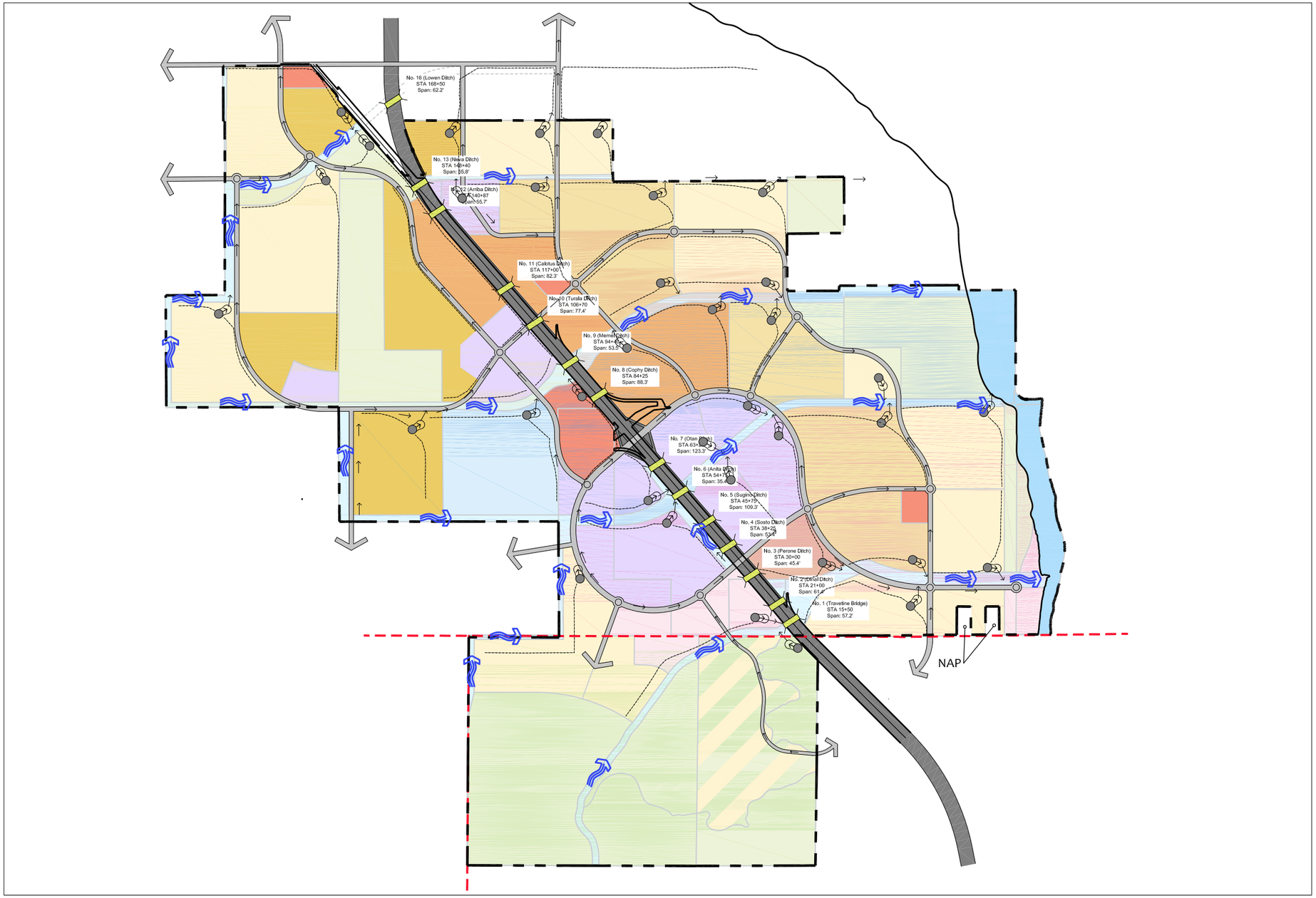

LEGEND

- Specific Plan Boundary
- County Line

OVERLAYS:

- Drainage Channel
- Direction of Flow
- Existing Culverts

- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED STREET DRAINAGE
- PROPOSED DRAINAGE PATH

DETENTION BASIN (OVERFLOWS TO DRAINAGE CHANNEL)

NATURAL OR MECHANICAL TREATMENT SYSTEM

INDICATES PROPOSED TREATMENT AND DETENTION SYSTEM

Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-13

Drainage Master Plan

0' 2500' 5000'

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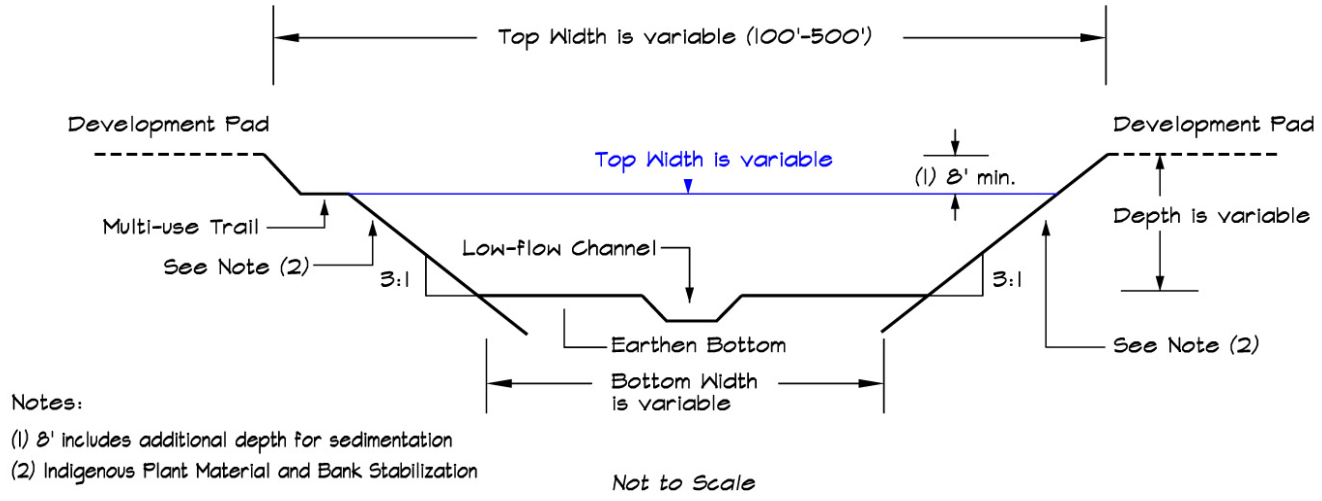
The drainage channel facilities within the project will serve several purposes. It will contain 100-year storm flows or the Standard Project Flood (SPF), and will also serve as an active and passive recreational amenity to the project when water levels are low or virtually non-existent. Areas directly adjacent to the channels will be landscaped with natural plantings transitioning to include a multi-purpose trail. A low-flow drainage channel will be incorporated into the channel bed design. Typically the drainage channel widths will be substantial and serve to provide natural habitat and corridors for wildlife movement.

In addition to the basic issues of flood hazard mitigation, a concept channel mitigation plan within the project footprint accommodates the proposed land-use plan. This was achieved by developing conceptual channel alignments and geometries internal to the project footprint that provide opportunities for water quality and environmental conservation, as well as recreational use such as walking trails, etc. Conceptual design criteria for these channels allows for: 1) channel profile slopes of about 1 to 3 percent, 2) side slopes of 3 to 1, 3) channel depths ranging from 10 to 13 feet, and 4) top widths ranging typically from 300 to 500 feet. The channel profiles (see typical channel section below) were prepared to aid the site civil engineer with initial grading studies and will be adjusted as the project progresses through the entitlement process and final engineering.



3.4.2 Drainage Plan Development Standards

1. Off-site tributary drainage flows generated upstream from the project via the existing drainage patterns will need to be captured and redirected into on-site collection points.
2. Streets and storm drains will carry storm water to the four major drainage channels, which will also be designed as a passive recreational facility.
3. Storm drain facilities will be constructed in accordance with Coachella Valley Water District (CVWD) and water conservation requirements
4. Provide in conjunction with site mass grading protection from 100-year storm flows of Standard Project Flood (SPF).
5. The proposed drainage channel corridors will tie into the crossing at SR-86S, allowing for ultimate drainage into the Salton Sea.
6. It is anticipated that storm drainage and landscaped flood control facilities easements will be provided to CVWD and will be maintained by a Master HOA.
7. Major flood control crossings and transition structures and drainage channel flood flows conveyance capacities will be monitored and maintained by CVWD.
8. At the time of Subdivision Map processing, reference should be made to the accompanying hydrology report prepared by the project's engineer for specific techniques and measures regarding the drainage channels functionality.

3.4.3 Water, Wastewater, and Reclaimed Water Plan Description

1. Water System

Potable water for the project will be provided by the Coachella Valley Water District (CVWD). Refer to Exhibit 3-14, Potable Water Master Plan. This is the "backbone" system for the entire project and is one key factor in establishing project phasing. 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.

As part of a capital improvement project, CVWD has already funded and is in the process of finalizing the right of way for the installation for the first of two 30-inch water mains along the old Highway 86 from 56th Avenue to 86th Avenue. These water mains will tie-in and augment the available potable water supply to this area. The Travertine Point Specific Plan area will be connecting to the proposed 30-inch water mains for the first phase(s). The proposed water systems will include 18-inch, 12-inch, 8-inch, and 4-inch pipe lines within internal roadways to provide domestic service to each proposed residential and commercial tenant. Domestic retention basin and booster station sites may be located within the Specific Plan area as needed and conceptual locations are shown on Exhibit 3-14, Potable Water Master Plan.

The Travertine Point Specific Plan area will incorporate several potable water conservation measures from the Coachella Valley Water Management Plan, dated November 2000. Potable water usage will be separated from the irrigation usage, proposing a dual water system. The separate irrigation main will allow conservation of potable water that is used primarily for internal residential or commercial use (i.e., drinking water) instead of landscape irrigation purposes. The separate, pressurized irrigation main will utilize non-potable water such as treated Colorado River water, reclaimed water, perched ground water or a combination of these sources and is described further, below. In addition,

efficient landscaping and the installation of water conserving plumbing fixtures will further conserve the overall water usage (see also Section 3.8, Sustainable Development Guidelines, and Section 3.11, Landscape Design Guidelines, for water preservation commitments and recommendations). These designs will positively contribute to offsetting the groundwater overdraft.

2. Irrigation System

The proposed irrigation system mains are anticipated to include, 24-inch, 18-inch, 12-inch, and 8-inch, pipe lines installed alongside the potable water mains within the internal roadways to provide pressurized irrigation service as well as sufficient fire flows to fire hydrants placed in accordance with the County Fire Department and the California Department of Public Health standards (refer to Exhibit 3-15, Irrigation Master Plan). This dual water system is an integral part of the entire Travertine Point Specific Plan area. All of the in-tract irrigation distribution facilities will be shown on the subdivision improvement plans and will be designed and constructed in accordance with CVWD requirements and agreements.

Currently, the Travertine Point Specific Plan area has several farm irrigation delivery lines. These delivery lines are gravity systems. The Travertine Point Specific Plan area intends on maintaining these gravity delivery lines in place until the new pressurized irrigation system is developed. The pressurized irrigation system will use the same drainage channel water, but it will be filtered for residential and commercial irrigation use. Another portion of the drainage channel water may be diverted for treatment and for potable water use, and the remainder could be used for recharging the aquifer. These designs are intended to positively contribute to the offsetting of the groundwater overdraft.

3. Wastewater System

Wastewater (effluent) treatment involves cleaning used water and sewage so that it can be returned safely to the environment or reused in place of other resources and is shown on Exhibit 3-16, Wastewater Master Plan. Sewer service will be provided by CVWD. This is also part of the backbone system for the entire project and is a key factor in establishing project phasing. All in-tract portions of the collection system will be shown on the subdivision improvement plans and will be designed and constructed in accordance with CVWD requirements and agreements.

The proposed sewer plan consists of construction of a new sewerage treatment facility and conceptual sites are indicated on Exhibit 3-16, Wastewater Master Plan. The Travertine Point Specific Plan area first phase(s) of development may construct a modular sewerage treatment facilities. These modular facilities will allow development of a portion of the project site until service can be provided by the future regional CVWD sewerage treatment plant. The tertiary effluent (reclaimed water) from the modular and the future treatment plant are intended to be directed into the irrigation system.

The proposed Travertine Point Specific Plan area is anticipating the installation of 8-inch sewer mains increasing up to 33-inches in diameter that will lead to the future treatment plant. The proposed sewer system will include sewer mains within internal roadways to provide service to the residential and commercial tenants. The use of force mains or pump stations may be required, depending on final grade considerations. Sewage treatment facilities shall be installed in accordance with requirements and specifications of the State Department of Health Services, CVWD, and Riverside County Public Health Department requirements.

3.4.4 Potable Water, Irrigation, and Wastewater Plan Development Standards

1. All potable water, irrigation, and sewer horizontal and vertical alignments shall be in accordance with applicable County of Riverside, County Health Department and Coachella Valley Water District Design Guidelines, Standards and Specifications.
2. All potable water, irrigation, and sewer line sizes and materials shall be designed and constructed in accordance with the appropriate agency, such as the Coachella Valley Water District, County of Riverside Engineering Department, and County Health Department.
3. The project's potable and irrigation water will be separated. The dual water system will allow for conservation of potable water.
4. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 787, subject to review and approval by the Riverside County Fire Department.
5. Fire flow requirements within commercial projects are based on square footage and type of construction of the structures. The minimum fire flow for any commercial structure is 1500 gallons per minute, at a residual operating pressure of 20-psi, and can rise to 8000 gallons per minute, (per Table A-III of the California Fire Code). All automatic fire protection sprinkler systems shall be supplied with water from a municipal system.
6. The California Fire Code outlines fire protection standards for the safety, health, and welfare of the public. These standards will be enforced by the Fire Chief.
7. A land use overlay designation for a wastewater treatment plant shall be located in a planning area within the Imperial County portion of the proposed project and is currently conceptually located in Planning Area 5-8. If it is found that an appropriate location cannot be determined for the development of an expandable wastewater treatment plant on the project site, the applicant through a Special Agreement with SCSD, shall establish an area off site where a modular wastewater treatment plant could be located and be within the service boundaries of the SCSD. This may require additional CEQA review in the future.
8. Prior to building final inspection for the first residential unit and/or commercial unit within the Imperial County portion of the proposed project, the applicant shall execute a Special Agreement providing for SCSD to design, permit, construct, operate, and maintain a modular wastewater treatment plant and nonpotable water storage and distribution system. Such system shall be sized according to the Wastewater Management Master Plan for the portion of the proposed project within Imperial County. The project applicant shall provide necessary funding for the construction of this plant.
9. All wastewater treatment facilities will be creditable toward the facilities component of SCSD's Sanitation Capacity charge for all residential, commercial, and industrial structures within the SCSD's portion of the project boundary. The applicant's financial responsibility for these facilities is only for those components of the wastewater treatment facilities necessary to provide wastewater treatment for the proposed project's and its associated effluent.
10. Prior to issuance of the wastewater treatment facility building final permits for each tract map, the wastewater treatment facility shall enclose odor-generating processes and utilize other odor-abatement technologies as required under state and local regulations.
11. Prior to issuance of the wastewater treatment facility building final permits for each tract map, the wastewater treatment facility shall develop a protocol for handling odor complaints.

3.4.5 Dry Utilities Development Standards

1. All utility lines within the project area will be underground and will be incorporated within the street right-of-way or within utility easements on private property. The project does not include any utility system major components requiring exhibits.
2. To the extent feasible, all underground utilities will be installed at the same time the street or other improvement is being constructed.
3. Electric Power - Electricity will be provided by the Imperial Irrigation District Energy Division (IID). Current facilities will need to be improved to serve the Specific Plan area.
4. Natural Gas - there are currently no natural gas facilities in the Specific Plan area and facilities will need to be improved and provided by Southern California Gas.
5. Telephone and internet infrastructure service shall be provided by Verizon and will be installed along with other utilities.
6. Verizon may provide fiber optic service in the future, however, there is a possibility that a project of this magnitude could negotiate for telephone and internet services through other providers
7. Cable Television - Time Warner Cable (TWC) provides television service for the area. There are currently no facilities in the area. TWC is willing to extend their service lines to the area if density and construction timelines are justified. If the developer decides to finance the extension, TWC will provide the facilities, however, there is a possibility that a project of this magnitude could negotiate for cable television services through other providers. Installation of cable facilities should occur along with other utilities.

