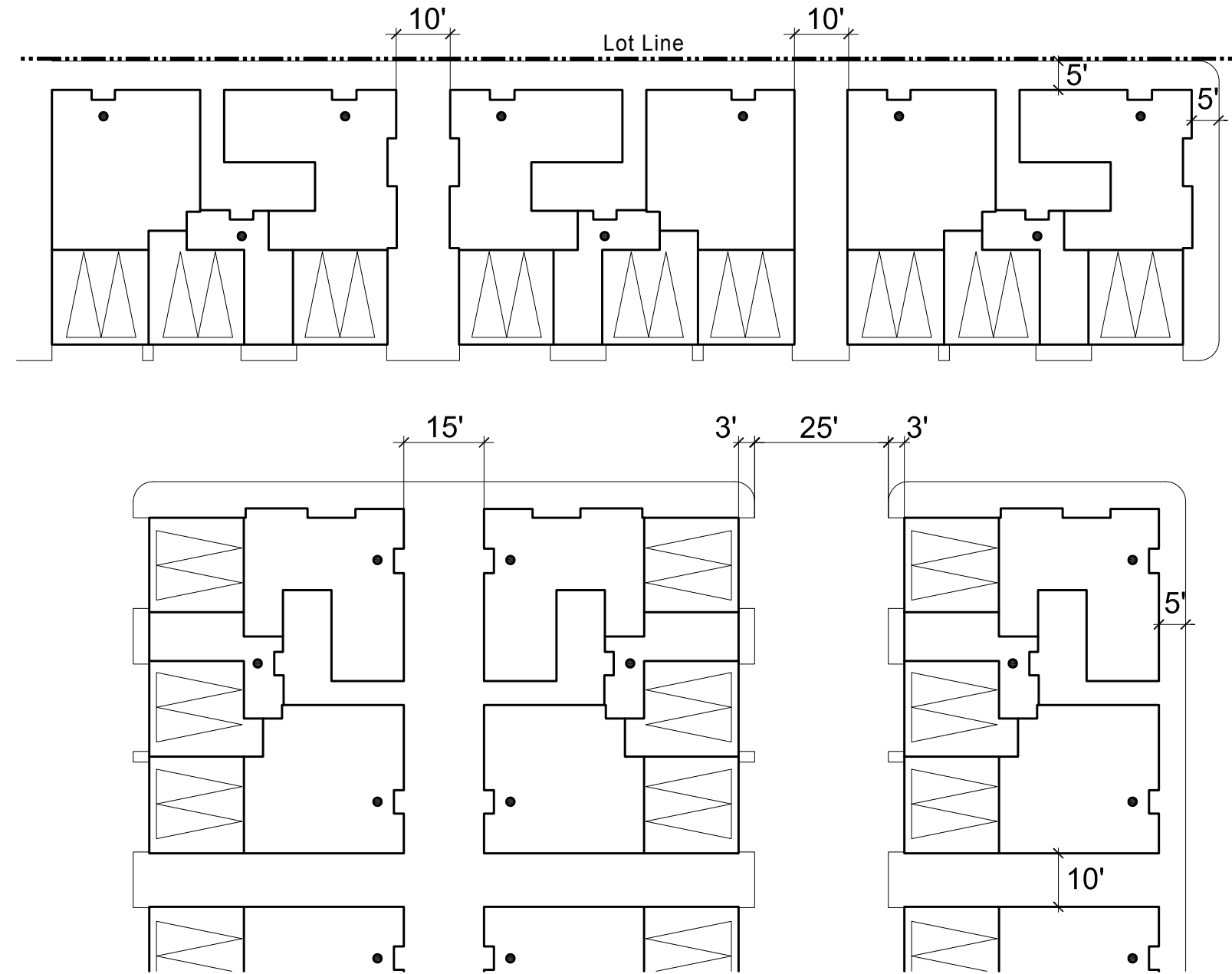
3. SPECIFIC PLAN LAND USE PLAN

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Duplex



Triplex



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

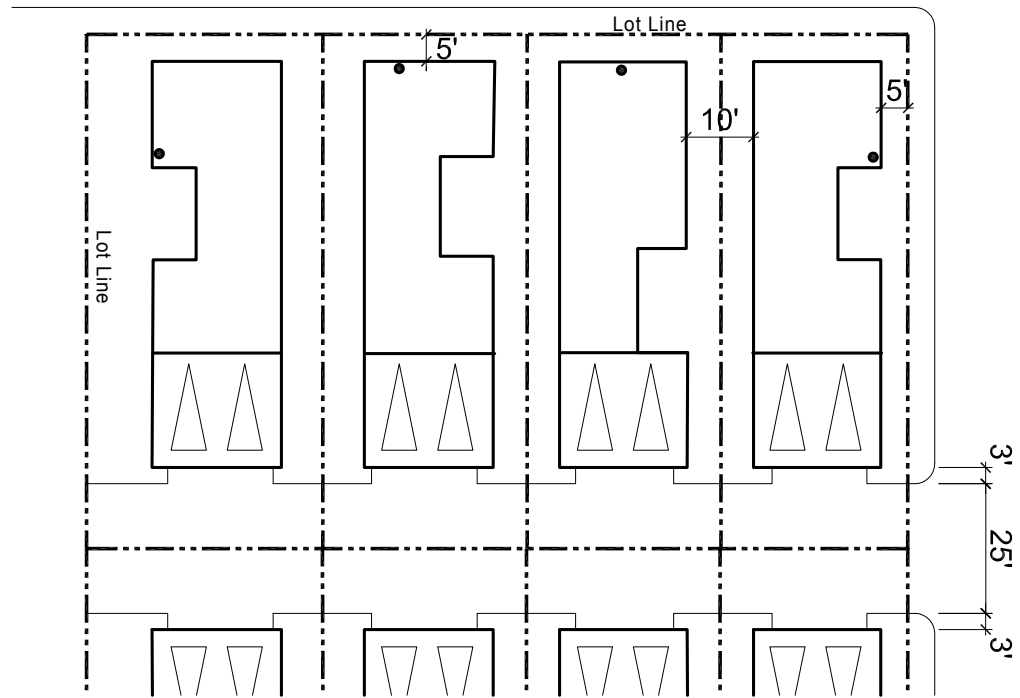
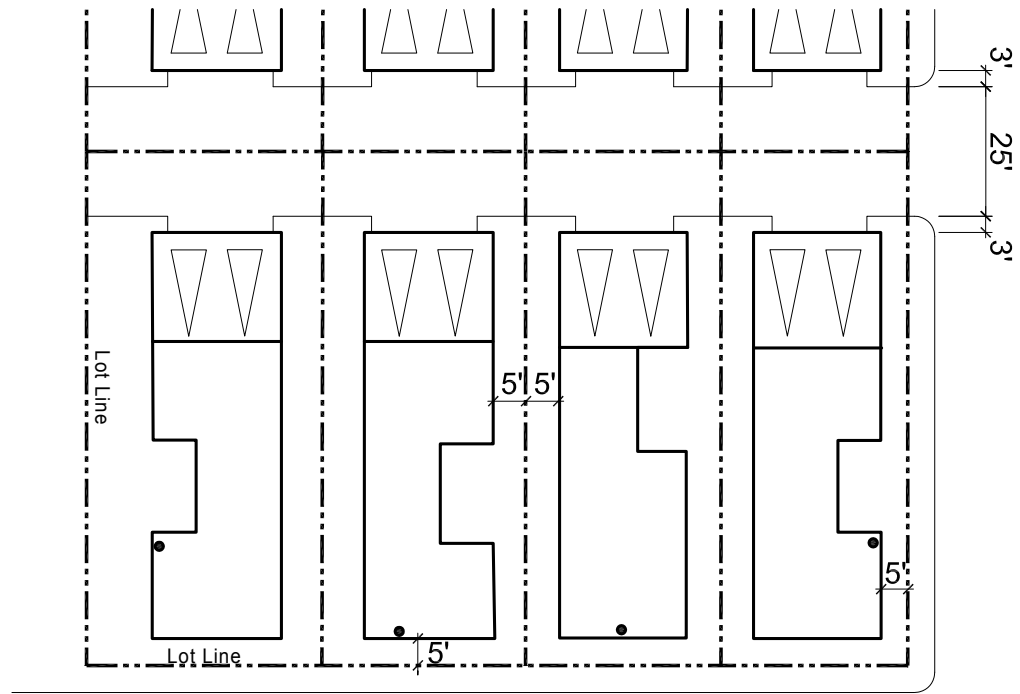
Travertine Point Specific Plan

SP375 Exhibit 3-6g
**Conceptual
 Plotting Diagrams**

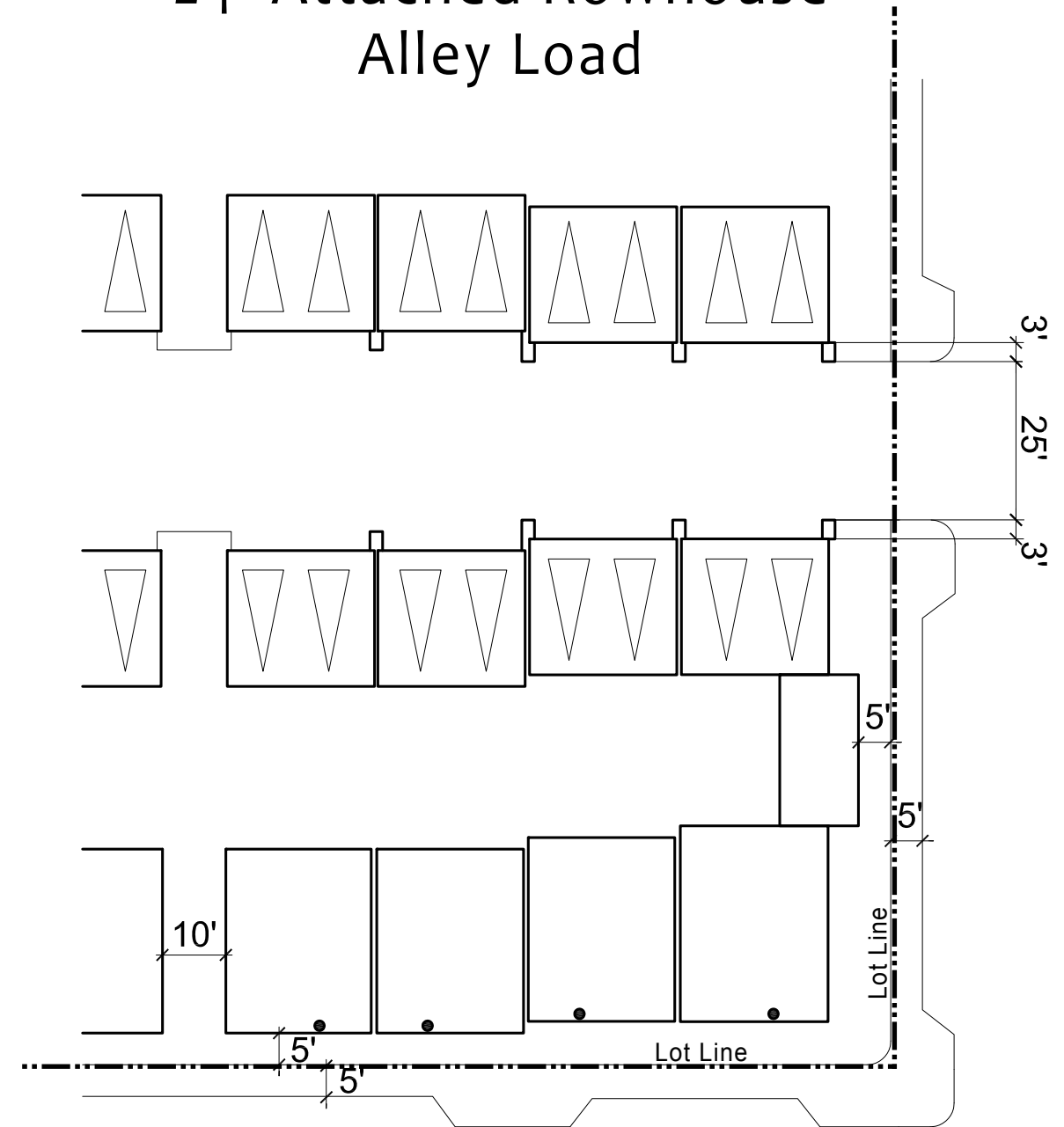
3. SPECIFIC PLAN LAND USE PLAN

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36' Detached Alley Load



24' Attached Rowhouse Alley Load



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-6h

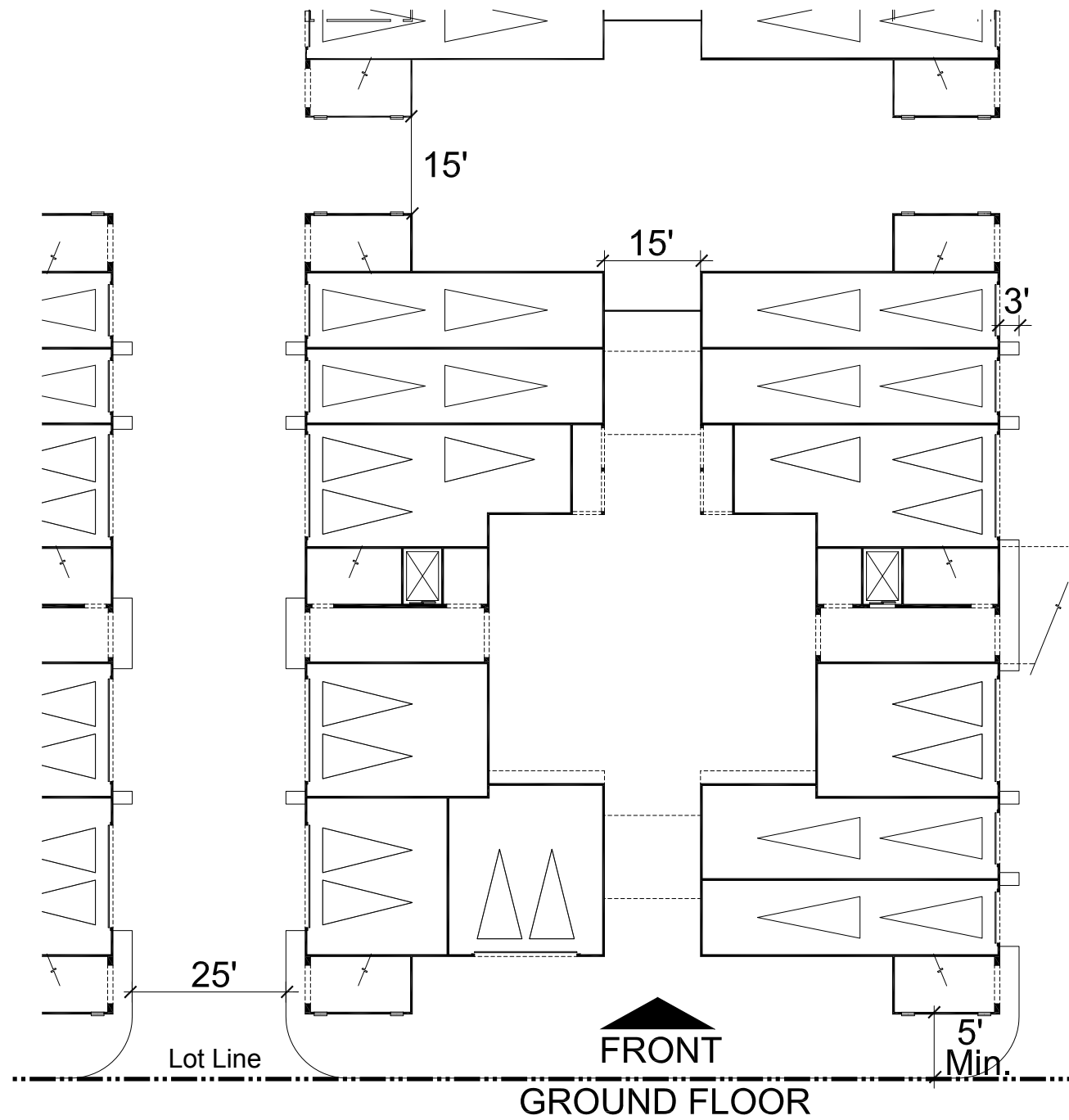
Conceptual Plotting Diagrams

Travertine Point Specific Plan

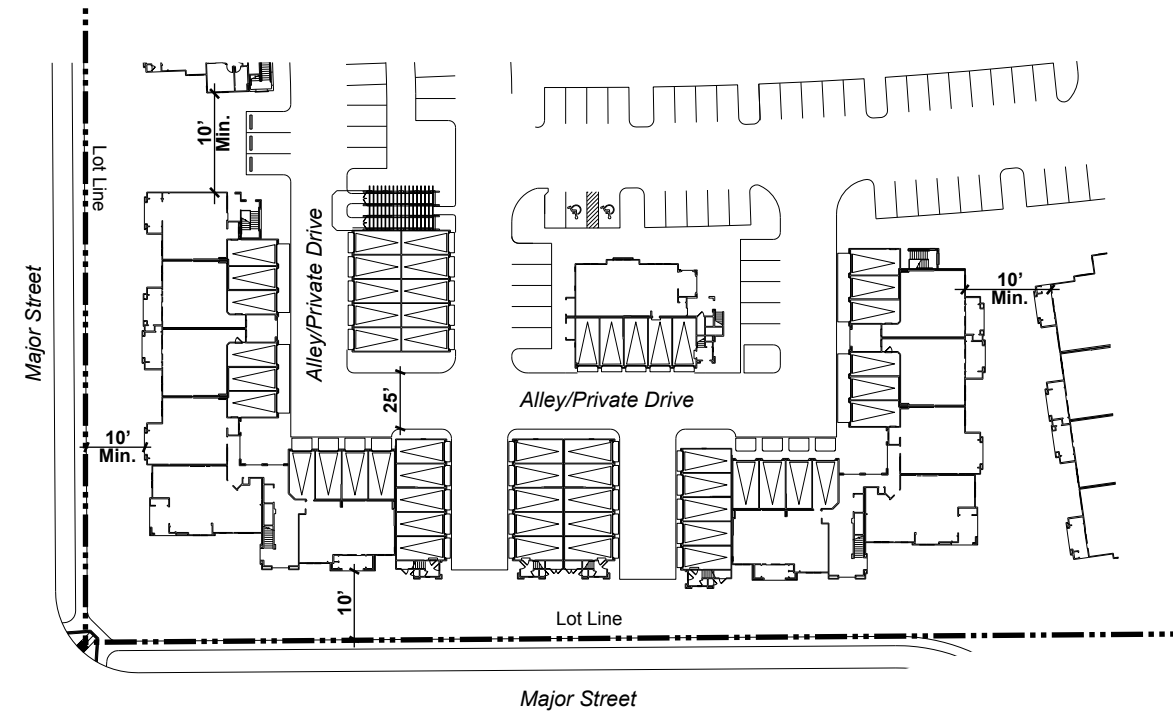
3. SPECIFIC PLAN LAND USE PLAN

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Attached Urban Flats



Attached Multi-Family Apartment



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-6i
**Conceptual
 Plotting Diagrams**

