

3. SPECIFIC PLAN LAND USE PLAN



Antigonon leptopus



Passiflora alatacaerulea



Trachelospermum jasminoides



Tecomaria capensis



Bougainvillea spp

**TABLE 3-7e
PROPOSED PLANT PALETTE - Vines**

Botanical Name	Common Name	Suitability	Town Center (Commercial, Mixed Use, Business Park)	Resort and Marina	Golf/ Residential	Parks	Public Streets	Cultural Preserve Area “Living Desert”
VINES								
<i>Antigonon leptopus</i>	San Miguel Coral Vine	C D	√	√	√			
<i>Antigonon leptopus</i> ‘Baja Red’	Red Queen Wreath	D	√	√	√			
<i>Bougainvillea</i> species	<i>Bougainvillea (Select shrubby or standard to reduce maintenance)</i>	C	√	√	√	√	√	
<i>Campsis radicans</i>	Trumpet Creeper	C				√		
<i>Clytostoma callistegioides</i>	Lavender Trumpet Vine		√	√	√	√		
<i>Ficus pumila</i>	Creeping Fig (<i>semi-shade</i>)	C	√	√			√	
<i>Lonicera japonica</i> ‘Halliana’	Halls Japanese Honeysuckle	C	√	√	√	√	√	

Notes: This Proposed Plant Palette has been reviewed and edited by Ruth Watling, Watling Company, 12/03/2009.
Proposed Plant Palette – May include, but is not limited to these species.

- C = County of Riverside – California Friendly Plant List (species may contain a specific species and should be verified per County of Riverside list)
- D = Drought Tolerant
- N = Plant species Native to California
- W = Plant species indigenous and naturalized plants of the Anza-Borrego Desert Region. Particular species may only contain a select variety within the Anza-Borrego Desert Region
- X = Plant species used by Native American Tribes in Southern California for medicinal

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VINES								
Macfadyena unguis-cati	Yellow Trumpet Vine	C D	√	√	√	√	√	
Parthenocissus 'Hacienda Creeper'	Hacienda Creeper	D	√	√		√	√	
Parthenocissus quinquefolia	Virginia Creeper	C	√	√	√			
Parthenocissus tricuspidata	Boston Ivy	C	√	√	√			
Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	C	√	√	√			
Solanum jasminoides	Potato Vine		√	√	√			
Trachelospermum jasminoides	Star Jasmine	C	√	√	√	√		
Wisteria species	Wisteria	C	√	√	√			

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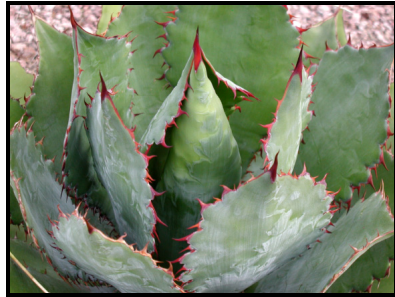
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Agave spp.



Fouquieria splendens



Optunia spp



Echeveria spp



Aloe spp.

**TABLE 3-7f
PROPOSED PLANT PALETTE - Cactus**

Botanical Name	Common Name	Suitability	Town Center (Commercial, Mixed Use, Business Park)	Resort and Marina	Golf/ Residential	Parks	Public Streets	Cultural Preserve Area "Living Desert"
CACTI AND SUCCULENTS								
Agave species	Agave	C D W	√	√	√	√	√	√
Aloe species	Aloe	C D	√	√	√	√	√	
Asclepias tuberosa	Desert Milkweed			√	√			
Cephalocereus senilis	Old Man Cactus	D		√	√		√	
Cereus hildmannianus	Hildmann Cactus			√	√		√	

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Botanical Name	Common Name	Suitability	Town Center (Commercial, Mixed Use, Business Park)	Resort and Marina	Golf/ Residential	Parks	Public Streets	Cultural Preserve Area "Living Desert"
CACTI AND SUCCULENTS								
Cereus peruvianus	Peruvian Tree Cactus			√	√		√	
Dudleya species	Dudleya	N		√	√		√	
Echeveria species	Hens and Chicks			√	√		√	√
Echinocactus grusonii	Golden Barrel Cactus	D		√	√		√	√
Euphorbia antisiphilitica	Candelilla			√	√			
Euphorbia rigida	Blue Euphorbia			√	√			
Ferocactus wislizenii	Fish Hook Barrel Cactus	D		√	√		√	
Fouquieria splendens	Ocotillo	C D W		√	√		√	√
Hesperaloe chiangii	Red Chiang Yucca	D		√	√		√	
Hesperaloe funifera	Giant Hesperaloe	D		√	√		√	
Hesperaloe parviflora	Red Yucca	D		√	√		√	
Hesperaloe parviflora 'Duet'	Bi-colored Yucca	D		√	√		√	
Hesperaloe parviflora 'Yellow'	Yellow Hesperaloe	D		√	√		√	
Kalanchoe beharensis	Felt Plant			√	√		√	
Opuntia basilaris	Beavertail Prickly Pear	D		√	√		√	
Opuntia bigelovii	Teddy Bear Cholla	D						
Opuntia engelmannii	Engelman's Prickly Pear	D		√	√		√	
Opuntia ficus-indica	Indian Fig Prickly Pear	D		√	√		√	

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CACTI AND SUCCULENTS								
Opuntia macrocentra violacea	Prickly Pear	D		√	√		√	
Opuntia microdasys	Rabbit Ears	D		√	√		√	
Opuntia phaeacantha	Englemann Prickly Pear	D X		√	√		√	√
Opuntia robusta	Silver Dollar Prickly Pear	D		√	√		√	
Opuntia santa rita Tubac	Purple Prickly Pear	D		√	√		√	
Opuntia turpinii	Paper Spine Cactus	D		√	√		√	
Opuntia violacea santa-rita	Blue-blade	D		√	√		√	
Pachypodium lamerii	Madagascar Palm (<i>Only in sheltered areas</i>)			√	√		√	
Portulacaria afra	Elephant’s Food	D		√	√		√	
Sedum species	Sedum			√	√		√	
Stenocereus thurberi	Organpipe Cactus	D		√	√		√	

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14. Lighting - The implementation of the Travertine Point Specific Plan will be accomplished in a manner that is consistent with the mission of the International Dark-Sky Association (IDA) "...to preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting."
- a. Goals
 - i. Prevent the adverse effects of light pollution, including;
 - Energy waste, and the air and water pollution caused by energy waste
 - Harm to human health
 - Harm to nocturnal wildlife and ecosystems
 - Reduced safety and security
 - Reduced visibility at night
 - Poor nighttime ambience; and
 - ii. Raise awareness about light pollution, its adverse effects, and its solutions; and
 - iii. Educate about the values of quality outdoor lighting.
 - b. The purpose of the dark sky guidelines is to:
 - i. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
 - ii. Curtail and reverse any degradation of the nighttime visual environment and the night sky;
 - iii. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
 - iv. Conserve energy and resources to the greatest extent possible;
 - v. Help protect the natural environment from the damaging effects of night lighting.
 - c. Practical Considerations:
 - i. The idea that more light always results in better safety and security is a myth. Only the right amount of light, in the right place, at the right time is needed. More light often means wasted light and energy.
 - ii. Use the lowest wattage of lamp that is feasible. The maximum wattage for most commercial applications should be 250 watts of high intensity discharge lighting should be considered the maximum, but less is usually sufficient.
 - iii. Whenever possible, turn off the lights or use motion sensor controlled lighting.
 - iv. Incorporate curfews (i.e. turn lights off automatically after a certain hour when businesses close or traffic is minimal).
 - d. Lighting Requirements
 - i. Maximum lamp wattage and required luminaire or lamp shielding lighting installations shall be designed and installed to be fully shielded (full cutoff), except as in exceptions below, and shall have a maximum lamp wattage of 250 watts for commercial lighting, 100 watts incandescent, and 26 watts compact fluorescent for residential lighting. In residential areas,

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- light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.
- ii. All outdoor lighting fixtures (luminaires) shall be installed in conformance with this Regulation and with the provisions of the Building Code, the Electrical Code, and the Sign Code, as applicable and under permit and inspection, if such is required.
 - iii. Lighting attached to single-family home structures should not exceed the height of the eave.
 - iv. Residential pole height restrictions shall prevent light trespass on adjacent properties.
 - v. Lighting shall be provided for all parking facilities.
 - vi. All off-street parking areas in multifamily residential projects shall provide the necessary lighting for all off-street parking areas.
 - vii. Non-residential commercial uses shall provide night lighting throughout required parking areas at all hours of customer and / or employee use.
 - viii. Lighting, where installed for parking areas, shall be directed and shielded to minimize glare, be directed away from adjoining residential areas, and shall be designed to minimize impacts on vehicular traffic and residential areas.
 - ix. Light sources shall not be visible from off the property, shall not direct light skyward, and shall be shielded to avoid excessive glare or reflecting light onto adjoining properties or streets.
 - x. Light standard heights shall be as per manufacturer's recommended photometrics, but in no case shall the height exceed the maximum permitted building height of the zone in which it is located.
 - xi. Mercury vapor and halide lighting shall not be used on the perimeter of the developed areas and in areas adjacent to undeveloped open space.
 - xii. Security light throughout the project shall be controlled to limit light shine to necessary periods.
- e. Lighting that is Exempt:
- i. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
 - ii. Exit signs and other illumination required by building codes.
 - iii. Lighting for stairs and ramps, as required by the building code.
 - iv. Lighting related to signage should be shielded to minimize nuisance glare and light trespass.
 - v. Holiday and temporary lighting (less than thirty days use in any one year).
 - vi. Football, baseball, and softball field lighting, but only with permit from the authority recognizing that steps have been taken to minimize glare and light trespass, and utilize sensible curfews.
 - vii. Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.

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Natural Landscape Tot Lot



Recreation Area Shade Structure



Desert-Friendly Landscape



Transitional Pedestrian Space



Water-Saving Drip Irrigation



Residential Drought-Tolerant Landscape



Decomposed Granite Trail



Natural Vegetation Drainage Channel

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3.11.2 Residential Landscape Guidelines

1. The creation of drought tolerant neighborhoods is the fundamental concept for the Landscape Master Plan.
2. Sidewalks should be separated from the curb by a parkway of sufficient width to accommodate appropriate landscaping that provides shade, reduce heat island effect, and to promote activity and interaction among residents.
3. Consistent street tree themes should be related to the hierarchy of the street system.
4. All private yards, common areas, and open spaces within residential neighborhoods, including parking areas, shall be fully landscaped based on the Sustainable Principles in this Specific Plan.
5. All common landscaped areas are required to implement water-efficient irrigation techniques such as the use of a drip irrigation system and “Smart Irrigation Controllers” using weather based technology, or equivalent.
6. Homeowners shall have the right to landscape their private patios, decks, and courtyards in a manner expressing individual preferences, subject to CC&R requirements consistent with the Specific Plan.
7. Maintenance criteria for common open space shall be established and enforced through the CC&R requirements consistent with the Specific Plan.



Example of Accented Planting at Building Frontages

3.11.3 Multi-Family Landscape Guidelines

1. Trees and shrubs adjacent to pedestrian paths and parking areas should be selected to enhance human scale and provide shade.
2. Turf areas shall be minimized to conserve irrigation demand and be limited to common areas and appropriate use corridors where it serves multi-purposes and must be in areas with shared uses, such as picnic or recreation areas.
3. Design elements should be consistent with architectural styling through the use of authentic materials and detailing.
4. Common area landscaping shall be maintained through a Homeowners Association established and enforced through the CC&Rs consistent with the Specific Plan.
5. Landscape plantings within setback areas and along private drives or alleys provide softening and interrupt the view of hard surfaces such as rows of garage doors along a drive or alley. Landscape treatment of an alley terminus also provides visible relief.
6. Landscape screening shall be designed for trash enclosure areas as permitted by service providers.



Parkway Street Tree Example

7. Common area landscaping should include public spaces with enhanced or pervious paving, shading and landscape enhancements, such as pottery or public furniture, distributed throughout the project when feasible.
8. Multi-family projects should include a sign plan/program that includes directional signage and/or addressing that meets public service codes (Sheriff, Fire, Postal, etc.). Lighting associated with the plan/program shall be consistent with the light requirements of this Specific Plan and the intent of the mission of the International Dark-Sky Association.
9. Decorative surrounds such as masonry pedestals or a trellis structure for clustered mail boxes of more than four shall be provided subject to review and approval by the U.S. Postal Service.

See also Section 3.10.6, Site Amenities and Landscape Lighting for additional information.

3.11.4 Non-Residential Landscape Guidelines

1. Motor courts and interior pedestrian pathways and courtyards shall be appropriately landscaped to provide shading to reduce heat island effect and inviting.
2. Turf areas shall be minimal to reduce irrigation demand and be limited to common areas and appropriate use corridors where it serves multiple purposes.
3. A 15-foot landscaped setback shall be provided as a green edge transition along non-residential property line and may accommodate R.O.Ws when adjacent to residential planning areas.
4. Landscape should be integrated and complement the visual character of the community, with an emphasis on Mojave or Anza Borrego desert plantings.
5. Walls and fences with landscaping shall be used to buffer commercial uses from the adjacent residential uses.
6. Non-residential areas for civic or public use shall be planned based on the functions of the facilities and on-site activity areas; plazas, commons, courtyards, buffering, and screening may be appropriate.
7. Non-residential commercial uses shall require walls, fences, or landscape or a combination thereof, to screen and conceal outdoor storage areas or truck loading docks from public view. Commercial uses with drive-through facilities should also be appropriately screened with landscaping, walls or fencing, and/or below grade separation where feasible.
8. In order to reduce heat island effects, surface parking facilities shall have a minimum of 50% shade coverage in 10 years with the intent that selected tree species are to achieve a minimum of 50% shade coverage at mature growth. A shade plan for open parking areas shall be required in conjunction



Parkway, Bulb-out, and Shading Examples

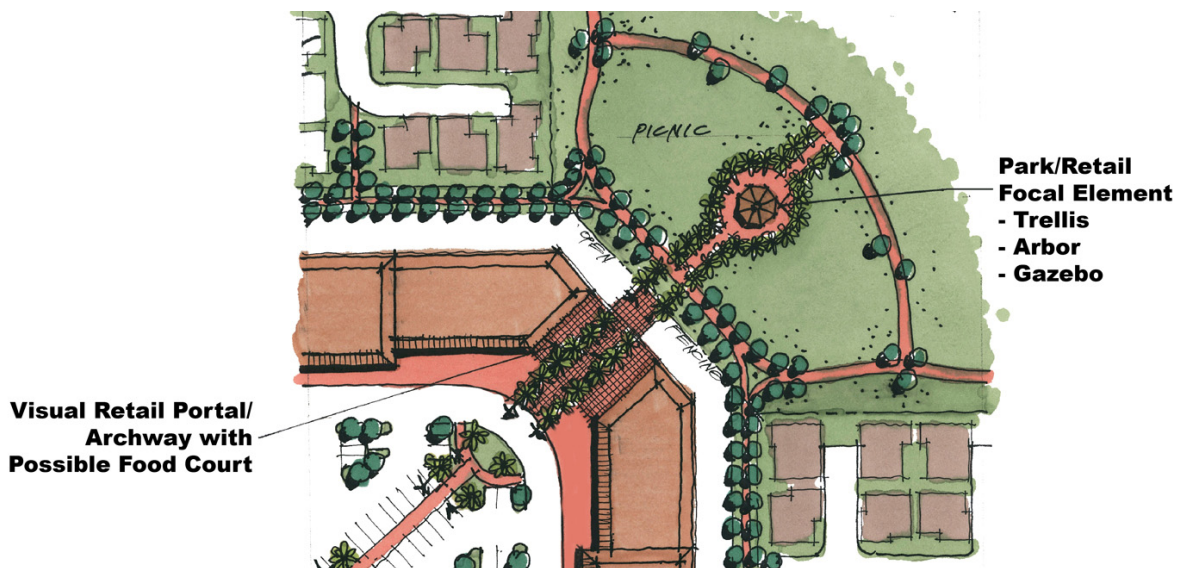


Village Commons Example

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with the submittal of landscape plans during the development review process to ensure a minimum 50% of the area to be shaded. Shade structures and/or tree plantings may provide the shade for pedestrians and vehicles. Parking lot landscaping practices shall afford designs to effectively allow tree plantings to mature to the species full canopy range and be distributed throughout the parking area. Examples of shade structures include: trellises, carports, solar panel support structures, decks or other similar man-made structures. Use of permeable paving shall be used wherever possible to prevent site runoff.

9. Resort landscaping should be tailored towards the architectural characteristics of the resort with focal points featuring specimen trees and landscape elements, such as water features, pottery, public art, etc.
10. Resort areas should have inviting human-scale landscape solutions that address climate extremes such as summer heat and winter cooling.
11. Resorts should have a combination of large spaces for social functions, and intimate landscape areas, for small groups, privacy, and seclusion.
12. Plazas, Squares, and Transitional Pedestrian Spaces
 - a. The development of non-residential uses shall incorporate quasi-public outdoor spaces such as plazas, squares, or “third place” gathering areas that provide a space for customers, employees, and guests to enjoy leisure or social time.
 - b. Transitional spaces between buildings should also incorporate pervious paving, shaded areas in the form of tree canopies, umbrella tables, covered seating areas, trellises, and/or patio covers that reduce heat island effects. As an example, retail food service creates this type of space for outdoor dining purposes. Other situations may include extra-wide sidewalks with benches and shade trees.
 - c. Any commercial, mixed-use or resort development in excess of 50,000 square feet of gross leasable floor area shall provide plazas, squares, “third place” gathering areas or transitional pedestrian space equal to a minimum of one percent (1%) of the gross leasable floor area up to 100,000 square feet of gross leasable floor area, and one-half of one percent (0.5%) of the gross leasable floor area in excess of 100,000 square feet of gross leasable floor area.



3.11.5 Parks/Recreation Guidelines

1. Parks and open space shall be appropriately landscaped to their use and function.
2. Plant materials should be used to define activity/use areas, provide ample shade, and to frame and reinforce views.
3. Functional shading for tot-lots shall be provided by plant materials, trees and/or shade structures.
4. Retention basin and open space natural features shall be enhanced with native Mojave or Anza Borrego Desert and/or other California desert-friendly vegetation.
5. Landscape shall be used to buffer parks and open space areas from adjacent residential areas, while allowing for framed views from residential areas while still providing safe visibility of park areas from residential properties.
6. Parks that provide active sports fields or ball courts should be incorporated in convenient locations with the intent to distribute facilities throughout the Specific Plan. Exhibit 3-18, Open Space and Parks Plan, illustrates the neighborhood park conceptual locations with the possible sports park distribution exemplified. As shown, approximately one park out of every four shall provide active recreational facilities such as sports fields and / or ball courts.
7. All landscaped areas are required to implement water-efficient irrigation techniques such as the use of a drip irrigation system and “Smart Irrigation Controllers” using weather based technology, or equivalent.
8. Limit turf to active and passive use (picnic) areas only.
9. Trail designs shall incorporate traditional (concrete) and natural solutions.
10. Amenities shall complement the park or recreational area.

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3.12 ARCHITECTURAL DESIGN GUIDELINES

Travertine Point is envisioned as a New Town founded on sustainable principles, providing an opportunity for an enhanced quality of life and guided by economic feasibility. The creation of Travertine Point takes in consideration of the rich cultural heritage of the area, the uniqueness and beauty of the Salton Sea, the varying terrain of the site, the climate of the region and the linkage of Highway 86S.

The architectural and planning design guidelines are statements which describe the character and quality of development that is desired for Travertine Point. The guidelines address issues, which are primarily aesthetic in nature and subject to a variety of solutions. People differ in their interpretation of what constitutes aesthetic design in particular circumstances, and flexibility is permitted to encourage design innovations and changes in design standards that occur over time. For these reasons, rigid adherence to each guideline is not intended. Rather, it is intended that as development occurs, design solutions will be evaluated for conformance to the general intent of applicable design guidelines and to the Specific Plan Objectives. These guidelines give specific direction as to styles and themes of development, yet are general enough to allow the individual developer and/or builder flexibility to interpret changes in consumer tastes and market conditions. The guidelines will provide Travertine Point and the developers with a comprehensive set of guidelines and conditions for guiding the preparation of the more site specific design guidelines which will accompany each phase's development application and subdivision map process.

3.12.1 Location and Linkage of Neighborhoods

The following guidelines provides Travertine Point with an integrated, community-wide system of trails, bikeways, and pathways that provide pedestrian, bicycle and NEV connections from residential areas to neighborhood parks, schools, and nearby commercial areas:

1. Concentrate development near proposed transit stops.
2. Encourage connectivity by limiting distance between intersections to a maximum of 300 feet.
3. Desired walking distance to local transit stop should be ¼ mile.
4. Desired walking distance to regional transit stop should be ½ mile.
5. Encourage a diversity of supporting uses within a ¼ mile of a transit stop.
6. Provide opportunities for non-vehicular transportation such as walking, biking, public transit and NEVs.
7. Provide a network of bike ways with bike amenities such as racks, lockers and changing stations.
8. Bike racks and or lockers should be located within 100 feet of a building entrance.
9. Bike racks and or lockers should be clearly identified and lit for safety reasons.
10. Affordable housing should not be concentrated in one location, but dispersed within the Community Core with access to services and public transportation.
11. Encourage community gardens and local farmers markets.
12. Restrict 30% of homes to active seniors.
13. Provide pocket, neighborhood, community and regional parks at 5 acres/1,000 residents.
14. Provide ¾ jobs per housing unit.
15. Minimize development impacts to sensitive habitat areas and endangered species.

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16. Wildlife movement should be encouraged via open space corridors within the community.
17. Protect sensitive and endangered vegetation.
18. Provide a buffer to protect conservation areas.
19. Avoid impacts to existing wetland areas.
20. Avoid or mitigate for development within the 100 years flood zone.
21. Protect and enhance the water quality of Salton Sea.
22. Promote the restoration of the Salton Sea via a management and endowment program.

3.12.2 Neighborhood Pattern and Design

The following guidelines promote sustainable amenities in neighborhood patterns and design for residential and non-residential areas, as well as circulation to and from these areas:

1. Provide a diversity of housing types ranging from estate homes, traditional single family, and small lot/clustered single family, townhomes, condominiums and apartments.
2. East/West axis should be longer than North/South with building orientation toward East/West axis with less than 15 degree variation from true west or east.
3. Create walkable streets by encouraging entrances along the street with adequate pedestrian walk ways, landscape and or architectural shading and pedestrian amenities such a benches, fountains/water features and sculptures.
4. Encourage dynamic street pattern with combination grid and diagonal streets to facilitate linkage of community and neighbor focal points and destination.
5. Community will have over 14 miles of backbone multi-use trails.
6. Provide an average of at least one intersection per every 4.5 acres.
7. 75% of mixed-use streets will have minimum eight-foot-wide sidewalks and all other areas will have minimum four-foot-wide sidewalks.
8. Promote recreation and parks based on a minimum requirement of 5 acres/1,000 residents and within 1/2 mile to homes served.
9. Provide adequate schools including four elementary schools, a middle school and a high school to serve the educational needs of the community.
10. Commercial entrances should be oriented to the street rather than a parking lot.
11. 60% of mixed use building frontage will have the principal functional entry facing a public space such as a street, square, park, Paseo or plaza, but not a parking lot.
12. Provide adjacent off street parking to commercial and mixed use development.
13. One bike space will be provided for every 5,000 sq. ft. of retail/office space.
14. One bike space will be provided for every 10 dwelling units of multi-family housing. A bike locker may be counted towards a minimum of 2 bike spaces or more depending on size.
15. All streets with a speed limit of 35-miles-per-hour or more will have a separate multi-modal lane to accommodate NEVs.

16. A charging station and two NEV spaces will be provided per every 20,000 square feet of commercial, office, and 50,000 square feet of industrial space. The NEV spaces may be counted in-lieu of regular parking stall requirements.
17. A charging station and two NEV spaces will be provided per every 20 units of multi-family housing. The NEV spaces may be counted in-lieu of regular parking stall requirements.
18. 80% of public and common landscape areas will use smart irrigation systems.
19. 80% of public and common landscape areas will use drought-tolerant, native, and/or water-efficient plant materials.
20. Turf will not exceed 20% of the total landscaped area, with the exception of parks, recreation centers, and schools.
21. Provide at least 40% shading using landscaping or shade structures.
22. Space requirements will be provided for up to 24 community transit stops based on SunLine requirements.
23. 60% of all housing with a density of 7 dwelling units per acre or more will lie within ½ mile of a transit stop.
24. Community Transit System will be designed to have transit stops spaced ½ - ¾ mile apart.
25. Shaded seating structures will be provided at each designated transit stop.

3.12.3 Recycling and Waste Management

These guidelines provide methods to encourage recycling and provide practical implementation strategies for waste management:

1. Encourage Communitywide recycling of paper, cans, aluminum, plastic, and electronic waste.
2. Provide recycling containers within all multi-family residential communities.
3. Provide recycling containers within all commercial, office, and light industrial buildings.
4. Provide recycling containers specifically for the proper disposal of electronic media (such as compact discs) within commercial, office, and light industrial buildings.
5. Provide containers for community composting within all multi-family residential communities.
6. Provide containers for community composting within all commercial, office, and light industrial buildings.
7. A construction and demolition waste management plan will be implemented for all new developments to reduce the creation of waste.
8. A backbone water system will be provided that has dual piping systems for domestic and reclaimed water in major arterial and collector streets.
9. Provide waste/recycle trash container on streets.
10. A waste water treatment plant will be provided to generate reclaimed water.

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3.12.4 Single Family Detached and Attached

The following residential guidelines encourage street scenes that function well with visual interest and are a primary community objective for Travertine Point. Attractive and comfortable street scenes with pedestrian-oriented spaces are created by implementing “architecture forward” practices, a variety of garage placements, and encouraging “corner home sites” for front and side orientation of building features. Typically, residential plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. This pattern should be changed to avoid a monotonous street scene.

1. A variety of architectural styles are encouraged within the Travertine Point Community to provide an identity, sense of place and to add interest to the fabric of the overall community. Styles should not only respond to current taste, but respect the historical heritage of the region and the site natural characteristics. The following styles are recommended but not limited to, Spanish Colonial, California Ranch, Southwest, Desert Contemporary, Spanish Eclectic, Monterey, Mediterranean, Tuscan, etc.) and diversity within these styles are encouraged. Authentic expression of styles and building articulation, as well as other exterior elements that add interest (such as balconies and decks), are also encouraged.
2. Entries to major residential development should be visually reinforced through techniques such as broader setbacks, landscape treatments, and monument signage and/or pavement details.
3. Articulation and modulation of building masses and elevations to avoid the appearance of box like buildings.
4. Compatibility with neighborhood development in density, scale and street facing elevations.
5. A desirable scale and relationship to the pedestrian street scene is achieved by avoiding large building masses.
6. Richness and variety to the overall mass of the building is encouraged by vertical and horizontal variations.
7. Homes should have a well-defined entry with defined roof and façade articulation to create visual interest and scale.
8. Front elevations and sides of residences should be detailed and articulated with walls should be designed with changes in plane or other forms of articulation such as bay windows, chimneys, trellises or changes in materials as authentic to each architectural style. These features will create depth and interest on building façades.
9. Balconies, decks, and exterior stairs should be designed as integral components of the structure and should reflect the style of the home to break up large wall masses, offset floor setbacks, and add human scale to buildings.
10. Covered front porches and sitting areas at the front of houses are encouraged as appropriate for the architectural style.
11. Entries and window on street facing elevations to visually open the house to the neighborhood.
12. Orientation to desirable sunlight and views.



Appropriate Architecture with Articulation, Porch, and Varied Roof

13. Require that residential front setback and other area visible from a public street be attractively landscaped.
14. Architectural treatment of all elevations visible from public places and is detailed further in the following section.
15. Elevations Subject To Public View

Elevations that are within public view are very important in establishing the identity, character and quality of neighborhood and the community of Travertine Point. These elevations are viewed in three ways. The most typical public view elevation is the front elevation, but other public elevation includes, side elevation of corner lots and upper rear elevation along parcel edge.

a. Corner Homes

All corner homes shall have building articulation and materials that continue from the front façade around to the side façade of the home.

b. Streets and Private Drives and Alleys

The width and depth of streets and/or private drives within the Residential Land Use designations shall be subject to County Standards and the review and approval of the County during the development application process. The street design shall be planned throughout the development, allowing for sufficient on-street parking for guests. Private drives shall be limited in length and shall include adequate width to provide sufficient emergency access. It is planned that narrower streets will encourage more intimate neighborhood living spaces.

c. Single-Story Elements

Single story homes, when part of the builder's product program, are encouraged to be plotted as often as feasible on visible perimeter conditions and on corner locations is provided in building height.

On two-story dwellings, single story elements should be used to provide articulation and visual interest to the rear or side elevation.

d. Varying Rear Setbacks

No more than three adjacent dwellings may have the same rear setback; otherwise, an additional offset is required. The additional setback may be achieved in one of two ways:

- i. Offset wall planes on an individual house.
- ii. Staggered rear setbacks on adjacent homes with offset.

e. Variation of Roof Planes

Varieties of roof forms are encouraged using gable, cross-gable, hip, and shed elements. Ridgelines of adjacent residences should be in different directions to the extent feasible.

