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SECTION 1
INTRODUCTION

1.1 Specific Plan Summary

The Paradise Valley Specific Plan, or “the PVSP”, has been prepared for the County of Riverside by GLC Enterprises, LLC. The PVSP is intended to guide the development of a compact, fiscally self-sustaining and environmentally sensitive “New Town” in Shavers Valley, an unincorporated area of central Riverside County located approximately eight miles east of the City of Coachella. The project site encompasses approximately 5,000 contiguous acres with a development footprint of roughly 1,800 acres. The development footprint contains a wide variety of uses, including residential uses of varying density, neighborhood and tourist serving commercial, office, light industrial, parks, trails and mixed uses.

The PVSP contains development standards to address the special requirements of the project. Development regulations will be addressed in the PVSP zoning ordinance, which will be an appendix to this document. The PVSP also includes a detailed set of design guidelines for lighting, architecture, site planning, landscaping and signage.

The PVSP includes a section describing the project’s financing and maintenance plan and a strategy for the on-going provision of public services.

Finally, the PVSP requires a Habitat Management Program for the conservation, dedication and acquisition of mitigation land. The Habitat Management Program outlines mitigation for impacts to natural resources resulting from development and provides for the preservation of critical habitat within an environmentally sensitive area pursuant to the requirements of the Coachella Valley Multiple Species Conservation Plan (CVMSHCP).

Main Street example, Verrado, Buckeye, AZ
1.2 Project Summary

The PVSP will support approximately 8,490 residential units and 1,380,990 square feet of retail commercial, office and recreational uses at final build out. The PVSP provides approximately 109.9 acres of neighborhood parks, linear parks, pocket parks and trails.

The project is organized into six unique villages, each with a defined mixed use Core. Village 1, the Town Center, is planned as the hub of social, entertainment and functional activity. Village 2 is envisioned to include a resort hotel, time share units and tourist-serving commercial uses. Village 3 is planned as Paradise Valley’s age-restricted (age 55+) community, and may include such uses as a clubhouse, commercial center and higher density homes. Village 4 in the North is anticipated to provide freeway oriented commercial uses and homes in a variety of density categories, while Villages 5 and 6 are planned to contain a carefully balanced mix of residential, commercial, recreational, civic and public uses.

Each village core is envisioned to contain a mix of commercial and/or service uses, mid-to-high density homes and an open space component. These village cores are a key element in the Project’s sustainability strategy as they provide the opportunity for a less auto-dependent lifestyle. Increased residential densities will allow the greatest number of workers and residents to be within walking distance of retail, recreation and service destinations. As transit options evolve over time, the concentration of uses in the village core areas will allow easier and more efficient multi-modal use.

Four to five school sites are conceptually located in the plan to accommodate Elementary Schools, a Middle School and/or a K-8 combo school, and a High School. The community is designed to provide a full range of services and will have all necessary utility and public service infrastructure, including a fire station, sheriff substation, outpatient medical facilities, a community center and an on-site potable water and wastewater treatment facility. This facility will treat site-generated wastewater to a tertiary standard suitable for use as recycled water for the irrigation of public parks, medians, parkways and

*Desert Landscape example, Vistancia, Peoria, AZ*
other open spaces. The PVSP development footprint will be annexed into the Coachella Valley Water District, which will administer and manage the project’s long-term potable water, as described in Section 5, Infrastructure and Public Facilities.

The project’s circulation system employs multi-modal street design to accommodate motorized vehicles, neighborhood electric vehicles (NEVs), bicycles and pedestrians. Landscape and architectural design guidelines and development standards are intended to help the PVSP develop in harmony with the site’s natural surroundings. The project’s overarching goal of sustainable design will be achieved through the incorporation of native landscape, a desert friendly color palette and the use of energy efficient design. The PVSP seeks to provide a community that connects people to the environment while protecting and respecting critical habitat and species from intrusion supporting the continued natural functions of the Shavers Valley.

Of the 5,000 contiguous acres that constitute the PVSP site, approximately 3,100 acres will be conserved in an undisturbed natural condition and dedicated to an appropriate public or private non-profit entity subject to the provisions of a recorded conservation easement that will remain with the land. As noted, development in Shavers Valley outside of the development footprint permitted by the Specific Plan will be restricted as described in the CVMSHCP.

The future population of the Paradise Valley Specific Plan area is expected to include both full and part-time residents. The Plan will provide housing opportunities that range from affordable workforce housing to higher end single-family dwellings. Village 3 will be age restricted, with development standards permitting the integration of facilities that allow people to age in place. In addition, age targeted and age-restricted housing will be permitted uses throughout the PVSP.

Development of the PVSP will be phased. Each will contain a diverse mix of uses and will be connected by the Plan’s comprehensive linear park and trail system as well as by its multi-modal circulation system. Please see section 9, Implementation, Maintenance and Financing for more information. Exhibit 9-1 shows the proposed phasing plan for the PVSP site.

1.3 Vision

The PVSP provides the technical and design framework for the development of a socially and economically inclusive community whose residents and visitors can live, play, work and shop within its boundaries, while enjoying the natural wonders that surround this unique development. Set within the Colorado Desert province of the Sonoran Desert, the PVSP site is located at the entrance to one of the high alluvial valleys that rise above the desert floor of the eastern and southern Coachella Valley floor. Shavers Valley sits between Joshua Tree National Park to the north and the Mecca Hills and Orocopia National Wilderness Areas to the south and southeast. The Salton Sea can be seen from the site’s higher elevations in the North. The PVSP is envisioned to provide a special setting for a new community that will enhance the region’s economy and provide jobs and housing for the growing population. With approximately 8,490 homes, schools, parks, trails and over 1.38 million square feet of retail, commercial, office and light industrial space, the PVSP will provide residents with the civic, institutional, recreational, employment and shopping opportunities necessary to support a community.
1.4 Paradise Valley Overview

Ownership of the Paradise Valley project site and a number of non-contiguous parcels within the Desert Tortoise Linkage and Conservation Area (DTLCA) were acquired during the 1990s prior to the adoption of the CVMSHCP. Between 1999 and 2007, the project proponent consulted with the County of Riverside and other responsible public agencies regarding the development of the subject property and began preparation of the Specific Plan for the Paradise Valley development. These efforts were noted in the County’s 2003 General Plan – Eastern Coachella Valley Area Plan, which made a provision in Policy 2.3 to allow for new towns and planned self-sustaining communities in the Shavers Valley Area.

After adoption of the CVMSHCP in 2008, consultation continued with Riverside County and responsible public agencies, and an analysis was developed to illustrate physical constraints and the Conservation Objectives and Required Measures of the DTLCA across the PVSP property. The primary objective of the constraints analysis was to inform the design process, and facilitate engineering of a development footprint that follows sound planning practices and is consistent with the various provisions of CVMSHCP as they apply to the site.

The shape of the development footprint was driven primarily by the desire to: 1) cluster development within a defined area; 2) recognize the functional importance of the Pinkham Wash as a critical hydrologic connection between the Little San Bernardino Mountains, Cottonwood Mountains and the floor of the Coachella Valley; and 3) respect the ecological systems within the DTLCA defined Biological Corridors that provide both live-in and pass-through habitat for wildlife. Accordingly, the limits of the Specific Plan have been designed to preserve the floodplains and hydrologic regime associated with the Pinkham Wash, Shavers Valley Wash, as well as the existing structures under the Interstate 10 freeway that promote wildlife movement.

Trail example
The size and location of the development footprint is a reflection of Plan’s consistency with the DTLCA Conservation Objectives and Riverside County Board of Supervisors Policy A-61, combined with effective and complimentary land planning principles.

1.5 Authority to Prepare

The PVSP has been prepared pursuant to the provisions of Section 65450-65457 of the California Government Code (CDC). The Code defines a specific plan as a tool that can be used to guide the systematic development and implementation of a city or county general plan for specific areas within the plan’s jurisdiction, allowing the planning of future development in a particular area at a finer level of detail than can be provided by the general or community plan.

1.6 Purpose and Intent of the Paradise Valley Specific Plan

The purpose of the PVSP is to provide for the orderly and efficient development of the project site as a New Town in accordance with the provisions and policies of the Riverside County General Plan and the Eastern Coachella Valley Area Plan component of the General Plan.

It is the intent of the PVSP to provide clear guidance for future development while allowing flexibility so that the project can adjust to and incorporate new technologies and respond to developing markets as they evolve over time. All future development plans, including Village Refinement Plans, tract and parcel maps, conditional use permits, development design reviews, and other discretionary planning actions shall be consistent with the regulatory provisions of the PVSP, including actions that meet the definition of “minor modifications” as provided in this document (see Section 9.4.1). In those instances where the PVSP is silent, and in regards to elements of development that are not addressed in this Specific Plan or subsequent Village Refinement Plans, implementing actions and plans shall be consistent with applicable County rules, policies and regulations.
Upon adoption by the Board of Supervisors, the PVSP will serve as the primary regulating document for
the development of the PVSP project, controlling elements such as land use, infrastructure, circulation,
open space and conservation, community maintenance, the provision of public services, adherence to
design guidelines, and the enforcement of the project’s development standards. The PVSP may be
amended pursuant to the provision of the County’s zoning code; however, under no circumstance may
development be permitted outside of the fixed boundaries of the development footprint established by
the PVSP.

The PVSP includes text and diagrams which specify all of the following in detail:
1. The distribution, location and extent of the uses of land, including open space, within the
area covered by the plan
2. The proposed distribution, intensity, location and extent of major components of public
and private transportation, sewage, water, drainage, solid waste disposal, energy, and other
essential facilities proposed to be located within the area covered by the plan and needed
to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the
conservation, development and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works
projects and financing measures necessary to carry out the above.

The PVSP also includes a statement of the relationship of the specific plan to the County’s general plan.

The County adopts specific plans in accordance with the provisions of both Section 65450 et seq.
and in accordance with Section 17.08.100 of the County’s Zoning Code. Once adopted, subsequent
zoning, subdivision and public works decisions must be consistent with the applicable provisions of
the specific plan.

Example of Community Park with Active Uses
1.7 Location

The Paradise Valley Specific Plan area is located in central Riverside County in Shavers Valley. The Cottonwood Mountains and the Little San Bernardino Mountains bound the Valley on the north and northwest. The Orocopia Mountains and the Chocolate Mountains form the Valley’s south and southeastern boundaries. The Mecca Hills define the Valley’s south and southwestern edge. At an average elevation of approximately 1,500 feet above mean sea level, the PVSP site has a relatively mild desert climate with temperatures that average ten to fifteen degrees cooler than those of nearby Palm Springs or other communities on the Coachella Valley floor.

The project site is accessed from the Paradise Valley off-ramp (currently identified as Frontage Road) off the Interstate 10 freeway and is located approximately six miles west of the southern entrance to Joshua Tree National Park, which draws approximately 1.5 million visitors per year.

Box Canyon is located immediately south of the PVSP site and provides access to the Mecca Hills and Orocopia Wilderness areas and contains some of the most interesting geological formations found in Southern California.

The PVSP site is within easy driving distance of other tourist destinations and incorporated cities, employment opportunities, regional retail uses, the regional medical center and the County’s Regional Airport. The site’s location within the region is shown in Exhibit 1-2, Regional Location. The site is shown within its immediate local context in Exhibit 1-3, Local Context.

1.8 Existing Setting

The PVSP site has been disturbed over a period of many years by regional energy infrastructure. High-pressure natural gas pipelines and a Sempra Energy booster station parallel the Interstate 10 Freeway through the site. Fiber optic telephone lines also cross the site and a water conveyance easement for the Colorado River Aqueduct is adjacent to the site north of Interstate 10 Freeway. The Interstate 10 Freeway right-of-way and its frontage road easements run through approximately 4 miles of the site. With the exception of the Sempra booster station and three small fiber optic regeneration stations located adjacent to the Interstate 10 Freeway, there are no enclosed structures on the site.
The Southern California Edison (SCE) easement has been designated as a trail by the County and has been used by Off-Highway Vehicles (OHV) as a designated route, though the present status of the easement is in question. OHV use throughout Shavers Valley is pervasive.

Existing uses within PVSP include high-voltage electrical transmission lines, local distribution lines, high-pressure natural gas pipelines and pump station facilities, fiber optic communication lines and an existing water well. There are also water conveyance easements and public rights-of-way along Interstate 10 Freeway including existing freeway on-ramps and off-ramps and a frontage road that provides direct access to PVSP. There is a Southern California Gas Company pumping station adjacent to the site, structures for AT&T and Sprint and three small telephone fiber regeneration stations located adjacent to the Interstate 10 Freeway.

Existing infrastructure easements include:
- Caltrans right of way for Interstate 10 including on and off ramps
- Southern California Edison (SCE) transmission line through the site
- A State and County designed trail running through the SCE easement
- A Sempra Gas compressor station and pipeline that parallel the south side of Interstate 10
- A water well site associated with the Sempra Gas pumping station
- A Caltrans Rest Area approximately one mile west of the property
- A 7.2 kv west-to-east IID transmission line and communication towers are located approximately one mile south of the Interstate 10 Freeway.
Introduction

Exhibit 1-1 Regional Context
Paradise Valley

Exhibit 1-2 Local Context
Paradise Valley

- Caltrans ROW frontage roads parallel to the Interstate 10 Freeway
- Colorado River Aqueduct paralleling the Interstate 10 freeway and north of the property
- Sprint and AT&T fiber optic lines trending east-west through the site south of the Interstate 10 freeway

1.9 Environmental Setting

The Paradise Valley Specific Plan site is located within the Desert Tortoise Linkage and Conservation Area defined by the Coachella Valley Multiple Species Conservation Plan (CVMSHCP). According to the CVMSHCP, the Shaver’s Valley conservation objectives extend into, and incorporate by reference, the Mecca Hills and Orocopia Mountain regions to the south. The Joshua Tree National Park, though open to active use, is also part of the critical conservation habitat identified by the CVMSHCP. The project’s potential to impact the critical habitat of endangered species, most particularly the endangered Desert Tortoise, is addressed in the PVSP, as well as through the Joint Project Review process conducted under the auspices of the Coachella Valley Association of Governments.

The PVSP project site is comprised of alluvial fans that are crossed by a series of desert dry wash woodlands and braided channels that conduct flows from the adjacent Cottonwood Mountains in a north/south direction in the western part of Shavers Valley. The site also sits above the western portion of the Orocopia groundwater basin. Hydrologically, the western portion of Shavers Valley is linked to the southern Coachella Valley through Box Canyon, but the area is not considered a part of the Whitewater Watershed that contains much of the Coachella Valley area.

1.10 Guiding Principles

The planning and design of the Paradise Valley Specific Plan takes wide inspiration for excellence from a variety of places; industry thought leaders, leading researchers and practitioners, and from other exemplary communities, their best practices and lessons learned. The intent is to enhance the depth and breadth of sustainability to be integrated into the DNA of the PVSP Community, not only in the planning, design and entitlement phases, but also into the implementation, buildout, operations and maintenance of the community.
The PVSP has been planned with the following guiding principles in mind. These principles will be implemented pursuant to the policies and provisions contained in the various sections of this document:

1. **Design With Nature**
   - Embrace the natural desert ecosystems by creating a clustered development footprint with a defined, permanent edge, by creating natural edge treatments designed to address the direct and indirect edge effects on the adjacent natural open spaces.
   - Preserve natural open space within the Coachella Valley Multiple Species Habitat Conservation Plan.
   - Preserve and protect the hydrologic functions of the Shavers Valley in the project vicinity; including the treatment of surface runoff water quality from within the development footprint through the use of best management practices.
   - Propose a landscape palette and architectural styles that are harmonious with the project’s desert context.
   - Be Dark Sky sensitive by implementing Dark Sky technology with special attention given to edge conditions, the use of non-reflective surfaces and directional, shielded lighting.

2. **Conserve Natural Resources**
   - Provide a comprehensive water service program that addresses the long-term requirements of the project, conservation and reliability, including capturing and storing water during peak production years, and the use of recycled water created on-site.
   - Incorporate the use of innovative technologies to reduce energy and resource consumption.
   - Incorporate passive solar design strategies that utilize building orientation, building materials and surrounding outdoor landscape to naturally assist in the cooling and warming of buildings to conserve resources and reduce energy usage.
   - Assist the County with meeting the Conservation Objectives of the Desert Tortoise Linkage and Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan by conserving thousands of acres of lands that count toward the conservation acreage goals for the species and habitats located on the Paradise Valley Specific Plan property.

*Example of single family detached home in Desert Contemporary style*
3. Promote a walkable, connected and accessible community fabric

- Design the community where the basic recreational, educational and commercial needs are within a half-mile of the majority of residents.
- Coordinate with the Joshua Tree National Park and other publicly accessible natural resources to facilitate responsible public access to these areas, while protecting conservation land from unwanted intrusion by people and predators.
- Plan and implement telecommunications infrastructure to ensure a “connected” community that will facilitate education, access to public library resources, telecommuting, local business development and social interaction within the community.
- Design for multi-modal transportation and “Complete Streets”.

4. Design for Health, Wellness and Safety

- Design a clustered development, organized into six (6) multi-use villages, each with their own definable sense of community.
- Create mixed use village core areas made up of high density housing, retail and office uses, community services, visitor services and gathering spaces that will define and anchor the community, thereby creating a sense of place and reducing the need to travel out of the community for basic goods and services.
- Provide full range of active and passive parks that includes linear parks, neighborhood parks, pocket parks and trails to enhance and promote the benefits of a walkable community.
- Implement Crime Prevention through Environmental Design (CPTED) principles to enhance the safety of the community.

5. Optimize long-term value

- Create a vibrant mixed use sustainable community, which provides a variety of employment opportunities and tax revenue, such as residential and visitor serving uses that contribute to the economic health of the region.
- Strive to create a self-sustaining community that will provide a full range of community services.
- Create a life-cycle of housing types to promote the ability to-age-in-place.
- Provide a broad range of housing types, including workforce housing, to appeal to a diverse demographic and provide for socioeconomic and intergenerational integration.

6. Innovate, educate and evolve

- Work with the Coachella Valley Unified School District to develop educational facilities that provide both outstanding educational facilities and facilitate joint public recreational and other uses such as public libraries, meeting spaces and continuing adult education.
- Engage and educate residents and visitors about the character of the local environment and ecosystem through formal educational presentations, incorporation of programs into public school curriculum, interpretive signage, and controlled viewpoints.
1.11 Relationship to Other Documents

The PVSP must be able to demonstrate consistency with the Riverside County General Plan and its community plan component. It must also establish substantial conformance with other federal, State and regional planning documents and policies to the extent that these will impact the development.

1.11.1 County Documents

1.11.1.1 The General Plan (GP) or Riverside County Integrated Project (RCIP)

The Paradise Valley Specific Plan must demonstrate consistency with the Riverside County General Plan. The General Plan currently designates the proposed project site as “Open Space – Rural,” for which permitted land uses include limited single family residential development (1 dwelling unit per 20 acres), and compatible resource development and associated uses. A General Plan Amendment and Change of Zone will be required to facilitate the project. An analysis demonstrating how the PVSP is consistent with the Riverside County General Plan and East Coachella Valley Area Plan is included in Appendix J-1, Land Use Policy Consistency Analysis of the EIR.

The approval of the Paradise Valley Specific Plan would amend the County’s General Plan to allow the development of the proposed 8,490 residential dwelling units, up to 1,380,990 square feet of non-residential uses (177 acres of mixed use area and 23.4 acres of commercial retail area), 109.9 acres of parks and trails, and 118.9 acres of backbone roadways. A General Plan Amendment will change the current Open Space-Rural Land Use Designation to a “Specific Plan: Paradise Valley” Land Use Designation. The Paradise Valley Specific Plan Zoning Ordinance shall serve as the comprehensive zoning document for all future development within the Paradise Valley Specific Plan area.

1.11.1.2 East Coachella Valley Area Plan (ECVAP)

The ECVAP covers the southeast portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains. The ECVAP boundary extends east of the All American Canal, north and south of Interstate 10, and is traversed by the MWD Colorado River Aqueduct. The Chocolate Mountain Naval Reservation Aerial Gunnery Range is located at the southeastern edge of the ECVAP jurisdictional area. The terrain east of the All American Canal is either desert or mountains. The PVSP is located within the ECVAP and the project site is designated as Open Space-Rural.

The County General Plan “Vision and Principles” recognizes that the development of new towns and planned self-sustaining communities will play a role in the on-going growth and development of the County. ECVAP Policy 2.3 (Shavers Valley Planning Community Policy Area) addresses the development of lands in which the ECVAP identifies as offering “unique opportunities for self-sustaining development provided that such development is limited and can provide for a full complement of infrastructure and services,” including the assurance and availability of a long-term, reliable water supply. The ECVAP Policy 2.3 includes a list of sub-policies that are specifically applicable to the PVSP:

- Policy 2.3a Planning community proposals may have urban characteristics with thematic elements but also have a rigid and permanent urban boundary.
Policy 2.3b Include a comprehensive water service program that addresses the long-term requirements of the project, conservation and reliability.

Policy 2.3c The proposed community must be located within a district that provides water and sewer services or a water and sewer district has agreed to annex and serve the project; and there is an agreement that such services will not be expanded beyond the limits of the proposed community.

Policy 2.3d The proposed community must provide for all relevant public facilities and services, including public protection, road maintenance, library services, education facilities, and waste disposal; and, it must be demonstrated that such service can be efficiently delivered within the proposed community.

Policy 2.3e The proposed community must provide a full range of parks, including parks large enough to accommodate organized sports activities.

Policy 2.3f The proposed community must be consistent with, and advance the goals of, the Riverside County Housing Element and provide for a range of housing opportunities including low and moderate-income housing.

Policy 2.3g At least 50% of the proposed community must be devoted to open space and recreation.

Policy 2.3h The proposed community must be compatible with the achievement of the goals of the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by the County of Riverside in consultation with the Coachella Valley Association of Governments, the California Department of Fish and Wildlife and the United States Fish and Wildlife Service.

Policy 2.3i The plan must be based on “new urbanism” principles, and include elements that facilitate internal transit programs and encourage pedestrian mobility.

Policy 2.3j The plan, to the extent feasible, must contain provisions for the use of innovative and state-of-the-art technology to reduce energy and resource consumption.

1.11.1.3 Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)

The County has adopted the CVMSHCP referenced in ECVAP Policy 2.3h. The site is located within the Desert Tortoise Linkage and Conservation Area (DTLCA) as defined by the Plan. The PVSP project site is a Level 4 property – a privately owned property without mandates to protect natural qualities and is located within Reserve Management Area 3. The Conservation Objectives for the DTLCA are described in Section 4.3 of the CVMSHCP. In order to comply with the conservation objectives of the DTLCA, the development footprint of the PVSP has been designed to conserve Biological Corridors 2 (centered on East Cactus City Wash and Hazy Gulch culverts) and 3 (centered on Happy Gulch culvert), as well as maintain the bridges and culverts under the Interstate 10 Freeway including the hydrological process and Biological Corridor functions for Desert Tortoise and other species. The PVSP also includes standards that address the mitigation of edge conditions and other issues raised by the CVMSHCP.

Implementation of the PVSP will require the conservation of lands containing resources protected within the DTLCA including Core Habitat for Desert Tortoise, other Conserved Habitat for Le Conte’s thrasher, desert dry wash woodland, and defined Biological Corridors for each phase or implementing project. The CVMSHCP provides three options to provide the conservation lands required, which
include 1) conservation within the same conservation area, 2) Like Exchange to conservation areas, and 3) a transfer of conservation objectives between conservation areas.

Each phase or implementing project under the PVSP will be required to go through a Joint Project Review (JPR) process with the County and Coachella Valley Conservation Commission (CVCC) to gain concurrence on the consistency of that project with the DTLCA Conservation Objectives. The applicant will be required to identify conservation lands containing the appropriate type and acreage of Conservation Objectives to offset the impacts related to that phase or implementing project, as well as consistency with the qualitative Conservation Objectives. Conservation lands proposed in the JPR process need to be either owned in fee or controlled by the applicant as required under the CVMSHCP.

The PVSP also includes standards that address the mitigation of edge conditions and other issues raised by the CVMSHCP, including the preservation of wildlife movement corridors, the protection of desert dry wash woodland habitat and the mitigation of the effects of light.

**1.11.1.4 Riverside County Climate Action Plan**

The County has adopted a Climate Action Plan (CAP) that establishes goals and policies that will impact County land use decision-making related to residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, open space, and natural habitats. It will implement policies and programs intended to enable the County to reach Statewide GHG emissions targets.

**1.11.2 Federal Documents**

**1.11.2.1 California Desert Conservation Area Plan (CDCA)**

The PVSP site is not located on public land covered by the provisions and policies of the CDCA, however two of the Project’s options for providing electrical power would require the granting of a new or revised electrical transmission line easement from the Bureau of Land Management (BLM), a federal agency. In the event the Project proponent selects one of these options for its power source, the subsequent EIR prepared for the transmission line easement would be required to assess compliance with the CDCA policies relevant to that easement. Since the transmission line would be solely for the purpose of providing power to the PVSP, it would be considered a “connected project” and its compliance with the CDCA, including provisions dealing with lighting and other environmental issues, would be assessed. Project implementation may require amendment of the CDCA. NEPA review for portions of project implementing components on federal lands would be coordinated with the federal agencies with jurisdiction over those lands.

**1.11.2.2 The Northern and Eastern Colorado Desert Coordinated Plan (NECO)**

NECO is a planning document developed to protect and conserve natural resources. Shavers Valley is within the area covered by NECO.

**1.11.2.3 Joshua Tree National Park General Management Plan**

The PVSP is located adjacent to the southern boundary of the Joshua Tree National Park (JTNP). Elements of its ecosystem, as well as other management goals, interface with the PVSP site. The PVSP
must deal with JTNP environmental objectives, while coordinating with the National Forest Service and Park management regarding the provision of visitor serving uses.

1.11.2.4 Mecca Hills – Orocopia Mountains Draft Management Plan (Meccacopia Wilderness Plan)
The 50,960 acre Orocopia Mountains Wilderness Area and the 26,243 acre Mecca Hills Wilderness Area are located in the southern portion of the CDCA. Both are managed by the BLM, which is currently preparing a consolidated management plan. While still in draft stages, major issues already identified include Off Highway Vehicle (OHV) use and uses permitted in scenic areas open to the public and accessed from Box Canyon Road. The CVMSHCP considers the Meccacopia area as a component of the adjacent Desert Tortoise Linkage and Conservation Area.

1.11.3 Regional Documents

1.11.3.1 The Colorado Basin Water Quality Control Plan (“Basin Plan”)
Prepared by the California Regional Water Quality Control Board, Colorado River Basin Region, the Basin Plan is intended to define and ensure implementation of policies that optimize the beneficial uses of State Waters. Its policies and related regulatory requirements deal with both surface and groundwater and will impact PVSP drainage design, groundwater use (including the project’s conjunctive use program), the project’s wastewater treatment facilities, and associated permitting for water-related activities within the PVSP area.

1.11.3.2 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS 2013-2035)
The PVSP is a SCAG-defined “project of regional significance” and the EIR will be required to assess the PVSP’s compliance with the goals, objectives and policies of various SCAG documents, with particular emphasis on the RTP/SCS. The RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, while the SCS component integrates land use and transportation strategies that will achieve Air Resource Board (ARB) emission targets.

1.11.3.3 South Coast Air Quality Management District (SCAQMD) Rules 403 and 403.1
While the PVSP is located in the Mojave Air Basin, its location falls under the jurisdiction of the SCAQMD, making the project subject to this District’s rules and criteria. Compliance with Rules 403 and 403.1, Dust Control and Supplemental Fugitive Dust Control in the Coachella Valley, will impact both construction and operational activities over the life of the PVSP.

1.11.3.4 Coachella Valley Water District (CVWD) Urban Water Management Plan (UWMP)
The PVSP will be annexed into the CVWD and subject to the various adopted plans for utility services and conservation.

1.11.4 State Documents

1.11.4.1 Senate Bill 375, The Sustainable Communities and Climate Protection Act of 2008 (SB 375)
The PVSP will strive to advance the goals of SB375, The Sustainable Communities and Climate Protection Act of 2008 which is further discussed in Section 3.2, Regulatory Setting.

### 1.12 Specific Plan Organization

The PVSP is organized into the following sections, each intended to address specific elements of the PVSP in sufficient detail to provide clear descriptions of how the PVSP will be built, how it will address its infrastructure and other needs, and how it will administer and enforce its provisions over the life of the plan.

#### Section 1 Introduction

This section addresses the following:
- A detailed specific plan purpose
- Development and conservation issues addressed in the plan
- Project location
- Environmental setting
- Regulatory and policy nature of the PVSP
- Statement of how the plan’s policies and standards will accomplish the objectives of the plan
- Relationship of the PVSP to the general plan
- Relationship of the PVSP to neighboring plans and those of other jurisdictions, regional agencies, the state and the federal government

#### Section 2 Land Use and Development Standards

This section addresses the following:
- Description of type, intensity and location of land uses
- Written descriptions of planned land uses
- Characteristics of each land use designation
- Land Use Plan
- Village Organization
- Village Descriptions
- Development Standards organized by Village

#### Section 3 Sustainability

This section includes:
- Sustainable Development Vision
Paradise Valley

- Sustainable Development Pillars
- Sustainable Development Goals & Objectives

Section 4 Integrated Multi-Modal Mobility Plan
This section includes:
- Development policies pertaining to the planned distribution, location, extent, intensity and hierarchy of mobility options
- Diagrams and written description of proposed transportation components, including improvements that support the planned land uses
- Primary components of public and private circulation system infrastructure including road sections, linear parks and trails

Section 5 Infrastructure and Public Services
This section includes:
- Diagrams and written descriptions of proposed water, sewer, drainage systems and related utility infrastructure facilities and how they will be implemented
- Development standards for the primary components of public infrastructure
- Solid waste handling and disposal including development policies pertaining to the planned distribution, location, extent, and special considerations related to solid waste disposal facilities and services
- Policies pertaining to the planned distribution, location, and extent of energy infrastructure, including off-site components dealing with electrical energy and natural gas
- Public Services including schools, fire protection, police protection and library services

Section 6 Conservation, Open Space, and Landscape
This section includes details regarding:
- Open Space - Conservation Habitat (OS-CH) land
- Open Space - Recreation (OS-R) land such as neighborhood parks, linear parks and trails
- Landscape Standards
- Edge Conditions
- Plant Palette
- Monumentation and Signage
- Walls and Fencing

Section 7 Lighting Design Guidelines
This section includes information regarding:
- Lighting strategies Goals and Objectives
Community-Wide Lighting Design Guidelines
Community-wide Lighting Design Directives/Strategies

Section 8 Community-wide Design Guidelines
This section includes information regarding:
- Community Design Guidelines
- Residential Design Guidelines
- Non-Residential Design Guidelines
- Architectural Styles

Section 9 Implementation, Maintenance and Financing
This section includes information regarding:
- Design Review
- Village Refinement Plans
- Modifications and Amendments
- Financing and Maintenance
- Phasing Plan

Appendix
- Appendix A, Paradise Valley Specific Plan Zoning Ordinance Tables (Attached separately)
 SECTION 2

 LAND USE PLAN AND DEVELOPMENT STANDARDS

2.1 Introduction

The Paradise Valley Specific Plan is intended to guide the development of a self-sustaining new town in Shaver's Valley that is both economically and socially diverse. Through careful planning and phased development, the PVSP will take full advantage of the project’s unique setting while providing a balanced mix of land uses that will achieve its goals and objectives, and serve the needs of residents and visitors. The Plan includes a broad range of residential home types, commercial and office uses, open space types, public facilities and other uses to help establish it as a viable community.

The Paradise Valley Specific Plan Area is organized into six (6) villages containing a total of approximately 8,490 dwelling units. Each village reflects a set of character elements and focused land uses that best serve the needs of the community. Each village is envisioned to contain neighborhoods clustered around a village core highlighted by modest groupings of components such as a park or plaza, neighborhood-serving commercial uses, a school and/or child care center, a worship facility and neighborhood clubhouse/community building. This array of uses and services will provide the opportunity for slightly higher density housing to be located close to facilities, as well as placemaking to facilitate neighborhood events, gatherings and chance encounters.

Vertically mixed use building example, Verrado, Buckeye, AZ
The cornerstone of the community will be Village 1, the Town Center, which will be developed in phases. The design concept for the Town Center will incorporate several principles to promote human scale, connectivity and quality placemaking. A specially themed Main Street is planned to help orient pedestrians and vehicles, while promoting connectivity. A small organic farm and Farmer’s Market are envisioned to help anchor the Main Street and serve as a gathering place for people watching, fairs, festivals and open air markets. Cultural and civic facilities are anticipated to be strategically located within or adjacent to the Town Center core to provide visual focal points and gathering areas.

The two major components of the PVSP development are its permanently defined development footprint that will establish the limits of development in Shavers Valley as required by ECVAP Policy 2.3a, and the permanent preservation of approximately 3,100 acres of natural, undisturbed habitat within the contiguous project site. In addition, the PVSP project will result in the permanent preservation of natural habitat within the Desert Tortoise Linkage and Conservation Area (DTLCA) through the dedication of off-site property already owned by the project proponent and through the acquisition and dedication of additional conservation land needed to fully offset project impacts pursuant to the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) (see further discussion in Section 6, Conservation, Open Space and Landscape).

The development of the PVSP will be phased based on market demand, absorption and other issues. Please see section 9, Implementation, Maintenance and Financing for more information. All development within the PVSP will be required to be in substantial conformance with this Specific Plan and will be required to comply with all applicable Development Standards and mitigation requirements imposed through an ongoing JPR process pursuant to the CVMSHCP.

An EIR has been prepared for the PVSP that includes a program-level analysis for the entire plan area. The County will conduct a project-level CEQA review process for each implementation phase or project as they are proposed within the Specific Plan area.
### Table 2-1 Project Summary

<table>
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<tr>
<th>LAND USE</th>
<th>GROSS ACRES</th>
<th>% OF DEV. FOOTPRINT</th>
<th>GROSS DENSITY (DU/AC)</th>
<th>TARGET DWELLING UNITS (DU)</th>
<th>MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE (SF)</th>
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**NOTES:**

* ADDITIONAL PARKS TOTALING APPROXIMATELY 55 ACRES ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN FOR A TOTAL PARK AREA OF 109.9 ACRES.

**PUBLIC FACILITIES AND INFRASTRUCTURE SUCH AS SCHOOLS, WATER WELLS AND ELECTRICAL SUBSTATIONS ARE CONCEPTUALLY LOCATED THROUGHOUT THE PLAN.

***LOCAL ROADS, “TOWN CENTER BOULEVARD” AND “MAIN STREET” ARE NOT CALCULATED IN THE BACKBONE ROAD AREA.
2.2 Project Development and Land Uses

The Specific Plan site is comprised of approximately 4,948 contiguous acres under one ownership. The gross area of the PVSP development footprint is approximately 1,848 acres. Approximately 3,100 acres of the contiguous project site will be comprised of permanently preserved, undisturbed Open Space-Conservation (OS-CH) habitat. Exhibit 2-1, Land Use Plan, illustrates each of the Planning Areas (PA). All acreages listed in the following land use tables are approximate. Table 2-1, Project Summary, summarizes the total PVSP development program by land use.

The PVSP is divided into 61 Planning Areas of various sizes and configurations. There are a total of five (5) Mixed Use Planning Areas, thirty-nine (39) Residential Planning Areas, three (3) Commercial Planning Area, seven (7) Public Facility Planning Areas and seven (7) Open Space-Recreational Planning Areas.

2.2.1 Residential Land Use Designations

The residential uses within PVSP comply with the Land Use designation categories and associated density ranges described by the County of Riverside General Plan. In order to maintain a clustered and permanent development footprint, the Land Use Plan for PVSP does not include the Estate, Very Low or Low Density Residential categories, which generally require more land area. The Specific Plan contains provisions for Medium Density Residential (2-5 dwelling units per acre) through Highest Density Residential (20+ dwelling units per acre). In general, the perimeter edges of the project are the lower density, while the highest densities are located within or adjacent to the mixed use village core areas. Approximately 1,428.8 acres, or 77.3 percent of the PVSP development footprint, will be developed with various types of residential uses, in addition to mixed use planning areas. The PVSP will permit construction of a total of 8,490 dwelling units within the fixed development footprint.
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-2 LAND USE PLAN - DEVELOPMENT FOOTPRINT AREA
Brief descriptions and density ranges for each of the Land Use Designations found within the PVSP Land Use Plan follow.