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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3.2.5 District 5

District 5 is the southerly portion of the Specific Plan area. The land use components for District 5 include and encompass the following and are summarized below and as shown in Exhibit 3-6a, District 5 Land Use Summary:

- Medium Density Residential, four planning areas. To provide single family residential detached or attached opportunities. Some of Planning Area 5-13 is also incorporated within the Open Space Recreation designated land use areas for a residential golf community for golf or other open space use.
- Commercial Tourist, six planning areas. To provide opportunity for hotels, resorts, entertainment uses, mixed land use opportunities, and gaming facilities on TMDCI properties
- Open Space Recreation, one planning area. To provide for golf course or other open space uses for the residential golf community.
- Open Space Conservation, four planning areas. To provide for the preservation of Torrez Martinez Tribal lands that may have sensitive cultural and ideological values.
- Open Space Water, nine planning areas. To provide for on-site, storm water drainage system and provide for naturalized landscaped corridors with potential park sites or similar outdoor recreation uses

1. Medium Density Residential (MDR) Development Standards designated for PAs 5-1, 5-6, 5-7, and 5-13.

- a. Medium Density Residential areas allow development within 2 to 5 dwelling units per average gross acre.
- b. Varied lot sizes are permitted to accommodate a variety of product types.
- c. Residential product types include but not limited to single family attached, zero lot line, duplex or triplex, town home, single family detached, court yard products or small lot subdivision products.
- d. All Medium Density Residential Land Use Areas may be processed as a subdivision or planned residential development.
- e. Housing product types may be for rental, private ownership, second home, vacation homes, and condominium.
- f. Development standards established in Exhibit 3-7b, District 5 Development Standards, shall be followed.

2. Commercial Tourist (CT) Development Standards designated for PAs 5-2, 5-3, 5-4, 5-5, 5-8, and 5-12

- a. To provide opportunity for hotels, resorts, entertainment uses, mixed land use opportunities, and gaming facilities on TMDCI properties.
- b. Development standards established in Exhibit 3-7b, District 5 Development Standards, shall be followed.

3. SPECIFIC PLAN LAND USE PLAN

3. **Open Space Recreation OS (R) Development Standards designated for PA 5-10**
 - a. This area is a potential golf use or other outdoor recreation use.
 - b. Development standards established in Exhibit 3-7b, District 5 Development Standards, shall be followed.
4. **Open Space Conservation OS (C) Development Standards designated for PAs 5-9, 5-11, 5-14, 5-15**
 - a. Open Space Conservation is intended to preserve areas of land for cultural and natural historic purposes.
 - b. Planning Areas 5-9, 5-11 and 5-15 are located directly adjacent to the Anza Borrego Desert State Park to the south. Special treatment for these areas are outlined in Section 3.6, Parks, Recreation, and Open Space; Section 3.6.6, Trails Network, regarding public access design guidelines and transition buffers that will serve to maintain the natural landscape.
 - c. The Travertine Point rock outcropping is located within Planning Area 5-14 and is another open space conservation area where natural and culturally sensitive features have been identified by the Torres Martinez Tribe and will be preserved and maintained as prescribed by the Tribe and/or other recommendations within the mitigation measures from EIR No. 514 and the cultural resources survey conducted for the area.
 - d. Development standards established in Exhibit 3-7b, District 5 Development Standards, shall be followed.
5. **Open Space Water OS (W) Development Standards designated for PAs 5-16, 5-17, 5-18, 5-19, 5-20, 5-21, 5-22, 5-23, and 5-24**
 - a. The drainage areas are primarily planned to accommodate the on-site, storm water drainage system and provide for naturalized landscaped corridors. These areas are potential park sites or similar outdoor recreation uses.
 - b. Development standards established in Exhibit 3-7b, District 5 Development Standards, shall be followed.

6. **District 5 Conceptual Locations**

The designated conceptual locations for District 5 are intended to generally locate community and public facilities necessary to service this portion of the Travertine Point community. The active adult conceptual location applies as a candidate area and may encompass more than one planning area within District 4.

Conceptual Locations	Quantity	Brief Description
a. Parks	2	Two park sites are anticipated for District 5. Park sites are located to provide close and convenient access from surrounding residential neighborhoods.
c. Public Facilities	1	One public facility location is identified for District 5. Locations are identified where efficient road access is available. Refer to Table 3-10, Community Facilities and Funding Sources a list of such facilities.
d. Public Infrastructure	1	One public infrastructure location is identified for District 5. This location is identified based on function, effective needs, and to provide alternative locations. Refer to Table 3-10, Community Facilities and Funding Sources for a complete list of such facilities.
e. Active Adult	1	One active adult location is identified for District 5. Active adult communities offer homes and amenities in a resort style community. They are generally age restricted, gated communities, that provide diverse recreational opportunities and amenities such as golf, tennis, pool, clubhouse, and fitness facilities. An Active Adult community is typically located in areas of over 400 acres. Travertine Point has planned for the opportunity of approximately a third of the Specific Plan's residential units to be active adult. The active adult location, as shown on Exhibit 3-1, Land Use Plan, identifies candidate areas where active adult communities may be located.

3. SPECIFIC PLAN LAND USE PLAN

7. Sustainable Infrastructure and “Green” Building Development Standards

The following development standards provide opportunities for “practical green” solutions for Travertine Point that allow the community, business owners, and residents, effective ways in reducing energy and water consumption (see Section 3.8.2, Climate Action Plan):

- a. Encourage on-site renewable energy source utilizing solar, wind, geothermal or other sources as appropriate.
- b. 80% of commercial to receive 40% of energy needs from renewable sources.
- c. 80 % of residential to receive 60% of energy needs from renewable sources.
- d. Reclaim water for public and community common area landscape needs.
- e. All residential buildings shall exceed 2008 Title 24 requirements by 30%.
- f. All commercial building shall exceed 2008 Title 24 requirements by 15%.
- g. 60% of street lights shall be LED or equivalent.
- h. 90% of all builder-installed plumbing devices in residential buildings will be low-flow and water-efficient.
- i. 90% of all builder-installed plumbing devices in non-residential buildings will be low-flow and water-efficient.
- j. Ceiling insulation shall be a minimum of R38 and wall insulation shall be a minimum of R21.
- k. Heating and air conditioning ducts must be sealed and tested.
- l. Tankless and / or solar water heaters should be considered a priority.
- m. Use of local stone and rock should be considered in the community monumentation, landscape walls, and building veneer.
- n. Use a predominance of native desert (Mojave or Anza Borrego desert) or other Coachella Valley native drought tolerant landscaping.
- o. Incorporate a smart irrigation systems for community common areas and public irrigation systems.
- p. Capture of rain water for irrigation.
- q. Encourage natural percolation to recharge ground water.
- r. Create a natural drainage and storm water retention system.
- s. Encourage use of cool roof and or green roof designs.
- t. Promote paving materials with a SRI of at least 29.
- u. Provide open grid pavement system 50% pervious or shade from tree canopy.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit		P1 Permitted		P2 Permitted with Plot Plan							
		PUP Public Use Permit		P2 Permitted with Plot Plan									
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".													
USE TYPE	LAND USE DESIGNATION							Walkable Commercial Permitted within Residential and Mixed Use Zones					
	RESIDENTIAL			MIXED USE			COMMERCIAL			OPEN SPACE			
	Medium Density						Tourist/Resort			Recreation	Conservation	Water (Drainage / Salton Sea)	
Administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale.							P1						
Ambulance services.													
Amusement parks.							P1						
Animal hospitals.							CUP						
Antique shop.							P1					P2	
Appliance stores, household.													
Art gallery.							P1					P2	
Art supply shops and studios.												P2	
Auction houses.													
Auditoriums and conference rooms.							P1		CUP				
Automobile parts and supply stores.													
Automobile repair garages, not including body and fender shops or spray painting.							P1						
Automobile sales and rental agencies							CUP						
Automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption.							CUP						
Automobile service stations, truck service stations, including the concurrent sale of beer and wine for off-premises consumption.													
Bakery goods distributors.													
Bakery shops, including baking only when incidental to retail sales on the premises.							P1					P2	
Banks and financial institutions.							P1					P2	
Barber and beauty shops.							P1						
Bars and cocktail lounges.							P1					CUP	
Bed and breakfast inn.							P1					CUP	
Bicycle sales and rentals.							P2					P2	
Billiard and pool halls.							P1						
Blueprint and duplicating services.													
Boat and other marine sales.							P2		P1		P1		
Boat and other marine rentals and services.							P2		P1		P1		
Boat marinas.											P1		

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Body and fender shops and spray painting.															
Book stores and binders.									P1					P2	
Bowling alleys.									P1						
Building materials sales yards.															
Building supply stores and equipment rental, including outside storage.															
Campgrounds.									P1		P1				
Car washes.															
Casinos and gaming (Tribal lands only).									P1						
Catering services.									P1						
Cell towers concealed by architectural features or similar structures.	CUP								P1						
Ceramic sales and manufacturing for on-site sales provided the total volume of kiln space does not exceed 16 cubic feet.															
Churches, temples and other places of religious worship.	PUP								PUP						
Cleaning and dyeing shops.									P1						
Clinics, including but not limited to medical, dental, and chiropractic.														CUP	
Clothing stores.									P1					P2	
Cold storage facilities.															
Community recreation facilities.	P1								P1						
Concrete batch plants and asphalt plants.											CUP				
Confectionery or candy stores.									P1						
Conference center.									P1						
Congregate care residential facilities.	CUP														
Convenience stores, including the sale of motor vehicle fuel.															
Convenience stores, not including the sale of motor vehicle fuel.									P1					P2	
Costume design studios.									P1						
Cultural centers.									P1		P1	P1			
Dance halls.									P1						
Dance school.									P1						
Day care centers.	CUP								P1						
Delicatessens.									P1					P2	
Department stores.															
Drive-in theaters.									CUP						
Drug stores.															

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Dry goods stores.															
Electrical substations.	P2								P2			P1			
Employment agencies.															
Entertainment venues and night clubs.									P1						
Equipment rental services, including rototillers, power mowers, sanders, power saws, cement and plaster mixers not exceeding ten cubic feet in capacity and other similar equipment.															
Escort bureaus.															
Farmers Markets.															
Feed and grain sales.															
Feed and grain sales, including outside storage.															
Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.	P1								P1		P1	P1	P1	P1	
Fishing and casting pools.									P2		P1		P1		
Florist's shops.									P1					P2	
Food markets and frozen food lockers.									P1					P2	
Gasoline service stations with the concurrent sale of beer and wine for off-premises consumption.									CUP						
Gasoline service stations, not including the concurrent sale of beer and wine for off-premises consumption.									CUP						
Gift shops.									P1					P2	
Golf cart sales and service.														P2	
Golf courses and appurtenant facilities, including clubhouses. A clubhouse is permitted to have customary retail shop and restaurant facilities.									P1		P1				
Governmental uses, offices, and facilities including but not limited to federal and state agencies, and local civic centers, police and fire stations, libraries, public health and welfare offices, and employment departments.									P1		P1	P1			
Grocery, dry goods, health food, and variety stores.									P1					P2	
Hardware stores, including not more than 1,000 square feet of outside storage lumber.														P2	
Health and exercise centers, provided all facilities are located within an enclosed building.									P1						
Heliports.									CUP						
Hobby shops.														P2	
Home occupations	P1														

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Hospitals (Medical/surgical, convalescent, nursing, hospice care, etc.).															
Hotels, resort hotels, and motels.									P1						
Household goods sales, including but not limited to, new and used appliances, furniture, carpets, draperies, lamps, radios, and television sets, including repair thereof.															
Hunting clubs, skeet, trap, rifle and pistol ranges.									CUP		CUP				
Ice cream shops.									P1					P2	
Ice sales, not including ice plants.															
Industrial and manufacturing of grain and bakery products, sugar and confectionary products, nonalcoholic beverages, ice, furniture and fixtures including cabinets, partitions, and similar items; printing and publishing or newspapers, periodicals, books, forms, cards, and similar items; binding of books and other publications; manufacturing of clothing and accessory products, handbags, luggage, footwear, and other personal leather goods; manufacturing of pharmaceuticals including, research, blown, pressed and cut glass, and other glassware products; manufacturing of jewelry including repair, electronic devices, equipment and components including assembly, testing, and repair; vehicle storage and impoundment within an enclosed building; trailer, recreational vehicle, and boat storage within an enclosed building; manufacture and repair of engineering, scientific, and medical instrumentation; public utility substations and storage buildings; warehousing and distribution, including mini-warehouses; communications and microwave installations; cold storage facilities; telephone exchanges and switching equipment; post offices; water and gas company service facilities; parcel delivery services; recycling collection facilities; banks and financial institutions; blueprint and duplicating services; laboratories, film, medical, research, or testing centers; office equipment sales and service; offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering; parking lots and parking structures; restaurants and other eating establishments; barber and beauty shops; day care centers; health and exercise centers; mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit; one-family dwellings on the same parcel as the industrial or commercial use provided such dwellings															

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

LEGEND:		CUP Conditional Use Permit				P1 Permitted				P2 Permitted with Plot Plan					
		PUP Public Use Permit				P2 Permitted with Plot Plan									
THE ZONING ORDINANCE SHALL TAKE PRECEDENCE, See NOTE "E".															
USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
are occupied exclusively by the proprietor or caretaker of the use and their immediate families; signs, on-site advertising; automobile service stations, not including the concurrent sale of beer and wine for off-premises consumption; motels; churches, temples, or other structures used primarily for religious worship.															
Interior decorating shops.									P1					P2	
Jewelry stores, including incidental repairs.									P1					P2	
Labor temples.															
Laboratories, film, dental, medical, research or testing.															
Lakes, including noncommercial fishing therefrom.	P1								P1	P1		P1			
Laundries and laundromats.									P1					P2	
Laundries, with dry cleaning shops.									P1					P2	
Leather goods stores.									P1					P2	
Libraries.									P1					P2	
Liquid petroleum service stations, not including the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.									CUP						
Liquid petroleum service stations with the concurrent sale of beer and wine, provided the total capacity of all tanks shall not exceed 10,000 gallons.									CUP						
Liquor stores pursuant to the provisions of Section 18.48 (Alcoholic Beverage Sales) of this Ordinance No. 348.									CUP						
Locksmith shops.														P2	
Lumber yards, including only incidental mill work.															
Mail order businesses.															
Manufacturer's agent.															
Market, food, wholesale, or jobber.									P1						
Massage parlors, health centers, and similar personal service establishments.									P1						
Meat markets, not including slaughtering.														P2	
Meeting, fraternal lodge, and community halls.									P1	CUP					
Micro-breweries and micro-wineries.									P1					CUP	
Mimeographing and addressograph services.									P1						
Mini-warehouse structures.															
Mobile home sales and storage, trailer sales and rental house trailers.															
Mortuaries.															
Museums.									P1	P1	P1				
Music stores.														P2	

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Neighborhood Electric Vehicle (NEV) sales and service.										P2					P2
News stores.										P1					P2
Noncommercial community association recreation and assembly buildings and facilities.	P1											P1			
Non-profit community centers.	P1											P1			P2
Notions or novelty stores.										P1					P2
Nurseries and garden supply stores.															P2
Nurseries, horticultural.	P2														
Office equipment sales and service.															
Offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate.										P1					
One on-site operator's residence, which may be located in a commercial building.										P1					
On-site identification signs, maximum size – ten square feet.													P1		
Paint and wallpaper stores, not including paint contractors.															
Parcel delivery services (stores).															P2
Parking lots and/or parking structures.										P2		P1		P1	
Pedestrian paseos.	P1									P1		P1	P1	P1	
Performing arts theaters and centers including live music, stage productions, etc.										CUP		CUP			
Pet shops and pet supply shops.															P2
Photography shops and studios and photo engraving.										P1					
Picnic grounds.										P1		P1		P1	
Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of Ordinance No. 348.	P1														
Plumbing shops, not including plumbing contractors.															
Post offices.															P2
Poultry markets, not including slaughtering or live sales.															
Power generation and distribution, including solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-based energy facilities.	P2									P2					
Prescription pharmacy when related and incidental to a professional office building.										P1					
Printers or publishers.															