3. SPECIFIC PLAN LAND USE PLAN

f. Architectural Enhancements

The rear or side of elevations visible from perimeter to edge conditions shall be sufficiently articulated to provide visual interest, including:

Required:

On elevations subject to public view, provide detailing of the second floor and/or corner lot side elevations with materials, color, window surrounds, and changes in wall planes as appropriate to style.

and

Select at least three of the following:

- Offset wall planes
- Roof Plane Breaks.
- Color Blocking.
- Shutters on second story windows when accompanied by corresponding pot shelf with minimum 12-inch projection (not permitted on the Craftsman style) or other ornamental window treatment.
- Introduction of accent building materials and colors.
- Introduction of accent elements such as clay vents, out-lookers, and decorative grille work consistent with the front elevation.
- Other similar features that provide articulation to the visible side or rear elevation.



**Various Architectural Element Examples –
Balcony, Canopy, Archway**

g. Massing and Floor Plan Form

- i. Employ variation in massing, height, and garage placements between plans to achieve diversity in the street scene.
- ii. Appropriate massing, architectural elements, and roof lines/pitches should be consistent to establish clearly identifiable styles.
- iii. Boxy two-story building forms without architectural articulation that overwhelm the street scene are discouraged.

h. Balcony Design

Balconies as part of the building façade consistent with the architectural style are encouraged in some for both aesthetic and practical reasons. As well as providing outdoor living areas and elevated private spaces for individual homes, they are useful in breaking up wall planes, offsetting floors, creating human scale and adding visual interest.

- i. Covered and open balconies may be recessed or projected element.
- ii. Balconies should be an integral element, with details, eaves, supports, and railings, in keeping with the overall architectural style of the building.

i. Roof Design

- i. Roof elements detail and slopes shall be consistent with architectural style of the building.
- ii. Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- iii. Gambrel and mansard roof forms are prohibited.



**Inappropriate Design:
Example Gambrel Roof**



**Inappropriate Design:
Example Mansard Roof**

2. Exterior Materials and Finishes

a. Materials and Details

The character and style of homes should be established primarily using massing, roof forms, and key architectural elements. Appropriate secondary character elements, detailing, and accent materials also provide an effective means of reinforcing and enhancing character and style interpretations. The materials and finishes should be authentic to the architectural style.

Key elements are those primary architectural features of the home that clearly discern one style from another. Secondary elements and details are identified as those that help to reinforce or enhance an already identifiable style. Key or Primary elements are:

- Doors and Entries
- Windows
- Roof Materials
- Color
- Accent Materials
- Wall Finishes
- Exterior Stairs

3. SPECIFIC PLAN LAND USE PLAN

b. Doors and Entries

Building entries represent an important point of interface between public and private spaces typically creating the initial impression for the user and a focal point for the viewer. Doors and windows, including garage doors, are a major visual element and should be carefully chosen and detailed. All inhabited spaces shall employ energy-efficient windows on exterior walls. Front doors and associated entry spaces should thereby be treated with a sense of importance and detailed to emphasize their location and purpose. In designing the door and entry space of homes, the following guidelines shall be observed:

- i. Multi-paned doors are encouraged, with internal grids in doors and windows where appropriate for the architectural style of the structure. Entry doors should incorporate architecturally compatible relief detailing. Garage doors may incorporate window inserts to allow natural light into the garage.
- ii. Design of door and entry spaces shall be consistent with the architectural style of the home.
- iii. Doors shall be protected by a deep recess, porch, or other covered element.
- iv. Door and entry spaces shall reflect a level of detail appropriate to their function and architectural style.



Front Entry Door, Entryway, Courtyard, and Detail Examples

c. Windows

- i. Windows with divided lights and clear glazing are most desirable. Silver or gold metal frames with large unbroken expanses of glazing and dark tinted or reflective glass are not recommended.
- ii. Proportions and alignment shall be consistent to individual style.
- iii. Shutters shall be sized proportionally to complement windows.
- iv. Style-appropriate grates, shutters, and tile surrounds are encouraged.
- v. Full window trim is encouraged on visible elevations.

d. Exterior Light Fixtures

Exterior light fixtures shall be selected to conceal the light source, lamp, or bulb. Recessed canister lighting or fully shielded fixtures are required. The appearance of exterior light fixtures should be appropriate to the style, character, and color of the home. Exterior light fixtures are required at each garage located on a private drive. These fixtures can be either recessed canister lighting or fully shielded fixtures.

e. Roof Materials

- i. Roof materials, colors, and treatments should correspond to the individual character or style of the home or building and be compatible with the overall look of the neighborhood.
- ii. Concrete or clay tiles may be used appropriate to the style of home.

f. Chimneys

- i. Chimneys shall be consistent in style and compatible in design, material, and color with the building.
- ii. Chimney caps should be compatible with the architecture of the building and shall be approved as part of the fireplace assembly, pursuant to the local fire code. Exposed fire arrestors are prohibited.

g. Color

A variety of natural looking materials and colors provide the diversity required for visual interest while unifying the homes with their settings. The primary purpose of color selection is to provide a variety of colorful schemes, and promote visual diversity. To further this diversity, the following criteria shall be met:

- i. Each elevation shall have a minimum of three colors (Four is preferred. For example, one body color, one trim color and one accent color.)
- ii. Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles, and colors.
- iii. All color changes shall occur on an inside corner or coincide with an architectural element/massing change that conceals their meeting point.

h. Accent Materials

Accent materials shall enhance and reinforce the architectural style and composition of individual homes and provide variety in the street scene. Selective use of appropriate materials, color, and placement can provide maximum impact while providing a sense of unique character to each home.

- i. Accent materials shall terminate at inside corners or coincide with an edge or architectural element to conceal changes in material. Where views are limited or edges concealed by an architectural element, accent materials may terminate at privacy wall conditions.
- ii. Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding (or approved manufactured siding, i.e., cementitious board) are encouraged.
- iii. Accent materials shall be selected to complement the overall color and style of the home or building.

3. SPECIFIC PLAN LAND USE PLAN

i. Wall Finishes

Style-appropriate wall finishes shall visually enhance individual homes. The use and placement of extreme contrasts in color and/or materials should be carefully considered in order to maintain a compatible overall look throughout the neighborhood. Footings shall be exposed no higher than 6" above finished grade. Permitted finishes and other similar finish shall include:

- i. Stucco - light to medium sand finish ("Spanish Lace" finish is prohibited)
- ii. Exposed masonry walls (brick, slump block, etc.)
- iii. Stone, brick, adobe, brick veneers (accent materials)
- iv. Horizontal plank siding (concrete material is permitted)
- v. Board and batten siding (concrete material is permitted)

j. Gutters and Downspouts

Exposed gutters and downspouts shall be colored to compliment or match fascia or accent trim color(s).

k. Exterior Stairs

Stairs should be compatible in type and material to the deck and landing. Use of open stair treads can only be justified where the balcony or landing element projects out from the main wall of the building.

l. Mechanical Equipment

Mechanical equipment shall not detract from the architectural design of the home. Special care should be taken to ensure that all mechanical equipment including junction boxes, trash receptacles, and air conditioners are properly screened from public view via walls, enclosures, etc.

- i. Air conditioning units shall not be placed in the front yard. Ground mounted air conditioning units shall be located behind side-yard privacy return walls.
- ii. Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other devices shall not be mounted on roofs.
- iii. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match roof surfaces.
- iv. The placement of mechanical equipment within side yards shall not restrict pedestrian access in emergency situations. Mechanical equipment may be accommodated within the rear yard with minimal impact on yard use and layout.
- v. Trash enclosures should be covered and be designed with the same architectural theme of multi-family style buildings.

3. Single-Family Residential Garage Placement and Treatments

a. De-Emphasis of Garages

The home and front yard should be the primary focus of the front elevation. This should be considered when plotting homes to create an attractive street scene. The impact of repetitive, street-facing garages can be reduced by using the following techniques:

- i. Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.
- ii. Garage door colors should complement or blend with existing color schemes and style of the home.
- iii. Alternate plans with different garage placements when plotting adjacent homes.
- iv. Garage door windows should be of an opaque material.
- v. Provide split and offset garages where possible.

b. Garage Placement

Garage placement shall vary within conventional front loaded neighborhoods to create a lively street scene. Standard minimum setbacks shall be maintained for each garage treatment. In each conventionally subdivided neighborhood, a minimum of three different garage placements are required:

- i. Forward Garage — Forward garages are located at least 5 feet in front of the front elevation living space.
- ii. Flush Garage — Flush garages are located 3 feet behind or in front of the front elevation/living space.
- iii. Shallow-Recessed Garage — Shallow recessed garages are located 5 feet or more behind the front elevation / living space.
- iv. Mid-Recessed Garage — Mid-recessed garages are located 10 feet or more behind the front elevation/living space.
- v. Deep-Recessed Garage — Deep-recessed garages are located 20 feet or more behind the front elevation/living space.
- vi. Swing-In Garages — Home plans that feature attached, swing-in (“side-loaded”) garages are encouraged. This garage placement may be located at the front, side, or rear of a plan or split, thereby reducing the impact of garage door faces on the streetscape. The resultant street-facing wall shall be articulated with the same level of detail as the front façade of the home including windows, trim etc.
- vii. Corner with Side-Street Entry Garage — This garage type allows the option of entering from the side street, thereby eliminating the front facing garage and driveway.



Example of Mid-Recessed Garage.

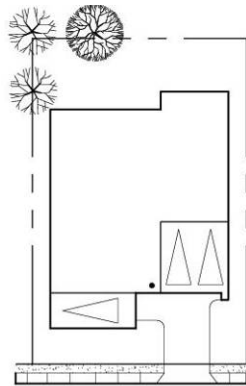
3. SPECIFIC PLAN LAND USE PLAN

c. Three-Car Garage Requirements

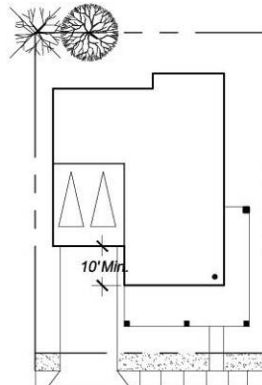
- i. Three-Car Garages — When three-car garages are planned, split, swing-in and tandems are encouraged. Three-car garages may be located forward of the house or recessed. Garages with three cars should have at least two doors, split, or off-set by at least two feet.
- ii. Tandem Garage — When a three-car garage is planned, the impact on the streetscape can be reduced by constructing the additional car bay in tandem behind the standard two-car garage door. Tandem garages should not be swing-in and not located forward of the front façade of the main residence.

d. Driveway Criteria

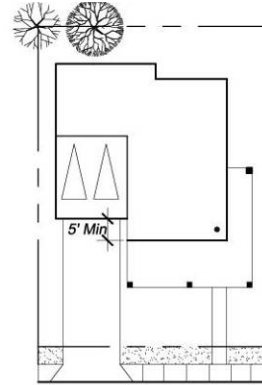
- i. When a garage or carport does not have a direct, straight entry from a public or private street or drive (e.g. side entrance garage), the driveway providing access to the entrance of the garage shall have a minimum 24-foot backup area.
- ii. When the vehicular entrance into a garage or carport faces directly onto a public street, said garage or carport shall be set back at least 20 feet from the street-side property line.
- iii. All driveways, except circular driveways, shall provide access to parking spaces located outside the required setbacks.
- iv. Driveways shall not exceed 50% of the lot width at the front setback. For single-family lots, no less than 2 feet of landscaping shall be provided between driveway and any interior side property line.



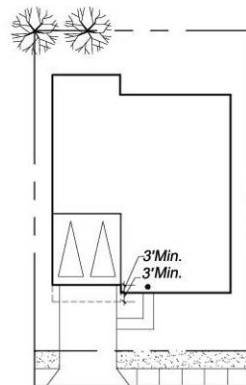
Swing-in



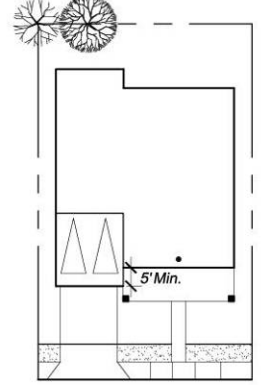
Mid-recessed



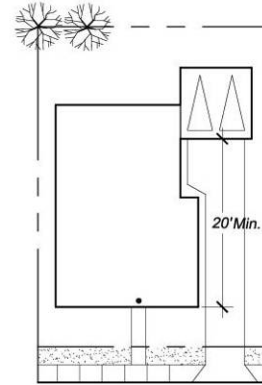
Shallow-recessed



Flush

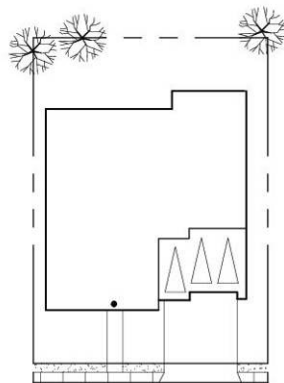


Forward

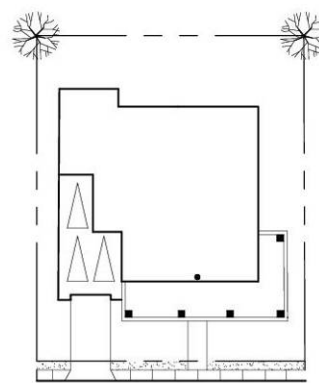


Deep-recessed

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



Three-Car



Tandem

Example Garage Placement

e. Private Drives and Alleys

Although private drives or alleys are thought of as merely a transitional vehicular space, they also provide garage and pedestrian access, trash collection and other daily utility uses.

Homeowners may experience them as often as the front entries to these homes. Therefore, when designing private drives, there are both functional and aesthetic issues to be considered. It is the intent to provide a pleasant experience for daily users by incorporating both in the elements of private drive design.

Garages facing private drives should be set back from the alley to facilitate ease of vehicular movement and provide relief from an otherwise continuous line of garage doors meeting the hard drive plane. This setback allows some planting between the drive and the building faces, softening and interrupting the view of hard surfaces.



Example of public view of private drive loaded garage. Garage does not front street.

Private drives lined with homes that have similar or identical façades, setbacks, rooflines, color schemes and landscape treatments are monotonous and lack individual identity. This condition is not permitted.

In order to avoid this, the following requirements should be met:

- i. Avoid a multi-storied, “canyon-like” effect within the private drive by providing varied massing and rooflines, vertical and horizontal offsets of primary architectural elements. All drive apron and building separation setback requirements shall still be maintained, (see Development Standards for specific product requirements/setbacks).
- ii. Articulate building elevations with style-appropriate window trim, elements and details.
- iii. Vary garage door appearance by using door patterns, colors, and windows as appropriate to individual architectural styles and/or adding perpendicular trellis elements above or at the sides of garage doors.
- iv. Design and locate rear privacy walls and pedestrian gate entries to provide ease of access to the rear yard, allow sufficient dimension for landscape requirements and screen trash can storage from private drive view.
- v. Provide sufficient lighting for safety and security in private drives.
- vi. Garages and driveways should be designed to create non-repetitive and interesting streetscapes. Garages can either be attached or detached, creating a design consistent with the main structure. For buildings and garages that face streets or internal roadways, long, blank building walls shall be avoided when possible, as well as long rows of garage doors.
- vii. Garage doors should appear to be set into the walls rather than flush with the exterior wall to provide shadow relief. Garage door design should be kept simple and consistent with the architectural style.

3. SPECIFIC PLAN LAND USE PLAN

- viii. The garage is encouraged to be recessed from the front of the main structure.
- ix. All garage doors shall be roll-up style.
- x. Detached garage architectural styles shall be the same as the main structure with similar articulation, relief, and detailing.
- xi. Placement of detached structures must respect the site and consider effects on surrounding properties.

4. Exterior Architectural Lighting Design

- a. Light fixture selection must be compatible with the architectural character of the building.
- b. The color, size, and number of fixtures should be carefully considered to enhance the residential environment. These elements should not overpower the desired subtleties of the neighborhood. Pole supports should be of a dark finish to reduce glare.
- c. The use of low voltage lighting is encouraged wherever possible.
- d. All exterior lighting shall be unobtrusive and designed to avoid glare or spillover onto neighboring homes. All fixtures shall be selected and arranged to direct illumination downward. Security lighting, where necessary, shall be hooded, recessed, or located in such a manner it only illuminates the intended area.
- e. All lighting shall be hooded and avoid spill over into open space and natural areas.

5. Porch Design

Substantial overhangs are encouraged. The inclusion of covered porches and entries expand sheltered living spaces, create entry statements, and provide building elevation relief. Covered porches may differ from the roof in both pitch and material. Where a porch is included as a single story element, it is desirable for the following design dimensions to be present:

- a. Front porches should have a minimum of 6-foot depth and cover 1/2 the width of the front living area façade.
- b. Side porches on corner units should be a minimum of 5 feet in depth.
- c. Side porch length should be a minimum of 10 feet measured from front corner of porch.
- d. Eaves should be a minimum of 12” or 18” deep, as appropriate to style.



Example of Wrap-Around Porch and Front Porch

6. Private Open Space

Homes shall have private open space. This private open space can include porches, entry courts, patio areas behind garden walls, and areas behind six (6) foot high walls. Private open space areas should be provided to serve as an “outdoor room” or area that avoids long, unusable spans of space.

3.12.5 Multi-Family Residential

The same principles and guidelines from single family development shall apply to multi-family structures. These guidelines are intended to ensure that multi-family residential development will not produce monotonous and repetitive appearances. Location, along with functional design elements and recreational opportunities, encourages efficient living environments that are integrated with its surrounding uses.

1. Multi-family residential should be located near services such as commercial, mixed use, public transportation and or services.
2. Treatment of the elevations of buildings facing public streets and pedestrian pathways should be the principal facades with respect to architectural treatment to achieve the highest level of urban design and neighborhood quality.
3. Architectural treatment of building elevation and modulation of mass to convey character of separate living units or cluster of living units, avoiding the appearance of a single building volume.
4. Architectural embellishments that add visual interest and create relief to long straight lines are consistent to the architectural character and style is encouraged. These include domers, canopies, masonry chimneys, cupolas, and other similar elements.
5. Rooflines shall be broken and varied within an overall horizontal context. Varying plate and ridge heights are encouraged.
6. Provide street and path facing elevations with high quality doors, windows, moldings, metalwork finishes.
7. Raise ground floor residential uses above sidewalks for privacy and security but not so much that pedestrian face blank walls or look into utility areas or parking spaces.
8. Use roof overhangs, wing wall and other architectural features to enhance energy conservation.
9. Modulate roof profiles to reduce the apparent scale of larger structures and to provide visual interest and variety.
10. Roof equipment should be screened from public view from street.
11. Encourage stoops and porches for ground floor residential units facing public street and pedestrian ways.
12. Incorporate usable and functional private open space for each unit.
13. Incorporate common open space that creates a pleasant living environment with opportunities for recreation.
14. Recreation areas/greenbelts features should be visible upon entry to neighborhoods to enhance neighborhood value.



Multi-Family Housing and Common Area Example

3. SPECIFIC PLAN LAND USE PLAN

15. Design covered and enclosed parking areas to be integral with the architecture of the residential units.
16. Parking areas should be screened through the use of berms, landscaping, “headlight” walls, or a combination of these.
17. Guest parking should be conveniently accessible.
18. Carports and garages may be detached, but should be clustered in parking courts which are removed and/or suitably screened from public thoroughfares.
19. Senior housing needs warrant special design considerations, including:
 - a. Gentle slopes for outdoor pathways and ramps to entry doors and between floors.
 - b. Convenient and attractive access to transit, including porte-cocheres, information kiosks, and seating areas.
 - c. Active adult recreation opportunities including water elements.
 - d. Provide elevators for two or more stories as feasible.
 - e. Provide parking close to units.
 - f. Provide security and direct emergency service access.

3.12.6 Commercial

This section includes design guidelines for commercial development to encourage the creation of pleasant pedestrian-oriented commercial and retail environments.

These elements include generous street landscaping, and maximized pedestrian access to commercial uses such as restaurants, retail store fronts and other services. Commercial site design and architectural criteria are as follows:

1. Architecture shall respond to the public street by incorporating elements relating to the pedestrian scale.
2. Treatment of ground floor of buildings to promote pedestrian activity by avoiding long, continuous blank walls, incorporating extensive glazing for transparency, and modulating and articulating elevations to promote visual interest.
3. Clear identification of storefront entries.
4. Incorporation of signage that is integrated with the building architectural character.
5. Extensive on-site landscaping, including mature vegetation to provide a tree canopy for shading.
6. Incorporation of plazas and expanded sidewalks to accommodate pedestrian outdoor dining and other activities.
7. Clearly delineated pedestrian connections between business areas, parking, and to adjoining neighborhood and districts (paving treatment, landscape, and way finding signage).
8. Use of attractive roof forms is highly encouraged.
9. Buildings with facades parallel to the street are highly encouraged. Long unarticulated facades and roof forms shall be avoided.
10. Storefront facades, recessed doorways, outdoor spaces, passageways, and arcades shall be lit. Lighting fixtures shall be located and angled to ensure that they highlight tenant's merchandise, but do not point toward the storefront window or cause distracting reflections.
11. Use of attractive, durable, high quality, weather resistant materials shall be required for all visible and/or weather exposed surfaces on the building exterior.
12. Integrally colored inorganic materials, such as brick, concrete, stone, copper, and anodized aluminum are encouraged.



Example of Appropriate Commercial



Retail Façade Example

3. SPECIFIC PLAN LAND USE PLAN

13. Subdued colors, not specifically limited to earth tones, are encouraged.
14. Use of reflective glass shall be prohibited except where used on a minimal basis as an accent.
15. Architectural treatment of parking structures consistent with commercial buildings, including the incorporation of retail in the ground floors where the parking structure faces a public street or pedestrian way.
16. All maneuvering operations shall be conducted on-site but not within required vehicle parking spaces.
17. Parking should be oriented to permit pedestrian flow into commercial areas and businesses without having to cross numerous traffic aisles.
18. Bumpers or other tire stops shall be provided for all parking spaces abutting a sidewalk, planting area, street, or alley.
19. All parking spaces shall be clearly striped.
20. Loading docks, staging areas, and transformers should be screened from public streets and adjacent residential areas.
21. Customer loading and unloading zones shall be provided.
22. Loading spaces shall be twelve (12) feet wide and forty (40) feet long, and shall be located so that commercial vehicles shall not back onto a public street.
23. Architectural treatment of all building elevations, including ancillary facilities such as storage, truck loading and unloading, and trash enclosures.
24. Trash enclosures and bins, transformers, utility boxes, processing equipment and any other unsightly apparatus shall be situated away from the street, if possible, and shall be architecturally screened in similar building style.
25. Roof equipment shall be screened or incorporated into the roof design to minimize visibility from a public street or right of way.
26. The level of on-site lighting as well as lighting fixtures, shall comply with this Specific Plan and any and all applicable requirements and policies of the County. Energy conservation, safety, and security should be emphasized when designating any lighting system.

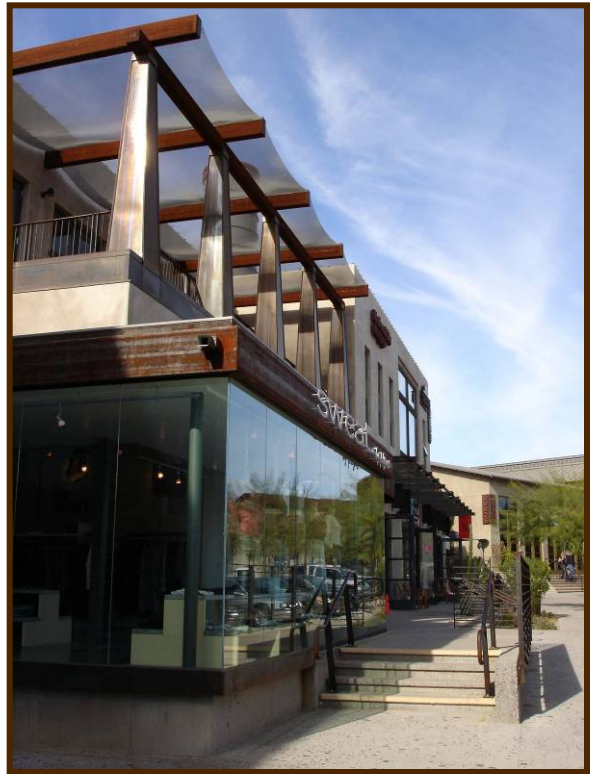


Example of Raised/Separated Pedestrian Walkways in Large Parking Lots

3.12.7 Mixed-Use

The Mixed Use guidelines encourage the creation of vibrant pedestrian-oriented commercial and retail areas with residential opportunities integrated throughout the area. (Refer also to Residential and Commercial guidelines.)

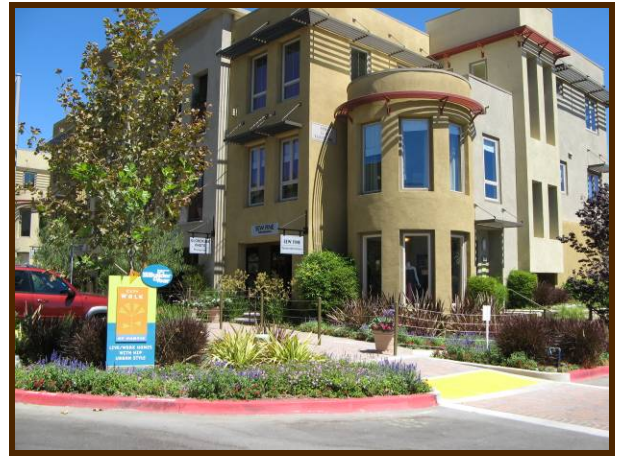
1. Prominent building should be sited in key landmark location and easily accessible.
2. Orient commercial and office building to pedestrian amenities such as plaza, courtyard and or promenades.
3. Incorporation of extensive landscape appropriate to its location; urbanized streetscapes, for example would require less landscape along the street frontage but integrate landscape into interior courtyards and common open spaces.
4. Fountains, special accent paving, murals, inlays, trelliswork, sculpture, and/or other design features should be incorporated into plaza, courtyard, and streetscape designs.
5. Placement of buildings shall consider the context of the commercial area, the location of nearby residential land uses, the location of major traffic generators, and circulation routes.
6. Store-front retail at ground-level along pedestrian walks to enhance the pedestrian experience is encouraged.
7. Individual tenant identity shall be reinforced and maintained through signage and interior styling consistent with the project's architectural theme.
8. Paved and landscaped pedestrian walks are encouraged.
9. Overhangs, trellises and other architectural elements should be incorporated into the design of retail building to protect pedestrians from exposure to adverse climatic conditions.
10. Pedestrian linkages between uses should be convenient and directed with supporting spaces such as plazas, courtyards and promenades.
11. Enhanced and identifiable entries using landscape medians and special paving are recommended.
12. Design and incorporation of building materials and features to avoid conflicts among uses such as noise, vibration, lighting, odors and other similar impacts.



Example of Vertical Mixed-Use Storefront and Sidewalk Width

3. SPECIFIC PLAN LAND USE PLAN

13. Visual and physical integration of residential and nonresidential uses.
14. Architectural treatment of building elevations and modulation of their massing.
15. Multi-storied buildings should relate to the pedestrian. Ground-story front facades should be designed to strengthen a pedestrian scale. Pedestrian scale along streets should also be established through the use of pedestrian arcades and awnings which add horizontal articulation to facades.
16. Separate and well-define entries for residential units and non-residential businesses.
17. Service areas should be screened from streets, residences, open spaces, or adjoining land uses through location, elevation, landscape, and/or architectural means.
18. Shared parking between residential and commercial development within the Mixed-Use areas should be permitted, subject to the review and approval of a shared parking analysis as part of a development application review process.
19. Parking structures, if proposed, should be designed as integral components of the overall design of the specific project with related materials and forms incorporated in both the parking structure and the facility served.
20. Pedestrian pathways shall be designed and located in areas to minimize conflict with vehicular movement.
21. On-street parking is encouraged to buffer pedestrians from moving vehicles.
22. Parcelization should accommodate truck transport friendly design, providing for adequate street frontage and access points to facilitate truck turning movements in a safe manner.
23. Access to individual parcels should align with the parcel across the street when possible, and entry to parcels should be easily discernable.
24. Adequate access and turning radii shall be provided where recreational vehicle parking and/or truck loading areas are incorporated on-site. Site plans shall demonstrate adequate turning movements.
25. Facades that face public streets should provide visual interest, identity, character and scale utilizing display windows, articulated entries, arcades and/or awnings.
26. Variations in rooflines should be used to add interest to, and reduce the massive scale of large buildings.