2.2.1.1 Medium Density Residential - MDR

The Medium Density Residential land use designation represents the lowest density housing in the Specific Plan. The density range is 2 to 5 dwelling units per acre (du/ac), allowing for a variety of single family detached home types. Roughly 820.5 acres are designated for Medium Density Residential uses within the PVSP. The target dwelling unit count for this category is 3,010 units. Planning Areas designated with the Medium Density Residential designation are typically located at the perimeter of the development footprint.

Medium Density Residential Density - SFD example

2.2.1.2 Medium High Density Residential - MHDR

The Medium High Density Residential land use designation provides for the development of a variety of home types. Typical home types in this category include compact lot single family detached homes, clustered homes and duplexes with a density range of 5 to 8 dwelling units per acre. The PVSP will contain approximately 539.1 acres of MHDR designated land with a target dwelling unit count of 3,399 units.

2.2.1.3 High Density Residential - HDR

The High Density Residential land use designation permits compact lot single family detached and attached homes including zero lot line homes, clustered homes, duplexes, triplexes, townhouses, etc., with a density range of 8 to 14 dwelling units per acre. Approximately 58.7 acres carry the HDR land use designation, with a total target unit count of 535 units.

2.2.1.4 Highest Density Residential - HHDR

The Highest Density Residential land use designation allows for the development of multiple family apartments and condominiums, including stacked flats, stacked towns and other multi-story (2-3+) structures, with a density of 20 or more dwelling units per acre. There are approximately 10.5 acres designated for HHDR uses with a target of 221 dwelling units.
2.2.1.5 Ancillary Uses

The Paradise Valley Specific Plan encourages the provision of private open space and/or recreational facilities as components of residential developments. Ancillary uses may include clubhouses and community rooms, swimming pools and spas, passive and active open space, gymnasiums and other indoor sports facilities, outdoor sports facilities, day care centers, adult day care centers, boys and girls clubs or other facilities used for supervised after school activities, computer rooms, conference rooms, telecommuting facilities, craft rooms, small theatres and similar types of facilities intended to serve the residents of the specific neighborhood. As indicated in Zoning Ordinance, these and similar uses may be incorporated into residential developments subject to the development review process.
Ancillary Uses – Age Restricted Developments:
All of the ancillary uses listed above are permitted in age-restricted and active adult residential developments. In addition, when part of a comprehensive development intended to facilitate aging in place, senior housing developments may incorporate housekeeping and other concierge services intended to assist seniors with the activities of daily living, community dining rooms and kitchens, hair and nail salons and site-based transportation. The inclusion of these uses is subject to the development review process.

2.2.1.6 Residential Demography
The Paradise Valley demographic is expected to be socially, economically and culturally diverse, as well as multi-generational. Residential demography is expected to consist of full time residents, part-time residents and visitors. Full and part time residents are anticipated to include families, single working professionals and seniors (defined as those over age 55). Current market studies indicate that approximately one third of the total residential development will be targeted to full time families and individuals, one third to part-time families and individuals, and one third to couples or singles with at least one family member who is age fifty five years or older. Age-restricted housing will be included in the Plan for residents who prefer to live in seniors-only neighborhoods.

Based on initial projections, the project is envisioned to include approximately 2,801 retired households. 1,851 of these retired households are planned as age-restricted units to be located in Village 3 (Planning Areas 3-1 through 3-8), 190 are contemplated as “age-targeted” units to be located in non age-restricted Planning Area 2-7, and the remaining 760 are contemplated as age-targeted units to be located in various other non age-restricted residential planning areas within the project.

Based on 2009-2013 American Community Survey (ACS) data for the comparable Census tracts, it is projected that full-time households in the project will have an average size of 2.19 persons per household (PPH). It is projected that second/vacation homes would be occupied the equivalent of

*Multi-family Private Recreation Area example, Palm Desert, CA*
50% of full-time households. This factor recognizes that some owners of second homes may rent their homes to other parties as short-term (e.g., weekly) vacation units. Thus, the 50% factor assumes that second homes would be occupied 50% of the year, with the occupancies being a combination of owners’ part-time use and short-term rental use. Applying this 50% factor to the average PPH of 2.19, it is projected that the seasonal/vacation units would have a full-time equivalent (FTE) household size of approximately 1.10 PPH (2.19 times 50%). Based on these factors, the weighted average (FTE) household size for Paradise Valley is projected at 1.85 PPH for a total population of approximately 15,707 people.

Visitors to the PVSP area will be accommodated in either timeshare units or the proposed resort hotel developments. Hotel rooms and time share units are considered commercial uses and are not included in residential totals.

2.2.2 Mixed Use and Commercial Land Use Designations

Mixed Use and Commercial land use designations uses are an essential component of the PVSP Land Use Plan, as they provide for the employment, retail, entertainment, tourism, infrastructure, education and recreation components necessary to provide for a complete community. In addition, most planning areas with the mixed use designation permit residential uses.

The PVSP permits a maximum of 1,380,990 square feet of non-residential uses. Of this non-residential square footage, 1,182,040 sf is within the Mixed Use - MU designated areas and 198,950 sf is within the Commercial Retail - CR designated areas. Building area attributed to schools and public facility buildings is in addition to the 1,380,990 square feet. The following sections describe the Mixed Use-MU and Commercial Retail - CR land use designations in more detail.
2.2.2.1 Mixed Use - MU Land Use Designation

The Mixed Use land use designation is intended to reflect a diverse mix of uses in a single, contained Planning Area. The intent of the designation is not to identify an exact mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses are planned. Mixed Use Planning Areas are assigned a target dwelling unit total and a target floor area for non-residential uses. One mixed use Planning area (PA 1-9) prohibits residential uses and, therefore, has no assigned target dwelling units. There are approximately 177 acres of Mixed Uses within the PVSP, with an overall target of 1,335 dwelling units and 1,182,040 square feet of non-residential uses.

2.2.2.2 Commercial Retail - CR

The Commercial Retail land use designation allows for the development of commercial retail and office uses at a neighborhood and community level. Approximately 23.4 acres of the community will be designated Commercial Retail, with roughly 198,950 square feet of floor area permitted. General neighborhood serving commercial services such as restaurants, convenience retail and professional services are envisioned for areas with this designation. This allowable commercial area is in addition to non-residential uses permitted in the Mixed Use areas.

Commercial Plaza example, Del Mar, CA
2.2.3 Open Space Uses

The Paradise Valley Specific Plan offers a wide variety of open space uses in the form of both conservation land and recreation land.

2.2.3.1 Open Space - Conservation Habitat - OS (CH)

As noted in Section 1, Introduction, the PVSP will devote approximately 3,100 acres within the Specific Plan boundary (Planning Area 0) to undisturbed, permanently conserved open space. Policies and strategies related to Open Space – Conservation and compliance with the CVMSHCP can be found in Section 6, Conservation, Open Space and Landscape.

2.2.3.2 Open Space - Recreation - OS (R)

The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, linear parks and trails. There will be approximately 54.9 acres designated for Open Space - Recreation uses. In addition, approximately 55 acres of parks and trails are conceptually located throughout the plan within Mixed Use and residentially designated areas.

Ancillary structures, such as restroom facilities, activity rooms, equipment storage, etc., may be permitted within areas designated as Open Space - Recreation. Actual building or structure size, siting and design will be determined during the Tract Map process. Examples of the types of components intended for the parks, linear parks and trails are further described in Section 6, Conservation, Open Space and Landscape.

Example of rest area along trail, Vistancia, Peoria, AZ
2.2.4 Other Land Use Designations and Uses

2.2.4.1 Public Facilities - PF

Approximately 44.8 acres within the PVSP development footprint will carry the public facilities land use designation. These public facility uses will include drainage structures, a domestic water treatment facility, water wells and reservoirs. Other public facilities uses within Paradise Valley are conceptually located throughout the plan as permitted uses within Planning Areas.

2.2.4.2 Conceptually Located Uses

The locations of school sites, parks, trails, libraries, police and fire stations, wastewater and above ground water storage reservoirs, water wells, domestic water treatment facilities, electrical substations and similar facilities are conceptual and subject to change. These public facilities are permitted uses within any land use designation, with conceptual locations that are intended to illustrate the general location of these uses. Final locations, sizes and configurations of schools, parks, trails, retention basins and infrastructure facilities will be determined during the subdivision mapping and final engineering process, and in coordination with the pertinent public agencies and service providers. Section 5, Infrastructure and Public Facilities, provides details regarding the development standards and design guidelines that may apply to specific uses.
2.2.4.3 Roadways

Approximately 118.9 acres of the PVSP development footprint is planned to be dedicated as public right-of-way for backbone roadways. In addition to the backbone roadways, the plan includes conceptually located local roads, a “Main Street” and a “Town Center Boulevard.” The PVSP will implement a multi-modal approach to circulation throughout the community to help promote the equitable allocation of public rights-of-way between automobiles, neighborhood electric vehicles (NEVs), bicycles, scooters and pedestrians. Typical street sections and a description of the project’s multi-modal transportation system are presented in Section 4, Integrated Multi-Modal Mobility Plan.

2.2.4.4 Off-Site Infrastructure

Not included in the PVSP development site, but a key part of the PVSP project, are off-site infrastructure facilities. The project will improve existing on- and off-ramps to the Interstate 10 freeway at Paradise Valley to handle the anticipated new traffic generated by the Project’s implementation. Permission from Caltrans and ramp plan approval will be required. Other off-site infrastructure includes the construction of a turn-out from the MWD Colorado River Aqueduct and related water conveyance infrastructure. Off-site freeway improvements are described in Section 4, Integrated Multi-modal Mobility Plan, while off-site electrical and water infrastructure will be described in Section 5, Infrastructure and Public Facilities.

The project includes several options for the supply of electricity, one of which would involve off-site infrastructure improvements. All power source alternatives are discussed in Section 5, Infrastructure and Public Utilities.

Interstate 10 Freeway underpass on site.
2.3 Development Standards and Organization

2.3.1 Villages

The Paradise Valley Specific Plan is organized into six villages and a large natural open space conservation area. These villages will be differentiated by their distinct function in the community, lifestyle, location, physical setting, mix of uses and home types. These villages are structured around a highly integrated road and trails network linking Paradise Valley’s various components to one another. A special project feature is an approximate 4.8 mile trail system located along the majority of the community perimeter, allowing both walking and exercise opportunities, as well as beautiful views to the outlying desert environs.

Set within each of these villages is a “core” intended to include a variety of uses and activities such as retail and service, health and wellness, education, cultural and civic uses, and may provide an array of functions and programs.

Each village will have its own identity, with unique signage and monumentation for neighborhood entries, parks, common areas and retail centers. At the same time, every village will be an integral part of the overall Paradise Valley community, with community monumentation, backbone road signage, landscape and lighting characterized by a cohesive theme. A set of complementary architectural styles has been identified to help set the tone for the entire community: Spanish Heritage, Desert Contemporary, Prairie, Monterey and Italianate. Together, these architectural styles, with their classic and elegant detail, will provide architectural diversity and beauty. More information regarding architectural styles can be found in Section 8, Community Design Guidelines.

The Villages are as follows:

Village 1 - Town Center
Village 2 - The Resort Area
Village 3 - The Age Qualified Community
Village 4 - The Hillside Area
Village 5 - The Family Village
Village 6 - The Family and Pre-retiree Village

In an effort to maintain flexibility, much of the detailed design aspects for development will be defined at a later date as part of a Village Refinement Plan. Each Village within Paradise Valley will require a unique Village Refinement Plan containing detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. A Village Refinement Plan must be submitted to the Riverside County Transportation and Land Management Agency prior to the approval of any implementing plan. Please see the criteria set forth in Section 9, Implementation, Maintenance and Financing, for further information.

A description of each Village follows.

NOTE: The delineation of Villages is shown for illustrative purposes only. Final Village locations will be determined at the time of subdivision mapping.
2.3.2 General Project-wide Development Standards

The following general development standards apply to all development:

Village core areas may consist of one or more Planning Areas. The final delineation of core areas will be made in the Village Refinement Plans.

Each village core must include the following elements:
- Neighborhood level retail or services
- Parks or node

Components of a village core must also include at least one of the following elements:
- Village clubhouse
- School
- Childcare
- Religious facilities
- Civic facilities

Other design criteria
- Development is subject to the design criteria established set forth in Section 3, Sustainability.
- Parks, trails and linear parks must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan and Section 6, Conservation, Open Space and Landscape.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- Roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-Modal Mobility Plan.

Main Street Example, Verrado, Buckeye, AZ
A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.

Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.

All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.

All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.

Development patterns must establish both vehicular and non-vehicular connectivity.

Walkways must connect to the Paradise Valley trail system, whenever practicable.

All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.

Habitable residential structures must maintain a minimum setback of 120 feet to the Interstate 10 freeway.

Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.

All development must adhere to edge condition criteria as described in Section 6, Conservation, Open Space and Landscape.

Electrical substations must be screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.

Please see the Paradise Valley Zoning Ordinance for permitted uses and development criteria.

**Conceptual Locations**

- The Project contains at least eighteen (18) conceptual park locations distributed throughout the community
- Various conceptual trail locations are located throughout the Project to facilitate connectivity between all villages.
- Four (4) or five (5) school sites are conceptually located within the Project. School sites must be located according to the California Board of Education regulations.
- An electrical substation is conceptually located in Village 1.
- Domestic water wells, reservoir sites, booster stations and pressure reducing stations are allowable uses in any Project area.

The following sections describe the development standards for each Village within the Paradise Valley Specific Plan. These Development Standards are mandatory, while the Design Guidelines in Section 8 are advisory. Used together the Development Standards and Design Guidelines will shape the community character envisioned for PVSP. All decisions regarding any development within the Specific Plan area must consider both the Development Standards and Design Guidelines. In addition, development regulations regarding setbacks, height, building separation and other development criteria are contained within the Paradise Valley Zoning Ordinance Tables (Appendix A, attached separately).
2.3.3 Village 1 - Town Center Development Standards

Village 1 Description

Village 1, the Town Center, is an approximately 250 acre community with approximately 1,180 units located along Paradise Valley Boulevard, the primary entry to the Paradise Valley community. The Town Center “core” will function as Paradise Valley’s “downtown” area, envisioned as a bustling, high energy activity zone. A careful mix of retail shops, restaurants, offices, civic uses and high density residential uses are planned. A business park, anticipated to become a major employment center for the community, is also planned.

The Town Center is designed with a strong adherence to “Placemaking” in mind. The special charm and character of this village will be apparent in its highly integrated and connected street system, diversity of land uses and orientation to parks and civic uses. A central iconic “Town Center Boulevard” is planned as the character roadway for the residential neighborhoods, with street fronting architecture, strong landscape character, pocket parks and urban nodes to provide an enhanced pedestrian experience.

The vision for the Town Center also includes a community framework of monuments, signage, landscape and hardscape reinforced by a unifying design theme. The Town Center’s Main Street is envisioned to be anchored by a community farm and community clubhouse. The Town Center core is planned as an active, dynamic community destination featuring shopping and eating opportunities with shaded plazas and seating areas.

The Town Center contains eleven (11) Planning Areas allowing approximately 79.4 acres of mixed use development, 147.5 acres of residential uses, 7.5 acres of commercial uses and roughly 9.38 acres of neighborhood parks and linear parks. There will also be approximately 5.38 acres of public facilities.

The following general development standards apply to all development within Village 1:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
- A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.
- Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.
- All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.
- All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.
- Development patterns must establish both vehicular and non-vehicular connectivity.
All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.

Habitable Residential structures must maintain a setback of 120 feet to the Interstate 10 freeway.

The electrical substation, domestic water treatment facility and wastewater facility, and adjacent Sempra Gas compressor station must be adequately screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.

Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.

All development must adhere to edge condition criteria as described in Section 6, Conservation, Open Space and Landscape.

Please see the Paradise Valley Zoning Ordinance for permitted uses and other development criteria.

Village 1 Conceptual Locations

The Town Center contains five (5) conceptual park locations distributed throughout the village.

Open space trails are conceptually located throughout the village.

One school site is conceptually located within walking distance of the Town Center core in PA 1-7.

Outpatient medical facilities are conceptually located in Village 1.

A fire substation is conceptually located in Village 1.

A sheriff substation is conceptually located in Village 1.

A library is conceptually located in Village 1.

An electrical substation is conceptually located near Interstate 10 within PA 1-1.

A domestic water treatment facility is conceptually located in PA 1-6.

2.3.3.1 Village 1 Mixed Use Planning Areas

Paradise Valley’s Village 1 will contain two (2) Mixed Use Planning Areas: 1-4, The Village Core, and 1-9, the Business Park.

Planning Area 1-4 is a 51.85 acre mixed use area envisioned as the project’s downtown featuring a walkable, tree-lined Main Street flanked by shops and restaurants. The Town Center core area is structured to contain many of the Paradise Valley resident essential needs, including a grocery store, community clubhouse, restaurant(s), sheriff’s substation, an outpatient medical facility and a limited service hotel with approximately 100 rooms. A post office, library and various retail, office and service uses are also planned. Planning Area 1-4 has a target of 413 dwelling units and a maximum unit count of 2,074 units. Non-residential area cannot exceed 315,500 square feet with a maximum floor area ratio of 0.4.
**Table 2-2 Village 1 - Town Center - Summary**

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<th>Planning Area</th>
<th>Land Use</th>
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Note: All acreages are approximate

**Town Center Core Concept**
For illustrative purposes only

**KEY MAP**

**NOTE:** Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.
NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

EXHIBIT 2-5 VILLAGE 1 TOWN CENTER ILLUSTRATIVE CONCEPT
PA 1-9 is 27.56 acre mixed use business park, anticipated to become Paradise Valley’s major employment center. PA 1-9 has a maximum square footage of 313,940 square feet and a maximum floor area ratio of 0.4. No residential units are permitted in the business park area.

The village 1 core, PA 1-4, core must include the following elements:
- Neighborhood level retail or services
- Parks or node
- Police protection services/sheriff substation

PA 1-4 must also include at least one or more of the following elements:
- a village clubhouse
- a school
- childcare
- Religious facilities
- Civic facilities

PA 1-9, the business park, core must include the following elements:
- An anchor commercial use
- Parks or node

Other Village 1 mixed use standards
- An outpatient medical facility must be located in either PA 1-4. PA 1-4 shall contain at least 25% residential uses and at least 25% non-residential uses.
- PA 1-9 may contain up to 25% light industrial uses with the remaining uses being made up of office, service and retail.
- No residential uses are permitted in PA 1-9.
- Residential uses are permitted in upper stories of buildings within PA 1-4.
- Uses within Mixed Use areas may be mixed horizontally on a lot and/or vertically in buildings with ground floor retail and/or office uses above.
- No single family detached homes are permitted in PA 1-4.
- Each use within a building must meet the parking requirement for that respective use, except where shared parking concepts are utilized per Riverside County Code 348.
- Live-work units will be permitted in PA 1-4.
- PAs 1-4 and 1-9 shall include at least one pedestrian plaza with a minimum dimension of 30 feet. Please see section 8, Community Design Guidelines for design criteria.

2.3.3.2 Village 1 - Medium Density Residential Planning Areas

Village 1 will include four (4) Planning Areas designated for Medium Density Residential uses: Planning Areas 1, 1-6, 1-7 and 1-8.
- The intended uses for Medium Density Residential parcels are single family detached homes.
The target unit count for these areas is 556 units with a density range between 2 and 5 dwelling units per acre.

One park is conceptually located within each of these Planning Areas.

An electrical substation is conceptually located in PA 1-1.

A domestic water treatment facility is conceptually located in PA 1-6.

A setback of 50 feet is required between the electrical substation and residential structures.

A Fire substation is conceptually located in PA 1-1

### 2.3.3.3 Village 1 - Highest Density Residential - HHDR

There is one Highest Density Residential Planning Area in Village 1: PA 1-3.

- Multi-story stacked flat apartment or condominium building are envisioned for this area.
- The target unit count for this area is 211 units on 10.55 acres with a minimum density of 20 dwelling units per acre.

### 2.3.3.4 Village 1 - Commercial Retail - CR

One (1) Planning Area within Village 1 will be designated for Commercial Retail: PA 1-2.

- This Planning Area is envisioned to contain neighborhood commercial uses, office use, a limited service hotel and/or a gas station.
- The target for non-residential uses is 78,800 square feet with a floor area ratio (F.A.R.) of 0.25,

### 2.3.3.5 Village 1 - Open Space - Recreation Development Standards

Village 1 will contain one (1) Planning Area designated for Open Space-Recreation, PA 1-5.

- Planning Area 1-5 is a 5.5 acre active park.
- Planning Area 1-10 is a 3.8 acre active park.
- Development criteria for parks is described in Section 6, Conservation, Open Space and Landscape.

### 2.3.3.6 Village 1 -Public Facilities Development Standards

PA 1-11 contains a domestic waste water treatment facility which serves the Paradise Valley community.

- A setback of 50 feet is required between the wastewater treatment facility and residential structures.

### 2.3.4 Village 2 Development Standards

**Village 2 Description**

Village 2 is envisioned as a resort-style destination area, with uses and services catering to tourists and residents. Village 2 is roughly 222 acres with approximately 1,509 dwelling units. The village sits along Paradise Valley's major linear park, a roughly 1.7 mile multi-function open space corridor. All land uses in this village connect to this special park corridor, providing neighborhood connectivity and definition of the community character. Village 2 contains 9 (nine) Planning Areas, including a 29
(twenty-nine) acre mixed use core, envisioned with an approximately 200 room resort hotel, roughly 100 timeshare units, commercial, office, active open space and up to 420 residential units. This central mixed use area is envisioned as the cultural and entertainment center for all of Paradise Valley, capable of special events and community gatherings such as weddings, concerts and small conferences.

The Village 2 core is within close proximity to the Town Center core and designed to take advantage of this adjacency. It is expected that the complimentary nature of the uses in the Town Center core and Village 2 core are will generate a synergy that will keep both areas lively and active, further reinforcing the Town Center vibrancy and “Sense of Place” within Paradise Valley.

The following general development standards apply to all development within Village 2:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
- A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.
- Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.
- All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.
- Development patterns must establish both vehicular and non-vehicular connectivity.
- All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.
- Habitable residential structures must maintain a setback of 120 feet to the Interstate-10 freeway.
- A minimum setback of 20 feet is required between trails and residential structures.
- Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.
- Please see the Paradise Valley Zoning Ordinance for permitted uses and development criteria.
- All development must adhere to edge conditions criteria as described in Section 6, Conservation, Open Space and Landscape.
### Table 2-3 Village 2 - Summary

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Note: All acreages are approximate.

![Village 2 Core Concept](image)

**HOTEL**
**TIMESHARE**
**PARK**
**RESIDENTIAL**

**VILLAGE CORE AREA**
**CONCEPTUAL LOCATIONS**
- PARK
- TRAIL

**NOTE:** Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

**Exhibit 2-6 Village 2**
Village 2 Conceptual Locations

- Village 2 contains two (2) conceptual park locations.
- Open space trails are conceptually located throughout the village.

2.3.4.1 Village 2 - Mixed Use Planning Area

Planning Area 2-6 is planned as the mixed use core for Village 2. A resort hotel with approximately 200 rooms, approximately 100 time share units, restaurants, offices, shopping and other tourist serving commercial uses are envisioned for this area.
PA 2-6, the village 1 core, must include the following elements:

- Neighborhood serving retail or services
- A park or node

Other Village 2 mixed use standards

- PA 2-6 must contain at least one retail component and public plaza or park area.
- PA 2-6 must contain at least 25% residential uses and at least 25% non-residential uses.
- The target for non-residential uses is roughly 287,670 sf, with a maximum F.A.R. of 0.5.
- Up to 420 dwelling units are permitted with a target density of 14.5 du/ac.
- Uses may be mixed horizontally on a lot and/or vertically in buildings with ground floor retail and/or office uses with office uses above.
- PA 2-6 shall include at least one pedestrian plaza with a minimum dimension of 30 feet. Please see section 8, Community Design Guidelines for design criteria.
- Each use within a building must meet the parking requirement for that respective use, except where shared parking concepts are utilized. A shared parking agreement will be required.

2.3.4.2 Village 2 - Medium Density Residential Planning Areas

One (1) Planning Area is designated for Medium Density Residential uses in Village 2: PA 2-1.

- The home types planned for PA 2-1 are generally single family detached homes.
- The target unit count for this area is 77 units with a target density of 2 to 5 dwelling units per acre.
- Homes must be set back at least 20 feet from the trail in PA 2-8.
- A minimum setback of 50 feet is required between residential structures and the drainage structure in PA 3-8.

2.3.4.3 Village 2 - Medium High Density Residential

Village 2 will contain four (4) Planning Areas with the Medium High Density Residential designation: Planning Areas 2-2, 2-4, 2-7 and 2-9.

- Compact lot single family detached homes, duplex, triplex and townhomes planned for this area.
- The target unit count for these areas is 890 units with target densities ranging from 5 to 8 du/ac.
One park is conceptually located within PA 2-2 and one park is conceptually located within PA 2-9.

2.3.4.4 Village 2 - High Density Residential - HDR
Planning Area 2-5 is the only High Density Residential parcel in Village 2.
- Homes in this area are anticipated to be in the form of compact lot single family detached homes and duplex neighborhoods.
- The target unit count for this area is 122 units with a target density of 8 to 14 du/ac.

2.3.4.5 Village 2 - Open Space - Recreation Development Standards
Two (2) Planning Area will be designated for Open Space-Recreation within Village 2: Planning Areas 2-3 and 2-8.
- PA 2-3 is planned as a 5 acre neighborhood park.
- PA 2-8, which makes up a large portion of the Paradise Valley linear park, will connect residents from the northwest to southeast parts of the project. This linear park also functions as a drainage corridor for the project.
- Parks, trails and linear parks must adhere to the criteria set forth in Section 6, Conservation, Open Space and Landscape.

2.3.5 Village 3 Development Standards

Village 3 Description
Village 3, Paradise Valley’s Age Qualified community, is envisioned to offer a wide variety of home options, retail opportunities, services and recreational amenities to allow seniors to age in place. Village 3 is the only proposed gated community in Paradise Valley, intended to provide the privacy and security to which senior communities aspire. With roughly 340 acres and approximately 1,851 units, the village can support many of the social amenities desired in an Age Qualified community. This Village will be age-restricted, meaning that at least one person in the household must be at least 55 years of age.

Lazy River example, World Mark Resort, Indio, CA
The village core is planned to contain a multi-function clubhouse with an activity center and service center, providing many diverse social activities, health care and programming needs. Other amenities within the core may include Continuing Care Retirement Community (CCRC) facilities, a beauty salon, senior outreach services and other senior-oriented retail uses. A park with active and passive recreation activities is also planned. Plentiful walking trails are anticipated and may include exercise equipment, shade canopies, seating areas and varied recreational opportunities oriented to a senior’s lifestyle. A perimeter village trail is also planned to allow for relaxing walks with views to the outlying desert environment.

Village 3 will be designed to meet the daily needs of its senior residents, with shopping, activities and services located within walking distance from all residences. A shuttle service is also anticipated.

Residential homes designs will incorporate single story homes, homes with master bedrooms downstairs and universal design features that promote flexibility, access, comfort and security, the incorporation of technology and adjustable lighting options, all of which appeal the senior buyer. A broad array of residential home types in a wide range of densities suited for senior living will be permitted, with distinct architectural and landscape character developed specifically in consideration of senior buyer preferences.

The following general development standards apply to all development within Village 3:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.

Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.

All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.

Development patterns must establish both vehicular and non-vehicular connectivity.

All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.

A minimum setback of 20 feet is required between trails and residential structures.

A minimum setback of 50 feet is required between drainage structures and residential structures.

The drainage structure shall be adequately screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.

Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.

All development must adhere to edge conditions criteria as described in Section 6, Conservation, Open Space and Landscape.

See the Paradise Valley Zoning ordinance for permitted uses and development criteria.

**Village 3 Conceptual Locations**

- Three (3) parks and multiple walking trails are conceptually located throughout the village.
- Parks, trails and linear parks must adhere to the criteria set forth in Section 6, Conservation, Open Space and Landscape.
- A senior-oriented medical facility/offices.

**2.3.5.1 Village 3 - Mixed Use Planning Area**

Planning Area 3-1, the Village 3 mixed use core, is a roughly 39.54 acre parcel envisioned to contain amenities and services vital to this age-restricted community. Planned uses will include an exclusive community clubhouse with multi-purpose room, swimming pool and park. Other uses may include a retail and services aimed toward the age-qualified consumer and a CCRC facility.

*The village 3 core shall include the following elements:*

- Neighborhood level retail or services
- A community clubhouse
- Senior oriented outpatient medical facility or office (size to be determined during the Village Refinement Plan process).
- Park or node
### Table 2-4 Village 3 Summary

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*Note: All acreages are approximate*

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**Village 3 Core Concept**

**For illustrative purposes only**

- **Senior Residential**
- **Senior Oriented Commercial and Services**
- **Park**
- **Senior Residential**

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Other PA 3-1 Mixed use criteria

- PA 3-1 shall contain at least 10% residential uses and 25% non-residential uses.
- The target non-residential floor area is 125,000 square feet with a target F.A.R. of 0.25.
- The target unit count for PA 3-1 is 418 units, with a target density of 10.5 du/ac.
- The residential uses planned for PA 3-1 are envisioned to be made up of triplex, townhomes and stacked townhome units.
- No single family detached homes are permitted in PA 3-1.
- Uses may be mixed horizontally on a lot and/or vertically in buildings with ground floor retail and/or office uses with office uses above.
- PA 3-1 shall include at least one pedestrian plaza with a minimum dimension of 30 feet. Please see section 8, Community Design Guidelines for design criteria.
- Each use within a building must meet the parking requirement for that respective use, except where shared parking concepts are utilized. A shared parking agreement will be required.

2.3.5.2 Village 3 - Medium Density Residential Planning Areas

Three (3) Planning Areas, 3-3, 3-6 and 3-7, are designated for Medium Density Residential uses within Village 3.

- The intended uses for Medium Density Residential parcels are single family detached homes.
- The target unit count for MDR uses in Village 3 is 537 units with a density range between 2 and 5 dwelling units per acre.
- The vast majority of MDR designated parcels within Village 3 are located along the project perimeter adjacent to Pinkham Wash. Edge conditions criteria must be met. Please see Section 6, Conservation, Open Space and Landscape, for detailed information.
- One pocket park and various walking trails are conceptually located within PA 3-3.
- One pocket park is conceptually located within PA 3-6.
- Parks and trails must adhere to the criteria set forth in Section 6, Conservation, Open Space and Landscape.

2.3.5.3 Village 3 - Medium High Density Residential

There are two (2) Planning Areas designated for Medium High Density Residential uses in Village 3: 3-2 and 3-5.

- Intended home types include compact lot single family detached homes.
- The target unit count for MHDR parcels is 782 dwelling units with a density of 5 to 8 dwelling units per acre.
- A pocket park is conceptually located within PA 3-5, along with various walking trails.
- Parks and trails must adhere to the criteria set forth in Section 6, Conservation, Open Space and Landscape.
2.3.5.4 Village 3 - High Density Residential - HDR

Village 3 contains one parcel with the High Density Residential designation: PA 3-4.

- Compact lot single family detached homes are anticipated for this parcel.
- The target unit count for PA 3-4 is 114 units with a density of 8 to 14 du/ac.

2.3.5.5 Village 3 - Public Facilities

- A drainage structure is located within PA 3-8. Edge conditions criteria must be met. Please see Section 6 for detailed information.

2.3.6 Village 4 Development Standards

Village 4 Description

Village 4, nestled in the northern portion of Paradise Valley at the foot of the Cottonwood Mountains near Joshua Tree National Park, is an approximately 194 acre community with roughly 943 units. Because of its location, this village is expected to provide commanding southern views of the valley floor, Orocopia Mountains, Salton Sea and the Mecca Hills. In addition, some of the natural desert beauty will find its way into the community in the form of topographic features and dry washes that flow through the area.

This village is characterized by homes of varying density within small neighborhoods formed by the dry washes weaving through the site. Pocket parks are planned in several areas along a loop road system, providing connectivity through this hillside village.

Village 4 will be highlighted by a roughly 29 acre mixed use core that sits along the boundary shared with Interstate 10. The core is intended for commercial, restaurant, service and office uses, as well as some higher density residential uses. This mixed use core is anticipated for development in later phases, providing the market feasibility for larger retailers to move in after the community has populated, thereby allowing a more comprehensive set of commercial uses in Paradise Valley.

Example of exercise station in park
The following general development standards apply to all development within Village 4:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
- A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.
- Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.
- All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.
- All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.
- Development patterns must establish both vehicular and non-vehicular connectivity.
- Walkways must connect to the Paradise Valley trail system.
- All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.
- Habitatable residential structures must maintain a setback of 120 feet to the Interstate-10 freeway.
- Drainage structures, sewer lift station and other public facilities shall be adequately screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.
- Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.
- All development must adhere to edge conditions criteria as described in Section 6, Conservation, Open Space and Landscape.
- Please see the Paradise Valley Zoning Ordinance for permitted uses and development criteria.

Village 4 Conceptual Locations:

- Three (3) Neighborhood and/or pocket parks and various trails throughout the village.
2.3.6.1 Village 4 Mixed Use Planning Areas

The Village 4 mixed use core is Planning Area 4-6, a roughly 42.63 acre parcel. Planned commercial uses include freeway oriented retail such as mid-sized retailers, offices, services and restaurants. Anticipated residential uses include duplex and triplex homes.

- PA 4-6 shall contain a minimum of 25% residential uses and 50% non-residential uses.
- The target for non-residential uses for PA 4-6 is approximately 140,000 sf with a target F.A.R. of 0.25.
- The target dwelling units for PA 4-6 is 179 units with a density of 7.9 dwelling units per acre.
- Uses in the core are envisioned to be horizontally mixed on the lot, with residential uses adjacent to commercial uses.
- Residential uses are permitted in upper stories of buildings within PA 4-6.
- Uses within Mixed Use areas may be mixed horizontally on a lot and/or vertically in buildings with ground floor retail and/or office uses above.
- No single family detached homes are permitted in PA 4-6.
- Each use within a building must meet the parking requirement for that respective use, except where shared parking concepts are utilized per Riverside County Code 348.
- PA 4-6 shall include at least one pedestrian plaza with a minimum dimension of 30 feet. Please see section 8, Community Design Guidelines for design criteria.

2.3.6.2 Village 4 Medium Density Residential Planning Area

Planning Areas 4-2 and 4-4 will carry a Medium Density Residential land use designation.

- These parcels are intended for conventional single family detached homes.
- The target unit count is 364 units at a density of 5 to 8 dwelling units per acre.
- Three (3) neighborhood or pocket parks and various trails are conceptually located within these areas.

Conventional SFD home example
### Table 2-5 Village 4 Summary

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Note: All acreages are approximate.
2.3.6.3 Village 4 Medium High Density Residential

There are four (4) parcels with a Medium High Density Residential designation: Planning Areas 4-1, 4-3, 4-5 and 4-7. Planned uses include compact lot single family detached homes, duplexes and triplexes.

✦ The target unit count for these areas is 403 units with a density range of 5-8 du/ac.

2.3.6.4 Village 4 High Density Residential - HDR

Planning Area 4-8 is Village 4’s only High Density parcel.

✦ Compact lot SFD and duplex homes are planned for this area.

✦ 92 homes with a density range of 8-14 dwelling units per acre are targeted for this area.

2.3.6.5 Village 4 Public Facilities

Village 4 will contain two (2) Planning Areas designated for Public Facilities: 4-9 and 4-10. These parcels are planned to contain reservoirs that serve the Paradise Valley Specific Plan area.