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION													
	RESIDENTIAL			MIXED USE			COMMERCIAL			OPEN SPACE				
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)	Walkable Commercial Permitted within Residential and Mixed Use Zones
Produce markets.									P1					P2
Professional offices.									P1					
Public parks and playgrounds, golf courses with standard length fairways, and country clubs.	P2								P2		P1		P1	
Racing and competition events other than between humans.														
Radio and television broadcasting studios.														
Real estate offices.									P1					P2
Recording studios.														
Recreational vehicle parks.									P2		CUP			
Recreational vehicle sales and rentals.														
Recycling collection facilities (not-to-exceed 5,000 sq. ft.).	P2													
Refreshment stands.									P1		P1			
Residences, live-work dwellings.														P2
Residences, multiple-family dwellings.	P2													
Residences, one-family dwellings.	P1													
Restaurants and other eating establishments.									P1		P1			P2
Riding Academies and stables.											CUP			
Rock climbing walls.									P1		P1			
Sale, rental, repair, or demonstration of motorcycles, scooters, and motorbikes.									P1					
Schools, business and professional, including art, barber, beauty, dance, drama, music, and swimming.														
Schools, private (including those operated by religious institutions or other non-governmental entities).	CUP								CUP					
Schools, public.	P1													
Second units (including granny flats, and similar secondary residential units).	P1													
Shoe stores and repair shops.									P1					P2
Shoeshine stands.									P1					P2
Sign, on-site advertising.									P1					
Spas, including day spas and medical spas.									P1		P1			P2
Sport courts and recreational fields and facilities.	P1								P1		P1			
Sporting goods stores.									P1					P2
Sports and recreational facilities, including archery ranges, athletic fields, beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds, sports arenas, skating rinks, stadiums, and commercial swimming pools; and not including motor-driven vehicles and riding academies.									CUP		P1			

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Stained glass assembly.															
Stationer stores.									P1					P2	
Stations, bus, railroad, and taxi.									P1						
Studios for professional work in or teaching of any form of fine arts, including but not limited to photography, music, drama, and dance, where no stock of goods is maintained for sale.									P1					P2	
Swap meets.									P1						
Swimming pools.	P1										P1				
Tailor shops.									P1					P2	
Taxidermist.															
Telephone exchanges.															
Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.	P2														
Tennis, badminton, volleyball, squash, lacrosse, handball, baseball, racquetball and football, courts and sport recreational fields and uses.	P1														
Theaters, not including drive-ins.									P1						
Tire recapping															
Tire sales and service, not including recapping															
Tobacco shops.									P1						
Tourist information centers.									P1		P1			P2	
Toy shops.									P1					P2	
Trailer and boat storage.															
Trailer sales and rentals.															
Trails, including bicycle, pedestrian, hiking, and equestrian trails.														P1	
Travel agencies.									P1					P2	
Travel trailers, motor homes and recreational vehicles sales, and service.															
Truck and trailers; the rental of trucks not over 19,500 pounds gross vehicle weight, with body not to exceed 22 feet in length from the back of the cab to the end of body; and the rental of trailers not exceeding six feet in width or 22 feet in length.															
Truck sales and service.															
Typewriter sales and rental, including incidental repairs.									P1						
Underground bulk fuel storage.															

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-4e
District 5 Permitted Uses Table**

USE TYPE	LAND USE DESIGNATION														
	RESIDENTIAL				MIXED USE				COMMERCIAL			OPEN SPACE			Walkable Commercial Permitted within Residential and Mixed Use Zones
	Medium Density								Tourist/Resort		Recreation	Conservation	Water (Drainage / Salton Sea)		
Utilities, both public and private.										P1					
Warehouse stores/big-box retail.										P1					
Warehousing and distribution.															
Watch repair shops.										P1					P2
Water wells and appurtenant facilities.												P1			
Wedding chapels.										P1					
Wholesale businesses with samples on the premises but not including storage.															

NOTES:

- A. Outside storage and display of materials appurtenant to any such use may be permissible provided a plot plan has been approved.
- B. The uses listed do not include sex-oriented businesses.
- C. Accessory Uses. An accessory use to a permitted use is allowed, by right, provided the accessory use is incidental to, and does not alter the character of, the principal permitted use, including, but not limited to:
 Limited manufacturing, fabricating, processing, packaging, treating and incidental storage related thereto, provided any such activity shall be in the same line of merchandise or service as the trade or service business conducted on the premises and provided any such activity does not exceed any of the following restrictions:
 - a) The maximum gross floor area of the building permitted to be devoted to such accessory use shall be 25 percent.
 - b) The maximum total horsepower of all electric motors used in connection with such accessory use shall be five horsepower.
 - c) The accessory use shall be so conducted that noise, vibration, dust, odor, and all other objectionable factors shall be reduced to the extent that there will be no annoyance to persons outside the premises. Such accessory use shall be located not nearer than 50 feet to any residential zone.
 - d) Accessory uses shall be conducted wholly within a completely enclosed building.
- D. Any use that is not specifically listed in this table may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed. Such a use is subject to the permit process which governs the category in which it falls.
- E. If any inconsistency is determined to exist between the Permitted Land Uses set forth in this Specific Plan and the uses permitted in Appendix A, Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision; however, changes to the uses permitted set forth in the Zoning Ordinance shall not require a Specific Plan amendment.

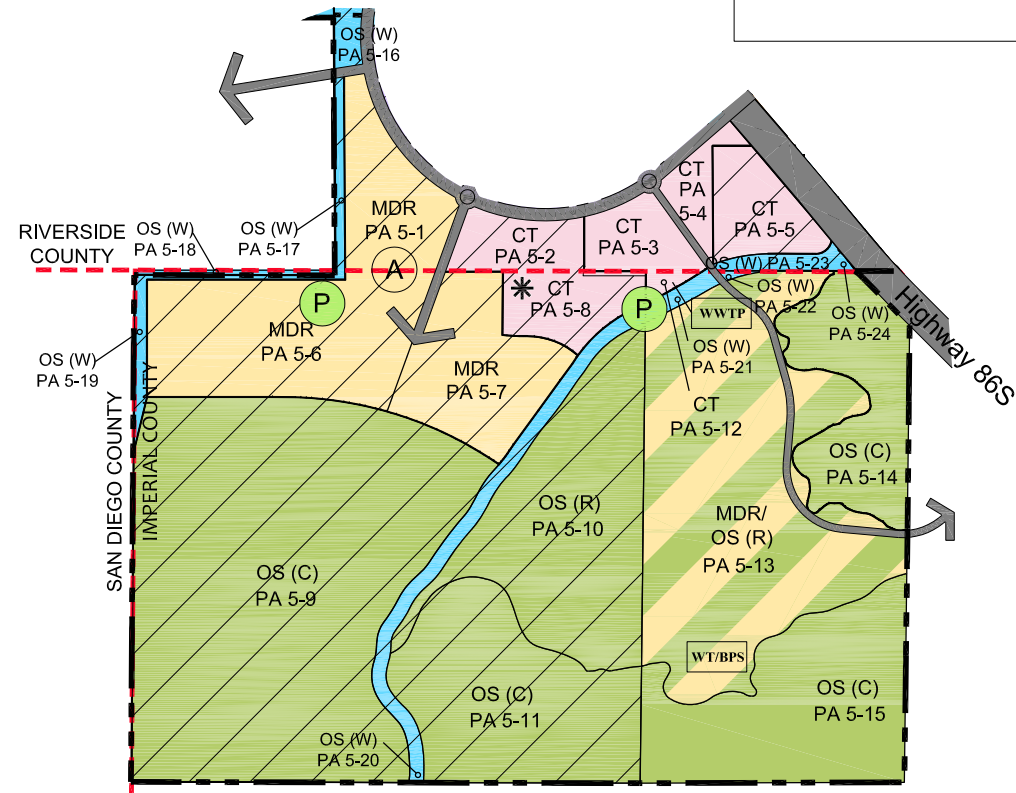
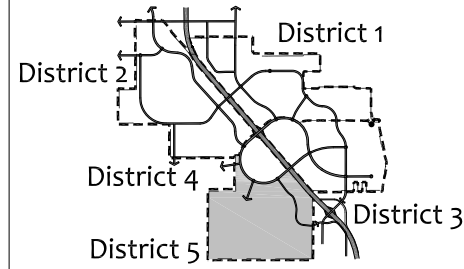
3. SPECIFIC PLAN LAND USE PLAN

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District 5 Plan

KEY MAP N.T.S.



CONCEPTUAL LOCATIONS:

- S Schools
- P Parks
- R Retention Basins
- A Active Adult Candidate Community
- * Public Facilities
- I Public Infrastructure
- Roads
- Torres-Martinez Tribal Land

LAND USE SUMMARY

Planning Area	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Maximum Dwelling Units	
MDR	5-1	35	2-5	143	175	
	5-6	81	2-5	330	405	
	5-7	50	2-5	208	250	
	5-13	174	2-5	708	870	
Subtotal		340		1,389		
CT	5-2	18				
	5-3	17				
	5-4	11				
	5-5	23				
	5-8	21				
	5-12	2				
Subtotal		92				
OS (R)	5-9	272				
	5-10	102				
OS (C)	5-11	91				
	5-14	55				
	5-15	92				
	Subtotal		612			
	OS (W)	5-16	3			
5-17		5				
5-18		3				
5-19		7				
5-20		21				
5-21		3				
5-22		0.5				
5-23		5				
5-24		0.5				
Subtotal		48				
Roads		21				
District 5 Subtotal		1,113		1,389		

NOTE: The locations, numbers and configurations of proposed school sites, park sites, retention basins and drainage channels are conceptual only and subject to change. They are intended only to illustrate character and intent of the Travertine Point Specific Plan. Final locations, sizes, and configurations of schools, parks, retention basins and drainage channels will be determined during the subdivision mapping and final engineering process, and in the case of schools and parks, in consultation with the appropriate public agencies.

SP375 Exhibit 3-7a

Travertine Point Specific Plan

District 5 Land Use Summary

3. SPECIFIC PLAN LAND USE PLAN

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District 5 Development Standards Summary

DEVELOPMENT STANDARD Zoning Ordinance Shall Take Precedence, See Note (g)		RESIDENTIAL			COMMERCIAL	OPEN SPACE		
		Medium Density			Tourist / Resort	Recreation	Conservation	Water
		SFD Fee Lots	SFD / SFA PRDs	MFA				
A.	LOTS							
1.	Minimum Lot Area	3,500 sq. ft.	3,500 sq. ft.	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
2.	Minimum Average Lot Width	40'	40'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
3.	Minimum Average Lot Depth	80'	45'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
4.	Minimum Lot Frontage - Straight	35'	35'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
5.	Minimum Lot Frontage - Curvilinear	20'	20'	No Minimum	No Minimum	No Minimum	No Minimum	No Minimum
B.	BUILDING							
1.	Maximum Building Height	40'	40'	45'	150'	50' / 75' (c)	50' / 75' (c)	25'
2.	Maximum Building Coverage	65%	85%	60%	No Maximum	No Maximum	No Maximum	No Maximum
3.	Minimum Space Between Buildings	10'	15' / 10' (a)	15' / 10' (a)	No Minimum	20'	20'	20'
C.	SETBACKS							
1.	Minimum Front Yard	10'	5'	10'	Varies (d)	20'	20'	20'
2.	Minimum Rear Yard	10'	10'	10'	Varies (d)	20'	20'	20'
3.	Minimum Side Yard	5'	5'	5'	Varies (d)	20'	20'	20'
4.	Minimum Side Yard - Corner	10'	5'	10'	Varies (d)	20'	20'	20'
5.	Maximum Encroachments (Arch Features)	2.5'	2.5'	2.5'	Not Permitted	Not Permitted	Not Permitted	Not Permitted
D.	PARKING							
1.	Single Family Detached / Attached	2	2	2	DNA	DNA	DNA	DNA
2.	Multi-Family Attached – One Bedroom	DNA	DNA	1.25 / 1.5 (PRD)	DNA	DNA	DNA	DNA
3.	Multi-Family Attached – Two Bedroom	DNA	DNA	2.25 / 2.5 (PRD)	DNA	DNA	DNA	DNA
4.	Multi-Family Attached – Three Bedroom	DNA	DNA	2.75 / 2.5 (PRD)	DNA	DNA	DNA	DNA
5.	Non-Residential Uses	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.12	Per Section 18.11	Per Section 18.11	Per Section 18.12
E.	PRD / MIXED USE DEVELOPMENTS							
1.	Maximum Floor Area Ratio (FAR)	DNA	DNA	2:1	DNA	DNA	DNA	DNA
2.	Usable Open Space per Residential Unit	300 sq. ft.	100 sq. ft.	50 sq. ft.	DNA	DNA	DNA	DNA
3.	Community Association Required	DNA	No Minimum	No Minimum	DNA	DNA	DNA	DNA
4.	Minimum Floor Living Area	DNA	750 sq. ft. (PRD)	750 sq. ft. (PRD)	DNA	DNA	DNA	DNA
5.	Maximum Commercial Percentage of Project Area	DNA	DNA	DNA	DNA	DNA	DNA	DNA
6.	Maximum Residential Percentage of Project Area	DNA	100%	100%	DNA	DNA	DNA	DNA

^(a) 15' where front and/or rear elevations are involved; 10' where solely side or accessory buildings are involved.
^(b) Two (2) additional feet of setback shall be provided for each story/floor above three (3).
^(c) Heights over 50' up to 75' may be approved pursuant to Section 18.34. Over 75' requires variance pursuant to Section 18.27.
^(d) No yard requirements for commercial buildings, except where adjacent to a Residential Planning Area or a residential development area of a Mixed Use Planning Area. Where adjacent, a minimum 15' rear and / or side yards shall be required. For commercial buildings over 40' in height, an additional foot of rear / side yard shall be added for each foot over 40'.
^(e) Zero Lot Lines are permitted. Zero lot line side yards areas are 10 feet minimum between habitable buildings (walls). Zero lot line may occur with structures located on the side property line. Elevations (walls) at the side property line shall not have windows facing habitable spaces of neighboring buildings.
^(f) Flag lots will not be permitted by the Riverside County Fire Department.
^(g) If any inconsistency is determined to exist between the Development Standards as set forth in this Specific Plan, and the Development Standards set forth in the Zoning Ordinance, the Zoning Ordinance shall govern and supersede the conflicting SP No. 375 provision, however, changes in the Development Standards in the Zoning Ordinance shall not require a Specific Plan Amendment for those portions of the project within the jurisdiction of Riverside County.
^(h) Permitted land uses, such as structures, but not limited to cultural centers or museums, within the Open Space Conservation OS (C) planning areas shall be limited to occupy a maximum of 10% of any Open Space Conservation planning area within the Specific Plan.