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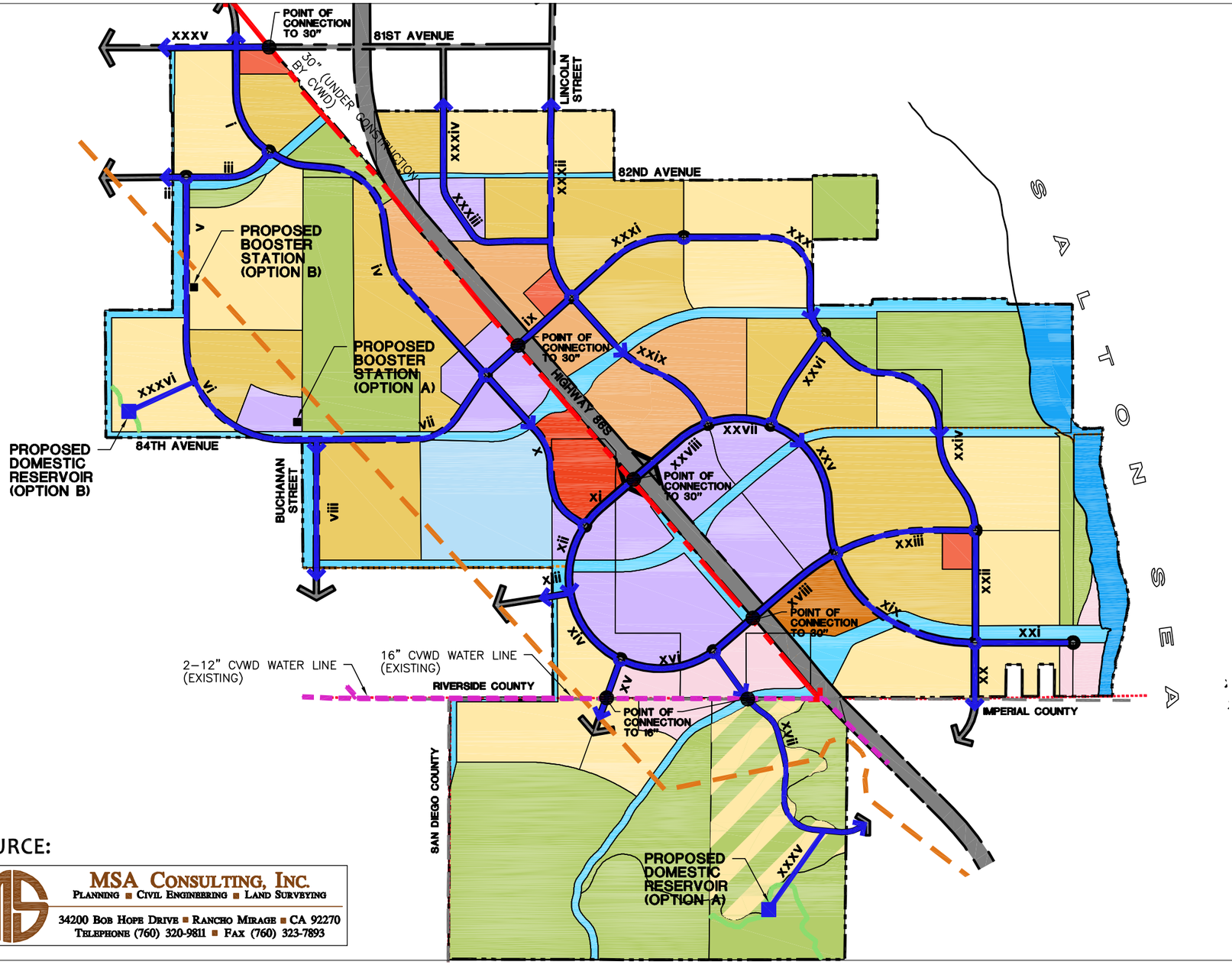

LEGEND

- EXISTING DOMESTIC WATER LINE
- PROPOSED DOMESTIC WATER LINE
- 30" WATER LINE (UNDER CONSTRUCTION BY CVWD)
- TRAVERTINE POINT/SALTON CITY ZONE
- ZONE BREAK
- PROPOSED DOMESTIC RESERVOIR

LINE	SIZE	LINE	SIZE
i	4"	xx	12"
ii	4"	xxi	4"
iii	12"	xxii	12"
iv	12"	xxiii	12"
v	12"	xxiv	12"
vi	12"	xxv	12"
vii	12"	xxvi	12"
viii	4"	xxvii	12"
ix	12"	xxviii	12"
x	12"	xxix	12"
xi	12"	xxx	12"
xii	12"	xxxi	12"
xiii	4"	xxxii	12"
xiv	12"	xxxiii	12"
xv	4"	xxxiv	12"
xvi	12"	xxxv	18"
xvii	18"	xxxvi	18"
xviii	12"		
xix	12"		

SOURCE:

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

SP375 Exhibit 3-14

Potable Water Master Plan

Travertine Point Specific Plan

Black Emerald, LLC

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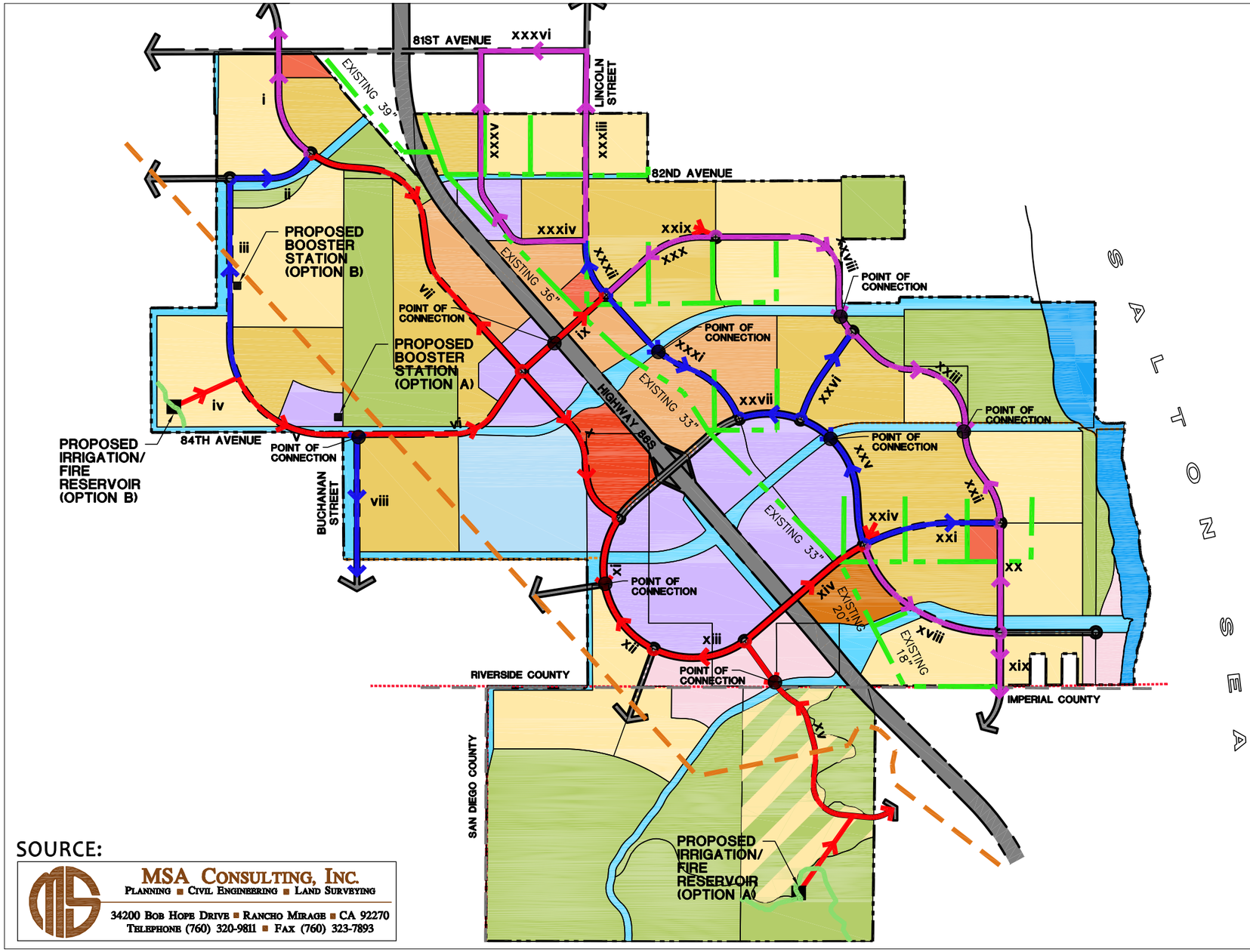

LEGEND

- PROPOSED 12" IRRIGATION/FIRE LINE
- PROPOSED 18" IRRIGATION/FIRE LINE
- PROPOSED 24" IRRIGATION/FIRE LINE
- EXISTING B.O.R. IRRIGATION LINE
- TRAVERTINE POINT/SALTON CITY ZONE
- ZONE BREAK
- PROPOSED IRRIGATION/ FIRE RESERVOIR

LINE	SIZE	LINE	SIZE
i	12"	xxi	18"
ii	18"	xxii	18"
iii	18"	xxiii	18"
iv	24"	xxiv	24"
v	24"	xxv	18"
vi	24"	xxvi	18"
vii	24"	xxvii	18"
viii	18"	xxviii	12"
ix	24"	xxix	24"
x	24"	xxx	12"
xi	24"	xxxi	18"
xii	24"	xxxii	18"
xiii	24"	xxxiii	12"
xiv	24"	xxxiv	12"
xv	24"	xxxv	12"
xvi	24"	xxxvi	12"
xvii	24"		
xviii	12"		
xix	12"		
xx	12"		

SOURCE:

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
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Travertine Point Specific Plan

SP375 Exhibit 3-15

Irrigation Master Plan

Black Emerald, LLC

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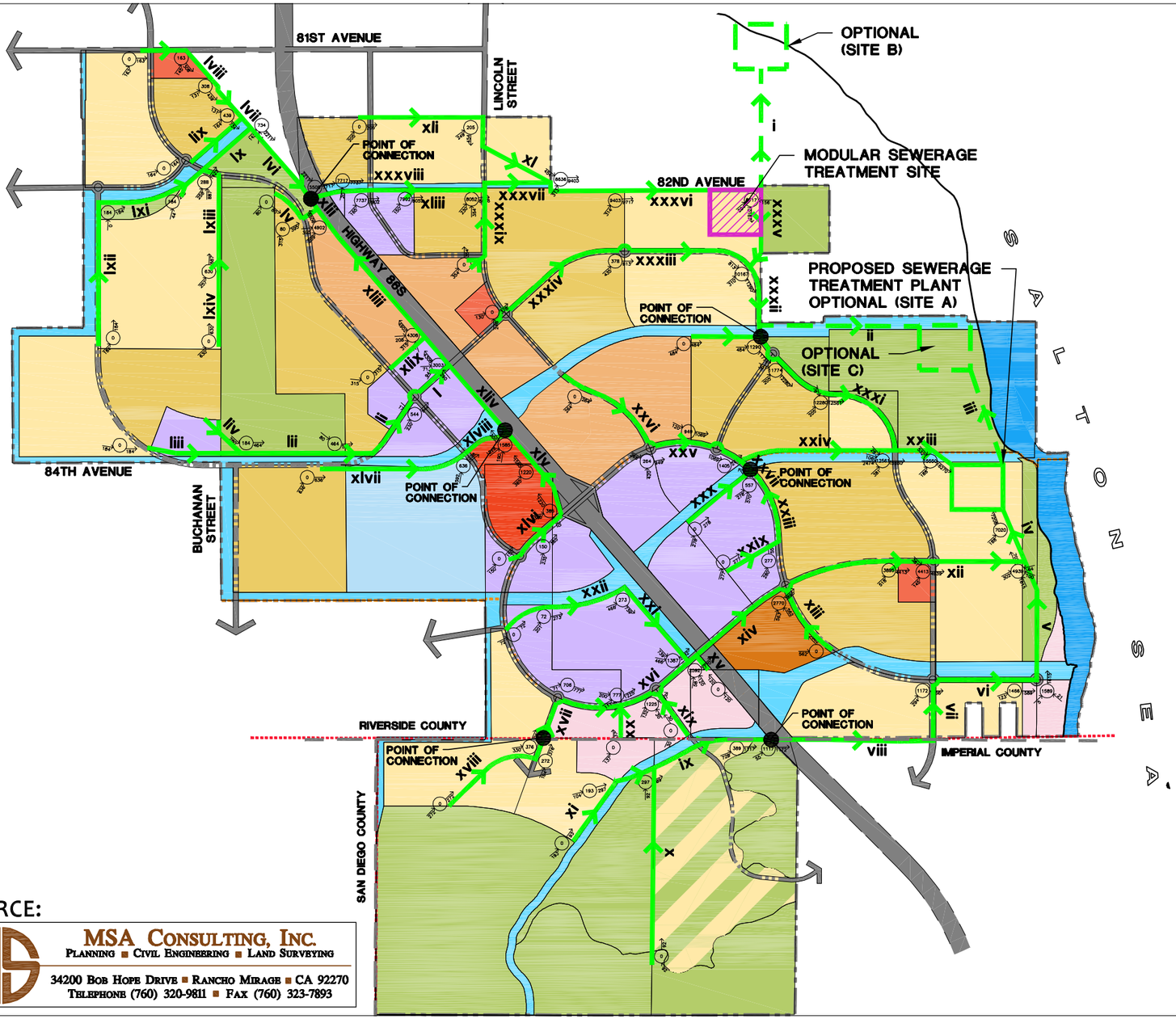

SOURCE:

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

LEGEND

- PROPOSED SEWER LINE
- ALTERNATIVE SEWER LINE
- MODULAR SEWERAGE TREATMENT SITE

LINE	SIZE	LINE	SIZE	LINE	SIZE
i	33”	xxiii	15”	xlv	8”
ii	24”	xxiv	8”	xlvi	8”
iii	18”	xxv	10”	xlvii	8”
iv	15”	xxvi	8”	xlviii	12”
v	15”	xxvii	8”	xlix	8”
vi	15”	xxviii	8”	l	8”
vii	8”	xxix	8”	li	8”
viii	15”	xxx	10”	lii	12”
ix	8”	xxxi	12”		
x	15”	xxxii	12”		
xi	8”	xxxiii	24”		
xii	12”	xxxiv	10”		
xiii	15”	xxxv	10”		
xiv	8”	xxxvi	8”		
xv	12”	xxxvii	8”		
xvi	8”	xxxviii	24”		
xvii	8”	xxxix	21”		
xviii	8”	xl	21”		
‹ix	8”	xli	8”		
‹x	8”	xlii	8”		
xi	18”	xliii	21”		
‹ii	8”	xliv	15”		

Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-16

Wastewater Master Plan

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3.5 GRADING PLAN

3.5.1 Grading Plan Description

The proposed District Grading Concept Plans for Travertine Point are depicted on Exhibits 3-17a through 3-17e. The main feature of the plan is the creation of the drainage channels traversing the site in an easterly direction towards the Salton Sea. The proposed channels are the key design features of the Travertine Point project. These multi-purpose facilities not only provides the obvious benefit of flood control and conveyance of storm waters for the Travertine Point Specific Plan project area and neighboring properties, it also provides significant linear greenbelt open space corridors for the community. The project site grading will allow for excesses and shortfalls of soil to be shifted where needed throughout the process to ensure a balance of dirt movement on the project site. The intention of the grading concept is to modify the landforms slightly in order to provide positive drainage to the four main drainage channels throughout the development and to enhance the design of each planning area.

The channels are designed in a manner providing a very mild bed slope gradient, thereby allowing for optimum non-erodible channel flow characteristics and the opportunity to generate earth volumes to be used in the site mass grading operation. This will help facilitate a balance of materials to meet minimum street and grading standards.

The excavated dirt from the drainage channels and other drainage facilities, and the cut materials generated from the site mass grading to create development pads, will be used to re-contour the flat site in a manner that will facilitate efficient drainage toward the proposed channels. The drainage channels will work in conjunction with an extensive network of storm drains within future street configurations.