2.3.7 Village 5 Development Standards

Village 5 Description

At roughly 472 acres and 1,986 dwelling units, Village 5 will be Paradise Valley’s largest community. Village 5 is located in the south east portion of Paradise Valley and bisected by the SCE easement that runs through the site. Anticipated to be built in later development phases, this village has the advantage of direct access through both collector and local roads to the adjacent Town Center core and the full component of services already developed.

The Village core will contain a mix of uses that are planned to include a neighborhood retail center, community building and a worship site or civic building. Anticipated uses for the retail center include a grocery store, restaurant and general services all within short walking distance from residential neighborhoods. A park and one or more conceptually located schools are located directly adjacent to the core to round out the community. The central school(s) and park are envisioned to provide the focus toward a family oriented village, with active sports fields, playgrounds, picnic areas and a large gathering area suitable for community events. Internal trails will connect the core to village neighborhoods, and an enhanced loop collector road will create further connectivity to parks and special features.
Planned residential uses include conventional and small lot single family detached homes, duplex and triple homes. Pocket parks and both internal and perimeter trails are conceptually located throughout the village in an effort to maximize recreational opportunities within proximity to all homes.

The following general development standards apply to all development within Village 5:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
- A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.
- Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.
- All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.
- All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.
- Development patterns must establish both vehicular and non-vehicular connectivity.
- Walkways must connect to the Paradise Valley trail system.
- All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.
- Habitable residential structures must maintain a setback of 120 feet to the Interstate-10 freeway.
- Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.
- All development must adhere to edge conditions criteria as described in Section 6, Conservation, Open Space and Landscape.
- Please see the Paradise Valley Zoning Ordinance for permitted uses and development criteria.

Village 5 Conceptual Locations:

- One (1) elementary and/or combined K-8 school site.
- Five (5) neighborhood and/or pocket parks.
- Various walking trails.
### Table 2-6 Village 5 Summary

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Note: All acreages are approximate

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**Village 5 Core Concept**
For illustrative purposes only

**KEY MAP**

VILLAGE CORE AREA

CONCEPTUAL LOCATIONS

- RESIDENTIAL
- SCHOOL
- CIVIC
- COMMERCIAL
- PARK
- TRAIL

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.

**Exhibit 2-9 Village 5**
2.3.7.1 Village 5 Commercial Retail - CR

Intended uses for Planning Area 5-2 include neighborhood retail uses, a village clubhouse, day care, worship site and/or civic uses.

- The target for non-residential uses is 65,700 square feet with a maximum F.A.R. of 0.25.
- Each use within a building must meet the parking requirement for that respective use, except where shared parking concepts are utilized per Riverside County Code 348.
- PA 5-2 shall include at least one pedestrian plaza with a minimum dimension of 25 feet. Please see section 8, Community Design Guidelines for design criteria.

2.3.7.2 Village 5 Medium Density Residential Planning Areas

Village 5 will include six (6) Planning Areas designated for Medium Density Residential uses: Planning Areas 5-3, 5-4, 5-7, 5-8, 5-9 and 5-11. The intended uses for these parcels are single family detached homes.

- The target unit count for these areas is 1,172 dwelling units with a density range between 2 and 5 dwelling units per acre.
- A conceptual school (elementary or combined K-8) is located in PA 5-4.
- Two parks are conceptually located in PA 5-3, one park is conceptually located in PA 5-7, one park is conceptually located in PA 5-8 and one park is conceptually located in PA 5-9.
- Trails are conceptually located throughout.
2.3.7.3 Village 5 Medium High Density Residential

Two (2) Planning Areas will carry the Medium High Density Residential designation: 5-1 and 5-10. Homes in these Planning Areas are anticipated to be compact lot single family detached and duplex homes.

- The target unit count for these areas is 607 dwelling units with a density range between 5 and 8 dwelling units per acre.

2.3.7.4 Village 5 High Density Residential - HDR

There will be one (1) High Density Residential Planning Area in Village 5: Planning Area 5-6.

- Compact lot single family detached are envisioned for this parcel.
- The target unit count for this areas is 207 dwelling units with a density range between 8 and 14 dwelling units per acre.

2.3.7.5 Village 5 Open Space - Recreation - OS-R

Village 5 will feature one (1) Planning Areas designated for Open Space-Recreation: PAs 5-6.

- Planning Area 5-6 is planned as a 12.08 acre neighborhood park.

2.3.7.6 Village 5 - Public Facilities

- Three (3) drainage structures are located within Village 5, which are in Planning Areas 5-12, 5-13 and 5-14.
- Planning Area 5-13 also contains a domestic waste water treatment facility and sewer lift station.
- Edge conditions criteria must be met for public facilities. Please see Section 6, Conservation, Open Space and Landscape for detailed information.
- The drainage structures and waste water treatment facility must be adequately screened from ground level views within 100 feet by a combination of approved landscaping and 6-10 foot block walls.

2.3.8 Village 6 Development Standards

Village 6 Description

Situated in the southwest portion of the Paradise Valley site between the Pinkham Wash and Paradise Valley’s major linear park, Village 6 will cater mainly to families, pre-retirees and second homeowners. Proposed in the final phase of development, this village, at roughly 243 acres and 1,021 units, will have the benefit of a completed town core, the community resort and entertainment area and multiple commercial and civic uses. The village core is anticipated to include a neighborhood retail center, and residential uses. A neighborhood park and school are planned to be located directly adjacent to the core, with trails linking all uses together.
Village 6 is anticipated to contain roughly 222 acres of residential uses primarily made up of conventional and small lot single family detached neighborhoods. A small Village core with mixed use neighborhood commercial center, civic or worship site and higher density housing is planned to create the nexus for this village. The neighborhood commercial center is envisioned to have a small market, café, offices and service commercial uses within short walking distance of homes, providing a more intimate retreat for nearby residents. This village is planned to complete the build-out for Paradise Valley and will benefit from the existing growth and developed character of the entire community.

The following general development standards apply to all development within Village 6:

- All development is subject to the design criteria established set forth in Section 3, Sustainability.
- Residential homes shall be sited with primary entries oriented toward local roads, parks, linear parks or trails to promote visibility and natural surveillance.
- All roadways must adhere to the development criteria set forth in Section 4, Integrated Multi-modal Mobility Plan.
- A Project-wide speed limit of 35 miles per hour has been established in order to allow Neighborhood Electric Vehicles (NEVs) on the backbone roadway system. Please see Section 4, Integrated Multi-modal Mobility Plan, for more information.
Grading techniques must adhere to those described in Section 5, Infrastructure and Public Facilities.

All parks and trails must adhere to the design criteria as set forth in Section 6, Conservation, Open Space and Landscape.

All residential development must provide park space or trails at a ratio of 5 acres per 1,000 residents per the criteria set forth in Section 6, Conservation, Open Space and Landscape.

Development patterns must establish both vehicular and non-vehicular connectivity.

Walkways must connect to the Paradise Valley trail system.

All buildings must consider the criteria set forth in Section 8, Community Design Guidelines.

Hhabitable residential structures must maintain a setback of 120 feet to the Interstate-10 freeway.

Reciprocal use easements may be employed with compact lot SFD homes for enhanced side yard functionality.

Please see the Paradise Valley Zoning Ordinance for permitted uses and development criteria.

All development must adhere to edge conditions criteria as described in Section 6, Conservation, Open Space and Landscape.

Village 6 Conceptual Locations

School sites are conceptually located in PA 6-1 and 6-6.

One pocket park and various trails are conceptually located in Village 6.

2.3.8.1 Village 6 Commercial Retail - CR

Village 6 will contain one (1) Commercial parcel, Planning Area 6-5. Intended uses for PA 6-5 include a neighborhood commercial center.

The target area for non-residential uses is 54,450 square feet with a maximum F.A.R. of 0.25.

Pedestrian connectivity to the adjacent park and school must be established via trails and sidewalks.
Table 2-7 Village 6 Summary

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<th>Land Use</th>
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Note: All acreages are approximate.

Village 6 Core Concept
For illustrative purposes only

CONCEPTUAL LOCATIONS

NOTE: Final planning area boundaries and roadway alignments shall be established by a Change of Zone with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries and roadway alignments may be made at this time. Parks, public facilities and infrastructure are conceptually located and subject to change. Final locations, sizes, configuration and number of parks, public facilities and infrastructure will be determined at the time of the Village Refinement Plan process.
2.3.8.2 Village 6 Medium Density Residential Planning Areas

Village 6 will contain four (4) parcels with a Medium Density Residential land use designation: Planning Areas 6-3, 6-4, 6-6 and 6-8.

- Conventional single family detached homes are planned for these parcels.
- The target unit count for MDR parcels in Village 6 is 304 units with a density range between 2 and 5 du/ac.
- One (1) pocket park and various pedestrian trails are conceptually located within the MDR parcels.
- An Elementary School site is conceptually located in PA 6-6.
2.3.8.3 Village 6 Medium High Density Residential

Two Planning Area carry the Medium High Density Residential designation in Village 6: PA 6-1 and 6-7.

- Compact lot single family detached and duplex homes are envisioned for this area.
- The target unit count for these areas is 717 units with a density range between 5 and 8 dwelling units per acre.
- A High School site is conceptually located in PA 6-1.

2.3.8.4 Village 6 Open Space - Recreation

There are two (2) Planning Areas with an Open Space-Recreation land use designations in Village 6: Planning Areas 6-2 and 6-9.

- Planning Area 6-2 is a 7 acre active neighborhood park.
- Planning Area 6-9 is part of the Paradise Valley linear park, which may also function as a drainage feature.
- Parks and trails must adhere to the design criteria set forth in Section 6, Conservation, Open Space and Landscape.
Section 3
Sustainability Strategies
A Livable and Healthy Community Program Roadmap

3.1 Introduction

As a New Town being built from the ground up over several years, the PVSP project is uniquely positioned to implement sustainability and quickly respond to advances in sustainable technology. The key challenge facing the PVSP is to integrate development that improves the quality of life for its residents while living within the carrying capacity of supporting ecosystems, a dynamic regulatory environment and the economy. Therefore, starting with the regulatory context, this PVSP Sustainability Roadmap was constructed hierarchically from an overarching vision, supported by pillars, goals and objectives, drilling down to sustainability strategies to be incorporated throughout the PVSP project with further refinement in the Village Refinement Plans.

A Climate Action Plan (CAP) has been prepared for the Project and adopted by the County in order to identify ways in which greenhouse gas (GHG) emissions associated with the project can be reduced by project design features and mitigation measures, and to carry forward the policy direction of the County’s general plan and adopted County wide climate action plan, for the Paradise Valley project.

3.2 Regulatory Setting

3.2.1 Assembly Bill 32, The Global Warming Solutions Act of 2006 (AB 32)

Assembly Bill 32, The Global Warming Solutions Act of 2006, requires the California Air Resources Board (CARB) to reduce statewide Greenhouse Gas (GHG) emissions to 1990 level by 2020. As part of this legislation, CARB was required to prepare a “Scoping Plan” that demonstrates how the State will achieve this goal. The Scoping Plan was adopted in 2011 and in it, local governments were described as “essential partners” in meeting the statewide goal, recommending a GHG reduction level 15% below 2005—2008 levels by 2020. Riverside County partnered with the State concerning the AB 32 GHG reductions through the development and adoption of a Climate Action Plan (CAP) in 2015.

3.2.2 Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008 (SB 375)

Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008 (SB 375), provides for a new planning process that coordinates land use planning, regional transportation plans and funding priorities in order to help California meet the GHG reduction goals established in AB 32. SB 375 requires that Regional Transportation Plans (RTPs) developed by Metropolitan Planning Organizations (MPOs) include Sustainable Community Strategies (SCS). The goal of the Sustainable Communities Strategy is to reduce regional GHG emissions related to passenger cars and light duty trucks through land use planning and consequent transportation patterns. SB 375 also includes...
provisions for streamlined CEQA review for some infill projects such as transit-oriented development. A key challenge for the PVSP project for showing compatibility with SB 375 is to provide land use configurations that allow walkability and bicycle use rather than vehicle trips to attend to daily life within PVSP.

### 3.3 Sustainability – Paradise Valley’s Roadmap

#### 3.3.1 Sustainable Conservation Development Vision

Embrace the natural desert ecosystems to create a model mixed use sustainable conservation development which embraces intergenerational stewardship, quality of life and contributes to the economic, environmental and social health of the region.

#### 3.3.2 Sustainable Development Pillars

The three pillars of sustainability: environmental responsibility, social equity and economic health provide the foundational framework for the PVSP project. The following is a summary of how these pillars are integrated into the PVSP community tapestry.

**Environmental Responsibility**

The goal is to design a community that clearly embraces its desert context and bioregional climate harmoniously. After all, the desert environment is a primary reason why people will move here; to live in the splendor of the open desert while still being “connected” to the region. The desert context will be reflected in the patterns, colors and plant palette of the community.

**Social Equity**

Market studies, conducted by Market Profiles, Inc. give a clear indication of the diverse buyer profiles expected to reside at PVSP. There is an estimated “third-third-third” mix of families and second homeowners, retirees and pre-retirees. Consequently, the hard and soft infrastructure is being designed in phases to tie the community together with walking and biking trails, parks, schools, public gathering spaces, and preferred parking for neighborhood electric vehicles (NEVs) and other clean fuel vehicles. This will allow people of various backgrounds an equal opportunity to partake in the amenities PVSP will have to offer.

**Economic Health**

ECVAP Policy 2.3 states that New Towns such as PVSP “will require vigorous reviews to ensure compatibility with surroundings, consistency with environmental policies, a full range of public services and fiscal stability.” As such, the PVSP is a market-driven plan that has been carefully planned and phased according to such financial considerations. Funding mechanisms are further discussed in Section 9, Implementation, Maintenance and Financing.

#### 3.3.3 Sustainable Conservation Development Goals & Objectives

The following is a summary of goal categories that represent the framework for the PVSP Sustainability Strategies. Each of these goal categories are followed by a series of qualitative and quantitative strategies and actions; creating the framework for further refinement and details for the Village Refinement Plans.
Sustainability Strategies

Paradise Valley

Natural Systems
Protect the natural resource base upon which life depends, resulting in multiple-benefit solutions.

Climate & Energy
Reduce climate impacts through adaptation programs, mitigation measures and increased resource efficiency.

Strategic Partnerships
Explore strategic alliances and innovative business models (such as an employer assisted housing consortium and program) with potential partnerships with major employers (such as medical institutions, universities, and supply chain partners) to help attract jobs close to housing; optimizing a jobs housing balance and enhancing affordability and cost-effectiveness.

Energy Efficiency
Incorporate cost effective strategies, coupled with the use of distributed and community oriented photovoltaic solar (PV), to make energy efficient communities within the PVSP project.

Water Conservation
Be as efficient as possible with potable water supplies within the PVSP project to maintain sustainable water supplies to the communities within PVSP.

Reduced Waste Stream
Incorporate cost-effective solutions that strive to reduce waste streams associated with construction, operation and maintenance.

Health and Safety
Integrate project design features throughout the PVSP which promote healthy, resilient and safe places for residents and businesses.

Education, Arts and Culture
Advance strategic partnerships to provide educational opportunities to inform and celebrate the indigenous natural and cultural history of the area.

Innovate and Evolve
Embrace innovation, technological advancements and evolving sustainable practices at the PVSP by incorporating recognized best practices.

3.3.4 Sustainable Conservation Development: The Paradise Valley Approach

The planning and design of Paradise Valley has taken inspiration and best practices from a variety of planning and design approaches such as sustainable development, conservation development, and green building and integrates them into the Paradise Valley New Town design.
The bullets below provide an overview of example applications of these sustainability approaches at the Community-Scale, Village-Scale and Neighborhood/Building-Scales.

Paradise Valley – The New Town: Community-Scale
- Six interconnected Villages
- Broad spectrum of land uses
- Balance natural and built environments
- Employment Opportunities
- Integrated Multi-modal transportation system and “Complete Streets” connectivity and access
- Integrate Zero Emission Vehicle (ZEV) Infrastructure\(^1\)
- Community-wide Dark Sky Lighting Guidelines

Paradise Valley – The Village-Scale
- Interconnected, compact, mixed use neighborhoods
- Transit/shuttle stops in each Village
- Diverse mix of land uses and densities
- Multi-purpose walking, biking and NEV lanes
- Interconnected active and passive recreational open space
- Water conserving bioregionally appropriate landscape palette
- Water efficient edible garden/farm
- Shaded rest areas based on destinations (retail/commercial, parks and schools) to encourage walking
- Community access EV charging

Paradise Valley – The Neighborhood/Building-Scale
- Interconnected, walkable mix of land uses
- Broad range of residential housing types and densities
- Natural methods of heating, cooling and other passive strategies to conserve energy
- Architecture and landscape design based on local bioregional climate, topography, site history and green building best practices.
- Smart use of shade elements to reduce heat island effect\(^2\)

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\(^1\) ZEV infrastructure includes safe NEV paths connecting the six villages and adequate power lines to accommodate EV charging stations at logical locations with the Specific Plan.

\(^2\) Heat islands are created by heat being absorbed and reflected by asphalt cement and buildings within a built environment. The use of alternative paving and strategic use of shading can reduce the heat island effect. As an example, PV solar panels mounted on elevated racks can create shade structures within parking lots.
3.4 Sustainable Conservation Development Strategies

The PVSP Sustainability Strategies build on PVSP’s vision, pillars and principles and integrate economic, environmental and social aspects of sustainability providing a customized approach, based on local context, bioregional climate, and specific conditions and priorities for Paradise Valley.

3.4.1 Natural Systems

_A Living Desert - Conservation Development*

Conservation and development are mutually dependent and can synergistically support the enhanced long-term preservation and enhancement of sensitive habitat such as the lands in and around the PVSP project. The development of the PVSP project as a compact development footprint is a tool to conserve natural open space, creating the means and management system to maintain and protect the natural habitat, ensuring its preservation in perpetuity.

- Embrace the natural desert ecosystems with a clustered development footprint with a defined, permanent edge, by creating natural edge treatments designed to address the direct and indirect edge effects on the adjacent natural open space.
- Assist Riverside County with meeting the Conservation Objectives of the Coachella Valley Multiple Species Habitat Conservation Plan Desert Tortoise Linkages Conservation Area and comply with Board of Supervisor’s Policy A-61.
- Prohibit bird feeders in the community Codes, Covenants and Restrictions (CC&Rs) to minimize potential food sources for rodents that can upset the ecological balance.
- Create mixed use Village Core areas made up of high density housing, retail and office uses, community services, visitor services and gathering spaces that define and anchor the community, thereby creating a sense of place and reducing the need to travel out of the community for most basic goods and services.

_Dark Sky Sensitive_

The PVSP will be Dark Sky Sensitive, by implementing Dark Sky technologies with special attention given to edge conditions, the use of non-reflective surfaces and directional, shielded lighting.

- The PVSP project will use appropriate lighting strategies, technologies and methods that enhance and support dark sky principles with particular care for any development adjacent to a Conservation Area to reduce glare and avoid light trespass. (Refer to Section 7, Lighting Design Guidelines for specifics).

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* Other examples of Conservation Developments include Santa Lucia Preserve, in Carmel Valley; Prairie Crossing in Grays Lake, Illinois; and Rocking Ranch near Tucson, Arizona.
Water Conservation

Water savings equates to energy savings. The Coachella Valley Water District (CVWD) has aggressive water conservation requirements. In addition to meeting or exceeding those requirements, PVSP is committing to a regionally appropriate landscape aesthetic by forbidding turf in private single-family detached residential front yards. The Master Home Owner’s Association (HOA) will include these provisions in its Covenants, Codes and Restrictions (CC&R’s).

✔ Provide a comprehensive water service program that addresses the long-term requirements of the project and conservation, including the treatment and use of reclaimed water. (Refer to Section 3.5 of the Paradise Valley Climate Action Plan and the Coachella Valley Water District Water Supply Assessment for the Paradise Valley Specific Plan Project prepared by Brezack and Associates Planning for more detailed information.)

Green Stormwater Infrastructure

The project will employ a number of different techniques and facilities to deal with storm water, urban runoff, water quality, and groundwater basin recharge, which will be discussed in greater detail in Section 5, Infrastructure and Public Facilities.

✔ To the extent practicable, on-site natural washes north of the freeway will be preserved.

✔ The project storm drain system will allow natural sediment transfer from the areas upstream of the project to areas downstream of the project.

✔ When applicable within the developed areas of PVSP, storm water quality Best Management Practices (BMPs) will include use of infiltration systems as a means to reduce pollutants of concern in runoff and to encourage groundwater replenishment.

✔ Drainage conveyance systems to deliver off-site storm runoff will be located with the intent of following existing drainage courses to encourage continuous delivery of naturally occurring nutrients and soil transport to existing downstream drainages.

Low Impact Development (LID)

LID designs with nature in mind: working with the natural landscape and hydrology to minimize runoff. Sustainable development and LID strategies are found within multiple elements of the plan, such as in the Integrated Multi-modal Mobility Plan section and the Infrastructure and Public Facilities Plan section.

✔ Preserve and protect the hydrologic functions of the Shavers Valley in the project vicinity; including the treatment of surface runoff water quality from within the development footprint through the use of best management practices.

Visual Impact/Aesthetics

The PVSP also has an inherent interest in the aesthetics of the community because it will be the only development of scale in Shavers Valley and will have natural edges (except at the Interstate 10 Freeway) extending for significant distances to the surrounding mountain ranges. Therefore, the community concept must pursue a harmonious relationship with the surrounding desert landscape through careful selection of colors, low density edges, landscape “borrowed” from the naturally existing plant palette, and wall and fence edges with harmonious textures and materials. These issues are further discussed in Section 6, Conservation, Open Space and Landscape, and Section 8, Design Guidelines.
Landscape Palette

The PVSP landscape palette and architectural styles are harmonious with the project’s desert context.

- Turf will be forbidden in single family detached front yards to facilitate a more harmonious and regionally appropriate desert landscape aesthetic within PVSP. Beyond turf restrictions in the SP and HOA documents, invasive species, as defined by the California Invasive Plant Council (CAL IPC) Desert Province list of invasive species, will be forbidden. These exclusions will also be included in HOA regulations.

- The PVSP will have a regionally appropriate, drought tolerant plant palette. The integration of the native palette in the community’s common areas, such as the linear parks, will be facilitated by the boxing and relocation of many on-site native species with a height and/or caliper width criteria to be established by the project biologist.

- Existing native plants will only be relocated from areas approved for development and will be approved and permitted by the County in advance.

Climate & Energy

The climate within the Coachella Valley is both beautiful and harsh. Predictions are that the climate in the region will become both dryer and hotter over time. This change in the climate brings significant challenges in providing a sustainable PVSP Project. The PVSP promotes several measures to reduce the project’s impacts on climate change, including:

- Maintaining or reducing energy use within the project through efficient technologies such as central air-conditioning and the increasing need for community cooling centers.

- Providing clean, renewable energy generation within the PVSP project site such that the project is self-supporting within the constraints of what is practical and economically feasible for the project.

- Reducing PVSP related GHG emissions to mitigate climate impacts long-term.

- Maintaining adequate potable water supplies for the PVSP project and water use efficiencies.

- Prohibiting the installation of wood burning hearths/fireplaces.

- Prohibiting the use of gas-powered power tools and gardening equipment such as lawn mowers, leaf blowers and chain saws.

- Refer to Section 3.2 of the Paradise Valley Climate Action Plan for more detailed information.

Vehicle Miles Traveled (VMT) / Air Quality

A primary factor in community air quality is how many vehicle miles traveled (VMT) in the community are powered by fossil fuels. The PVSP has incorporated modified roadways and a comprehensive trail system to facilitate a significant reduction in auto travel. A diversity of uses and destinations are located within 1/2 mile “access zones” via the integrated community wide mobility systems (bicycle/NEV lanes in roads and trails). Connectivity is further discussed in Section 4, Integrated Multi-modal Mobility Plan. Also refer to Section 3.3 of the Paradise Valley Climate Action Plan for more detailed information.
The PVSP promotes telecommunications infrastructure to ensure a “connected” community that will help reduce VMT and facilitate education, access to public library resources, telecommuting, local business development, and social interaction within the community.

The PVSP will adopt a voluntary trip reduction program for new commercial and industrial development that promotes commuter choices, employer transportation management, guaranteed ride home programs, and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. Employers with more than 100 employees also would need to establish a trip reduction plan that would incorporate annual employee commute surveys, marketing of commute alternatives, ride matching assistance, and transit information.

Multi-modal Transportation and Complete Streets

Alternative transportation and “Complete Streets” are related in the sense that the complete streets within PVSP not only provide for pedestrians, bicyclists and automobiles as traditionally thought, they are also intended to accommodate Low Speed Vehicles (LSV) and/or Neighborhood Electric Vehicles (NEV) and other types of personal mobility devices. Alternative transportation at PVSP goes beyond the streetscape to include routes for non-vehicular transportation within the linear parks and most trails. In addition, the PVSP encourages electric vehicle use for external trips outside of the project area. Multi-modal transportation and “Complete Streets” are further discussed in Section 4, Integrated Multi-modal Mobility Plan.

- Connect neighborhoods within the community through a multi-modal transportation network based on complete street concepts that safely accommodates pedestrians, bicycles, scooters, NEVs, local transit (shuttles) and personal mobility devices as well as automobiles.

- Provide preferred parking for Zero Emission Vehicles (ZEV) and Low Emission Vehicles (LEV) throughout all villages and the community.

- Install electric vehicle chargers within residential garages and within the parking areas of the hotel, office buildings, and other commercial and public parking areas within the Specific Plan area.

Energy Conservation and Generation

In an effort to reduce the energy demand, carbon footprint, infrastructure required to power it, and reduce the cost of living of its residents, buildings within PVSP will exceed the California Building Energy Efficiency Standards (2016 Title 24 Part 6) currently in effect by a minimum of 31% and encourage an above code or third-party program. Refer to Section 3.2 of the Paradise Valley Climate Action Plan for more detailed information.

- Integrating both passive and active energy efficiency design measures (such as solar orientation, daylighting, cool roofs, “solar ready roofs” and cool pavement) will be embraced and integrated where practicable throughout the PVSP project to help reduce the overall energy needs of the community.
Deployment of a variety of renewable energy and clean energy solutions for distributed and centralized energy generation are anticipated, to the extent feasible, at the community, village and building scales throughout the PVSP project.

The PVSP will incorporate passive solar design strategies that utilize building orientation, light shelves, shading, building materials and surrounding outdoor landscape to naturally assist in the cooling and warming of buildings to conserve resources and reduce energy usage.

**Solid-State High-Efficacy Lighting**

The entire Paradise Valley community, including LED streets, path, emergency, maintenance and building lighting, aspires to be solid-state high-efficacy, high color quality lighting (no fluorescent, incandescent, or high intensity discharge (HID) light sources will be used). Refer to Section 7, Lighting Design Guidelines, for more information.

High-efficacy lighting will be used throughout the Paradise Valley community, with a target of achieving 25% reduction in energy use for lighting in comparison to Title 24 2016.

### 3.4.2 Sustainable Economics

**Strategic Partnerships - Jobs Housing Balance**

Create a vibrant, mixed use, fiscally-healthy community which provides a variety of employment opportunities and tax revenue, such as residential and visitor serving uses that contribute to the economic health of the region.

- Strive to create public/private leadership partnerships to help evolve developing sustainable communities, create a jobs housing balance and enhance affordability.
- Explore an Employer Assisted Housing Consortium and Program for PVSP to capture innovative partnerships and strategies with industry groups, universities, and major employers to attract jobs close to housing; optimizing a jobs to housing ratio and enhance housing affordability.

**Public Facilities**

Public safety provisions such as fire and police protection will be funded by the PVSP, as will water treatment, water recycling, common area lighting and roadways.

- Non-urgent medical care will be provided by a private health provider such as a doctor’s office.
- Urgent medical care will be provided by outpatient medical care facilities. A heliport/helipad will be provided in Phase 1 to accommodate hospital transport. This helipad will be for emergency use only, with the final design and location to be determined during the Village Refinement Plan process.
The Paradise Valley Specific Plan provides land dedication for the construction of public schools and public infrastructure facilities such as stormwater infiltration basins and well sites.

- Park requirements will be met by a combination of land dedications and improvements and will be maintained by an HOA or CSD.
- Funding and maintenance is discussed in further detail in Section 9, Implementation, Maintenance and Financing.

### 3.4.3 Health, Wellness & Safety

**Walkability & Connectivity**

Walkability and connectivity are facilitated by a complete system of active and passive open space elements, such as:

- Gentle slopes averaging from 4% in the northwest (where slopes are slightly higher) to the southeast (where slopes are slightly lower, down to 2%).
- A linear park and trail system facilitates connectivity.
- An easily accessible age-restricted community has been provided to accommodate the senior market.
- Schools and parks are conceptually located along a trail system to facilitate non-vehicular access.
- A full range of active and passive parks are provided including linear parks, neighborhood parks and pocket parks to enhance and promote the benefits of a walkable community.
- A clustered development is organized into six (6) multi-use villages, each with their own sense of community.
- Community design allows for the basic recreational, educational and commercial needs to be met within a half-mile of the majority of residents.
- The Plan facilitates public access to the Joshua Tree National Park and other publicly accessible natural resources while protecting conservation land.
- The conceptual location of parks, linear parks with trails are shown in Exhibit 6-1, Parks and Open Space Plan.

**Dark Sky Sensitive Lighting Design Guidelines**

The Paradise Valley Lighting Design Guidelines assume the compliance with County Health and Safety Regulations, and County Light Pollution Ordinance No. 655. Integrate the PVSP Dark Sky sensitive Lighting Design Guidelines, Section 7, throughout the PVSP community with the appropriate lighting solutions, including appropriate spectrum to support circadian wellness, reduce glare and accentuate safety.
**Circadian Sensitive Lighting design**

Focus on enhanced quality of life through the integration of advanced lighting approaches and strategies for better color, improved vision, increased safety and security, as well as supporting circadian wellness. Paradise Valley is one of the first large communities that supports safety, wellness and circadian balanced lighting design.

**Community and Village Local Food**

Produce local, healthy food on-site within the community and villages, utilizing high-performance growing systems (such as aeroponic systems which utilizes 10% of the water and 10% of the land, and grow much faster with less need for pesticides compared to in ground farms/gardens) to help feed the PVSP community in ways that avoid and/or reduce vehicle trips and vehicle miles traveled needed for access to healthy food.

**3.4.4 Living Education, Arts and Culture**

*Living Desert - Conservation Development Interpretive Center*

As part of the culture and education of sustainable desert living at PVSP, a Sustainable Desert Conservation Development Interpretive Center will be created to educate residents, businesses, and citizens on the value of Conservation Developments such as Paradise Valley and benefits of its Living Desert - Conservation Stewardship and Management Program.

- Engage and educate residents and visitors about the character of the local environment and ecosystem through formal educational presentations, incorporation of programs into public school curriculum, interpretive signage, and controlled viewpoints.

*Education Collaboration*

- Work with the Coachella Valley Unified School District to develop educational facilities that provide both outstanding educational facilities and facilitate joint public recreational and other uses such as public libraries, meeting spaces and continuing adult education.

**3.5 Key Project Design Features Related to Climate Change**

The PVSP incorporates several Project Design Features that promote livability, function and aesthetics, while helping to reduce GHG related impacts associated with energy efficiency, renewable energy, land use policies and transportation related management. A summary of these features is provided below:

*Implement Electric Vehicle Infrastructure*

The County of Riverside shall require the project applicants to provide electric vehicle chargers in the following locations:

- One charger each within all residential garages,
- At least one charger per twenty employees at land uses that employ at least one hundred employees,
- At least one charger within the commercial districts of the Specific Plan, and
- At least one charger at the community center in Village 1.
Increase Public Transit
The County of Riverside shall require the Paradise Valley Specific Plan to provide shuttle services between the Paradise Valley Specific Plan Community Center and the SunLine Transit hub in Indio. The County will also require the project applicant to coordinate with regional transit authorities to include bus turnouts and other transit accommodations within the Paradise Valley Specific Plan.

This will encourage the use of transit and therefore reduce VMT and the associated petroleum based fuels used by these vehicles.

Implement NEV Network
The PVSP’s multi-modal circulation plan accommodates and encourages Neighborhood Electric Vehicle (NEV) use throughout the community, with the resulting benefits of significantly lower emissions, less traffic noise, and enhanced mobility. The Specific Plan’s backbone roadways are intended to have posted speeds of 35 miles per hour (mph) or less, which will allow the use of NEVs. In the event a street is warranted to have a posted speed of greater than 35 mph, an eight- or 10-foot-wide striped NEV/Bicycle Lane has been provided on each side of the larger backbone roadways to permit NEVs and bicycles to share the road.

Increase Electric Vehicle Use
Based on California Department of Motor Vehicles registration statistics, electric vehicles (EVs) accounted for 0.33 percent of passenger cars in California in 2014. In order to achieve California’s goal of 1.5 million zero-emission vehicles by 2025, the rate of EV ownership would need to increase by 0.48 percent each year. Assuming a linear growth rate to 2040, approximately 13 percent of passenger vehicles in California will be EVs. The Paradise Valley Specific Plan has incorporated project design features which are expected to nearly triple EV the ownership rate in the project (i.e. implement Neighborhood Electric Vehicle (NEV) network and EV infrastructure). While it’s the goal of the project’s CAP to achieve 37 percent EV ownership, this level of EV ownership cannot be guaranteed. The use of EVs will improve air quality and significantly reduce GHGs associated with mobile emissions.

Increase Land Use Diversity
Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The Specific Plan is a well-balanced plan that has different land use types mixed with each other, including residential and commercial units, schools, and parks.

Improve Walkability Design
Walkable communities provide safe and appealing public spaces for people. Key streets are speed controlled and main streets are interconnected to promote walking as a safe and convenient alternative to driving. Encouraging people to move out of their cars and onto the sidewalks will reduce VMT and GHG emissions while benefitting the health of the community.
Improve Destination Accessibility

Residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or VMT. The mixed use and commercial retail areas in the Specific Plan are well scattered within the community and are close to residential units. As the distance from the commercial complexes to residences is close, residents would rather walk or bike to local retail than drive, which helps reduce VMT and GHG emissions.

Improve Pedestrian Network

Paradise Specific Plan’s comprehensive trail system connects residents throughout the community in a variety of contexts: via the Paradise Valley perimeter trail, the Paradise Valley Linear Park, and within community trails. These trails link pedestrians and bicyclists to all areas of the community. Trails are anticipated to range from 40 feet to 65 feet in width and may contain meandering segments with shaded rest stops.

Integrate Below-Market-Rate Housing

The Specific Plan is a mixed use development plan that will provide a range of housing options. By integrating below-market-rate housing into the plan, employees of local businesses with varying incomes will have more opportunities to afford nearby housing. The closer employees live to work, the more likely they are to walk or bike instead of commuting by car. This reduction in trips and/or VMT will reduce GHG emissions.

Provide Traffic-Calming Measures

Roundabouts can have a traffic flow smoothing effect, leading to reduced fuel use by vehicles and reducing GHG emissions. Roundabouts will be used as a traffic-calming feature at several key points within the Specific Plan.
SECTION 4
INTEGRATED MULTI-MODAL MOBILITY PLAN

4.1 Introduction

A comprehensive roadway and trail system will provide mobility for automobiles, pedestrians, bicycles, neighborhood electric vehicles (NEVs) and other modes of transportation within the Paradise Valley Specific Plan. The intent is to provide facilities for both vehicular and non-vehicular movement designed to meet the following objectives:

- Promote safety of movement for pedestrians, bicycles, neighborhood electric vehicles (NEVs) and automobiles throughout the community.
- Provide a network of sustainable transportation options that reduce vehicular use and promote “walkability” and “connectivity” within the community.
- Provide a comprehensive, on-road, striped Class II bicycle and NEV lane on the backbone circulation system.