SP375 Exhibit 3-7b
District 5
Development Standards

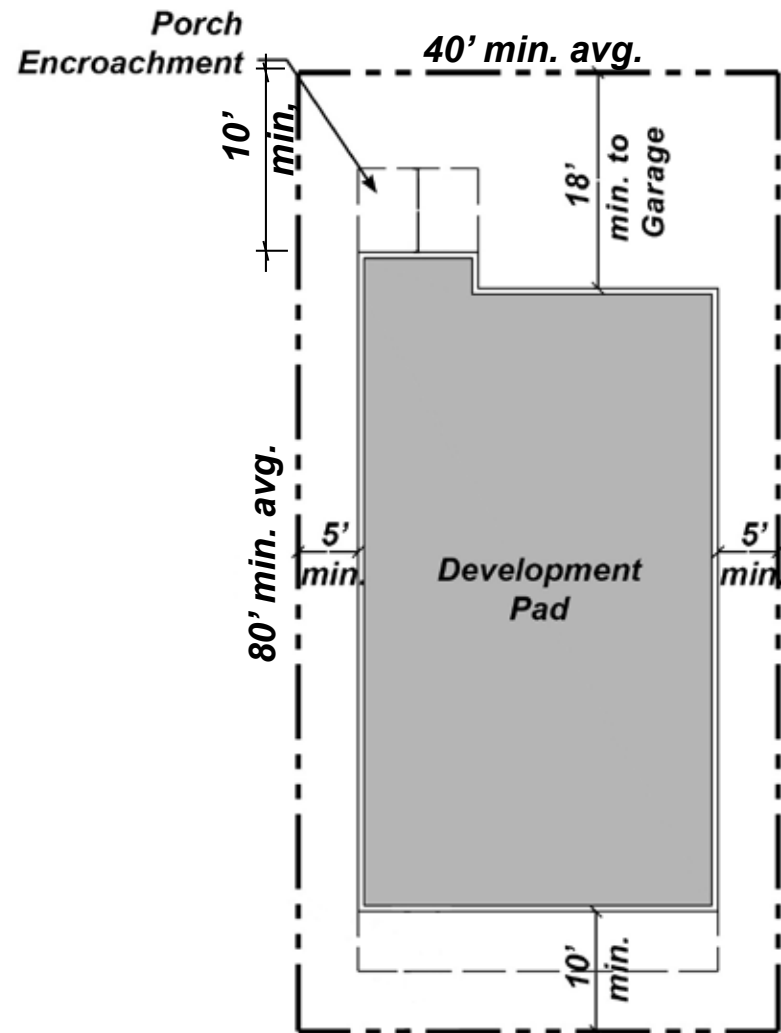
Travertine Point Specific Plan

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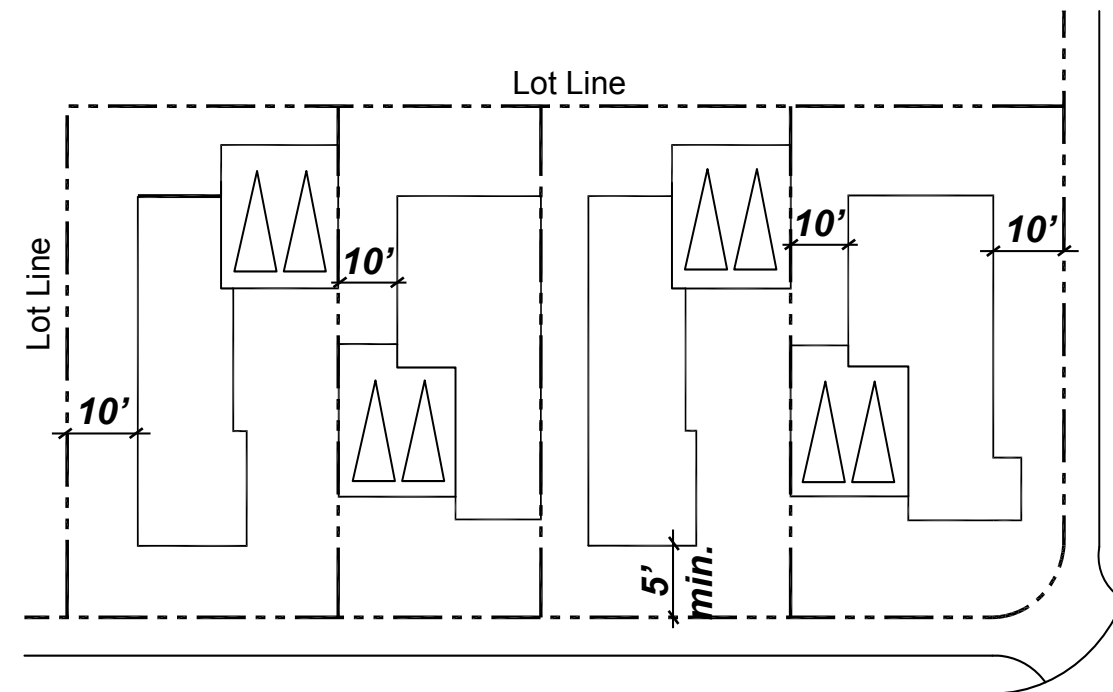
3. SPECIFIC PLAN LAND USE PLAN

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Typical 5,000 SFD Lot Standards



Typical SFD Zero Lot Line Lot Standards



Note:

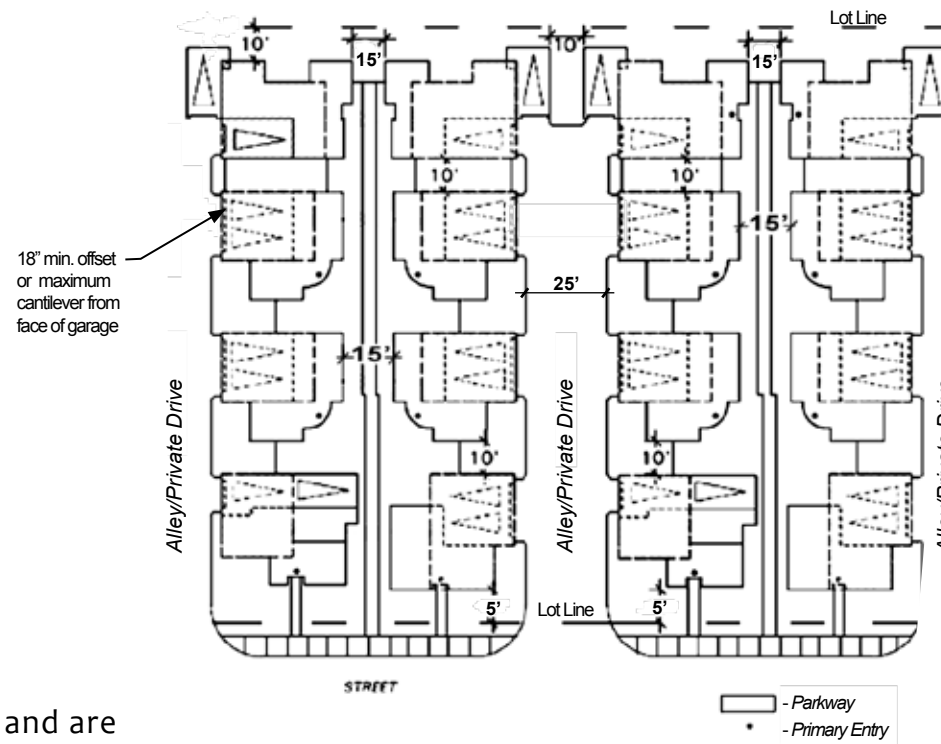
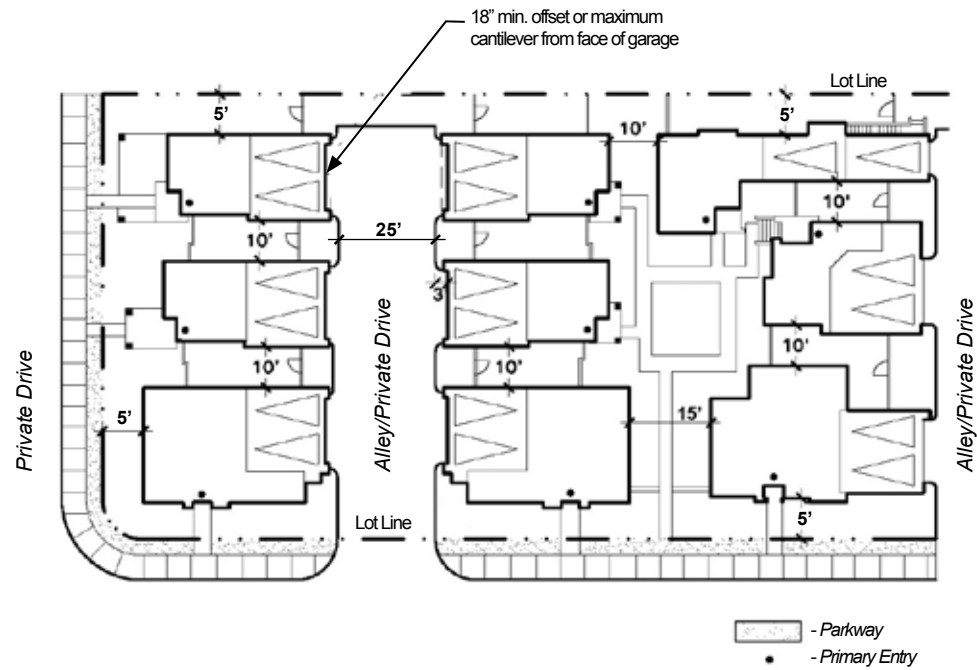
Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

3. SPECIFIC PLAN LAND USE PLAN

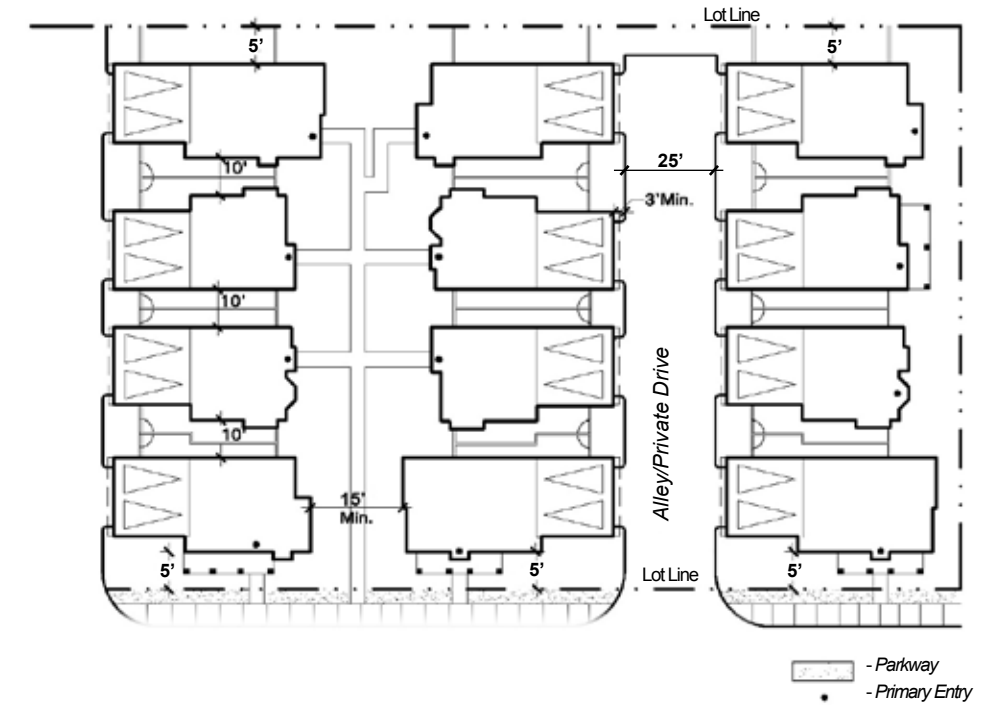
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Detached Courtyard Cluster