An overview of the components of the project's grading plan includes:

1. Existing ground slope from west to east towards the Salton Sea at approximately 1-4 percent.
2. Proposed grading will create slopes of approximately 1-4 percent towards the Salton Sea and direct flows towards a filtering system and into the main drainage channels that traverse the site.
3. Cuts will range from 0.0' to 25' and Fills will range from 0.0' to 32'.
4. The overall project site grading is planned to balance. Import and export will be maintained within the project boundaries.
5. Excess rocks or boulders will be crushed for base material, used as channel revetment, landscape features, building material or buried on-site in appropriate areas such as future parks or non-building areas.
6. All graded areas will be properly stabilized with appropriate mitigation measures.
7. Drainage swales will be designed at a minimum grade as much as possible to minimize erosion and promote percolation
8. Grading operations will include the creation of the four main drainage channels that will traverse the site from west to east to the Salton Sea.
9. Grading operations will include the creation of off-site drainage interceptor channels along the uphill or within the western edge of the project boundary to divert off-site flows into the four main drainage channels.

10. The grading will include the creation of detention basins to facilitate the collection of sediment removal and distribution of the existing irrigation water supply into the proposed irrigation, and fire suppression, water systems.
11. Where applicable, the retention basins will also act as detention basins for urban run-off.
12. Urban run-off entering the retention basins utilized as detention basins will be filtered through man-made wetlands or mechanical methods.
13. Filtered urban run-off will eventually be diverted into the main drainage channels traversing the project to the Salton Sea.

3.5.2 Grading Plan Development Standards

All grading activities shall be in substantial conformance with the District Grading Concept Plans depicted on Exhibits 3-17a through 3-17e, and shall implement grading-related mitigation measures provided in Environmental Impact Report No. 514.

Prior to any development within any planning area of this Specific Plan, the overall conceptual grading depicted on the Tentative Map(s) for the respective map portion in process shall be submitted to the County of Riverside for approval. The grading plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include Best Management Practices techniques employed to prevent erosion and sedimentation during and after the grading process.

The following grading standards will be implemented:

1. All streets shall have a minimum gradient of 0.35 percent and in no instance shall exceed 15 percent.
2. All grading shall conform to the applicable County grading ordinances, and all other relevant laws, rules, and regulations governing grading, and shall conform substantially to the District Grading Concept Plans.
3. Prior to any development within any area of the Specific Plan, a Grading Concept Plan for the portion in process shall be submitted to the Building and Safety Department for review and approval in the County of Riverside. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include preliminary pad and roadway elevations.
4. Unless otherwise approved by the County of Riverside, all cut and fill slopes shall be constructed at inclinations no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
5. A grading permit shall be obtained from the County of Riverside prior to grading.
6. Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.
7. Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass, ground cover, or an approved erosion mitigation measure; as approved by the Building and Safety Department's Erosion Control Specialist.
8. Finish grade shall be sloped to provide proper drainage away from the exterior foundation walls. The Slope shall not be less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 0.03 foot deeper than the adjacent finish grade at foundation.

9. Storm Water Pollution Prevention Plan (SWPPP), National Pollution Discharge Elimination System and PM-10 mitigation plans will be adhered to as measures utilized in order to control the wind and water born erosion associated with grading operations.

10. In accordance with the requirements of the General Construction Activities Storm Water Permit required by the California State Water Resources Control Board, the project proponent shall develop and implement a SWPPP specifying Best Management Practices to reduce construction-related storm water runoff pollution to acceptable levels.

11. Long-term storm water and project generated urban runoff exiting the site will be managed through the use of catch basins, storm drains, storm channels, storm water detention facilities such as lakes and other measures in accordance with the jurisdictional requirements implementing the National Pollutant Discharge Elimination System (NPDES).

12. The grading operations shall include adequate provisions for wind and water erosion control during, as well as after, grading operations have ceased. The details of erosion control shall be incorporated into the project's SWPPP and Particulate Matter-10 (PM_{10}) Plan and includes:

    a. Pre-Grading --The portions of the site to be graded shall be pre-watered to a depth designated by the soils engineer prior to the onset of grading operations.

    b. During Grading -- Once grading has commenced, and until grading has been completed, watering of the site and/or other treatment(s) determined to be appropriate shall be ongoing.

    c. Post-Grading – All disturbed areas shall be treated to prevent erosion during the term that the area will remain undeveloped.

    d. Landscape and Irrigation shall be installed per future plan submittals.

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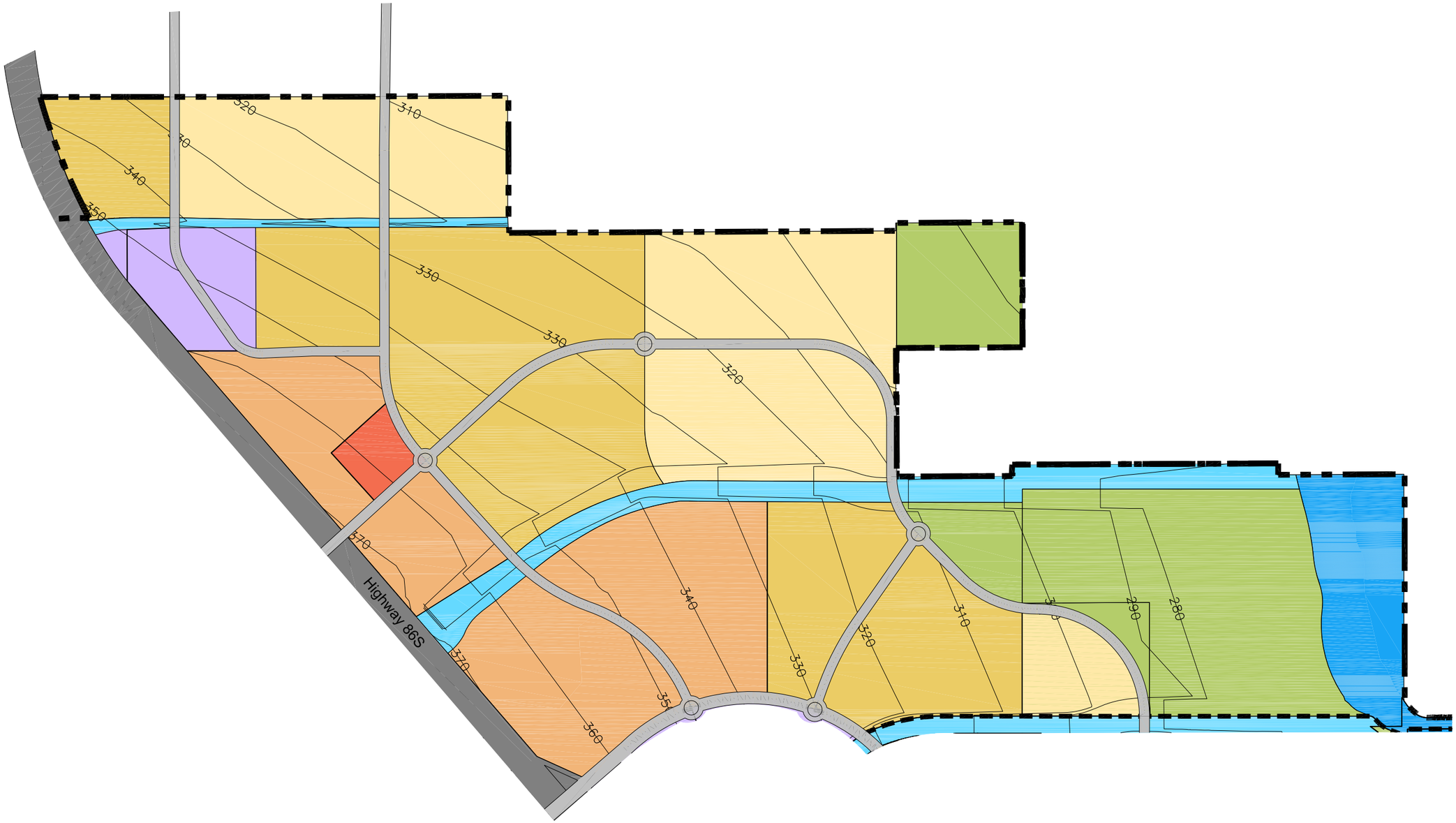

SP375 Exhibit 3-17a

District 1

Grading Concept Plan

Travertine Point Specific Plan

Black Emerald, LLC

0' 1100' 2200'

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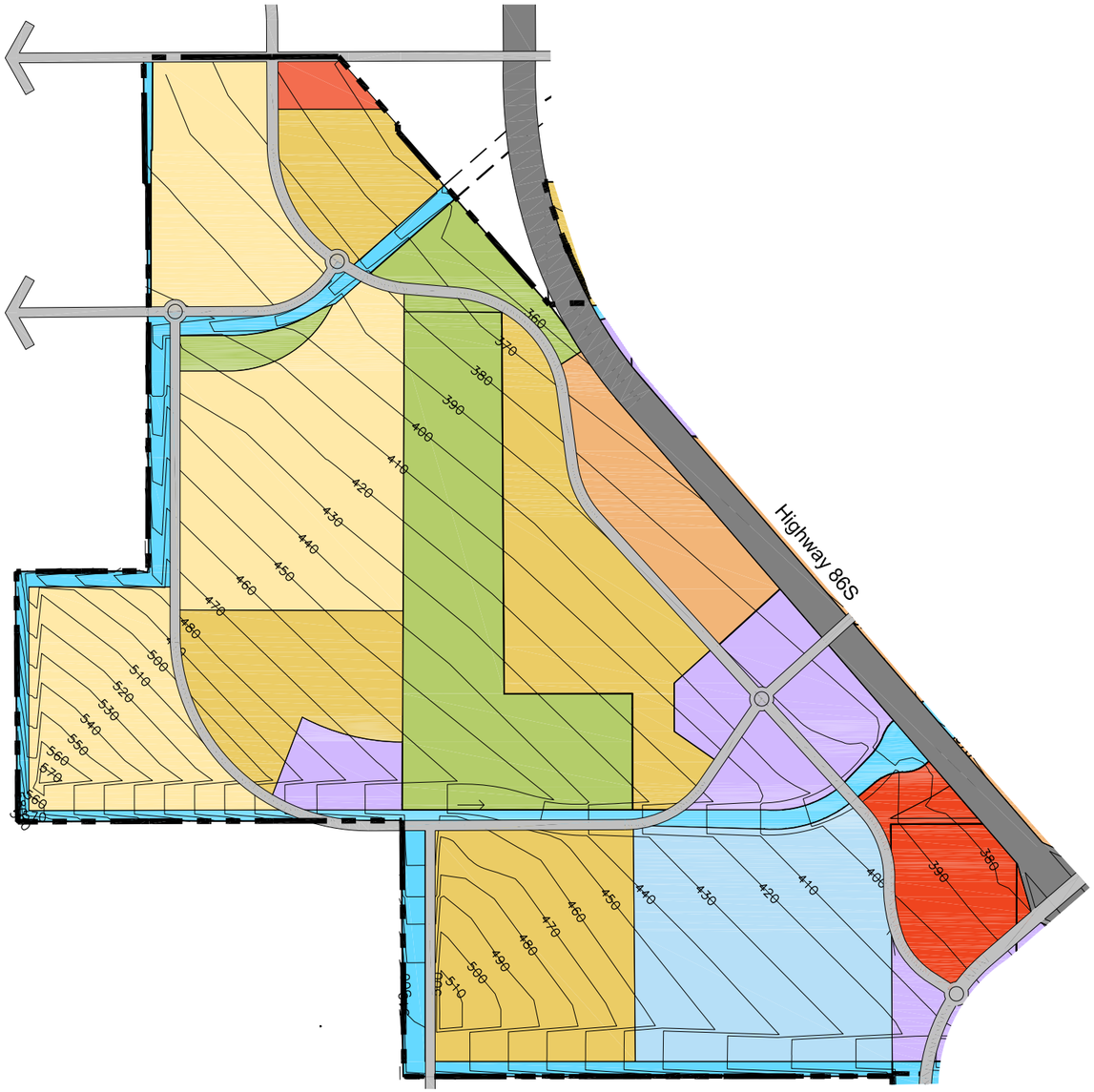

SP375 Exhibit 3-17b

Travertine Point Specific Plan

District 2
Grading Concept Plan

Black Emerald, LLC

0' 1500' 3000'

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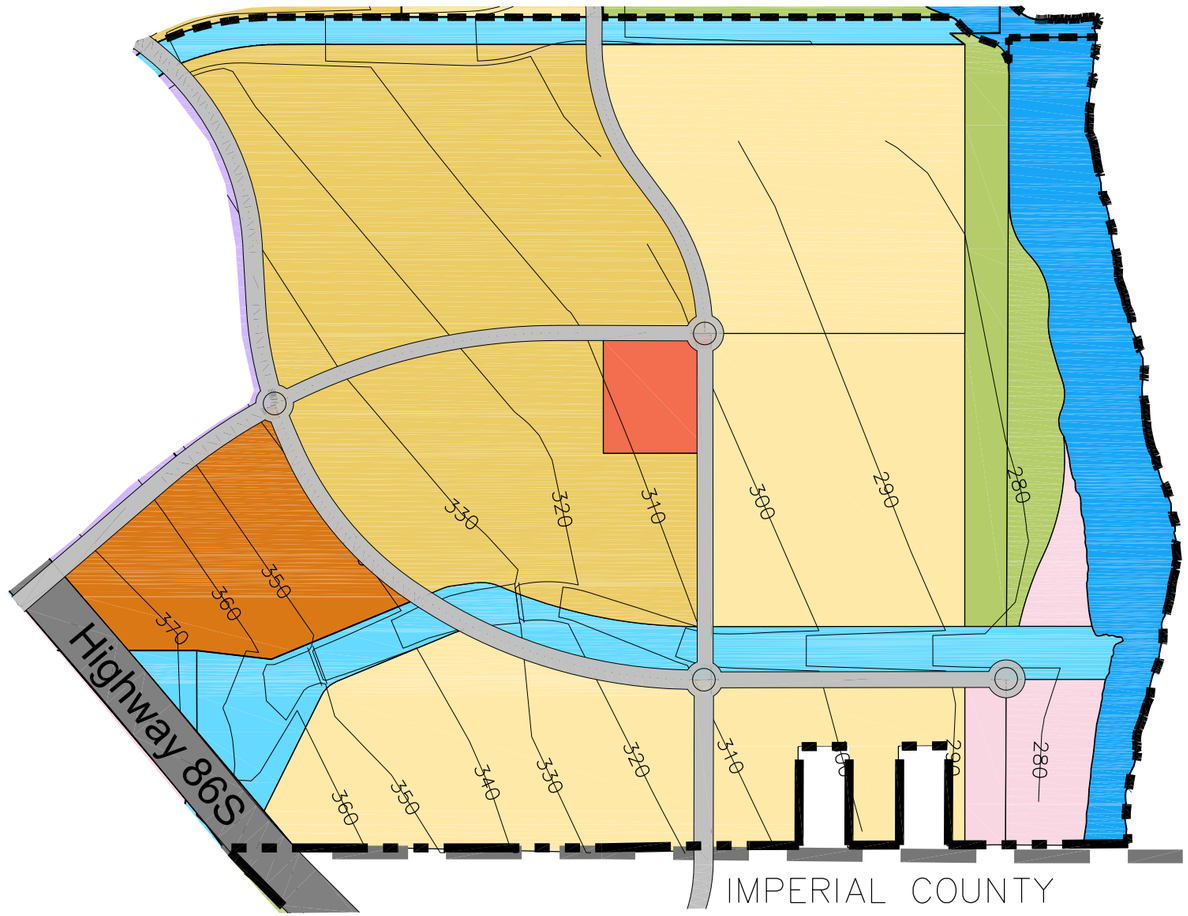

SP375 Exhibit 3-17c

District 3
Grading Concept Plan

Travertine Point Specific Plan

Black Emerald, LLC

0' 1000' 2000'