Example of Mixed-Use and Live / Work Dwellings



Example of Design Integrates Landscaped Parking and Building Architecture

27. Ground and roof mounted equipment shall be screened from public view. These areas should appear that they were designed as an integral part of the building and landscape. The screening materials shall be the same or visually compatible with the principal building design.
28. Design elements should be consistent with architectural style through the use of authentic materials and detailing.
29. Areas such as arcades, terraces, and patios should be utilized to provide transitional spaces between the interior and exterior of buildings.
30. Each principal building on a site should have clearly-defined, highly-visible customer entrances featuring the following: canopies or porticos; overhangs; recesses/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; architectural details such as tile work and moldings which are integrated into the building structure and design; and integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
31. Unarticulated walls that create flat unbroken surfaces shall be broken up through massing changes, architectural enhancements, striping, or banding, or landscape treatments. Massing changes can include changes in wall height, horizontal off-sets in a wall plane, and addition of perpendicular elements such as wing walls, covered entries, and lower height office components. Architectural enhancements can include windows, cornices, and projecting window shades or trellises.
32. Building elevations that face the freeway or public streets shall include additional articulation such as windows, horizontal banding, or color changes.
33. Innovative use of exterior materials is encouraged to create visual interest in large mass buildings. For this reason, no specific exterior material is prohibited from being used.
34. Durable materials must be used for all buildings.
35. The roofs of buildings should be of a light material when possible to encourage energy conservation.
36. Architectural continuity and design integrity shall be maintained throughout the Mixed-Use/Commercial area in keeping with the residential community.
37. Architectural elevations of buildings more than one story, shall emphasize the design of the ground floor as a structural base on which the other floors rest. The visual experience of the pedestrian from the ground floor will be enhanced with interesting window grouping, material changes, columns, pilasters, recesses like entry alcoves, and projections like bay windows.
38. Awnings, banners, flower boxes or other items consistent with the tenant's goods or services. Each tenant may create a unique and identifiable entryway with recessed entries preferred. Signage is encouraged to be artistic, appear to be handcrafted, located, and scaled for viewing by the pedestrian.



Example of Pedestrian Walkway



Example of Mixed Use Ground Floor Retail with Second Floor Office

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3.12.8 Town District

Travertine Point's Town District is located near its geographic center and will support the regional retail, commercial tourist area with visitor-serving uses such as a resort hotel and casino, a business park, and mixed use areas that allows for a variety of land uses including neighborhood and specialty retail, office, and residential opportunities. (Refer also to Residential, Commercial, and Mixed Use guidelines.)

1. Pedestrian promenades shall feature a variety of amenities that may include many of the following: street trees in tree wells, enhanced paving, benches, street lights, waste bins, plant containers, bollards, directional signs, bicycle racks, water fountains, kiosks, clocks, public art, and shaded areas.
2. Pedestrian promenades shall be designed as an expanded walkway, more prominent and wider than a typical sidewalk, which can easily accommodate the movement, gathering or lingering of pedestrians. Pedestrian promenades should also provide a more formal connection between important destinations.
3. Upper-story balconies fronting main streets within the Town District shall be appropriately scaled to the size of the building, and located in consideration of natural elements, pedestrian traffic below, storefronts, street lighting, and signage.
4. Elevations of second and third floors shall utilize a variety of architectural elements such as balconies, railings, window boxes, shutters, and cornices to add a level of dimensional relief to the upper elevation.
5. Buildings shall be placed adjacent to public sidewalks along the Town District streets to form a semi-continuous "downtown block."
6. The store front of buildings along the Town District streets shall be setback to provide for architectural projections, overhangs, signs, lights, banners, canopies, awnings, overhead planters and other storefront embellishments.
7. Street trees with high canopies and large shade areas are encouraged.
8. A variety of containers with different trees and plants shall be provided throughout the promenade, arcades, and storefront entries.



Example of Accent Fountain in Courtyard



Example of On-Street Parking, Live / Work Dwellings, and Streetscape

9. Traffic calming devices, such as “neckdowns” or “chokers”, shall be required at street corners in the Town District. The “neckdowns” shall extend from the pedestrian promenade past the parking lane to the travel lane to slow vehicular traffic and provide the pedestrian with a shorter distance when crossing the street.
10. The pavement at the Town District street chokers shall be flush with street pavement to accommodate wheelchairs and bicycles, but protected with concrete or metal bollards.
11. The corner area for street chokers shall include landscaped areas, distinctive pavement colors to identify them as pedestrian areas. Pedestrian crosswalks shall be of different paving material, texture, or color from the street paving to identify the area as a pedestrian zone.



Example of Corner Area Transition

An employment-based business park will allow for office, light industrial and light manufacturing uses.

12. Locate buildings around common plazas, courtyards, walkways and open spaces.
13. Incorporation of extensive on-site landscaping that emphasizes special features such as entryways.
14. Use of landscaping and open spaces to break up the visual continuity of surface parking lots.
15. Common signage program for tenant and way finding.
16. Common streetscape and lighting to promote pedestrian activity.
17. Readily observable site access, entrance drives and building entries and minimized conflict between service vehicles, private automobiles and pedestrians.
18. Minimize the mass and bulk of building facades abutting streets.
19. Clear identification of entries through design and landscape elements.
20. Integration of signage with the building’s architectural style and character.
21. Parcelization should accommodate truck transport friendly design, providing for adequate street frontage and access points to facilitate truck turning movements in a safe manner.
22. On-site circulation system should minimize conflicts between vehicle and pedestrian traffic.
23. Walkways must be provided from each building to the public sidewalk system.
24. Loading spaces shall be located so that commercial vehicles shall not back onto a public street.



Example of Employment-based Business Park

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3.13 PROJECT IMPLEMENTATION

3.13.1 Specific Plan Implementation Measures

This section sets forth several implementation measures that are applicable throughout the entirety of the Travertine Point Specific Plan area. These measures are as follows:

1. District Refinement Plan Requirements – The Travertine Point Specific Plan addresses a very large area, some 4,900 acres, and includes more than 75 individual Planning Areas. The buildout of the community is forecasted to be approximately 35 years. 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 3-2, District Map. Each District Map identifies the Land Use designation for each planning area along with regulatory development standards.

The Specific Plan includes design guidelines to provide community wide architectural and landscape concepts to establish direction for future development. The design guidelines also provide the character concepts of the community that use effective building solutions that minimize impacts to the environment and energy resources.

In order to provide current design details for each Specific Plan District, the Developer shall prepare a District Refinement Plan (DRP) that will be required to be processed with a Specific Plan substantial conformance application before any development application can be approved within any District. A DRP may be processed concurrently with any planning development application or subdivision map.

Prior to or concurrent with the first approval of any implementing project within any District, a Specific Plan Substantial Conformance application for a District Refinement Plan shall be required. No implementing project shall be approved before a District Refinement Plan for the corresponding District receives approval from the Planning Commission. District Refinement Plans may be processed concurrently with implementing projects.

Each District within the Specific Plan shall receive a different development level designation when the District Refinement Plan application is filed. All subsequent implementing projects, including any processed concurrently with the District Refinement Plan shall be attached to the development level designation for the corresponding District Refinement Plan. This condition shall be applied to each District Refinement Plan to automatically count the development of all new residential dwelling units for that District on the County's Land Management System.

The total dwelling unit count shall be tracked in a separate spreadsheet by the Planning Director and updated by the applicants for each new project. This is part of the application submittal requirements per the Specific Plan.

The primary intention of the Travertine Point DRP process is to outline District land uses, provide design details and correlate appropriate infrastructure requirements for District development. The DRP will outline elements of the District as follows:

- a. Introduction
- b. District Land Uses and Product Descriptions
- c. Circulation
- d. Parks Concepts and Locations
- e. Landscape Features and Trails Concepts

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- f. Retention basins
 - g. Grading
 - h. Infrastructure improvements
 - Drainage and flood control
 - Water
 - Dry Utilities
 - i. District Theme and Design Goals
 - Architectural Styles
 - Street Landscaping and lighting
 - District Entries/Signage
 - District Landmarks
 - Walls and Fencing
2. The development of the property shall be in accordance with the requirements of applicable Riverside County or Imperial County Ordinances, as the case may be, and state laws, unless modified by this Specific Plan. Property development shall conform substantially with this approved Travertine Point Specific Plan, as filed in the offices of the Riverside County Planning Department and Imperial County Planning Department, unless otherwise amended.
 3. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department or Imperial County Planning Department, as the case may be, verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
 4. An environmental assessment shall be conducted for each development application review process such as, subdivision map, plot plan, site plan, conditional use permit, change of zone, specific plan amendment or any other discretionary permit required to implement this Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Specific Plan's Environmental Impact Report.
 5. Affordable Housing - Travertine Point's affordable housing program will provide a minimum of 10 percent of the total dwelling units as affordable housing, or a total of 1,666 affordable units assuming the project is built out to the maximum of 16,655 units. For Travertine Point it has been determined that 10 percent of the housing should be affordable with the target eligibility income level ranging between 35 and 120 percent of the Area Median Income (AMI) and shall require a minimum of 167 units (10 percent of the total required affordable housing) to be very low income. Affordable housing will be developed generally in concert with, and/or as, "market-rate" housing. The number of affordable units or amount of in-lieu fee will be determined by residential unit counts and/or square footage, and will be adjusted to respond to market conditions.

A housing unit shall qualify as an affordable unit if rented or sold to very low, low, or moderate-income households. The affordable unit home's sales price, or rental payment, shall be based on household median incomes for Riverside County. Information relating to home sales price, market areas and median income in the County of Riverside is made available by the U.S. Department of Housing and Urban Development (HUD) and shall be made available to prospective renters or buyers. Affordable rental payments shall be monthly housing expenses, including a reasonable allowance for utilities (30 percent of gross monthly income), for rental units for very low, low, or moderate income households. Affordable sales price shall be at which moderate, low or very low income households can qualify for the purchase of a housing unit, calculated on the basis of underwriting standards of mortgage financing available.

The required amount of affordable units to be made available is based on a percentage of the estimated residential units allocated within the Development Phases as shown in the table below. Delivery of affordable units will accelerate from a beginning of seven percent, peak at thirty-five percent and average the requirement of fifteen percent at buildout. The development of affordable housing units starts lower in early phases because of accessibility, limited availability of economic subsidies, and service needs. Affordable housing developments for very low and low income for example, may have special considerations that require a full-range of services with easy access to transportation, schools, and medical facilities, etc. As the community grows, these types of services become more readily accessible to meet their needs. The affordable housing requirement will increase to thirty-one percent and thirty-five percent during Development Phases III and IV respectively and will require fifteen percent for Development Phase V at buildout.

It is the intent of the master developer to avoid concentration of affordable housing in any one location or development phase of Travertine Point and, to the extent possible, to blend affordable and market rate development. Specific locations, types, and occupancy will be included in the Affordable Housing Implementation Program (AHIP) to be submitted to the County with the first increment of development and updated with subsequent development increments. However, the required amount of affordable units is based on the residential units allocated to the Development Phase. It is not the intent to require the required amount of affordable units to be necessarily located within the corresponding Development Phase. This provides the flexibility to locate actual development of affordable residential units anywhere within the community and where it is most appropriate. Affordable units may be provided within any phase and at any time as long as the affordable units or in-lieu fees provided meets the minimum residential development thresholds being built within the community. Table 3-8, Affordable Housing Requirement, outlines the Specific Plan's required amount of affordable units pursuant to the residential units allocated to the corresponding Development Phase.

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**Table 3-8
Affordable Housing Requirement**

Development Phase	Number of Residential Units Allocated by Phase	Percentage Delivery Required of 1,666 Affordable Units	Affordable Units Required
I	3,249	7%	117
II	3,608	12%	200
III	3,386	31%	516
IV	5,166	35%	583
V	1,246	15%	250
Total	16,655	100%	1,666

Affordable Housing Units are required as follows:

- a. Prior to the issuance of building permit for the 3,133th residential unit, 117 affordable housing units or credits shall be available.
- b. Prior to issuance of building permit for the 6,658th residential unit, 200 (317 cumulative) affordable housing units or credits shall be available.
- c. Prior to the issuance of building permit for the 9,628th residential unit, 516 (833 cumulative) affordable housing units or credits shall be available.
- d. Prior to the issuance of building permit for the 15,160th residential unit, 583 (1,416 cumulative) affordable housing units or credits shall be available.
- e. Prior to the issuance of building permit for the 16,405th residential unit, 250 (1,666 cumulative) affordable housing units or credits shall be available.

Various methods to provide for affordable housing are available. It is recognized that no model currently exists to forecast residential financing over an extended period of time. What is known is that residential development is developer driven. The primary challenge for all types of housing is the source of financing. Money to buy land, money to build homes, money to maintain them are the issues. They are particular acute for workforce and other affordable housing that has historically relied on some level of private subsidies and governmental financing that is becoming scarcer and harder to obtain. Future developers are partners in the provision of all types and costs of housing. Travertine Point commits to providing a menu of methods to comply with affordable housing requirement which will result in units for all economic segments of the community. An Affordable

Housing Implementation Program (AHIP) will be submitted for approval with subsequent District Refinement Plans.

Some suggested methods to provide for affordable housing could include any one or a combination of, and not limited to, the following:

- a. **Tax credits** are available from both federal and state programs, are subject to regular reauthorization by federal and state government, and are of variable value subject to market trends.
- b. **Inclusionary Housing:** this program generally encourages the development of the affordable units concurrent with market rate units and has been most successful with moderate range single family, attached-single family, garden or zero-lot-line, or condominium projects. Inclusionary housing requirements can provide both actual for sale or rental units and in-lieu funds and both sources should be a part of a successful housing plan. A significant component of the inclusionary requirement is an incentive program that will entice developers to participate willingly. Some of the more popular incentives are density bonuses, waiver of zoning or site requirements, local tax abatements, waiver or deferral of permit fees, fast-track permitting, and subsidization of infrastructure by the jurisdiction using some other source of income.
- c. **Accessory Dwelling Units:** For parcels large enough to accommodate an accessory dwelling unit, or residential unit over a detached garage, these “Granny Flats” may be counted as affordable units. They provide second residences, either for sale or rent, and can attract people from diverse age and provides for an affordable residence for lower income groups. In order to receive credit as an affordable unit, the accessory unit must be defined as a complete legal dwelling according to building codes.
- d. **Live/Work Units:** for development projects that propose live-work units, a small business space on the ground floor subsequent spaces containing the residential living space. These types of units may be counted as affordable units in that employees on site provide obvious economic and environmental benefits.
- e. **Payments in-lieu-of for housing developers:** this program generally allows a developer to contribute to a housing trust fund or other banking vehicle in-lieu-of actual construction of the units. Payments may be based on percentages rather than specific dollar amounts. This program is only successful if the contribution is generally equal to the actual development of the required number of units. It has the advantage that funds from several projects may actually be sufficient to meet the “gap” in the development of an affordable housing community. The actual entities that will collect, invest, and allocate the in-lieu funds will have to be determined by implementation of an Affordable Housing Implementation Program (AHIP).
- f. **Employee housing:** if an employer delivers employee housing within five miles of the jobsite, these dwellings will receive double the amount of affordable credit towards the affordable housing requirements. The benefits of workers not commuting and generating costs and environmental impacts is rewarded with this double credit. These dwellings can be provided in any form accommodating plumbed, overnight accommodations, including apartments, bunk houses, group quarters, etc.

Various sources of affordable housing funding are available. One of the most effective incentives is local jurisdiction cooperation which could result in funding applications either supported by or submitted by local governments. Some of the funding sources listed in Table 3-9, Potential Affordable Housing Programs, will most assuredly change over time. Some will morph into

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complimentary programs, some will disappear, and others will receive decreased – or increased funding. However, both the state and federal governmental housing agencies are exploring permanent sources of financing and Travertine Point must position itself to take advantage of them. In addition, there may be housing trust funds, adjacent jurisdiction assistance, regional funding, and in-fill development assistance.

**Table 3-9
Potential Affordable Housing Programs**

Program	Funding Source	Applicant	New Construction or Rehabilitation	Comments
Inclusionary Housing Program	In-lieu of development	Developers	New Construction	Locally adopted; options for collection/allocation include CSD, HOA, IFD
Low Income Tax Credits	Federal	Developers	Both	Competitive
Low Income Tax Credits	State	Developers	Both	Competitive
HOME Participating	HUD	Cities, Counties	Both	For larger entitlement jurisdictions
HOME Small Cities	State HCD	Cities, Counties	Both	For small cities that do not participate with counties - competitive
Multifamily Housing Program (MHP)	State HCD	Developers	Both	Competitive; funding may end in 2009
Joe Serna, Jr. Farmworker Housing	State HCD	Developers	New Construction	Competitive; 51% of residents must be farm workers
Transit-Oriented Development	State HCD	Developers	New Construction	For high-density housing and mixed use near transit stations
Rural Rental Housing Section 515	USDA	Developers	New Construction	In small rural communities
Rural Rental Housing Guarantee Loans	USDA	Developers	New Construction	In small rural communities
RDA Housing Set-Aside Funds	RDA – city or county	Developers	Both	Can be for use in RD Areas or jurisdiction-wide

6. Parks - A ratio of approximately five acres of park shall be provided per 1,000 residents. Utilizing this ratio, the buildout of 16,655 residential dwelling units will necessitate the need for approximately 192 acres of neighborhood park facilities. Parkland dedication, park facility improvements and/or payment of in-lieu park fees shall be phased with residential development and subject to tentative tract map conditions of approvals in accordance with Riverside County Municipal Code, Title 16, Subdivisions, Chapter 16.20, Dedications, and the Subdivision Map Act. At no time shall the number of dwelling units approved within Final Tract Maps exceed the corresponding local park credit that is dedicated / offered for dedication. More specific locations of parks will be submitted with subsequent District Refinement Plans with final locations to be refined during processing of Tentative Tract Maps.
7. One out of every four public parks shall be a sports field and that sports field shall be at least 5 acres in size.

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8. Parks acreages or credits are required to be applied within the Specific Plan boundaries as follows:
 - a. Prior to the issuance of building permit for the 3,250th residential unit, 43 acres of park or credits shall be available.
 - b. Prior to the issuance of building permit for the 6,500th residential unit, 48 acres (91 cumulative) of park or credits shall be available.
 - c. Prior to the issuance of building permit for the 10,000th residential unit, 47 acres (138 cumulative) of park or credits shall be available.
 - d. Prior to the issuance of building permit for the 13,500th residential unit, 68 acres (206 cumulative) of park or credits shall be available.
9. The Developer or builder shall provide a park with playground and field play area, prior to the issuance of the 25th residential certificate of occupancy. This implementation measure may be waived or modified without further amendment to this Specific Plan, if such facility is determined appropriate at a later stage of development by the County.
10. Regional Park Facility - Subsequent to closure of the Oasis Landfill and subject to the approval of the County of Riverside, commence phased improvements for a Regional park of regional scale as follows:
 - a. Prior to issuance of 7,300th building permit, the Developer shall have a Park Master Plan approved by the Desert Recreation District or as otherwise acceptable agency by County of Riverside, and the County of Riverside Planning Department, or equivalent, for the park located with Planning Area 2-18.
 - b. Prior to issuance of the 8,300th residential building permit phase 1 for regional park facilities that equal 20% of the total land area for the regional park shall be open to the public and operational. Facilities within the park will be according to the Park Master Plan approved by Desert Recreation District or as otherwise acceptable agency by County of Riverside, and the County of Riverside Planning Department.
 - c. Prior to issuance of the 9,960th residential building permit phase 2 for regional park facilities that equal 20% of the total land area for the regional park (which will be 40% of the cumulative total of the park) shall be open to the public and operational. Facilities within the park shall be according to the Park Master Plan approved by Desert Recreation District or as otherwise acceptable agency by county of Riverside, and the County of Riverside Planning Department.
 - d. Prior to issuance of the 11,620th residential building permit phase 3 for regional park facilities that equal 20% of the total land area for the regional park (which will be 60% of the cumulative total of the park) shall be open to the public and operational. Facilities within the park shall be according to the Park Master Plan approved by Desert Recreation District or as otherwise acceptable agency by County of Riverside, and the County of Riverside Planning Department.
 - e. Prior to issuance of the 13,280th residential building permit phase 4 for regional park facilities that equal 20% of the total land area for the regional park (which will be 80% of the cumulative total of the park) shall be open to the public and operational. Facilities within the park shall be according to the Park Master Plan approved by Desert Recreation District or as otherwise acceptable agency by County of Riverside, and the County of Riverside Planning Department.
 - f. Prior to issuance of the 14,940th residential building permit the remainder of the regional park shall be open to the public and operational. Facilities within the park shall be according to the

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Park Master Plan approved by Desert Recreation District or as otherwise acceptable agency by County of Riverside, and the County of Riverside Planning Department.

- g. Pursuant to California Integrated Waste Management Board post-closure land use¹, any residential or non-residential uses or development for on-site construction within 1,000 feet of any disposal area shall be designed and constructed in accordance with the following, or in accordance with an equivalent design which will prevent gas migration into the building, unless an exemption has been issued:
 - i. a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
 - ii. a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
 - iii. a geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
 - iv. perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
 - v. the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
 - vi. automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
 - vii. periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (section 20920 et seq.).
 - h. In the event that the Developer and /or the County of Riverside County elects not to enter into an Agreement regarding the transfer of land or as otherwise acceptable agency by County of Riverside, if it elects to hold the property, for the Regional Park, a Specific Plan Amendment shall be filed which shall identify an alternative regional park location within the Specific Plan, revise the Land Use Plan to reflect a potential new regional park site, and revise all other affected components of the Specific Plan to accommodate a new regional park site. Any required California Environmental Quality Act (CEQA) analysis shall also be completed and documented with the Specific Plan Amendment. The improvement and implementation of the new park site will follow the schedule as described in items a through f above. The new park site acres and improvements shall be creditable towards the Specific Plan park requirements.
11. Library – Riverside County Library System
- a. Phase I – Prior to issuance of a building permit for the 3,500th dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System.
 - b. Phase II – Prior to issuance of a building permit for the 7,000th dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System.

¹ Authority cited: Sections 40502 and 43020, Public Resources Code; and Section 66796.22(d), Government Code. Reference: Sections 43021, 43103 and 44105, Public Resources Code; and Section 66796.22(d), Government Code.

- c. Phase III – Prior to issuance of a building permit for the 10,500th dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System.
- d. Phase IV – Prior to issuance of a building permit for the 14,000th dwelling unit, the applicant shall construct an estimated 5,000-square-foot library facility in coordination with the Riverside County Library System and/or the Imperial County Free Library System. The applicant shall execute a joint Memorandum of Understanding with both the Riverside County Library System and Imperial County Free Library System that provides for the location of this library site in either Riverside or Imperial County and that this library will provide services to both systems. Regardless of the location of this library, the applicant shall participate in development fees for library services as required by each County.

12. Fire Stations

- a. Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 6 fire station(s) may be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.
- b. Prior to final building inspection for the 2,000th residential unit within the Riverside County portion of the proposed project, a fire station for the RCFD or to the satisfaction of the RCFD shall be provided.
- c. Prior to final building inspection for the 4,000th residential unit within the Riverside County portion of the proposed project, a fire station for the RCFD or to the satisfaction of the RCFD shall be provided.
- d. Prior to final building inspection for the 10,000th residential unit of the proposed project, a fire station for the SCSD shall be provided.
- e. Fuel modification zones minimize the potential exposure of the developed areas to wildfire hazards consistent with the requirements of RCFD and SCSD. A landscaped/fuel modification buffer shall be required surrounding each home site and structure in planning adjacent to open space areas. The following fuel modification standards shall be incorporated:
 - i. The fuel modification zone shall incorporate a program of brush clearance and thinning of combustible plant materials.
 - ii. The fuel modification zone shall be designated around all structures as measured from face of building.
 - iii. Thinned native plants of high habitat value, may be located throughout this zone as a transition between open space and developed areas.
 - iv. Fuel modification zones shall be maintained by the homeowner's association (HOA) in accordance with the RCFD and SCSD guidelines (except estate lots).
 - v. The exact location, dimension, and requirements for the fuel-modification zones would be determined and refined in agreements established between RCFD, SCSD and County staff, and ultimately during the processing of tentative tract maps. The following descriptions provide a conceptual fuel modification plan with the minimum treatment for the zones:

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- **Zone A – Setback Zone from the Structure to the Property Line**
Most vegetation in this zone is limited to ground covers, green lawns, and a limited number of selected ornamental plants. This zone provides defensible space for fire suppression that will be maintained by homeowners.
- **Zone B – Irrigated Zone includes Manufactured Slopes**
This 20-foot-wide zone would augment irrigation and planting required, relating to manufactured slopes and landscape requirements. The 20-foot band of irrigation outside the fence line provides defensible space for fire suppression and will be HOA-maintained. This space would adjoin manufactured slope along the property line to provide a band of irrigation prior to Zone A. Special consideration would be given for Rare and Endangered plant species, geologic hazards, tree ordinances, or other conflicting restrictions.
- **Zone C – Thinning Zone**
This 80-foot-wide zone would be the beginning of the thinning zone and would be designed to eliminate the spread of fire from one plant to another via ladder fuels and eliminate horizontal continuity by properly spacing remaining vegetation and limiting large masses of unbroken vegetation. Thinning would reduce existing vegetation with removal of the majority of undesirable tall flammable plants species, including trees and tree form shrubs, and would be HOA maintained. Reduction of fuel loading is accomplished by reducing shrubs or trees without substantial decrease in the canopy cover or removal of soil-holding root systems. Natural vegetation is thinned in reduced amounts as the zone moves away from development.
- **Zone D – Interface Thinning Zone**
This 100-foot-wide area would be the initial interface between wildland areas and fuel-modification zones. It would consist of native vegetation individually thinned to reduce foliage or fuel loading. This zone does not necessarily require the removal of plants but thinning those that exist. Proper thinning and spacing of remaining tree and tree form native shrubs will reduce fuel load without overly exposing the soil to threat of erosion. Native vegetation is thinned by reduced amounts as the zone moves away from development, depending on fuel type in this area. Typical tree and shrub maintenance is required every 3 to 5 years depending on growth and native grasses; this zone would be maintained as needed annually by the HOA.

13. Sheriff Station

- a. Prior to the issuance of the 3,249th building permit within the Specific Plan, or to the satisfaction of the RCSD, a sheriff's substation for the RCSD within the Riverside County portion of the proposed project shall be constructed and operating.
- b. Prior to the issuance of the 6,857th building permit within the Specific Plan, or to the satisfaction of the RCSD, a second sheriff's substation for the RCSD within the Riverside County portion of the proposed project shall be constructed and operating.
- c. Prior to the issuance of building final permits for the 750th residential unit in Imperial County, a sheriff's substation, or expansion of the Salton City Substation, to service the project site shall be constructed and be operational.

14. Medical Facilities
 - a. Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for an urgent care medical facility within the Travertine Point Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the District Refinement Plan for the respective District.
 - b. Prior to the issuance of the 2,500th building permit within the Specific Plan an urgent care medical facility shall be constructed and operating.
 - c. Prior to the issuance of the 5,000th building permit within the Specific Plan, a site for a hospital within the Travertine Point Specific Plan area or other nearby location acceptable to the Planning Director shall be identified and approved by the Planning Department. The development of such site shall be subject to an agreement with a health care provider to construct and operate a hospital at such time as a provider determines there is sufficient need to make the construction and operation of a hospital financially feasible. The design shall substantially conform to the design criteria as specified in the district refinement plan for the respective district.
 - d. Prior to the issuance of the 15,000th building permit within the Specific Plan a structure for a hospital shall be constructed and operational.
15. Lots created pursuant to this Specific Plan, and any subsequent tentative maps, shall be in conformance with the development standards of the zones applied to the property by the Specific Plan Zoning Ordinance.
16. Development applications that may include separate property owner(s), separate Planning Areas, and/or jurisdictional boundaries, but with the same land use designation, should be cohesively and compatibly designed with respect to character and intensity of the adjacent property.
17. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular and pedestrian and/or bicycle) consistent with its District Refinement Plan.
18. Flood Control – Coachella Valley Water District
 - a. The developer shall be required to construct flood control facilities to safely convey the 100-year flows based on NOAA Atlas 14 rainfall and/or Standard Project Flood whichever is greater.
 - b. Prior to issuance of grading permits, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) through the Federal Emergency Management Agency.
 - c. Prior to issuance of grading permits, the developer shall execute an agreement with the District which shall include applicable provisions outlined in the District Ordinance No. 1234.
 - d. Prior to issuance of grading permits, the developer shall submit to the District a Flood Control Facility Operations and Maintenance Manual for review and approval.
 - e. Prior to issuance of grading permits, the developer shall grant flooding easements over the flood control facilities in a form and content reasonably acceptable to the District.
 - f. Prior to issuance of grading permits, the developer shall submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

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- g. Prior to issuance of any building permits within Development Phase I and II, Developer shall construct Channels 1 and 2 (or equivalent).
 - h. Prior to issuance of any building permit within Development Phase III Developer shall construct Channel 3 (or equivalent).
 - i. Prior to issuance of any building permits within Development Phases IV and V, Developer shall construct Channel 4 (or equivalent).
 - j. Prior to occupancy, the developer shall, at the completion of the construction of the flood control facilities, submit “as-built” topography, construction drawings and engineering analysis for District review to verify that the design capacity is adequate.
 - k. Prior to occupancy, the developer shall obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.
19. Potable Water – Coachella Valley Water District
- a. Prior to issuance of first building permit, Developer to connect to CVWD 30" Main for potable water.
 - b. Prior to issuance of the 2,422 building permit, Developer shall install water tank and retention basin within Development Phase II for potable water storage.
 - c. Prior to issuance of the 11,704 building permit, Developer shall install water tank and retention basin within Development Phase V for potable water storage.
20. Irrigation and Fire Suppression – Coachella Valley Water District
- a. Prior to issuance of the first building permit, Developer shall install interim hydro-pneumatic system in coordination with CVWD irrigation and fire suppression.
 - b. Prior to issuance of the 2,422 building permit, Developer shall install permanent irrigation and retention basin system for irrigation and fire suppression.
21. Sewer – Coachella Valley Water District
- a. A land use overlay designation for a wastewater treatment plant has been located in Planning Area 5-12 within the Imperial County portion of the proposed project. If it is determined that this location is not appropriate for the development of an expandable wastewater treatment plant on the project site, the applicant through a Special Agreement with SCSD, shall establish an area off site where a modular wastewater treatment plant could be located and be within the service boundaries of the SCSD. This may require additional CEQA review in the future.
 - b. Prior to building final inspection for the first residential unit and/or commercial unit within the Imperial County portion of the proposed project, the applicant shall execute a Special Agreement providing for SCSD to design, permit, construct, operate, and maintain a modular wastewater treatment plant and nonpotable water storage and distribution system. Such system shall be sized according to the Wastewater Management Master Plan for the portion of the proposed project within Imperial County. The project applicant shall provide necessary funding for the construction of this plant.
 - c. All wastewater treatment facilities will be creditable toward the facilities component of SCSD’s Sanitation Capacity charge for all residential, commercial, and industrial structures within the SCSD’s portion of the project boundary. The applicant’s financial responsibility for these

facilities is only for those components of the wastewater treatment facilities necessary to provide wastewater treatment for the proposed project's and its associated effluent.