Detached Garden Cluster

Detached Greencourt Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

Travertine Point Specific Plan

SP375 Exhibit 3-7d
Conceptual Plotting Diagrams

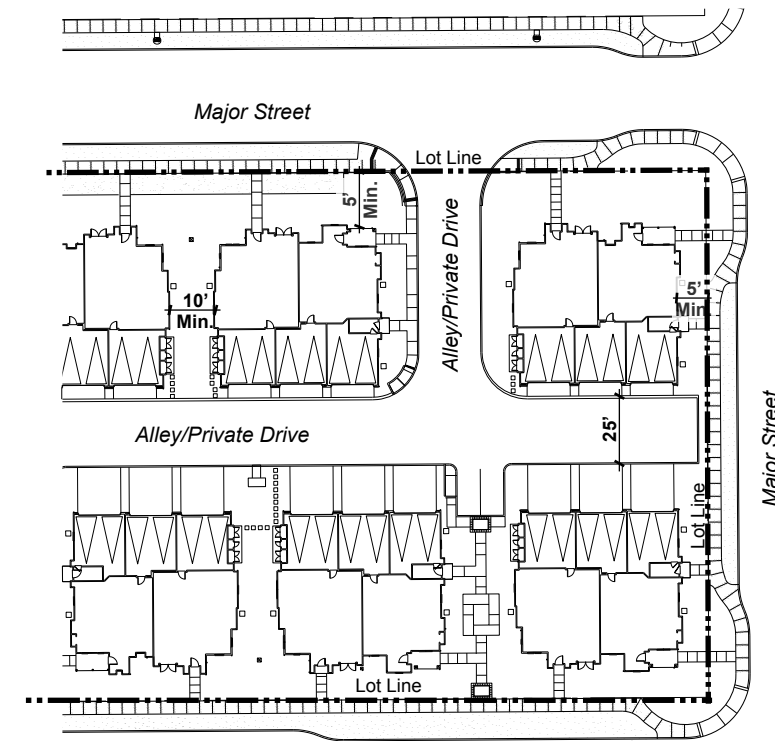
3. SPECIFIC PLAN LAND USE PLAN

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Attached Row Townhomes



Attached Townhomes & Flats



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

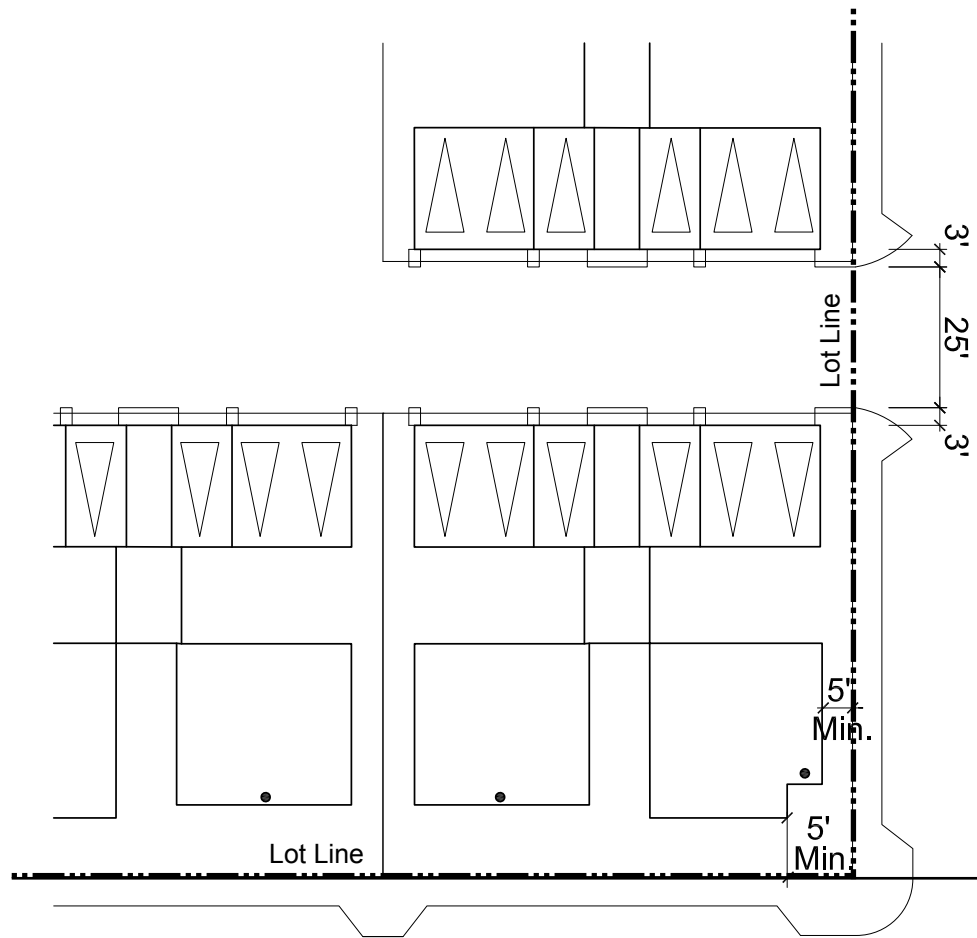
Travertine Point Specific Plan

SP375 Exhibit 3-7e
Conceptual Plotting Diagrams

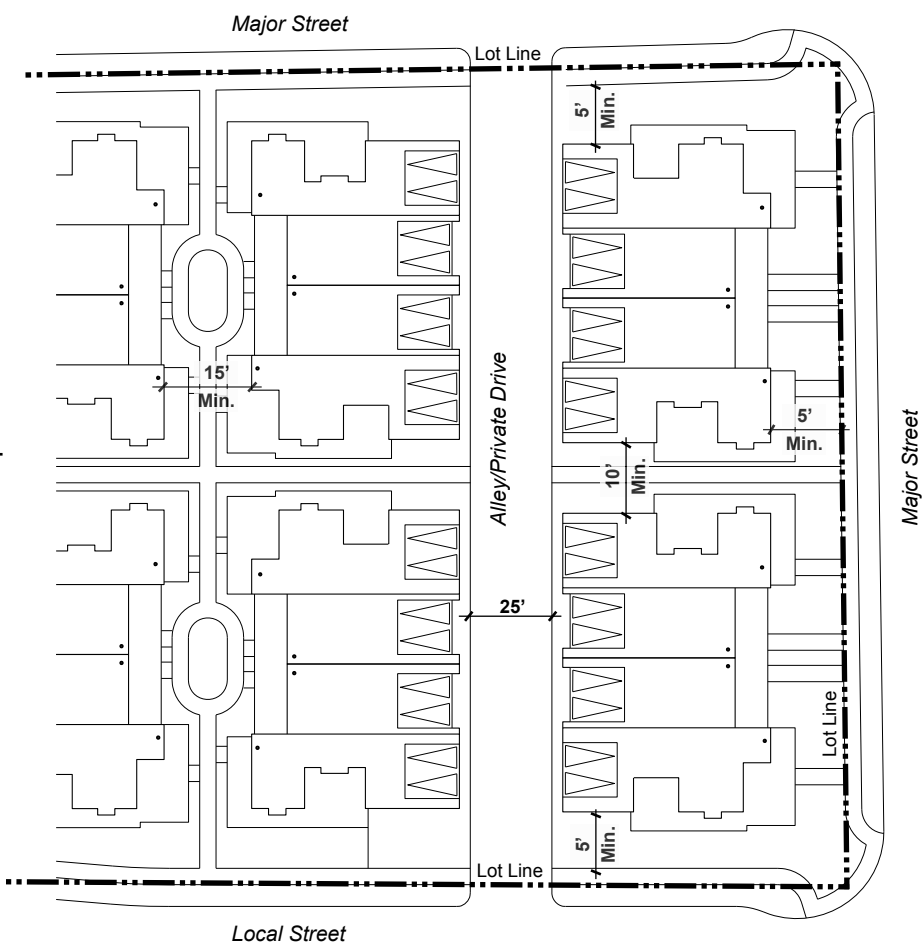
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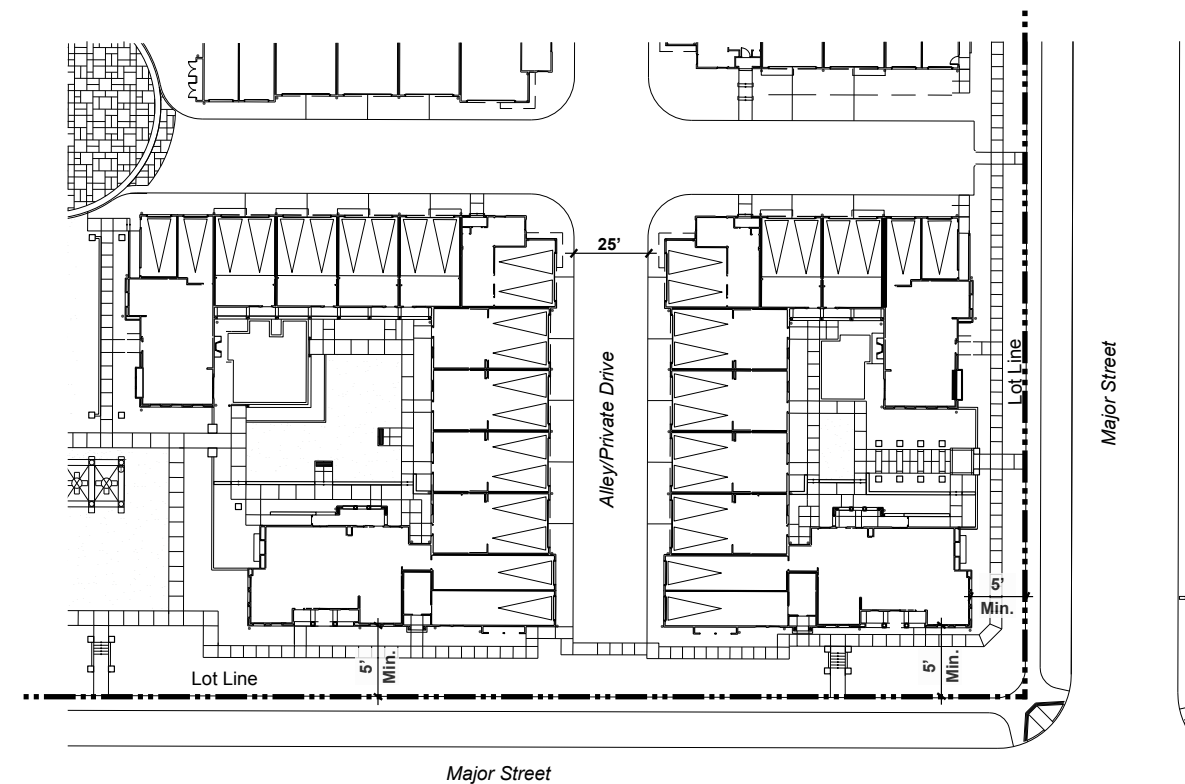
Detached Carriage Cluster



Attached Greencourt Cluster



Attached Courtyard Cluster



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

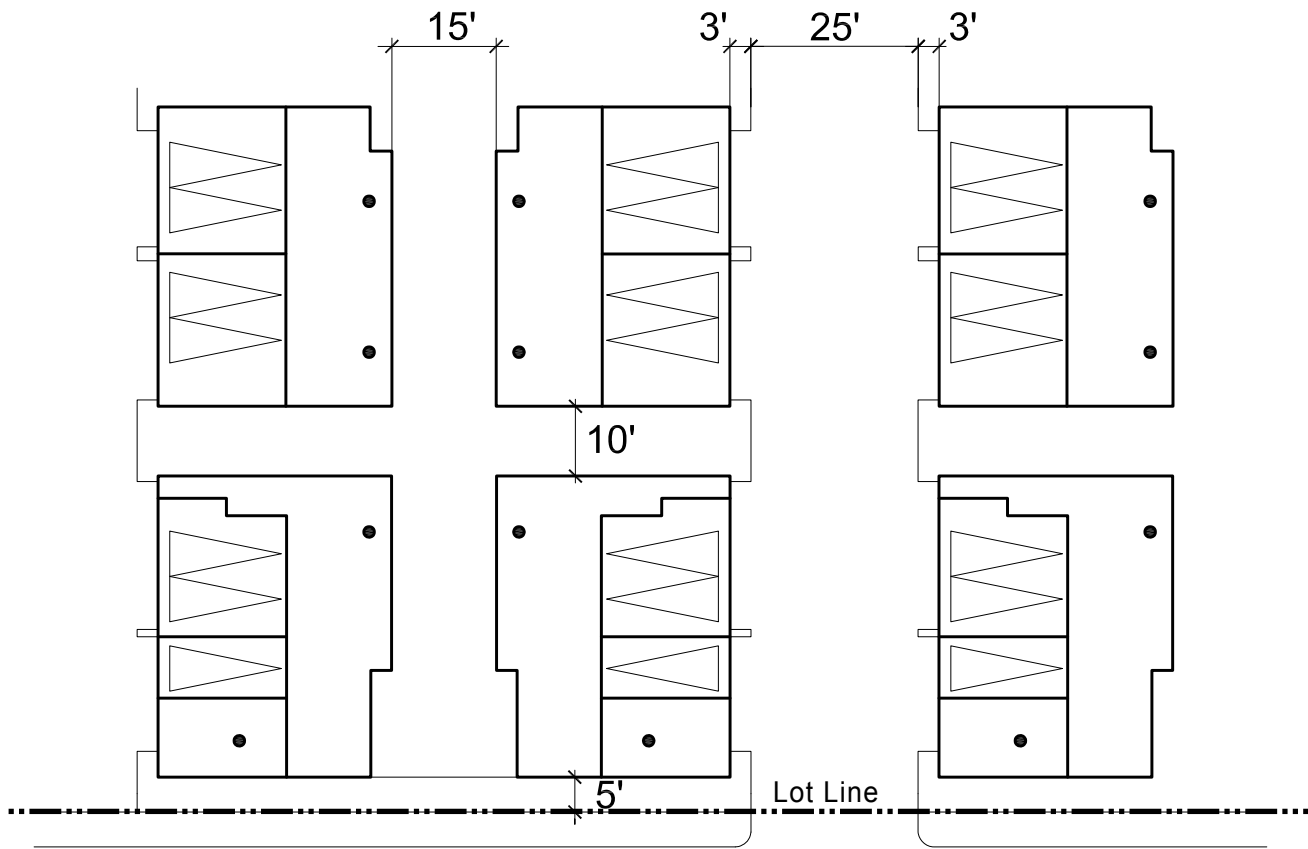
Travertine Point Specific Plan

SP375 Exhibit 3-7f Conceptual Plotting Diagrams

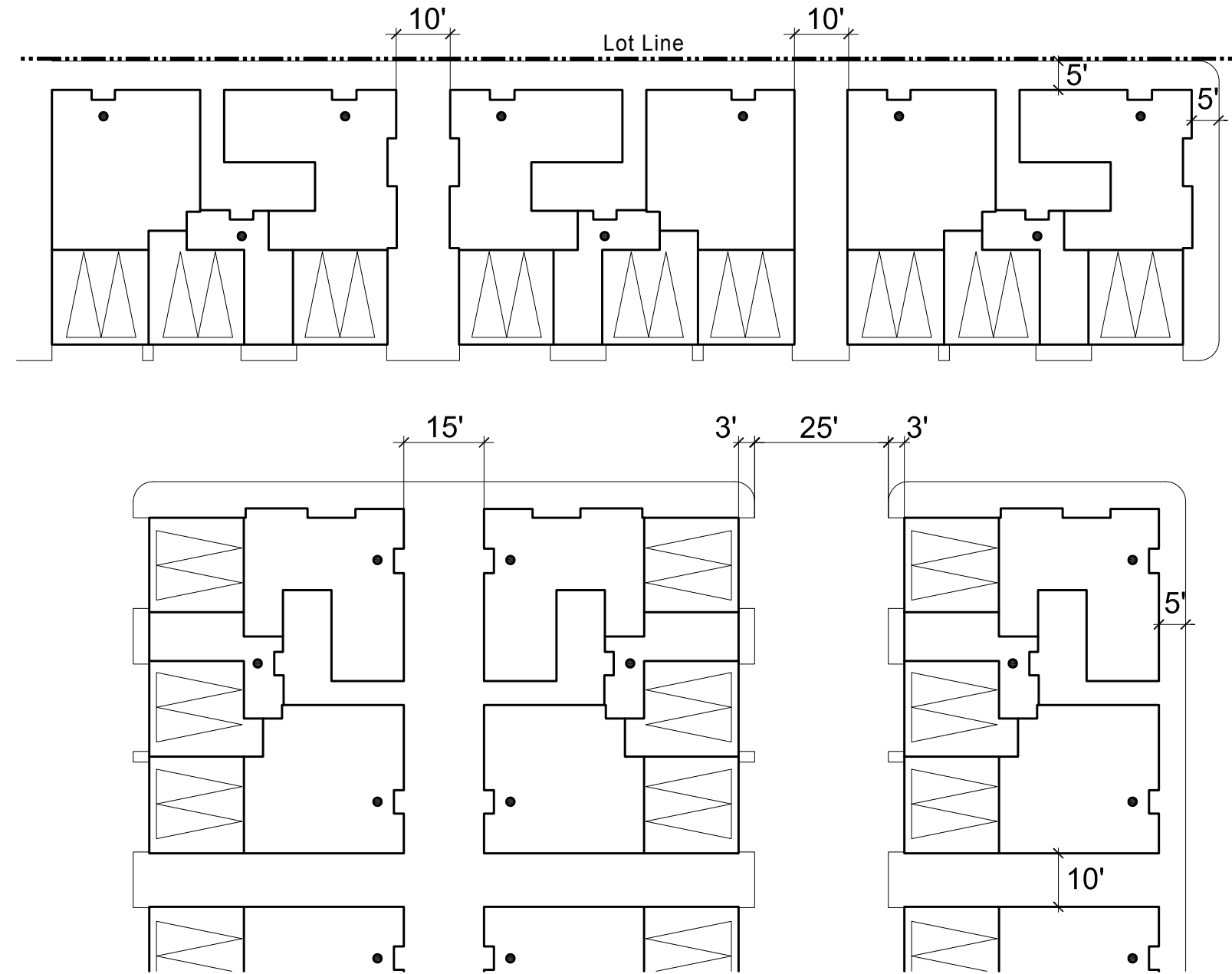
3. SPECIFIC PLAN LAND USE PLAN

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Duplex



Triplex



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

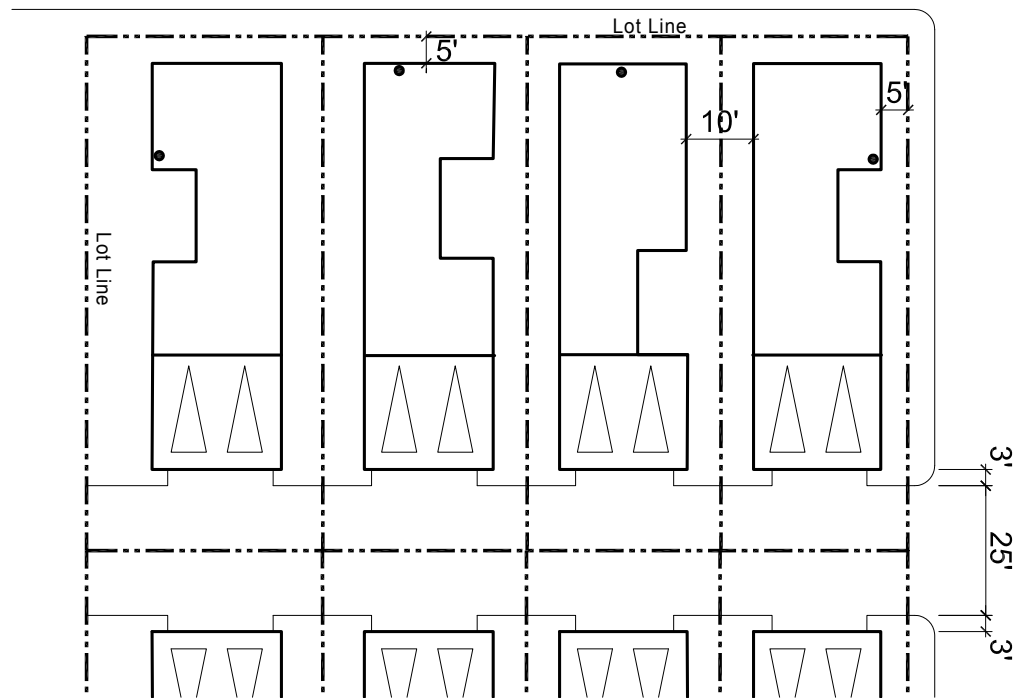
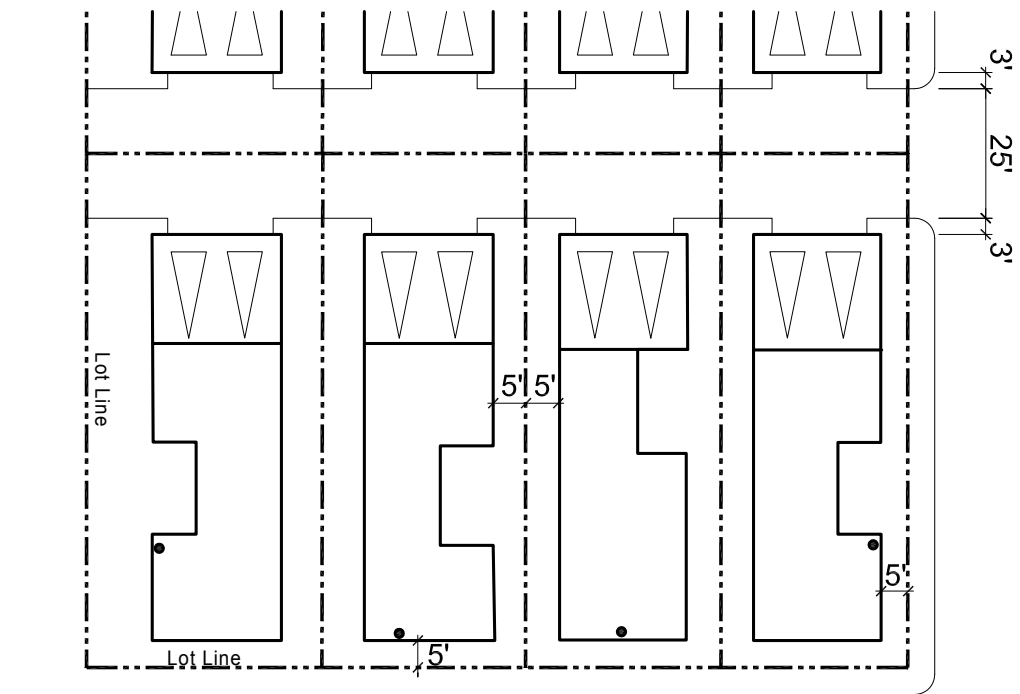
Travertine Point Specific Plan