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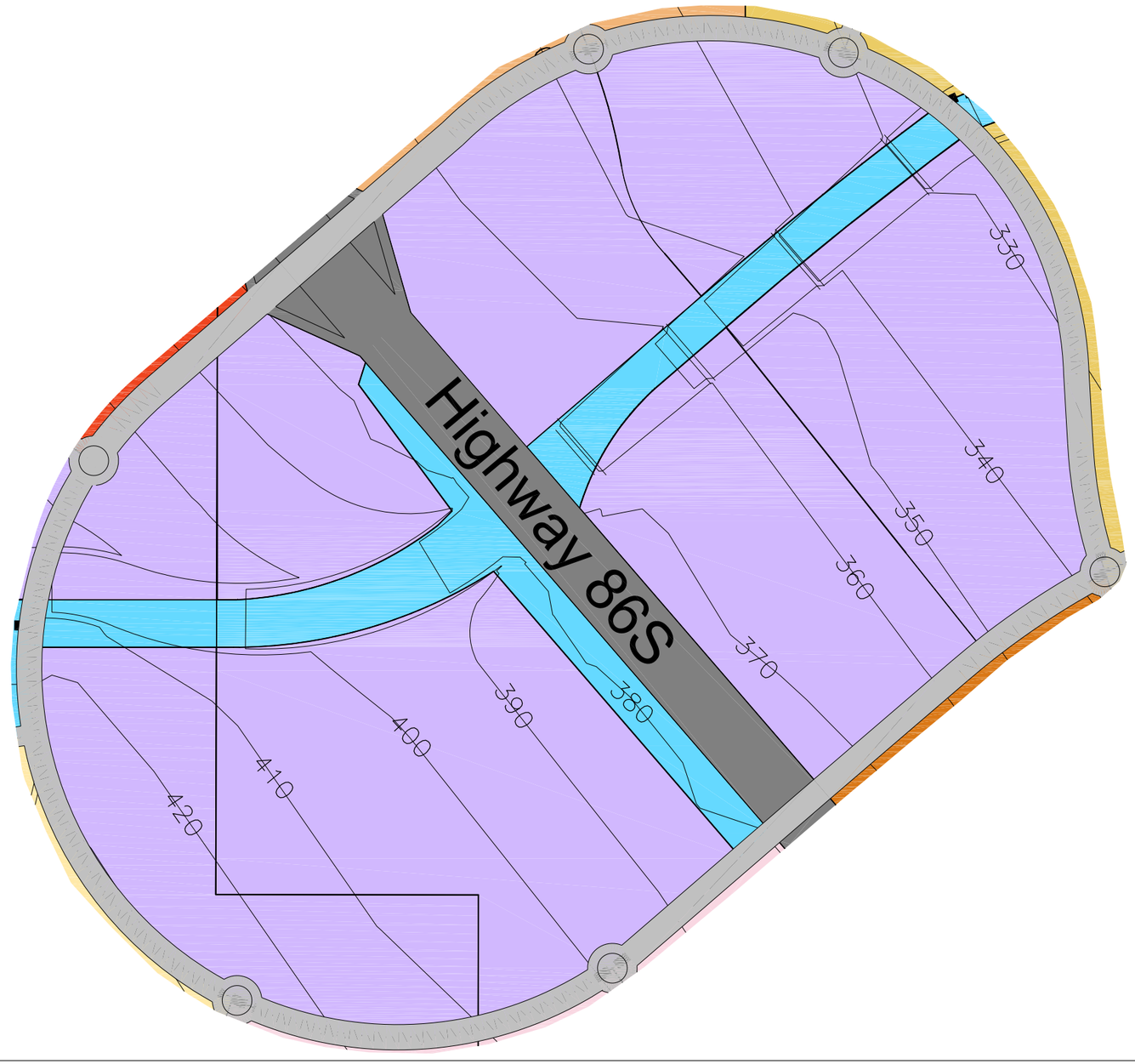

SP375 Exhibit 3-17d

District 4
Grading Concept Plan

Travertine Point Specific Plan

Black Emerald, LLC

0' 650' 1300'

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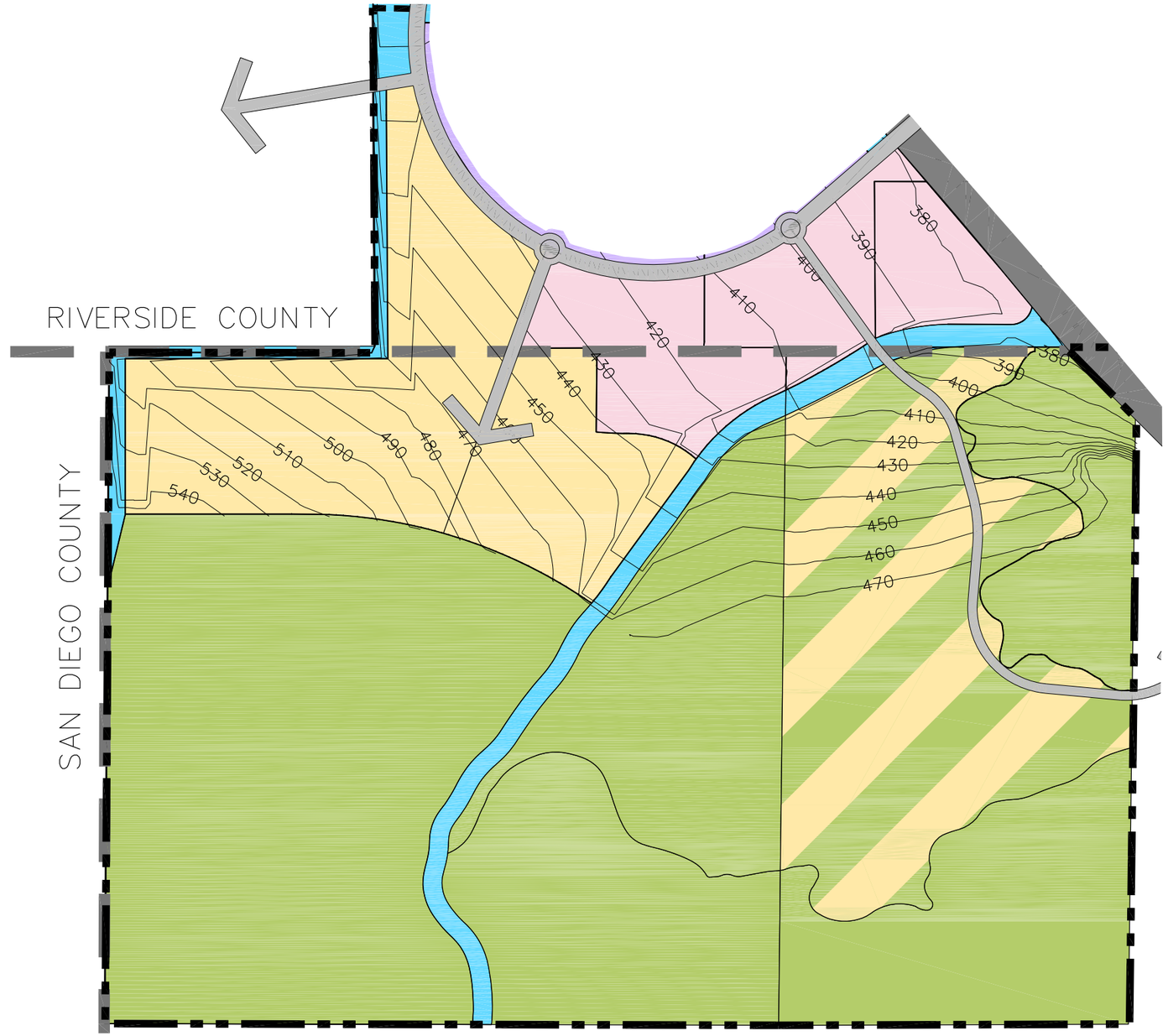

SP375 Exhibit 3-17e

District 5
Grading Concept Plan

Travertine Point Specific Plan

Black Emerald, LLC

0' 1000' 2000'

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3.6 PARKS, RECREATION, AND OPEN SPACE

In addition to efficiency, another fundamental objective of sustainable development is accessibility. In the case of the Travertine Point Specific Plan, the accessibility of community and neighborhood parks, public facilities (regional park), open space, and trails is a driving force in the design of the community.

Inspired by this basic planning principle of sustainable development and in the interest of creating a sustainable open space system, the Travertine Point Specific Plan incorporates a bicycle and trails network connecting parks, public facilities and the three major open space land use designations in addition to utilizing naturalized drainage corridors and access to the Salton Sea shoreline.

The Open Space land use designations include areas for drainages, habitat and resource management. They also provide opportunities for a variety of recreation features, all accessible by a planned hiking and biking trails network, and are discussed below.

3.6.1 Public Facility (PF) (P) Regional Park

Currently, the Oasis Landfill occupies approximately 23 acres of the northeastern portion of the approximately 161-acre area owned by the County of Riverside and is land use designated as a Public Facility, with a conceptual park location. It is currently proposed that the Developer will coordinate with the Riverside County Waste Management District for closure of the landfill, 23 acres and additional acreage of 27 acres for a total of fifty acres to be retained by the County with the remaining 111 acres to be developed as a Regional Park site including associated drainage greenways as shown on the Land Use Plan to the north and south. In order for the site to be developed as a Regional Park, further approval from the County of Riverside will be required subject to the approval of the County of Riverside, a refined Regional Park concept plan will be developed dependent upon the level of service needs of the community and is anticipated to commence in Development Phase III, or approximately halfway through the anticipated residential buildout (8,300 dwelling units and 19,000 projected population). This would allow time for the Waste Management District to complete their current activities and to have a population base to support the Regional Park. The proposed Regional Park site (Planning Area 2-18) is planned to provide for the principle recreational needs for the region. The Regional Park will serve recreation, education, habitat, cultural, and entertainment needs. The site improvements will be phased over time to match the demand created by the region's residents and the full and safe closure of the landfill. The development of the Regional Park facility is in addition to the Specific Plan's required parks and recreation acreage currently estimated at 192 acres at buildout. The developer shall cause the construction of the Regional Park with a variety of private and public funding sources. The Regional Park will require many stakeholders to make it successfully serve a greater region.

The following Regional Park development standards shall apply:

1. Regional Park Facility - Subsequent to closure of the Oasis Landfill and further approvals from the County of Riverside, commence phased improvements for a Regional Park of regional scale as follows:

    a. Prior to issuance of 7,300th building permit, the Developer shall have a Park Master Plan approved by the Desert Recreation District and the Riverside County Planning Department, or equivalent, for the park located with Planning Area 2-18.

    b. Prior to issuance of the 8,300th residential building permit phase 1 for regional park facilities that equal 20% of the total land area for the regional park shall be open to the public and

operational. Facilities within the park will be according to the Desert Recreation District and Riverside County Planning Department approved Park Master Plan.

c. Prior to issuance of the 9,960th residential building permit phase 2 for regional park facilities that equal 20% of the total land area for the regional park (which will be 40% of the cumulative total of the park)shall be open to the public and operational. Facilities within the park shall be according to the Desert Recreation District and Riverside County Planning Department approved Park Master Plan.

d. Prior to issuance of the 11,620th residential building permit phase 3 for regional park facilities that equal 20% of the total land area for the regional park (which will be 60% of the cumulative total of the park)shall be open to the public and operational. Facilities within the park shall be according to the Desert Recreation District and Riverside County Planning Department approved Park Master Plan.

e. Prior to issuance of the 13,280th residential building permit phase 4 for regional park facilities that equal 20% of the total land area for the regional park (which will be 80% of the cumulative total of the park)shall be open to the public and operational. Facilities within the park shall be according to the Desert Recreation District and Riverside County Planning Department approved Park Master Plan.

f. Prior to issuance of the 14,940th residential building permit the remainder of the regional park shall be open to the public and operational. Facilities within the park shall be according to the Desert Recreation District and Riverside County Planning Department approved Park Master Plan.

2. In the event that the Developer and /or Riverside County Waste Management District elects not to enter into an MOU regarding the dedication of the Regional Park, a Specific Plan Amendment shall be filed which shall identify an alternative regional park location within the Specific Plan, revise the Land Use Plan to reflect a potential new regional park site, and revise all other affected components of the Specific Plan to accommodate a new regional park site. Any required California Environmental Quality Act (CEQA) analysis shall also be completed and documented with the Specific Plan Amendment. The improvement and implementation of the new park site will follow the schedule as described in item 1 above. The new park site acres and improvements shall be creditable towards the Specific Plan park requirements.

3. Prior to implementing project approval for Planning Areas 2-17, 2-19, 2-20, 2-21, and 2-34 the applicant(s) shall provide for a buffer and restrict development adjacent to the active or closed landfill, from the Oasis Landfill property line, for a minimum distance of 1,000 feet and a maximum distance of 1,320 feet originating at the Oasis Landfill disposal footprint, until the landfill is closed to provide adequate spacing for monitoring probes, as recommended by the RCWMD and in accordance with the Southern California Air Quality Management District's Rule 1150.1.

4. Pursuant to California Integrated Waste Management Board post-closure land use1, any residential or non-residential uses or development for on-site construction within 1,000 feet of any disposal area

[1] Authority cited: Sections 40502 and 43020, Public Resources Code; and Section 66796.22(d), Government Code.

shall be designed and constructed in accordance with the following, or in accordance with an equivalent design which will prevent gas migration into the building, unless an exemption has been issued:

a. a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;

b. a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;

c. a geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;

d. perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;

e. the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;

f. automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and

g. periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (section 20920 et seq.).

Reference: Sections 43021, 43103 and 44105, Public Resources Code; and Section 66796.22(d), Government Code.

The approximate acreages for the areas included are:

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

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

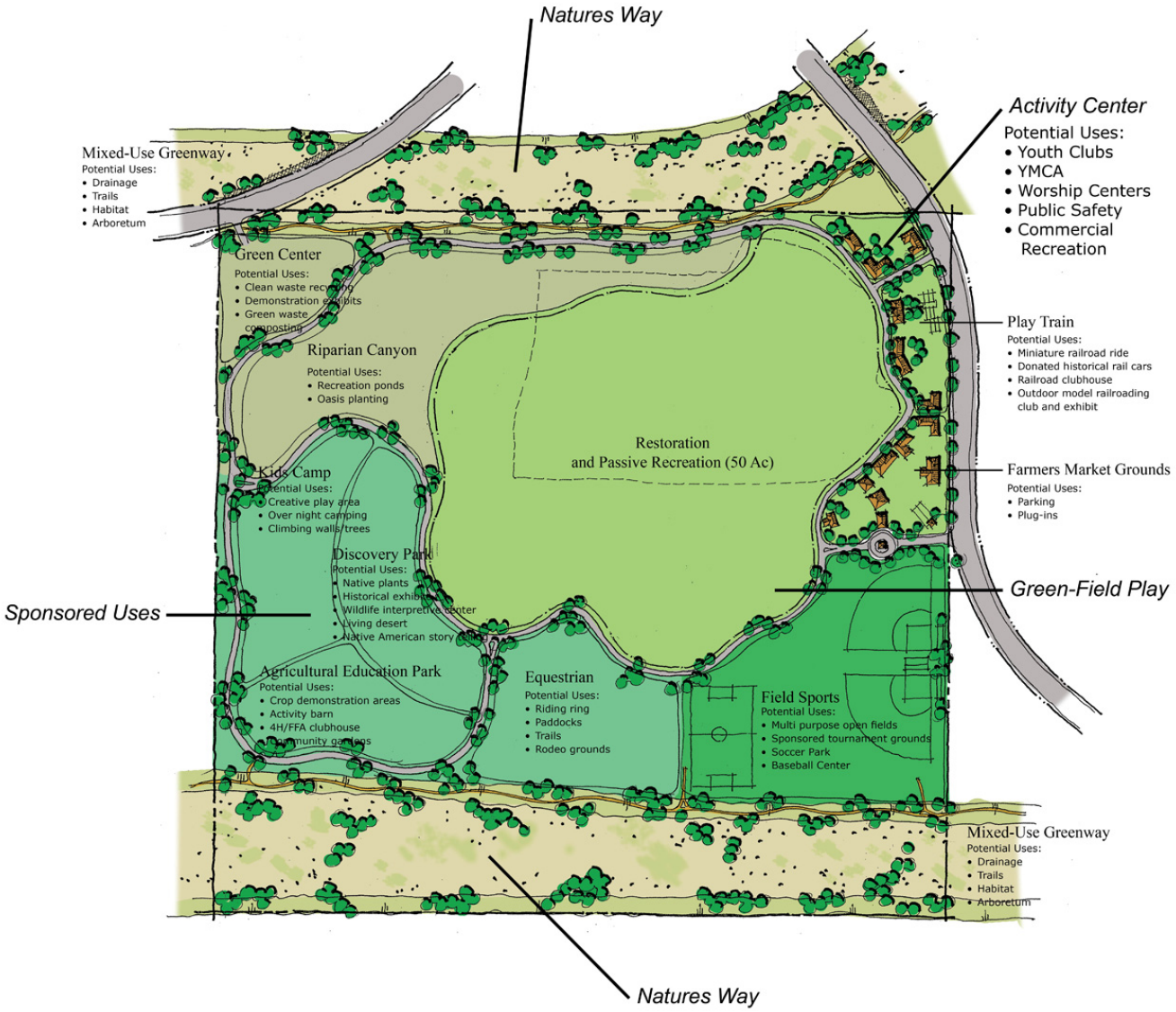
Regional Park area from RCWMD	Acreage
Landfill parcel owned by RCWMD	161.00
50 acre area to be retained by RCWMD - excluded	-50.00
Regional Park area from RCWMD (includes drainage and roads) Total	**111.00**

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

* Final acres will be determined at final engineering

A regional park is tasked with providing destination recreation services not provided by the community parks or neighborhood parks dispersed around the area. The regional park will likely benefit from a variety of funding sources due to its large service area and extent of its stakeholder base. There is also a trend in governing such facilities, which embraces vendor and corporate America sponsorships to offset construction and maintenance costs. Regional parks can also affectively serve special events as a venue with ample parking, services, and buffering from adjacent sensitive land uses.