22. Power – Imperial Irrigation District
 - a. Prior to the issuance of the first building permit within Development Phase I, Developer to facilitate with IID, TPPS and Electrical Sub-Station No. 1, in collaboration with, or as required by Imperial Irrigation District.
 - b. Prior to the issuance of the first building permit within Development Phase II, Developer to facilitate with IID, Electrical Sub-Station No. 2, in collaboration with, or as required by Imperial Irrigation District.
 - c. Prior to the issuance of the first building permit within Development Phase III, Developer to facilitate with IID, Electrical Sub-Station No. 3, in collaboration with, or as required by Imperial Irrigation District.
 - d. Prior to the issuance of the first building permit within Development Phase IV, Developer to facilitate with IID, Electrical Sub-Station No. 4, in collaboration with, or as required by Imperial Irrigation District.
23. Natural Gas – Prior to issuance of first building permit, Developer will coordinate gas branch line extension to serve project with the Southern California Gas Company.
24. Roadways, infrastructure, open space and any other public facilities may be coordinated by and paid for through an assessment district, community facilities district, or community services district or area to facilitate construction, maintenance, and management, as identified in Table 3-10, Community Facilities and Funding Sources.

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**Table 3-10
Community Facilities and Funding Sources**

FACILITY TYPE	POTENTIAL RESPONSIBLE PARTY FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
PHASE I		
Parks and Trails-Phase I to meet 5 acres per 1,000 residents level of service	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Flood Control-Channel 1	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees
Flood Control-Channel 2	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees
Potable Water-Use CVWD 1st 30" Main	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Sewer and Water Connection Charges
Irrigation & Fire Water-Interim Hydro-Pneumatic Pumping Plant & Filtration System	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees
Sewer-Modular Wastewater Package Plant	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Sewer and Water Connection Charges • Infrastructure Financing District
Power-Construct TPPS	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Developer Contributions
Power-Construct Substation 1	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • IID Fees • Developer Contributions
Sheriff-Substation	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Developer Contributions • Land-Secured Financing District(s) • Development Impact Fees
Fire Protection-Fire Station	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Developer Contributions • Land-Secured Financing District(s) • Development Impact Fees
Schools-Elementary	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions
Schools-Middle School	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions
Schools-High School	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions
Library - Phase I	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Developer Contributions

**Table 3-10
Community Facilities and Funding Sources**

FACILITY TYPE	POTENTIAL RESPONSIBLE PARTY FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
PHASE II		
Parks and Trails-Phase II to meet 5 acres per 1,000 residents level of service	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Potable Water-Water Tank & Retention basin	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Sewer and Water Connection Charges
Sewer-Sewer Crossing 86S	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Sewer and Water Connection Charges
Irrigation & Fire Water-Permanent Irrigation Retention basin & System	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions
Power-Construct Substation 2	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions • IID Fees
Fire Protection-Fire Station	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Developer Contributions • Land-Secured Financing District(s) • Development Impact Fees
Schools-Elementary	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions
Library - Phase II	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Developer Contributions
PHASE III		
Parks and Trails-Phase III to meet 5 acres per 1,000 residents level of service	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Flood Control-Channel 3	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions
Sewer-Sewer Permanent Wastewater Treatment Plant	<ul style="list-style-type: none"> • Developer • CVWD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions
Power-Construct Substation 3	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • IID Fees • Developer Contributions
Library - Phase III	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Developer Contributions
Oasis Dump - Closure	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions
Schools-Elementary	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions

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**Table 3-10
Community Facilities and Funding Sources**

FACILITY TYPE	POTENTIAL RESPONSIBLE PARTY FOR CONSTRUCTION	POTENTIAL FUNDING SOURCES
Regional Park – Phases I & II	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
PHASE IV		
Parks and Trails-Phase IV to meet 5 acres per 1,000 residents level of service	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Flood Control-Channel 4	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Developer Contributions
Power-Construct Substation 4	<ul style="list-style-type: none"> • Developer • IID 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • IID Fees • Developer Contributions
Regional Park - Phases III & IV	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Schools-Elementary	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions
PHASE V		
Parks and Trails-Phase V to meet 5 acres per 1,000 residents level of service	<ul style="list-style-type: none"> • Developer • CVRPD 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Library - Phase IV	<ul style="list-style-type: none"> • Developer 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Developer Contributions
Regional Park - Phase V	<ul style="list-style-type: none"> • Developer • Desert Recreation District 	<ul style="list-style-type: none"> • Land-Secured Financing District(s) • Development Impact Fees • Quimby Fees • Developer Contributions
Schools-Elementary	<ul style="list-style-type: none"> • Developer • CVUSD 	<ul style="list-style-type: none"> • CVUSD School Fees • Developer Contributions

Source: DPGF (Infrastructure Phasing and Funding Analysis for the Travertine Point Specific Plan, March 26, 2009), and updated by FORMA, August 2010.

25. In order to provide residential design flexibility, and to accommodate more sustainable compact development, a residential project may be under or exceed 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) and the adjustment of dwelling units are subject to the Section 3.13.7, 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.
26. Areas designated as open space shall be deed restricted, so as to prohibit inappropriate development activity in such open space.
27. Prior to the issuance of building permits, improvement plans for developed common open space areas, including landscape plans, shall be submitted for Riverside County or Imperial County Planning Department approval, as the case may be.
28. Any common areas identified in the Specific Plan shall be owned, or controlled by easement, and maintained by a permanent master maintenance organization which shall assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in the commercial area). The maintenance organization may be public or private. The maintenance organization shall be established prior to or concurrently with the recordation of the first land division or issuance of any building permits for any approved development permit.
29. It is anticipated that maintenance associations, will be established. The master homeowners association and the master commercial property owners association, or equivalent, shall be charged with the unqualified right to assess their own individual members who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other facilities, as necessary. This section in no way limits the ability to form sub-associations as necessary and proper to realize the overall fiscal goal of the project, and ensure reasonable responsibility for funding of improvements.

3.13.2 Subdivisions

All land subdivision maps of any type (e.g., tentative or final, tract or parcel) shall be submitted, reviewed, and approved in accordance with the Riverside County Subdivision Ordinance, or Imperial County Subdivision Ordinance, as the case may be, and the California Subdivision Map Act. This Specific Plan shall supersede in the event of conflicts with the County Subdivision Ordinance, to the extent otherwise consistent with the State Map Act. Concurrent with the submittal of each subdivision map, an updated Land Use Plan Statistical Table (see Table 3-11) shall be submitted (see also Section 3.13.7, Adjustment Provisions and Dwelling Unit Tracking).

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3.13.3 Plot Plans Process

The Plot Plans processing procedures are set forth in Riverside County Ordinance No. 348, Section 18.30, or Imperial County Zoning Ordinance, as the case may be. The purpose of the procedure is to provide a mechanism to permit certain proposed uses, on a case-by-case basis, which may be appropriate in certain land use designations.

3.13.4 Conditional Use Permit Process

The Conditional Use Permit processing procedures are set forth in Riverside County Ordinance No. 348, Section 18.28, or Imperial County Zoning Ordinance, as the case may be. The purpose of the procedure is to provide a mechanism to permit certain proposed uses, on a case-by-case basis, which may be appropriate in certain land use designations

3.13.5 Substantial Conformance Process

The purpose of the substantial conformance process is to request a non-substantial modification, as defined in Section 3.1.1, Adjustment Provisions and Dwelling Unit Tracking, of an approved permit which does not change the original approval or the effect of the approval on surrounding property and is subject to the requirements of Section 2.11 or Section 18.43 of Zoning Ordinance No. 348.

3.13.6 Adjustment Provisions and Dwelling Unit Tracking

This section sets forth the regulations governing Planning Area boundary and acreage adjustments of dwelling units and non-residential building square footage, conversions from one land use designation to another, modifications to circulation and infrastructure, and changes to Community Design Elements which are permitted by the Specific Plan.

The modifications, adjustment and conversion regulations are intended to provide flexibility in the implementation of the Travertine Point Specific Plan. This flexibility is needed for several reasons. Refinements to the Planning Area boundaries and acreages and modifications to circulation and infrastructure may occur with future specific project design and more detailed subdivision mapping and engineering. Changes to Community Design Elements may occur in more precise design submittals. Precise Planning Area boundaries will be established by the processing of a Change of Zone application.

Additionally, over the long term build out period of the Specific Plan area, there may likely be several technological, economic, social, and / or environmental changes to which the Specific Plan should properly respond. This could result in the need for a somewhat larger or smaller commercial areas, or changes in the amount and / or types of residential units within specific Planning Areas.

To facilitate the ongoing documentation of boundary and acreage adjustments, dwelling unit and non-residential building square footage adjustments, and land use designation conversions, the Specific Plan Monitoring Program provides the Land Use Plan (Exhibit 3-1) and the Land Use Plan Statistical Table (Table 3-11). The Land Use Plan and Land Use Plan Statistical Table are the record-keeping devices of the Travertine Point Specific Plan. This primary monitoring mechanism will ensure the builders, the respective County and the Master Developer that the adjustments, and conversions made to the Planning Areas do not exceed either the maximum units or the maximum non-residential building square footage for individual Planning Areas, or the total planned dwelling units and total planned non-residential building square footage designated in the Land Use Plan Statistical Table.

Adjustments or conversions may be implemented with respect to a given Planning Area; however, a Land Use Plan and Land Use Plan Statistical Table shall be submitted to the Riverside County Planning Department or Imperial County Planning Department, as the case may be, with each subdivision map to be processed, and are required at such time as any of the adjustment or conversion provisions set forth in this section are implemented, and/or submittal of a district Refinement Plan.

1. Adjustments

a. District Boundary, Planning Area Boundary & Acreage Adjustments

District boundaries have been utilized within this Specific Plan to facilitate the ongoing documentation of Planning Area land use, boundaries, acreages, dwelling unit, and non-residential building square footage. Specific Planning Area boundaries shall be established by a Change of Zone. A subdivision map submittal incorporates this adjustment, typically in conjunction with a Change of Zone application. Final Planning Area boundaries are established by the Change of Zone. As part of this process the current Land Use Plan and Land Use Plan Statistical Table acreages as spelled out in the Specific Plan may be adjusted without necessitating a Specific Plan Amendment. Additionally, should a Planning Area boundary be co-terminus with a zoning district boundary, and the Planning Area boundary is modified, a revised legal description for the zoning district boundary shall be included in the Planning Area boundary adjustment.

Updates to Exhibit 3-1, Land Use Plan, Table 3-11, Land Use Plan Statistical Table and legal description for zoning boundary (in the event a Planning Area boundary is co-terminus with a zoning district boundary) must be submitted to the Riverside County Planning Department or Imperial County Planning Department, as the case may be, for each proposed subdivision map and Change of Zone application as determined applicable by the County.

- i. Maximum Dwelling Units within Planning Area
- ii. The maximum dwelling units per Planning Area is determined by the land use density upper range. Total number of units for all Planning Areas may not exceed 16,655. Units may be adjusted for each planning area as long as the maximum allowable units per Planning Area and the maximum allowable units for the project are not exceeded.
- iii. In conjunction with any application for subdivision or other discretionary review, a Land Use Plan (shown on Exhibit 3-1, Land Use Plan), and a Land Use Plan Statistical Table (Table 3-11) shall be submitted by the applicant, having been approved by the Master Developer, to the Riverside County Planning Department or Imperial County Planning Department, as the case may be. The revised Land Use Plan and Land Use Statistical Table shall be submitted in a format whereby County staff need only file the information for County record keeping purposes.

b. Circulation and Infrastructure Modifications

Circulation and infrastructure alignments may be modified based on more precise engineering studies. Additions and deletions will be based on future demands verifications to determine adequacy of the required and necessary circulation and infrastructure.

c. Community Design Elements

Plans, sections and design details as depicted in the Community Design Elements are provided to serve as a guide for future design submittals. Adjustments, additions and deletions may occur

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without a Specific Plan Amendment as long as changes fulfill the spirit and intent of the Specific Plan.

2. Total Dwelling Unit Tracking Matrix

- a. Given the size and scope of the project, every condition of approval which uses the term "Building Permit" as a trigger point shall be interpreted to mean "Residential Dwelling Unit." For example a 100 unit apartment complex in one building shall count as 100 Building Permits for purposes of these conditions, not simply one building permit. Additionally, the Matrix shall make it clear which residential units are within the County Jurisdiction and which are not. A total unit count, regardless of jurisdiction, must be shown as most conditions are triggered by a total project unit count for all jurisdictions.

For purposes of tracking the total build out of the Specific Plan, the TLMA Counter Services Team shall maintain a Total Dwelling Unit Tracking Matrix. The matrix shall differentiate between individual building permits and the total number of dwelling units that are represented by the building permits that have been issued for the entire Specific Plan. Any condition that requires a specific action at a specified "building permit issuance" shall use the Total Dwelling Unit Tracking Matrix to determine if the threshold has been met.

- b. Prior to the approval of any implementing project, the applicant shall provide a "SP375 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the Specific Plan. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the Specific Plan. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with the established Planning Area development ranges as outlined in Table 3-10 of the Specific Plan.

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**Table 3-11
Land Use Plan Statistical Table**

	Planning Area	County	Tribal Land	Land Use	Gross Acreage	Target Density Range	Target Dwelling Units	Target Floor Area Ratio	Approximate Sq. Footage	
	District 1	1-2	RC		Medium Density Residential	61	2-5	249		
1-3		RC		Medium Density Residential	36	2-5	147			
1-9		RC		Medium Density Residential	71	2-5	294			
1-14		RC		Medium Density Residential	76	2-5	310			
1-20		RC		Medium Density Residential	24	2-5	106			
					Subtotal	268		1,106		
1-1		RC		Medium High Density Residential	33	5-8	205			
1-7		RC		Medium High Density Residential	37	5-8	230			
1-8		RC		Medium High Density Residential	96	5-8	627			
1-13		RC		Medium High Density Residential	68	5-8	435			
1-18		RC		Medium High Density Residential	47	5-8	301			
1-19		RC		Medium High Density Residential	59	5-8	410			
					Subtotal	340		2,208		
1-11		RC		High Density Residential	42	8-14	354			
1-15		RC		High Density Residential	30	8-14	248			
1-16		RC		High Density Residential	64	8-14	529			
1-17		RC		High Density Residential	73	8-14	604			
					Subtotal	209		1,735		
1-12		RC		Commercial Retail (Local)	10			0.20-0.35	100,000	
					Subtotal	10			100,000	
1-4		RC		Mixed Use	2			0.12-0.40	30,000	
1-5		RC	TM	Mixed Use	15	8-20+	150	0.12-0.40		
1-6		RC	TM	Mixed Use	15			0.12-0.40	225,000	
					Subtotal	32		150	255,000	
1-10		RC	TM	Open Space (Recreation)	39					
1-21		RC		Open Space (Recreation)	19					
1-22		RC	TM	Open Space (Recreation)	133					
1-23		RC		Open Space (Recreation)	7					
					Subtotal	198				
1-24		RC		Open Space (Water) (Drainage)	2					
1-25		RC		Open Space (Water) (Drainage)	4					
1-26		RC		Open Space (Water) (Drainage)	3					
1-27	RC		Open Space (Water) (Drainage)	9						
1-28	RC		Open Space (Water) (Drainage)	20						
1-29	RC		Open Space (Water) (Drainage)	16						
1-30	RC	TM	Open Space (Water) (Drainage)	9						
1-31	RC	TM	Open Space (Water) (Saltion Sea)	49						
1-32	RC		Open Space (Water) (Saltion Sea)	1						
				Subtotal	113					
			Roads	66						
			District 1 Subtotal	1,236		5,199		355,000		
District 2	2-1	RC		Medium Density Residential	81	2-5	327			
	2-6	RC		Medium Density Residential	151	2-5	615			
	2-10	RC		Medium Density Residential	92	2-5	368			
					Subtotal	324		1,210		
	2-3	RC		Medium High Density Residential	42	5-8	262			
	2-8	RC		Medium High Density Residential	111	5-8	630			
	2-11	RC		Medium High Density Residential	73	5-8	630			
	2-17	RC		Medium High Density Residential	114	5-8	636			
					Subtotal	340		2,158		
	2-9	RC		High Density Residential	57	8-14	471			
					Subtotal	57		471		
	2-2	RC		Commercial Retail (Local)	11			0.20-0.35	120,000	
					Subtotal	11			120,000	
	2-19	RC		Commercial Retail (Regional)	7			0.20-0.40	108,000	
	2-20	RC	TM	Commercial Retail (Regional)	38		100	0.20-0.40	580,000	
	2-34	RC		Commercial Retail (Regional)	6				92,000	
					Subtotal	51		100	780,000	
	2-12	RC		Mixed Use	22	8-20+	165	0.12-0.40	115,000	
	2-13	RC		Mixed Use	13	8-20+	100	0.12-0.40	70,000	
	2-14	RC		Mixed Use	13	8-20+		0.12-0.40	142,000	
	2-15	RC		Mixed Use	19	8-20+	140	0.12-0.40	150,000	
	2-16	RC		Mixed Use	21	8-20+		0.12-0.40	230,000	
	2-21	RC	TM	Mixed Use	10	8-20+	150	0.12-0.40		
					Subtotal	98		555	707,000	
	2-18	RC		Public Facility	148					
					Subtotal	148				
	2-4	RC		Open Space (Recreation)	11					
	2-5	RC		Open Space (Recreation)	27					
					Subtotal	38				
	2-7	RC	TM	Open Space (Conservation)	160					
					Subtotal	160				
	2-22	RC		Open Space (Water) (Drainage)	3					
2-23	RC		Open Space (Water) (Drainage)	5						
2-24	RC		Open Space (Water) (Drainage)	8						
2-25	RC		Open Space (Water) (Drainage)	34						
2-26	RC		Open Space (Water) (Drainage)	2						
2-27	RC	TM	Open Space (Water) (Drainage)	6						
2-28	RC		Open Space (Water) (Drainage)	1						
2-29	RC		Open Space (Water) (Drainage)	8						
2-30	RC		Open Space (Water) (Drainage)	6						
2-31	RC		Open Space (Water) (Drainage)	14						
2-32	RC		Open Space (Water) (Drainage)	17						
2-33	RC	TM	Open Space (Water) (Drainage)	1						
				Subtotal	105					
			Roads	76						
			District 2 Subtotal	1,408		4,494		1,607,000		

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-11
Land Use Plan Statistical Table (continued)**

	Planning	County	Tribal Land	Land Use	Gross	Target	Target	Target Floor	Approximate
	Area								
District 3	3-2	RC		Medium Density Residential	88	2-5	376		
	3-6	RC		Medium Density Residential	74	2-5	302		
	3-7	RC		Medium Density Residential	73	2-5	294		
	3-8	RC		Medium Density Residential	30	2-5	123		
				Subtotal	265		1,095		
	3-1	RC		Medium High Density Residential	118	5-8	762		
	3-4	RC		Medium High Density Residential	80	5-8	518		
				Subtotal	198		1,280		
	3-3	RC		Highest Density Residential	45	20+	1,125		
				Subtotal	45		1,125		
	3-5	RC		Commercial Retail (Local)	11			0.20-0.35	120,000
				Subtotal	11				120,000
	3-9	RC		Commercial Tourist	6			0.12-0.30	4,600
	3-10	RC	TM	Commercial Tourist	20			0.12-0.30	20,400
				Subtotal	26				25,000
	3-11	RC		Open Space (Recreation)	25				
	3-12	RC	TM	Open Space (Recreation)	16				
				Subtotal	41				
	3-13	RC		Open Space (Water) (Drainage)	12				
	3-14	RC	TM	Open Space (Water) (Drainage)	6				
	3-15	RC		Open Space (Water) (Drainage)	4				
	3-16	RC	TM	Open Space (Water) (Drainage)	3				
	3-17	RC		Open Space (Water) (Drainage)	19				
3-18	RC		Open Space (Water) (Drainage)	10					
3-19	RC		Open Space (Water) (Drainage)	13					
3-20	RC	TM	Open Space (Water) (Drainage)	5					
3-21	RC	TM	Open Space (Water) (Salton Sea)	59					
			Subtotal	131					
			Roads	43					
			District 3 Subtotal	760		3,500		145,000	
District 4	Planning	County	Tribal Land	Land Use	Gross	Target	Target	Target Floor	Approximate
	Area				Acreage	Density	Dwelling Units	Area Ratio	Sq. Footage
	4-1	RC	TM	Mixed Use	15	8-20+	100	0.12-0.40	135,000
	4-2	RC		Mixed Use	27	8-20+		0.12-0.40	470,000
	4-3	RC	TM	Mixed Use	42	8-20+	126	0.12-0.40	225,000
	4-4	RC		Mixed Use	77	8-20+	677	0.12-0.40	252,000
	4-5	RC		Mixed Use	39	8-20+		0.12-0.40	450,000
	4-6	RC		Mixed Use	28	8-20+	450	0.12-0.40	
	4-7	RC		Mixed Use	51	8-20+		0.12-0.40	670,000
	4-8	RC		Mixed Use	58	8-20+	720	0.12-0.40	130,000
				Subtotal	337		2,073		2,332,000
	4-9	RC	TM	Open Space (Water) (Drainage)	5				
	4-10	RC		Open Space (Water) (Drainage)	22				
4-11	RC		Open Space (Water) (Drainage)	13					
			Subtotal	40					
			Roads	24					
			District 4 Subtotal	401		2,073		2,332,000	
District 5	Planning	County	Tribal Land	Land Use	Gross	Target	Target	Target Floor	Approximate
	Area				Acreage	Density	Dwelling Units	Area Ratio	Sq. Footage
	5-1	RC	TM	Medium Density Residential	35	2-5	143		
	5-6	IC	TM	Medium Density Residential	81	2-5	330		
	5-7	IC	TM	Medium Density Residential	50	2-5	208		
	5-13	IC		Medium Density Residential-Golf	174	2-5	708		
				Subtotal	340		1,389		
	5-2	RC	TM	Commercial Tourist	18			0.12-0.30	111,000
	5-3	RC		Commercial Tourist	17			0.12-0.30	132,000
	5-4	RC		Commercial Tourist	11			0.12-0.30	57,500
	5-5	RC	TM	Commercial Tourist	23			0.12-0.30	122,500
	5-8	IC	TM	Commercial Tourist	21			0.12-0.30	137,500
	5-12	IC		Commercial Tourist	2			0.12-0.30	30,000
				Subtotal	92				590,500
	5-10	IC	TM	Open Space (Recreation)	102				
				Subtotal	102				
	5-9	IC	TM	Open Space (Conservation)	272				
	5-11	IC	TM	Open Space (Conservation)	91				
	5-14	IC		Open Space (Conservation)	55				
	5-15	IC		Open Space (Conservation)	92				
			Subtotal	510					
5-16	RC	TM	Open Space (Water) (Drainage)	3					
5-17	RC	TM	Open Space (Water) (Drainage)	6					
5-18	IC	TM	Open Space (Water) (Drainage)	3					
5-19	IC	TM	Open Space (Water) (Drainage)	7					
5-20	IC	TM	Open Space (Water) (Drainage)	19					
5-21	IC		Open Space (Water) (Drainage)	3					
5-22	IC		Open Space (Water) (Drainage)	0.5					
5-23	RC	TM	Open Space (Water) (Drainage)	6					
5-24	RC		Open Space (Water) (Drainage)	0.5					
			Subtotal	48					
			Roads	21					
			District 5 Subtotal	1,113		1,389		590,500	
Grand T total					4,918		16,655		5,029,500

3. Land Use Conversions

a. Right to Farm Provisions

- i. The Travertine Point Specific Plan encompasses approximately 4,918 acres of land in Riverside and Imperial Counties. A significant portion of that land – more than 3,000 acres – is currently in active agricultural production. The Specific Plan contemplates the eventual conversion of the land from agricultural use to suburban/urban development over a period of two or three decades. This conversion of land use will likely commence on an incremental basis with the completion and approval of subsequent implementation plans for the initial development phase of the community. This stage of the entitlement and implementation process is anticipated to take two or three years after the approval of the Specific Plan. The conversion of land from agricultural to urban use will happen gradually as the project is developed in multiple phases over time.
- ii. During this time period of the implementation and development of the Travertine Point community in accordance with the Specific Plan, it is advisable and necessary to provide for the continuance of existing agricultural uses, in conformance with the Riverside County Right-to-Farm Ordinance No. 625. The Specific Plan recognizes existing agricultural operations as legal land uses that shall be allowed to continue. A proposal to improve, enhance, intensify and/or expand an existing agricultural operation¹ shall be subject only to the approval of the Travertine Point Property Owners Association, provided that no existing residential use is located closer than three hundred (300) feet of said operation or proposed expansion thereof. Should an existing agricultural user propose any intensification or expansion of any current operation that is, or would be, located closer than three hundred (300) feet of an existing residential use, said application for intensification or expansion shall be subject to approval of the Travertine Point POA.
- iii. The development of a vegetative screen shall be required within the 150 foot-wide transitional agricultural buffer. The minimum standards for the vegetative screen shall include the following:
 - Two staggered rows of trees and shrubs characterized by evergreen foliage that extends from the base of the plant to the crown
 - Trees and shrubs should be vigorous, drought tolerant and at least 6 feet in height at the time of installation.
 - Plants should have 50 percent to 75 percent porosity (i.e., approximately 50 percent to 75 percent of the plant is air space)
 - Plant height should vary in order to capture drift within 4 feet of ground applications
 - A mature height of 15 feet or more is required for trees
 - To ensure adequate coverage, 2 staggered rows should be located 5 feet apart and consist of minimum 5 gallon plants at least 6 feet tall planted 10 feet on center.

¹ Excludes agricultural operations under Williamson Act contract or any other County Ordinance applicable to agricultural activities.

3. SPECIFIC PLAN LAND USE PLAN

- Recommended plants include: Toyon (*Heteromeles arbutifolia*), Sugarbush (*Rhus ovata*) Laurel Sumac (*Malosma laurina*), and Italian cypress (*Cupressus sempervirens*).
 - A long-term plan shall be in place for maintaining the vegetative shelter belt.
- iv. If the development of a 500-foot-wide transitional agricultural buffer is used between intensive agricultural land uses and sensitive residential and commercial land uses, the transitional agricultural buffer shall include the development of an 8-foot-tall chain link fence, placed nearest the agricultural side to deter pilferage and vandalism of crops and agricultural uses.
- v. Prior to building final inspection, applicant shall provide for the purchasers of residential, commercial, and industrial units in planning areas that would be located adjacent to active agricultural land (either active agricultural land within the project site or adjacent to the project site's boundaries) to be notified pursuant to either the Right To Farm notice for Riverside County (Ordinance No.460) and/or Imperial County (Right-to-Farm Ordinance) as appropriate.
- b. Williamson Act Contract Lands
- Lands that are subject to active agricultural preserve contracts under the Williamson Act will be regulated by the County of Riverside Agriculture General Plan and Zoning standards until the agricultural preserve contract has been removed by an official filing of notice of non-renewal, or actual cancellation. Upon this filing, the underlying land use designations will be in affect per the Travertine Point Specific Plan land use designations and zoning regulations.