SP375 Exhibit 3-7g
**Conceptual
 Plotting Diagrams**

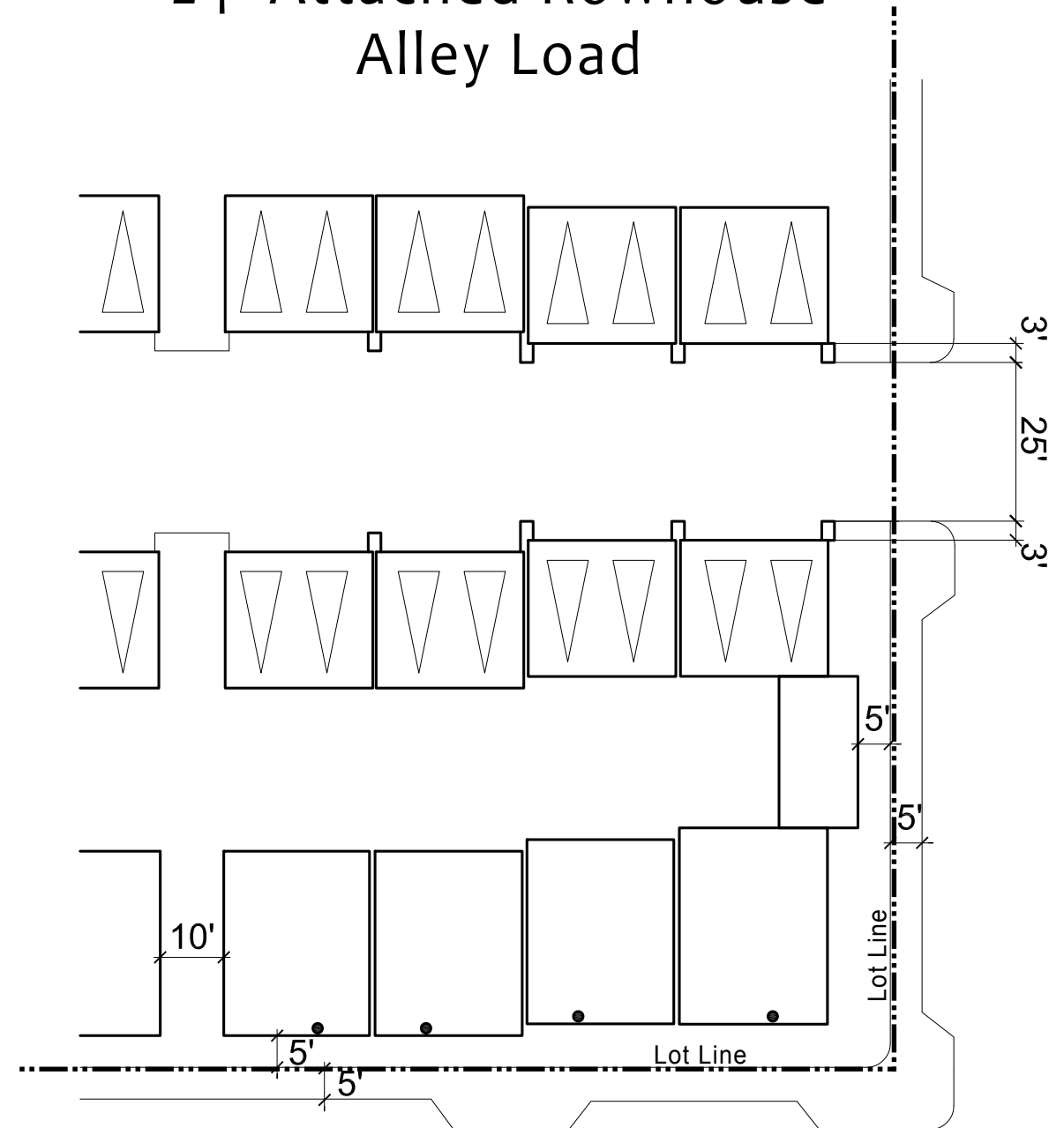
3. SPECIFIC PLAN LAND USE PLAN

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36' Detached Alley Load



24' Attached Rowhouse Alley Load



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

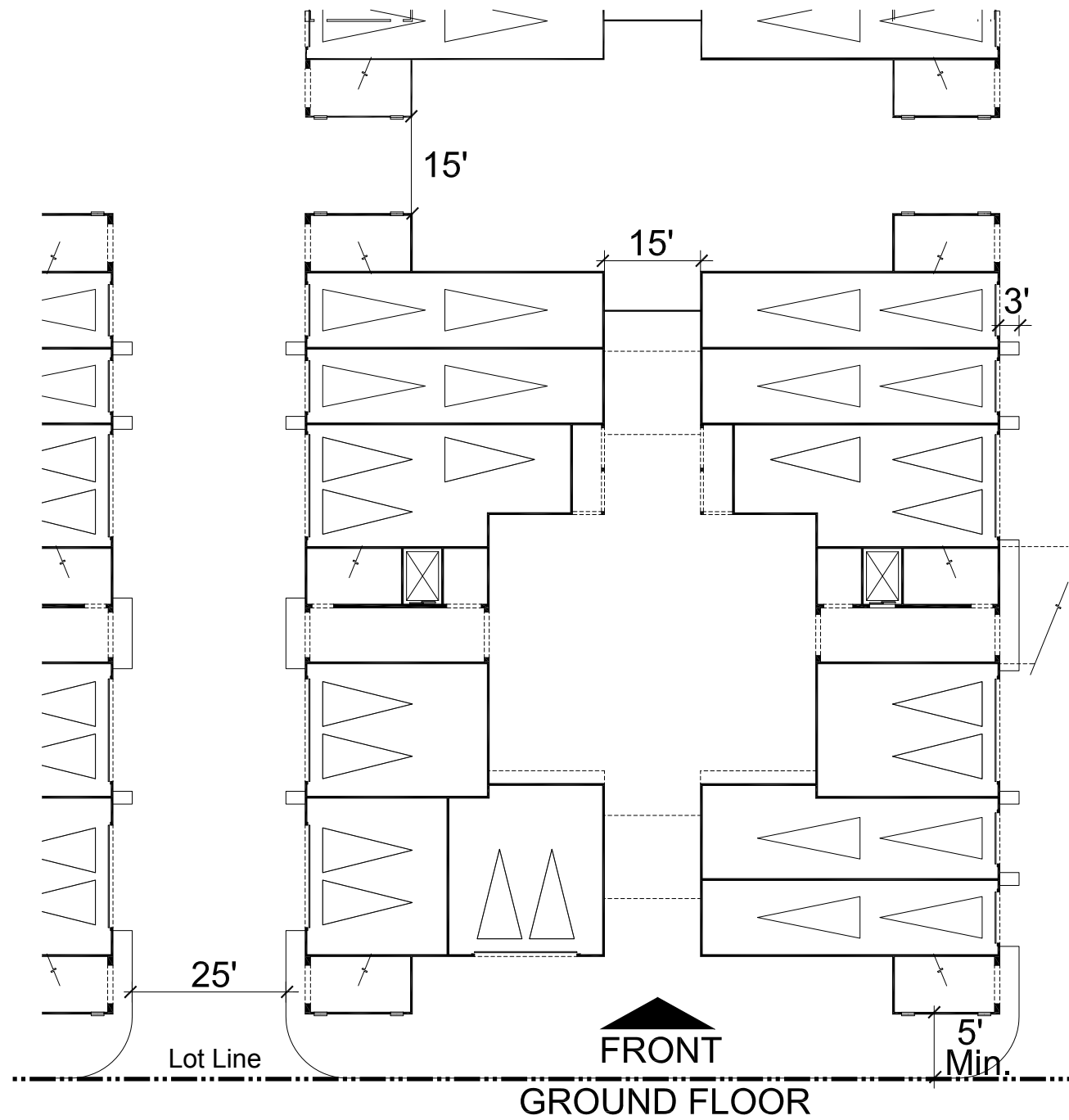
SP375 Exhibit 3-7h
Conceptual Plotting Diagrams

Travertine Point Specific Plan

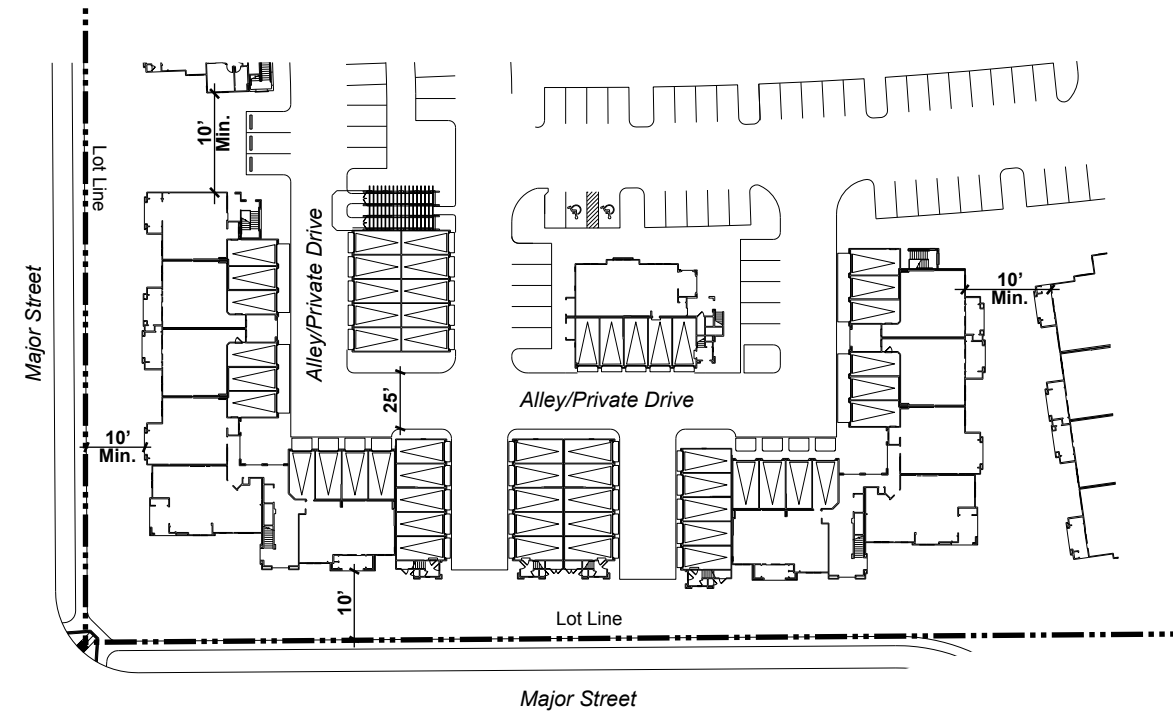
3. SPECIFIC PLAN LAND USE PLAN

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Attached Urban Flats



Attached Multi-Family Apartment



Note:

Conceptual prototype plotting diagrams are representative only and are not intended to be a mandated layout. All setbacks shown are minimums.

Based on standard construction practices, a 10-foot width is provided. The distance between buildings can be less through design and construction as permitted by Planning, the Uniform Building Code, and Fire Code.

SP375 Exhibit 3-7i

Conceptual Plotting Diagrams

Travertine Point Specific Plan

3. SPECIFIC PLAN LAND USE PLAN

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3.3 CIRCULATION PLAN

3.3.1 Circulation Plan Description

The Travertine Point Specific Plan contains a circulation system consisting of roads, bikeways, trails, and pedestrian pathways that will meet the transportation needs of the community. The circulation design is a derivation of the arterial/collector hierarchal system that provides an efficient internal network of arterial roadways, collector streets, and local streets, however, it has been designed in a partly curvilinear fashion to enhance the neighborhood feel and establish a strong aesthetic quality to development. It establishes a design hierarchy where local roads serving the individual neighborhoods feed into collector roads, arterials, and finally, SR-86S which serves not only the project area, but the entire region. This system is depicted on Exhibit 3-8, Circulation Plan. Where practical, 35 miles per hour speed limits are proposed for collector and local streets to permit the use of clean and green Neighborhood Electric Vehicles (NEV's).

3.3.2 Existing Conditions

Regional access to Travertine Point is provided by SR-86S. The nearest cross street is 81st Avenue to the north and 86th Avenue to the South. Several unimproved farm roads outline the existing properties throughout the Specific Plan area, mainly to access crop and agricultural production facilities.

3.3.3 Proposed Circulation System Development Standards

The proposed Circulation System relies upon Highway SR-86S, a limited-access facility for regional access. The center of the Specific Plan area is accessed via a proposed grade-separated SR-86S interchange that conveys traffic into the core of the Specific Plan area, including the Town District. A system of arterials and collectors distribute vehicular traffic from the future interchange throughout the community. Roundabouts are proposed at key intersections to reduce congestion, reduce speed, improve air quality, and reduce the severity of accidents. The Travertine Point network has been planned to provide an alternate to Highway SR86-S for local traffic traveling north-south. Two grade-separated overpasses are proposed connecting the east and west districts.

The proposed Roadway System is categorized below and shall be constructed pursuant to the street cross sections shown in Exhibits 3-9a and 3-9b, Street Sections. An example roundabout is illustrated on Exhibit 3-10, Conceptual Roundabout.

1. **Urban Arterial Highway (Riverside County)** (152' R/W) is planned to be 6 lanes divided with a 14 foot curb median.
2. **Arterial Highway (Riverside County)** (128' R/W) is planned to be 4 lanes divided with an 18-foot curb median.
3. **Augmented Major Highway (Riverside County)** (118' – 125' R/W) is planned to be 4 lanes divided with a 12-foot painted median or 14' curbed median.
4. **Secondary Highway (Riverside County)** (100' R/W) is planned for 4 lanes undivided.
5. **Augmented Major Collector (Imperial County)** (98' R/W) is planned to be 4 lanes undivided.
6. **Augmented Divided Collector (Riverside County)** (78' - 105 R/W) is planned for 2 lanes divided with a 12 foot painted median or 14' curbed median.
7. **Collector (Riverside County)** (74' R/W) is planned for 2 lanes undivided.
8. **Minor Collector (Imperial County)** (74' R/W) is planned for 2 lanes undivided.

3. SPECIFIC PLAN LAND USE PLAN

9. **Local and private street** widths are less than 78' in width and are subject to design review. Access to individual neighborhoods is provided by a system of proposed Local Roads (56' R/W) typical. Private streets, drives, and alleys may be designed less than 56' R/W in small lot, cluster type housing, and attached housing products, subject to Fire Safety approval.
10. Roadway construction will be coordinated with the respective jurisdictional agencies to ensure that effective circulation routes are properly implemented and that emergency access is provided.
11. Prior to implementing project approval, residential units located within 500 feet from the closest right of way of State Route 86S shall be required to conduct a health risk assessment. The purpose of the health risk assessment is to further refine the technical details of necessary measures, such as electrostatic devices cleaning devices to be installed in any residential units located within 500 feet from the nearest SR-86S right of way.
12. Roadway dedication shall be made as part of the land division, subject to review and approval by County's Transportation Department.
13. All-weather access shall be provided to all developed areas.
14. The design of street intersections shall consider safe passage of through traffic and the negotiation of vehicular turning maneuvers.
15. Each subdivision shall comply with the on-site street improvement recommendations/mitigation as described in the Travertine Point Traffic Study, and incorporated into the project Addendum EIR and appendices.
16. A fair share contribution for off-site circulation improvements shall be required as indicated in the Travertine Point Traffic Study and EIR.
17. Mitigation measures pertaining to noise hazards and levels of service as described in the traffic analysis shall be implemented as required.
18. Major backbone roadways may be financed through an assessment district or similar financing mechanisms. Many of the infrastructure improvements addressed by the EIR may be financed through the issuance of bonds by Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et. seq.).
19. The project shall comply with the conditions and requirements as set forth by the County's transportation department.
20. Where appropriate for efficient and safe vehicular movement, circulation connections to adjacent planning areas within the Specific Plan will be permitted. Access points between planning areas will be determined at the time of tentative tract map approval, subject to the approval of the County's Transportation Department.
21. Each area of the Specific Plan that is developed independent of other areas must provide both primary and secondary access to the satisfaction of the County, including interim access through planning areas where improvements have not yet been completed.
22. Prior to SunLine's provision of transit service, the Developer shall provide interim alternative transportation service based on service needs or demand. Prior to implementing project approval, applicants for implementing projects shall provide or make arrangements to provide shuttle service connecting the project's medium- and high-density development areas to existing transit service until such time as permanent transit service is provided to and within the project site.

3. SPECIFIC PLAN LAND USE PLAN

23. During the review of implementing development applications, the applicant shall consult with SunLine Transit Agency (SunLine) staff to provide certain transit-friendly amenities in selected portions of the overall Specific Plan area.
24. Prior to SunLine's provision of transit service, the Developer shall provide some form of interim alternative transportation service based on service needs or demand. The Developer shall provide information to residents about the service as well as information on other mobility opportunities such as walking and bicycling trails, NEV use, or other public transportation to encourage less automobile use.
25. The Developer and future builders shall continue to coordinate with SunLine to ensure that bus service and improvements to transit services are incorporated into the proposed development as ridership thresholds are generated.
26. The Developer and future builders shall refine the Specific Plan's Mobility plan in coordination with SunLine for routing transit service throughout the development and redefine transit service options that may be offered to future residents and employees as it becomes available and/or needed.
27. The Developer shall continue to coordinate with SunLine on defining transit nodes that may be located within the Specific Plan as well as determine where these transit amenities should be placed for future transit riders. Coordination with SunLine shall ensure these amenities are constructed and installed along future transit routes to meet SunLine's standards in addition to meeting federal, state and local regulations.
28. The Developer shall coordinate with SunLine and the County to explore potential funding sources for future transit service for the proposed project, such as, working with the Coachella Valley Association of Governments (CVAG) to investigate the possibility of using a portion of the Transportation Uniform Mitigation Fees (TUMF) collected to create a private/public funding source, or investigate the creation of a Transportation Management Association where fees are collected for the implementation of transit service for the project.