As part of the community design, the Paradise Valley Specific Plan proposes street design elements such as alternative street standards that may include walkways, parkways, medians and bioswales. Integration of these modified roads help to provide an environment that is efficient and safe while maintaining the open desert character of the community. The use of modified street sections is a critical aspect of sustainable design. Reduced paved street sections assist in minimizing urban heat island effects and reducing surface runoff. Complete streets facilitate the use of alternative transport for local trips by allocating more of the right of way to NEVs, bikes and pedestrians.

Trail with shade structure example
4.2 Roadways

The roadway system is comprised of a hierarchy of roadways that includes arterial, major, secondary, Main Street, Town Center Boulevard, collector and local streets that effectively and efficiently allow for vehicular movement within PVSP and its connections to the Interstate 10 Freeway. As part of the roadway system, the existing freeway interchange serving the site will be improved to increase carrying capacity and access to the community. The hierarchy of roadways can be seen in Exhibit 4-1, Circulation Plan.

The right-of-way sections of PVSP roadways are as follows:

- Urban Arterial with Median - 152': Six travel lanes with a 18 foot raised median and Class II NEV/bicycle lanes.
- Major Arterial with Median - 116': Four travel lanes with 12 foot raised or painted median and Class II NEV/bicycle lanes.
- Divided Collector with Median - 90': Two travel lanes with 12 foot raised or painted median and Class II NEV/bicycle lanes.
- Town Center Boulevard - 84’ : Two travel lanes plus parallel parking. (non-backbone)
- Main Street - 84': Two travel lanes plus angled or perpendicular parking. (non-backbone)
- Local Collector - 72': Two travel lanes plus Class II NEV/bicycle lanes.
- Local Road - 60’ and 56’: Two travel lanes plus parallel parking. (non-backbone)
- Gated Entry - 60’-100’: Two travel lanes through a gate. (non-backbone)
- Urban Arterial Under Interstate 10 Freeway -78': Four travel lanes plus Class II NEV/bicycle lanes.
- Collector Under Interstate 10 Freeway - 50’: Two travel lanes plus Class II NEV/bicycle lanes.
- Residential and Non-Residential Alleys: Two travel lanes. (non-backbone)

The following standards apply to all roadways within the PVSP area.

- Private streets, less than 56’ may be permitted in neighborhoods with compact lot, cluster homes, auto court homes, alley loaded homes, single family attached homes or similar subject to design review and Fire Department approval.
- Roadway construction will be coordinated with Riverside County Transportation Department.
- Roadway dedication shall be made prior to map recordation for residential projects and prior to building permit issuance for non-residential projects, subject to review and approval by the Riverside County Transportation Department.
- All-weather access shall be provided to all developed areas.
- Stop signs shall be required at all roadway crossings for OHV traffic on trails within the SCE easement.
- Backbone roadways may be financed through a CFD and/or Development Impact Fees.
Access points between planning areas will be determined at the time of tentative tract map approval, subject to review and approval of the Riverside County Transportation Department.

Electric Vehicle charging stations shall be provided at convenient locations within each Village, subject to Riverside County TLMA review and approval.

The final location, design and engineering of proposed roadways will be determined at the time of final tract map approval.

The final location design and engineering of proposed roundabouts will be determined at the time of final tract map approval.

Tree and plant materials in the parkway and median areas of rights-of-way must be consistent with the PVSP Plant Palette in Table 6-3, subject to review and approval of the Riverside County Transportation Department.

An NEV circulation plan will be required for each Village Refinement Plan, subject to the requirements of AB 61 and the Riverside County Transportation Department.

Final streetscape design will be determined in the Village Refinement Plans.

Gated entries will require review and approval from the Riverside County Transportation Department and Riverside County Fire Department.

Proposed on-street parking configurations within public right-of-way shall require the review and approval of the Riverside County Transportation Department.

Proposed roadway designs will incorporate Water Quality Management Plan Best Management Practices (BMP) in accordance with the California Regional Water Quality Control Board, NPDES, and County of Riverside/CVWD requirements.

Emergency vehicle median crossings shall be required every 500 feet subject to review and approval of the Riverside County Transportation Department and Riverside County Fire Department.
**NOTE:** The circulation pattern, roundabout locations and associated infrastructure shown are for illustrative purposes only. Final roundabout locations, road alignments and backbone infrastructure will be determined at the time of subdivision mapping.

**EXHIBIT 4-1 CIRCULATION PLAN**
NOTE: The circulation pattern and associated infrastructure shown are for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 4-2 ENTRIES AND SIGNALIZATION
4.2.1 Urban Arterial with Median - 152’

The Urban Arterial has a 152 foot wide right-of-way with three travel lanes in each direction, plus 10 foot wide bicycle/NEV lanes on each side of the road. The travel lanes consist of a 12 foot through/ left turn lane and two 12 foot travel lanes. The arterial is divided by an 18 foot wide raised median containing a bioswale with decomposed granite and landscape (per Table 4-3, Plant Palette). Each side of the road contains an 8 foot curb adjacent parkway, 6 foot walkway and 7 foot parkway. Median crossovers may be required subject to Riverside County Fire Department review. This roadway most closely corresponds to Riverside County’s “Urban Arterial Highway.”
4.2.2 Major Arterial with Median - 116’

The Major Arterial has a 116 foot wide right-of-way with two 12 foot travel lanes in each direction and an 8 foot wide bicycle/NEV lane in each direction. There is a 12 foot wide raised or painted median containing a bioswale with decomposed granite and landscape (per Table 4-3, Plant Palette). A 7 foot landscaped parkway, 6 foot walkway and another 7 foot parkway flanks each side of the road. Median crossovers may be required subject to Riverside County Fire Department review. This roadway most closely corresponds to Riverside County’s “Major Highway.”
4.2.3 Divided Collector with Median - 90'

The Divided Collector with Median has a 90 foot wide right-of-way with one 12 foot travel lane in each direction, plus an 8 foot wide bicycle/NEV lane in each direction. The travel lanes are divided by a 12 foot wide raised landscaped median with bioswale. Each side of the right-of-way contains a 5 foot walkway between two 7 foot landscaped parkways. Median crossovers may be required subject to Riverside County Fire Department review. This roadway most closely corresponds to Riverside County’s “Divided Collector Street.”

**Exhibit 4-5 Divided Collector with Median - 90’**
4.2.4 Town Center Boulevard - 84’

The Town Center Boulevard has an 84 foot wide right-of-way with a 12 foot travel lane in each direction, and an 8 foot wide space for parallel parking on each side of the road. Adjacent to the curb is an 8 foot landscaped parkway, followed by a 6 foot walkway, then another 8 foot parkway. Parking configurations within the right-of-way shall require the review and approval of the County Transportation department. This roadway is unique to Paradise Valley.
4.2.5 Main Street - 84’

Paradise Valley’s Main Street will have an 84 foot right-of-way which will contain one 14 travel lane in each direction and space for 18 foot angled or perpendicular parking on each side of the road. Each side of Main Street will also include a 10 foot expanded walk to accommodate heavier pedestrian traffic. Tree wells or planters will be located at roughly 30 to 50 foot intervals within landscaped islands. Though the Main Street will not include dedicated NEV lanes, the speed limit will be 35 miles per hour or less, which allows NEV travel. Storefront arcades and gallery frontages can encroach up to 5 feet onto the expanded Main Street walkway provided that the full width of the arcade or gallery is at least 10 feet. Parking configurations within the right-of-way shall require the review and approval of the County Transportation department. This roadway is unique to Paradise Valley.
4.2.6 Local Collector - 72’

The Local Collector has a 72 foot wide right-of-way with one 12 foot travel lane in each direction, plus an 8 foot wide bicycle/NEV lane in each direction. Each side of the Local Collector also contains an 8 foot curb adjacent landscaped parkway, followed by a 5 foot walkway, then a 5 foot parkway. This roadway most closely corresponds to Riverside County’s “Local Collector Street.”
4.2.7 Local Road - 60’ and 56’

There are two local road sections, a 60 foot right-of-way and a 56 foot right-of-way. The 60 foot Local Road has one 12 foot travel lane in each direction, plus an 8 foot wide parallel parking area on each side. Beyond the curb is a 5 foot parkway and 4 foot walkway on both sides. In the 56 foot right-of-way, the travel lanes are reduced to 10 feet in each direction. These roadways most closely correspond to Riverside County’s “Minor Interior Streets.”

Exhibit 4-9 Local Road - 60’ and 56’
4.2.8. Gated Entry - 60'-100’

Two Gated Entries will mark the entrance to Village 3, Paradise Valley’s age-restricted community. The Gated Entry may have a 60 to 100 foot right-of-way containing two 12 foot travel lanes in each direction and two 8 foot NEV lanes in each direction. The NEV lanes terminate where a 12 foot turnaround break occurs in the 12 foot landscaped median. Beyond the turn around lane are two mechanical gates which may slide open or swing out, as determined by final engineering. Each side of the road contains a 7 foot landscaped parkway, followed by a 5 foot sidewalk, then another 7 foot landscaped parkway. Gated entries will be subject to County Transportation and Fire Department review.

Exhibit 4-10 Gated Entry - 60'-100’
4.2.9 Urban Arterial Under Interstate 10 Freeway - 78’

The Urban Arterial Under Interstate 10 has a 78 foot wide right-of-way with two 12 foot travel lanes in each direction. There is also an 8 foot wide bicycle/NEV lane on each side of the road. The travel lanes consist two 12 foot lanes in each direction. There is a 5 foot wide curb adjacent sidewalk on both sides of the road, along with two feet of parkway. This road runs under the Interstate 10 freeway allowing for a safe and convenient connection between the north and south portions of the project. This roadway is unique to Paradise Valley.
4.2.10 Collector Under Interstate 10 Freeway - 50’

East Cactus City Bridge is an existing Caltrans Collector Under the Interstate 10 Freeway with a 50 foot wide right-of-way. The right-of-way includes one 12 foot wide travel lane in each direction, and one 8 foot wide bicycle/NEV lane in each direction. One side of the right-of-way contains a 5 foot wide curb adjacent sidewalk while the other side contains a 5 foot wide drainage swale. The road travels beneath the Interstate 10 freeway allowing for a safe and convenient connection between the north and south portions of the project. This roadway is unique to Paradise Valley.
### 4.2.11 Residential Alleys

Residential Alleys are narrow roadways that provide garage, carport or storage access to residential buildings. The width of paved drive aisles may vary between 20 feet and 24 feet provided that a minimum 30 foot building separation is maintained at all times.

**Exhibit 4-13 RESidEntial allEy altERnatiVES**

#### Residential Alley Alternative 1

![Residential Alley Alternative 1](image1)

#### Residential Alley Alternative 2

![Residential Alley Alternative 2](image2)

#### Residential Alley Alternative 3

![Residential Alley Alternative 3](image3)
4.2.12 Non-Residential Alleys

Non-residential Alleys are narrow roadways that provide loading access to commercial and office buildings. The width of paved drive aisles may vary between 26 feet and 30 feet. Block walls up to 10 feet shall separate non-residential loading alleys from residential uses. Trees should be utilized in conjunction with block walls to help buffer and soften the edge when the alley is used for non-residential loading purposes. A 30 foot buffer is required between the residential use and block wall.

Exhibit 4-14 Non-Residential Alley
4.2.13 Roundabouts

Roundabouts will be used as traffic calming features at several key points within the PVSP and will be implemented within the Interstate 10 freeway interchange to direct traffic flow in and out of the community. There are at least two types of internal roundabouts proposed. The larger internal roundabouts occur at major three and four way intersections, while the smaller internal roundabouts may occur at the terminus points of two lane divided collector roadways. Roundabouts may be implemented elsewhere in the plan where warranted. The final location and design of roundabouts will be subject to approval of the Riverside County Transportation and Land Management Agency and the Riverside County Fire Department.

Exhibit 4-15  Roundabouts

Note: This is an example roundabout for illustrative purposes only. Final location and design of roundabouts will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.
4.2.14 Interstate 10 Freeway Interchange

Access to the Paradise Valley Specific Plan site is provided by the existing Frontage Road on and off ramp located approximately 8 miles east of the City of Coachella and approximately three miles east of the Cactus City Rest Stop. The existing interchange allows traffic to exit the freeway traveling either east or west, pass under the freeway and re-enter in either direction. The existing underpass, also called the East Cactus City Bridge, allows traffic under Interstate 10 to access the east and west bound on ramps with approximately a minimum 15’2” clearance. See Existing Interchange Exhibit 4-16. Adjacent to the underpass roadway is an existing trapezoidal, open drainage channel traveling north-south, parallel to the existing 36’ wide travel way. The channel provides drainage conveyance to upstream tributary areas within the Cottonwood Mountains as well as runoff trapped between the east and west bound lanes. A Sprint fiber optic cable aligned parallel with the freeway is located within the southerly Caltrans Frontage Road right-of-way. The south eastern end of the interchange provides access to the existing Southern California Gas Company compressor station as well as a Sprint fiber optic splice station, both south of the Frontage Road right-of-way.
4.2.15 Interim Interstate 10 Interchange

The Frontage Road interchange will be phased with the project to meet the traffic demands of each development within the Paradise Valley Specific Plan. To the extent possible, the existing Frontage Road interchange will be utilized during the initial stages of the project. As the interchange is phased, there will be construction of new east and west bound on- and off-ramps to comply with current Caltrans, FHWA and AASHTO standards and regulations for the given traffic projections. See Interim Interchange Exhibit 4-17. The interim design proposes a west bound loop on-ramp and a standard diamond shape off-ramp. The northerly interchange intersection will service traffic from northern planning areas via the two-lane divided collector roadway. The existing Frontage Road will be utilized to direct traffic under the existing underpass to access the southern planning areas of the Paradise Valley Specific Plan and/or the eastbound on and off-ramps. The interim design also proposes a standard diamond shape eastbound on and off-ramps leading to a proposed ultimate roundabout traffic facility. The interim interchange facilities will be designed and constructed to allow a future underpass and two points of access to the northern and southern planning areas and villages.

NOTE: The interim Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.
4.2.16 Ultimate Interstate 10 Interchange

The proposed ultimate interchange is conceptually designed as a diamond interchange with roundabouts directing traffic in and out of the community. The ultimate design also consists of a freeway underpass connecting the northern 2 lane divided collector to the southern 6 lane urban arterial roadway. The underpass will be designed in accordance with all state and federal standards and requirements. The ultimate design provides a two-lane eastbound off-ramp and a two-lane westbound on-ramp. The frontage roads on the north and south side of the freeway will be closed as traffic will be able to access the on and off-ramps via the new undercrossing as well as by the interior improved roadways. See Ultimate Interstate 10 Interchange Exhibit 4-18. The design and location of Monumentation, signage, walls, landscape and other community design features related to the Interstate 10 Freeway Interchange will be determined in the Village Refinement Plans.

NOTE: The ultimate Interstate 10 Interchange and associated infrastructure shown is for illustrative purposes only. Final alignments, design and infrastructure will be determined at the time of subdivision mapping subject to planning, transportation, engineering and fire approval.

Exhibit 4-18 ULTIMATE INTERSTATE 10 INTERCHANGE
4.2.17 Caltrans Frontage Road Right-of-Way

Caltrans has certain existing rights of way for frontage roads which traverse the project site on both the north and south sides of the I-10 freeway. Ingress and egress to and from the Project will require the construction of a freeway interchange, on and off ramps and access roads to and from the Project site, as more particularly described in the circulation section of this Specific Plan. The circulation plan for the Paradise Valley Project shall be designed and developed in such a manner as to preserve contiguity of the frontage road rights-of-way within the Project boundaries. Such contiguity may be provided by separated or at-grade intersections, the dedication of additional rights-of-way for continuation of potential frontage road segments within the interior public roadways of the Project, or in such other manner as shall be acceptable to CalTrans and the County.

Please see exhibit 4-19, Caltrans frontage road right-of-way, for a detail.
4.3 Alternative Transportation Network

4.3.1 Pedestrian and Bicycle

PVSP’s comprehensive trail system connects residents throughout the community in a variety of contexts; via the Paradise Valley perimeter trail, the Paradise Valley linear park and within community trails, as shown on Exhibit 4-20, Trail Network. These trails link pedestrians and bicyclists to all areas of the community. Linear parks and trails are anticipated to range from 40 feet to 100 feet in width and may contain meandering trail with shaded rest stops.

The following standards apply to all designated trails and linear parks within Paradise Valley. Please see section 6, Conservation, Open Space and Landscape for additional standards.

- Internal trails within Paradise Valley shall be designed to accommodate Neighborhood Electric Vehicles.
- Due to the sensitive nature of and proximity to the Pinkham Wash, NEV use is prohibited on the perimeter trail.
- Trails shall accommodate small emergency vehicles. Access shall be clear to the sky.
- Site and trail design shall not obstruct connections to public and quasi-public trails immediately adjacent to the site.

4.3.2 Neighborhood Electric Vehicles (NEV)

NEVs have the ability to travel at speeds of up to 25 miles per hour (mph), and therefore would be classified by the California Vehicle Code as low speed vehicles. Based on California Vehicle Code restrictions for low speed vehicles, the project NEVs would be allowed to travel in the general traffic lanes of public streets with speed limits of 35 mph or less. The California Vehicle Code also mandates that NEV travel be restricted to on-street Class II NEV striped lanes when public streets have a speed limit between 35 and 55 mph.

PVSP’s backbone roadways are intended to have posted speeds of 35 MPH or less which will allow the use of Neighborhood Electric Vehicles (NEV) in general traffic lanes. However, in the event a posted speed is between 35 and 55 MPH, NEVs may share an 8 or 10 foot wide Class II (striped) NEV/Bike Lane which has been provided on each side of the larger backbone roadways. The Local Collector, Main Street, Town Center Boulevard and Local Roads will allow for full NEV use due to their 35 MPH (or less) posted speed. The multi-modal circulation plan accommodates and encourages NEV use throughout the PVSP community, with the resulting benefits of significantly lower emissions, less traffic noise and enhanced mobility.

Please see exhibit 4-21, Neighborhood Electric Vehicle Network, for more information.
4.3.3 Regional Transit

In an effort to connect Paradise Valley residents to the greater Coachella Valley area, the PVSP plans to provide shuttle services to provide shuttle services between the Paradise Valley Specific Plan Community Center and the SunLine Transit hub in Indio. The County will also require the project applicant to coordinate with regional transit authorities to include bus turnouts and other transit accommodations within the Paradise Valley Specific Plan. This will encourage the use of transit and therefore reduce the Vehicle Miles Traveled (VMT) impact of the proposed project.
NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.

EXHIBIT 4-20 TRAIL NETWORK
Exhibit 4-21 Neighborhood Electric Vehicle Network

NOTE: The NEV path locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.
SECTION 5
INFRASTRUCTURE AND PUBLIC FACILITIES

5.1 Introduction
The Paradise Valley Specific Plan contains a comprehensive plan for Infrastructure and Public Facilities. This section provides details regarding domestic water, recycled water, the collection, treatment and reuse of wastewater, as well as information regarding the site’s drainage plan. The grading plan and grading standards will be discussed, as will the project’s utilities, including electricity, natural gas, waste collection, telephone, cable television and internet service.

Public facilities and services, which are critical for a successful community, are also addressed in this section. There is discussion regarding the provision of schools, a library, police and fire protection.

5.2 Water and Sewer Facilities
5.2.1 Introduction
PVSP’s water and sewer needs will be met through carefully planned facilities that keep resource conservation in mind. In an effort to maintain a balance between the natural and built environment, the community’s water, water reclamation and sewer systems will employ innovative technology to reduce resource consumption by using several water sources, banking water for future use and using reclaimed water for park landscaping and commercial and institutional uses.

PVSP’s water, wastewater and reclaimed water services will be provided by the Coachella Valley Water District (CVWD), which will annex the property into its service area prior to providing services. As implementation of PVSP occurs, ownership and operation of the water and wastewater infrastructure, including the provision of potable and reclaimed water to the various uses in PVSP, will be transferred to and managed by CVWD.

5.2.2 Water Supply
The Coachella Valley Water District (CVWD) will be the water purveyor for the Paradise Valley project. At the time of project approval, the project site will be annexed into CVWD’s water service area pursuant to a 2006 pre-annexation agreement between the CVWD and GLC. Project water will be provided from CVWD’s existing water supply, which includes approximately 9,500 acre feet of water per year, and “supplemental water” in excess of 9,500 acre feet per year, up to a maximum of 16,500 acre feet per year, totaling up to 252,500 acre feet of water. Water will be provided pursuant to an existing water supply agreement between GLC and Rosedale-Rio Bravo Water District (RRB) which was assigned to CVWD in 2012. Water provided pursuant to the RRB – CVWD water supply agreement will be delivered to the project site under a cooperative water exchange program.
between RRB, Metropolitan Water District of Southern California (MWD), and CVWD. Under the cooperative water exchange, water from RRB’s water supply will be delivered to MWD via the California Aqueduct, in exchange for water from MWD’s water supply which will be delivered to CVWD via the Colorado River Aqueduct (CRA) at a proposed turnout located near northwestern boundary of the Paradise Valley project site in Section 3, T6S, R10E, San Bernardino Meridian. The turnout is a proposed off-site facility consisting of a valve structure and electronic metering structure. The turnout itself may range between 24 inches and 42 inches in diameter.

Water from the turnout will be delivered to the site via a water line to be located along an existing MWD easement and dirt road, under the existing Interstate 10 Freeway underpass, to a series of percolation basin facilities located on the project site south of the freeway. Phased percolation basin facilities will infiltrate the delivered water at predefined flow rates to the Shavers Valley Groundwater Basin for storage and recovery in order to meet project demands during normal, single dry year and multiple dry year periods. Percolation basins will be sized to meet delivery flow rates coordinated with the MWD.

### 5.2.3 Potable Water System

CVWD will be the lead agency regarding domestic water infrastructure design and construction. The conceptual Water Master Plan for the project is shown on Exhibit 5-1 Water Master Plan. All water infrastructure improvements and facilities will be designed and operated in accordance with CVWD’s adopted guidelines, policies and procedures. The domestic water system will provide potable water for public, commercial, industrial and residential uses, as well as for fire protection. All in-tract water distribution facilities will be designed and constructed in accordance with CVWD’s adopted guidelines, policies and procedures, as detailed on subdivision improvement plans.

#### 5.2.3.1 Water Demand

As discussed, Paradise Valley is an isolated project within a desert environment; therefore it is important to understand the projected water demand in relation to wastewater effluent. The water balance evaluates each land use and estimates indoor water use verses outdoor water use and directly influences the water demand. Wastewater and recycled water use and conservation will be discussed in other sections within the Paradise Valley Specific Plan. Water demand factors used for Paradise Valley were obtained from CVWD design guidelines as well as factors derived from the water efficient landscape ordinance and the applicable evapotranspiration values. The projected water demand for the proposed developments within Paradise Valley is approximately 3.0 million gallons per day (MGD).

#### 5.2.3.2 Well Sites

The Paradise Valley potable water system will require, at a minimum, one (1) well site per 90 developable acres as specified by CVWD standards. Well sites will consist of a minimum of 0.50 acre sites and will be incorporated into many different types of planning areas. Well sites and associated well pumping plants will be located and sized according to CVWD design standards, project water demands and available discharge rates. These sites will be located in relation to optimal water extraction areas within the project ground water basin and follow all CVWD minimum separation requirements. It is anticipated that each well would yield approximately 200-700 gallons per minute (gpm) or more. In order to ensure the maximum day demand, approximately 21 wells are incorporated into the Project’s design, which includes redundant facilities for system failure/maintenance requirements. Once
NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

ZONE 1 RESERVOIR
BASE ELEV = 1,310
HWL = 1,342
DIA = 114
AREA = 0.89 AC
TANKS = 2

ZONE 2 RESERVOIR
BASE ELEV = 1,445
HWL = 1,477
DIA = 122
AREA = 1.51 AC
TANKS = 2

ZONE 3 RESERVOIR
BASE ELEV = 1,560
HWL = 1,592
DIA = 94
AREA = 1.86 AC
TANKS = 2

ZONE 4 RESERVOIR
BASE ELEV = 1,670
HWL = 1,702
DIA = 92
AREA = 1.71 AC
TANKS = 1

ZONE 5 RESERVOIR
BASE ELEV = 1,800
HWL = 1,832
DIA = 54
AREA = 3.29 AC
TANKS = 1

LEGEND
- PRESSURE ZONE BOUNDARY
- DOMESTIC WATER PIPELINE
- TANK SITE
- POTABLE WATER TREATMENT FACILITY

EXHIBIT 5-1 WATER MASTER PLAN
extracted, the raw groundwater will be delivered to an on-site potable water treatment plant prior to
distribution to the respective water supply reservoir.

5.2.3.3 Percolation
Initial studies indicate areas south of Interstate 10 freeway have higher infiltration rates than project
areas north of the freeway. This is due to shallow rock beds along the northern plains of the project
in closer proximity to the mountainous areas. Phased percolation basin facilities may be located in
southern portions of the project and designed based on MWD turnout flow rates. Percolation basins
will be designed with sides no steeper than a 2:1 slope and incorporated into the development near
parks, trails and open space areas when applicable.

5.2.3.4 Potable Water Treatment
The potable water system will include the construction of a potable water treatment plant. The
treatment plant will receive raw, pumped ground water and produce water compliant with California
Drinking Water Standards and EPA’s National Primary Drinking Water Regulations. The plant itself
will occupy approximately 1 acre with an additional 4 acres for concentration of plant effluent and
drying basins depending on final treatment process selection. The selected treatment process will be the
result of treating constituents derived from local ground water and imported/percolated CRA water.
The primary constituent of concern for the CRA source water is total dissolved solids (TDS) which
average approximately 650 mg/L. Local ground water constituents of concern consist of odor, apparent
color, salinity, turbidity, fluoride, aluminum, and other naturally occurring elements and minerals. A
conventional water treatment process will be selected to treat all constituents of concern to acceptable
maximum contaminant levels. The plant treatment steps may consist of pre-treatment, filtration,
demineralization and decarbonation with specific processes possibly including microfiltration, reverse
osmosis, ozonation, and chlorine disinfection. An efficient combination of engineered evaporation
technology and effluent basin size will minimize plant effluent thus providing a stable and sustainable
water system.

5.2.3.5 Reservoirs
Reservoir sites have been strategically located based on design criteria such as service elevation, phase,
and view shed, in addition to immediate, local environmental impacts. See Exhibit 5-1, Water Master
Plan, for more detail. The referenced Water Master Plan illustrates the approximate locations of the
backbone water infrastructure needed to support the project. The water infrastructure will be built
in conjunction with project phasing based upon the needs of development. Interim facilities may
be needed until ultimate facilities can be constructed. Sizes and locations of the facilities shown are
preliminary and may vary depending on development progress.

All on-site and off-site domestic water infrastructure shall be sized to meet the Peak Daily Demand
(PDD) for all proposed planning areas as guided by CVWD standards and specifications. The fire
flow storage is based on CVWD regulations and as determined from meetings and discussions with
the Riverside County Fire Department. Each reservoir will be sized to have the maximum fire flow
storage based on the most critical land use within the proposed pressure zone. Each of the five (5)
pressure zones (Zone 1 through Zone 5) will service an elevation range of 125 feet. The pressure zones
will operate nominally within a static pressure range between 60 to 125 pounds per square inch (psi).
Each pressure zone may be supplied by a steel tank/enclosed concrete reservoir that will gravity feed
water to its assigned service zone. For pressure zones that serve larger planning areas, two tanks may
be required. Preliminarily, the proposed reservoirs will be constructed above ground on concrete pads with base elevations dictated by the minimum static pressure head (approximately 140 vertical feet from base elevation to highest point of serviced pressure zone) required to deliver 60 psi to all points within the respective service area within the project. The reservoir heights are preliminarily sized at 32 feet in height to minimize the acreage needed for the tank sites. Depending on geological conditions at each reservoir site, reservoir tanks may be depressed to minimize their visual impact on the project.

Some portions of the site located in the higher elevations north of Interstate 10 Freeway may require hydro-pneumatic pumping systems to service residential planning areas due to their proximity to the local reservoir. Hydro-pneumatic systems may be proposed in conjunction with gravity fed fire mains distributed by the higher pressure zone. Three pressure zones are being proposed for the southern phases of the project and two pressure zones are proposed for the northern phases of the project. A booster pump station will be located at each reservoir site to supply water to the upstream reservoir. The booster pump stations will be sized according to CVWD design requirements.

Pressure reducing valve stations will be located at each pressure zone boundary to be utilized as a backup water source during emergencies and high water demands.

### 5.2.4 Reclaimed Water System

Paradise Valley is geographically separated from CVWD’s existing service area and sewage infrastructure, therefore a wastewater system will be built to serve the proposed Project area independently. Wastewater will be collected and treated to tertiary treatment standards to be used as part of Paradise Valley’s proposed recycled water system.

Wastewater will be treated to California Title 22 standards for reuse in recycled water systems. The proposed Project will recycle wastewater generated from sanitary sources. A separate recycled water distribution system will be installed with services to landscape irrigation. Available recycled water will be utilized for irrigation in the following areas:

- Commercial landscapes,
- Common area landscapes,
- Residential landscapes using recycled water for front yards only,
- Recreational parks and trails,
- Linear parks,
- Street parkways and medians.

Dual water systems for residential front yard landscape irrigation may also be proposed. Due to seasonal weather changes, the demand of water (both domestic and reclaimed) and the generation of wastewater/reclaimed water will fluctuate. A Wastewater Management Plan shall provide the design, construction, operation and maintenance of the Recycled Water System for the Project. All in-tract water distribution facilities will be shown on subdivision improvement plans and will be designed and constructed in accordance with CVWD requirements and agreements.
5.2.5 Wastewater Collection, Treatment and Reuse

Paradise Valley is located remotely from existing or proposed CVWD sewage infrastructure, therefore a wastewater system to serve the project area will be required to operate independently from other facilities in the District. The proposed infrastructure includes a wastewater treatment plant, gravity sewer collection system, a lift station and sewer force main pipeline to convey flow from the southerly end of the project to the treatment plant. Wastewater treatment involves conveying raw sewage and other wastewater from the collection system through a series of processes (i.e., tertiary treatment) so that the plant effluent can be safely returned to the environment or used in Paradise Valley’s proposed recycled water system. Wastewater will be collected via a backbone sewer network that will feed into a proposed wastewater treatment plant located south of Interstate 10 Freeway. Please see Exhibit 5-2, Wastewater Master Plan. The backbone system will be constructed in a modular manner, with CVWD review and approval required for each phase to assure appropriate levels of service as the development is constructed. Wastewater collection lines for all areas located south of the wastewater plant will direct wastewater via gravity to a regional sewer lift station at the low point of the development, where it will be pumped back to the wastewater plant. The Specific Plan anticipates installation of 8-inch to 33-inch sewer mains. The treatment facilities shall be installed and constructed in accordance with requirements and specifications of the California Department of Public Health, CVWD, the Riverside County Public Health Department and the California Regional Water Quality Control Board.

5.2.5.1 Wastewater Collection Development Standards

- A setback of 50 feet is required between the wastewater treatment facility and residential structures.
- Wastewater treatment facilities must be screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.
- Paradise Valley requires an approximate minimum rated treatment capacity of 2.43 MGD at ultimate project build out to provide service to roughly 8,490 residential dwelling units, phased commercial and retail centers, schools, parks and other public facilities.
- The design of the wastewater treatment system will be based upon several other existing CVWD plants, and generally accepted best engineering practices.
- The project will incorporate other equipment and processes that are acceptable to the District.
- Wastewater will be treated to California Title 22 standards for re-use in recycled water irrigation systems.
- All in-tract wastewater collection facilities will be shown on subdivision improvement plans and will be designed and constructed according to CVWD standards and agreements.
- The sewer collection and treatment system will be owned, operated and maintained by CVWD once constructed and approved.
- All sewer horizontal and vertical alignments shall be in accordance with applicable County, County Health Department and CVWD design guidelines, standards and specifications.
- All materials shall be in conformance with CVWD, the County of Riverside Engineering Department and County Health Department standards.
NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

LEGEND
- SEWER TRUNK LINE
- SEWER FORCE LINE
- WASTEWATER TREATMENT PLANT
- SEWER LIFT STATION

EXHIBIT 5-2 WASTEWATER PLAN
All facilities will be constructed in accordance with California Department of Public Health, CVWD, the Riverside County Public Health Department and the California Regional Water Quality Control Board.

Prior to issuance of the wastewater treatment plant final building permits, the wastewater treatment plant designers shall incorporate odor abatement technologies as required under state and local regulations, to the satisfaction of the CVWD.

Prior to issuance of the wastewater treatment plant final building permits, the plant designers shall develop a protocol for handling odor complaints, to the satisfaction of the CVWD.

5.3 Drainage Plan

5.3.1 Pre-Development Conditions

The proposed project footprint straddles the Interstate 10 Freeway with approximately 185 acres proposed north of the freeway and 1,660 acres proposed south of the freeway. The northerly 185 acres are to be located on mountainous terrain and the southerly 1,660 acres are located on a gently sloping alluvial fan. The overall project footprint is located outside of the Shavers Valley drainage course area, which drains from the east along the southeastern boundary of the project footprint toward Box Canyon. Runoff from Pinkham Wash, the southern slopes of the Cottonwood Mountains and Shavers Valley drains to Box Canyon. Box Canyon terminates at the Coachella Canal and ultimately flows to the Salton Sea near Mecca.

The primary drainage course on the Paradise Valley site is Pinkham Wash, which is located northwest and west of the project footprint, and has a drainage area of approximately 45 square miles. Other drainage courses impacting the project consist of smaller drainage areas located north of the project in the Cottonwood Mountains totaling approximately 17 square miles.

Approximately thirteen tributary areas have been identified that contribute flows to and across the project site. The majority of these watersheds are located to the north in the Cottonwood Mountains and drain to the south to Box Canyon. The topography varies from rocky and mountainous to the north and sandy alluvial deposits to the south. Storm runoff generally concentrates in existing canyons/ravines in the northern regions of the project. As storm runoff travels toward and through the Interstate 10 Freeway, channels are not as incised. The Interstate 10 Freeway acts as a significant barrier to surface flow. Approximately 24 drainage structures exist to allow water to cross beneath the freeway upstream and within areas of the project site. These structures include the West Cactus Wash Bridge, Cactus Wash Bridge, East Cactus Wash Bridge, Hazy Gulch Bridge, East Cactus City Bridge, Happy Gulch Bridge and various other reinforced concrete pipes and box culverts. South of the Interstate 10 Freeway, storm runoff generally flows through relatively shallow dry washes and sheet flow with a confluence at Box Canyon. Portions of the site have previously been disturbed with energy and transportation infrastructure. These include, buried dry utility lines, small utility structures, SCE transmission towers; some of which have flood protection improvements that locally influence runoff to prevent erosion.
Exhibit 5-3 Drainage Master Plan

*NOTE: The locations of parks and corresponding detention/treatment facilities are for illustrative purposes only. The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

LEGEND
- DRAINAGE INLET/OUTLET STRUCTURES
- OFF-SITE FLOW CONVEYANCE
- CULVERT AND/OR CONCRETE CHANNEL
- ON-SITE STORM DRAIN CONVEYANCE
- DETENTION/STORM WATER TREATMENT BASIN*
- ON-SITE DIRECTION OF FLOW
5.3.2 Post-Development/Proposed Conditions

5.3.2.1 Off-site Drainage
Once developed, the proposed project will need to safely deliver drainage generated from the upstream watershed tributary areas of Pinkham Wash. The Paradise Valley Specific Plan will propose floodways such as channels, reinforced concrete boxes, and existing/natural channels to deliver storm runoff through the site. See Exhibit 5-3, Drainage Master Plan, for conceptually located and sized facilities located throughout the project.

North of the Interstate 10 Freeway
Project planning areas located north of the Interstate 10 Freeway have been located as to avoid impacting the existing drainage ravines generated by concentrated flow traveling south from the Cottonwood Mountains out of sub-tributary areas 8 and 9. Project setbacks have been incorporated within the project land plan from the banks of these preserved floodways. Bridge structures/culverts will allow transportation and utilities across these existing channels. Pursuant to the requirements of the CVWD, some flood protection improvements may be required in the floodways as the flows approach the bridges, culverts and reinforced concrete pipes that convey flows under the freeway. The exact nature of the flood protection improvements within the floodways will be developed in concert with CVWD during the project level entitlement process. See the Drainage Master Plan, Exhibit 5-3, for more details concerning the northern portions of the project.