4. Agricultural Buffers

The right of land owners to continue their existing agricultural operations must not be impinged. Conversely, the health and welfare of residents living in new neighborhoods must not be compromised by the potential effects of nearby existing agricultural operations.

- a. Existing Agricultural uses are allowed to continue during the development of the Specific Plan. Proposals to improve, enhance, intensify and/or expand an existing agricultural operation shall be subject only to the approval of the Travertine Point Property Owners Association, provided the public's health, safety and welfare are protected and that no existing residential use is closer than 300 feet of the existing and/or proposed improvement, enhancement, intensification and/or expansion. Residential units associated with or ancillary to the existing agricultural operation are not included in the 300 foot setback requirement. Agricultural uses proposed less than 300 feet from existing residential uses would require a Conditional Use Permit.
- b. To ensure the compatibility of active agricultural land uses and proposed sensitive-receptor land uses consistent with the underlying land use and zoning designations of the Specific Plan Transitional Agricultural Buffers shall be required where necessary. Sensitive-receptor land uses include residential, schools, hospitals and medical care facilities, active parks (including playgrounds, tot lots, and sports fields/courts). Where a subsequent development application consistent with the underlying land use and zoning designations of the Specific Plan includes any sensitive-receptor land use a Transitional Agricultural Buffer of one hundred-fifty (150) feet minimum horizontal setback shall be maintained from any parcel with an existing less intensive active agricultural use. Less intensive agricultural uses include row crops, grapes, dates, citrus, grains, grasses, grazing, equestrian, aquaculture, and the like. In most instances Transitional

Agricultural Buffers will be temporary in nature as the existing agricultural will eventually be converted to urban development.

- c. More intensive active agricultural uses, such as dairy farms, shall require a Transitional Agricultural Buffer of five hundred (500) feet minimum horizontal setback.
- d. All Transitional Agricultural Buffer setbacks shall be measured from the parcel line of the offending use to the structure or active use area of the sensitive-receptor parcel, except as may be modified below.
- e. Where a Transitional Agricultural Buffer is required, the setback shall be wholly maintained on the parcel for which the application containing the sensitive-receptor land use(s) is made; unless the owner of the property containing the active agricultural operation agrees to accept some or all of the required setback on his property through grant of an easement and agrees to remove and/or desist from using that land for agricultural production in perpetuity.
- f. Where a Transitional Agricultural Buffer has been previously established and the agricultural use that necessitated said buffer is permanently removed from agricultural operation – through contract, covenant, or jurisdictional approval for a permanent change to a non-agricultural use – the Transitional Agricultural Buffer may be eliminated and the land within the setback area may remain as open space or be developed for urban use consistent with the underlying land use and zoning designations of the Specific Plan, including sensitive-receptor uses.
- g. All Transitional Agricultural Buffers shall be landscaped.
- h. Non-sensitive land uses consistent with the underlying land use and zoning designations of the Specific Plan including commercial retail, commercial office, institutional (excepting hospitals and medical care), commercial tourist, business park, drainage facilities, utilities, roads, trails and passive open space shall not require Transitional Agricultural Buffers.

3. SPECIFIC PLAN LAND USE PLAN

3.13.7 Development Phasing

Travertine Point will be phased over an estimated thirty-five year period in accordance with a logical and orderly extension of roadways, public utilities, and infrastructure. Phasing also will respond to market demand and an assumed rate of absorption. It is anticipated that the project will be developed in five phases as shown in Exhibit 3-39a, Development Phasing Plan, and detailed in Exhibits 3-39b through 3-39f, Development Phases I - V.

The primary intention of the Travertine Point development phasing program is to correlate appropriate infrastructure requirements to site development. To allow for a flexible phasing program, the Districts of Travertine Point have been planned so that each may be developed independently and in any order, however, project geography generally necessitates flood control to be constructed prior to each development phase and generally from north to south, east to west. The Districts may also be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand. Each District may also be internally phased, as long as infrastructure, including roads, water, sewer, and drainage systems are in place as development occurs.

The sequence of development for Travertine Point will be influenced by the following factors: 1) the economy; 2) the rate of growth of other regional projects; and 3) changes in regional infrastructure/public facilities conditions and needs. As these factors change during the course of the buildout process, necessary adjustments in corresponding infrastructure requirements will be instituted by the development phasing mechanisms as follows:

1. **Tentative Subdivision Maps**

The basic phasing mechanism of the Travertine Point Specific Plan is the tentative subdivision map. As each tentative subdivision map is processed, infrastructure requirements for that subdivision will be established. The infrastructure requirements for each tentative subdivision map will be consistent with the backbone infrastructure systems of the Specific Plan, subject to review for substantial compliance with the Specific Plan by the County. Concurrent with the submittal of each tentative subdivision map, an updated Land Use Plan Statistical Table (Table 3-11) will be filed with the County, as set forth in Section 3.13.2, Subdivisions, and Section 3.13.75, Adjustment Provisions and Dwelling Unit Tracking of this Specific Plan.

2. **Adjustment Regulations**

The Adjustment Regulations set forth in Section 3.13.7, provide the Specific Plan with the flexibility to adapt development phasing to the changes precipitated by a fluctuating economy and regional infrastructure/public facility conditions.

3. **Public Facilities Conceptual Locations**

Public facilities for such uses as retention basins, parks, public facilities for utilities, schools, public safety and / or other normal public service uses have been conceptually located in the Land Use Plan, Exhibit 3-1. The location of these land uses are preliminary and will be defined at the District Refinement Plan submittal. The conceptual locations allow for land use allocation and phasing planning, while maintaining the necessary flexibility to adapt to changing conditions.

3. SPECIFIC PLAN LAND USE PLAN

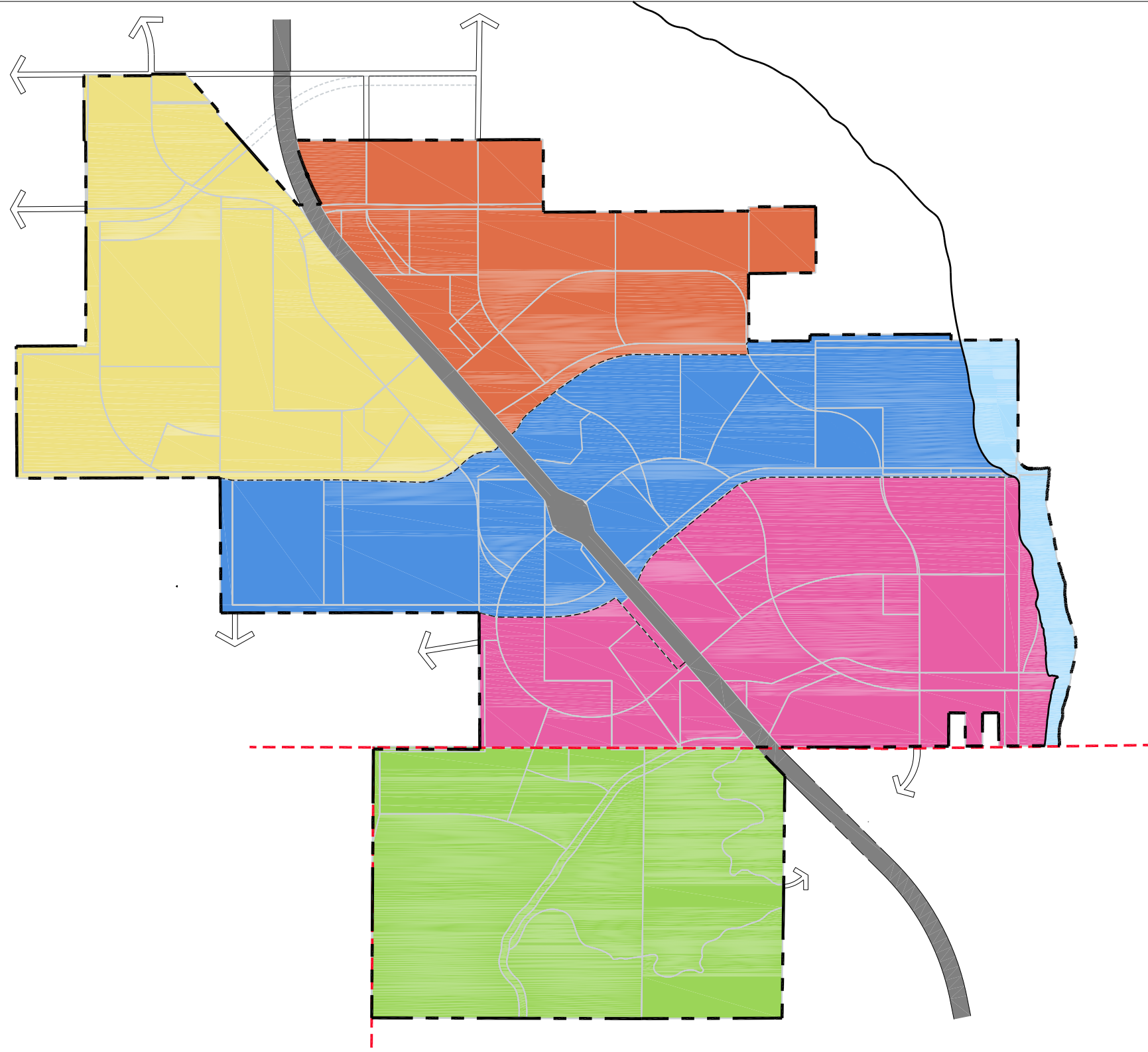
As project development proceeds, certain phasing standards will apply. These standards are as follows:

- a. In order to provide current design details for each Specific Plan District, the Developer shall prepare a District Refinement Plan (DRP) that will be required to be processed with a Specific Plan substantial conformance application before any implementing project can be approved within any District. A DRP may be processed concurrently with any planning development application or subdivision map. The primary intention of the Travertine Point DRP process is to outline District land uses, provide design details and correlate appropriate infrastructure requirements for District development.
- b. Exhibits 3-39b through 3-39f, Development Phases I – V provide the major infrastructure required for each development phase.
- c. All land subdivision maps of any type (e.g., tentative or final, tract or parcel) shall be submitted, reviewed, and approved in accordance with the Riverside County Subdivision Ordinance, or Imperial County Subdivision Ordinance, as the case may be, and the California Subdivision Map Act.
- d. Prior to the recording of any final subdivision map, improvement plans shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to, the following:
 - i. Conceptual plans shall be required to be submitted and approved during the processing of tentative tract or parcel maps.
 - ii. Final Grading Plan;
 - iii. Irrigation Plans certified by a landscape architect;
 - iv. Landscaping Plan with seed mixes for mulching and staking methods, locations, type, size, and quantity of plantings;
 - v. Wall and Fence Treatment Plan; and
 - vi. Special treatment/buffer area treatment plans.
- e. Each Planning Area shall include development of necessary infrastructure for County or related entities
- f. Construction of the development permitted hereby, including recordation of final subdivision maps, may progress in stages, provided adequate vehicular access is constructed for all dwelling units in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan development phasing program.

3. SPECIFIC PLAN LAND USE PLAN

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- LEGEND
- Specific Plan Boundary
 - County Line
 - Development Phase I
 - Development Phase II
 - Development Phase III
 - Development Phase IV
 - Development Phase V

Travertine Point Specific Plan

SP375 Exhibit 3-39a Development Phasing Plan

Black Emerald, LLC



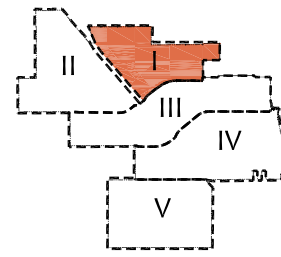
February 2012

3. SPECIFIC PLAN LAND USE PLAN

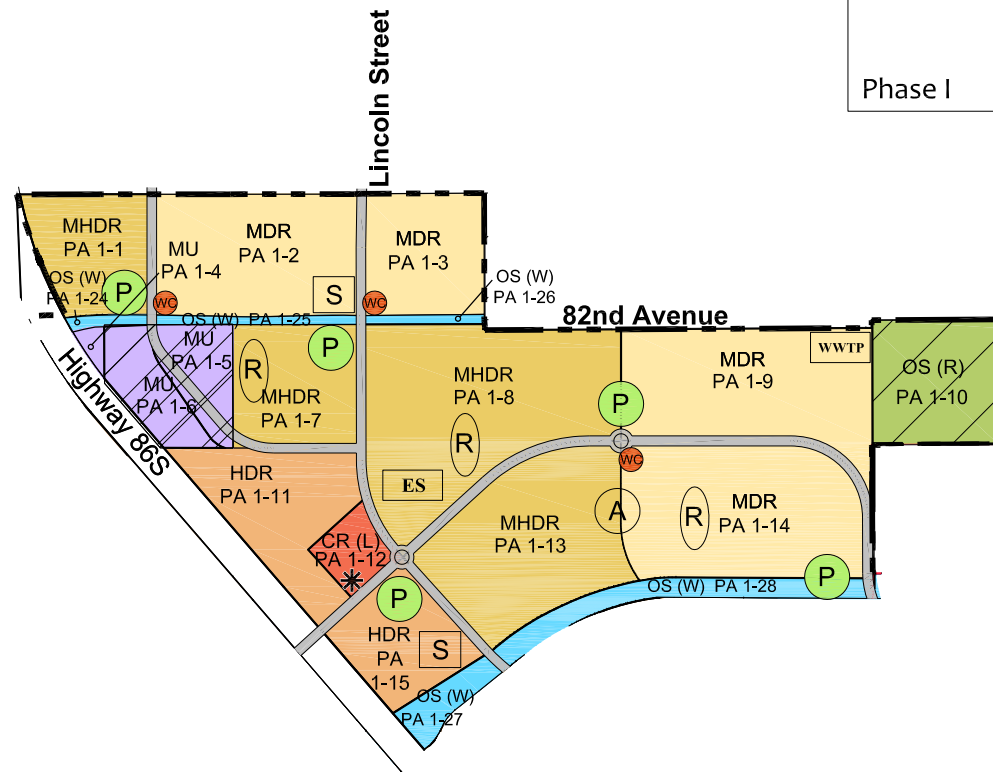
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PHASE I

KEY MAP N.T.S.



Phase I



LEGEND

RESIDENTIAL:	NON-RESIDENTIAL:	OPEN SPACE:	CONCEPTUAL LOCATIONS:
MDR Medium Density Residential	CR(L) Commercial Retail (Local)MU	OS(R) Open Space (Recreation)	S Schools
MHDR Medium High Density Residential	MU Mixed Use	OS(W) Open Space (Drainage)	P Parks
HDR High Density Residential			R Retention Basins
			A Active Adult Candidate Community
			WC Walkable Commercial
			* Public Facilities
			WWTP Wastewater Treatment Plant
			ES Electrical Substation
			/ / / / Torres-Martinez Tribal Land

DEVELOPMENT PHASE I SUMMARY

Land Use	Gross Acres	Density Range	Dwelling Units	FAR Range	Bldg. S.F.
Medium Density Residential	244	2-5	1,000		
Medium High Density Residential	234	5-8	1,497		
High Density Residential	72	8-14	602		
Commercial Retail (Local)	10			0.20-0.35	100,000
Mixed Use	32	8-20+	150	0.12-0.40	255,000
Open Space (Recreation)	39				
Open Space (Drainage)	38				
PHASE I TOTAL	669		3,249		355,000

Phase I - Required Infrastructure Improvements

Flood Control	Developer to Construct Channel 1 and 2 (or equivalent) prior to issuance of any building permits (see also Phase II for location).
Water - Coachella Valley Water District	
Potable water	Developer to connect to CVWD 30" Main for potable water, prior to issuance of first building permit.
Irrigation and Fire	Developer to Install interim hydro-pneumatic system prior to issuance of first building permit in coordination with CVWD and fire suppression.
Sewer - Coachella Valley Water District	Developer to install wastewater package plant prior to the issuance of the first building permit to serve up to 2,500 residential units and 861,990 square feet of commercial space development.
Power - Imperial Irrigation District (IID)	Developer to facilitate with IID, TPPS and Sub-Station No. 1 prior to the issuance of the first building permit in collaboration with, or as required by Imperial Irrigation District.

Travertine Point Specific Plan

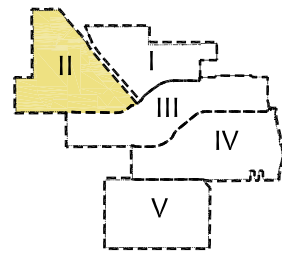
SP375 Exhibit 3-39b
Development Phase I

3. SPECIFIC PLAN LAND USE PLAN

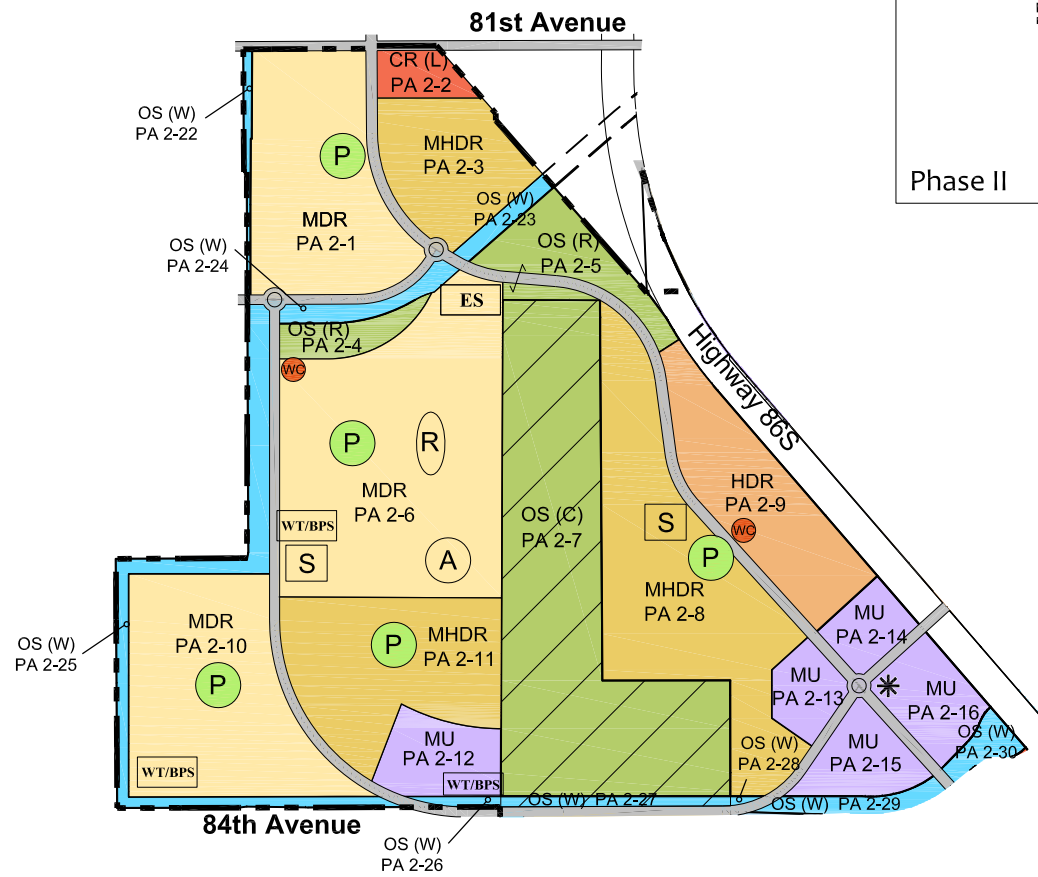
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PHASE II

KEY MAP N.T.S.



Phase II



LEGEND

RESIDENTIAL:	NON-RESIDENTIAL:	OPEN SPACE:	CONCEPTUAL LOCATIONS:
MDR Medium Density Residential	CR (L) Commercial Retail (Local)	OS (R) Open Space (Recreation)	S Schools
MHDR Medium High Density Residential	MU Mixed Use	OS (C) Open Space (Conservation)	P Parks
HDR High Density Residential		OS (W) Open Space (Drainage)	R Retention Basins
			A Active Adult Candidate Community
			WC Walkable Commercial
			* Public Facilities
			WT/BPS Water Tank/Booster Pump Station
			ES Electrical Substation
			/ / / / Torres-Martinez Tribal Land

DEVELOPMENT PHASE II SUMMARY

Land Use	Gross Acres	Density Range	Dwelling Units	FAR Range	Bldg. S.F.
Medium Density Residential	324	2-5	1,210		
Medium High Density Residential	226	5-8	1,522		
High Density Residential	57	8-14	471		
Commercial Retail (Local)	11			0.20-0.35	120,000
Mixed Use	88	8-20+	405	0.12-0.40	707,000
Open Space (Recreation)	38				
Open Space (Conservation)	160				
Open Space (Drainage)	73				
PHASE II TOTAL	977		3,608		827,000

Phase II - Required Infrastructure Improvements

Flood Control	Developer to Construct Channel 1 and 2 (or equivalent) prior to issuance of any building permits (see also Phase I for location).
Water - Coachella Valley Water District	
Potable water	Developer to construct water tank and reservoir.
Irrigation and Fire	Developer to Install permanent irrigation and reservoir system.
Sewer - Coachella Valley Water District	Developer to facilitate the first phase of CVWD permanent wastewater treatment plant prior to the issuance of the 2,501st building permit to serve development (after the 2,501st residential unit and 861,990 square feet of commercial space development).

Travertine Point Specific Plan

SP375 Exhibit 3-39c
Development Phase II

Black Emerald, LLC



February 2012

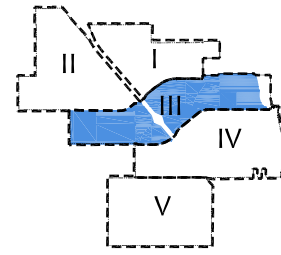
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3. SPECIFIC PLAN LAND USE PLAN

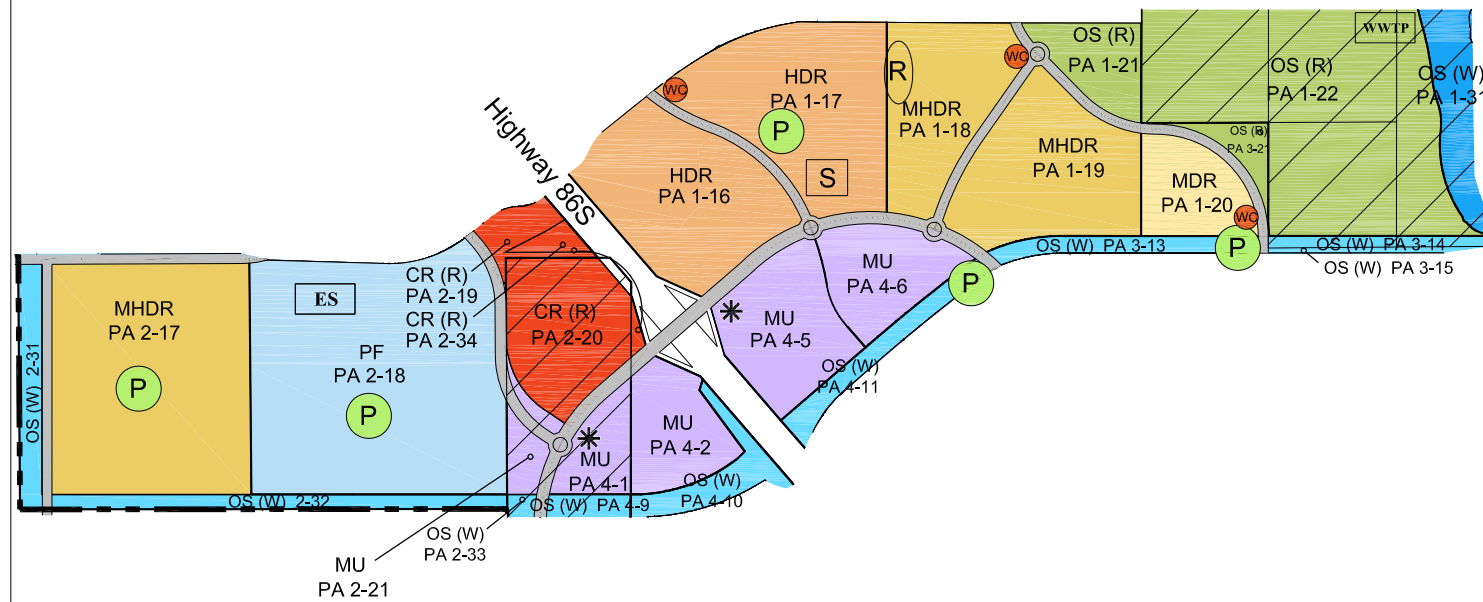
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PHASE III

KEY MAP N.T.S.



Phase III



LEGEND

RESIDENTIAL:	NON-RESIDENTIAL:	CONCEPTUAL LOCATIONS:
MDR Medium Density Residential	MU Mixed Use	S Schools
MHDR Medium High Density Residential	CR (R) Commercial Retail (Regional)	P Parks
HDR High Density Residential	PF Public Facilities	R Retention Basins
	OS (R) Open Space (Recreation)	WC Walkable Commercial
	OS (W) Open Space (Drainage)	* Public Facilities
	OS (W) Open Space (Salton Sea)	WWTP Wastewater Treatment Plant
		ES Electrical Substation
		/ / / Torres-Martinez Tribal Land

DEVELOPMENT PHASE III SUMMARY

Land Use	Gross Acres	Density Range	Dwelling Units	Target FAR	Bldg. S.F.
Medium Density Residential	24	2-5	106		
Medium High Density Residential	220	5-8	1,347		
High Density Residential	137	8-14	1,133		
Commercial Retail (Local)	11			0.20-0.35	120,000
Commercial Retail (Regional)	51	20+	100	0.20-0.40	780,000
Mixed Use	119	8-20+	700	0.12-0.40	1,055,000
Public Facility	148				
Open Space (Recreation)	159				
Open Space (Drainage)	96				
Open Space (Salton Sea)	51				
PHASE III TOTAL	1,016		3,386		1,955,000

Phase III - Required Infrastructure Improvements

Flood Control	Developer to Construct Channel 3 (or equivalent) prior to issuance of any building permit.
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Travertine Point Specific Plan

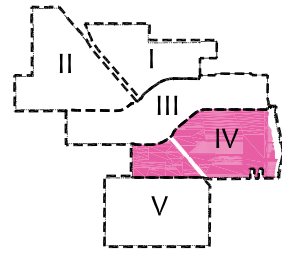
SP375 Exhibit 3-39d
Development Phase III

3. SPECIFIC PLAN LAND USE PLAN

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PHASE IV

KEY MAP N.T.S.