Notwithstanding the Regional Park development standards identified, facilities will be sized and delivered based on actual demand and management priorities. Actual uses may vary from the following recommended list of potential uses. Once improved, the Regional Park site will serve the region, and will satisfy almost double the amount of required park and recreation acreage. (See also Section 3.6.4 Conceptual Locations, 1. Park Facilities below for details regarding compliance with 5 acres/1,000 population park requirements).



The Regional Park concept contains themed areas with the following potential uses:

5. **Activity Center** – The Activity Center area is themed to provide the commercial recreation types of uses including potential uses such as, youth clubs like the YMCA, worship centers, and public safety. A play train area with miniature railroad ride, donated historical rail cars, rail road club house or outdoor model railroading club and exhibit. Grounds for a farmers market could be provided, with plug-ins, and the areas main parking area.

6. **Green-Field Play** – The Green-Field Play area contains the sports park facilities with multi-purpose open fields, baseball center, soccer park, and / or sponsored tournament grounds.

7. **Sponsored Uses** – The Sponsored Uses area could accommodate a Kids Camp with overnight camping, creative play area with climbing walls and trees. A Discover Park could contain uses such as Mojave and / or Anza Borrego Desert and Coachella Valley native plants garden, a living desert, historical exhibits, Native American storytelling and a wildlife interpretive center. This area could also accommodate an agricultural education park with crop demonstration areas, activity barn, 4H/FFA clubhouse, and community gardens. Also within this themed area, an equestrian center with riding ring and trails, paddocks and / or rodeo grounds are potential uses.

8. **Restoration and Passive Recreation** - This area contains habitat restoration and passive recreation that could potentially support uses like group picnic area with shade structures.

9. **Natures Way** – Natures Way areas borders the northern and southern portion of the regional park. These areas contain the mixed use greenways that provide trails along drainage areas that will be planted with natural habitat. A Green Center is a potential use with clean waste recycling, demonstration exhibits and green waste composting. A Riparian Canyon area could feature recreational ponds and oasis plantings.

3.6.2 Open Space (OS) (R) (Recreation)

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

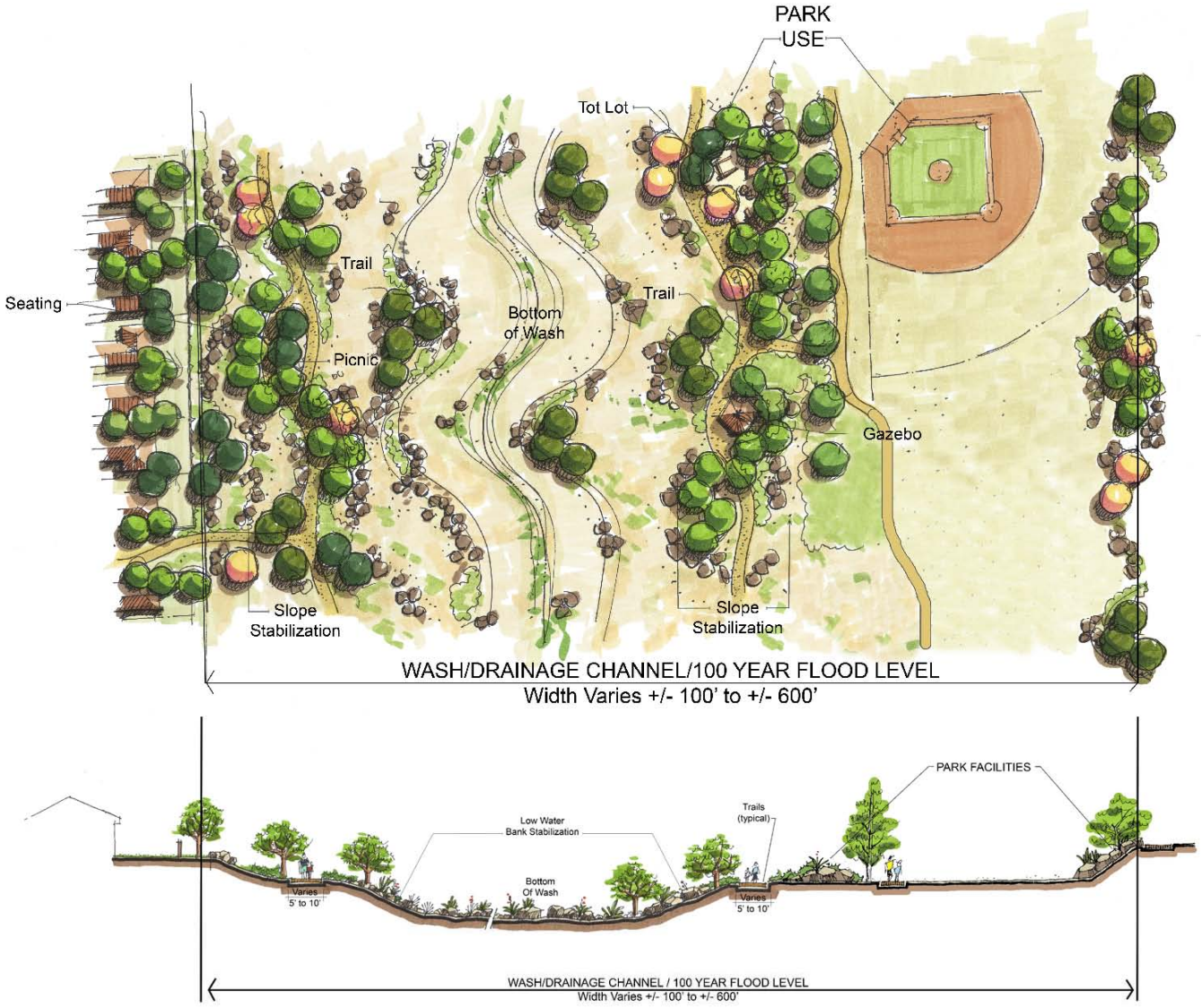
3.6.3 Open Space (OS) (W) (Water)

Open Space Water areas will function as part of the storm water drainage, and storm water detention areas and may also serve as a component of a water quality treatment program. These facilities may also be utilized as additional recreational park areas and are included as part of the bicycle and hiking trails network.

1. Drainage Channels

The linear drainage channels are planned to accommodate the on-site, storm water drainage system and provide opportunity for naturally landscaped corridors. These drainage corridors may also serve to incorporate additional off-road segments to the bicycle and hiking trails network. The drainage channels are planned to serve multiple functions; serve in flood control, serve in "water harvesting" and storm water treatment through de-silting; serve as recreational trail system, serve as native landscaped habitat, and serve as a visual amenity. The area's storm water drainage facilities are anticipated to improve the quality of storm water runoff that flows into the Salton Sea as a "cleaner" source for de-salting the sea itself. The naturally revegetated channels will also serve to provide natural habitat and provide corridors for wildlife movement between the Salton Sea and the Santa Rosa slopes and other conservation areas to the west.

The drainage channels will vary in width, approximately 100 feet to over 600 feet wide and may accommodate active and / or passive recreational uses. Where appropriate, park facilities will be located within the high flood water mark (100 year storm event) and may include active and passive park amenities such as play fields, tot lots, and picnic areas. These improved areas with public park facilities, along with the off-street bicycling and hiking trail improvements will be creditable towards satisfying the Specific Plan's five acre per 1,000 population parks requirement.



2. Salton Sea

The Salton Sea shoreline borders the eastern edge of the Travertine Point Specific Plan. Planning Area 3-10 provides for the opportunity of a small marina, potential for lodging and specialty retail. The restoration of the sea is vigorously being pursued by the Salton Sea Authority.

3.6.4 Open Space (OS) (C) (Conservation)

These areas will remain undisturbed or possibly enhanced to increase their habitat value. The area includes the Salton Sea Shoreline, and the extension of Travertine Point and the Santa Rosa Mountains, Planning Areas 5-9, 5-11, 5-14, and 5-15. The Salton Sea Shoreline should be a protected feature consistent with the Salton Sea Authority restoration plan as an environmental asset, wetland preservation, and recreation component to Travertine Point. The preservation of the mountains to the south is consistent with the Santa Rosa Mountain Conservancy policies as well as providing a transition to buffer the Anza Borrego State Park located in San Diego County.

The Torres Martinez lands designated as OS-C (PA 2-7) may have culturally sensitive sites and/or artifacts and are planned to become a cultural preserve / living desert. Other culturally sensitive areas, such as the Travertine Pointe geologic feature, and any other areas identified by the Torres Martinez Desert Cahuilla Indian Tribe (TMDCI) will be maintained or preserved in a similar manner.

3.6.5 Conceptual Locations

1. Park Facilities

Individual residential planning areas will also develop and provide community and neighborhood park sites, pocket parks and private recreation facilities to serve their respective residents, in addition to the Public Facility - Regional Park site. The community parks with ball fields, neighborhood parks and private recreation facilities will typically be developed in conjunction with residential developments. These park sites are permitted in any planning area and have been identified on Exhibit 3-1, Land Use Plan, with the intent to provide conceptual locations as well as provide for maximum flexibility for the number, size and location of these recreational amenities. All parks will be conveniently situated throughout each district within a convenient walking distance for all residents, as shown on Exhibit 3-18, Open Space and Parks Plan. The exhibit also shows that approximately one out of every four parks will provide sports fields. (See also Section 3.11.5, Parks/Recreation Guidelines, for additional Landscape Guidelines.)

2. Park Development Standards

a. A ratio of approximately five acres of park is required to be provided per 1,000 residents. Utilizing this ratio, the buildout of 16,655 residential dwelling units will necessitate the need for approximately 192 acres of neighborhood park facilities. A minimum of 6.6 acres of park facility is recommended to be developed in conjunction with the development of approximately every 500 residential dwelling units depending upon type of housing.

b. 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 3-5, Park Acreage Requirements, 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. Notwithstanding 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.

Table 3-5
Park Acreage Requirements

Development Phase	Estimated Dwelling Units	Estimated Population (at 2.3 Residents/Household)	Approximate Park Acreage Required at 5 acres / 1,000 population
I	3,249	7,473	37
II	3,608	8,298	42
III	3,386	7,788	39
IV	5,166	11,882	60
V	1,246	2,866	14
Totals	**16,655**	**38,307**	**192**

A. Prior to the issuance of building permit for the 3,250th residential unit, 43 acres of park or credits shall be available.
B. Prior to the issuance of building permit for the 6,500th residential unit, 48 acres (91 cumulative) of park or credits shall be available.
C. Prior to the issuance of building permit for the 10,000th residential unit, 47 acres (138 cumulative) of park or credits shall be available.
D. Prior to the issuance of building permit for the 13,500th residential unit, 68 acres (206 cumulative) of park or credits shall be available.

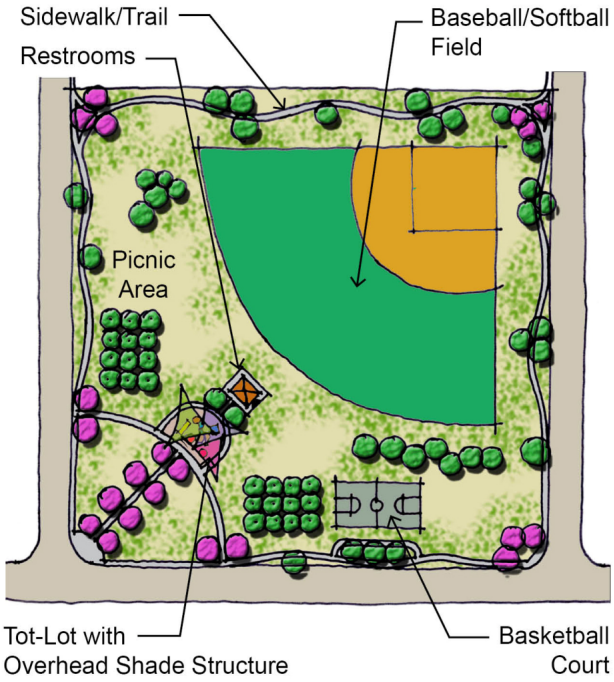
c. One out of every four public parks shall be a sports field and that sports field shall be at least 5 acres in size.

d. Sports field parks shall be conceptually located and illustrated within each District Refinement Plan submittal.

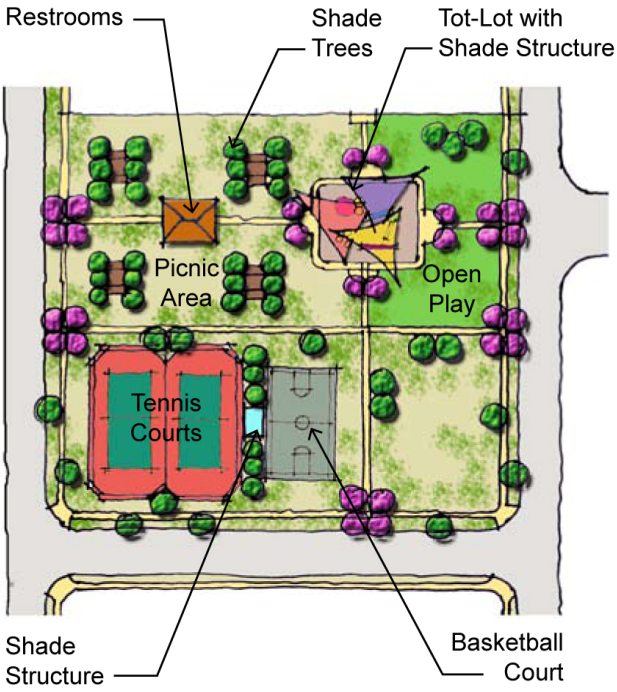
e. At no time shall the number of dwelling units approved within Final Tract Maps exceed the corresponding local park credit that is dedicated / offered for dedication.

f. However, the developer may provide local park acreage credits in excess of current local park acreage requirements as determined by the number of dwelling units contained in approved final tract maps – thus building a reservoir of excess park acreage credits that may be applied to dwelling units contained in future tract maps.

g. In order to assure that necessary recreational services are made available to initial Travertine Point residents, the Developer or builder shall provide a park with playground and field play area, prior to the issuance of the 25th residential certificate of occupancy. This requirement may be waived or modified without further amendment to this Specific Plan, if such facility is determined appropriate at a later stage of development by the County.