3. SPECIFIC PLAN LAND USE PLAN

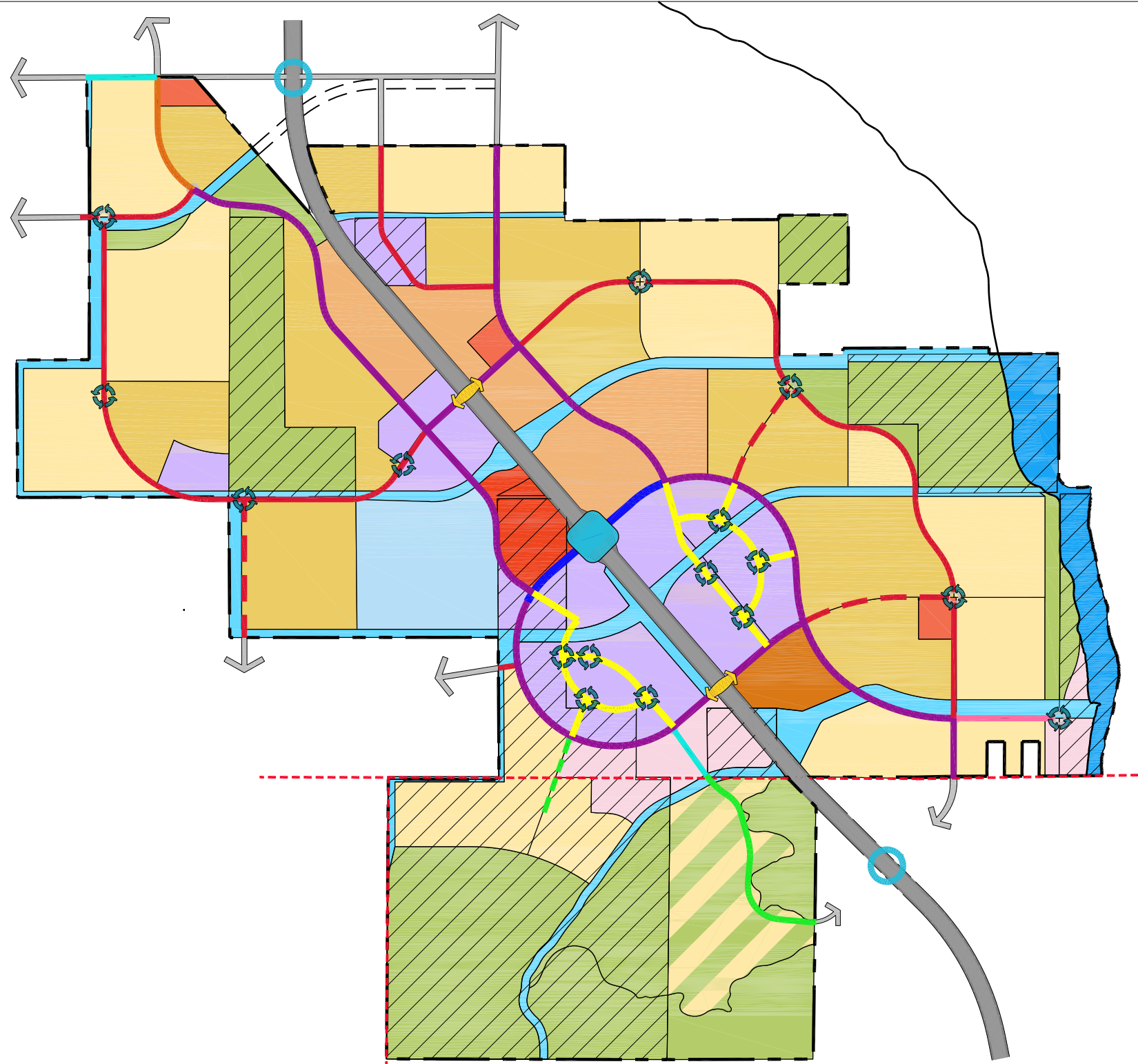
3.3.4 Mobility Plan

The Specific Plan provides a mobility plan that links roadways, trails, and future mass transit stops in an effort to reduce vehicle miles traveled within the valley and to effectively create a live/work environment where residents may use alternative travel modes. Exhibit 3-11a, Mobility Plan - Transit Routing, identifies transit features such as future fixed route bus and local shuttle routes, bus turnout locations, and potential transit node location. Transit stops are planned at key backbone intersections, trail junctions, and land uses that to encourage opportunity for transit to consolidated population centers. Quarter and half mile radiuses are shown to illustrate where residents could walk or bicycle within relatively short time frames to access the region's transit system. Exhibit 3-11b, Mobility Plan - Bikeways, identifies the proposed Class I (off-street) bike trails and Class II (on-street) bike lanes. Exhibit 3-11c, Mobility Plan - Walkways and Pedestrian Paths, illustrates the locations of sidewalks, trails, and proposed pedestrian pathways for pedestrian circulation and access throughout the project. Exhibit 3-11d, Mobility Plan - Neighborhood Electric Vehicle (NEV) Accommodations, identifies the proposed NEV routes that are incorporated with Class II – NEV / bike lanes (on-street) and Class III, NEV routes, that are shared use, on-street. As mentioned earlier, current regulations require that 35 miles per hour speed limits are proposed for collector and local streets to permit the use of these NEV routes. It is anticipated that, ultimately, transit technology will include alternative fueled express buses, and even NEV/car sharing programs in addition to car- or van-pool programs that all contribute to the reduction of conventional automobile use and increases project sustainability.

The Mobility Plan does not eliminate the opportunity for multiple transit programs that encourage ride sharing, electric vehicles and similar vehicles. Active Adult communities and business centers may have shuttle programs or even a circulator within the community. The extensive trail system is planned to a majority of the planning areas to the Town District and public facilities such as a school so that children may have safer travel routes. See also Section 3.6.6, Trails Network for additional information and development standards.

A successfully implemented mobility plan will assist in reducing air pollution and greenhouse gases within the valley.

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LEGEND

- Specific Plan Area Boundary
- Torres - Martinez Tribal Lands
- County Line

CIRCULATION:

Riverside County

- 86S Expressway
- Urban Arterial Highway (152' R/W)
6 Lanes Divided - 14' Curbed Median
- Arterial Highway (128' R/W)
4 Lanes Divided - 18' Curbed Median
- Augmented Major Highway (118'-125' R/W)
4 Lanes Divided - 12' Painted/14' Curbed Median
- Secondary Highway (100' R/W)
4 Lanes Undivided
- Augmented Divided Collector (78'-105' R/W)
2 Lanes Divided - 12' Painted/14' Curbed Median
- Collector (74' R/W)
2 Lanes Undivided
- Augmented Collector (50'-60' R/W)
2 Lanes Undivided

Imperial County

- Major Collector (98'-124' R/W)
4 Lanes Undivided or 14' Curbed Median
- Minor Collector (74' R/W)
2 Lanes Undivided

- Neighborhood Ingress/Egress
- Roundabout
- Potential Caltrans Interchange
- Proposed Interchange
- Grade Separated Crossings

Travertine Point Specific Plan

SP375 Exhibit 3-8
Circulation Plan

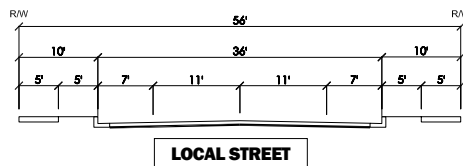
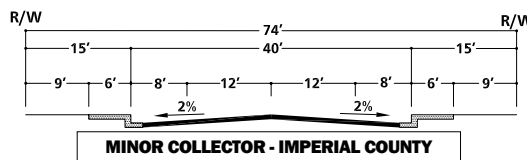
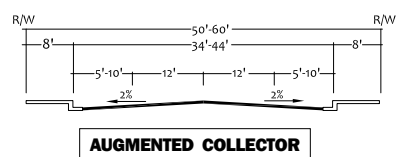
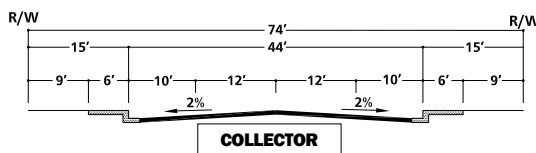
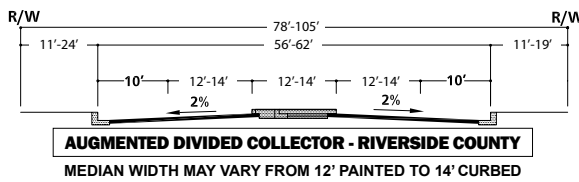
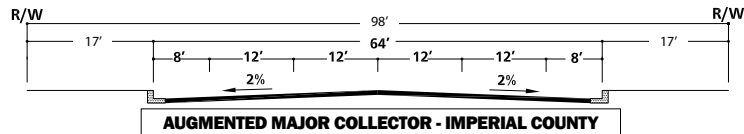
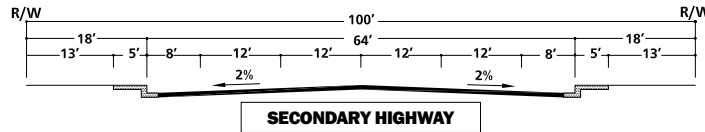
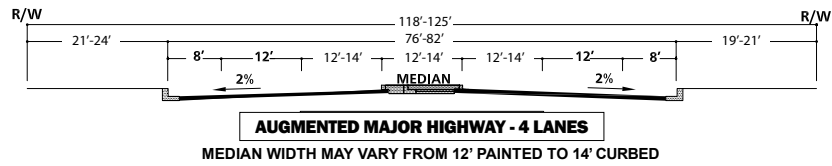
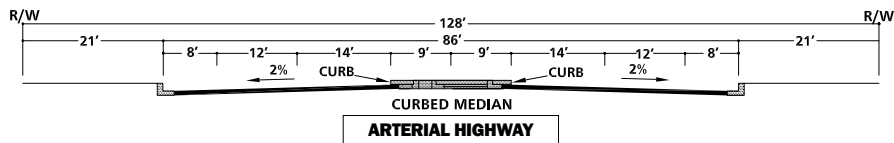
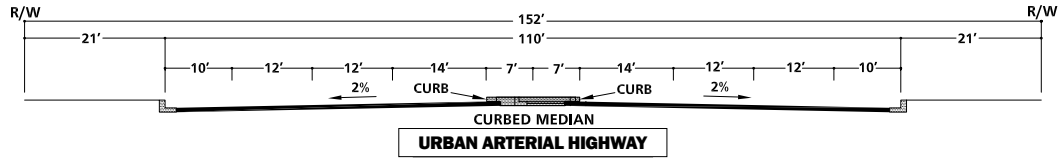
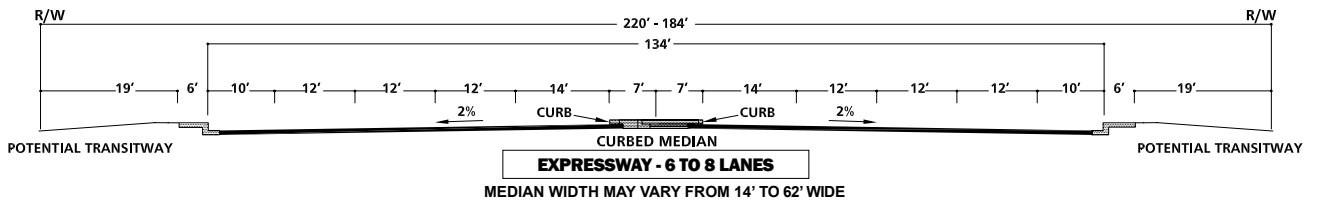
Black Emerald, LLC



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3. SPECIFIC PLAN LAND USE PLAN

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Travertine Point Specific Plan

Black Emerald, LLC



SP375 Exhibit 3-9a Street Sections

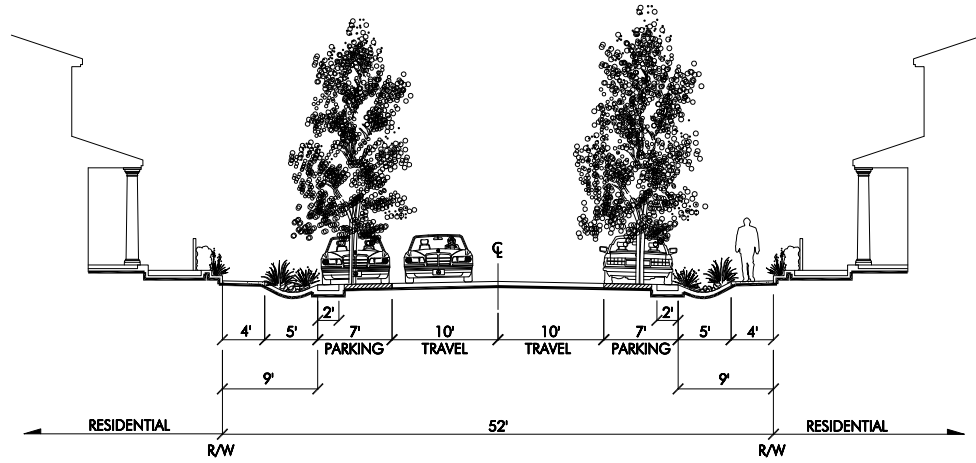


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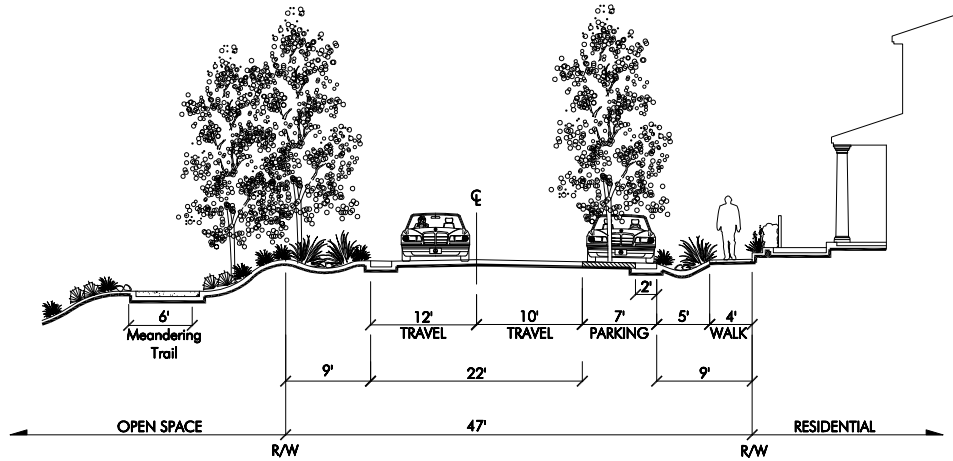
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LOCAL/PRIVATE STREET 2



LOCAL/PRIVATE STREET 1

Travertine Point Specific Plan

Black Emerald, LLC

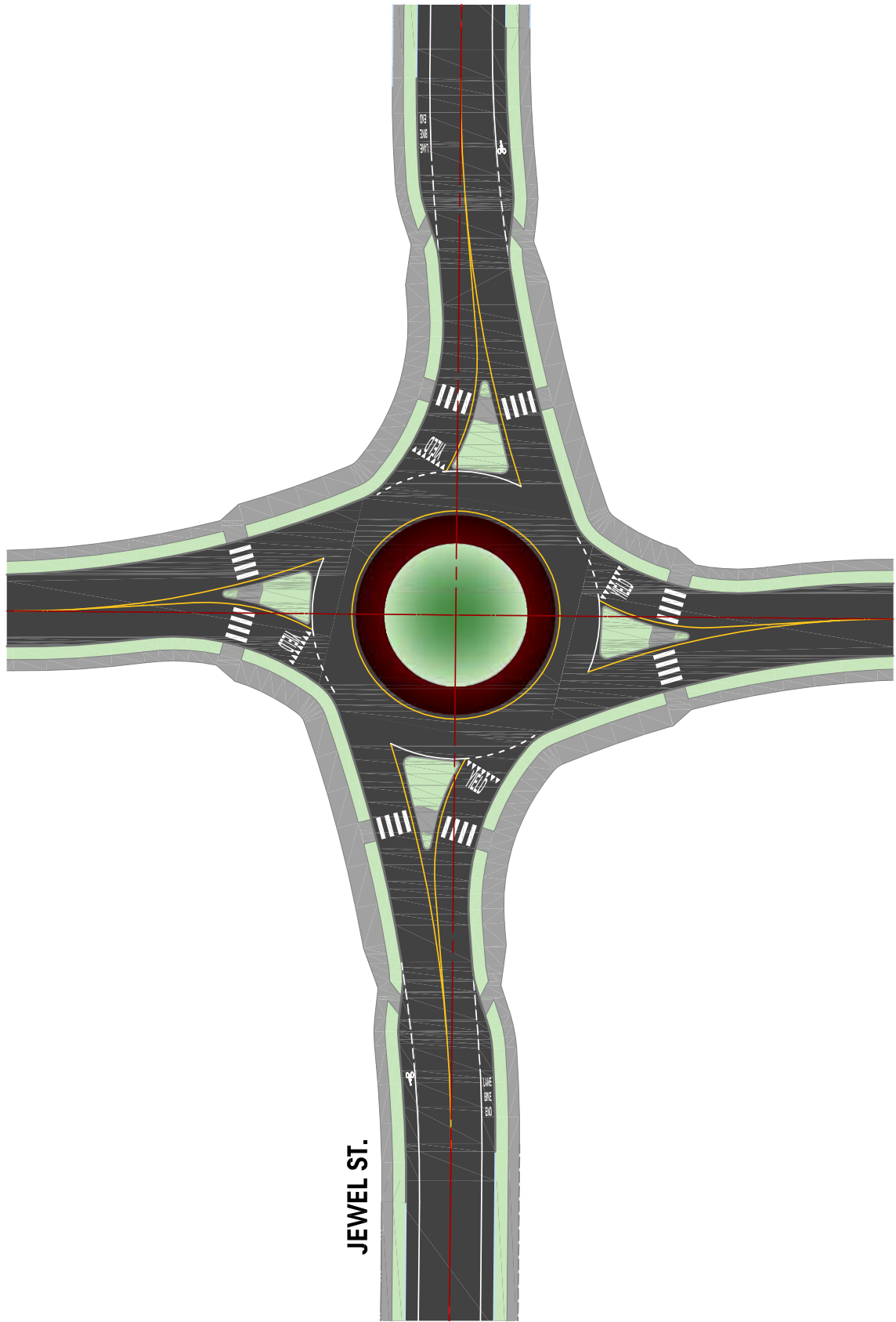
SP375 Exhibit 3-9b Street Sections



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3. SPECIFIC PLAN LAND USE PLAN