South of the Interstate 10 Freeway
In order to convey the off-site storm runoff in the southern portions of the project, flood protection around the perimeter of the development footprint and a series of culverts and/or channels are proposed throughout each phase of the project. These proposed improvements are intended to allow water to either flow around the exterior of development footprint within existing floodways or to capture and deliver storm runoff through the project. The project will be phased to protect each development area in terms of the Standard Project Storm flood levels delivered through sub-tributaries 1, 2, 3, 4, 5, 6, 10, 11 and 13. The proposed development footprint, perimeter flood protection and culverts/channels have been conceptually located along the existing drainage paths to preserve the hydraulic regime. In order to approximately match existing conditions, proposed off-site drainage inlets are located to deliver storm runoff and sedimentation to proposed outlet points along the southern boundary of the project. The intent is to deliver storm runoff to original flow lines in order to preserve and minimize impacts to the downstream environments. Drainage inlets may be designed to capture off-site flows and allow larger storm flows to safely bypass the system. Drainage outlets will be designed to reduce the runoff velocity, redistribute the flow from concentration and allow the passage of sediment prior to discharging within existing southern drainage flowlines. The proposed project drainage facilities may incorporate a variety of cost effective conveyance systems for infiltration, energy dissipation and aesthetics. All drainage structures and facilities will be designed to CVWD standards for flood protection.

The redevelopment of the existing Frontage Road interchange may include modifications to the drainage infrastructure along the Interstate 10 Freeway in these locations. All other existing bridges, culverts, pipes, etc., conveying storm flows within the Interstate 10 Freeway will be protected in place. Drainage conveyed under the Interstate 10 Freeway emitted from subbasins 8 and 9 shall be delivered...
to the proposed storm drain infrastructure and delivered through the site approximately to its original discharge point along the southern boundary of the project.

All project boundaries, primarily along Pinkham Wash, will incorporate slope protection measures in accordance with the California Bank and Shore Rock Slope Protection (CABS RSP) design method.

5.3.2.2 Onsite Drainage

Water Quality Management Plan

In general, urban development generates and contributes pollutants which include, but are not limited to, oil, grease, suspended solids, gasoline, pesticides, metals and bacterial indicators, via urban runoff to downstream facilities and environments. These pollutants may originate from automobiles, outdoor work activities, dust, etc., and can be delivered downstream during rainfall events. In addition, urban development contributes toward hydromodification by increasing imperviousness and restricting rain water from percolating into the ground. The Paradise Valley project is located in the Colorado River Basin Region 7. Most runoff, as a conveyer of pollution, is produced by small to medium sized, frequent storms. Therefore, Paradise Valley will incorporate Water Quality Management Plan Best Management Practices (BMP) into each site plan design to treat the smaller, more frequent storms as well as the “first flush” of larger storms in accordance with the California Regional Water Quality Control Board, NPDES, and County of Riverside/CVWD requirements. The Paradise Valley Specific Plan shall incorporate BMP’s which mimic the project’s pre-development hydrology by providing facilities and designs that infiltrate, evapotranspire, store, bio-filter/bioretain, bio-treat, and/or detain runoff in proximity to its origination.

The Paradise Valley Water Quality Management Plan (WQMP) will identify downstream receiving waters and the associated impairments listed on the California Regional Water Quality Control Board’s 303(d) list of impairments. BMP’s will be selected, designed and incorporated within each site plan to treat storm runoff prior to discharging downstream.
North of the Interstate 10 Freeway
As discussed, the existing wash limits shall be preserved throughout the project areas north of the Interstate 10 Freeway to allow the conveyance of off-site runoff. Each planning area proposed in the north is located outside of the flood hazard limits. These planning areas shall be site planned and graded to deliver all runoff to these existing washes via approved storm drain facilities designed to the Coachella Valley Water District (CVWD) standards and regulations. As a part of the WQMP, separate storm drain infrastructure systems may be designed to separate treated runoff from untreated runoff. WQMP facilities will be designed and incorporated into each site plan to treat surface runoff prior to discharging into the existing washes as the project is phased north of the Interstate 10 Freeway.

South of the Interstate 10 Freeway
Planning areas south of the Interstate 10 Freeway will be site planned, designed and graded to deliver storm runoff to approved storm drain facilities designed to Coachella Valley Water District standards and regulations. WQMP and/or detention facilities will be located in areas of lower elevation to treat planning area urban runoff and increased runoff flows due to the impervious streets, pavement areas, buildings, etc., associated with development and discharged to off-site conveyance channels. The majority of planning areas located east of the SCE easement shall discharge storm drainage into off-site conveyance systems 2A/B, 3A/B, 4A/B, 8 or to the eastern boundary of the project. Planning areas located west of the SCE easement may deliver runoff via storm drain to off-site conveyance system 9A/B or directly to the western boundary of the project. All “first flush” runoff delivered by on-site storm drains to these conceptual infrastructure elements shall be treated via WQMP basin, trenches, underground chambers, or other selected BMP’s.
Drainage Plan Development Standards

- Any altered drainage patterns of off-site drainage sub-basin flows within the project watershed as a result of the proposed project will need to be redirected to on-site collection facilities.
- Runoff being delivered via the proposed street section or storm drain facilities will discharge to one of the three major off-site drainage conveyance systems or to the project boundary.
- Storm drain infrastructure will be designed and constructed in accordance with all CVWD standards and requirements.
- The site will be graded and infrastructure designed for the protection from 100-year storm event.
- The proposed floodway channels will be designed to deliver storm runoff to generally be consistent with existing conditions in terms of depth, velocity, and sedimentation transfer. On-site drainage may be detained to match existing conditions.
- Storm drain facility, floodway, channel, etc., easements will be provided to CVWD.
- Major flood control channels, crossings, transitions, and associated capacities will be monitored and maintained by CVWD.
- The subdivision mapping process will reference the accompanying hydrology report prepared by the project hydrologist regarding the drainage channel/floodway functionality.
5.4 Grading

5.4.1 Grading Plan Concept

The Paradise Valley Mass Grading Plan is shown on Exhibit 5-4. The northern most portions of the project, north of Interstate 10 Freeway, lie within the lower sections of the Cottonwood Mountains. The Mecca Hills and the Oroopia Mountains lie to the south and southeast of the project footprint. In addition, the banks of the Pinkham Wash are located directly to the west along the northern and southern portions of the project. The southern portions of the project, south of Interstate 10 Freeway, lie within the alluvial Shavers Valley. A Southern California Edison (SCE) transmission line corridor travels east to west. North of the Interstate 10, it splits approximately midway through the project site. From the split, one transmission line travels east within a 300’ easement and the other transmission lines travel southeast crossing the freeway and east within the 330’ easement (Devers 1 and 2). The SCE easements will remain undisturbed and the project grading will “daylight” at all SCE easement boundaries.

The proposed project includes approximately 185 acres of development north and approximately 1,660 acres south of the Interstate 10 Freeway. In general, grading operations north of the Interstate 10 Freeway will vary in relation to operations south of the freeway. The exposed outcroppings along the mountain range typically consist of a granitic and gneissic rock and would require special excavation techniques. North of the Interstate 10 Freeway, existing grades are generally between 6 percent and 9 percent. Existing terrain for project areas south of the Interstate 10 Freeway generally range from 2 percent and 6 percent, increasing north towards the freeway right-of-way. These areas will utilize standard grading techniques and equipment. On-site materials are generally suitable to be used as engineered fills for the construction of roads, fill slopes and building pads.

The primary focus depicted on the Paradise Valley Mass Grading Plan consists of flood protection along all wash boundaries, the minimization of development impacts to the existing terrain and ensuring the delivery of off-site and on-site drainage to the original discharge points. At each wash boundary, the proposed grade will be elevated to provide sufficient freeboard for 100-year storm flood protection measures. Planning areas will be graded to provide positive drainage toward the storm drain conveyance system. Each phase of the project is designed to balance in terms of earthwork quantities to limit the amount of disturbed acreage before reaching the next phase of the project. Existing drainages adjacent to planning areas located north of the Interstate 10 Freeway will be preserved in their existing condition wherever possible. In most cases the grading design and operations will occur outside of the defined bank of the existing drainages. Improvements within the drainages would likely be limited to flood control structures required by CVWD. The nature and extent of any flood control improvements will be defined during the project level entitlement process.

Grading design criteria north of Interstate 10 Freeway includes:

- Project related grading will occur approximately 20’ from the banks of the existing drainage channels.
- Planning areas located adjacent to preserved topographic features will provide embankments to capture rock fall.
Infrastructure and Public Facilities

Paradise Valley

All disturbed areas will be phased in accordance with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) regulations.

The proposed grading will generally follow the existing grades and create planning area slopes consistent with Riverside County grading requirements.

Tank sites will be located along the western and eastern slopes of the Cottonwood Mountains and located where grading/access is feasible and cuts are minimized.

Grading design and operation will also include the development of detention/Water Quality Management Plan facilities also to be incorporated into planning area site plans for runoff conveyance and treatment.

Import and export of earthwork material will balance within each phase and/or proposed Village.

Excess rocks or boulders generated during grading operations will be reincorporated for base material, aesthetics, or reburied on-site in appropriate areas.

Proposed drainage areas and flow lines will be designed at a minimum grade when feasible to allow for maximum percolation and reduced erosion.

Grading design criteria south of Interstate 10 Freeway includes:

Along the western project footprint, also being the eastern banks of Pinkham Wash, the proposed development will be graded to a minimum of five (5) feet above the existing terrain.

Along the eastern project footprint the proposed development will be graded to a minimum of five (5) feet above the existing terrain.

The main site entrance will be graded in anticipation of the proposed ultimate underpass construction.

SCE transmission lines
**Exhibit 5-4  Mass Grading Concept**

*NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.*
All disturbed areas will be phased in accordance with the CVMSHCP regulations.

The proposed grading will generally follow the existing grades and create planning area slopes consistent with Riverside County grading requirements.

Grading design and operations will include the development of two major off-site drainage interceptor inlets to divert flows to an on-site storm drain conveyance system delivering runoff to the existing flow lines along the southern/downstream ends of the project footprint.

Planning areas located adjacent to the proposed off-site storm inlets will be elevated a minimum of 10’ above the existing terrain for flood protection purposes.

Grading design and operation will also include the development of detention/Water Quality Management Plan facilities also to be incorporated into specific planning area site plans for runoff conveyance and treatment.

Import and export of earthwork material will balance within each phase and/or proposed Village.

Excess rocks or boulders generated during grading operations will be reincorporated for base material, aesthetics, or reburied on-site in appropriate areas.

Proposed drainage areas and flow lines will be designed at a minimum grade when feasible to allow for maximum percolation and reduced erosion.

### 5.4.2 Grading Plan Design Standards

All ground disturbance and grading activities shall be consistent with all environmental regulations and mitigation measures as outlined in Environmental Impact No. 506.

The following development standards will be implemented:

- All grading shall conform to the 2013 California Building Code chapters 17, 18 & Appendix Chapter-J as amended by Ord. 457.
- Maximum cut and fill slope is 2:1 unless otherwise approved as shown on associated improvement plans.
- All grading parameters shall adhere to all County grading ordinances, rules and regulations.
- Site grading shall substantially conform to the Paradise Valley Mass Grading Plan.
- All Best Management Practices shall be incorporated and dictated by the project specific Storm Water Pollution Prevention Plan (SWPPP) and Particulate Matter-10 Plan (PM-10) to mitigate runoff related pollution and environmental impacts due to construction activity.
- All Cuts and Fills will be stabilized against erosion in accordance with the approved SWPPP and PM-10 plan to control wind and waterborne erosion associated with grading operations.
Urban runoff and the associated on-site drainage facility requirements will be regulated by the National Pollutant Discharge Elimination System (NPDES) and the California State Water Resources Control Board.

Finish grades will be sloped away from and provide adequate drainage for all proposed building pads.

All manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height will be planted with grass, ground cover, or an approved erosion mitigation measure; as approved by the Building and Safety Department’s Erosion Control Specialist.

In accordance with SCAQMD Rule 403, water, soil stabilizers or other recommended methods shall be utilized to suppress fugitive dust during and after grading operations.

A grading permit shall be obtained from the County of Riverside prior to commencing grading operations.

Detailed grading plans shall be submitted to the Building and Safety Department prior to the development of any area within the Paradise Valley Specific Plan for review and approval.

Pad and roadway elevations used for construction will be defined on improvement plans to be submitted to the County of Riverside for approval.

5.5 Utilities

5.5.1 Electricity

The project includes several options for the supply of electricity. Presently, each of these potential options is defined conceptually only, and project specific details are currently unknown. At such time as the actual power option(s) which will be utilized for the project is/are determined and detailed site-specific impacts can be evaluated, second tier project level environmental documents will be prepared in accordance with CEQA to the extent required to examine these site specific impacts in detail. These options include:

- A transmission line alignment within an off-site Caltrans frontage road right-of-way easement that would connect the site to existing IID electrical substation(s);
- A transmission line alignment within or adjacent to an off-site alignment of IID’s existing 7.2-kV line that would connect the site to existing IID electrical substation(s);
- An on-site natural gas-powered electrical generator to be located within the development footprint;
- De-centralized fuel cell generation; and
- An intertie to the 500 kV SCE transmission lines that traverse the site.

The ultimate service design for any option would most likely include two new substations to be constructed within the Paradise Valley development footprint to accept power from the transmission line or power generation source. From the substations, a distribution system would be constructed
to deliver electricity throughout the project site. All the power options would involve a new on-site electrical distribution system installed underground (along with gas, telephone, and cable television facilities, as discussed below). All electrical transmission and distribution facilities will be designed and constructed in accordance with IID’s adopted guidelines, policies and procedures. To reduce the project’s energy demands, homes within the project will employ passive and active energy efficiency design features and renewable energy technologies including rooftop solar, where practicable.

Electrical substations must be screened from ground level views within 50 feet by a combination of approved landscaping and 6-10 foot block walls.

5.5.2 Natural Gas

New natural gas facilities will be extended to serve the PVSP site by constructing new gas mains within or adjacent to public roadways. New distribution mains will be installed underground along with electric, telephone and cable television facilities adjacent to (or within) roadways throughout the project. The final design of the extension and distribution system will be determined by So Cal Gas.

5.5.3 Telephone

New AT&T, or alternative telephone provider infrastructure and reinforcement, will be constructed for the site. The new infrastructure will be capable of supporting the most current technology at the time of development. A telephone distribution system will be installed underground along with gas, electric and cable TV facilities. The final design of these facilities will be determined by AT&T or an alternate telephone provider.

5.5.4 Cable Television/Technology/Internet Service

Expansion and extension of cable television or facilities to the site will be required. A cable television distribution system will be installed in a common joint trench with gas, electric, and telephone facilities.

5.5.5 Waste Collection

The Paradise Valley Specific Plan lies within the County of Riverside Franchise Area 13 of the Department of Environment Health which is serviced by CR&R Waste and Recycling Services. CR&R currently serves more than 2.5 million people and approximately 5,000 businesses throughout southern California. The proposed standards encourage effective waste management and recycling implementation.

Provide recycling options for paper, aluminum, cans, electronic and plastic waste within common areas of each proposed village.

Screen service, loading areas and refuse enclosures by a solid wall with materials of appropriate color and texture compatible to the adjacent or adjoining building.

Provide recycling containers within all multi-family residential communities.
Provide recycling containers within all non-residential buildings.

Provide composting opportunities within commercial and office facilities.

Waste management plans may be incorporated to reduce waste generation and encourage material recycling.

Provide waste and recycling containers for street pick up.

Encourage the use of low flow devices to reduce the generation of waste water and the production of solid wastes.

Solid waste generated by the wastewater treatment plant will be loaded in an environmentally controlled location and disposed off-site.

Recycled water generated from the wastewater treatment plant will be utilized within the project as irrigation for community recreational areas, detention/water quality facilities, trails, parkways, medians, etc.

### 5.6 Public Facilities and Services

The PVSP will include a variety of public facilities that will truly distinguish it as a self-sustaining community. Fire protection, a sheriff substation, schools, a library will be provided to make Paradise Valley a complete community.

#### 5.6.1 Fire Protection and Paramedic Services

A Fire Station is conceptually located within Village 1, the Town Center. Fire services and emergency medical/paramedic services will be provided by the Riverside County Fire Department. Paramedic transport services will be provided by American Medical Response (AMR) of Riverside County.

The following shall apply:

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).

- A permanent fire station staffed with one (1) 3-person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).

- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.

- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD.
NOTE: The circulation pattern and associated infrastructure shown is for illustrative purposes only. Final alignments and infrastructure will be determined at the time of subdivision mapping.

EXHIBIT 5-5 PUBLIC FACILITIES AND SERVICES PLAN
regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.

⁻ Permanent fire hydrants shall be constructed prior to vertical construction.
⁻ All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
⁻ The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.
⁻ Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. 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.

5.6.2 Police Protection Services

A Sheriff’s Substation is conceptually located within Village 1, the Town Center, and will be dedicated prior to the first residential building permit. Public safety services will be provided by the Riverside County Sheriffs Department. The precise size and location may be determined based on coordination with the Riverside County Sheriff Department.

5.6.3 Library

The PVSP area will contain at least one library, which is conceptually located in Village 1, the Town Center. The Paradise Valley Library branch will contain a large collection of traditional books as well as a computer lab and multi-purpose room.
⁻ A new library facility will be required by the Riverside County Library System (RCLS).
⁻ Proposals for the library building, its size and location must be submitted to the RCLS prior to the issuance of the 2,000th building permit.
⁻ The library facilities must be operational prior to the issuance of the 4,000th building permit.
This library facility will require approximately 31,414 literature items, 16 computers and at least 4.7 full time staff members.

High speed broadband internet service will also be required.

5.6.4 Medical Facilities

An outpatient care facility will be included within the Paradise Valley Specific Plan area. In addition, a secondary senior oriented medical office or facility will be included in Village 3, the Age Qualified Village. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. A heliport/helipad will be provided in Phase 1 to accommodate hospital transport. This helipad will be for emergency use only, with the final design and location to be determined during the Village Refinement Plan process.

Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.

Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

5.6.5 Schools

Schools are an integral part of the Paradise Valley Specific Plan. While the precise location of schools will be determined in cooperation with the Coachella Valley Unified School District, the number and size of anticipated school sites have been determined based on student generation estimates. Sites are provisionally located based on the projected location of family-oriented housing and have been intentionally placed adjacent to linear parks and trails to facilitate safe and secure alternative non-vehicular access as well as short-trip NEV transit.

Library building example, Vistancia, AZ
Student generation and school site demand estimates are shown on Table 5-1, School Demand Analysis. The number of dwelling units used for the student generation calculation was reduced as a result of a project commitment to approximately 1,851 age-restricted units (restricted to those age 55 and over) in Village 3. The actual number and location of all public school facilities will be determined by the number of homes built and the number of new students generated by the development, in collaboration with the Coachella Valley Unified School District. Though there are 190 active adult units in Village 2, and other retired households anticipated throughout the PVSP, these units have not been designated as age-restricted.

The Schools Demand Analysis table demonstrates a need for 3.21 Elementary (K-6) Schools, 0.61 of a Middle School and 0.61 of a High School, per CVUSD’s student generation rates and school capacity guidelines. Four school sites have been conceptually located in the community, with the potential to accommodate one or more combination schools (K-8, 8-12 and/or K-12). In addition, schools are permitted uses in all residential areas allowing flexibility for locating public and/or private school facilities.

General standards related to schools:

- Public elementary, middle, and high schools are permitted by right.
- Private schools are permitted subject to a Public Use Permit (PUP).
- The final design and location of public schools is subject to review and approval of the CVUSD.

### 5.6.5.1 Elementary Schools

The project is expected to generate 2,893 Elementary School Students at buildout (6,639 x 0.4357 = 2,893), which results in the need for 3.21 Elementary Schools. The first 530 non-age restricted Single-
Family and Multi-Family Dwelling units would generate approximately 231 students (530x0.4357 = 231) all of which would attend an Elementary School within the Coachella Valley School District.

Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.

Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.

Prior to the tentative tract map approval of the 4,662th non-age-restricted residential unit, the project proponent will dedicate an elementary school site, which may be combined with a Middle School (K-8), and coordinate with CVUSD regarding the needs of residents.

5.6.5.2 Middle Schools
The project is expected to generate 735 Middle School Students at buildout (6,639x0.1107 = 735), which results in the need for 0.61 of a Middle School. The first 567 students in phases 1 and 2 will attend a Middle School within the Coachella Valley School District.

Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School (5,420x0.1107 = 600), the project proponent will dedicate a middle school site, which may be combined with the third Elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.

5.6.5.3 High Schools
The project is expected to generate 1,340 High School Students at buildout (6,639x0.2019 = 1,394), which results in the need for 0.61 of a High School. The first 1,034 high school students in phases 1 and 2 will attend a High School within the Coachella Valley School District.

Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly half a High School (5,448x0.2019 = 1,100), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

5.7 Interim Infrastructure Phasing
Infrastructure will be constructed as necessary to serve mapped subdivisions. The timing of the design and construction of all improvements, and their relationship to each other and to the development plan, will be determined as part of the project approval process. The phasing described in this document is conceptual, and will be based on current market demand. Certain planning areas may be developed out of the anticipated phasing sequence.
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Section 6
Conservation, Open Space and Landscape

6.1 Introduction

The Paradise Valley Specific Plan is designed as an environmentally responsible community based on the principles of conservation and sustainability. The PVSP seeks harmony with the desert environment by preserving natural open space, protecting sensitive biological resources, conserving water and encouraging alternative transportation.

Roughly 3,100 acres of environmentally sensitive land will be preserved on-site in perpetuity as Conservation Habitat land, as well as several thousand acres of land off-site. The on-site Conservation Habitat lands are described in more detail later in this section. Water resource conservation is promoted through drought tolerant landscaping requirements, as discussed in the Landscape Standards of this section.

The Paradise Valley Specific Plan (PVSP) provides for both natural open space and recreational open spaces in a variety of forms. Natural open spaces surrounding the community will be preserved to maintain plant and animal habitat. The dry wash corridors that thread their way through the community in Village 4 in the north will also be preserved, to maintain their native desert landscape and natural functions, with the exception of required flood control improvements. The trails that parallel the project perimeter along Pinkham Wash will contribute to the residents' well-being and quality of life by providing walking, jogging and biking opportunities. These trails will then connect the community trails which lead to other recreational amenities.

Educational materials and messaging will be incorporated into project communications and new resident materials. This effort will focus on park and public land stewardship, fostering a sense of ownership among residents that will encourage responsible recreation.
Planned recreational amenities such as neighborhood parks, linear parks with par course stations and trails will provide a range of both passive and active open space experiences. Together, these amenities provide opportunities for healthy living as stated in the Vision in Section 1, Introduction, and are further described in this section. The Open Space and Recreation Plan includes both the Open Space Recreation (OS-R) and Open Space Conservation Habitat (OS-CH) land use designations and are described next.

6.2 Open Space Conservation Habitat (OS-CH)

One of the main principles underlying the Paradise Valley Specific Plan is to conserve and protect large natural open space areas in perpetuity to comply with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The natural open space dedication area is the largest land use area of the plan (approximately 3,100 acres and is represented as OS-CH in Exhibit 2-1, Land Use Plan, and Exhibit 6-1 Parks and Open Space Plan. Conservation Habitat areas will have views of the Cottonwood Mountains to the north, Shavers Valley to the south, Mecca Hills to the southwest and Orocopia Mountains to the southeast.

The site is located in the Desert Tortoise Linkage and Conservation area of the CVMSHCP. Natural open spaces will maintain and preserve habitats such as Desert Dry Wash Woodland Creosote-Bursage Scrub. Site features, including two preserved topographic features north of the Interstate 10 and significant natural areas within the project boundary, such as Pinkham Wash and the foothills of the Cottonwood Mountains, add to the natural beauty of the community. An HOA, or an acceptable land manager/agency, as approved by the Riverside County Environmental Programs Division, shall add a prohibition to the covenants, conditions, and restrictions (CCRs) for the community against trespass, including unleashed dogs and cats, in areas designated Open Space-Conservation Habitat.

Outside of the perimeter of the project, hiking is prohibited in the multi-species habitat conservation preserve. To prevent trespassing, a perimeter trail is planned within the project boundary to provide a walking path that does not intrude on the preserve. This and other edge condition treatments (see Section 6.4.2 of the Paradise Valley Specific Plan and figures in EIR Chapter 2.0, Project Description), are designed to both prevent trail users from trespassing, and to separate the project from the surrounding CVMSHCP area.
6.2.1 Pinkham Wash

Pinkham Wash is the most significant drainage feature on the Paradise Valley property and is generally aligned through the western and southern portions of the site. The development footprint has been designed to preserve the majority of Pinkham Wash, including the primary drainage paths, as natural open space and will be dedicated as Open Space Conservation Habitat (OS-CH). To ensure the protection of natural habitats within Pinkham Wash, public access from the developed area will be prohibited. Access between the community and natural open space within the wash will be restricted by the construction of a protective slope and wall along the western residential edge as part of a Desert/Development Interface Buffer. The majority of this edge has been designated Medium Density Residential (MDR, 2-5 du/ac), the lowest density and intensity of the development area to minimize the effect of the development at the Pinkham wash edge. Exterior lighting along this edge will be limited and should be shielded in such a way as to not spill into the OS-CH zone, per Section 7, Lighting Design Guidelines.

Through the series of bridge underpasses and culverts, Pinkham Wash functions as an important wildlife movement corridor that facilitates the migration of animal populations between Joshua Tree National Park to the north and the Mecca Hills and Orocopia Wilderness Areas to the south and southeast. Pinkham Wash is also an important hydrological feature that transports sand and debris from the mountains through Box Canyon, and into the Coachella Valley via fluvial transport. Box Canyon itself is a geologic marvel that lays out the seismic history of this part of California and reveals the San Andreas fault. It also delivers surface flow into the Whitewater watershed and the Salton Sea during rare heavy rains.
6.2.2 Adjacent Mountains
The steep, rocky slopes of the Cottonwood Mountains at the edge of Joshua Tree National Park also define the northern boundary of PVSP. Due to CVMSCHP/OS-CH adjacent lands, public access will be restricted in these areas. In addition, a small portion of the Mecca Hills National Wilderness Area along the west side of Pinkham Wash is located within PVSP’s boundaries, and will be preserved as natural open space (OS-CH).

Where residents may choose to walk to Joshua Tree National Park, perimeter trails and wayfinding signage will direct residents to consolidated, established trails to minimize the propagation of casual trails in the area. Additional signage will notify trail users that mountain biking and off-highway vehicle use is prohibited on land adjacent to the development, and remind residents these activities are not permitted outside of dirt roads in Joshua Tree National Park.

6.3 Open Space Recreation (OS-R)

The Quimby Act (CGC, Section 66477) enables the County of Riverside to require that developers set aside land, donate conservation easements or pay fees for park improvements as condition of approval for a tract or parcel map. Open space and park facilities will be provided at a ratio of 5 acres per 1,000 people per Riverside County Ordinance No. 460 - Regulating the Division of Land. Table 6-1 Park and Open Space Requirement Analysis, describes required open space based the Project’s residential uses. Table 6-2, Open Space - Recreation Summary, describes the distribution of parks and trails within the PVSP. The PVSP will satisfy this park requirement through a combination of dedicated “anchor” parks and trails, and conceptually located parks and trails that are conveniently distributed throughout each Village. The population generation factors used in the park and open space requirement analysis are based on the County’s residential product type categories. The number of units of each product type is derived from the project’s residential development program that was produced as a result of an in-depth market study.
Recreation components are important placemaking elements for each village and phase, and help foster connectivity throughout the Project. The “anchor” parks and major trails will carry an Open Space - Recreation land use designation and will include both active and passive components. Conceptually located parks and trails will be included as permitted uses within residentially designated and mixed use planning areas. In addition to community-based parks and trails, private recreation facilities may be located within residential neighborhoods. Private recreation facilities are not included in Table 6-2, Open Space - Recreation Summary.

Neighborhood parks and pocket parks are conceptually located such that all homes will be within walking and biking distance, generally recognized as 1/4 to 1/2 mile, as shown in Exhibit 6-1, Parks and Open Space Plan. The trail and linear park systems connect schools, parks and village core areas to allow residents mobility choice to reach destinations, facilitating alternatives to auto transport within the community.

The following standards apply to all open space and trail uses within the PVSP:

- Park, trails and open space will be provided at a ratio of 5 acres per 1,000 residents
- Parkland dedication, park facilities improvements, and / or payment of in-lieu park fees will be applied towards the park credits incrementally in conjunction with residential building permits and tentative tract map conditions of approvals in accordance with Riverside County Municipal Code, Title 16, Subdivisions, Chapter 16.20, Dedications, and the

![Shaded areas along trail example](image-url)
Subdivision Map Act as the Project builds out. Please see Section 9, Implementation, Administration and Financing for more information on the provision and timing of parks.

- Parks and trails shall be designed for ADA accessibility in accordance with State and County standards.
- Domestic pets must remain on leashes at all times while within open space and public areas.
- At least one point of connection to mapped County trails adjacent to Paradise Valley shall be accommodated.
- Trails shall be designed so as not to impede emergency access. Emergency personnel access shall not be hindered by building or other obstructions.
- Design shall incorporate multiple access points to allow connectivity and emergency access.

Private community pool example

Play area with shade example

Par course equipment example

Community Tennis court example
Table 6-1 Park and Open Space Requirement Analysis

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<td>Age-restricted and active adult**</td>
<td>2,041</td>
<td>1.94</td>
<td>3,960</td>
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<td>8,490</td>
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<td>21,979</td>
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Note: All areas are approximate. Numbers may not add precisely due to rounding.

* Parks and open space dedications are provided based on requirements set forth in the Riverside County Subdivision Code, Ordinance 460.152, Article X, Land Division Dedications, Improvements, Fees and Reservations, which has a higher population generation factor than the projected population generation factor for Paradise Valley. The projected population factor for Paradise Valley is 1.85 persons per household based on a weighted average (FTE) household size for a total population of 15,707, as described in Section 2, Land Use Plan and Development Standards.

**Age-restricted units are legally restricted to people age 55 and over. Active adult units are marketed to seniors (those age 55 and over), but without legal restrictions.
## Table 6-2 Open Space - Recreation Summary

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Open Space Type</th>
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<td><strong>Total for Village 1</strong></td>
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</tbody>
</table>

*Note: All areas are approximate. Numbers may not add precisely due to rounding.*
CONSERVATION, OPEN SPACE AND LANDSCAPE

EXHIBIT 6-1 PARKS AND OPEN SPACE PLAN

NOTE: The park and trail locations shown are for illustrative purposes only. Final locations will be determined as part of a Village Refinement Plan.
6.3.1 Neighborhood Parks

Neighborhood parks are planned to generally range from a half acre (0.5) to roughly twelve (12) acres. Neighborhood parks are typically programmed for active recreation, with some limited passive area for picnics or barbecues. There are approximately four (4) designated “anchor” neighborhood parks and several conceptually located parks throughout the Plan. These parks are planned to provide such amenities as flexible play areas, picnic areas, play structures and/or tot lot areas, seating, and sports fields at the local neighborhood level. Shade structures with park benches and trash receptacles will also be typical elements in the neighborhood parks. Conceptual park layouts are shown in Exhibit 6-2, Neighborhood Park Concepts for both Large Neighborhood Park (5-12 acres), and Small Neighborhood Park (0.5-4 acres).

Neighborhood parks will be instrumental in creating individual neighborhood identity and placemaking. Fronting homes onto these parks whenever practicable will help frame the park space and promote safety by providing natural surveillance from the adjacent homes. The neighborhood parks have been conceptually located and are equitably distributed as shown in Exhibit 6-1, Parks and Open Space Plan.

The following standards apply to all neighborhood parks within the PVSP:

- At a minimum, neighborhood parks shall contain the following:
  - Shaded seating: A minimum of 50% shade coverage must be provided at seating areas by means of trees, canopies, trellises, shade structures or other devices.
  - Trash and Recycling facilities: Trash and recycling receptacles must be designed to discourage foraging by wildlife species adapted to urban environments.
  - Restrooms
- In addition, all anchor parks must include at least one of the following:
  - Private clubhouse facilities
  - Shaded play equipment: A minimum of 50% shade coverage must be provided at play equipment by means of trees, canopies, trellises, shade structures or other devices.
  - Barbecue facilities
6.3.2 Paradise Valley Linear Park

The Paradise Valley linear park is the project’s approximately 1.7 mile long corridor that runs between Village 2 and Village 3, down to Village 6. The linear park will contain both active and passive recreational elements and implement the open space trail network as shown in Exhibit 6-3, Paradise Valley linear park. The Paradise Valley linear park provides not only social and recreational opportunities for residents, but also an alternative mode of transportation connecting residents to trails that lead to Village Core areas throughout the PVSP.

The linear park may include par course (outdoor fitness stations), interpretive signage, benches, shade structures, trash receptacles, dog waste stations and carefully designed trail lighting. It is also planned to function as a drainage corridor, carrying runoff from a drainage structure at the northwest portion of the site to a drainage structure in the southern portion of the site.

The following standards apply to the Paradise Valley linear park:

- At a minimum, the Paradise Valley linear park will contain the following items at 250 foot intervals:
  - Shaded seating/rest areas. A minimum of 50% shade coverage must be provided at seating/rest areas by means of trees, canopies, trellises, shade structures or other devices.
  - Trash/recycling receptacles. Trash and recycling receptacles must be designed to discourage foraging by wildlife species adapted to urban environments.
  - Par course equipment or exercise equipment
  - A paved path for pedestrians and bicycles with a minimum dimension of 12 feet must be provided for the length of the linear park. This path must include a method for delineating separate access for pedestrians and bicycles respectively.
  - The design of trail crossings at roadways will be detailed as part of the Village Refinement Plan process.
  - Residential structures must be set back a minimum of 20’ from community trails and linear parks.
  - The final design of the Paradise Valley linear park, including widths, safety features, shade coverage, lighting and paving materials, will be determined as part of a Village Refinement Plan.

Exhibit 6-3 Paradise Valley Linear Park

NOTE: The trail designs are for illustrative purposes only. Final designs will be determined as part of a Village Refinement Plan.

**Exhibit 6-3**: Paradise Valley Linear Park

**KEY MAP**

Par course Equipment

Benches

Roadway Right of Way 90'

Paradise Valley Linear Park

Par course equipment example

Shaded rest area example
6.3.3 Community Trails

Community trails are conceptually located and planned to traverse the Paradise Valley Specific Plan Area, linking residents to shopping, entertainment, schools and other uses. Community trails are anticipated to range from 40 feet to 65 feet in widths and may contain a meandering trail with shaded rest stops. Trail amenities may include drinking fountains, shaded seating, par course equipment, interpretive signage and trash receptacles. Trails and linear parks encourage walking, biking and other alternative forms of mobility promoting good health and reducing vehicular parking demand.

The proposed project will reduce the potential impacts related to the propagation of "casual trails," where residents wear multiple new pathways into an area based on their shortest natural route rather than consolidating travel onto one or more designated trails.

The following standards apply to all Community Trails within the PVSP:

- At a minimum, the community trails will contain the following items at 250 foot intervals:
  - Shaded seating/rest areas. A minimum of 50% shade coverage must be provided at seating/rest areas by means of trees, canopies, trellises, shade structures or other devices.
  - Trash/recycling receptacles. Trash and recycling receptacles must be designed to discourage foraging by wildlife species adapted to urban environments.
  - Paved pathways for pedestrian, bikes and NEVs must be included in all community trails. Please see Exhibit 6-4, Community Trail, for an illustrative concept.
  - Residential structures must be set back a minimum of 20' from community trails.
  - Community trails must connect to parks, plazas, nodes or other similar common areas. These trails must never terminate at individual private lots.
  - The design of trail crossings at roadways will be detailed as part of the Village Refinement Plan process.
  - The final design of community trails, including widths, safety features, shade coverage, lighting and paving materials, will be determined as part of a Village Refinement Plan.