COMMUNITY PARK WITH SPORTS FIELD (TYPICAL)



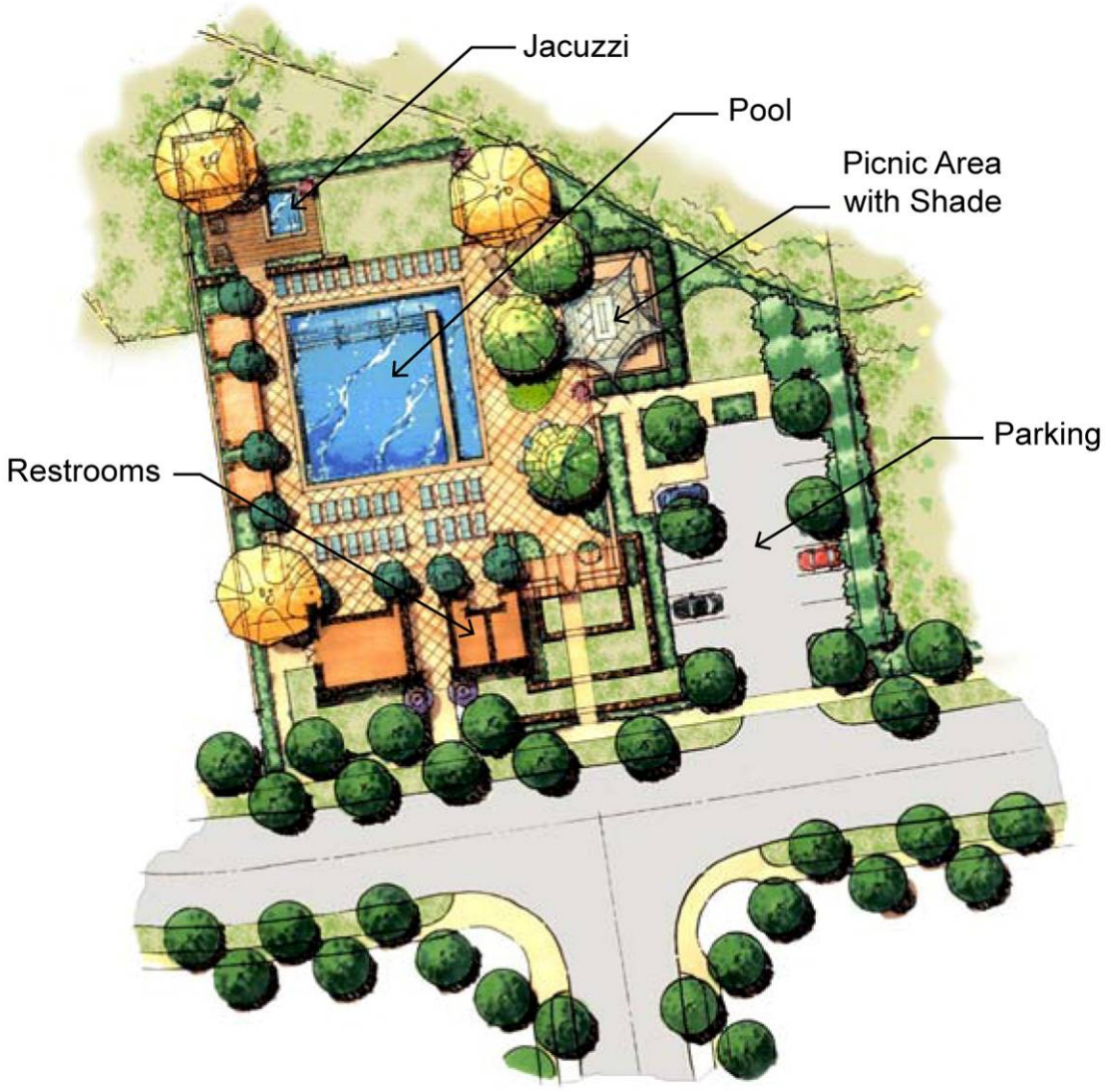
NEIGHBORHOOD PARK (TYPICAL)

3. Private Recreational Facilities

Private recreational facilities such as playgrounds, tot lots, free play areas, passive areas, clubhouses, swimming pools, spas, multi-purpose courts, and/or golf are also anticipated. Additional private recreational facilities with any of these types of amenities may be located in any residential development or residential planning area neighborhood.

4. Private Recreational Facilities Development Standards

a. Such private recreational facilities shall receive a park credit of 50% toward the minimum park requirement.



PRIVATE RECREATION AREA (TYPICAL)

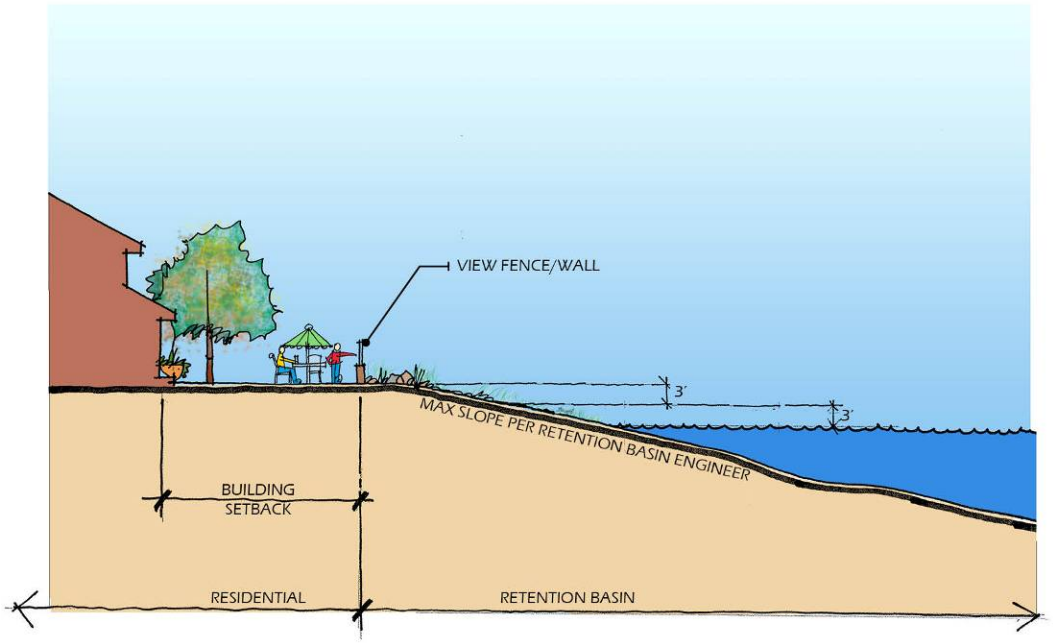
5. Retention Basins

The man-made retention basin system within Travertine Point will have three primary functions, including: serving as a primary drainage conveyance and peak attenuation and storage facility for the project's off-site and on-site stormwater runoff; providing high level urban runoff water quality treatment and Best Management Practices (BMP) for the off-site and on-site stormwater runoff; and, providing aesthetic and recreational features for the community.

Some residential neighborhoods will feature these planned water retention basins as a visual, recreational, and open space amenity. They will also function as a natural cooling element, and provide recreational uses such as non-motorized boating and fishing (without swimming), accessible to the entire community. These retention basin sites are permitted in any planning area in order to provide conceptual locations as well as maximum flexibility for the number, size, and location. Retention basin sites may also be designed and located as an integral need for incorporating the planning areas storm water drainage system and may also serve as an important component of the system's water quality treatment program. Refer to Section 3.11, Sustainable Principles in regards to sustainable guidelines for the proposed retention basins).

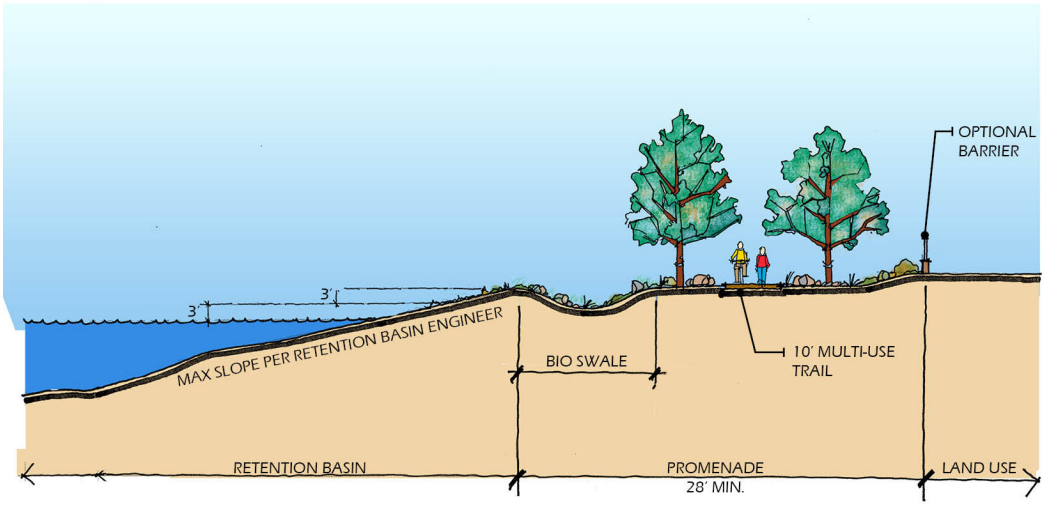
6. Retention Basins Development Standards

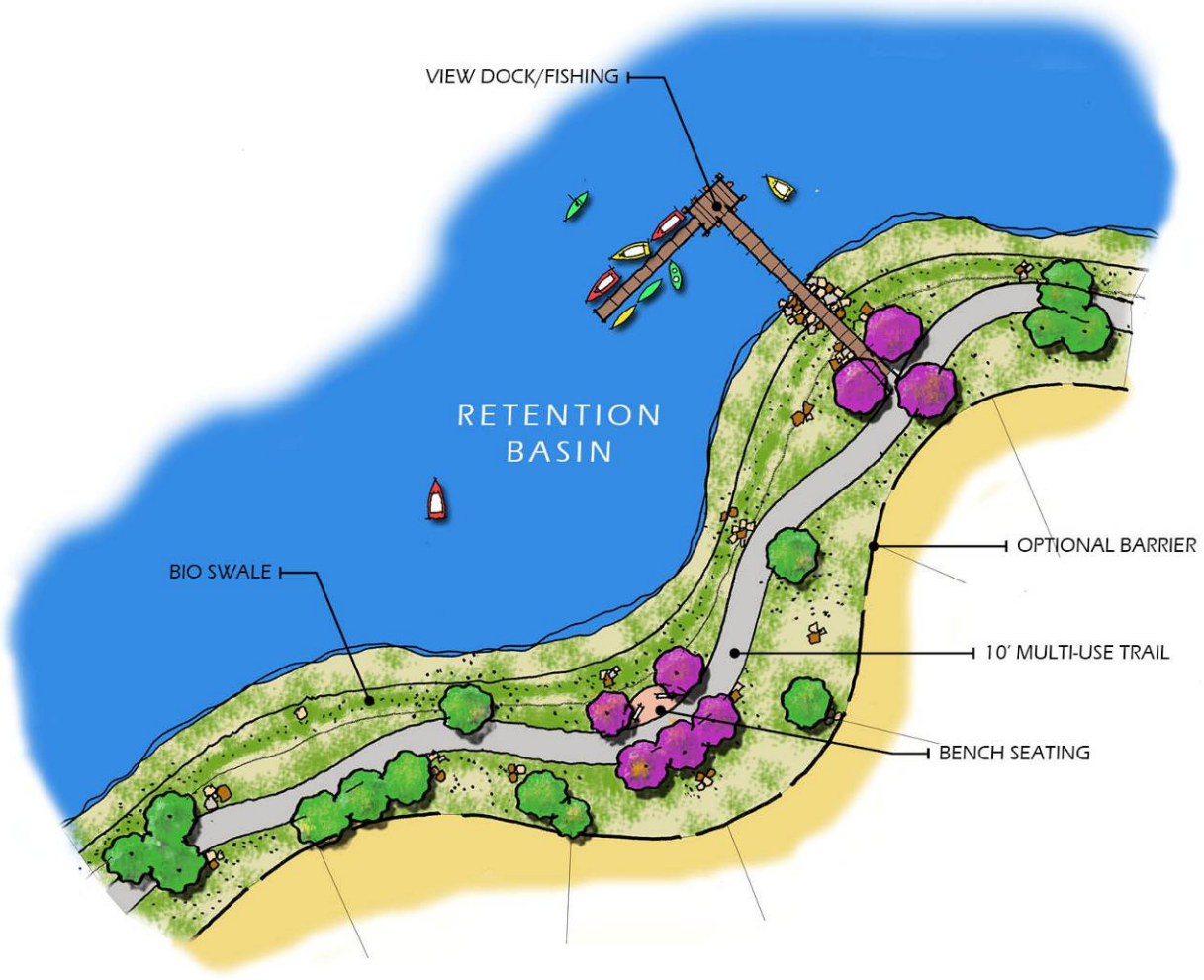
a. Private residential lot frontage shall be allowed on any retention basin up to the designed high water elevation. The total of said frontage shall be limited to less than 50% of the total perimeter of the retention basin edge.



b. Public and/or common area frontage shall be allowed on any retention basin. The total of said frontage shall be more than 50% of the total perimeter of the retention basin edge and shall be maintained for public access and use and be incorporated into part of the public trails network where applicable and shall receive a park credit of 50% toward the minimum park requirement.

c. Pedestrian bridges, boardwalks, and boat docks are permitted, subject to final design approval.





d. The minimum width of any public or common area along the retention basin edge shall be 30 feet as measured from the designed high water elevation.

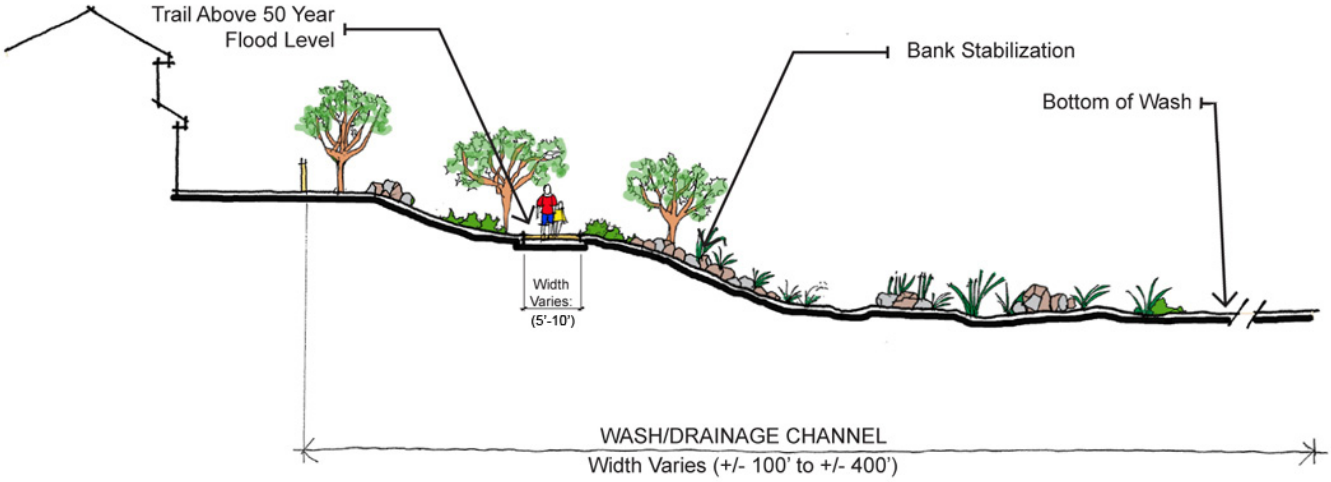
e. Swimming and direct human body contact shall be prohibited unless otherwise permitted by the appropriate public resource agencies. This prohibition shall be included in the CC&Rs for the community and shall be properly noticed by signage along the publicly accessible portions of the retention basin edge.

f. Detailed designs, construction plans, operations, and maintenance plans for any retention basin shall be approved by the appropriate public resource agencies prior to grading permits for the retention basin and prior to issuance of development permits for any adjacent residential area.