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Source: Urban Crossroads

SP375 Exhibit 3-10

Travertine Point Specific Plan

Conceptual Roundabout

Black Emerald, LLC



February 2012

3. SPECIFIC PLAN LAND USE PLAN

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- LEGEND**
- Specific Plan Boundary
 - County Line
 - Potential Future Fixed Route Bus Service
 - Potential Local Shuttle/Route Deviation Service - Inner Loop
 - Potential Local Shuttle/Route Deviation Service - Outer Loop
 - Regional Express Bus Service
 - Potential Core Area Electric Tram
 - Potential East Central Electric Tram
 - Potential Travertine Project Bus Turnout Locations
 - Transit Node
 - 1/4 Mile Radius to Transit Stop
 - 1/2 Mile Radius to Transit Stop
 - Roundabout
 - Neighborhood Park

Travertine Point Specific Plan

SP375 Exhibit 3-11a
Mobility Plan -
Transit Routing

3. SPECIFIC PLAN LAND USE PLAN

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- LEGEND**
- Specific Plan Boundary
 - County Line
 - Class I - Bike Trail (Off-Street)
 - Class II - Bike Lanes (On-Street)
 - Class II - NEV/Bike Lanes (On-Street)
 - Class III - Shared Bike Route (On-Street)
 - Trail System Highway Overpass (2)
 - Trail System Highway Underpass (3)
 - Roundabout
 - Neighborhood Park

Travertine Point Specific Plan

SP375 Exhibit 3-11b
Mobility Plan - Bikeways

Black Emerald, LLC

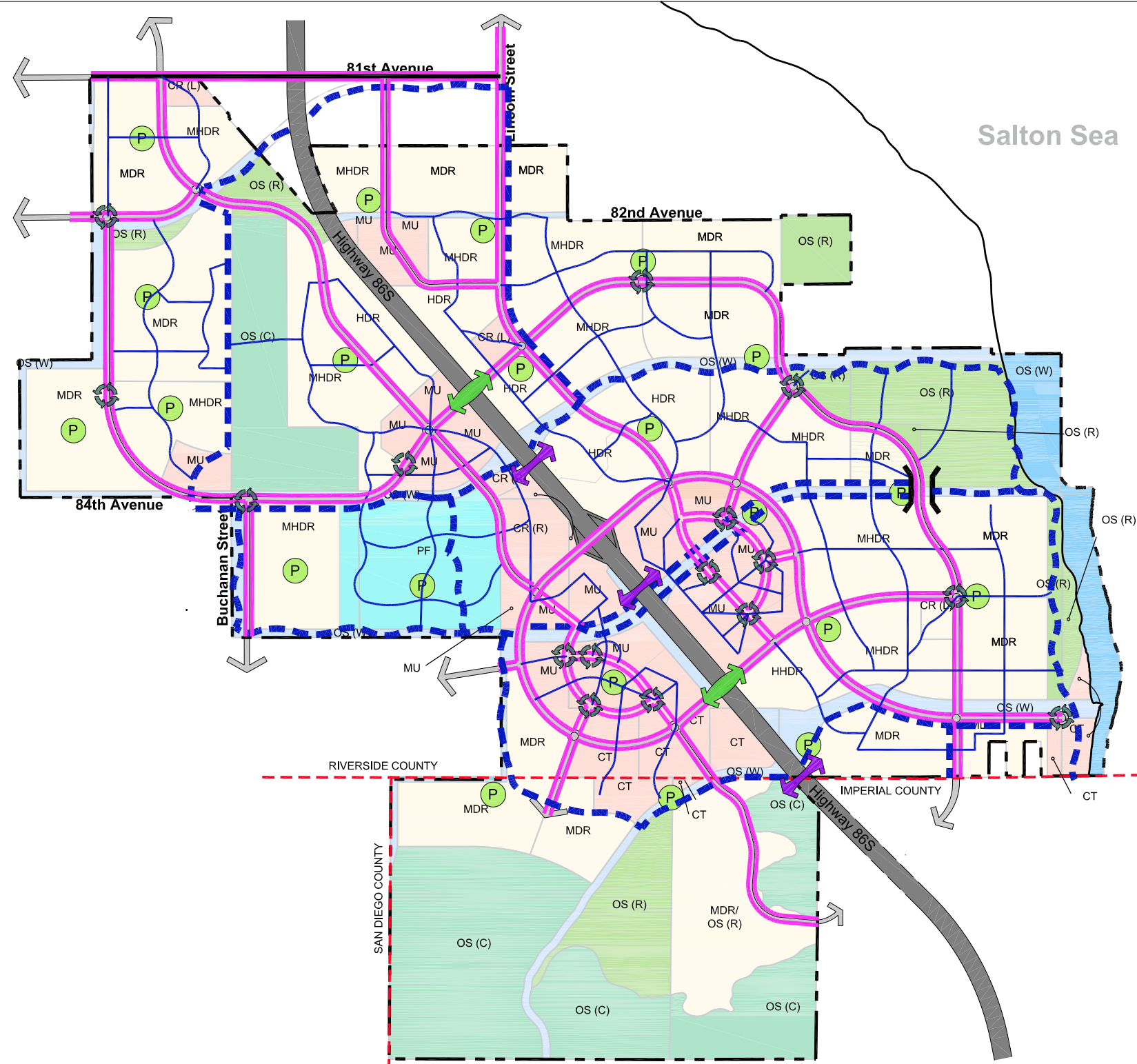


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LEGEND

- Specific Plan Boundary
- County Line
- Class I - Bike Trail (Off-Street)
- Sidewalks
- Pedestrian Pathways (Local Street Sidewalks or Off-Road Trails)
- Trail System Highway Overpass (2)
- Trail System Highway Underpass (3)
- Roundabout
- Neighborhood Park

Travertine Point Specific Plan

SP375 Exhibit 3-11c
Mobility Plan -
Walkways & Pedestrian Paths

Black Emerald, LLC

February 2012

3. SPECIFIC PLAN LAND USE PLAN

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LEGEND

- Specific Plan Boundary
- County Line
- Class I - NEV Exclusive Use Path Underpass (Off-Street)
- Class II - NEV/Bike Lanes (On-Street)
- Class III - NEV Route (Shared Use, On-Street)
- NEV Zone*

* Travel within each NEV Zone occurs on interconnected local streets, driveways and alleys.

- Neighborhood Ingress/Egress
- Trail System Highway Overpass (2)
- Trail System Highway Underpass (3)
- Roundabout
- Neighborhood Park

Travertine Point Specific Plan

SP375 Exhibit 3-11d
Mobility Plan - Neighborhood Electric Vehicle (NEV) Accommodations

3. SPECIFIC PLAN LAND USE PLAN

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3.4 DRAINAGE, WATER, AND DRY UTILITIES

3.4.1 Drainage Plan Description

The principle drainage pattern in the project area is stormwater flow that emanates from the Santa Rosa Mountains and drains towards the Salton Sea. These watersheds are bound by a series of four inactive alluvial fans, which feed a series of “entrenched” fan washes that drain to the SR 86S and SR 86 bridges. From a hydraulic standpoint, the bridges function together as a manifold, thereby, releasing the more significant stormwater flow events across the entire width of the project footprint. The storm flows ultimately drain unencumbered into the Salton Sea.

1. **Pre- and Post-development Flood Patterns and Drainage Improvements**

The principle flood hazard in the project area (pre-project conditions) is stormwater flow from a series of five major watersheds that emanate from the Santa Rosa Mountains. These watersheds are bound by a series of large but inactive alluvial fans. Commensurate with FEMA’s Stages 1-3 alluvial fan flood hazard assessment criteria, Exponent: 1) conducted geologic and geomorphologic investigations of the alluvial fan watershed basins, and 2) reviewed historical and current aerial topography, in conjunction with the site evaluations to assess the nature and extent of the project’s offsite flooding hazard.

The results of the hydrology report’s initial utility assessment showed that stormwater flows from the project, in all likelihood, will not adversely affect these offsite drainage improvements, since the project is relatively self-contained from a flood impact standpoint given its location on the pathway between the flood source areas in the Santa Rosa Mountains and the Salton Sea sink.

In general, the mitigation plan consists of four flood control channel systems that convey offsite alluvial fan stormwater flows through the project, prior to discharging into the Salton Sea. It is anticipated that these channels will also be used as a Best Management Practice (BMP) to comply with National Pollution Discharge Elimination Source (NPDES) water quality requirements for the Salton Sea.

2. **Post-development Flood Patterns and Proposed Flood Control Drainage Improvements**

The hydrology report indicates that the pre- and post-project alluvial fan flood hazard to the west of SR 86 will remain unchanged in perpetuity. The latter is based on the results of the geomorphologic analysis, and on the assumptions that: 1) future land development within the project’s contributory alluvial fans will not be allowed due to the current flood hazard, or 2) if allowed, will be designed to comply with FEMA’s Regulation 65.13, which precludes the design of flood control facilities that could adversely affect this project.

The major watersheds and sub-basin locations relative to the project’s proposed land use plan and Flood Control Channels 1-4 are shown in Exhibit 3-12, Watershed and Drainage Collection Point Locations. Four major channel systems are proposed for this project as shown in Exhibit 3-13, Drainage Master Plan. Channels 1, 2, 3, and 4 have been strategically placed at key locations along the westerly perimeter of the project footprint in relation to the four collection points (Collection Points 1, 2, 3, and 4). The Collection Points receive the offsite flows via a series of onsite engineered tributary channels that are located along the westerly boundary of the project.

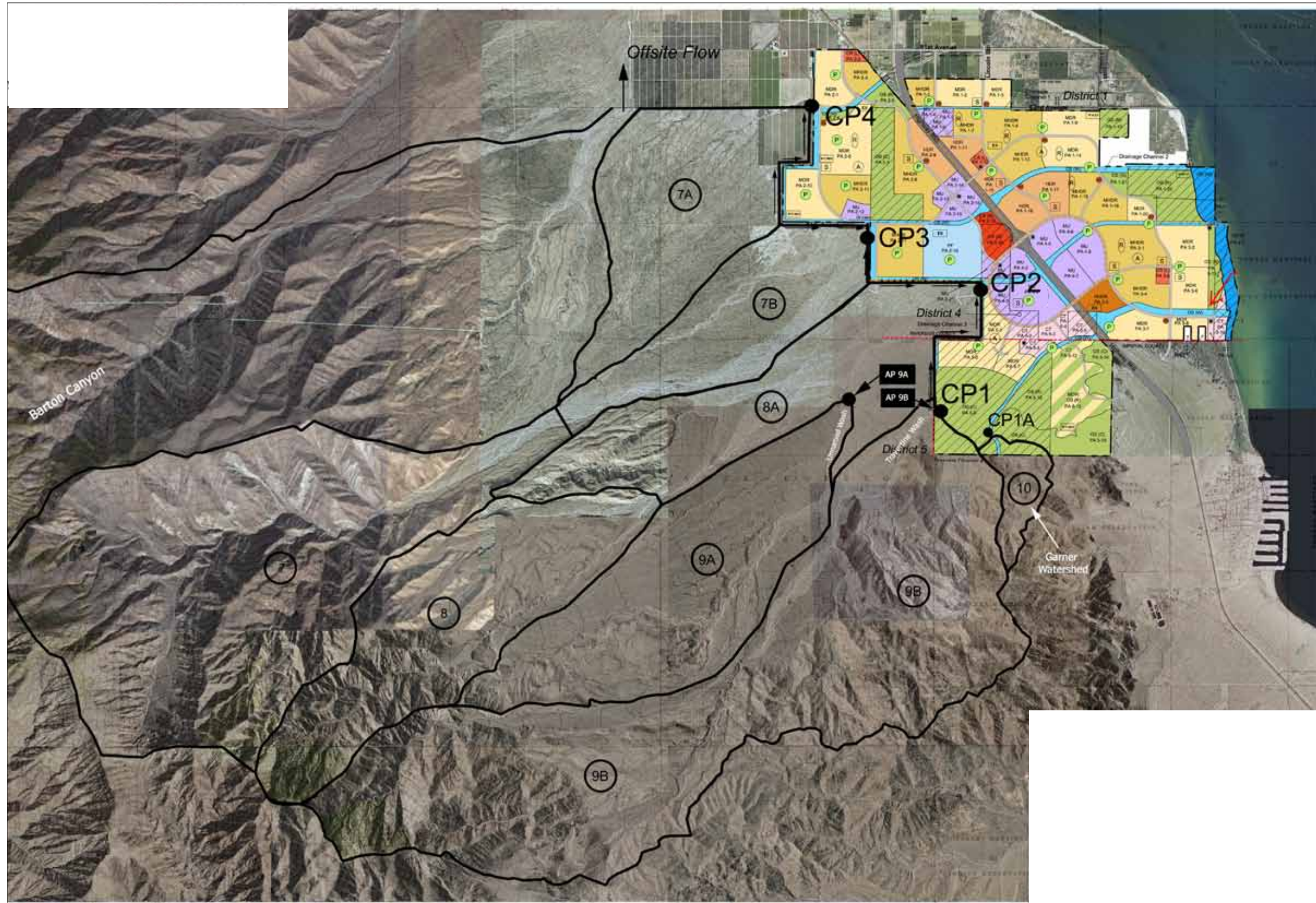
From the Collection Points, Channels 1-3 convey the storm flows to the Salton Sea. It is important to note that Channels 1-4 do not alter flood patterns upstream of the project, such that offsite flows

3. SPECIFIC PLAN LAND USE PLAN

would be diverted to the north or south of the project footprint. In fact, the existing conditions fan flood hazard patterns remain the same under both pre- and post-project conditions until the flows are collected and conveyed by Channels 1-4. CVWD's "Drain and Stormwater Channels" will be replaced by Channels 1-3, thereby, mitigating the flooding that occurs today. The existing drainage facility that may be affected is the Avenue 81 Drain and Stormwater Channel for Channel 4. Exhibit 3-13, Drainage Master Plan, also indicates the existing locations of the Caltrans SR 86 bridges/culvert crossings, however, subsequent hydrological analysis will be necessary in order to determine the ultimate, number, locations and configurations of these culverts as more detailed drainage analysis becomes available for the design of the channel improvements.

As discussed in Section 3.6.2, Open Space (OS) (W) (Water), the drainage channels are planned to serve multiple functions; serve in flood control, serve in "water harvesting" and storm water treatment through de-silting; serve as recreational trail system, serve as native landscaped habitat, and serve as a visual amenity. The areas storm water drainage facilities is anticipated to improve the quality of storm water runoff that flows into the Salton Sea as a "cleaner" source for de-salting the sea itself.

In addition, the proposed retention basin system for Travertine Point is planned to be a component of the on-site storm water runoff management strategy as a BMP to assist in water harvesting and cleaning the water.



LEGEND

Legend:

- Exponent Basin Number (7)
- Exponent Fan Apex Location (AP 9A)
- Concentration Point at Project Boundary (● CP4)
- Basin Boundary (—)

TRAVERTINE POINT
 Project Aerial Image
 with FORMA Concept Plan

Exponent
 Future Analysis Associates

Exhibit 3
 February 2010

Travertine Point Specific Plan

SP375 Exhibit 3-12
 Watershed and Drainage
 Collection Point Locations

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