Exhibit 6-4: Community Trails

- Trail example
- Trail example

40. KEY MAP

NOTE: The trail designs are for illustrative purposes only. Final designs will be determined as part of a Village Refinement Plan.
6.3.4 Perimeter Trail

The Project’s perimeter trail is anticipated to run along most of the development footprint boundary south of the Interstate 10 freeway. The perimeter trail is planned as a 50 foot wide area with several functions:

- Walking, jogging, biking trail,
- Buffer between development and Open Space - Conservation Habitat Lands
- Emergency Vehicle Access
- Maintenance road edge

The following standards apply to the Paradise Valley Perimeter Trail:

- At a minimum, the community trails will contain the following items at 250 foot intervals:
  - Shaded seating/rest areas. A minimum of 50% shade coverage must be provided at seating/rest areas by means of trees, canopies, trellises, shade structures or other devices.
  - Trash/recycling receptacles. Trash and recycling receptacles must be designed to discourage foraging by wildlife species adapted to urban environments.
- Residential structures must be set back a minimum of 20′ from perimeter trails
- Lighting must conform to the criteria set forth in Section 7, Lighting Design Guidelines
- The design of trail crossings at roadways will be detailed as part of the Village Refinement Plan process.
- NEV are prohibited from using the perimeter trail.
- The final design of perimeter trails, including widths, safety features, shade coverage, lighting and paving materials, will be determined as part of a Village Refinement Plan.

Desert Trail example

Linear Park access to Neighborhood Park example

Exhibit 6-5 PERimeter Trail
Paradise Valley

Interpretive signage along trail example

Linear park example along a dry wash
6.4 Landscape Standards

6.4.1 Introduction

As a New Town, all development will follow the landscape standards set forth by the Coachella Valley Water District’s Ordinance number 1302.1 discussed later in this section.

In addition, home buyers will receive guidance regarding private yard landscaping in order to facilitate the implementation of regionally appropriate landscapes. This will contribute to the overall theme and beauty of the community.

“The image of a desert garden consisting only of cacti, boulders and gravel is a common one, but this perception is no longer accurate. Many new native and adapted plants are now available that are lush in appearance yet are efficient users of water. They are proven to provide as much or more interest over long periods than their water-thirsty counterparts. This book tells how to select and grow more than 300 plants—trees, shrubs, ground covers, vines, cacti, ornamental grasses and flowering annuals and perennials—adapted to California’s Coachella Valley. It also explains how to design a water-efficient landscape...”

The landscape framework at PVSP consists of approximately 3,100 acres of Conservation Habitat and an interconnected network of linear parks, trails, neighborhood parks, pocket parks and private recreational facilities that all contribute in different ways to the overall health, desert aesthetic and quality of life of the community. The open space network at PVSP shall be established as an interconnected network of parks and trails that seek to maintain natural ecological processes, sustain air and water resources.

Private yard landscaping example
The following goals have been established as benchmarks of performance:

- To the extent practicable, utilize current best practices in sustainable site development, be adaptable to new technologies as they prove themselves reliable and employ best practices for landscape design and maintenance within the desert context.
- Provide an interconnected hierarchy of open spaces at a variety of scales, including neighborhood parks, pocket parks, linear parks, trails, nodes and private landscapes.
- Recognize the social and natural context of the location by developing landscapes that embrace required drainage strategies and incorporates these into the public landscapes.
- Enhance the project’s overall quality of life by providing recreational opportunities that promote a healthy lifestyle, are safe and complement the well-being of its residents.
- Improve the visual quality and amenity values of PVSP.
- Incorporate the requirements of the Coachella Valley Water District (CVWD) landscape ordinance to create a sustainable, desert-appropriate development context.
- Incorporate best management practices per the requirements of the CVWD landscape ordinance with Development Standards and Design Guidelines that create an efficient, beautiful, aesthetically pleasing and desert appropriate landscape program that will be implemented by homeowner association (HOA) standards.
- Implement a plant palette that takes into consideration adjacency to natural open space, native and regionally appropriate plants, water efficiency and expressly prohibits invasive exotic species.
- Enhance the quality of life for all residents and promote a healthy lifestyle consistent with the goals and objectives of the County’s Healthy Communities General Plan element.
- Sustainable materials must be used in the construction of landscapes including, but not limited to, recycled materials, materials able to be recycled and/or certified ‘green’ products.
- Soils from the site should be re-used, if appropriate, as horticultural soils. If the on-site soils are deemed not suitable, natural and sustainable sourced ameliorants should be used.
- Recycled water must be incorporated into the project irrigation systems.
- Efficient irrigation equipment such as drip irrigation, bubbler, spray heads, and/or rotor irrigation heads must be used to the extent practicable.
- Paving materials must be selected to enhance the sense of a quality environment, be consistent with the adjacent architectural design guidelines and promote the sustainability goals in general.
- Site furniture including signage, seats and benches, trash receptacles and other furniture shall be designed and constructed to promote principles of sustainability.
- A plan for invasive plant species control shall be required as part of each Village Refinement Plan.
This section will describe in general the following elements of the Landscape Plan:

- Edge Conditions
- Plant palette
- Entry monumentation and signage
- Wall and fence plan

6.4.2 Desert / Development Interface Buffer

The Desert / Development Interface Buffer (DDIB) is an area that has been set aside within the development footprint to provide for passage, as well as transitional buffering improvements, around the perimeter of the project. The DDIB will have a minimum width of 15 feet and will include only native plantings. DDIB areas may include slope stabilization structures or materials. Tortoise fencing, per the design criteria set forth by the CVMSHCP, must be included in all DDIBs.

6.4.3 Edge Conditions

Development Edge Conditions are design concepts to be implemented within the DDIB intended to provide flood protection, address the CVMHSCP Land Use Adjacency Guidelines and prevent wildlife from moving into the development. A series of Edge Conditions have been defined to address differing adjacency scenarios around the perimeter of the project or in instance when development is adjacent to conservation areas or sensitive areas. Examples of design features proposed within the Edge Conditions include native plant revegetation, vegetation barriers, tortoise fencing, flood and slope protection. Revegetation within these areas will utilize plant materials native to Shaver’s Valley.

It is the goal of these areas to appear to be a part of the OS-CH landscape upon post-construction re-vegetation. Edge conditions that are not adjacent to OS-CH designated lands will be held to the community plant palette. In hillside areas, slope stabilization and drainage facilities will be incorporated and designed to visually merge with the rocky hillside and spare vegetative environment. Edge Condition locations are identified in the following exhibits.
LEGEND
EDGE 1 - OS-CH- PINKHAM WASH
EDGE 2 - OS-CH
EDGE 3 - SCE EASEMENT
EDGE 4 - I-10 FWY
EDGE 5 - DRAINAGE STRUCTURE or SEMPRA GAS FACILITY

NOTE: The edge condition locations shown are for illustrative purposes only. Final locations will be determined at the time of subdivision mapping.
6.4.3.1 Edge Condition 1 - Adjacent to Pinkham Wash - Open Space Conservation Habitat

Development areas adjacent to the Pinkham Wash development footprint edge shall include a 50 foot edge condition consisting of a 5 foot desert/development interface buffer and a 35 foot trail/maintenance road area. The desert/development interface buffer, which will include a slope bank, shall be located immediately adjacent to the development footprint edge. The 35 foot trail/maintenance road area will consist of a minimum 10 foot wide paved trail/road which shall be buffered on each side by a minimum 10 foot landscaped area. A drainage swale may be included within the landscape buffer area. Additionally, habitable residential structures shall be set back a minimum of 70 feet from the Pinkham Wash development footprint edge.
6.4.3.2 Edge Condition 2 - Open Space Conservation Habitat

Development areas adjacent to open space - conservation habitat areas other than Pinkham wash will require a minimum 35 foot buffer consisting of a minimum 15 foot DDIB plus at least 20 additional feet to structures.
6.4.3.3 Edge Condition 3 - Adjacent to SCE Easement

A 300-330 foot Southern California Edison Easement crosses the PVSP project area from east to west in Village 4 and from northwest to southeast south of the Interstate 10 freeway. A minimum 15 foot DDIB must be maintained in the areas abutting this easement. The land within the easement includes the electrical transmission towers, an unpaved maintenance road and natural vegetation. The PVSP does not propose any development within this easement, except for project road crossings.
Development areas adjacent to the Interstate 10 Freeway must maintain a 120 foot buffer zone to any habitable residential structure (measured horizontally) and shall incorporate a block wall / noise attenuation wall with a maximum height of 15 feet. This wall shall be maintained approximately 100 feet from the perimeter property line directly abutting the Interstate 10 freeway. A minimum 20’ foot setback must be maintained between the perimeter block wall and habitable residential structures. The freeway buffer zone for non-residential uses and parking areas may decrease to 75 feet, and the height of the block wall/ noise attenuation wall may decrease to 10 feet.

Only native planting materials may be used in the buffer zone. Final wall design, location and height will be determined in the corresponding Village Refinement Plan.
6.4.3.5 Edge Condition 5: Adjacent to Drainage Structures and existing Sempra Gas Compressor Facility

Development areas adjacent to drainage structures must maintain a 20 foot setback to planning areas containing residential building. A minimum 6 foot block wall/tortoise fence must be incorporated into the edge. The design of Drainage Structures will be determined at the time of a village refinement plan. Please note that a solid block wall with tortoise fence will be used in the area adjacent to the Sempra Gas compressor facility in lieu of a view fence.

Exhibit 6-11  Edge Condition 5- Adjacent to Drainage Structures and Sempra Station
6.4.4 Plant Palette

The Paradise Specific Plan Plant Palette contains a variety of trees, shrubs and groundcovers that enhance the overall community character. These plantings were chosen not only for their beauty, but also for their drought tolerant characteristics.

Known invasive plants, listed below, are prohibited throughout the PVSP Area. These include:

- Listed on the CVMSCHP list of prohibited invasive ornamental plants, Table 4-113.
- Listed on the California Native Plant Society noxious/invasive plant list.
- Identified in the Coachella Valley CVMSCHP as invasive, prohibited, or otherwise unacceptable.
- Listed on the California Invasive Plant Council (www.cal-ipc.org) list of invasive plants

An invasive species management plan shall be included in the Village Refinement Plans.

The PVSP plant palette can be found in Table 6-3, Plant Palette.

6.4.5 Weed Management Plan

A Weed Management Plan (WMP) shall be established to prevent the introduction of any new weeds and the spread of existing weeds as a result of project construction and operation. The WMP will delineate the Weed Management Area and provide a detailed plan for weed control methods. The WMP shall be reviewed and approved by the Riverside County Environmental Programs Department, and implemented by the Master HOA.
### Table 6-3 Plant Palette

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<th>Common Name</th>
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<td>Mormon Tea</td>
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</tr>
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<td>Hyptis emoryi</td>
<td>Desert Lavender</td>
</tr>
<tr>
<td>Isomeris arborea</td>
<td>Bladder Pod</td>
</tr>
<tr>
<td>Justicia californica</td>
<td>Chuparosa</td>
</tr>
<tr>
<td>Justicia spicigera</td>
<td>Mexican Honeysuckle</td>
</tr>
<tr>
<td>Krameria parvifolia</td>
<td>Ratany</td>
</tr>
<tr>
<td>Lantana spp</td>
<td>Lantana</td>
</tr>
<tr>
<td>Larrea tridentata</td>
<td>Creosote Bush</td>
</tr>
<tr>
<td>Leucaena retusa</td>
<td>Golden Ball Lead Tree</td>
</tr>
<tr>
<td>Leucophyllum frutescens</td>
<td>Texas Sage, Texas Ranger</td>
</tr>
<tr>
<td>Leucophyllum laevigatum Leucophyllum species</td>
<td>Chihuahuan Sage</td>
</tr>
<tr>
<td>Limonium perezii</td>
<td>Sea Lavender</td>
</tr>
<tr>
<td>Lotus rigidus</td>
<td>Desert Rock-Pea</td>
</tr>
<tr>
<td>Lyceum fremontii</td>
<td>Wolfberry, Tomatillo</td>
</tr>
<tr>
<td>Nolina bigelovii</td>
<td>Bigelow Nolina</td>
</tr>
<tr>
<td>Peucephyllum schottii</td>
<td>Pygmy Cedar (in washes)</td>
</tr>
<tr>
<td>Nolina microcarpa</td>
<td>Bear Grass</td>
</tr>
<tr>
<td>Quercus turbinella</td>
<td>Shrub Oak</td>
</tr>
<tr>
<td>Rhus ovata</td>
<td>Sugar Sumac</td>
</tr>
<tr>
<td>Rosemarinus spp</td>
<td>Rosemary</td>
</tr>
<tr>
<td>Salvia chamaedryoides</td>
<td>Blue Sage</td>
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<tr>
<td>Salvia greggii</td>
<td>Autumn Sage</td>
</tr>
<tr>
<td>Simmondsia chinensis</td>
<td>Jojoba</td>
</tr>
<tr>
<td>Sophora secundiflora</td>
<td>Texas Mountain Laurel</td>
</tr>
<tr>
<td>Botanical Name</td>
<td>Common Name</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------------------</td>
</tr>
<tr>
<td><em>Tecoma stans</em></td>
<td>Arizona Yellow Bells</td>
</tr>
<tr>
<td><em>Trixis californica</em></td>
<td>Trixis</td>
</tr>
<tr>
<td><em>Vauquelinia californica</em></td>
<td>Arizona Rosewood</td>
</tr>
<tr>
<td><em>Viguiera parishii</em></td>
<td>Golden Eye</td>
</tr>
<tr>
<td><em>Washingtonia filifera</em></td>
<td>California Fan Palm</td>
</tr>
<tr>
<td><em>Zinnia grandiflora</em></td>
<td>Prairie Zinnia</td>
</tr>
<tr>
<td><em>Zizyphus obtusifolia</em></td>
<td>Graythorn</td>
</tr>
<tr>
<td><em>Zauschneria californica</em></td>
<td>California Fuchsia</td>
</tr>
</tbody>
</table>

**Vines**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Antigonon leptopus</em></td>
<td>Coral Vine</td>
</tr>
<tr>
<td><em>Bougainvillea sp.</em></td>
<td>Bougainvillea</td>
</tr>
<tr>
<td><em>Cissus trifoliata</em></td>
<td>Arizona Grape Ivy</td>
</tr>
<tr>
<td><em>Mascagnia lilacina</em></td>
<td>Lilac Orchid Vine</td>
</tr>
<tr>
<td><em>Mascagnia macroptera</em></td>
<td>Gallinita</td>
</tr>
<tr>
<td><em>Vitis girdiana</em></td>
<td>Desert Grape</td>
</tr>
</tbody>
</table>

**Groundcovers**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Dalea parryi</em></td>
<td>Parry Dalea</td>
</tr>
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**Herbaceous Perennials**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Baileya multiradiata</em></td>
<td>Desert Marigold</td>
</tr>
<tr>
<td><em>Carex alma</em></td>
<td>Sedge</td>
</tr>
<tr>
<td><em>Hyptis emoryi</em></td>
<td>Desert Lavender</td>
</tr>
<tr>
<td><em>Juncus mexicanus</em></td>
<td>Mexican Rush</td>
</tr>
<tr>
<td><em>Melampodium leucanthum</em></td>
<td>Blackfoot Daisy</td>
</tr>
<tr>
<td><em>Mirabilis bigelovii</em></td>
<td>Wishbone Bush</td>
</tr>
<tr>
<td><em>Muhlenbergia rigens</em></td>
<td>Deer Grass</td>
</tr>
<tr>
<td><em>Penstemon eatoni</em></td>
<td>Eaton's Penstemon</td>
</tr>
<tr>
<td><em>Penstemon parryi</em></td>
<td>Parry's Beard Tongue</td>
</tr>
<tr>
<td><em>Penstemon superbus</em></td>
<td>Superb Beard Tongue</td>
</tr>
<tr>
<td><em>Psilostrophe cooperi</em></td>
<td>Paperflower</td>
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<tr>
<td><em>Salvia columbariae</em></td>
<td>Chia</td>
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<tr>
<td><em>Salvia farinacea</em></td>
<td>Blue Salvia</td>
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<tr>
<td><em>Sphaeralcea ambiguos</em></td>
<td>Desert Mallow</td>
</tr>
<tr>
<td><em>Sphaeralcea ambiguos rosacea</em></td>
<td>Apricot Mallow</td>
</tr>
<tr>
<td><em>Tagetes lemmonii</em></td>
<td>Mt. Lemmon Marigold</td>
</tr>
<tr>
<td><em>Verbena (Glandularia)</em></td>
<td>Vervain</td>
</tr>
<tr>
<td><em>Verbena gooddingii</em></td>
<td>Goodding's Verbena</td>
</tr>
<tr>
<td><em>Verbena rigida</em></td>
<td>Vervain</td>
</tr>
<tr>
<td><em>Zauschneria californica</em></td>
<td>California Fuchsia</td>
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<tr>
<td>Botanical Name</td>
<td>Common Name</td>
</tr>
<tr>
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<td>------------------------------------</td>
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<tr>
<td><strong>Annuals</strong></td>
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<tr>
<td>Achyronychia cooperi</td>
<td>Onyx Flower</td>
</tr>
<tr>
<td>Calycoseris wrightii</td>
<td>White Tackstem</td>
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<tr>
<td>Camissonia arenaria</td>
<td>Mousetail Evening Primrose</td>
</tr>
<tr>
<td>Camissonia brevipes</td>
<td>Desert Primrose</td>
</tr>
<tr>
<td>Camissonia californica</td>
<td>California False Mustard</td>
</tr>
<tr>
<td>Camissonia cardiophylla</td>
<td>Heart-Leaved Camissonia</td>
</tr>
<tr>
<td>Camissonia claviformis</td>
<td>Pierson’s Evening Primrose</td>
</tr>
<tr>
<td>Camissonia pallida</td>
<td>Pale Camissonia</td>
</tr>
<tr>
<td>Camissonia refracta</td>
<td>Refracted Desert Primrose</td>
</tr>
<tr>
<td>Cryptantha angustifolia</td>
<td>Narrowleaf Cryptantha</td>
</tr>
<tr>
<td>Echscholzia glyptosperma (or E. parishii)</td>
<td>Desert Golden-Poppy</td>
</tr>
<tr>
<td>Gilia sp.</td>
<td>Unid. Annual (one or more species)</td>
</tr>
<tr>
<td>Nemacladus sp.</td>
<td>Threadplant</td>
</tr>
<tr>
<td>Phacelia campanulare</td>
<td>Desert Blue Bell</td>
</tr>
<tr>
<td>Rafinesquia species</td>
<td>Desert Chicory</td>
</tr>
<tr>
<td>Pectocarya heterocarpa</td>
<td>Chuckwalla Pectocarya</td>
</tr>
<tr>
<td>Pectocarya recurvata</td>
<td>Recurved Pectocarya</td>
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<tr>
<td>Phacelia crenulata</td>
<td>Heliotrope Phacelia</td>
</tr>
<tr>
<td>Phacelia distans</td>
<td>Common Heliotrope</td>
</tr>
<tr>
<td>Phacelia tanacetifolia</td>
<td>Tansy-Leaved Phacelia</td>
</tr>
<tr>
<td>Plantago ovata</td>
<td>Desert Plantain</td>
</tr>
<tr>
<td><strong>Succulents and Cacti</strong></td>
<td></td>
</tr>
<tr>
<td>Agave deserti</td>
<td>Desert Agave</td>
</tr>
<tr>
<td>Agave Parryi</td>
<td>Parry’s Agave</td>
</tr>
<tr>
<td>Agave toumeyana</td>
<td>Toumey’s Century Plant</td>
</tr>
<tr>
<td>Asclepias subulata</td>
<td>Ajamete</td>
</tr>
<tr>
<td>Carnegiea gigantea</td>
<td>Saguaro</td>
</tr>
<tr>
<td>Dasylirion wheeleri</td>
<td>Desert Spoon</td>
</tr>
<tr>
<td>Echinocactus grusonii</td>
<td>Golden Barrel Cactus</td>
</tr>
<tr>
<td>Echinocactus polycephalus</td>
<td>Cottontop Cactus</td>
</tr>
<tr>
<td>Echinocereus engelmannii</td>
<td>Hedgehog Cactus</td>
</tr>
<tr>
<td>Ferocactus acanthodes</td>
<td>Compass Barrel</td>
</tr>
<tr>
<td>Ferocactus cylindraceus</td>
<td>California Barrel Cactus</td>
</tr>
<tr>
<td>Ferocactus wislizenii</td>
<td>Fishhook Barrel</td>
</tr>
<tr>
<td>Foquieria splendidis</td>
<td>Ocotillo</td>
</tr>
<tr>
<td>Hesperaloe parviflora</td>
<td>Coral Yucca</td>
</tr>
<tr>
<td>Mammillaria microcarpa</td>
<td>Fishhook Pincushion</td>
</tr>
<tr>
<td>Mammillaria tetrancistra</td>
<td>Fish-Hook Cactus</td>
</tr>
<tr>
<td>Opuntia acanthocarpa</td>
<td>Buckhorn Cholla</td>
</tr>
</tbody>
</table>
### Botanical Name | Common Name
--- | ---
Opuntia basilaris | Beavertail Prickly Pear
Opuntia bigelovii | Teddy Bear Cholla
Opuntia chlorotica | Pancake Prickly Pear
Opuntia echinocarpa | Silver Cholla
Opuntia engelmannii | Desert Prickly Pear
Opuntia fulgida | Chain Fruit Cholla
Opuntia ramosissima | Pencil Cholla
Opuntia violacea | Purple Prickly Pear
Yucca schidigera | Mohave Yucca
Yucca baccata | Banana Yucca

**Grass**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aristida adscensionis</td>
<td>Six-weeks Three-Awn Grass</td>
</tr>
<tr>
<td>Bouteloua aristidoides</td>
<td>Needle Grama</td>
</tr>
<tr>
<td>Erioneuron pulchellum</td>
<td>Low Fluffgrass</td>
</tr>
<tr>
<td>Hilaria rigida</td>
<td>Big Galleta</td>
</tr>
<tr>
<td>Muhlenbergia microsperma</td>
<td>Littleseed Muhly</td>
</tr>
<tr>
<td>Stipa speciosa (Achnatherum speciosum)</td>
<td>Desert Needlegrass</td>
</tr>
<tr>
<td>Muhlenbergia rigens</td>
<td>Deer Grass</td>
</tr>
</tbody>
</table>
Paradise Valley

Conservation, Open Space and Landscape

EXAMPLE PHOTOS

- Argentine Mesquite
- Desert Senna
- Blue Palo Verde
- Desert Lavender
- Littleleaf Cordia
- Pygmy Cedar
6.4.6 Entry Monumentation

The concepts for the PVSP entry monuments are designed to create a sense of arrival and provide a unified community identity in harmony with the desert context. The design intent of the monumentation is to encourage consistent use of native materials and desert landscaping on subtly contoured earth forms to create a unified style that is complementary to the desert terrain, textures, materials, colors, topography and overall project context.

There will be at least three (3) levels of monumentation;
- Community scale
- Village scale
- Neighborhood scale

Prototypical examples are provided below monuments. The illustrations contained in this section are for illustrative purposes only, and provided here to express the intent and desire for context sensitive design.

The following general standards apply to all monuments within the PVSP.
- Entry monuments shall be incorporated into the streetscape.
- Entry monuments shall establish the community theme.
- Community entry monuments shall have a maximum height of twenty (20) feet, and cover a maximum area of 300 square feet, including landscaping.
- Village entry monuments shall have a maximum height of ten (10) feet and cover a maximum area of 200 square feet, including landscaping.
- Neighborhood monuments must be designed to a pedestrian scale, with heights ranging from three (3) to six (6) feet and cover a maximum area of 100 square feet, including landscaping.
- The final design and locations of monuments will be provided within the Village Refinement Plans.

Community Monument example
EXHIBIT 6-12 COMMUNITY LEVEL MONUMENT CONCEPT ALTERNATIVES
Exhibit 6-13 Village Level Monument Concept

Exhibit 6-14 Neighborhood Level Monument Concept
Exhibit 6-15 Monumentation Concept

NOTE: The monument locations shown are for conceptual purposes only. Final locations will be determined at the time of Village Refinement Plans.
6.4.7 Signage

The PVSP sign guidelines address the unique needs created by the community’s land use pattern and its orientation towards alternative transportation routes facilitated by the linear parks and trails. In addition to these signage standards, individual neighborhood sign plans will provide definition for each neighborhood’s sign program.

The following signage standards apply:

- Internal neighborhood signs will be permitted in addition to the monument signs to provide direction to specific community features and uses, as well as to public or private common facilities. The location, size and design of these signs shall be set forth in the Village Refinement Plans.

- All billboards, including freeway billboard signs, are prohibited.

- The design, size and location of any signage at or near the Interstate 10 freeway will be determined in the Village Refinement Plans.

- On-site advertising structures and signs shall require Design Review Committee review and approval prior to filing applications with the County of Riverside.

- Temporary event signage shall also be permitted, subject to approval of a temporary use permit secured by Riverside County.

- A Master Sign Program will be developed for residential and commercial uses, and final details will be determined in the Village Refinement Plans.
6.4.8 Community Wall and Fence Plan

The following standards apply to all community walls and fences within the PVSP:

- View fencing up to six feet in height will be located along residential areas adjacent to the Pinkham wash, dry washes and other preserved, natural open space areas.
- View fences shall consist of a 3’ high solid block wall with a 3’ high clear material or wrought iron topping the block wall.
- Tortoise Fences shall be designed, constructed and maintained according to applicable standards.
- A solid privacy / noise attenuation wall ranging from eight to fifteen feet in height shall be used along edges immediately adjacent to the Interstate 10 Freeway ROW / PVSP Property Line. Please see Edge Condition 4 - Adjacent to Interstate 10 Freeway on page 6-22.
- Final wall and fence designs will be determined during the Village Refinement Plan process.
- Materials shall be of similar color and/or texture as to the colors and textures found in the native materials found on site. Most importantly, consistency should be maintained within public roadway corridors, project edges and linear parks.
- While precise wall designs from one neighborhood to the next may vary, elements from one neighborhood’s wall design must correlate, or be harmonious with the overall community.
- The location of view fences and solid block walls are shown in Exhibit 6-16, Community Walls Concept.
Exhibit 6-16 Community Walls Concept

LEGEND

3’ BLOCK WALL/TORTOISE FENCE TOPPED WITH 3’ VIEW FENCE - 6’ TOTAL HEIGHT (ADJACENT TO PERIMETER, DRY WASHES, SCE EASEMENT, DRAINAGE STRUCTURES, SEMpra FACILITY (no view fencing at Sempra Facility) and PRESERVED TOPOGRAPHIC FEATURES WITHIN DEVELOPMENT AREA)

8-15’ SOLID BLOCK PRIVACY WALL / NOISE ATTENUATION WALL ADJACENT TO 1-50 FREEWAY. 120 FEET MINIMUM SETBACK FROM HABITABLE RESIDENTIAL STRUCTURE TO FREEWAY. 85 FEET MINIMUM SETBACK FROM NON-RESIDENTIAL STRUCTURE TO FREEWAY.

NOTE: The wall locations shown are for illustrative purposes only. Final locations, design and height will be determined at the time of subdivision mapping.
SECTION 7
LIGHTING DESIGN GUIDELINES

7.1 Introduction

The Paradise Valley Specific Plan (PVSP) Dark Sky Sensitive Exterior Lighting Design Guidelines (Dark Sky Guidelines) were developed with support from Dr. Michael Siminovitch, Director of the University of California Davis (UCD) California Lighting Technologies Center (CLTC), and are based on state-of-the-art best practices, lessons learned and current technology with respect to lighting design.

These community-wide Dark Sky Guidelines have been developed in recognition of Paradise Valley’s location adjacent to regional, state and federal natural space assets and recreational open space, focusing on the need to address the potential environmental impacts associated with new sources of night light and their compatibility with adjacent uses.

The philosophy and approach of these lighting design guidelines is to integrate:

1. Dark Sky principles with adaptive lighting best practices for safety;
2. Energy efficiency; and
3. Circadian design principles for enhanced quality of life and wellbeing.

These three broad approaches are designed to work community-wide and in a unified manner that support the overarching goals of sustainability, health and wellness, and safety and comfort.

Implementation of the PVSP Dark Sky Guidelines will be consistent with the mission statement of the International Dark-Sky Association (IDA) “…to preserve and protect the nighttime environment and our heritage of dark skies through quality outdoor lighting.”

7.2 Goals and Objectives

The PVSP Dark Sky Guidelines have been developed based on the following goals and objectives in reliance upon Riverside County’s Health and Safety regulations, and the vision statement of the International Dark Sky Association (IDA).

1. Provide reasonable application of nighttime lighting at levels that afford enjoyment of the allowed uses, safety, and security.
2. Reduce the adverse effects of light pollution through lighting practices that:
   a. Preserve nighttime ambience and quality of life;
b. Prevent harm to nocturnal wildlife and ecosystems;

c. Safeguard scientific and educational opportunities, such as astronomy;

d. Preserve cultural heritage and inspiration for the arts;

e. Reduce harmful glare;

f. Support wellness and circadian balance;

g. Reduce the waste stream; and

h. Create energy savings resulting in economic benefits.

3. Raise awareness about curtailing light pollution, its adverse effects and solutions.

4. Educate about the values of environmentally responsible outdoor lighting.

7.3 Lighting Definitions

Architectural Lighting: Lighting designed to reveal architectural beauty, shape and/or form and for which lighting for any other purpose is incidental.

Authority: The adopting municipality, agency or other governing body.

Circadian Sensitive Design: The 24-hour day/night cycle, known as the circadian clock, affects physiologic processes in almost all organisms, including humans. These processes include brain wave patterns, hormone production (i.e. melatonin), and other biologic activities. Disruption of these rhythms can impact our health and well being (insomnia, depression and other health concerns). In 2012 the American Medical Association has recognized light at night as a carcinogen and a health risk. More information may be found at: http://www.darksky.org/assets/documents/AMA_2012_report.pdf. There is growing evidence indicating that the intensity and spectrum of light sources found in homes and workplaces have a significant impact on health and wellbeing. The spectral impact relates predominantly to hormonal imbalances on a diurnal basis. The major opportunity with circadian design is creating environments that resemble the intensity and spectral variations of light over the course of a day. Avoiding blue spectrum content at night reduces the disruption of the visual receptor maintaining appropriate melatonin production throughout the evening.
Below is the UC Davis CLTC Circadian Protocol which addresses the essential elements of Circadian Sensitive Lighting Design which include dark night, high color rendering, low amber evening: maintain dark adaptation, amber wayfinding: maintain dark adaptation, indirect direct lighting controls, dynamic correlated color temperature (CCT) circadian rhythm and inspection of lighting to confirm compliance is achieved.

**THE UC DAVIS CIRCADIAN PROTOCOL**

- **DARK NIGHT**
- **INSPECTION LIGHTING**
- **HIGH COLOR RENDERING**
- **LOW AMBER EVENING: MAINTAIN DARK ADAPTATION**
- **AMBER WAYFINDING: MAINTAIN DARK ADAPTATION**
- **DYNAMIC CCT CIRCADIAN RHYTHM**
- **INDIRECT-DIRECT LIGHTING CONTROLS**

*Courtesy: UC Davis California Lighting Technologies Center*
Color Temperature: Correlated color temperature (CCT) indicates the warmth or coolness of the light emitted by a given source and is measured in Kelvin (K). Light Sources with a low CCT (2700-3,000 K) give off light that is warm in appearance. Sources with higher CCT values (4,000-6,500 K) provide light with a cooler color appearance. Neutral sources range between 3000 K and 4000 K.

Source: Seesmartled
Color Rendering: The color rendering index (CRI) is the current industry standard for measuring how accurately a light source renders the colors of the object it illuminates relative to reference standards (daylight). The maximum CRI value is 100.

Common Outdoor Areas: One or more of the following: a parking lot; a parking structure or covered vehicular entrance; a common entrance or public space shared by all occupants of the domiciles.

Curfew: A time defined by the authority when outdoor lighting is reduced or extinguished.

Efficacy: Efficacy = Lumens / Rated Watts

Foot-Candle: A unit of measurement that shows the quantity of light received on a surface. Foot candles shall be measured by a photometer.

Fully shielded (full cutoff) luminaire: A luminaire emitting no light above the horizontal plane. A light fixture is fully shielded when it emits no light in the area above a horizontal plane passing through the lowest point of the light fixture and no more than 10 percent of its light in the area between zero and 10 degrees below the horizontal plan. A full cutoff (flat glass lens fixture) is a fully shielded light fixture of a specific design, usually with a box or oval shape and a flat bottom.

Glare: Intense and blinding light. Causes visual discomfort or disability.

IDA: International Dark-Sky Association

Halide Lighting: Metal halide (MH) lamps consist of an arc tube (also called a discharge tube or “burner”) within an outer envelope, or bulb.¹ The arc tube may be made of either quartz or ceramic and contains a starting gas (usually argon), mercury, and MH salts. Traditional quartz MH arc tubes are similar in shape to mercury vapor (MV) arc tubes, but they operate at higher temperatures and pressures.

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¹ http://www.lrc.rpi.edu/programs/nlpip/lightinganswers/mwmhl/work.asp
Kelvin: See Color Temperature

Landscape lighting: Luminaries mounted in or at grade (but not more than 3 feet above grade) and used solely for landscape rather than any area lighting.

Light Fixture: A light fixture is the structure used to produce an artificial light source, including all of its necessary auxiliary components. Examples of a light structure include a lamp, pole, post, ballast, reflector, lens, diffuser, shielding, bulb, and related electrical wiring.

Light Pollution: Any adverse effect of artificial light including, but not limited to, glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.

Light Trespass: Light that falls beyond the property it is intended to illuminate. The falling of light across a property line onto an adjoining lot or public right-of-way. For purposes of these guidelines, an unacceptable level of light trespass shall be 0.5 foot-candles or greater when the light trespass falls onto an adjoin public right-of-way or an adjoining residentially zoned lot, or open space lot, and 1.0 foot-candle or greater when the light trespass falls onto an adjoining lot with any other zoning classification.

Lumen: A unit of light energy or the visual amount of light produced by a light fixture, calculated as a rating by the manufacturer (distinct from a watt, which measures power consumption). For example, a 40-watt incandescent lamp produces approximately 400 lumens, and a 35-watt, high-pressure sodium lamp produces 2,300 lumens.

Luminaire (light fixture). A complete lighting unit consisting of one or more electric lamps, the lamp holder, any reflector or lens, ballast (if any), and any other components and accessories.

Luminous Efficacy: In lighting, the term efficacy refers to the ratio of luminous output produced by a light source to power assigned (lm/W).

Mercury Vapor Lighting: The mercury vapor lamp is a high intensity discharge lamp. It uses an arc through vaporized mercury in a high-pressure tube to create very bright light directly from its own arc. This is different from fluorescents, which use the mercury vapor arc to create a weaker light that mainly creates UV light to excite the phosphors. The “Merc” as it is known has been a workhorse for society; lighting streets, factories and large areas for over 100 years.\(^2\)

Obtrusive light, light pollution: Spill light that causes glare, annoyance, discomfort, or loss of visual ability.

Outdoor Lighting: Lighting equipment or light fixtures used to provide illumination for outdoor areas, objects, or activities, including light fixtures for parking lots, walkways, building entrances, outdoor sales areas, recreational fields, or within landscaped areas shall constitute outdoor lighting.

\(^2\) http://www.edisontechcenter.org/MercuryVaporLamps.html
7.4 Dark Sky Lighting Design Guidelines

All building-related exterior lighting is subject to Title 24 Part 6 of California's building energy efficiency standards, which includes wall packs, landscape lighting, parking garages/surface lots connected to buildings and building related pathways. All exterior lighting will be designed and installed to meet the following guidelines, except as referenced in exceptions listed below.