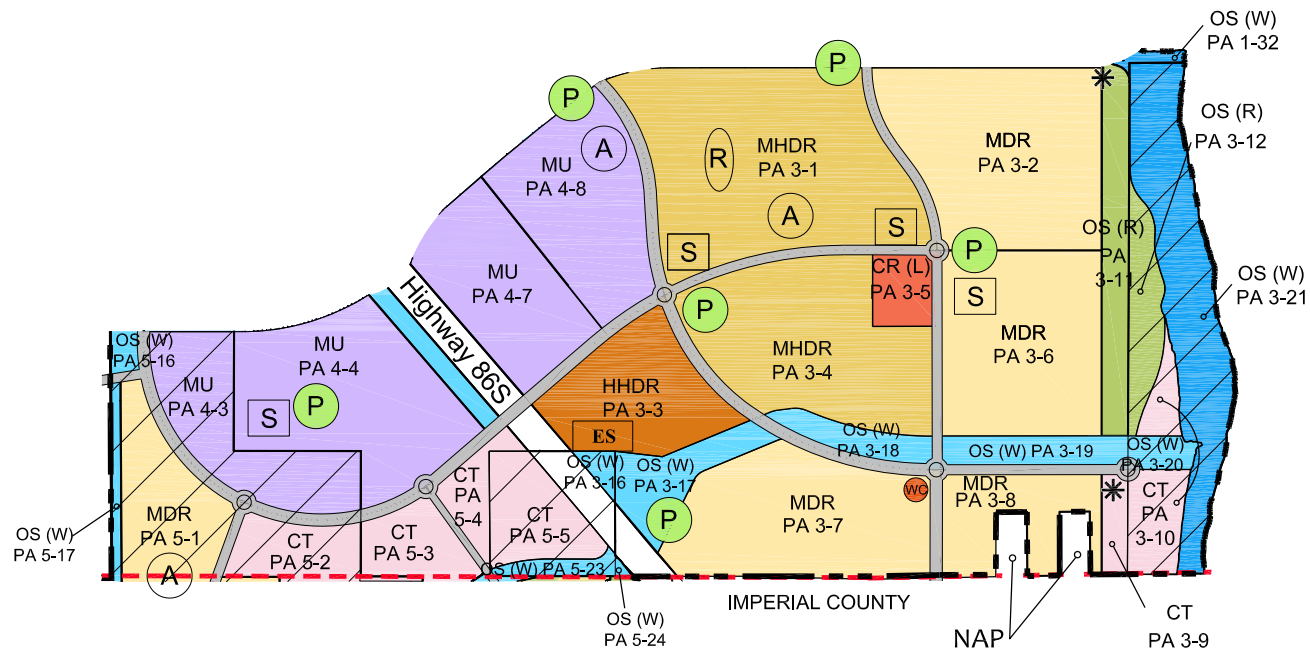


Phase IV

DEVELOPMENT PHASE IV SUMMARY

Land Use	Gross Acres	Density Range	Dwelling Units	Target FAR	Bldg. S.F.
Medium Density Residential	300	2-5	1,238		
Medium High Density Residential	198	5-8	1,280		
Highest Density Residential	45	20+	1,125		
Mixed Use	228	8-20+	1,523	0.12-0.40	1,277,000
Commercial Tourist	95			0.12-0.30	448,000
Open Space (Recreation)	41				
Open Space (Drainage)	86				
Open Space (Salton Sea)	62				
PHASE IV TOTAL	1,055		5,166		1,725,000

Phase IV - Required Infrastructure Improvements



LEGEND

RESIDENTIAL:	NON-RESIDENTIAL:	OPEN SPACE:	CONCEPTUAL LOCATIONS:
MDR Medium Density Residential	CR(L) Commercial Retail (Local)	OS(R) Open Space (Recreation)	S Schools
MHDR Medium High Density Residential	MU Mixed Use	OS(W) Open Space (Drainage)	P Parks
HHDR Highest Density Residential	CT Commercial Tourist	OS(W) Open Space (Salton Sea)	R Retention Basins
			A Active Adult Candidate Community
			WC Walkable Commercial
			* Public Facilities
			ES Electrical Substation
			/ Torres-Martinez Tribal Land

Travertine Point Specific Plan

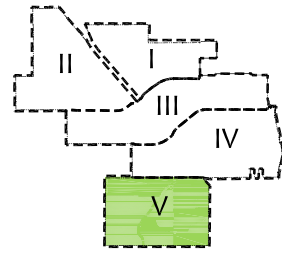
SP375 Exhibit 3-39e
Development Phase IV

3. SPECIFIC PLAN LAND USE PLAN

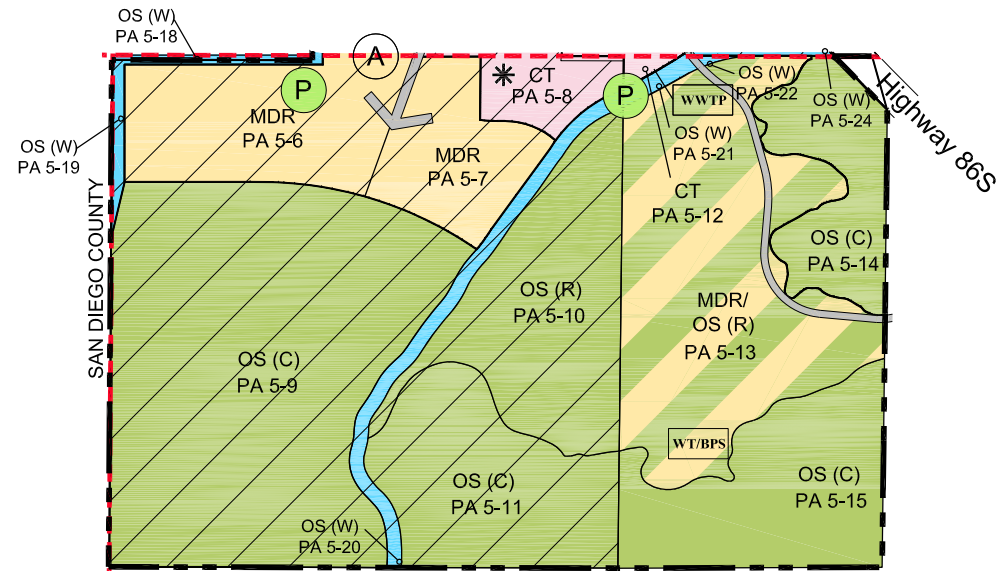
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PHASE V

KEY MAP N.T.S.



Phase V



LEGEND

RESIDENTIAL:	NON-RESIDENTIAL:	OPEN SPACE:	CONCEPTUAL LOCATIONS:
MDR Medium Density Residential	CT Commercial Tourist	OS (R) Open Space (Recreation)	P Parks
		OS (C) Open Space (Conservation)	A Active Adult Candidate Community
		OS (W) Open Space (Drainage)	* Public Facilities
			WWTP Wastewater Treatment Plant
			WT/BPS Water Tank/Booster Pump Station
			/ / / / Torres-Martinez Tribal Land

DEVELOPMENT PHASE V SUMMARY

Land Use	Gross Acres	Density Range	Dwelling Units	Target FAR	Bldg. S.F.
Medium Density Residential	305	2-5	1,246		
Commercial Tourist	23			0.12-0.30	167,500
Open Space (Recreation)	102				
Open Space (Conservation)	510				
Open Space (Drainage)	35				
PHASE V TOTAL	975		1,246		167,500

Phase V - Required Infrastructure Improvement

Water - Coachella Valley Water District

Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-39f
Development Phase V



February 2012

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3. SPECIFIC PLAN LAND USE PLAN

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3.13.8 Population/Demographic Influences and Employment Projections

This land plan was influenced by population and employment assumptions and future projections based on available data from several sources, including Riverside County. The Land Use Plan responds to the diversity identified by the demographics analyzed for this Specific Plan. The Land Use Plan takes into account these influences as well as economic and transportation needs as reflected in the traffic impact analysis and economic analysis prepared for the Environmental Impact Report.

Travertine Point is influenced by the growth trends between 2000 and 2007. Much has occurred during this period with housing construction rapidly expanding and commercial development following. Reflecting nearby community and county demographics the Travertine Point Specific Plan is based on the following assumptions regarding population and employment statistics, as tabulated in Table 3-12, Population per Household Projections, and Table 3-15, Employment Projection Assumptions (Refer to Population and Employment Projections for Travertine Point in Riverside and Imperial Counties, California, The Concord Group, February 27, 2008); update by FORMA, March 2010.

1. Household Population and Student Generation Projections

Based on household population and trends, the land use plan anticipates household sizes ranging from 1.6 to 4.0 residents, with an anticipated population of 37,710. Household size is varied pending land use designations and is further qualified based on assumed housing stock as identified in Table 3-12, Population Per Household Projections within Travertine Point.

It is anticipated that at build-out the household size and population will generate approximately 7,500 students distributed in the following approximations; Elementary school: 4,782 students, Middle school: 1,045 students; High school: 1,674 students. This is based on Coachella Valley Unified School District (CVUSD) student generation rates and the total number of dwelling units and the respective anticipated occupancy. Refer to Table 3-13, Student Generation Projections.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-12
Population per Household Projections**

Population per Household					
Residential Category	Product Type	Average Persons Per Household	Number of Dwelling Units	Projected Population	Project Occupancy
Primary – Entry Level	Single family	3.4	3,123	10,618	100%
Primary – Entry Level	Multi-family	3.2	1,045	3,344	100%
Primary - Affordable	Single family	4.0	333	1,332	100%
Primary - Affordable	Multi-family	3.8	1,333	5,065	100%
Primary – Move-up	Single family	3.0	1,980	5,940	100%
Primary – Move-up	Multi-family	2.6	350	910	100%
Secondary / Seasonal *	Single family	2.2	2,545	2,800	50%
Secondary / Seasonal *	Multi-family	1.8	450	405	50%
Active Adult **	Single family	1.8	4,672	6,307	75%
Active Adult **	Multi-family	1.6	824	989	75%
Totals:		2.3	16,655	37,710	
			Total Affordable:	1,666	
			Total Market Rate Single family:	12,320	
			Total Market Rate Multi-family:	2,669	

* Occupancy is assumed to be an average of 50% on any given day.

** Occupancy is assumed to be an average of 75% on any given day.

Source: The Concord Group (Study dated: 02/27/08)
Updated by FORMA March 2010

**Table 3-13
Student Generation Projections**

Population and Student Generation per Household								
Residential Category	Product Type	Average Persons Per Household	Number of DUs	Projected Population (** Adjusted)	CVUSD Student Generation/Facilities Needed			
					Elementary	Middle	High	Total
					0.3266	0.0831	0.1336	SF
					0.6845	0.12	0.1911	MF
Primary – Entry Level	Single family	3.4	3,123	10,618	1,020	260	417	1,697
Primary – Entry Level	Multi-family	3.2	1,045	3,344	715	125	200	1,040
Primary - Affordable	Single family	4.0	333	1,332	109	28	44	181
Primary - Affordable	Multi-family	3.8	1,333	5,065	912	160	255	1,327
Primary – Move-up	Single family	3.0	1,980	5,940	647	165	265	1,076
Primary – Move-up	Multi-family	2.6	350	910	240	42	67	348
Secondary / Seasonal *	Single family	2.2	2,545	2,800 *	831	211	340	1,383
Secondary / Seasonal *	Multi-family	1.8	450	405 *	308	54	86	448
Active Adult **	Single family	1.8	4,672	6,307 **				
Active Adult **	Multi-family	1.6	824	989 **				
					4,782	1,045	1,674	7,500
Totals:		2.3	16,655	37,710	6	1	1	
			Total Affordable:	1,666				
			Total Market Rate SFD:	12,320				
			Total Market Rate MF:	2,669				

* Occupancy is assumed to be an average of 50% on any given day.

** Occupancy is assumed to be an average of 75% on any given day.

*** CVUSD Facilities: Elementary (K-6) = 800 students; Middle (7-8) = 1,200 students; High (9-12) = 2,200 students

3. SPECIFIC PLAN LAND USE PLAN

Several elementary schools, a middle school, and a high school are planned and will be located within the Specific Plan area to serve the needs of the community. The actual number and locations of all public school facilities will be determined by the number of new students generated by residential development (in this case only primary and secondary units within the proposed project site as active adult residential units would not generate students), in collaboration with CVUSD.¹ The following implementation measures will ensure adequate school sites within the community.

a. Elementary Schools:

The first 680 Primary and Secondary Single-Family and Multi-Family Dwelling units built out in the proposed project would generate approximately 296 students ($680 \times 0.4357 = 296.276$) all of which would currently be able to attend Sea View Elementary School, and the school would still operate at under capacity conditions.

- i. Prior to tentative tract map approval of the 1,837th residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.
- ii. Prior to tentative tract map approval of the 3,674th residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.
- iii. Prior to tentative tract map approval of the 5,511th residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.
- iv. Prior to tentative tract map approval of the 7,348th residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.
- v. Prior to tentative tract map approval of the 9,185th residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.
- vi. Prior to tentative tract map approval of the 11,022nd residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an elementary school site based on the needs of residents.

b. Middle School:

The first 3,000 Primary and Secondary Single-Family and Multi-Family Dwelling units built out in the proposed project would generate approximately 332 middle school students ($3,000 \times 0.1107 = 332.1$) all of which would currently be able to attend West Shores High School (this school provides education to middle school and high school students grades 7 through 12), and the school would still operate at under capacity conditions.

¹ This is based on the following combined student generation rates for single-family residential and multi-family residential units as obtained from Letty Torres, Coachella Valley Unified School District Facilities Department, March 9, 2010. Elementary School (SFD/MFD) = 0.4357; Middle School (SFD/MFD) = 0.1107; and High School (SFD/MFD) = 0.2019. Which would yield (SFD + MFD = 11,159 dwelling units) Elementary School Students = 4,862; Middle School Students = 1,235; and, High School Students = 2,253.

- i. Prior to tentative tract map approval of the 3,001st residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate a middle school site based on the needs of residents.

- c. High School:

The first 1,500 Primary and Secondary Single-Family and Multi-Family Dwelling units built out in the proposed project would generate approximately 303 high school students ($1,500 \times 0.2019 = 302.9$) all of which would currently be able to attend West Shores High School (this school provides education to middle school and high school students grades 7 through 12), and the school would still operate at under capacity conditions.

- i. Prior to tentative tract map approval of the 1,501st residential unit (combination of primary and secondary), coordinate with CVUSD for the need to dedicate an high school site based on the needs of residents.

2. Employment Projection

Based on assumed floor area ratios, building square footage, and land use, the Specific Plan anticipates an employment base of approximately 12,856. The anticipated job to housing ratio is 0.77 jobs per dwelling (refer to Table 3-15, Employment Projection Assumptions). This jobs-to-housing ratio provides significant opportunity for residents to live in close proximity to a place of employment within Travertine Point. This provides work/live benefits in furtherance of a sustainable community and promotes the strategy for residents and businesses to reduce travel trips, vehicle miles traveled, commuting time, and take advantage of alternative travel modes.

The estimated amount of non-residential square footage to be built and occupied per Development Phase in conjunction with residential development will be required in order to provide a reasonable amount of new jobs that will be generated within the Specific Plan area. As the community grows, residential development inventory builds a supply that accommodates employment land use needs and will attract commercial development and services that supports resident's needs.

Delivery of employment development square footage will start slower in earlier phases and will accelerate during later phases. The estimated amount of job creating non-residential development may occur within any phase and at any time as long as it meets the minimum residential development thresholds being built within the community. Table 3-14, Estimated Job Generation, outlines the Specific Plans required amount of job generating, non-residential square footage to be built and occupied, per phase.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-14
Estimated Job Generation**

Development Phase	*Minimum Required Built and Occupied Non- Residential S.F.	Estimated Non-Residential S.F. per Phase at Buildout	Estimated Jobs Generated at Phase Buildout
I	89,000	355,000	695
II	440,500	827,000	1,625
III	1,100,000	1,955,000	4,958
IV	2,400,000	1,725,000	4,216
V	1,000,000	167,500	1,362
Total	5,029,500	5,029,500	12,856

* The estimated amount of job creating non-residential development required may occur within any phase and at any time as long as it meets the minimum residential thresholds being developed within the community.

Non-residential square footage shall be built and occupied per Development Phase in conjunction with residential development will be required in order to provide a reasonable amount of new jobs that will be generated within the Specific Plan area. Delivery of employment development square footage will start slower in earlier phases and will accelerate during later phases. The estimated amount of job creating non-residential development may occur within any phase and at any time as long as it meets the minimum residential development thresholds as identified below:

- a. Prior to the issuance of building permit for the 3,250th residential unit, 89,000 square feet of nonresidential development is required to be built and occupied.
- b. Prior to issuance of building permit for the 6,500th residential unit, 440,500 square feet (529,500 square feet cumulative) of non-residential development is required to be built and occupied.
- c. Prior to issuance of building permit for the 9,500th residential unit 1,100,000 square feet (1,629,500 square feet cumulative) of non-residential development is required to be built and occupied.
- d. Prior to issuance of building permit for the 13,500th residential unit, 2,400,000 square feet (4,029,500 square feet cumulative) of non-residential development to be built and occupied.
- e. Prior to the build out of 15,000th residential unit, 1,000,000 square feet (5,029,500 square feet cumulative) of non-residential development is required to be built and occupied.

In recognition of this strategy, Travertine Point has planned its land uses accordingly, as described previously in Section 3.1.2, Land Use Designations. Further technical analysis is provided by the Population and Employment Projections for Travertine Point in Riverside and Imperial Counties, California, prepared by The Concord Group, February 27, 2008 and updated by FORMA, March 2010.

3. SPECIFIC PLAN LAND USE PLAN

**Table 3-15
Employment Projection Assumptions**

Employment Projections					
Land Use Category	Acres (Approx.)	Floor Area Ratio	Gross Bldg SF	SF / Employee	Projected Employees
Regional Commercial	41	0.20-0.35	730,000	450	1,640
Neighborhood Commercial	32	0.20-0.35	340,000	450	756
Resort/Tourism Commercial	118				
Specialty Retail	10	0.12-0.30	117,000	250	468
Gaming / Casino (2,000 machines)	39	0.12-0.30	248,500	1 empl / mach.	2,000
Hotels: 600 Rooms	43	0.12-0.30	225,000	1 empl / room	600
Conference/Meeting Space/Spa		included in above		employees included in above	
Marina: 250 Slips		N/A	N/A	1 empl / 30 slips	8
Boat Sales & Service	26	N/A	25,000	3,125	8
Mixed Use	265				
MU – Office	7	0.12-0.40	90,000	300	300
MU – Medical Office	12	0.12-0.40	170,000	300	567
MU – Neighborhood Commercial	19	0.12-0.40	200,000	450	444
MU – Specialty Retail	4	0.12-0.40	40,000	250	160
MU – Entertainment / Recreation	25	0.12-0.40	280,000	450	622
MU – Research & Development	21	0.12-0.40	230,000	750	307
MU – Hotels: 450 Rooms	10	0.12-0.40	157,000	1 empl / room	450
MU – Institutional					
Government Office	3	0.12-0.40	40,000	250	160
Hospital / Medical Care (372 beds)	20	0.12-0.40	355,000	4 empl / bed	1,490
Church / Place of Worship	15	0.12-0.40	162,000	2,200	74
Higher Education	12	0.12-0.40	115,000	790	146
MU – Business Park	68	0.12-0.40	885,000	600	1,475
MU – Light Industrial	49	0.12-0.40	620,000	900	689
Open Space					
Neighborhood & Community Parks	192	N/A	N/A	1 empl / 7 acres	27
Golf Courses (2)		N/A	N/A	45 empl / course	90
Public Schools	132				
Elementary School (6)	72	N/A	N/A	43 empl / school	258
Middle School (1)	20	N/A	N/A	51 empl / school	51
High School (1)	40	N/A	N/A	67 empl / school	67
Totals:	780		5,029,500		12,856

Source: THE CONCORD GROUP / FORMA updated March 2010

03/10/10

3. SPECIFIC PLAN LAND USE PLAN

3.13.9 Maintenance

It is anticipated that initially, maintenance associations will be established and ultimately positioned for the governance for city hood. The master homeowners association, or equivalent, shall be charged with the unqualified right to assess their own individual members who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The master homeowners association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other facilities, as necessary. Neighborhood sub-associations, including rental properties, will be established as necessary and to realize the overall fiscal goal of the project, and ensure reasonable responsibility for funding of improvements.

Successful operation of maintenance districts and associations are important in maintaining quality in a project area. It is anticipated that maintenance responsibilities for public and/or common area project facilities within the Travertine Point Specific Plan area may be distributed among one or more of the following:

- Master Homeowners' Association (Master HOA)
- Master Commercial Property Owners' Association (CPOA)
- Neighborhood Homeowner's Associations (HOA) (subordinate to Master HOA)
- Landscape Lighting and Maintenance District(s) (LLMD)
- Community Services Area (CSA)
- Community Services District (CSD)
- The Desert Recreation District
- Coachella Valley Water District (CVWD)

A decision regarding which assessment program(s) will be employed shall be made at a future stage of project design and review and in concert with the applicable County agencies. Table 3-16, Project Facilities and Maintenance, summarizes the project facilities and the possible maintenance responsibility that may typically apply:

**Table 3-16
Project Facilities and Maintenance**

PROJECT FACILITY	POSSIBLE MAINTENANCE RESPONSIBILITY
Regional and Community Parks	<ul style="list-style-type: none"> ▪ Community Services Area (CSA) ▪ Community Services District (CSD) ▪ The Desert Recreation District
Neighborhood Parks	<ul style="list-style-type: none"> ▪ Community Services Area (CSA) ▪ Community Services District (CSD) ▪ The Desert Recreation District
Private “Pocket” Parks, Tot-Lots, Recreation Facilities,	<ul style="list-style-type: none"> ▪ Master Homeowners' Association (Master HOA) ▪ Neighborhood Homeowner’s Associations (HOA) ▪ Landscape Lighting and Maintenance District(s) (LLMD)
Retention basins	<ul style="list-style-type: none"> ▪ Master Homeowners' Association (Master HOA) ▪ Homeowner’s Association ▪ Coachella Valley Water District (CVWD)
Common Landscape Areas	<ul style="list-style-type: none"> ▪ Master Homeowners' Association (Master HOA) ▪ Homeowner’s Association ▪ Master Commercial Property Owners' Association (CPOA) ▪ Neighborhood Homeowner’s Associations (HOA) ▪ Landscape Lighting and Maintenance District(s) (LLMD)
Public Roadways, (Including street medians, parkways)	<ul style="list-style-type: none"> ▪ Master Homeowner’s Association (Master HOA) ▪ Community Services Area (CSA) ▪ Community Services District (CSD) ▪ Landscape Lighting and Maintenance District(s) (LLMD)
Private Roadways	<ul style="list-style-type: none"> ▪ Master Commercial Property Owners' Association (CPOA) ▪ Landscape Lighting and Maintenance District(s) (LLMD) ▪
Public Trails	<ul style="list-style-type: none"> ▪ Master Homeowner’s Association (Master HOA) ▪ Homeowner’s Association (HOA) ▪ Community Services Area (CSA) ▪ Master Commercial Property Owners' Association (CPOA) ▪ Neighborhood Homeowner’s Associations (HOA) ▪ Landscape Lighting and Maintenance District(s) (LLMD) ▪ The Desert Recreation District
Monumentation/Project Entry Areas	<ul style="list-style-type: none"> ▪ Master Homeowners' Association (Master HOA) ▪ Master Commercial Property Owners' Association (CPOA) ▪ Neighborhood Homeowner’s Associations (HOA) ▪ Landscape Lighting and Maintenance District(s) (LLMD)

3. SPECIFIC PLAN LAND USE PLAN

1. Master Homeowner's Association / Landscape Maintenance District

Common areas identified in the Specific Plan may be owned and/or maintained by a permanent private master maintenance association and / or Landscape Lighting and Maintenance District(s), for all common recreation, retention basin, open space, circulation systems and landscaped areas.

Areas of responsibility may include the neighborhood / pocket parks, entry monumentation areas, and common, non-public landscaped areas located along public or private roads.

2. Master Commercial Property Owner's Association

Common areas within the non-residential or commercial areas identified in the Specific Plan may be owned and maintained by a permanent private CPOA maintenance organization. Areas of responsibility may include common landscaped areas, circulation system, and common, non-public landscaped.

3. Neighborhood Homeowners' Associations

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, common open space areas, and potential private roadways exemplify facilities that may come under the jurisdiction of a neighborhood association.

4. Open Space Areas

Any open space area not directly associated with a particular neighborhood will be the responsibility of either:

- Master Commercial Property Owners' Association (CPOA)
- Neighborhood Homeowner's Associations (HOA)
- Community Services Area (CSA)
- Community Services District (CSD)

5. Project Roadways

All public project roadways will be designed and constructed to standards acceptable to the County and will therefore be entered into the County system of roads for operation and maintenance.

Private roadways will be designed and constructed as identified within this Specific Plan and may come under the jurisdiction of a neighborhood association or Commercial Property Owners' Association. Landscape Lighting and Maintenance District may be responsible for landscape medians and parkways in public ROW.



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.

3. SPECIFIC PLAN LAND USE PLAN

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TRAVERTINE POINT SPECIFIC PLAN - APPENDIX A

Appendix A: Zoning Ordinance

TRAVERTINE POINT SPECIFIC PLAN - APPENDIX A

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Dated: April 5, 2012

Kecia Harper, Clerk of the Board of Supervisors, County of Riverside, California

By: Herran Canora

ORDINANCE NO. 348.4737

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 41, as amended, are further amended by placing in effect in the Lower Coachella Valley Zoning District, zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 41.086, Change of Zone Case No. 7623," which map is made a part of this Ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.117 to read as follows:

Section 17.117 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 375.

a. Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 (Medium Density Residential).

- (1) The uses permitted in Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific Plan No. 375 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and (9); b.(1) and (5); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include community recreation and assembly buildings and facilities; lakes, including the non-commercial fishing there from; second units provided a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and recreational fields and facilities; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use, does not change the character of that use, and any applicable provisions of Section 18.18 of Ordinance No. 348 are complied with. In addition, the permitted

1 uses identified under Section 6.1.b. shall also include multiple family dwellings;
2 recycling collection facilities; guest quarters; power generation and distribution
3 facilities, including solar, wind, geothermal, and other alternative forms to
4 traditional hydrocarbon-based energy; and walkable commercial uses subject to a
5 plot plan as defined in Section 2.a.(6) of this Ordinance. In addition, the permitted
6 uses identified under Section 6.1.c. of Ordinance No. 348 shall also include cell
7 towers concealed within architectural projections or similar structures; congregate
8 care residential facilities; day care centers; private schools; and walkable
9 commercial uses as defined in Section 2.a.(6) of this Ordinance.

- 10 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
11 Planning Areas 1-9, 1-14, 3-2 and 3-6, of Specific Plan No. 375 the uses permitted
12 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance
13 No. 348 except that the uses permitted pursuant to Section 13.1.a.(1), (11), (12),
14 (14) and (15); b.(1), (2), (3), (4), (5), (8), (9), (10) and (11); and c.(1), (2), (3), (4),
15 (5), (6), (7), (9), (10) and (11) shall not be permitted.

16 No use, other than an agricultural use and any use incidental thereto permitted in
17 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted on land subject
18 to Agricultural Preserves and/or Williamson Act contracts within Planning Areas 1-
19 9, 1-14, 3-2 and 3-6 of Specific Plan No. 375 until such time as Map Nos. 162, 171,
20 359 and 777 of Coachella Valley Agricultural Preserves Nos. 27, 31, and 97 have
21 been diminished or disestablished in the affected planning area and any
22 corresponding Williamson Act contract is no longer in effect for Planning Areas 1-
23 9, 1-14, 3-2 and 3-6. Prior to issuance of a grading permit for uses other than the
24 aforementioned agricultural uses within Planning Areas 1-9, 1-14, 3-2 and 3-6 of
25 Specific Plan No. 375, all agricultural uses including uses incidental thereto within
26 the affected planning area shall cease and shall no longer be a permitted use.
27
28

1 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
2 and/or Williamson Act contracts within Planning Areas 1-9, 1-14, 3-2 and 3-6 of
3 Specific Plan No. 375 shall be the same as those uses permitted in Planning Areas
4 1-2, 1-3, 1-20, 2-1, 2-6, 2-10, 3-7 and 3-8 of Specific Plan No. 375.

5 (3) The development standards for interim agriculture uses within Planning Areas 1-2,
6 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 shall be the same
7 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.

8 (4) The development standards for one family dwellings, within Planning Areas 1-2,
9 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific Plan No. 375
10 shall be the same standards as those identified in Article XVIII, Section 18.5 of
11 Ordinance No. 348 except that the development standards set forth in Article
12 XVIII, Section 18.5.b., c., and e. shall be deleted and replaced with the following:

13 A. Residential lot area shall be not less than three thousand five hundred
14 (3,500) square feet.

15 B. The minimum average width of each lot shall be forty feet (40') and the
16 minimum average depth shall be forty-five feet (45').

17 C. The minimum frontage of a lot along a straight street shall be thirty-five
18 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
19 frontage along curvilinear streets shall be measured at the building setback
20 in accordance with zone development standards.

21 D. The maximum building height shall be forty feet (40').

22 E. In no case shall more than eight-five percent (85%) of any lot be covered
23 by a dwelling.
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- F. The minimum space between buildings shall be ten feet (10').
- G. The front yard shall be not less than five feet (5'), measured from the existing street right-of-way or from any interior drive or future street right-of-way.
- H. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any interior drive or future street right-of-way as shown on any Specific Plan Circulation Plan, whichever is nearer to the structure, upon which the main building sides.
- I. The rear yard shall be not less than ten feet (10') from any property line or interior drive, except that second floor living space and balconies located in the rear yard shall be permitted within eight feet (8') of the rear property line and garages shall be permitted within five feet (5') of the rear property line.
- J. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a minimum four foot (4') side yard setback with no encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within eight feet (8') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- K. The minimum private usable yard space per dwelling unit shall be three hundred (300) square feet, with a minimum yard dimension of four (4) by four (4) feet.