7. Trails Network

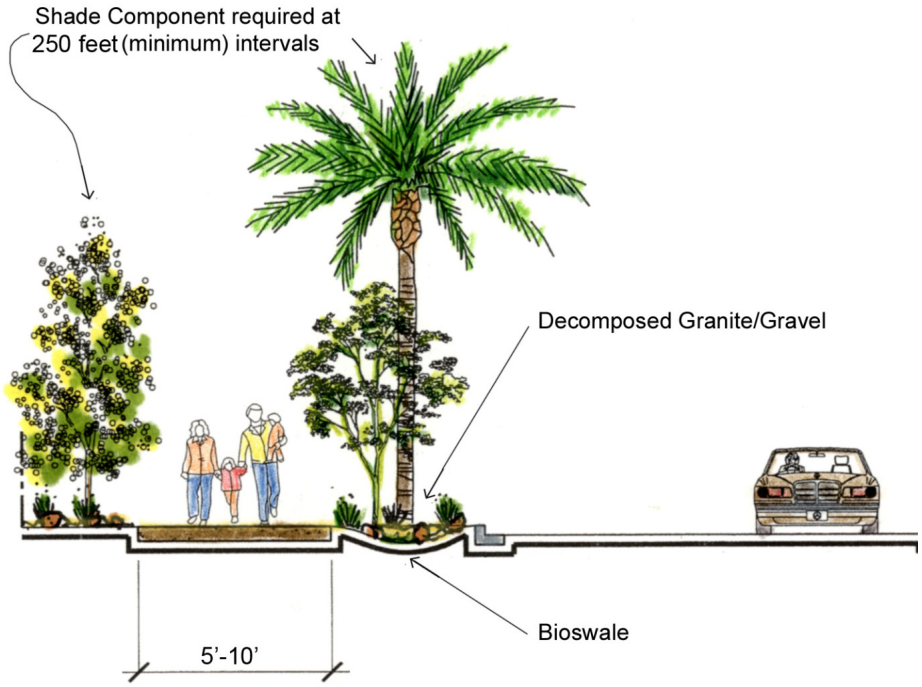
The Travertine Point trails system promotes walk-ability through a comprehensive network of trails that extends to all areas of the community. Approximately fourteen miles of backbone trails network will follow the spine circulation system as well as the drainage corridors and open space areas that will connect neighborhoods, amenities, parks, schools, shopping, dining, and service uses. Residents

may walk from home to neighborhood parks and schools as well as from one neighborhood to another via either a trail or sidewalk and will promote the Safe Routes to Schools program. This trail system will create walk-ability and encourage pedestrian and bicycle use, reduce automobile dependency, as well as provide healthful exercise and recreation benefits. Benches and other park uses may be located along the drainage channel trails to provide rest stops, recreational spaces, and areas to enjoy a distant view. Shade structures and / or trees will also be installed at minimum 150-foot intervals along all trails to help cool the sidewalk or path and rest stops, to create a pleasant physical environment. The accessibility of parks, recreation facilities, open space, and trails is a key component of implementing sustainability in the design of the Travertine Point community.



BACKBONE TRAIL

Trail connections are planned to extend to neighboring communities as outlined in Exhibit 3-11c, Mobility Plan – Walkways and Pedestrian Paths, and Exhibit 3-18, Open Space and Parks Plan. Examples of these are illustrated on Exhibit 3-19, Open Space, Parks, and Trails Images.



NEIGHBORHOOD/PEDESTRIAN PATHWAYS

8. Trail Development Standards:

a. Prior to the Approval of Any Project (Tentative Map, Use Permit, and/or Change of Zone): the applicant is required to submit a trails plan for the project to the Riverside County Regional Park and Open-Space District for review and approval prior to project approval. The plan is to show an internal trail network and all connections to both the County of Riverside and County of San Diego trails systems and surrounding cities. It is to provide typical cross sections for proposed development.

b. Trails will be paved with concrete, asphalt, or pervious pavers within the more urban areas of the community, such as those trails that are parallel to roadways, shall be a minimum of five (5) feet wide and a minimum of ten (10) feet wide if it is a multi-purpose trail.

c. Trails within developments may be paved with concrete or asphalt, or may be of native soil, indigenous decomposed granite (DG), or similar type of material and be a minimum of five (5) feet wide.

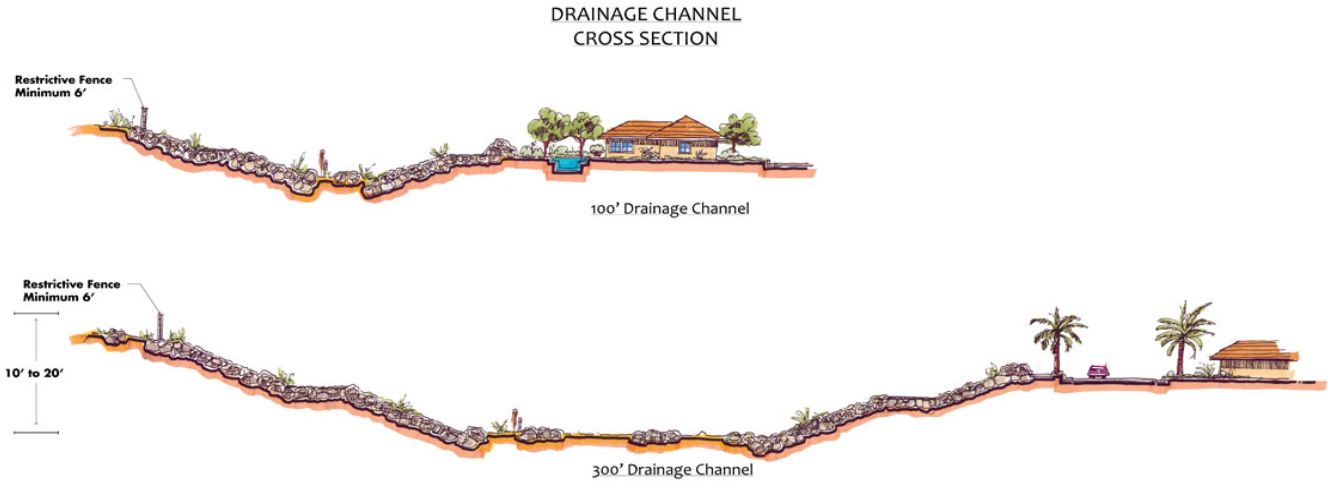
d. Shade structures and/or trees shall also be installed at a minimum of 150' intervals along all trails to help cool the sidewalk or path and rest stops shall be shaded with shade structures and/or trees.

e. Trails that are located in the drainage washes may be paved with concrete or asphalt, or may be of native soil, indigenous decomposed granite (DG), or similar type of material and be a minimum of five (5) feet wide, or a minimum of ten (10) feet wide if it is a multi-purpose trail. These trails shall be developed in conjunction with the construction of the drainage channels. These improved facilities shall receive a park credit of 50% toward the minimum park requirement.

f. Prior to each implementing project approval, the County of Imperial Department of Planning and Building, Planning Division shall review the subdivision design for the proposed project. The County shall confirm that recreational trails associated with the proposed project do not lead into Open Space (Conservation) areas or other environmentally sensitive areas adjacent to the project site (such as ABDSP, SRSJM National Monument, or other state or federally protected lands) to the south and west of the project site. Specifically, the County shall ensure that trails do not lead into Peninsular bighorn sheep habitat in ABDSP and the SRSJM National Monument in the rocky hills and mountains. In addition, each subdivision design shall provide a minimum 500-foot setback between ABDSP lands and proposed residential or commercial land uses. Within this 500-foot setback, recreational trails and use of motorized vehicles will be terminated.

g. The development of the trail system within the proposed project shall not allow for the use of motorized vehicles on existing or planned trails/trailheads within or that connect to the Anza-Borrego Desert State Park or the Santa Rosa and San Jacinto Mountains National Monument.

h. Trails that are developed adjacent to the Anza-Borrego Desert State Park and the Santa Rosa and San Jacinto Mountains National Monument and shall terminate no closer than 500 feet from the project boundary and include signage discouraging off-trail access.



Drainage Channel Buffer with 6-Foot Restrictive Fence

Restrictive Fence Along Project's Western Boundary

i. Trail integrity throughout the Specific Plan area will be developed in conjunction with future projects and a trails hierarchy shall be developed conceptually within each District Refinement Plan.

j. A master HOA shall maintain trail connections not directly related to infill subdivisions.

k. Future developers and builders will be required to provide for the integrity of the planned trail system by construction of feeder trails and linkages as appropriate in future projects.

l. Future developers and builders will be required to provide feeder trails and / or linkages to connect to drainage channel trails where applicable.

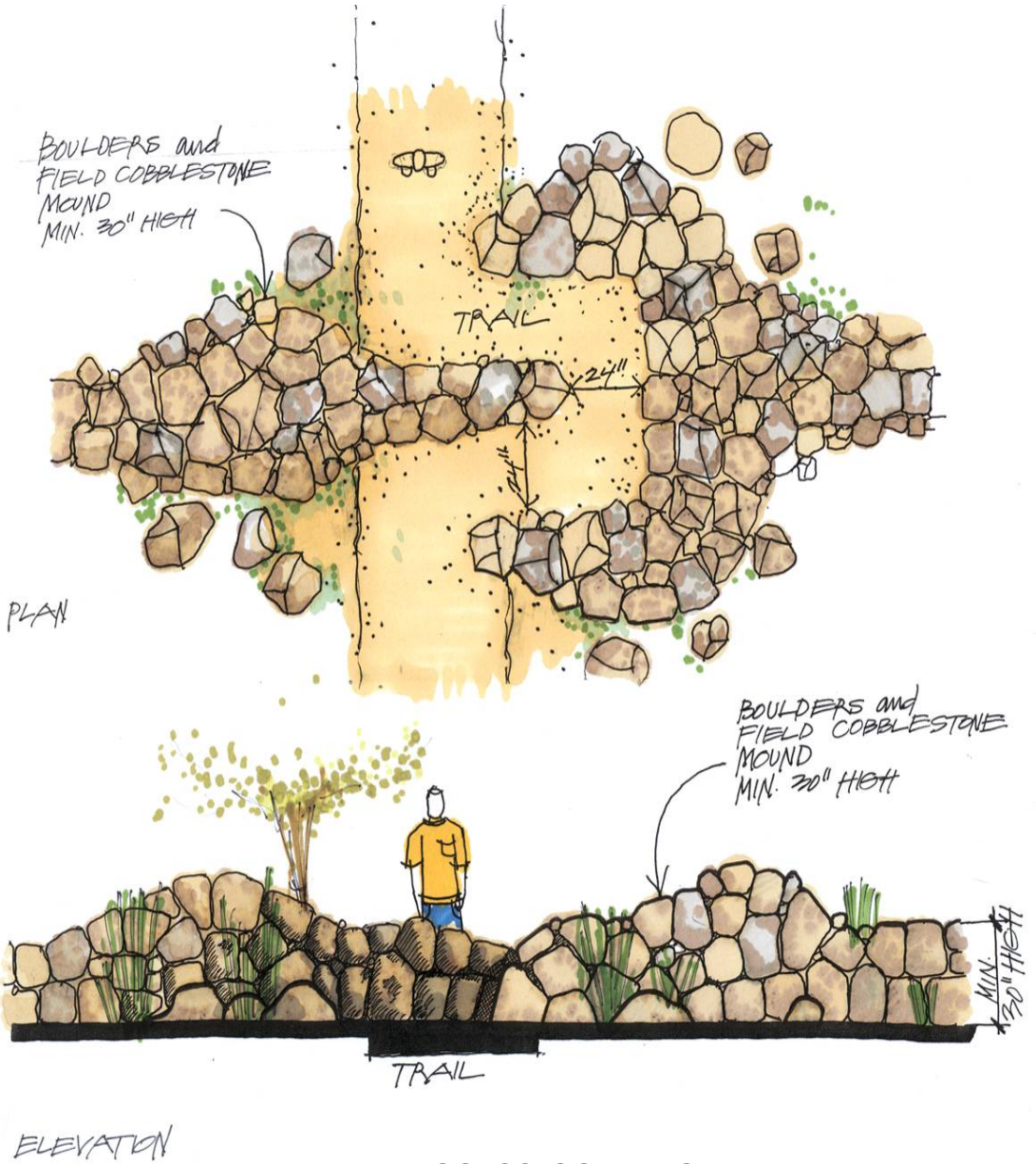
m. Residential development should provide feeder trails and / or pathways to provide easy access to school and / or park sites where applicable.

n. Future developers and builders will be required to provide shade structures and or trees along these trails as appropriate to help cool the trails or pathways, in accordance with an approved landscaped plan accompanying a subdivision map application review and approval.

o. Trail transitions along Travertine Point's boundary should transition into future developments with consistency and continuity in material use and trail design.

p. Trails shall be restricted within planning areas adjacent to Travertine Rock, requiring that such trails and associated parking, trailheads, rest, and/or picnic areas shall be located no closer than 500 feet from the perimeter of physical outcropping of Travertine Rock, and shall provide for signage discouraging off-trail access.

q. Public access shall be restricted, especially off-highway vehicle access, to the shoreline areas, to the extent legally and practicably feasible, to minimize disturbance of natural crusts and soils surfaces in future exposed shoreline areas.



TRAIL ACCESS CONTROL

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LEGEND

- Open Space (Recreation)
- Open Space (Conservation)
- Public Facility/Community Park
- Residential Area
- Non-Residential Area
- Drainage
- County Line
- Backbone Trail System
- Trail System Highway Overpass (2)
- Trail System Highway Underpass (3)
- Neighborhood Park & 1/4 Mile Radius

CONCEPTUAL LOCATIONS:

- Sports Field
- Retention Basins
- Schools

SP375 Exhibit 3-18

Travertine Point Specific Plan

Open Space & Parks Plan

Black Emerald, LLC

0' 2500' 5000'

FORMA

February 2012

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Trail Access to Open Space Areas

Drainage Channel Trail Concept

Multi-Use Decomposed Granite Pathways

Rest Areas with Seating and Shade

Shade Structures over Playground Equipment

Neighborhood Park/Sports Field

Tot Lot

Private Recreation Area

SP375 Exhibit 3-19

Travertine Point Specific Plan

Open Space
Parks and Trails Images

Black Emerald, LLC

FORMA

February 2012

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3.7 MASTER LANDSCAPE CONCEPT

3.7.1 Master Landscape Plan

The intent of the Master Landscape Plan for Travertine Point is to ensure a cohesive, high quality aesthetic and recognizable landscape theme by providing an overall design direction for the community, bringing order and continuity to the street themes, and emphasizing a sense of place. (Refer to Exhibit 3-20, Landscape Master Plan, and Section 3.10.1, Streetscapes, for more detail.)

The Master Landscape Plan establishes a community-wide themed landscape zones and development standards for the physical landscape design features that define the character, quality, and aesthetics of the Travertine Point Specific Plan.

Travertine Point's landscape zones and development standards also incorporates park and retention basin themes, that transition from a rural-type setting to an increasingly urban environment. This theme reflects the Specific Plan's architecture, landscaping and community elements such as entry monuments, signs, walls, and fences, and lighting to ensure a unified comprehensive design. Design elements are provided and are addressed in further detail in Chapter 3-11, Landscape Design Guidelines.

Sustainable development principles are incorporated into the land use plan and the design guidelines. Travertine Point will incorporate the following design features:

1. Pedestrian-oriented neighborhoods;
    a. Parkway separated sidewalks
    b. Traffic-calming measures on local streets
    c. Pedestrian access from cul-de-sacs
    d. Feeder trail and/or pedestrian pathway connections to the backbone trail system
2. Mixed-use residential and commercial in the Town District;
    a. Encourage compact development and accommodate urban densities and lifestyles
    b. Promote opportunities for mass transit
3. Provide a variety of residential neighborhoods;
    a. Entry level housing
    b. Work force housing
    c. Move-up primary housing
    d. Active-adult neighborhoods
    e. Executive housing
    f. Single family detached, single family attached, and multiple family housing
    g. Seasonal housing

4. Landscaping of open space to protect natural habitats and cultural resources;
    a. Use of native Mojave and / or Anza Borrego Desert and other California desert-friendly plants
    b. Use of open fencing to preserve views
    c. Fencing and access controls to protect resources
5. Connecting open space, parks and trails into a unified system;
    a. Multi-use drainage corridors as backbone trail segments
    b. Pedestrian paths and feeder trails connect neighborhoods to backbone system, parks, schools and neighborhood centers
6. Interconnected street patterns throughout the community;
    a. Provide alternative circulation choices to disperse vehicular traffic
    b. Provide safe and convenient pedestrian ways
7. Neighborhoods are anchored by community amenities or "third places" such as:
    a. parks
    b. schools
    c. open space
    d. recreation areas
    e. retention basins
    f. trails

3.7.2 Landscape Zones

The Master Landscape Concept has been developed on a foundational premise that emphasizes the principle of a low water demand plant palette, appropriate for the site's location and climatic conditions. Mojave and Anza Borrego native plant species and other California drought resistant plant materials will constitute the majority of the living landscape in Travertine Point. The major thematic linear elements of the landscape concept that create the unifying character of the community are the backbone street system and the major open space features, including the major drainages. While these linear elements thread the community together, the Master Landscape Concept also establishes five landscape zones, generally reflective of the geographic context of the Specific Plan's five Districts. These five landscape zones are: the Riparian Zone, the Upland Zone, the Lakeshore Zone, the Town District Zone, and the Foothill Zone. See Section 3-11, Landscape Design Guidelines and Section 3-10, Community Design Guidelines for more detail regarding District themes and distinction.