7.4.1 General Design Guidelines

In addition to complying with the applicable provisions of the Building and Electrical Codes for Riverside County and the State of California, outdoor lighting within the Paradise Valley Specific Plan, other than street lights, shall be subject to the following standards:

1. Use the lowest appropriate amount of light for the task while ensuring safety and security.
2. Use appropriate lighting spectrum/correlated color temperature (CCT), to minimize circadian disruption and visual glare at night (3000 Kelvin (+/-300)).
3. No Mercury vapor or metal halide lighting is to be used; only solid-state lighting.
4. Exterior lighting fixtures shall employ full cut-off optics.
5. Exterior lighting shall cause no unacceptable light trespass.
6. Light sources shall never be directed skyward.
7. Light pole heights shall not exceed the permitted building height of the zone in which it is located.
8. The Planning Director may permit an outdoor light fixture with a height greater than the permitted building height if the applicant demonstrates that a higher light fixture would reduce the total number of lights needed at the site, and/or would reduce the light trespass of the outdoor lighting.
9. Outdoor lighting shall be maintained in good repair and function as designed.
10. Per the CVMSHCP Land Use Adjacency Guidelines, for development adjacent to a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with these guidelines.

7.4.2 Additional Lighting Guidelines for Commercial, Light Industrial and Mixed Uses

1. Outdoor lighting shall be turned off between the hours of 10:00 p.m. and sunrise every day, unless the use on the involved property operates past 10:00 p.m., and then the outdoor lighting shall be turned off within one hour after the use's operation ends for the day. Notwithstanding the foregoing, if the use on the involved property requires outdoor lighting between 10:00 p.m. and sunrise every day for security reasons, outdoor lighting shall be allowed during these hours, but only if:
   a. Fully-shielded motion sensors are used to turn the outdoor lighting on after 10:00 p.m., and these sensors turn the outdoor lighting off automatically no more than 10 minutes after the involved areas has been vacated. Where the use is commercial or light industrial, at least 50 percent of the total lumen levels for the outdoor lighting are reduced, or 50 percent of the total number of outdoor lighting fixtures are turned off, between 10:00 p.m. and sunrise.

2. Outdoor lighting required by the Riverside County Building Code for steps, stairs, walkways, or points of ingress and egress to buildings, or is governed by a discretionary land use permit, which specifically provides for different hours of operation.

3. Outdoor lighting shall use automatic control devices to turn the outdoor lighting off to comply with the applicable hours of operation requirements. These devices shall have backup capabilities so that, if power is interrupted, the schedule programmed into the device or system is maintained for at least seven days.

7.4.3 Lighting Guidelines for Outdoor Recreational Activity Areas

1. Outdoor light fixtures used to illuminate outdoor recreational activity areas shall be mounted, aimed, and fully shielded so that their light falls onto said areas in such a way as to prevent unacceptable light trespass onto surrounding areas or properties.

2. The height of outdoor light fixtures used for an outdoor recreational activity area, regardless of the zone, shall be the minimum height necessary to illuminate the activity area, but in no event shall exceed 75 feet.

3. Notwithstanding 7.4.1 of this section, the Planning Director may permit an outdoor light fixture with a height higher than otherwise permitted if the applicant demonstrates that a higher light fixture would reduce the total number of lights needed at the site, and/or would reduce the light trespass of the outdoor lighting.
7.4.4 Additional Lighting Guidelines for Signage

Outdoor lighting for signs, including outdoor advertising signs, business signs, and roof and freestanding signs, shall comply with the following:

1. The outdoor lighting shall be fully shielded;
2. When the signs use externally-mounted light fixtures, they shall be mounted on the top of the sign and shall be oriented downward; and
3. Externally-mounted light bulbs or tubes used for these signs shall not be visible from any portion of an adjoining property or public right-of-way unless such bulbs or tubes are filled with neon, argon, krypton, or other self-illuminating substance.

7.4.5 Street Light Design Guidelines

Street lights shall only be located at intersections, driveways, and along road segments where the Director of Public Works finds that street lights will alleviate traffic hazards, improve traffic flow, and/or promote safety and security of pedestrians and vehicles. Where street lights are installed, they shall:

1. Be placed the maximum distance apart, with the minimum lumens allowable;
2. Include adaptive lighting that reduces lighting power by at least 50% on vacancy and activates an automatic increase up to 100% on occupancy;
3. Select outdoor lighting that has minimum of 80 CRI;
4. Utilize full-cutoff luminaries so as to deflect light away from adjacent parcels; and
5. Be designed to prevent off-street illumination and glare.

7.4.6 Exceptions

The following outdoor lighting shall be exempt from the Dark Sky Lighting Design Guidelines:

1. Temporary outdoor and seasonal lighting that does not persist beyond 60 consecutive days or more than 120 days per year.
2. Outdoor lighting used in or around swimming pools or water features for safety purposes.
3. Outdoor lighting required for compliance with the federal Americans with Disabilities Act.
4. Temporary outdoor lighting for special events, fairs or carnivals.
SESSION 8

COMMUNITY DESIGN GUIDELINES

8.1 Introduction

One of the primary focus points of the Paradise Valley Specific Plan is design integrity and a high quality built environment. The following Design Guidelines will provide design direction to designers, planners, architects, landscape architects and builders. These guidelines are not mandates, but rather recommendations intended to compliment the Development Standards contained within this document.

These Design Guidelines provide relevant examples of potential design solutions and/or interpretations of various architectural styles. Ultimately, these guidelines aim to inspire creativity and individuality within neighborhoods, while maintaining community-wide cohesion and harmony. They will provide direction as to the architectural styles and themes of future development. However, these guidelines are general enough to allow flexibility to individual developers and/or builders to interpret current consumer tastes and market conditions over the years of project development. Although individual interpretation and character are encouraged, builders and designers must consider the following design guidelines to examine the relationship that their particular site has to the entire community, and to incorporate all applicable provisions of these guidelines into their projects.

8.2 Design Review

A strong focus will be placed on the overall design integrity and quality of the built environment. Site planning, along with design of the homes, buildings and landscape, should do more than comply with the technical and style elements of the Specific Plan.

A design review committee will be established by the PVSP Master Developer in order to carry out the design intentions of the Specific Plan. The design review committee will screen development applications for consistency with the design criteria found in this chapter prior to County review. The Design Review process is further discussed in Section 9, Implementation, Maintenance and Financing.
8.3 Community Design

A community-wide desert theme has been established to provide a clear sense of the identity and character for PVSP. This theme should be expressed in harmony with the community’s natural Sonoran Desert setting. These guidelines will guide development that embraces the area’s desert character and scenic beauty, while preserving natural habitat functions and processes. The scale and style of development will be in balance with the natural environment while displaying a high level of quality and attention to detail.

8.3.1 Village Cores

Village cores will be the anchors for Paradise Valley’s residential neighborhoods. They will be planned and programmed to establish the character and identifiable elements of each village, with central gathering places for the residents to interact and connect. Each village core will have a unique focus and scale, such as retail and service, health and wellness, education or cultural and civic, and may provide a variety of functions and programs. The provision of village cores allows for a more compact, walkable, socially connected Project to achieve Paradise Valley’s sustainable principles.
8.3.2 Streetscapes

Streetscapes are an integral part of the community design framework and help carry out a Project’s aesthetic vision. The following general guidelines apply to all streetscapes within the PVSP.

- Parkways and medians shall incorporate street trees and plants from the plant palette.
- Site furniture and amenities such as benches, trash receptacles, information kiosks, mail boxes, potted plants and planters, chairs, tables, umbrellas, etc., shall be compatible with the adjacent buildings.
- Monuments and signage shall be harmonious with street furniture and adjacent buildings.
- Final streetscape design, including tree spacing and location, will be determined in the Village Refinement Plans.

8.3.3 Parks as Neighborhood Focus

Parks help shape neighborhood identity and play a significant role in placemaking. Parks, linear parks and trails will be strategically located to allow most homes to be within walking distance and to connect village cores. The park framework will be interconnected with village cores to allow residents to walk or bicycle rather than drive to these amenities, further reducing vehicle trips within the project.
8.3.4 Passive Solar Design

Site design and architecture should respond to PVSP’s unique desert climate through appropriate building orientation and design features. Passive solar design can be employed to harness the sun’s low rays in winter and deflect high rays in summer to naturally warm and cool the home interior. A home’s orientation, elevation, room layout, materials and surrounding outdoor landscaping all contribute to its passive solar design.

- Design features that play an important role in passive solar design include window glazing and shade devices such as patio covers and overhangs (roof and window).
- Building orientation and design should take advantage of prevailing winds from the southwest to the extent practicable. This can be achieved by orienting homes on a south-to-north axis whenever practicable.
- To the extent practicable, north-facing windows should remain unshaded while south-facing windows should be shaded.
- Minimize shading windows during winter months.
- A passive solar plan will be required as part of the Village Refinement Plan process.
8.3.5 Way-finding and Orientation

Principles of way-finding shall be incorporated into the Project design.

- Each Village shall incorporate physical points of reference such as landmarks, signage and easily navigable paths leading to nodes.
- Each Village shall contain a landmark feature, such as a tower or unique building.
- It is suggested that landmarks are placed in the Village Core areas so as to establish an individual identity for each Village.
- Paths shall be well defined.
- Whenever practicable, scenic views should be considered as criteria for orienting the layout of the components of the project.

Tower element example
8.3.6 Crime Prevention Through Environmental Design (CPTED)

The Paradise Valley Specific Plan will promote Crime Prevention Through Environmental Design (CPTED) through natural surveillance and natural access control. Natural surveillance occurs when a site’s physical design places physical features, activities and people in a manner that maximizes visibility, or “eyes on the street,” and promotes positive social interaction. Natural access control limits the opportunity for crime by differentiating between public and private space.

- Sites shall be designed to allow the ability to see what is going on in and around a neighborhood.
- Landscaping should not be overly dense or high.
- Streets, front doors and common spaces shall be adequately lit (while adhering to lighting design guidelines).
- Windows shall be placed to look out on streets and alleys.
- Common open spaces shall be designed with open, uninhibited access and a defined entry point.
- Homes adjacent to the linear parks should have “view fences” for purposes of safety and surveillance.

8.4 Residential Design Guidelines

8.4.1 Introduction

Residential neighborhoods in the Paradise Valley Specific Plan should be designed for livability, function and aesthetics. Careful attention to building siting, connectivity, safety and architectural integrity will promote an attractive and vibrant community. Site design should be harmonious with natural land forms and vegetation. Site design should produce a walkable community through the provision of human-scale public spaces and a diversity of site amenities.

8.4.2 Site Planning and Building Orientation

- Front setbacks and lot widths shall vary for an attractive street scene. The same front setback shall not repeat for more than five (5) consecutive SFD lots.
- Building heights and roof planes shall vary along a street scene. The same roof style shall not repeat for more than three (3) consecutive SFD lots.
- Clustered attached and detached homes, as well as multi-family buildings, shall be sited to frame meaningful open spaces, such as courtyards or plazas.
- Negative spaces created by buildings shall not be afterthoughts, but rather, usable spaces.
- Neighborhood connectivity shall be encouraged through short blocks, with access to trails, linear parks and nodes with shade structures. Blocks shall not exceed 1,500 feet without a through intersection or break.
- Active frontages with doors and windows shall face upon streets and pathways.
8.4.3 Scale and Massing

- Homes should be designed with visual balance and sense of cohesion.
- Multi-level homes are encouraged to have one and two story elements, not a 2-story “box”.
- Homes on corner lots shall be one story or contain one and two story elements.
- Covered front porches and/or stoops shall be incorporated into single and multi-family homes.
- Building facades for multi-unit homes shall be designed so as to give individual identity to each vertical module of units. Each module of units should incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.

Example of appropriate one and two story massing

Example of multi-unit building with articulated front entries, San Ramon, CA
8.4.4 Garage Configurations

Varied garage placement helps to create a dynamic streetscene experience. Garage placement shall vary between building plans and may include conventional side-in, deep-recessed, swing-in, motor court and alley-loaded garages. Other important guidelines for garage placement include the following:

- Living areas or porches should be placed forward of the garage to avoid a garage dominated street scene
- Garage doors shall be offered in an array of materials, colors and patterns that compliment the home and its architectural style.
- Long alleys (garage corridors) shall be avoided. Alleys shall not exceed 150 feet without a break or turnaround.
- There shall be at least two garage configurations for each SFD neighborhood of up to 50 units.
8.4.5 Common Open Space

In addition to designated neighborhood parks and linear parks, active and passive common open spaces will be found throughout PVSP. Pocket parks and/or tot lots are encouraged as part of the individual project design of neighborhoods. In addition, public and/or private active recreation facilities such as ballfields, court games, public swimming pools or playgrounds, are encouraged to be provided within ¼ to ½-mile walking distance of any residence. Site design should incorporate seating areas, shade structures, restroom facilities and refuse/recycling disposal. Landscape, signage and lighting should follow the standards set forth in Section 6, Conservation, Open Space and Landscape.

It is recommended that residential neighborhoods recreational facilities should be provided as follows:

Neighborhoods with up to 50 dwelling units shall provide at least one (1) of the following recreational amenities:

- Large open passive area with at least one dimension a minimum of 50 feet.
- Tot lot with play equipment.
- Pool and/or spa.
- Barbecue area with shaded seating.

Neighborhoods with 51 or more dwelling units are recommended to provide one (1) additional recreational amenity from the following list, or as approved by the County:

- Court games such as basketball, tennis and/or volleyball
- Enclosed gymnasium with exercise equipment.
- Neighborhood Clubhouse
- Other recreational facilities not listed above may be considered, subject to County review and approval.
8.4.6 Residential Parking areas

- Multi-family neighborhoods relying on surface, garage or subterranean parking shall be designed to ensure convenient and safe pedestrian access to parking while minimizing the visual impact of the parking itself.

- Suitable desert shrubs and other vegetation shall be used to screen parking areas (please see Table 6-3, Landscape Palette).

- Surface parking with over 40 stalls shall be broken up with landscape fingers, pockets and/or treewells to avoid the appearance of uninterrupted asphalt or concrete. Large, undivided parking lots are prohibited.

- Garages or carports shall be architecturally enhanced to help break up the monotony of surface parking lots.

- Guest parking shall be evenly distributed within a development and clearly identified.

- Parking should be covered whenever practicable.

- Solar panels on carports are encouraged.

- Surface parking should utilize permeable materials to the extent practicable.

- In multi-family neighborhoods where tandem parking is permitted, it is recommended that an HOA establish a monitoring program in an effort to prevent the abuse of guest parking by residents using their second stall for storage instead of parking.
8.4.7 Accessory Structures - Trash Enclosures, Mail Kiosks

Accessory structures shall be designed with a level of detail comparable to that of main structures when visible from the public realm.

Accessory structures shall be architecturally compatible with homes and should be located without prominence.

Suggested locations for accessory structures include parking courts, behind buildings or integrated into sides or backs of buildings.

Gang mail boxes in single family neighborhoods should be placed in groups no larger than 30 if individual mail boxes aren’t provided. Such mail boxes should be architecturally treated in a manner compatible with the neighborhood theme.

Mail kiosk structures should have a similar architectural style, character, form, material and color as the building they serve.

Trash and recycling receptacles must be provided for all land uses throughout the community.

Trash storage areas are encouraged to be fully enclosed to prevent foraging.

Mail Kiosk example

Trash Enclosure example
8.4.8 Residential Home Prototypes

Residential neighborhoods within the Paradise Valley Specific Plan area are envisioned to contain a wide variety of home types, including, but not limited to, standard lot single family detached, compact lot single family detached, duplex, triplex, townhomes, stacked towns and multi-family buildings. The following section will provide a sample of some of the typical home prototypes that are envisioned for the community.

Single family detached home example
Exhibit 8-1  SFD Prototype “A”

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.

Exhibit 8-2 SFD Prototype “B”
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.

Exhibit 8-3 Linear Court SFD Prototype “A”
Exhibit 8-4 Linear Court SFD Prototype “B”

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.

**Exhibit 8-5 Duplex Prototype**
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.
EXHIBIT 8-7 ALLEY LOADED SFD Prototype

NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.
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Exhibit 8-9 Townhome Prototype
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.
NOTE: The homes depicted are for illustrative purposes only. Actual home plotting will be determined at the time of subdivision mapping.

**Exhibit 8-11 Multi-Family Tuck-Under Garage Prototype**
8.5 General Non-Residential Design Guidelines

8.5.1 Introduction

The architectural design of buildings, as both individual entities and as elements within the community, establish the image, character, quality and the aesthetic interest of a place. The design of commercial, office and mixed use developments within the PVSP should be based on regional examples of quality architecture of enduring character representing the best of Southern California. The physical and visual integration of commercial and mixed use elements will activate the character of the community. Design should be of appropriate scale and authentic to the location and use of the building. Design should also present a unified development character without creating repetitious or redundant forms or design. Non-residential buildings should be designed to complement the quality and design vocabulary of the PVSP community. The following guidelines apply to all non-residential development.

8.5.2 Siting and Orientation

The location and orientation of non-residential buildings within the village core areas will help establish PVSP’s community character. Buildings should be carefully placed and arranged to create a variety of outdoor spaces.
- Buildings shall be sited to frame meaningful, usable open spaces and plazas.
- Building entries shall orient toward local roads, courtyards or plazas.
- Plazas and common spaces should be large enough to be usable, however not so large as to appear empty or barren.
- Buildings shall frame plazas or common spaces so as to take advantage of solar orientation allowing for shade in the summer and sun in the winter, when practicable.
- Special attention should be paid to the impacts of visibility, massing, height, skyline and street life.
- Consideration for natural light and shade should also play an important role in building placement, orientation and setbacks.
- Buildings should be located to reinforce continuous public street and pathway spaces.
8.5.3 Plazas, Courtyards, Squares and other Outdoor Spaces

Plazas and squares are important placemaking features that allow for social interaction, gatherings and outdoor dining. Plazas and squares are generally hardscaped areas that may contain seating, shade structures, specimen trees, water features and public art. As stated in Section 2, Land Use Plan and Development Standards, at least one plaza or square shall be provided within each mixed use or commercial planning area. The following criteria apply to plazas, squares and similar areas.

- All mixed use and commercial planning areas should contain at least one plaza or other outdoor space with a minimum dimension of 30 feet.
- Plazas and other outdoor areas shall include a shade device such as a canopy, arbor, roof cover, building overhang, tree canopy and/or similar technique.
- Plazas and other outdoor areas shall be easily accessible by pedestrians.
- Roughly twenty (20) percent of a plaza, courtyard, or outdoor area shall include seating, of which at least half shall be shaded.

Shaded plaza example
8.5.4 Scale and Massing

Building heights should be context appropriate and designed for human scale; they should provide for a comfortable and visually pleasing environment.

- Large buildings shall be broken up through the use of stepped buildings, and varied heights and setbacks.
- Long facades shall be architecturally divided into shorter segments, with a recommended maximum facade expanse of 150 feet. Methods for division include:
  - Projecting building volumes
  - Tower elements
  - Setbacks or breaks in large wall expanses
  - Varying setbacks for buildings levels
- A single continuous segment of façade is recommended to be a maximum of 120 feet long, and shall be broken up at regular intervals with protruding or recessing architectural features to provide depth and architectural interest. For multi-tenant retail buildings, building walls are recommended to be further subdivided at every 50 to 75 feet to express the variety of retail offerings. Methods of subdivision include:
  - Apply a vertical slot or recess between facades with a 6-inch minimum recess depth and a 15-inch minimum width.
  - Apply a vertical pilaster between facades with a three-inch minimum protrusion and a 15-inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six inches.
- It is recommended that at least 40 percent of the facade should include arcades, loggias, colonnades, display windows, awnings or similar architectural features to break up the massing.
- Buildings should have a greater width than height. The height of a major building mass should not exceed two thirds its width.
- Upper story insets, setbacks, decks or balconies are encouraged.
- Buildings should be designed to be visible to both cars and pedestrians (i.e. a longer mass punctuated by strong building elements or portions of greater height).
- The perceived bulk of buildings can be decreased through:
  - a thicker, broader first floor;
  - a series of arches wrapping the building at its base; or
  - a change in material or treatment
8.5.5 Facades, Windows and Frontages

- Frontages along the Main Street or the prominent Village Core road should be of a substantial scale and character to support a Main Street corridor or Village Core.
- The first floor of commercial buildings shall be predominantly comprised of transparent surfaces (windows), with a high ratio of void (windows) to solid (wall) areas.
- The first floor of commercial buildings within the Village Core areas shall have a minimum 14' ceiling height.
- The use of different window sizes, orientations (e.g. horizontal or vertical proportions), and/or operating types (e.g. single-hung, multi-pane, etc.) may help create variety from one façade segment to the next.
- Windows shall maintain consistency in shape and in location across the facade. While variation is recommended, the overall effect must still create a harmonious pattern across the facade.
- Window frames should not be flush with walls. Plaster reveals and wainscoting should be used to create the appearance of deep-set doors and windows. For individual window openings in walls, window glass should be inset from the exterior wall surface to add relief to the wall surface.
- Shaped frames and sills should be used to enhance openings and add additional relief; they should be proportional to the framed glass area.
- Arcades, loggias, awnings and colonnades at the building base are particularly encouraged.
- Architectural elements can be used to accentuate the horizontal layers of a building. The use of horizontal detailing, such as moldings or cornices to accentuate the floors of a building, is encouraged.

Example of frontage with arcade

Example of building frontage with awnings
The use of towers, building protrusions and vertical volumes can help break up long facades and add interest to low building volumes.

Prominent architectural elements can be used to add to building identity and provide an opportunity to incorporate signage into building architecture.

### 8.5.6 Connectivity

As hubs of activities and employment, non-residential use areas should be designed to allow for the safe and convenient movement of pedestrians, bicycles, vehicles and Neighborhood Electric Vehicle (NEV) traffic, and should consider the following:

- Clearly delineated pedestrian paths shall connect the building’s main entrance to parking areas, trails and potential transit stops.
- Internal pedestrian connections are required between adjoining sites to promote walking instead of driving between destinations.
- The pedestrian network shall be distinct and easily identifiable through the use of one or more of the following: different paving materials, patterns, colors, or pavement heights; decorative bollards; well defined crosswalks and raised median walkways with landscaped buffers.
- Pedestrian connectivity shall be reinforced through various methods of way-finding, including directional signage, informational signage and appropriately located landmarks.
- Bicycle parking shall be accessible and located near a building’s main public entrance.

Pedestrian arcade example
Covered outdoor spaces, awnings and arcades are encouraged to protect pedestrians from summer heat and winter rain. Where an arcade is not provided, an awning or other architectural feature shall be used for each business to enhance the individual identity of small shops.

8.5.7 Building Entries

Building entries shall be prominent with visually appealing and identifiable signage. Larger retail stores or commercial tenants may have a secondary entrance(s) from an off-street parking lot.

- Pedestrian connections between building entrances and parking areas shall be well defined.
- Main entrances shall be prominent and easy to identify. They should have one or more of the following treatments, as consistent with their building style:
  - Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of building surface;
  - Located in the center of the façade or storefront, as part of a symmetrical composition;
  - Special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures;
  - A recessed entry;
  - Special paving materials such as ceramic tile;
  - Ornamental ceiling treatments, such as coffering or decorative light fixtures;
  - Attractive decorative door pulls, escutcheons, hinges or other hardware;
  - Punctuated by a change in roofline or a major break in the surface of the wall;
  - A major archway or series of arches;

Example of prominent building entry
Doors shall match the materials, design and character of the window framing. High quality materials such as crafted wood, stainless steel, bronze and other ornamental metals are recommended.

When a major building is set back from the street, small “liner” shops or buildings may be used to ensure entries along the street.

8.5.8 Roofs

Roof type selection should consider the neighborhood context of building forms.

Flat roofs with parapet shall should be treated with one or more of the following conditions:

- An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.
- Surface mounted cornices, continuous shading elements or trellises shall be used to strengthen a parapet wall design.

Cornices may be used at the top of storefronts to differentiate them from upper levels of the building. A cornice may also be the roofline for a freestanding storefront building. The cornice line may be interrupted and/or varied with other shapes to provide an interesting roofline profile.

Roof overhangs are encouraged.

Brackets, corbels and other expressed roof overhang supports are encouraged to add richness to detailing.

Roof mounted equipment such as cooling and heating equipment, antennae and receiving dishes shall be screened from view of streets, parking lots, connecting walkways and freeways.
The location, spacing, materials and colors of downspouts, gutters, scuppers and other roof drainage components shall be incorporated into the architectural composition of the facade and roof. Downspouts shall be concealed within walls or located to harmonize with window spacing and facade composition.

**8.5.9 Non-residential Parking and Loading**

- Suitable desert shrubs and other vegetation shall be used to screen parking areas (please see Section 6 for the landscape palette).
- Parking lots should be designed for natural drainage. Curbs, if used, should contain drainage inlets. Permeable surfaces are encouraged to be used to the extent practicable.
- Surface parking containing more than 50 stalls shall be broken up with landscape fingers, pockets and/or tree wells to avoid the appearance of uninterrupted asphalt or concrete.
- Parking shall be covered to the extent practicable.
- Loading and service areas shall be located behind buildings or in areas not easily viewed from the public realm.
- Loading areas shall not interfere with commercial activities.

**8.5.10 Building, Street and Parking Lot Lighting**

Lighting will be an important part of the PVSP's overall design aesthetic and is a fundamental element in Paradise Valley's commitment to sustainability. Expanded Lighting Design Guidelines are provided in Section 7. Lighting is encouraged be adequate to provide safety and way-finding while avoiding detriment to the desert night sky. Light poles and fixtures shall be harmonious with the project architecture and landscaping. Light fixtures shall be consistent with village themes and light hardware should complement the landscape and architectural expression of homes, village cores and all open spaces.
8.6 Architectural Styles

8.6.1 Introduction

A successful community can almost always be described as beautiful. The use of several distinct, yet harmonious architectural styles greatly contributes to a community’s beauty and charm. The Paradise Valley Specific Plan recommends five unique architectural styles to be used throughout the community, although other compatible styles may be introduced subject to design review. The proposed styles are Desert Contemporary, Spanish Heritage, Monterey, Italianate and Contemporary Prairie. These styles were chosen for their response to climate, local materials and collective cohesiveness. Each style can be translated into the various single family detached, single family attached and multi-family residential uses planned for Paradise Valley.

Architectural Diversity and Compatibility

Neighborhood design should include a diverse mix of plan types and architectural styles. Buildings shall have four sided architecture, with side and rear elevations comparable to the front elevation. The number of floor plans and elevation styles available within each neighborhood should be appropriate to the overall size of the neighborhood.

The recommended number of plans and styles for single family detached neighborhoods is as follows:

- 5 to 30 homes: 3 floor plans, 3 styles per plan
- 31 to 60 homes: 4 floor plans, 3 styles per plan
- 61 to 100 homes: 4 floor plans, 4 styles per plan
- over 101 homes: 5 floor plans, 4 styles per plan

Single family attached and multi-family neighborhoods may use one architectural style provided that a diverse color palette is employed to avoid monotony.

All developments will be subject to Design Review, as discussed in Section 9, Implementation, Administration, Maintenance and Financing.
Paradise Valley

Community Design Guidelines

Residential Examples

- Desert Contemporay
- Spanish Heritage
- Monterey
- Contemporary Prairie
- Italianate
8.6.2 Desert Contemporary

The Desert Contemporary architectural style is reminiscent of the Southwest-Pueblo style found in the western regions of the United States. Flat roofs, articulated massing and the use of decorative railings and awnings characterize this style.

Building Mass and Scale
- Simple one and/or two story massing

Roof Form and Materials
- Low pitched or flat shed roofs
- Flat clay tile sometimes with concrete “S”tile accents
- Light earth tone colors

Architectural Elements
- Sharp parapet walls
- Furred wing walls
- Deep recessed windows
- Loggias, decorative overflow spouts
- Exposed rafter tails

Materials and Colors
- Light textured stucco walls combined with darker colored accent walls
- Stucco, with brick or stone accents
Community Design Guidelines

Paradise Valley

1. Deep Recessed Windows
2. Stone Accent
3. Darker Accent Wall
4. Sharp Parapet Wall
5. Stucco
6. Decorative Overflow Spouts
Desert Contemporary Wall Types

- Battered wall
- Parapet wall
- Wainscot with rounded corners
- Sloping walls
- Sloped Parapet wall

Desert Contemporary Window Types

- Square window without mullions
- Square window
- Tall and Narrow window

Desert Contemporary Door Types

- Plank door
- Plank door
- 8 Paneled door without glass
- Framed glass door
- Plank without glass
- Wood design over panels
Other Desert Contemporary details

- Projecting wood beams
- Wood posts with corbels
- Wood timber as trim
- Embedded wood timber as trim
- Irregular sized recesses
- Rounded Chimney
- Decorative Scupper
8.6.3 Spanish Heritage

Spanish architecture is typified by stucco walls, tile roofs, ornamental ironwork and detailed wooden doors. Courtyards, patios, arches and colonnades reinforce the style. Elevations are often enhanced with balconies, shutters, potshelves, gabled end details and scalloped finishes. The Spanish style has several variants - Colonial, Mission, Santa Barbara and Hacienda to name a few - however for the purposes of this section, the Spanish style will allow flexibility. The Monterrey style is the only category that will be distinguished from the general Spanish style.

Building Mass and Scale
- Low, long one and two story buildings.
- “L” or “U” shaped configurations
- Covered porches in the front and rear
- Enclosed courtyards
- Substantial chimney elements

Roof Form and Materials
- Low pitched roof (4:12 or lower)
- Predominately shed or gabled forms
- Tight rakes and 18” eave projections
- Decorative gable end vents
- Exposed rafter tails (optional)
- Light earth tone colors

Architectural Elements
- Arch, square, rectangular and round shaped windows
- Colonnaded arcade porches
- Cantilevered second floor porches and/or balconies on two story homes
- Recessed doors and windows giving the effect of thick walls
- Decorative iron details over windows
- Decorative iron lanterns, sconces, hinges and hardware

Materials and Colors
- Stucco walls
- Light earth tone colors
- Darker accent colors for shutters, trim, fascia, balcony rails, stucco recesses, inlaid tile bands or cornice bands
- Decorative tiles
- Ornate black wrought iron railings, gates, grilles and fences
Community Design Guidelines

Paradise Valley

1. Low Pitched Roof
2. Decorative Gable Ends
3. Arch, Square, Rectangular and Round Windows
4. Recessed Doors
5. Enclosed Courtyard
6. Decorative Iron Detail Over Windows
7. Exposed Rafter Tails
Community Design Guidelines

Spanish Eave and Fascia Details

Notched and radius stucco
Rolled stucco fascia
Radius or splayed stucco eave

Spanish Joist Ends

Square or blunt cut roof
1/2" round
Shaped or corbel

Spanish Corbels

Second level cantilever over wood or precast concrete
Shaped wood on masonry
Sculpted
Spanish Roof Types

- Gable
- Rectilinear hip
- Small hip
- Shed

Spanish Window Types

- Full Arch over double panel
- Two singles
- Circle
- Twisted iron over accent window or vent

Spanish Door Types

- Small Square
- Small Square
- No glass
- Full glass
- Small glass in full arch plank door

Spanish Chimney Types

- Stucco and clay cap over double flue
- Stucco with two ended opening
- Stucco and tile arch
8.6.4 Monterey

The Monterey style is an interpretation of the English influenced Spanish Colonial architectural style. The style is characterized by two story structures with low pitched gable roofs and a second story cantilevered balcony covered by the principal roof. Paired windows with shutters are common and typically set flush to the outside wall. The first and second stories frequently have different cladding materials, most commonly wood over brick. Stucco is also often used on the exterior and may be mixed with other materials.

Building Mass and Scale

- Rectilinear building form
- Simple volumes, many times with gable wing facing the street.

Roof Form and Materials

- Shallow sloped gable roofs with either shake shingles or barrel tile
- Maximum roof pitch of 4:12

Architectural Elements

- Shallow slope gable roofs with either shake shingles or barrel tile.
- Multi-paned windows, usually with 4 over 6 or 6 over 6 panes.
- Second story cantilevered balcony covered by principal roof.
- Paired windows and shutters.
- Detailing on balconies and cornice are extremely simple, with rafters often exposed.

Materials and Colors

- Exterior cladding materials are typically stucco, brick with weeping mortar or combination of these materials.
- Roof tiles are half-round clay or cement or “S” cement
- Stucco colors are typically light
- Wood trim is painted in dark browns
1. Rectilinear building form
2. Shallow sloped gable roof
3. Second story cantilever balcony
4. Paired windows and shutters
5. Multi-paned windows
6. Light color stucco
Monterey Roof Types

- Side Facing Gable
- Front Facing Shed
- Front Facing Gable

Monterey Balcony Types

- Continued Roof At Cantilever Balcony With Hammered Iron Pickets
- Tile Roof Extends Over Wood Balcony Resting On Wood Posts
- Bracket Support Balcony

Monterey Eave & Facia Types

- Wood Facia
- Wood Eave

Monterey Corbel Types

- 2nd Level Cantilever Over Wood Or Precast Concrete Corbels
- Shaped Wood On Corbel Masonry
- Shaped Wood Corbel On Wood Post

Monterey Joist End Types

- Square Or Blunt Cut Roof
- 1/2" Round Roof
- Shaped Or Corbel Joist Ends
Monterey Railing Types

- Straight Wood Picket Railing
- Decorative Iron Over Accent Window
- Decorative Iron Rail

Monterey Shutter Types

- Louvered With Mid Stretcher
- Framed Plank
- Framed Louver

Monterey Window Types

- Two Casements or Sliding
- Single Rectangular Vertical
- Full Arch

Monterey Door Types

- Small Square
- No Glass
- Tall Rectilinear

Monterey Sill & Surrounding Types

- Projecting Wood, Stone Or Concrete Sill
- Projecting Brick Step Sill
- Wood Or Composite Trim
8.6.5 Italianate

The Italianate style was popular in the late 1860s since it was suitable for a wide variety of building types, materials and budgets. This style links the Greek Revival and Queen Anne genres. The Italianate style is unique in its exaggeration of Italian Renaissance qualities, such as emphasis on eave and cornice treatments. The principle identifying features of the Italianate home are the decorative brackets along the cornice line and projecting bay windows under hip roofs.

- **Building Mass and Scale**
  - Square or rectangular shapes houses with hipped roofs
  - Two or three stories (rarely one story)
  - Tall & narrow windows

- **Roof Form and Materials**
  - Hip or gabled low pitch roof with widely overhanging eaves
  - 4:12 standard roof pitch
  - Concrete ‘S’ or barrel tile
  - 12” to 36” overhanging eaves with decorative brackets below
  - Roofs sometimes interrupted by square cupola or tower

- **Architectural Elements**
  - Rectangular windows predominantly with arched or curved top
  - Balcony with decorative wrought iron railing or concrete balusters
  - Covered entry porches commonly supported by square posts with beveled corners
  - Large eave brackets
  - Commonly paired or triple windows
  - Window sashes with one or two-pane glazing
  - Door tops shaped similarly to windows, with large-pane glazing
  - Stucco chimney stack with articulated cap detail

- **Materials and Colors**
  - Light colored brick, or stucco and wood walls
  - Metal or composite wood fascia
  - Composite wood window and door trim
Community Design Guidelines

Paradise Valley

1. SQUARE OR RECTANGULAR FORM
2. WIDELY OVERHANGING EAVES
3. SQUARE CUPOLA
4. PAIRED OR TRIPLE WINDOWS
5. LARGE EAVE BRACKETS
Italianate Roof Types

Small Square  
Small Square  
Small Square  
Rolled Stucco

Italianate Window Types

Window With Louvered Shutters  
Window With Decorative Trim  
Paired Rectangular Windows  
Rolled Stucco  
Decorative Stone Lintel

Italianate Vent Detail Types
Italianate Gate Types

Italianate Wall & Entry Types

Italianate Chimney Types
8.6.6 Contemporary Prairie

The Prairie style, developed in the Midwestern states in the early part of the 20th century, is characterized by low pitched roofs, usually hipped and strong horizontal lines. Wide overhanging eaves and massive square porch supports of masonry are common. Characteristic details include hipped dormers, window boxes, upper portions of windows divided into small panes and broad flat chimneys.