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1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of Specific
3 Plan No. 375, shall be the standards for Planned Residential Developments set
4 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards
5 set forth in Section 18.5.b., c., and e. shall be deleted and replaced with the
6 following:

- 7 A. The maximum building height shall be forty-five feet (45').
8 B. No lot shall have more than sixty percent (60%) of its net area covered
9 with buildings or structures.
10 C. The minimum front and rear yard building setbacks from a project's
11 exterior streets and boundary lines shall be ten feet (10') and the minimum
12 side yard setback from a project's exterior streets and boundary lines shall
13 be five feet (5'). The minimum building setbacks from interior drives
14 shall be three feet (3'). ~~Second floor living space and balconies shall be~~
15 ~~permitted within eight feet (8') of the front, rear, or side property lines.~~
16 D. The distance between buildings shall be no less than fifteen feet (15')
17 where primary (e.g., front and/or rear) building setbacks are involved, and
18 no less than ten feet (10') where solely secondary (side) building setbacks
19 or accessory building setbacks are involved.
20 E. The minimum private usable yard space per residential unit shall be fifty
21 (50) square feet, with a minimum yard dimension of three (3) by (3) feet.
22 F. The maximum ratio of floor area to lot area shall not be greater than two to
23 one (2:1), not including basement floor area.
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25 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
26 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
27 building square footage in any one planning area.
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1 A. The following uses are permitted in a walkable commercial area of
2 Planning Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and
3 3-8 of Specific Plan No. 375 provided a plot plan has been approved
4 pursuant to Section 18.30 of Ordinance No. 348: antique shops; art
5 galleries; art supply shops and studios; bakery shops, including baking
6 only when incidental to retail sales on the premises; banks and financial
7 institutions; bicycle sales and rentals; book stores and binders; clothing
8 stores; convenience stores, not including the sale of motor vehicle fuel;
9 delicatessens; florist's shops; food markets and frozen food lockers; gift
10 shops; golf cart sales and service; grocery, dry goods, health food, and
11 variety stores; hardware stores, including not more than one thousand
12 (1,000) square feet of outside storage lumber; hobby shops; ice cream
13 shops; interior decorating shops; jewelry stores, including incidental
14 repairs, laundries and laundromats, laundries, with dry cleaning shops;
15 leather goods stores; libraries; locksmith shops; meat markets, not
16 including slaughtering; music stores; neighborhood electric vehicle (NEV)
17 sales and service; news stores; non-profit community centers; notions or
18 novelty stores; nurseries and garden supply stores; parcel delivery services
19 (stores); pet shops and pet supply shops; post offices; produce markets;
20 real estate offices; residences, live-work dwellings; restaurants and other
21 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
22 including day spas and medical spas; sporting goods stores; stationer
23 stores; studios for professional work in or teaching of any form of fine arts,
24 including but not limited to photography, music, drama, and dance, where
25 no stock of goods is maintained for sale; tailor shops; tourist information
26 centers; toy shops; travel agencies; utilities, both public and private; and
27 watch repair shops.
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1 In addition, the following uses shall be permitted, provided a conditional
2 use permit has been approved pursuant to the provisions of Section 18.28
3 of Ordinance No. 348: bars and cocktail lounges; bed and breakfast inns,
4 clinics, including but not limited to medical, dental and chiropractic; and
5 micro-breweries and micro-winereries.

6 B. The development standards for walkable commercial uses within Planning
7 Areas 1-2, 1-3, 1-9, 1-14, 1-20, 2-1, 2-6, 2-10, 3-2, 3-6, 3-7 and 3-8 of
8 Specific Plan No. 375, shall be the same standards as identified in Article
9 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth
10 in Article IXa, Section 9.26.a., b. and c. shall be deleted and replaced with
11 the following:

12 (a) No more than one walkable commercial use area shall be
13 permitted within each planning area.

14 ~~(b) Walkable commercial uses may be located within and/or~~
15 ~~adjacent to facilities owned and operated by a homeowners~~
16 ~~association.~~

17 (c) The commercial building(s) and structure(s) that comprise the
18 walkable commercial use area shall be located at the
19 intersection of two streets on a corner lot with a minimum
20 distance of one thousand feet (1,000') between commercial
21 buildings or structures. Walkable commercial use building(s)
22 not located at an intersection shall require approval of a
23 conditional use permit.

24 (d) There shall be no minimum lot area for walkable commercial
25 uses. However, the maximum lot area shall be twenty thousand
26 (20,000) square feet. More than one use may be permitted on a
27 lot.
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- 1 (e) Within any one walkable commercial use area, the total square
2 footage of commercial buildings shall not exceed ten thousand
3 (10,000) square feet.
- 4 (f) The minimum front yard setback and the minimum side yard
5 setback adjacent to any street shall be five feet (5'), measured
6 from the existing street right-of-way or from any future street
7 right-of-way
- 8 (g) The minimum side yard setback from a residential lot line shall
9 be ten feet (10').
- 10 (h) The minimum rear yard setback from a residential lot line shall
11 be ten feet (10'). The rear setback shall be measured from the
12 rear lot line or a recorded alley or easement unless the rear line
13 adjoins a street, in which case it shall be measured as required
14 for a front setback.
- 15 (i) All uses shall be conducted within buildings unless otherwise
16 expressly authorized by a plot plan or conditional use permit.
17 This requirement does not apply to off-street parking or loading
18 areas, automated teller machines, or outdoor seating areas for a
19 coffee shop, café, or restaurant.
- 20 (j) No outdoor storage shall be permitted.
- 21 (k) All trash areas and waste containers shall be enclosed within a
22 building or a fully-enclosed architectural structure that is
23 visually compatible with the main building.
- 24 (l) Hours of operation shall be limited from 6:00 A.M. to 10:00
25 P.M. except for automated tellers and similar operations.
- 26 (m) No commercial vehicle shall be parked on the street or on the
27 premises overnight except in an enclosed structure.
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1 (n) Access for service vehicles should provide a direct route to
2 service and loading dock areas.

3 (7) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VI of Ordinance No. 348.

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6 b. Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 (Medium-
7 High Density Residential).

8 (1) The uses permitted in Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-
9 11, 2-17, 3-1 and 3-4 of Specific Plan No. 375 shall be the same as those uses
10 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
11 permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and (9); b.(1) and (5); and c.(1)
12 shall not be permitted. In addition, the permitted uses identified under Section
13 6.1.a. shall include community recreation and assembly buildings and facilities;
14 lakes, including the non-commercial fishing there from; second units provided a
15 second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348;
16 sport courts and recreational fields and facilities; and accessory buildings to a
17 specific use, provided that the accessory building is established as an incident to a
18 principal use, does not change the character of that use, and any applicable
19 provisions of Section 18.18 of Ordinance No. 348 are complied with. In addition,
20 the permitted uses identified under Section 6.1.b. shall also include multiple
21 family dwellings; recycling collection facilities; guest quarters; power generation
22 and distribution facilities, including solar, wind, geothermal, and other alternative
23 forms to traditional hydrocarbon-based energy; and walkable commercial uses as
24 defined in Section 2.b.(6) of this Ordinance. In addition, the permitted uses
25 identified under Section 6.1.c. of Ordinance No. 348 shall also include cell towers
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1 concealed within architectural projections or similar structures; congregate care
2 residential facilities; day care centers; private schools; and walkable commercial
3 uses as defined in Section 2.b.(6) of this Ordinance.

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5 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
6 Planning Areas 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 shall be the
7 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
8 No use, other than an agricultural use and any use incidental thereto permitted in
9 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted within Planning
10 Areas 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 until such time as
11 Map Nos.162, 171, 359 and 777 of Coachella Valley Agricultural Preserves Nos.
12 27, 31, and 97 have been diminished or disestablished in the affected planning
13 area and any corresponding Williamson Act contract is no longer in effect for
14 Planning Areas 1-13, 1-18, 1-19, 3-1 and 3-4. Prior to issuance of a grading permit
15 for uses other than the aforementioned agricultural uses within Planning Areas 1-
16 13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375, all agricultural uses including
17 uses incidental thereto within the affected planning area shall cease and shall no
18 longer be a permitted use. Thereafter, the uses permitted on land formerly subject
19 to Agricultural Preserves and/or Williamson Act contracts within Planning Areas
20 1-13, 1-18, 1-19, 3-1 and 3-4 of Specific Plan No. 375 shall be the same as those
21 uses permitted in Planning Areas 1-1, 1-7, 1-8, 2-3, 2-8, 2-11 and 2-17 of Specific
22 Plan No. 375.

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1 (3) The development standards for interim agriculture uses within Planning Areas 1-1,
2 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 shall be the same
3 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.

4 (4) The development standards for one family dwellings within Planning Areas 1-1, 1-
5 7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of Specific Plan No. 375
6 shall be the same standards as those identified in Article XVIII, Section 18.5 of
7 Ordinance No. 348 except that the development standards set forth in Article
8 XVIII, Section 18.5.b., c. and e. shall be deleted and replaced with the following:

9 A. Residential lot area shall be not less than three thousand five hundred
10 (3,500) square feet.

11 B. The minimum average width of each lot shall be forty feet (40') and the
12 minimum average depth shall be forty-five feet (45').

13 C. The minimum frontage of a lot along a straight street shall be thirty-five
14 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
15 frontage along curvilinear streets shall be measured at the building setback
16 in accordance with zone development standards.

17 D. The maximum building height shall be forty feet (40').

18 E. In no case shall more than eight-five percent (85%) of any lot be covered
19 by a dwelling.

20 F. The minimum space between buildings shall be ten feet (10').

21 G. The front yard shall be not less than five feet (5'), measured from the
22 existing street right-of-way or from any interior drive or future street right-
23 of-way. Porches at the front of the structure may encroach two and one-
24 half (2.5') into the front yard setback.

25 H. Side yards on interior and through lots shall be not less than five feet (5').
26 Side yards on corner and reverse corner lots shall not be less than five feet
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1 (5') from the existing street right-of-way or from any interior drive or
2 future street right-of-way as shown on any Specific Plan Circulation Plan,
3 whichever is nearer to the structure, upon which the main building sides.

4 I. The rear yard shall be not less than ten feet (10') from any property line or
5 interior drive, except that second floor living space and balconies located
6 in the rear yard shall be permitted within eight feet (8') of the rear property
7 line, and garages shall be permitted within five feet (5') of the rear
8 property line.

9 J. Fireplaces, media niches, bay windows, porches, window boxes, and
10 similar architectural features shall be allowed to encroach a maximum of
11 two and one-half feet (2.5') into setbacks. At least one side of the
12 structure shall maintain a minimum four foot (4') side yard setback
13 regardless of encroachments. Media niches shall be a maximum of eight
14 feet (8') in width. ~~No second floor structural encroachments shall be~~
15 permitted within eight feet (8') of the rear property line. No other
16 structural encroachments shall be permitted in the front, rear, or side yard
17 setback except as provided for in Section 18.19 of Ordinance No. 348.

18 K. No dwelling unit shall be constructed unless it has a minimum floor living
19 area of seven hundred fifty (750) square feet. Porches, garages, patios, and
20 similar features, whether attached or detached to a dwelling, shall not be
21 included when calculating the floor living area.

22 L. The minimum private usable yard space per residential unit shall be three
23 (300) square feet, with a minimum yard dimension of four (4) by four (4)
24 feet.
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1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of Specific
3 Plan No. 375 shall be the standards for Planned Residential Developments set forth
4 in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set
5 forth in Section 18.5.b., c. and e. shall be deleted and replaced with the following:

- 6 A. The maximum building height shall be forty-five feet (45').
- 7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
- 9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 permitted within eight feet (8') of the front, rear, or side property lines.
- 15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
- 19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension of three (3) by three (3)
21 feet.
- 22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.
- 24 G. No multi-family dwelling unit shall be constructed unless it has a
25 minimum floor living area of seven hundred fifty (750) square feet.
26 Porches, garages, patios, and similar features, whether attached or
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1 detached to a dwelling, shall not be included when calculating the floor
2 living area.

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4 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
5 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
6 building square footage in any one planning area.

7 A. The following uses are permitted in a walkable commercial use area
8 of Planning Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1
9 and 3-4 of Specific Plan No. 375 provided a plot plan has been approved
10 pursuant to Section 18.30 of Ordinance No. 348: antique shops; art
11 galleries; art supply shops and studios; bakery shops, including baking only
12 when incidental to retail sales on the premises; banks and financial
13 institutions; bicycle sales and rentals; book stores and binders; clothing
14 stores; convenience stores, not including the sale of motor vehicle fuel;
15 delicatessens; florist's shops; food markets and frozen food lockers; gift
16 shops; golf cart sales and service; grocery, dry goods, health food, and
17 variety stores; hardware stores, including not more than one thousand
18 (1,000) square feet of outside storage lumber; hobby shops; ice cream
19 shops; interior decorating shops; jewelry stores, including incidental repairs;
20 laundries and laundromats; laundries, with dry cleaning shops; leather goods
21 stores; libraries; locksmith shops; meat markets, not including slaughtering;
22 music stores; neighborhood electric vehicle (NEV) sales and service; news
23 stores; non-profit community centers; notions or novelty stores; nurseries
24 and garden supply stores; parcel delivery services (stores); pet shops and pet
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1 supply shops; post offices; produce markets; real estate offices; residences,
2 live-work dwellings; restaurants and other eating establishments; shoe stores
3 and repair shops; shoeshine stands; spas, including day spas and medical
4 spas; sporting goods stores; stationery stores; studios for professional work
5 in or teaching of any form of fine arts, including but not limited to
6 photography, music, drama, and dance, where no stock of goods is
7 maintained for sale; tailor shops; tourist information centers; toy shops;
8 travel agencies; utilities, both public and private; and watch repair shops.
9 In addition, the following uses shall be permitted provided a conditional use
10 permit has been approved pursuant to the provisions of Section 18.28 of
11 Ordinance No. 348: bars and cocktail lounges, bed and breakfast inns,
12 clinics, including but not limited to medical, dental and chiropractic, and
13 micro-breweries and micro-wineries.
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16 B. The development standards for walkable commercial uses within Planning
17 Areas 1-1, 1-7, 1-8, 1-13, 1-18, 1-19, 2-3, 2-8, 2-11, 2-17, 3-1 and 3-4 of
18 Specific Plan No. 375, shall be the same standards as identified in Article
19 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth
20 in Article IXa, Section 9.26.a., b. and c. shall be deleted and replaced with
21 the following:

22 (a) No more than one walkable commercial use area shall be
23 permitted within each planning area.

24 (b) Walkable commercial uses may be located within and/or
25 adjacent to facilities owned and operated by a homeowners
26 association.
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1 (c) The commercial building(s) that comprise the walkable
2 commercial use area shall be located at the intersection of two
3 streets on a corner lot with a minimum distance of one thousand
4 feet (1,000') between usable commercial structures. Walkable
5 commercial use building(s) not located at an intersection shall
6 require approval of a conditional use permit.

7 (d) There shall be no minimum lot area for walkable commercial
8 uses. However, the maximum lot area shall be twenty thousand
9 (20,000) square feet. More than one use shall be permitted on a
10 lot.

11 (e) Within any one walkable commercial area, the total square
12 footage of commercial buildings shall not exceed ten thousand
13 (10,000) square feet.

14 ~~(f) The minimum front yard setback and the minimum side yard~~
15 ~~setback adjacent to any street shall be five feet (5'), measured~~
16 ~~from the existing street right-of-way or from any future street~~
17 ~~right-of-way.~~

18 (g) The minimum side yard setback from a residential lot line shall
19 be ten feet (10').

20 (h) The minimum rear yard setback from a residential lot line shall
21 be ten feet (10'). The rear setback shall be measured from the
22 rear lot line or a recorded alley or easement unless the rear line
23 adjoins a street, in which case it shall be measured as required
24 for a front setback.
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- (i) All uses must be conducted within buildings unless otherwise expressly authorized by a plot plan or conditional use permit condition of approval. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas for a coffee shop, café, or restaurant.
- (j) No outdoor storage shall be permitted.
- (k) All trash areas and waste containers shall be enclosed within a building or a fully enclosed architectural structure that is visually compatible with the main building.
- (l) Hours of operation shall be limited from 6:00 A.M. to 10:00 P.M. except for automated tellers and similar operations.
- (m) No commercial vehicle shall be parked on the street or on the premises overnight except in an enclosed structure.
- (n) ~~Access for service vehicles should provide a direct route to service and loading dock areas.~~

(7) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 1-11, 1-15, 1-16, 1-17, and 2-9 (High Density Residential).

(1) The uses permitted in Planning Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8) and (9); b.(1) and (5); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall include community recreation and assembly buildings and facilities; lakes, including the non-commercial fishing there from; second units provided a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and recreational fields and facilities; and accessory buildings to a specific use, provided that the accessory

1 building is established as an incident to a principal use, does not change the
2 character of that use, and any applicable provisions of Section 18.18 of Ordinance
3 No. 348 are complied with. In addition, the permitted uses identified under
4 Section 6.1.b. shall also include multiple family dwellings; recycling collection
5 facilities; guest quarters; power generation and distribution facilities, including
6 solar, wind, geothermal, and other alternative forms to traditional hydrocarbon-
7 based energy; and walkable commercial uses subject to a plot plan as defined in
8 Section 2.c.(6) of this Ordinance. In addition, the permitted uses identified under
9 Section 6.1.c. shall also include cell towers concealed within architectural
10 projections or similar structures; congregate care residential facilities; day care
11 centers; private schools; and walkable commercial uses as defined in Section
12 2.c.(6) of this Ordinance.

13 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts, the
14 uses permitted in Planning Areas 1-16 and 1-17 of Specific Plan No. 375 shall be
15 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
16 348. No use, other than an agricultural use and any use incidental thereto
17 permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within
18 Planning Areas 1-16 and 1-17 of Specific Plan No. 375 until such time as Map No.
19 171, 359 and 777 of Coachella Valley Agricultural Preserves Nos. 31 and 97 has
20 been diminished or disestablished in the planning area and any corresponding
21 Williamson Act contract is no longer in effect for Planning Areas 1-16 and 1-17.
22 Prior to issuance of a grading permit for uses other than the aforementioned
23 agricultural uses within Planning Areas 1-16 and 1-17 of Specific Plan No. 375, all
24 agricultural uses including uses incidental thereto within these planning areas shall
25 cease and shall no longer be a permitted use.

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27 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
28 and/or Williamson Act contracts within Planning Areas 1-16 and 1-17 of Specific

1 Plan No. 375 shall be the same as those uses permitted in Planning Areas 1-11, 1-
2 15 and 2-9 of Specific Plan No. 375.

3 (3) The development standards for interim agriculture uses within Planning Areas 1-
4 11, 1-15, 1-16, 1-17 and 2-9 shall be the same standards as identified in Article
5 XIII, Section 13.2 of Ordinance No. 348.

6 (4) The development standards for one family dwellings within Planning Areas 1-11,
7 1-15, 1-16, 1-17, and 2-9 of Specific Plan No. 375 shall be the same standards as
8 those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that
9 the development standards set forth in Article XVIII, Section 18.5.b., c. and e.
10 shall be deleted and replaced with the following:

11 A. Residential lot area shall be not less than one thousand eight hundred
12 (1,800) square feet.

13 B. The minimum average width of each lot shall be forty feet (40') and the
14 ~~minimum average depth shall be forty feet (40').~~

15 C. The minimum frontage of a lot along a straight street shall be thirty-five
16 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
17 frontage along curvilinear streets shall be measured at the building setback
18 in accordance with zone development standards.

19 D. The maximum building height shall be forty feet (40').

20 E. In no case shall more than eight-five percent (85%) of any lot be covered
21 by a dwelling.

22 F. The minimum space between buildings shall be ten feet (10').

23 G. The front yard shall be not less than five feet (5'), measured from the
24 existing street right-of-way or from any interior drive or future street right-
25 of-way. Porches at the front of the structure may encroach two and one-
26 half feet (2.5') into the front yard setback.
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- H. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall be not less than five feet (5') from the existing street right-of-way or from any interior drive or future street right-of-way as shown on any Specific Plan Circulation Plan, whichever is nearer to the structure, upon which the main building sides.
- I. The rear yard shall be not less than ten feet (10') from any property line or interior drive, except that second floor living space and balconies located in the rear yard shall be permitted within eight feet (8') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- J. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a minimum four foot (4') side yard setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within eight feet (8') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- K. No dwelling unit shall be constructed unless it has a minimum floor living area of not less than seven hundred fifty (750) square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
- L. The minimum private usable yard space per residential unit shall be three hundred (300) square feet, with a minimum yard dimension of four (4) by four (4) feet.

1 (5) The development standards for multiple family dwellings permitted in Planning
2 Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375, shall be the
3 standards for Planned Residential Developments set forth in Article XVIII, Section
4 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c.
5 and e. shall be deleted and replaced with the following:

- 6 A. The maximum building height shall be fifty feet (50').
- 7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
- 9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 ~~permitted within eight feet (8') of the front, rear, or side property lines.~~
- 15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved, and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
- 19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension of three (3) by three (3)
21 feet.
- 22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.

24 (6) Walkable commercial uses shall be defined as resident-serving and pedestrian-
25 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
26 building square footage in any one planning area.
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1 A. The following uses are permitted in a walkable commercial use area of
2 Planning Areas 1-11, 1-15, 1-16, 1-17 and 2-9 of Specific Plan No. 375
3 provided a plot plan has been approved pursuant to the provisions of
4 Section 18.30 of Ordinance No. 348: antique shops; art galleries; art
5 supply shops and studios; bakery shops, including baking only when
6 incidental to retail sales on the premises; banks and financial institutions;
7 bicycle sales and rentals; book stores and binders; clothing stores;
8 convenience stores, not including the sale of motor vehicle fuel;
9 delicatessens; florist's shops; food markets and frozen food lockers; gift
10 shops; golf cart sales and service; grocery, dry goods, health food, and
11 variety stores; hardware stores, including not more than one thousand
12 (1,000) square feet of outside storage lumber; hobby shops; ice cream
13 shops; interior decorating shops; jewelry stores, including incidental
14 repairs, laundries and laundromats; laundries, with dry cleaning shops;
15 leather goods stores; libraries; locksmith shops; meat markets, not
16 including slaughtering; music stores; neighborhood electric vehicle (NEV)
17 sales and service; news stores; non-profit community centers; notions or
18 novelty stores; nurseries and garden supply stores; parcel delivery services
19 (stores); pet shops and pet supply shops; post offices; produce markets;
20 real estate offices; residences, live-work dwellings; restaurants and other
21 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
22 including day spas and medical spas; sporting goods stores; stationery
23 stores; studios for professional work in or teaching of any form of fine arts,
24 including but not limited to photography, music, drama, and dance, where
25 no stock of goods is maintained for sale; tailor shops; tourist information
26 centers; toy shops; travel agencies; utilities, both public and private; and
27 watch repair shops.
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1 In addition, the following uses shall be permitted, provided a conditional
2 use permit has been granted pursuant to the provisions of Section 18.28 of
3 Ordinance No. 348: bars and cocktail lounges, bed and breakfast inn,
4 clinics, including but not limited to medical, dental and chiropractic, and
5 micro-breweries and micro-winereries.

6 B. The development standards for walkable commercial uses within Planning
7 Areas 1-11, 1-15, 1-16, 1-17, and 2-9 of Specific Plan No. 375 shall be the
8 same standards as identified in Article IXa, Section 9.26 of Ordinance No.
9 348 except that the standards set forth in Article IXa, Section 9.26.a., b.
10 and c. shall be deleted and replaced with the following:

11 (a) No more than one walkable commercial use area shall be
12 permitted within each Planning Area.

13 (b) Walkable commercial uses may be located within and/or
14 adjacent to facilities owned and operated by a Homeowners
15 Association.

16 (c) The commercial building(s) and structure(s) that comprise the
17 walkable commercial use area shall be located at the
18 intersection of two streets on a corner lot with a minimum
19 distance of one thousand feet (1,000) between usable
20 commercial structures. Walkable commercial use building(s)
21 not located at an intersection shall require approval of a
22 conditional use permit.

23 (d) There shall be no minimum lot area for walkable commercial
24 uses. However, the maximum lot area shall be twenty thousand
25 (20,000) square feet. More than one use shall be permitted on a
26 lot.
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- 1 (e) Within any one walkable commercial use area, the total square
2 footage of commercial buildings shall not exceed ten thousand
3 (10,000) square feet.
- 4 (f) The minimum front yard setback and the minimum side yard
5 setback adjacent to any street shall be five feet (5'), measured
6 from the existing street right-of-way or from any future street
7 right-of-way.
- 8 (g) The minimum side yard setback from the residential lot line
9 shall be ten feet (10').
- 10 (h) The minimum rear yard setback from the residential lot line
11 shall be ten feet (10'). The rear setback shall be measured from
12 the rear lot line or a recorded alley or easement unless the rear
13 line adjoins a street, in which case it shall be measured as
14 required for a front setback.
- 15 (i) All uses must be conducted within buildings unless otherwise
16 expressly authorized as part of a plot plan or conditional use
17 permit condition of approval. This requirement does not apply
18 to off-street parking or loading areas, automated teller
19 machines, or outdoor seating areas for a coffee shop, café, or
20 restaurant.
- 21 (j) No outdoor storage shall be permitted.
- 22 (k) All trash areas and waste containers shall be enclosed within a
23 building or a fully-enclosed architectural structure that is
24 visually compatible with the main building.
- 25 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
26 P.M. except for automated tellers and similar operations.
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1 (m) No commercial vehicle shall be parked on the street or on the
2 premises overnight except in an enclosed structure.

3 (n) Access for service vehicles should provide a direct route to
4 service and loading dock areas.

5 (7) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VI of Ordinance No. 348.

7 d. Planning Area 3-3 (Highest Density Residential).

8 (1) The uses permitted in Planning Area 3-3 of Specific Plan No. 375 shall be the
9 same as those as the uses permitted in Article VI, Section 6.1 of Ordinance No.
10 348, except that the uses permitted pursuant to Section 6.1.a.(3), (5), (7), (8), and
11 (9); Section 6.1.b.(1), and (5); and Section 6.1.c.(1) shall not be permitted. In
12 addition, the permitted uses identified under Section 6.1.a. shall include
13 community recreation and assembly buildings and facilities; lakes, including the
14 ~~non-commercial fishing there from; second units provided a second unit permit is~~
15 obtained pursuant to Section 18.28.a. of Ordinance No. 348; sport courts and
16 recreational fields and facilities; and accessory buildings to a specific use, provided
17 that the accessory building is established as an incident to a principal use, does not
18 change the character of that use, and any applicable provisions of Section 18.18 of
19 Ordinance No. 348 are complied with. In addition, the permitted uses identified
20 under Section 6.1.b. shall also include multiple family dwellings; recycling
21 collection facilities; guest quarters; power generation and distribution facilities,
22 including solar, wind, geothermal, and other alternative forms to traditional
23 hydrocarbon-based energy; and walkable commercial uses subject to a plot plan as
24 defined in Section 2.d.(5) of this Ordinance. In addition, the permitted uses
25 identified under Section 6.1.c. shall also include cell towers concealed within
26 architectural projections or similar structures; congregate care residential facilities;
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1 day care centers; private schools; and walkable commercial uses subject to a
2 conditional use permit as defined in Section 2.d.(5) of this Ordinance.

3 (2) The development standards for interim agriculture uses within Planning Area 3-3
4 shall be the same standards as identified in Article XIII, Section 13.2 of Ordinance
5 No. 348.

6 (3) The development standards for one family dwellings within Planning Area 3-3 of
7 Specific Plan No. 375 shall be the same standards as those identified in Article
8 XVIII, Section 18.5 of Ordinance No. 348 except that the development standards
9 set forth in Article XVIII, Section 18.5.b., c. and e. shall be deleted and replaced
10 with the following:

11 A. Residential lot area shall be not less than one thousand eight hundred
12 (1,800) square feet.

13 B. The minimum average width of each lot shall be forty feet (40') and the
14 ~~minimum average depth shall be forty feet (40').~~

15 C. The minimum frontage of a lot along a straight street shall be thirty-five
16 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
17 frontage along curvilinear streets shall be measured at the building setback
18 in accordance with zone development standards.

19 D. The maximum building height shall be forty feet (40').

20 E. In no case shall more than eight-five percent (85%) of any lot be covered
21 by a dwelling.

22 F. The minimum space between buildings shall be ten feet (10').

23 G. The front yard shall be not less than five feet (5'), measured from the
24 existing street right-of-way or from any interior drive or future street right-
25 of-way. Porches at the front of the structure may encroach two and one-
26 half feet (2.5') into the front yard setback.
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- 1 H. Side yards on interior and through lots shall be not less than five feet (5').
2 Side yards on corner and reverse corner lots shall not be less than five feet
3 (5') from the existing street right-of-way or from any interior drive or
4 future street right-of-way as shown on any Specific Plan Circulation Plan,
5 whichever is nearer to the structure, upon which the main building sides.
- 6 I. The rear yard shall be not less than ten feet (10') from any property line or
7 interior drive, except that second floor living space and balconies located
8 in the rear yard shall be permitted within eight feet (8') of the rear property
9 line, and garages shall be permitted within five feet (5') of the rear
10 property line.
- 11 J. Fireplaces, media niches, bay windows, porches, window boxes, and
12 similar architectural features shall be allowed to encroach a maximum of
13 two and one-half feet (2.5') into setbacks. At least one side of the
14 ~~structure shall maintain a minimum four foot (4') side yard setback~~
15 regardless of encroachments. Media niches shall be a maximum of eight
16 feet (8') in width. No second floor structural encroachments shall be
17 permitted within eight feet (8') of the rear property line. No other
18 structural encroachments shall be permitted in the front, rear, or side yard
19 setback except as provided for in Section 18.19 of Ordinance No. 348.
- 20 K. No dwelling unit shall be constructed unless it has a minimum floor living
21 area of not less than seven hundred fifty (750) square feet. Porches,
22 garages, patios, and similar features, whether attached or detached to a
23 dwelling, shall not be included when calculating the floor living area.
- 24 L. The minimum private usable yard space per residential unit shall be three
25 hundred (300) square feet, with a minimum yard dimension of four (4) by
26 four (4) feet.
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1 (4) The development standards for multiple family dwellings permitted in Planning
2 Area 3-3 of Specific Plan No. 375, shall be the standards for Planned Residential
3 Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except
4 that the standards set forth in Section 18.5.b. and c. shall be deleted and replaced
5 with the following:

- 6 A. The maximum building height shall be seventy-five feet (75').
- 7 B. No lot shall have more than sixty percent (60%) of its net area covered
8 with buildings or structures.
- 9 C. The minimum front and rear yard building setbacks from a project's
10 exterior streets and boundary lines shall be ten feet (10') and the minimum
11 side yard setback from a project's exterior streets and boundary lines shall
12 be five feet (5'). The minimum building setbacks from interior drives
13 shall be three feet (3'). Second floor living space and balconies shall be
14 ~~permitted within eight feet (8') of the front, rear, or side property lines.~~
- 15 D. The distance between buildings shall be no less than fifteen feet (15')
16 where primary (e.g., front and/or rear) building setbacks are involved, and
17 no less than ten feet (10') where solely secondary (side) building setbacks
18 or accessory building setbacks are involved.
- 19 E. The minimum private usable yard space per residential unit shall be fifty
20 (50) square feet, with a minimum yard dimension in any direction of six
21 feet (6').
- 22 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
23 than two to one (2:1), not including basement floor area.
- 24 G. No multi-family dwelling unit shall be constructed unless it has a
25 minimum floor living area of not less than seven hundred and fifty (750)
26 square feet. Porches, garages, patios, and similar features, whether
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1 attached or detached to a dwelling, shall not be included when calculating
2 the floor living area.