Building Mass and Scale
- Mainly two story massing with one story wings or covered porches and terraces
- Cross axial building volumes revolving around a low, centrally located masonry chimney
- Walls mostly arranged in right angles with no curves
- Raised central block or anchor
- Substantial masonry base
- Massive masonry piers for roof supports

Roof Form and Materials
- Low pitched roof, usually board hipped or gabled roof with widely overhanging eaves
- Large and low chimney at the axis of the intersecting roof planes
- Roof pitch not greater than 4:12
- Fire resistive flat concrete tile
- Light earth tone colors

Architectural Elements
- Square or rectilinear window shapes with custom divided lite configurations often held tight to the eave line
- Windows in distinctive stylized floral or geometric patterns
- One story porches, porte cochere, walls and terraces extended from the main structures
- Dark wood strip accents on exterior walls
- Custom metal railing, gates, etc
- Unique lighting fixtures
- Wood beams, brackets
- Rectilinear stone piers

Materials and Colors
- Walls of light colored brick, or stucco and wood
- Metal or composite wood fascia
- Composite wood window and door trim
- Light earth tone colors
RAISED CENTRAL BLOCK OR ANCHOR

SUBSTANTIAL MASONRY BASE OR PIERS

WIDELY OVERHANGING EAVES

SQUARE OR RECTILINEAR WINDOWS

WOOD BEAMS OR BRACKETS
Contemporary Prairie Roof Types

- **Rectilinear Hip**
- **Square Hip**
- **Flat**

Contemporary Prairie Windows

- **Rectangular Horizontal**
- **Rectangular Vertical**
- **Square**

Contemporary Window Sills

- **Projecting wood, stone or concrete**
- **Projecting brick step**

Contemporary Prairie Doors

- **Large square over glass panel**
- **Single with divided lite**
- **Tall Rectilinear**
- **Decorative French**
Contemporary Prairie Eave and Fascia Details

Notched and radius stucco

Contemporary Prairie Chimneys

Brick with Concrete cap
Stone with Concrete cap
Brick offset

Contemporary Prairie Ornamental Light Fixtures
SECTION 9

IMPLEMENTATION, MAINTENANCE AND FINANCING

9.1 Introduction

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 et seq. grants authority to counties to adopt Specific Plans for purposes of implementing the goals and policies of the County’s General Plan. A specific plan shall be prepared, adopted and amended in the same manner as a general plan. The purpose of this chapter is to provide an outline of the steps necessary to implement the Paradise Valley Specific Plan.

9.1.1 Target Dwelling Units

The dwelling unit totals contained within Planning Areas are targets. Actual total dwelling units within Planning Areas may vary provided that the density does not exceed the maximum density allowed per the Planning Area’s Land Use Designation and that the total dwelling units do not exceed maximum unit count for the project.

9.2 Design Review

9.2.1 Introduction

Different builders are expected to acquire property and build communities in the Paradise Valley Specific Plan area. The Design Review process described in this section is intended to allow the master developer or its successor to ensure compliance with PVSP at the acquisition stage. Development applications must first go through the PVSP Master Developer’s Design Review Committee (DRC) before being submitted to Riverside County, and other agencies as necessary, for map approval and other entitlements, to ensure the development is in accordance with the design intent expressed herein. The county will not accept any development application without prior approval from the Paradise Valley Design Review Committee.

All projects will be required to go through a comprehensive internal design review process. The internal design review includes, but is not limited to, the following elements:

• Community design
• Neighborhood crafting
• Site planning
• Architecture
• Civil engineering
• Landscape design
• Standards and CC&Rs
Once a Design Review submission has been reviewed and approved, the DRC will issue a Certificate of DRC Compliance. This Certificate is required prior to applying for a County entitlement and/or building permit. A Certificate of DRB Compliance may be issued with conditions at the discretion of the DRC.

### 9.3 Village Refinement Plans

In an effort to maintain flexibility, much of the detailed design aspects for the development of Paradise Valley will be defined at a later date as part of a Village Refinement Plan. Each Village within Paradise Valley will require a unique Village Refinement Plan containing detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements.

The Developer or builder shall prepare a Village Refinement Plan (VRP) for each Village, which will be processed with an Application for Determination of Substantial Conformance in accordance with Section 2.11 of Riverside County Ordinance No. 348, before any implementing project can be approved within that Village. The purpose of the Village Refinement Plan is to ensure that the Village will be developed pursuant to and in conformity with the PVSP. A VRP 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 Village, a Specific Plan Substantial Conformance application for a Village Refinement Plan shall be required. No implementing project within any Village shall be approved until the Planning Commission approves a Village Refinement Plan for that Village. VRPs may be processed concurrently with implementing projects.

Each Village within the Specific Plan shall receive a different development level designation when the VRP application is filed. All subsequent implementing projects, including any processed concurrently with the VRP shall be attached to the development level designation for the corresponding VRP. This condition shall be applied to each VRP to automatically count the development of all new residential dwelling units for that Village in 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 applicant(s) for each new project. The primary intention of the Paradise VRP process is to outline Village land uses, provide design details and correlate appropriate infrastructure requirements for Village development. The VRP will outline elements of the Village as follows:

The Village Refinement Plan will provide details for the following Village elements:

1. Introduction
2. The Village Refinement Process
3. Land Uses and Product Descriptions
4. Circulation
5. Parks Concepts and Locations
PARADISE VALLEY

a. Active parks
b. Sports parks
c. Passive parks
d. Trails and linear parks

6. Landscape Features
   a. Conceptual Irrigation Plan

7. Infrastructure improvements
   a. Grading
   b. Drainage and flood control
   c. Retention basins
   d. Water
   e. Dry Utilities

8. Village Theme
   a. Design Goals
   b. Architectural Styles
   c. Street Landscaping and lighting
   d. Entries, Monuments and Signage
   e. Village Landmark(s)
   f. Walls and Fencing
   g. Interstate 10 Freeway Interchange landscape treatments

9.4 Modifications and Amendments

9.4.1 Minor Modifications

The following constitute minor modifications not requiring a Specific Plan Amendment, and are subject to review and approval by the County of Riverside.

1. Change in utility and/or public service provider
2. Other modifications of a similar nature to those listed above, which are deemed minor by the County Director of Planning, which are in keeping with the purpose and intent of the approved Paradise Valley Specific Plan and which are in conformance with the Riverside County General Plan.

9.4.2 Substantial Conformance

Whenever an application for an implementing project varies from but is in substantial conformance with the PVSP, a Determination of Substantial Conformance in accordance with Section 2.11 of Riverside County Ordinance No. 348, shall be required prior to the approval of that implementing project.
9.4.3 Specific Plan Amendments

Whenever an application for an implementing project varies from and is not in substantial conformance with the PVSP, an amendment to the PVSP will be required in accordance with Section 2.8 of Riverside County Ordinance No. 348 prior to the approval of that implementing project.

9.4.4 Severability

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is, for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

9.4.5 Planning Area Boundaries and Adjustments

Planning Area boundaries shall be established by a Change of Zone. The Change of Zone is used to establish or change a Specific Plan zoning ordinance text within a Specific Plan and is ultimately determined with an implementing project as part of the subdivision map process. Minor adjustments to planning area boundaries can be made at the time of the subdivision map process without necessitating a Specific Plan Amendment.

9.5 Financing and Maintenance

9.5.1 Introduction

The PVSP will be a fiscally self-sustaining community that will provide a full range of community services, as well as funding, building and maintaining its own infrastructure. Subsequent to its initial approval, implementation of the Specific Plan will entail the review of various individual development projects, formation of a Community Services District or similar entity, annexation into the Coachella Valley Water District and formation of a PVSP Master Association.

9.5.2 Community Facilities Funding and Maintenance

Successful maintenance of PVSP’s infrastructure and amenities will play a key role in the community’s livability. Potential funding sources have been identified for the various community facilities within the Paradise Valley Specific Plan project, as outlined in Table 9-1, Community Facilities and Funding Sources. Maintenance responsibility is described in Table 9-2, Maintenance Responsibility.

Master Homeowner’s Association (HOA)

A Master Homeowner’s Association will be formed to maintain various project-wide infrastructure and amenities, as well as manage certain mitigation programs, such as the weed management plan, for both residential and non-residential areas of the project. Separate sub-associations may also be formed for specific Villages and/or individual neighborhoods. Such services performed for non-residential areas will be provided by the Master Homeowner’s Association under contract with the applicable owners and/or occupants of such areas. The Master Homeowner’s Association must be formed prior to approved grading permits.
<table>
<thead>
<tr>
<th>FACILITY TYPE</th>
<th>POTENTIAL PARTY RESPONSIBLE FOR CONSTRUCTION</th>
<th>POTENTIAL FUNDING SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backbone Roadways</td>
<td>• Developer</td>
<td>• CFD</td>
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<tr>
<td></td>
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<td>• Development Impact Fees</td>
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<tr>
<td>Community Buildings</td>
<td>• Developer</td>
<td>• CSA</td>
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<td></td>
<td></td>
<td>• Developer contributions</td>
</tr>
<tr>
<td>Drainage Facilities</td>
<td>• Developer</td>
<td>• CSA or CFD</td>
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<tr>
<td></td>
<td>• CVWD</td>
<td>• Development Impact Fees</td>
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<td></td>
<td></td>
<td>• Sewer and Water Connection Charges</td>
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<td></td>
<td></td>
<td>• Infrastructure Financing District</td>
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<tr>
<td>Fire Station</td>
<td>• Developer</td>
<td>• CSA</td>
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<td></td>
<td></td>
<td>• Developer contributions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Development Impact Fees</td>
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<tr>
<td>Irrigation and Fire Water Facilities</td>
<td>• Developer</td>
<td>• CSA or CFD</td>
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<tr>
<td></td>
<td>• CVWD</td>
<td>• Development Impact Fees</td>
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<td></td>
<td></td>
<td>• Developer contributions</td>
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<tr>
<td>Library</td>
<td>• Developer</td>
<td>• CSA or CFD</td>
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<td>• Development Impact Fees</td>
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<td></td>
<td></td>
<td>• Developer contributions</td>
</tr>
<tr>
<td>Parks and Trails</td>
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<td></td>
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<td>• Development Impact Fees</td>
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<td></td>
<td></td>
<td>• Developer contributions</td>
</tr>
<tr>
<td>Potable Water and Water Wells</td>
<td>• Developer</td>
<td>• CFD</td>
</tr>
<tr>
<td></td>
<td>• CVWD</td>
<td>• Development Impact Fees</td>
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<td></td>
<td></td>
<td>• Sewer and Water Connection Charges</td>
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<tr>
<td></td>
<td></td>
<td>• Infrastructure Financing District</td>
</tr>
<tr>
<td>Sewer (including collection, treatment, and disposal facilities)</td>
<td>• CVWD</td>
<td>• CSA or CFD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Development Impact Fees</td>
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<td></td>
<td>• Sewer and Water Connection Charges</td>
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<tr>
<td></td>
<td></td>
<td>• Infrastructure Financing District</td>
</tr>
<tr>
<td>Sheriff Substation</td>
<td>• Developer</td>
<td>• CSA</td>
</tr>
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<td></td>
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<td>• Developer contributions</td>
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<td>• Development Impact Fees</td>
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<td>Schools</td>
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<td></td>
<td>• CVUSD</td>
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<tr>
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<td>• Development Impact Fees</td>
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<tr>
<td></td>
<td>• IID</td>
<td>• Developer contributions</td>
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### Table 9-2 Maintenance Responsibility

<table>
<thead>
<tr>
<th>FACILITY/PROGRAM TYPE</th>
<th>PROVIDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus benches and shelters at transit stops</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Community Signage, Walls and Fences</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Drainage, Local</td>
<td>• CSA, CFD, HOA or other equivalent mechanism</td>
</tr>
<tr>
<td>Drainage, Regional</td>
<td>• Coachella Valley Water District</td>
</tr>
<tr>
<td>Electrical Facilities</td>
<td>• Imperial Irrigation District</td>
</tr>
<tr>
<td>Fire Stations</td>
<td>• CSA, CFD, or other equivalent mechanism</td>
</tr>
<tr>
<td>Library</td>
<td>• Riverside County Library System</td>
</tr>
<tr>
<td>Natural Gas Facilities</td>
<td>• Southern California Gas Company</td>
</tr>
<tr>
<td>Parks and Trails (including perimeter tortoise fences)</td>
<td>• CSA, CFD, HOA or other equivalent mechanism</td>
</tr>
<tr>
<td>Public Art</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism (maintenance of public art pieces following installation).</td>
</tr>
<tr>
<td>Public Schools (K–12)</td>
<td>• Coachella Valley Unified School District</td>
</tr>
<tr>
<td>Public Street Lighting (facility maintenance; utility payments to IID)</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Public Streets (including traffic signals and on-street bike and NEV lanes)</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Private Streets (serving individual Planning Areas)</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Recycled Water (including storage, transmission lines, and distribution lines up to and including service meters)</td>
<td>• Coachella Valley Water District</td>
</tr>
<tr>
<td>Sewer (including collection, treatment, and disposal facilities)</td>
<td>• Coachella Valley Water District</td>
</tr>
<tr>
<td>Sheriff Substation</td>
<td>• CSA, CFD, or other equivalent mechanism</td>
</tr>
<tr>
<td>Shuttle services, transit node and bus benches/shelters</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Streetscapes (edge of pavement to edge of right-of-way) and other common community areas.</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
<tr>
<td>Trash and recycling receptacles in Open Space Recreation Areas</td>
<td>• CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
</tbody>
</table>
County Service Area

A potential mechanism for facilities funding and maintenance is a County Service Area (CSA). The PVSP project will either annex into an existing CSA, or form a new CSA to provide and fund services within the project area. The CSA may provide funding and/or maintenances such as sheriff protection, fire protection, local park maintenance services, ambulance services, streetlight energy services, landscape services and street sweeping. The Riverside County Board of Supervisors will be the CSA governing body, which is established by law to administer the operation of county service areas per Government Code 25210.0.

Community Facilities District (CFD)

A Mello-Roos Community Facilities District (CFD) may also be established to finance improvements and services at Paradise Valley. The services and improvements that Mello-Roos CFDs can finance include streets, sewer systems and other basic infrastructure, police protection, fire protection, ambulance services, schools, parks, libraries, museums and other cultural facilities. A CFD would be formed under the Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311-53368.3.

Community Services District

A Community Services District (CSD), or similar entity, may also be established to provide and fund services within PVSP. The CSD, if formed, will be administered by a locally elected board of directors and will employ professional management, staff and outside assistance as required to offer the necessary range of services to the PVSP community. The CSD will be a multi-service special district that will be formed under the Community Services District Law, California Government Code Section 61000 et seq.

9.5.3 Mitigation Monitoring

A summary of conditions of project approval will be prepared to mitigate or avoid significant effects on the environment. An approved Mitigation Monitoring Program will be established so that the Paradise Valley Specific Plan complies with all applicable environmental mitigation and permit requirements. The final approved Mitigation Monitoring program shall be established upon EIR certification.

9.6 Environmental Review

Environmental assessments shall be required for applications for development projects within the Paradise Valley Specific Plan to the extent required under the California Environmental Quality Act. Residential projects undertaken pursuant to and in conformity to the Paradise Valley Specific Plan

<table>
<thead>
<tr>
<th>FACILITY/PROGRAM TYPE</th>
<th>PROVIDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water facilities (including storage, transmission, distribution, including service meters)</td>
<td>Coachella Valley Water District</td>
</tr>
<tr>
<td>Weed Management Plan</td>
<td>Master HOA</td>
</tr>
<tr>
<td>WQMP Trench and Detention Basins</td>
<td>CSA, CFD, HOA and/or other equivalent mechanism</td>
</tr>
</tbody>
</table>
may be exempt from further environmental review if such projects meet the requirements of California Government Code Section 65457 and CEQA Guidelines Section 15182.

9.7 Affordable Housing

The Paradise Valley Specific Plan will provide five (5) percent of the total dwelling units as affordable to lower and moderate income households, or a total of 425 units, assuming the project is built out to the maximum of 8,490 units, as outlined in Table 2. Specifically:

**Moderate Income Units**: Housing units affordable to moderate income households will be provided primarily in the multi-family and small-lot single-family for-sale components of the Specific Plan. A total of 382 for-sale units will be made available at prices affordable to moderate income households.

**Very Low Income Units**: Housing units affordable to very low income households will be provided in the rental housing component of the Specific Plan. A total of 43 units of the rental housing component will be made available at rents affordable to very low income households.

**Target Households**

The Paradise Valley Affordable Housing Program targets the following income groups, consistent with the State Housing Element law:

- “Very low income households” means households defined in Section 50105 of the Health and Safety Code, as may be amended.
- “Lower income households” means households defined in Section 50079.5 of the Health and Safety Code, as may be amended.
- “Moderate income households” means persons and families defined in Section 50093 of the Health and Safety Code, as may be amended.

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Income Definition</th>
<th>Affordable Housing Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Ownership Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>% Income Spent on Housing</td>
</tr>
<tr>
<td>Very Low</td>
<td>0-50% AMI</td>
<td>30%</td>
</tr>
<tr>
<td>Low</td>
<td>51-80% AMI</td>
<td>30%</td>
</tr>
<tr>
<td>Moderate</td>
<td>81-120% AMI</td>
<td>35%</td>
</tr>
</tbody>
</table>

AMI = Area Median Income

*Source: Section 50052.5, Health and Safety Code*
Pursuant to State law, income eligibility will be determined as a percentage of the Area Median Income for the metropolitan area (Riverside County), as published by the State Department of Housing and Community Development (Health & Safety Code Section 50093(c)).

**Affordable Housing Costs**

Affordable housing costs are based on standards established in Sections 50052.5 and 50053 of the Health and Safety Code (Table 9-3). Affordable housing costs include reasonable allowance for utilities and based on underwriting standards of mortgage financing.

**Affordable Units**

The proposed affordable units will be made available based on a percentage of the estimated residential units for the proposed product types as allocated within the development phases.

It is the intent of the master developer to avoid concentration of affordable housing in any one location or development phase of Paradise Valley. 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.

**Phasing of Affordable Units**

**Table 9-4 Phasing of Affordable Units**

<table>
<thead>
<tr>
<th>Number of Building Permits Issued</th>
<th>Number of Affordable Units in Each Phase</th>
<th>Cumulative Affordable Units Provided in Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>No more than 2,500 Units</td>
<td>100 Units</td>
<td>100 Units</td>
</tr>
<tr>
<td>No more than 5,000 Units</td>
<td>150 Units</td>
<td>250 Units</td>
</tr>
<tr>
<td>No more than 7,500 Units</td>
<td>150 Units</td>
<td>400 Units</td>
</tr>
<tr>
<td>Buildout at 8,490 Units</td>
<td>25 Units</td>
<td>425 Units</td>
</tr>
</tbody>
</table>

The different phases of the Specific Plan do not represent the exact sequence of developing the various subareas. It is the intent of the master developer to provide the affordable units concurrent with the overall development of the Specific Plan. To the extent feasible, the number of affordable units to be provided will adhere to the following schedule:

**Alternatives to Providing Affordable Units**

The affordable housing requirements may be satisfied with alternative mechanisms. These may include:

- Units off site
- Land donation to the County or a County-approved affordable housing development for the construction of affordable units
- Payment of in-lieu fees under a County approved in-lieu fee program

The master developer will specify the method of satisfying the affordable housing requirements in the AHIP.
9.8 Employment Projection

The goal for Paradise Valley is to be “on par” with the rest of the Coachella Valley in terms of needed jobs provided locally. In order for Paradise Valley to meet the existing Coachella Valley benchmark for employment self-sufficiency, the project would need to provide a total of 4,426 jobs onsite. Based on the proposed land use mix for the project, Paradise Valley would actually provide more jobs than would be required to meet the Coachella Valley benchmark. A total of 4,712 jobs is projected onsite, which would exceed the benchmark by 286 jobs.

This will help promote sustainability by reducing vehicle miles traveled outside of the PVSP community.

Based on the amount of non-residential square footage planned to be built, the PVSP has the ability to support employment in several categories, including retail, office, service, arts and entertainment, education, health care, light industrial, social services, finance, insurance, hospitality and more.

The estimated amount of non-residential square footage to be built will be tied to residential development building permits in an effort to provide a sufficient supply of new jobs for job seekers within the Specific Plan area. 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:

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.
- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.
- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

9.9 Parks

Parks will be provided at a ratio of approximately 5 acres per 1,000 residents. The project is expected to generate a need for approximately 110 acres of parkland at final buildout. Paradise Valley will meet this demand through the provision of parks, linear parks and trails.

- A minimum of 6.5 acres of park and/or trail facilities is recommended to be developed in conjunction with the development of approximately every 500 residential dwelling units, depending upon the type of housing.
Paradise Valley

Parkland dedication, park facilities improvements, and/or payment of in-lieu park fees will be applied towards the park credits and 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 (Ord. 460).

Table 6-2, Park and Open Space Requirement Analysis, provides a summary of the number of approximate park acreages to be generated based on the number of dwelling units and population projected by Development Phase at buildout.

The proposed phasing, park acreages required and park credits generated may occur within any phase and at any time dependent upon the timing and development of residential tracts.

The exact size and design of parks will be determined at in the corresponding Village Refinement Plan.

Prior to the issuance of a building permit for the 1,671st residential unit, 22 acres of park or credit shall be available.

Prior to the issuance of a building permit for the 5,121st residential unit, 43 acres (64 cumulative) of park or credit shall be available.

Prior to the issuance of a building permit for the 7,121st residential unit, 41 acres (106 cumulative) of park or credit shall be available.

9.10 Fire Protection and Paramedic Services

A Fire Station is conceptually located within Village 1, the Town Center. Fire services and emergency medical/paramedic services will be provided by the Riverside County Fire Department. Paramedic transport services will be provided by American Medical Response (AMR) of Riverside County.

The following shall apply:

A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).

A permanent fire station staffed with one (1) 3-person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).

A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second quad, fire engine and/or fire sub-station site based on the needs of residents.

A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD.
regarding the need for a third quad, fire engine and/or fire sub-station site based on the needs of residents.

- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.
- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. 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.

9.11 Police Protection

A Sheriff’s Substation is conceptually located within Village 1, the Town Center and will be operational prior to the first certificate of occupancy. Public safety services will be provided by the Riverside County Sheriff Department. The precise size and location may be determined at a future date based on coordination with the Riverside County Sheriff Department.

9.12 Library

A new library facility will be required by the Riverside County Library System (RCLS).

- Proposals for the library building, its size and location must be submitted to the RCLS prior to the issuance of the 2,000th building permit.
- The library facilities must be operational prior to the issuance of the 4,000th building permit.
- This library facility will require approximately 31,414 literature items, 16 computers and at least 4.7 full time staff members.
- High speed broadband internet service (100 mbps) will also be required.

9.13 Medical Facilities

An outpatient care facility will be included within the Paradise Valley Specific Plan area. In addition, a secondary senior oriented medical office or facility will be included in Village 3, the Age Qualified Village. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. A heliport/helipad will be provided in Phase 1 to accommodate hospital transport. This helipad will be for emergency use only, with the final design and location to be determined during the Village Refinement Plan process.

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the
Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.

Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

9.14 Flood Control

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.

9.15 Potable Water

The Paradise Valley project area is isolated from CVWD’s existing and planned water infrastructure facilities and will require the creation of its own water facilities Master Plan within the guidelines of CVWD. In addition, the project site will need to be annexed in CVWD’s service area. As discussed under Water Supply, Paradise Valley will utilize the Colorado River Aqueduct as a means to provide domestic potable water to service all planning areas. All in-tract water distribution facilities will be designed and constructed in accordance with CVWD requirements detailed on subdivision improvement plans.

Prior to issuance of first building permit, the Developer will connect to the future on-site CVWD trunk system for potable water.

9.16 Landscape Irrigation

Initial landscape irrigation will involve interim facilities.

Prior to issuance of the first building permit, the Developer shall install an interim hydro-pneumatic/booster system (or approved alternative) consistent with CVWD irrigation requirements.

Prior to issuance of the 2,500th building permit, Developer shall install a permanent recycled water landscape irrigation system.

9.17 Sewer

Paradise Valley is located remotely from existing or proposed CVWD sewage infrastructure, therefore a wastewater system to serve the project area will be required to operate independently from other facilities in the District. The proposed infrastructure includes a wastewater treatment plant, gravity sewer collection system, a lift station and sewer force main pipeline to convey flow from the southerly end of the project to the treatment plant. The Specific Plan anticipates installation of 8-inch to 33-inch sewer mains. The treatment facilities shall be installed and constructed prior to the first building permit in accordance with requirements and specifications of the California Department of Public
Health, CVWD, the Riverside County Public Health Department and the California Regional Water Quality Control Board.

9.18 Power

The project includes several options for the supply of electricity, including:

- A transmission line alignment within an off-site Caltrans frontage road right-of-way easement that would connect the site to existing IID electrical substation(s);
- A transmission line alignment within or adjacent to an off-site alignment of IID’s existing 7.2-kV line that would connect the site to existing IID electrical substations;
- An on-site natural gas-powered electrical generator to be located within the development footprint;
- De-centralized fuel cell generation; and
- An intertie to the 500 kV SCE transmission lines that traverse the site

The ultimate service design for any option would most likely include two new substations to be constructed within the Paradise Valley development footprint to accept power from the transmission line or power generation source. From the substations, a distribution system would be constructed to deliver electricity throughout the project site. All the power options would involve a new on-site electrical distribution system installed underground (along with gas, telephone, and cable television facilities). All electrical transmission and distribution facilities will be designed and constructed in accordance with IID’s adopted guidelines, policies and procedures. To reduce the project’s energy demands, homes within the project will employ passive and active energy efficiency design features and technologies including rooftop solar, where practicable.

9.19 Natural Gas

New natural gas facilities will be extended to serve the Site by constructing new gas mains within or adjacent to public roadways. New distribution mains will be installed adjacent to (or within) roadways throughout the project. Prior to issuance of first building permit, the developer will coordinate gas branch line extension to serve project with the Southern California Gas Company.

9.20 Roadways

Roadways, infrastructure, open space and any other public facilities may be coordinated by and paid for through a County Service Area, Community Facilities District, Assessment District or other similar entity to facilitate construction, maintenance and management.

9.21 Dwelling Unit Tracking

A Dwelling Unit Tracking mechanism will be established to monitor adjustments and/or conversions made to Planning Areas to verify that the maximum units and/or the maximum non-residential building square footage for individual Planning Areas and the project as a whole is not exceeded. Prior to the approval of any implementing project, the applicant shall provide a “Total Dwelling Unit Tracking Spreadsheet,” which will be considered part of the Specific Plan. The spreadsheet will track entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the Specific Plan.
9.22 Schools

Student generation and school site demand estimates are shown in Table 5-1, School Demand Analysis. in Section 5, Infrastructure and Public Facilities. The number of dwelling units used for the student generation calculation was reduced as a result of a project commitment to approximately 1,851 age-restricted (55+) units in Village 3. The Schools Demand Analysis table demonstrates a need for 3.21 Elementary (K-6) Schools, 0.61 of a Middle School and 0.61 of a High School per CVUSD’s student generation rates and school capacity guidelines. Four school sites have been conceptually located in the community, with the potential to accommodate one or more combination schools (K-8, 8-12 and/or K-12). In addition, schools are permitted uses in all residential areas allowing flexibility for locating public and/or private school facilities.

9.22.1 Elementary Schools:

The project is expected to generate 2,893 Elementary School Students at buildout (6,639*0.4357 = 2,893), which results in the need for 3.21 Elementary Schools. The first 530 non-age restricted Single-Family and Multi-Family Dwelling units would generate approximately 231 students (530*0.4357 = 231) all of which would attend an Elementary School within the Coachella Valley School District.

Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.

Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.

Prior to the tentative tract map approval of the 4,662th non-age-restricted residential unit, the project proponent will dedicate an elementary school site which may be combined with a Middle School (K-8) site and coordinate with CVUSD regarding the needs of residents.

9.22.2 Middle School

The project is expected to generate 735 Middle School Students at buildout (6,639*0.1107 = 735), which results in the need for 0.61 of a Middle School. The first 567 students will attend a Middle School within the Coachella Valley School District.

Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School (5,420*0.1107 = 600), the project proponent will dedicate a middle school site which may be combined with the third elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
9.22.3 High School

The project is expected to generate 1,340 High School Students at buildout (6,639*0.2019 = 1,394), which results in the need for 0.61 of a High School. The first 1,034 high school students will attend a High School within the Coachella Valley School District.

Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly 0.61 of a High School (5,448*0.2019 = 1,100), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

9.23 Development Phasing

As noted in Section 1, Introduction, development of the PVSP is anticipated to occur in phases. Each of PVSP’s phases contain a diverse mix of uses including residential, commercial, open space and public facilities that are connected by the project’s comprehensive linear park and trail system. All phases are market-driven, can be implemented over time and are subject to change.

Changes in the number, sequence and configuration of primary phases is permitted without PVSP amendment, therefore phasing of the project’s implementation is open to change as the PVSP develops over the course of its build-out period. In addition, one or more phases, or portion thereof, may be developed concurrently. It is the intent of the PVSP to offer future builders flexibility provided that there are no proposed revisions in the total land area located within the total PVSP development footprint and no increase in project impacts beyond those contemplated by the EIR prepared for the Specific Plan as determined by the County. In this case, the revision in phasing, either by dividing individual phases into sub-phases or by increasing or decreasing the number of phases, shall be considered to be in “substantial conformance” with the intent of the PVSP.

Likewise, the size and configuration of individual Planning Areas and revisions to specific land use designations may be permitted provided that the revision in size, configuration or land use designation does not result in the development of more than a total of 8,490 dwelling units and no more than 1,380,990 square feet of non-residential square footage is constructed within the PVSP development footprint. In addition, no revision in the size or configuration of the Planning Area may result in any change in the fixed boundary of the development footprint.

It should also be noted that Village organization is independent of phasing. Villages may be built as part of any phase, subject to the County’s Joint Project Review (JPR) process.

Open Space-Conservation Habitat lands outside of the PVSP development footprint area will be dedicated incrementally as grading permits are obtained. Implementation of all phases of the PVSP may require the acquisition and dedication of additional, privately owned land with similar habitat values sufficient to mitigate for any habitat impacts associated with the proposed development. The project will provide mitigation lands pursuant to the JPR process for each phase. The Joint Project Review process will be ongoing as the PVSP develops and mitigation lands are acquired and dedicated.

The potential phase boundaries are illustrated in Exhibit 9-1, Phasing Plan.
Note: All phases are market-driven, can be implemented over time and are subject to change. One or more phases, or portion thereof, may be developed concurrently. The phasing shown is intended for illustrative purposes only.
9.24 Definitions

**Active Adult**: Residential units marketed to those age 55 and over, but without legal restrictions on age.

**Age-Restricted Units**: Residential units legally restricted to those age 55 and over.

**Alley/Private Drive**: A private access way used to serve as garage access and trash collection purposes.

**Affordable Housing**: Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household’s ability to make monthly payments necessary to obtain housing.

**Architectural features**: Towers, gables, spires, chimneys, flagpoles and other architectural elements that are not habitable structures.

**Arterial Highway**: Medium to higher speeds (30-55 mph), medium to higher capacity (10,000-50,000 average daily trips) roadway that provides intra- and inter-community travel and access to the regional highway and freeway system. Access to community arterials should be provided at collector roads and local streets, discouraging direct access from parcels to existing arterials.

**Bedroom**: Any habitable room other than kitchen, bathroom, dining room or living room.

**Bed and Breakfast**: Usually a dwelling unit, but sometimes a small hotel, which provides lodging and breakfast for temporary overnight occupants, for compensation.

**Berm**: A small earthen summit used for screening purposes.

**Building**: A structure having a roof supported by columns or walls.

**Building height**: The vertical distance measured from the ground level at finish grade at the primary entry to the top of the building, not including architectural features.

**Building orientation**: Refers to the placement of buildings on lots, in respect to street and the environment.

**Density**: The number of dwelling units per gross residential acre.

**Duplex**: A detached building designed as the residence of two families living independently of each other.

**Dwelling Unit**: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.
Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Environmental Impact Report (EIR): A report required pursuant to the California Environmental Quality Act which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Floor Area Ratio (FAR): A term used to measure the allowable building intensity of non-residential structures on a site, calculated by dividing the gross floor area by the total net commercial acres of the site in square feet. For example, on a site with 40,000 square feet of net land area, a Floor Area Ratio (FAR) of 1.0 will allow a maximum of 40,000 square feet of gross floor area to be built, whereas a FAR of 1.5 would allow 60,000 square feet of gross floor area, and a FAR of 0.5 would allow 20,000 square feet of gross floor area.

Garage: A building, or a portion of a building, used primarily for the parking of four-wheeled motor vehicles. A garage may be attached to a residential building or a free standing structure.

Groundwater: Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (“aquifers”).

Hotel: A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation.

Impervious Surface: Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Industrial: The manufacture, production and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories; and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.

Live-work Units: Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Lot coverage: The area of land covered by structures (excluding the area under unenclosed eaves and unenclosed overhangs, patios, courtyards, arcades and swimming pools) and including covered off-street parking facilities. This number is expressed as a percentage derived by dividing the covered land by the total building site area.
**Median (roadway):** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

**Mixed use:** Properties on which various uses, such as office, commercial, institutional and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Multi-Family Building:** A detached building designed and used exclusively as a dwelling by two or more families occupying separate units.

**Open space:** Any parcel or area of land or water that is essentially unimproved and devoted to an open space use such as recreation, preserving natural resources and providing relief in the urban structure of the environment.

**Parking space:** A paved space designated for parking a motor vehicle. The space may be enclosed or unenclosed.

**Planning Area:** Specific parcels characterized by particular land uses. A wide range of land uses could occur within any planning area.

**Porch:** A structure attached to the entrance of a building that has a roof and that may or may not have walls.

**Private Road/Private Street:** Privately owned and maintained motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion.

**Recreational vehicles:** A camper, camp trailer, travel trailer, house car, motor home, trailer bus, trailer coach, boat, watercraft or similar vehicle, including trailers, with or without power, designed for human habitation.

**Setback:** The area/distance between the building line or garage face and the property line. The property line is the ultimate right-of-way line when abutting a public street or the or back of curb when abutting an alley/private drive.

**Stoop:** A porch, platform, entrance stairway, or small veranda at a house door.

**Home types:**

**Front Loaded, detached:** Single Family Detached residential dwelling units oriented toward a public street with automobile access from a public street.

**Front Loaded Duplex, attached:** Two (2) dwelling units with the primary entries and garage accessing from the same building plane. The primary access and automobile access may be taken from public streets.
**Alley/Rear Loaded, detached:** Single Family Detached residential dwelling units with primary entries facing the public road and automobile access via alleys/private drives.

**Garden Court, attached:** Attached dwelling units within a single building/structure that wraps to form an interior court. Primary entries face the interior court or public road. Automobile access is via alleys/private drives.

**Garden Court, detached:** Single-family detached dwelling units in groups of 6-8 units with automobile access via a short, linear alley/private drive. Primary entries also face the alley/private drive or public road.

**Linear Court, detached:** Single-family detached dwelling units facing a green court with the primarily entries and walks facing the green court.

**Motor court, attached:** Single-family attached dwelling units oriented towards streets or motor courts.

**Motor court cluster, detached:** Single-family detached dwellings clustered around a motor court (alley/private drive) with primary entries facing the motor court.

**Multi-family:** A residential structure wherein the number of permitted dwelling units per building site is two (2) or more and may include a variety of types of ownership including rental units.

**Rear Loaded Duplex, attached:** Two (2) dwelling units with the primary entries oriented toward a public street or green court and automobile access taken from alleys/private drives.

**Rowtowns, attached:** Attached dwelling units that face a public street or green court with automobile access via alleys/private drives.