3 (5) Walkable commercial shall be defined as resident serving and pedestrian oriented
4 commercial uses not to exceed ten thousand (10,000) square feet of gross building
5 square footage in any one planning area.

6 A. The following uses are permitted in a walkable commercial use area of
7 Planning Area Planning Area 3-3 of Specific Plan No. 375 provided a plot
8 plan has been approved pursuant to the provisions of Section 18.30 of
9 Ordinance No. 348: antique shops; art galleries; art supply shops and
10 studios; bakery shops, including baking only when incidental to retail sales
11 on the premises; banks and financial institutions; bicycle sales and rentals;
12 book stores and binders; clothing stores; convenience stores, not including
13 the sale of motor vehicle fuel; delicatessens; florist's shops; food markets
14 and frozen food lockers; gift shops; golf cart sales and service; grocery,
15 dry goods, health food, and variety stores; hardware stores, including not
16 more than one thousand (1,000) square feet of outside storage lumber;
17 hobby shops; ice cream shops; interior decorating shops; jewelry stores,
18 including incidental repairs; laundries and laundromats; laundries, with dry
19 cleaning shops; leather goods stores; libraries; locksmith shops; meat
20 markets, not including slaughtering; music stores; neighborhood electric
21 vehicle (NEV) sales and service; news stores; non-profit community
22 centers; notions or novelty stores; nurseries and garden supply stores;
23 parcel delivery services (stores); pet shops and pet supply shops; post
24 offices; produce markets; real estate offices; residences, live-work
25 dwellings; restaurants and other eating establishments; shoe stores and
26 repair shops; shoeshine stands; spas, including day spas and medical spas;
27 sporting goods stores; stationery stores; studios for professional work in or
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1 teaching of any form of fine arts, including but not limited to photography,
2 music, drama, and dance, where no stock of goods is maintained for sale;
3 tailor shops; tourist information centers; toy shops; travel agencies;
4 utilities, both public and private; and watch repair shops.

5 In addition, the following uses shall be permitted, provided a conditional
6 use permit has been approved pursuant to the provisions of Section 18.28
7 of Ordinance No. 348: bars and cocktail lounges, bed and breakfast inn,
8 clinics, including but not limited to medical, dental and chiropractic, and
9 micro-breweries and micro-winereries.

10 B. The development standards for walkable commercial uses within Planning
11 Areas 3-3 of Specific Plan No. 375 shall be the same standards as
12 identified in Article IXa, Section 9.26 of Ordinance No. 348 except that
13 the standards set forth in Article IXa, Section 9.26.a, b. and c. shall be
14 ~~deleted and replaced with the following:~~

15 (a) No more than one walkable commercial use area shall be
16 permitted within Planning Area 3-3.

17 (b) Walkable commercial uses may be located within and/or
18 adjacent to facilities owned and operated by a Homeowners
19 Association.

20 (c) The commercial building(s) that comprise the walkable
21 commercial use area shall be located at the intersection of two
22 streets on a corner lot with a minimum distance of one thousand
23 feet (1,000') between usable commercial structures. Walkable
24 commercial use building(s) not located at an intersection shall
25 require approval of a conditional use permit.
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- 1 (d) There shall be no minimum lot area for walkable commercial
2 uses. However, the maximum lot area shall be twenty thousand
3 (20,000) square feet. More than one use shall be permitted on a
4 lot.
- 5 (e) Within any one walkable commercial use area, the total square
6 footage of commercial buildings shall not exceed ten thousand
7 (10,000) square feet.
- 8 (f) The minimum front yard setback and the minimum side yard
9 setback adjacent to any street shall be five feet (5'), measured
10 from the existing street right-of-way.
- 11 (g) The minimum side yard setback from an interior residential lot
12 line shall be ten feet (10').
- 13 (h) The minimum rear yard setback from a residential lot line shall
14 be ten feet (10'). ~~The rear setback shall be measured from the~~
15 rear lot line or a recorded alley or easement unless the rear line
16 adjoins a street, in which case it shall be measured as required
17 for a front setback.
- 18 (i) All uses must be conducted within buildings unless otherwise
19 expressly authorized by a plot plan or conditional use permit
20 condition of approval. This requirement does not apply to off-
21 street parking or loading areas, automated teller machines, or
22 outdoor seating areas for a coffee shop, café, or restaurant.
- 23 (j) No outdoor storage shall be permitted.
- 24 (k) All trash areas and waste containers shall be enclosed within a
25 building or a fully-enclosed architectural structure that is
26 visually compatible with the main building.
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1 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
2 P.M. except for automated tellers and similar operations.

3 (m) No commercial vehicle shall be parked on the street or on the
4 premises overnight except in an enclosed structure.

5 (n) Access for service vehicles should provide a direct route to
6 service and loading dock areas.

7 (6) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VI of Ordinance No. 348.

9 e. Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 (Mixed
10 Use).

11 (1) The uses permitted in Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-
12 5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be the same as those uses
13 permitted in Article IX, Section 9.1 of Ordinance No. 348 except that the uses
14 ~~permitted pursuant to Section 9.1.a.(1), (23), (33), (42), (51), (54), (61), (91), and~~
15 ~~(93); Section 9.1.b.(3), (6), (7), (10), (11), (12), (15), (18), (19), and (20); and~~
16 ~~Section 9.1.d.(1), (2), (3), (4), (6), (7), (9), (10), (11), (12), and (18) shall not be~~
17 ~~permitted. Governmental uses, offices, and facilities including but not limited to~~
18 ~~federal, state and local agencies, and civic centers, police and fire stations,~~
19 ~~libraries, public health and welfare offices, and employment departments shall be~~
20 ~~permitted within Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 2-21, 4-2, 4-4,~~
21 ~~4-5, 4-6, 4-7 and 4-8. Field crops, flower and vegetable gardening, tree crops, and~~
22 ~~greenhouses used only for purposes of propagation and culture, including the sale~~
23 ~~thereof from the premises and one unlighted sign that does not exceed two square~~
24 ~~feet in size pertaining to the sale of products shall be permitted within Planning~~
25 ~~Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific~~
26 ~~Plan No. 375 as an interim use. Prior to issuance of a grading permit for uses other~~
27 ~~than the aforementioned agricultural uses within Planning Areas 1-4, 2-12, 2-13, 2-~~
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1 14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375, all
2 agricultural uses including uses incidental thereto within the affected planning area
3 shall cease and shall no longer be a permitted use.

4 In addition, the uses permitted under Section 9.1.a. shall include: automobile sales
5 and rental agencies; automobile and truck service stations, not including the
6 concurrent sale of beer and wine for off-premise consumption; bed and breakfast
7 inns; cell towers concealed by architectural features or similar structures; clinics,
8 including but not limited to medical, dental and chiropractic; community recreation
9 facilities; conference center; convenience stores, not including the sale of motor
10 vehicle fuel; cultural centers; farmers markets; grocery, including dry goods, health
11 food, and variety stores; health and exercise centers, provided all facilities are
12 located within an enclosed building; hospitals, including medical/surgical,
13 convalescent, nursing, and hospice care facilities; home occupations; lakes,
14 ~~including noncommercial fishing therefrom; laundries, with dry cleaning shops;~~
15 libraries; mini-warehouse structures; museums; noncommercial community
16 association recreation and assembly buildings and facilities; non-profit community
17 centers; office equipment sales and service; parcel delivery services; pedestrian
18 paseos; planned residential developments, provided a land division is approved
19 pursuant to the provisions of County Ordinance No. 460 and the development
20 standards in Section 18.5 or 18.6 of Ordinance No. 348 are complied with; post
21 offices; prescription pharmacy when related and incidental to a professional office
22 building; professional offices; real estate offices; recycling collection facilities, not
23 to exceed five thousand (5,000) square feet gross building structure; live-work
24 dwellings; multiple-family dwellings; one-family dwellings; second units provided
25 a second unit permit is obtained pursuant to Section 18.28.a. of Ordinance No. 348;
26 guest quarters; spas, including day spas and medical spas; studios for professional
27 work in or teaching of any form of fine arts, including but not limited to
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1 photography, music, drama, and dance, where no stock of goods is maintained for
2 sale; sports courts and recreational fields and facilities; warehouse stores/big-box
3 retail; water wells and appurtenant facilities; wedding chapels; and accessory
4 buildings to a specific use, provided that the accessory building is established as an
5 incident to a principal use and does not change the character of that use. In
6 addition, the permitted uses identified under Section 9.1.b shall also include:
7 building supply stores and equipment rental, including outside storage;
8 neighborhood electric vehicle (NEV) sales and service; nurseries, horticultural;
9 power generation and distribution, including solar, wind, geothermal, and other
10 alternative forms to traditional hydrocarbon-based energy facilities; parks and
11 playgrounds, golf courses with standard length fairways, and country clubs; and
12 walkable commercial uses subject to a plot plan as defined in Section 2.e.(9) of this
13 ordinance. In addition, the permitted uses identified under Section 9.1.d shall also
14 include: ~~automobile service stations, truck service stations, including the~~
15 concurrent sale of beer and wine for off-premises consumption; convenience
16 stores, including the sale of motor vehicle fuel; gasoline service stations, not
17 including the concurrent sale of beer and wine for off-premises consumption; golf
18 courses and appurtenant facilities, including clubhouses with customary retail
19 shops and restaurant facilities; liquid petroleum service stations, not including the
20 concurrent sale of beer and wine, provided the total capacity of all tanks shall not
21 exceed ten thousand (10,000) gallons; micro-breweries and micro-wineries;
22 performing arts theaters and centers including live music and other stage
23 productions; private schools; sports and recreational facilities, not including motor-
24 driven vehicles and riding academies, but including archery ranges, athletic fields,
25 beaches, golf driving ranges, gymnasiums, miniature golf, parks, playgrounds,
26 sports arenas, skating rinks, stadiums, and commercial swimming pools; and
27 walkable commercial uses subject to a conditional use permit as defined in Section
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1 2.e.(9) of this Ordinance. The following uses are permitted provided a public use
2 permit is approved pursuant to the provisions of Section 18.29 of Ordinance No.
3 348: churches, temples and other places of religious worship.

- 4 (2) For land subject to Agricultural Preserves and/or Williamson Act contracts within
5 Planning Areas 4-6, 4-7 and 4-8 of Specific Plan No. 375, the uses permitted shall
6 be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
7 348 except that the uses permitted pursuant to Section 13.1.a.(1), (11), (12), (14)
8 and (15); b.(1), (2), (3), (4), (5), (8), (9), (10) and (11); and c.(1), (2), (3), (4), (5),
9 (6), (7), (9), (10) and (11) shall not be permitted.

10 No use, other than an agricultural use and any use incidental thereto permitted in
11 Article XIII, Section 13.1 of Ordinance No. 348 shall be permitted on land subject
12 to Agricultural Preserves and/or Williamson Act contracts within Planning Area 4-
13 6, 4-7 and 4-8 of Specific Plan No. 375 until such time as Map Nos. 162, 171, 359
14 and 777 of Coachella Valley Agricultural Preserve Nos. 27, 31 and 97 has been
15 diminished or disestablished in the planning area and any corresponding
16 Williamson Act contract is no longer in effect for Planning Areas 4-6, 4-7 and 4-8.
17 Prior to issuance of a grading permit for uses other than the aforementioned
18 agricultural uses within Planning Areas 4-6, 4-7 and 4-8 of Specific Plan No. 375,
19 all agricultural uses including uses incidental thereto within the affected planning
20 area shall cease and shall no longer be a permitted use.

21 Thereafter, the uses permitted on land formerly subject to Agricultural Preserves
22 and/or Williamson Act contracts within Planning Areas 4-6, 4-7 and 4-8 of Specific
23 Plan No. 375 shall be the same as those uses permitted in Planning Areas 1-4, 2-12,
24 2-13, 2-14, 2-15, 2-16, 4-2, 4-4 and 4-5 of Specific Plan No. 375.

- 25 (3) The development standards for interim agriculture uses within Planning Areas 1-4,
26 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 shall be the same
27 standards as identified in Article XIII, Section 13.2 of Ordinance No. 348.
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1 (4) Any land division application submitted within Planning Areas 1-4, 2-12, 2-13, 2-
2 14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 shall be heard concurrently with a
3 comprehensive plot plan application for the entire affected Planning Area by the
4 Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No.
5 348. The application for a comprehensive plot plan shall be submitted in
6 accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall
7 also at a minimum, include the following:

8 A. A statement indicating how the land division and comprehensive plot plan
9 applications implement Specific Plan No. 375 and comply with the
10 conditions of approval for said specific plan.

11 B. A comprehensive plot plan for the entire planning are, a conceptual
12 grading plan and a tentative subdivision map, based upon a contour
13 interval no greater than four feet (4') which in addition to the requirements
14 of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 shall
15 include:

16 the proposed lots including lot lines and proposed easements, if any;

- 17 (a) building footprints;
18 (b) floor plan assignments;
19 (c) pad elevations, street grades and all cut and fill slopes in excess
20 of one (1) foot in vertical height;
21 (d) the proposed uses, their location and architectural designs;
22 (e) the proposed internal circulation system; and
23 (f) buffers, if any.

24 C. A design manual which includes:

- 25 (a) description of residential floor plans and their mix;
26 (b) lot and building calculations for each lot and building as
27 follows:
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- (c) lot area and lot pad area;
- (d) building footprint area;
- (e) percentage of lot coverage;
- (f) front setback;
- (g) useable rear yard area and depth;
- (h) building square footage for commercial and residential uses;
- (i) a fencing plan including details of proposed materials to be used;
- (j) dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square footages and heights of individual units; and
- (k) a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(5) Unless one of the Mixed Use Overlay Zones as outlined in Section 3 of this Ordinance is utilized, the development standards for mixed use projects within Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific Plan No. 375 shall be as follows:

- A. The maximum building height shall be fifty feet (50’).
- B. No lot shall have more than fifty percent (50%) of its net area covered with buildings or structures.
- C. The minimum front and rear yard building setbacks from a project’s exterior streets and boundary lines shall be ten feet (10’) and the minimum side yard setback from a project’s exterior streets and boundary lines shall be five feet (5’). The minimum building setbacks from interior drives shall be three feet (3’). Second floor living space and balconies shall be permitted within eight feet (8’) of the front, rear, or side property lines.

- 1 D. The distance between buildings shall be no less than fifteen feet (15')
2 where primary (e.g., front and/or rear) building setbacks are involved, and
3 no less than ten feet (10') where solely secondary (side) building setbacks
4 or accessory building setbacks are involved.
- 5 E. The minimum private usable yard space per residential unit shall be fifty
6 (50) square feet, with a minimum yard dimension in any direction of six
7 feet (6').
- 8 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
9 than two to one (2:1), not including basement floor area.

10 (6) The development standards for one family dwellings, within Planning Areas 1-4,
11 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7, and 4-8 of Specific Plan No.
12 375 shall be the same standards as those for Planned Residential Developments set
13 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
14 ~~development standards set forth in Article XVIII, Section 18.5.b, c. and e. shall be~~
15 ~~deleted and replaced with the following:~~

- 16 A. Residential lot area shall be not less than one thousand eight hundred
17 (1,800) square feet and shall not exceed four thousand, five hundred
18 (4,500) square feet.
- 19 B. The minimum average width of each lot shall be forty feet (40') and the
20 minimum average depth shall be forty feet (40').
- 21 C. The minimum frontage of a lot along a straight street shall be thirty-five
22 feet (35') and along a curvilinear street shall be twenty feet (20'). Lot
23 frontage along curvilinear streets shall be measured at the building setback
24 in accordance with zone development standards.
- 25 D. The maximum building height shall be forty feet (40').
- 26 E. In no case shall more than eight-five percent (85%) of any lot be covered
27 by a dwelling.
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- F. The minimum space between buildings shall be ten feet (10').
- G. The front yard shall be not less than five feet (5'), measured from the existing street right-of-way or from any interior drive or future street right-of-way. Porches at the front of the structure may encroach two and one-half (2.5') into the front yard setback.
- H. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any interior drive or future street right-of-way.
- I. The rear yard shall be not less than ten feet (10') from any property line or interior drive, except that second floor living space and balconies located in the rear yard shall be permitted within one and one-half foot (1.5') of the rear property line.
- J. ~~Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of one and one-half feet (1.5') into setbacks. At least one side of the structure shall maintain a minimum three foot (3') side yard setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one and one-half foot (1.5') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.~~
- K. No dwelling unit shall be constructed unless it has a minimum floor living area of not less than seven hundred and fifty (750) square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.

1 L. The minimum private usable yard space per residential unit shall be three
2 hundred (300) square feet, with a minimum yard dimension of four (4) by
3 four (4) feet.

4 (7) The development standards for multiple family dwellings permitted in Planning
5 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-5, 4-6, 4-7, and 4-8 of Specific Plan
6 No. 375, shall be subject to the standards for Planned Residential Developments
7 set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
8 standards set forth in Section 18.5.b., c. and e. shall be deleted and replaced with
9 the following:

10 A. The maximum building height shall be fifty feet (50').

11 B. No lot shall have more than fifty percent (50%) of its net area covered with
12 buildings or structures.

13 C. The minimum front and rear yard building setbacks from a project's
14 ~~exterior streets and boundary lines shall be ten feet (10') and the minimum~~
15 side yard setback from a project's exterior streets and boundary lines shall
16 be five feet (5'). The minimum building setbacks from interior drives
17 shall be three feet (3'). Second floor living space and balconies shall be
18 permitted within eight feet (8') of the front, rear, or side property lines.

19 D. The distance between buildings shall be no less than fifteen feet (15')
20 where primary (e.g., front and/or rear) building elevations are involved,
21 and no less than ten feet (10') where solely secondary (side) building
22 elevations or accessory building elevations are involved.

23 E. The minimum private usable yard space per residential unit shall be fifty
24 (50) square feet, with a minimum dimension in any direction of six feet
25 (6').

26 F. The maximum ratio of floor area to lot area (i.e., FAR) shall not be greater
27 than two to one (2:1), not including basement floor area.
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1 (8) The development standards for commercial development permitted in Planning
2 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and 4-8 of Specific
3 Plan No. 375 shall be the same as those standards identified in Article IX, Section
4 9.4 of Ordinance No. 348 except that the development standards set forth in Article
5 IX, Section 9.4.b shall be deleted and replaced by the following:

6 A. There are no yard requirements for commercial buildings except that a
7 fifteen foot (15') minimum rear and/or side yard setback shall be required
8 where a commercial building within a commercial planning area adjoins a
9 residential planning area or a residential development within a mixed use
10 planning area. For commercial buildings over forty feet (40') in height, an
11 additional one foot (1') of side and/or rear yard setback shall be added for
12 each one foot (1') of height over forty feet (40').

13 For purposes of this section, a commercial use shall be defined as
14 ~~development which includes any permitted use other than an agricultural~~
15 use, single family dwelling, multiple family dwelling or apartment.

16 (9) Walkable commercial uses shall be defined as resident serving and pedestrian
17 oriented commercial uses not to exceed ten thousand (10,000) square feet of gross
18 building square footage in any one planning area.

19 A. The following uses are permitted in a walkable commercial use area of
20 Planning Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7 and
21 4-8 of Specific Plan No. 375 provided a plot plan has been approved
22 pursuant to the provisions of Section 18.30 of Ordinance No. 348: antique
23 shops; art galleries; art supply shops and studios; bakery shops, including
24 baking only when incidental to retail sales on the premises; banks and
25 financial institutions; bicycle sales and rentals; book stores and binders;
26 clothing stores; convenience stores, not including the sale of motor vehicle
27 fuel; delicatessens; florist's shops; food markets and frozen food lockers;
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1 gift shops; golf cart sales and service; grocery, dry goods, health food, and
2 variety stores; hardware stores, including not more than one thousand
3 (1,000) square feet of outside storage lumber; hobby shops; ice cream
4 shops; interior decorating shops; jewelry stores, including incidental
5 repairs; laundries and laundromats; laundries, with dry cleaning shops;
6 leather goods stores; libraries; locksmith shops; meat markets, not
7 including slaughtering; music stores; neighborhood electric vehicle (NEV)
8 sales and service; news stores; non-profit community centers; notions or
9 novelty stores; nurseries and garden supply stores; parcel delivery services
10 (stores); pet shops and pet supply shops; post offices; produce markets;
11 real estate offices; residences, live-work dwellings; restaurants and other
12 eating establishments; shoe stores and repair shops; shoeshine stands; spas,
13 including day spas and medical spas; sporting goods stores; stationer
14 stores; studios for professional work in or teaching of any form of fine arts,
15 including but not limited to photography, music, drama, and dance, where
16 no stock of goods is maintained for sale; tailor shops; tourist information
17 centers; toy shops; travel agencies; utilities, both public and private; and
18 watch repair shops.

19 In addition, the following uses shall be permitted, provided a conditional
20 use permit has been approved pursuant to the provisions of Section 18.28
21 of Ordinance No. 348: bars and cocktail lounges; bed and breakfast inns;
22 clinics, including but not limited to medical, dental and chiropractic; and
23 micro-breweries and micro-wineries.

24 B. The development standards for walkable commercial uses within Planning
25 Areas 1-4, 2-12, 2-13, 2-14, 2-15, 2-16, 4-2, 4-4, 4-5, 4-6, 4-7, and 4-8 of
26 Specific Plan No. 375, shall be the same standards as identified in Article
27 IXa, Section 9.26 of Ordinance No. 348 except that the standards set forth
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1 in Article IXa, Section 9.26.a, b. and c. shall be deleted and replaced with
2 the following:

- 3 (a) No more than one walkable commercial use area shall be
4 permitted within each planning area.
- 5 (b) Walkable commercial uses may be located within and/or
6 adjacent to facilities owned and operated by a Homeowners
7 Association.
- 8 (c) The commercial building(s) that comprise the walkable
9 commercial use area shall be located at the intersection of two
10 streets on a corner lot with a minimum distance of one
11 thousand feet (1,000') between usable commercial structures.
12 Walkable commercial use building(s) not located at an
13 intersection shall require approval of a conditional use permit.
- 14 ~~(d) There shall be no minimum lot area for walkable commercial~~
15 ~~uses. However, the maximum lot area shall be twenty thousand~~
16 ~~(20,000) square feet. More than one use shall be permitted on a~~
17 ~~lot.~~
- 18 (e) Within any one walkable commercial use area, the total square
19 footage of commercial buildings shall not exceed ten thousand
20 (10,000) square feet.
- 21 (f) The minimum front yard setback and the minimum side yard
22 setback adjacent to any street shall be five feet (5'), measured
23 from the existing street right-of-way or from any future street
24 right-of-way.
- 25 (g) The minimum side yard setback from an interior residential lot
26 line shall be ten feet (10').
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1 (h) The minimum rear yard setback from a residential lot line shall
2 be ten feet (10'). The rear setback shall be measured from the
3 rear lot line or a recorded alley or easement unless the rear line
4 adjoins a street, in which case it shall be measured as required
5 for a front setback.

6 (i) All uses must be conducted within buildings unless otherwise
7 expressly authorized as part of the plot plan or conditional use
8 permit conditions of approval. This requirement does not apply
9 to off-street parking or loading areas, automated teller
10 machines, or outdoor seating areas for a coffee shop, café, or
11 restaurant.

12 (j) No outdoor storage shall be permitted.

13 (k) All trash areas and waste containers shall be enclosed within a
14 ~~building or a fully enclosed architectural structure that is~~
15 visually compatible with the main building.

16 (l) Hours of operation shall be limited to from 6:00 A.M. to 10:00
17 P.M. except for automated tellers and similar operations.

18 (m) No commercial vehicle shall be parked on the street or on the
19 premises overnight except in an enclosed structure.

20 (n) Access for service vehicles should provide a direct route to
21 service and loading dock areas.

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23 f. Planning Areas 1-12, 2-2, and 3-5 (Local Commercial Retail).

24 (1) The uses permitted in Planning Areas 1-12, 2-2 and 3-5 of Specific Plan No. 375
25 shall be the same as those as the uses permitted in Article IX, Section 9.1 of
26 Ordinance No. 348 except that the uses permitted pursuant to Section 9.1.a.(1), (5),
27 (6), (7), (9), (17), (18), (25), (28), (29), (30), (33), (35), (43), (49), (54), (61), (66),
28 (68), (69), (80), (82), (83), (84), (85), (91), (93), and (94); Section 9.1.b.(3), (6),

1 (10), (11), (12), (15), (16), (18), (19), and (20); and Section 9.1.d.(1), (2), (3), (4),
2 (6), (7), (9), (10), (11), (12), and (18) shall not be permitted. Governmental uses,
3 offices, and facilities including but not limited to federal and state agencies, and
4 local civic centers, police and fire stations, libraries, public health and welfare
5 offices, and employment departments shall be permitted within Planning Areas 1-
6 12, 2-2 and 3-5. Field crops, flower and vegetable gardening, tree crops, and
7 greenhouses used only for purposes of propagation and culture, including the sale
8 thereof from the premises and one (1) unlighted sign that does not exceed two (2)
9 square feet in size pertaining to the sale of products within Planning Areas 1 – 12,
10 2-2 and 3-5 of Specific Plan No. 375 shall be permitted as an interim use. Prior to
11 issuance of a grading permit for uses other than the aforementioned agricultural
12 uses within Planning Areas 1–12, 2–2 and 3-5 all agricultural uses including those
13 incidental thereto within the affected Planning Area shall cease and shall no longer
14 be a permitted use.

15 In addition, the uses permitted under Article IX Section 9.1.a. shall include:
16 administrative and professional offices, including but not limited to business, law,
17 medical, dental, chiropractic, architectural, engineering, community planning, and
18 real estate offices, in which no activity is carried on catering to retail sales and no
19 stock of goods is maintained for sale; art galleries; cell towers concealed within
20 architectural projections or similar structures; clinics, including but not limited to
21 medical, dental and chiropractic; community recreation facilities; conference
22 centers; dance schools; farmers markets; grocery, including but not limited to dry
23 goods, health food, and variety stores; health and exercise centers; lakes, including
24 noncommercial fishing therefrom; laundries, with dry cleaning shops; micro-
25 breweries and micro-wineries; museums; non-profit community centers; parcel
26 delivery services (stores); pedestrian paseos; post offices; professional offices;
27 live-work dwellings; spas, including day spas and medical spas; studios for
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1 professional work in or teaching of any form of fine arts, including but not limited
2 to photography, music, drama, and dance, where no stock of goods is maintained
3 for sale; sports courts and recreational fields and uses; utilities, both public and
4 private; warehouse stores/big-box retail; and accessory buildings to a specific use,
5 provided that the accessory building is established as an incident to a principal use
6 and does not change the character of that use.

7 In addition, the permitted uses identified under Section 9.1.b shall also include:
8 neighborhood electric vehicle (NEV) sales and service; nurseries, horticultural;
9 power generation and distribution, including solar, wind, geothermal, and other
10 alternative forms to traditional hydrocarbon-based energy facilities; and public
11 parks and playgrounds, golf courses with standard length fairways, and country
12 clubs.

13 In addition, the permitted uses identified under Section 9.1.d shall also include:
14 ~~automobile and truck service stations, including the concurrent sale of beer and~~
15 ~~wine for off-premises consumption; bed and breakfast inns; automobile and truck~~
16 ~~service stations, not including the concurrent sale of beer and wine for off-~~
17 ~~premises consumption; libraries; liquid petroleum service stations, not including~~
18 ~~the concurrent sale of beer and wine, provided the total capacity of all tanks shall~~
19 ~~not exceed 10,000 gallons; private schools; archery ranges; golf driving ranges;~~
20 ~~gymnasiums; miniature golf facilities; parks and playgrounds; sports arenas;~~
21 ~~skating rinks; stadiums; commercial swimming pools; theaters, not including~~
22 ~~drive-ins; and wedding chapels.~~

23 The following uses are permitted provided a public use permit has been granted
24 pursuant to the provisions of Section 18.29 of Ordinance No. 348: churches,
25 temples and other places of religious worship.
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