1. Riparian Zone

The Riparian Zone (District 1 of the Land Use Plan) is in the northeast sector of Travertine Point. This lower lying area should include some features reflective of a naturalized landscape character such as desert riparian plant communities and, possibly, wetlands enhancement programs.

2. Upland Zone

This zone occupies the northwest sector of Travertine Point (District 2 of the Land Use Plan). The landscape character of this zone should reflect the alluvial fan nature of the area and the nearby Anza-Borrego Desert State Park.

3. Lakeshore Zone

Also, located in an area of lower elevation in the southeast sector near the Salton Sea, is the Lakeshore Zone (District 3 of the Land Use Plan). This zone should reflect the proximity to the significant natural wonder of the Salton Sea while also establishing the recreational and resort context in the landscape character.

4. Town District Zone

The Town District Zone (District 4 of the Land Use Plan) is located near the geographic center at a future SR 86S interchange. The mixed use designation will feature urban land uses including residential, commercial, business park, and civic, uses as well as parks, pedestrian and bike trails, and neighborhood electric vehicle circulation. This zone use of indigenous palms will reinforce the agricultural heritage of the area.

5. Foothill Zone

Located in the southwest sector, (District 5 of the Land Use Plan), this zone should relate to the landscape character of the foothills of the Anza-Borrego Desert State Park.

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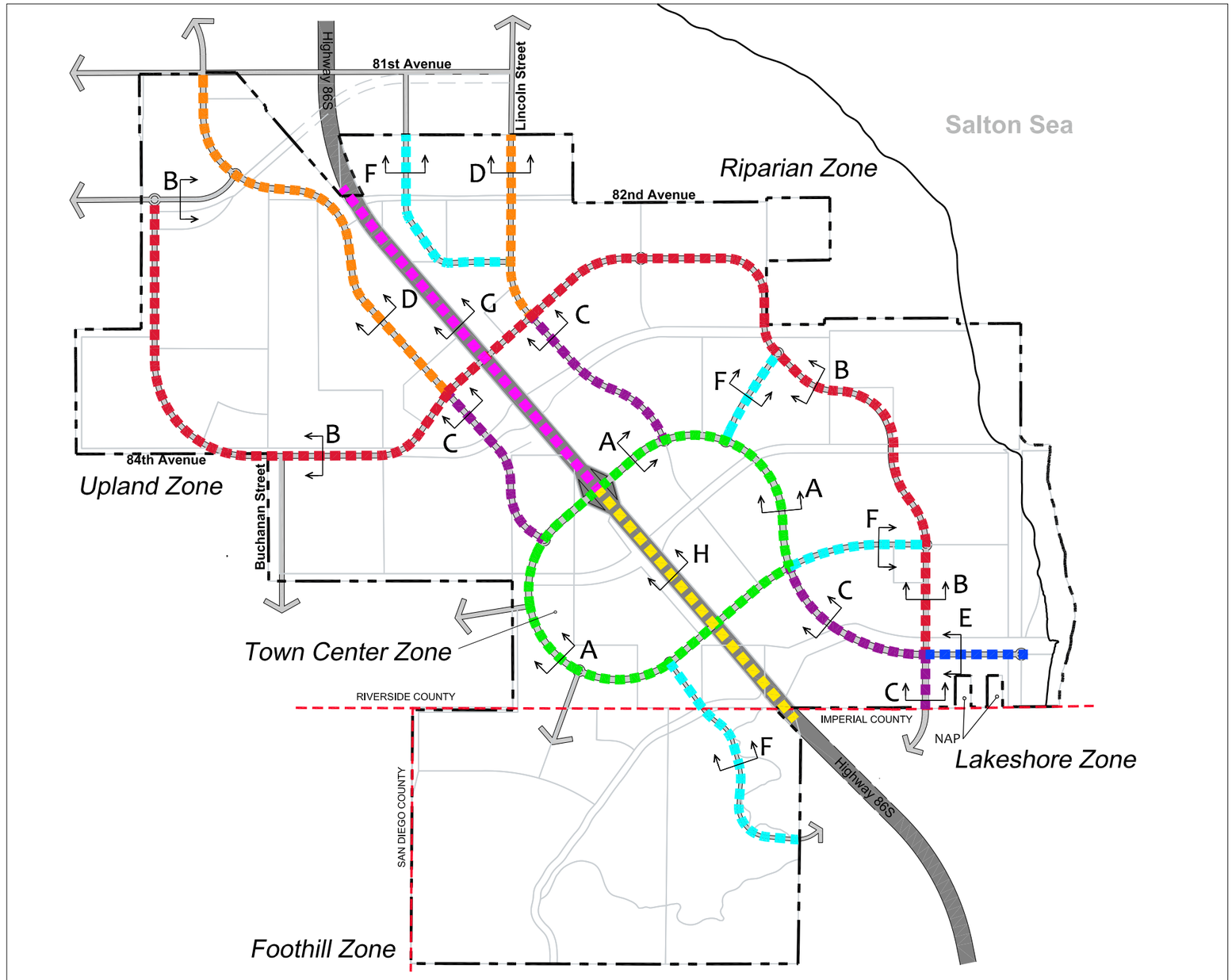


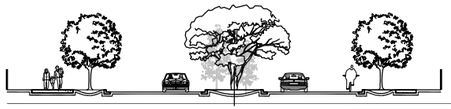
LEGEND

Section A

"Town Center Way"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section B



"Jewel Street"

-Parkway: Canopy Trees
-Median: Specimen w/ Vertical Trees

Section C

"Gateway Street"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section D

"Village Way"

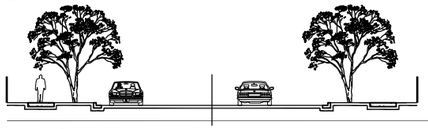
-Parkway: Palms w/ Accent Trees
-Median: Palms w/Vertical Trees
Where Required by Circulation Plan

Section E

"Bayside Way"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section F



"Paseo Street"

-Parkway: Canopy Trees

Section G

"Highway 86S"

-Parkway: Vertical & Canopy Trees
(See also Exhibits 3-34 & 3-35)

Section H

"Highway 86S"

-Parkway: Palms w/ Accent Trees
(See alsoExhibits 3-36, 3-37 & 3-38)

*** Refer to Exhibits 3-22 to 3-27 for Illustrative Street Sections and Plans**
*** Refer to Section 3.10.1, Streetscapes and Section 3.10.2, Streets for more detail.**

Travertine Point Specific Plan

SP375 Exhibit 3-20

Landscape Master Plan

Black Emerald, LLC

0' 2500' 5000'

FORMA

February 2012

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3.7.3 Master Landscape Plan Development Standards

1. Regional, Community, and Neighborhood Parks

a. The plant palette for the parks shall consist of durable turf, Mojave and Anza Borrego desert or other California-native, ornamental and drought tolerant species that will combine to produce inviting spaces.

b. Trees and shrubs should be identified and placed to create open spaces for active recreation, and shade for small social gatherings or passive areas.

c. Specimen trees shall be incorporated into the landscape at primary areas and pedestrian nodes. These areas may include corners, large central planters and at focal terminus.

d. The Regional Park may include amenities such as a community recreation center, numerous lighted sport fields, tot-lots, hard court games, an active recreation area, group camping, restroom facilities, etc. Plant material should be used to define activity / use areas, and to frame and reinforce views.

e. Several Community Parks shall include at least one unlighted sports field.

f. Neighborhood Parks may include, but not limited to an open play area, shaded tot-lot, educational area, benches, tables and chairs, shade and trellis structures.

g. On-site boulders should be taken into consideration for design of the park landscape. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

2. Town District

The Town District consists of Mixed Use with retail, entertainment, office, Business Park, High Density Residential, and Institutional uses. Straddling Highway SR 86S and one of the major drainage corridors, the Town District is the major activity center to Travertine Point. The plant palette selected should harmonize and accentuate building architecture, and provide a statement to the Town District.

a. Vertical type trees are preferred adjacent to building architecture to emphasize the vertical lines of the building.

b. Screen type trees should be used in areas to soften massive building walls.

c. Larger type shrubs should be used as background material to soften building facades and walls.

d. In highly visible locations such as entries and/ or pedestrian nodes, planting should be accentuated.

e. Turf areas should be limited to common areas, appropriate use corridors and along the back of sidewalk to divide landscape areas.

f. The use of Native and drought tolerant plant material is recommended for the Town District. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

3. Resort / Marina

a. The Resort / Marina shall be planted with a mix of ornamental, riparian and drought tolerant type species.

b. Turf areas should be strategically placed to provide passive areas for relaxation and for a scenic overlook of the Marina.

c. Seating should be provided at these scenic overlook locations.

d. Specimen type trees should be selected at the primary entry as an entry statement to the Resort / Marina. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for specific areas.

4. Golf / Residential

The Golf-Residential areas are envisioned as custom lots within a gated enclave.

a. Specimen type trees should be incorporated at the primary and secondary entries. This would provide homeowners and visitors a sense of arrival.

b. Ornamental, native and drought tolerant type species should be selected to provide an inviting and thriving landscape.

c. On-site rocks and boulders should be taken into consideration in the design of the golf and residential landscape.

d. Highly important is the selection of landscape planting which should be compatible with the architecture. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

5. Open Space (Conservation)

The Open Space conservation areas are located within Districts 1, and 2.

a. The "natural" open space area should remain untouched, or supplemented only with indigenous species to improve and enhance the native habitat.

b. Culturally-significant geologic features, such as the Travertine Point rock outcropping should be preserved.

6. Open Space (Recreation)

Open Space recreation areas are located within all districts, with the exception of District 4.

a. The landscape plant material should be indigenous or naturalized to the Anza-Borrego Desert Region.

b. Some of these areas may also be utilized as locations for debris basins, so it is extremely important that native and naturalized plant material be selected.

7. Open Space (Water)

Drainage Corridors traverse throughout the Specific Plan area. These corridors will be dry throughout most of the year with normal average rainfall. They have been sensitively located to channel additional peak storm flows to the Salton Sea.

a. The plant material of the drainage washes should be indigenous and naturalized to the Anza-Borrego Desert Region. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

8. Cultural Preserve / Living Desert

This "Natural" open space conservation area located on TMDCI land is extremely important for the overall history to the site. Located within the Upland Residential Zone, this area should be dedicated as an educational area for all users. Brief descriptions of indigenous and naturalized planting, and the use of plant material – for medicinal, food, shelter, clothing, ceremonial and other purposes – by the Cahuilla ancestors should be implemented in this area. A naturalized pedestrian trail is proposed to meander throughout the "Natural" open space. Cultural artifacts such as fish traps, arrowheads, pottery, etc… should be appropriately referenced in educational displays adjacent to the pedestrian trail. A low open fence, or other marker, should be located along the property line to define the boundaries of the Cultural Preserve / Living Desert.

9. The Retention Basins

The system of retention basins, planned in some of the residential planning areas, will be a key element of the water management system of Travertine Point and will also serve as recreational amenities.

a. The majority of the retention basins perimeter should be common area, i.e., all residents, as members of the master HOA, and their guests will have access to the retention basins and associated facilities.

b. Some portion of the retention basin frontage may be designed to be "private", i.e., owned by an individual lot owner, or controlled by a neighborhood sub-association.

c. Plant material should be used to define activity / use areas, and to frame and reinforce views and public and private space. This would provide homeowner and public areas with a sense of arrival and place.

d. Ornamental, native and drought tolerant type species should be selected to be inviting and landscape elements should provide shade in public space where available.

e. On-site rocks and boulders should be taken into consideration in the design of the retention basin and adjacent residential development.

f. The selection of landscape planting should be compatible with the function of the retention basin and neighboring land uses.

10. Schools

School sites are under the direction of the CVUSD in regards to site planning and landscape architecture. It is recommended that school sites incorporate landscape material recommendations from Travertine Point's Master Landscape Plan and Plant Palette to ensure continuity in landscape design, and use of drought tolerant landscape materials that promote water conservation practices. Shading techniques should also be incorporated in landscape design for school facilities where gathering places and sidewalks occur.

Travertine Point recommends that plant material should be used to define activity / use areas, and to frame and reinforce views from adjacent residential development for safety. Artificial turf areas are highly recommended. Ornamental, native and drought tolerant type species should be selected and should provide ample shade. Again, landscape planting should be taken into consideration to be compatible with the campus architecture as well as in the design of the adjacent land uses and residential development.

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3.8 SUSTAINABLE PRINCIPLES

3.8.1 Purpose and Intent

Sustainable principles provides project commitments and recommended guidelines that establish the direction for future development by employing effective and practical site development and building strategies that:

- Minimize adverse impacts to the environment;
- Conserve energy, air and water resources, and raw materials;
- Reduce waste; and
- Promote human physiological and psychological health and welfare.

The sustainable principles are organized to address specific objectives common of several major "systems." These systems include natural resources, cultural resources, community and neighborhood planning, building interiors, construction, implementation, and lifecycle operations, and humanity. Table 3-6, Sustainable Principles, identifies a range of solutions available to builders and developers to achieve a sustainable, "low impact development" (LID) community. It also establishes direction for future development to proceed with the intent of using effective building solutions that minimize impacts to the environment, energy resources, and raw materials.

The Project's location and climatic conditions of the Coachella Valley are targeted to address objectives for the Specific Plan area that establishes commitments and recommended guidelines. For example, a self-sufficient land use plan and requirements to reduce heat island effects will provide developers, builders, and end users solutions that are appropriate to effectively develop a sustainable community.

The Travertine Point Climate Action Plan provides implementation strategies and performance standards for developers, builders, and users in order to affect a reduction in greenhouse gas emissions as directed by AB 32, and to become energy and resource efficient. A scientific assessment and quantification of the Project's sustainability initiatives and reduction of operational greenhouse gas (GHG) emissions as compared to a baseline community is included in the Specific Plan Appendix. The end result of the implementation of the following sustainable development project commitments, recommended guidelines, and the Climate Action Plan, is to reduce the overall carbon footprint impacts as compared to benchmark development and assist in promoting "cooler communities" by reducing heat island effects and effectively using energy and material resources. Recycling and new technologies for generating energy and power will be embraced by the Project that will reduce operational and living costs.

The Sustainable principles serve the following functions:

- Assist in addressing AB 32 Statewide greenhouse gas emission reductions goals;
- Recycle and reclaim resources such as water, soils, and wastes to reduce impacts to the Salton Sea;
- Establish opportunities for "practical green" solutions for Travertine Point that provide business owners and residents effective ways in reducing energy and water consumption;
- Assist project designers in preparing land plans and final project designs for resource efficiencies; and
- Embrace new technologies that improve living standards more effectively.

Travertine Point's project commitments and recommended guidelines are outlined in Table 3-6, Sustainable Principles.

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Table 3-6
Sustainable Principles

SYSTEMS	COMPONENTS	KEY OBJECTIVES	IMPLEMENTATION MEASURES	REFERENCE	PROJECT COMMITMENTS	RECOMMENDED GUIDELINES	RESPONSIBLE PARTY: DEVELOPER	RESPONSIBLE PARTY: BUILDER	RESPONSIBLE PARTY: END USER/TENANT
Natural Resources	*MSHCP Habitat*	Resource Protection, Conservation, Restoration and Management	Buffer and protect adjacent Santa Rosa conservation areas by providing open space (conservation) and mixed use greenways buffers per the Land Use Plan	Sec. 3.6.4; Sec. 3.11.5	■		●	●	
	Wetlands		Preserve, restore and/or enhance wetlands and jurisdictional waters; per EIR Mitigation Measures	Sec. 3.6.4 EIR Mitigation Measures	■		●	●	
	Major Drainage Courses		Accommodate off-site flows; design and construct naturalized drainage channels. Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment per locations on the Land Use Plan	Sec. 3.4.1; Sec. 3.4.2; Sec. 3.5.1; Sec. 3.5.2	■		●		
Cultural Resources	*Significant TMDCI Cultural Sites and Artifacts*	Resource Identification, Protection, Conservation, Collection, Enhancement and Management	Survey; collect or buffer and protect; per EIR Mitigation Measures	EIR Mitigation Measures	■		●		
	Significant Historical Sites and Artifacts		Survey; foster education and awareness; per EIR Mitigation Measures	EIR Mitigation Measures		■	●		
Community and Neighborhood Planning 	*Ecological Site Design*	Erosion Control; Water Purification and Pollution Reduction; Stormwater Management	Plan and provide 'green' streets and bio-swales; stormwater filtration; on all major arterial streets	Sec. 3.10	■		●	●	
			Utilize 'green' roofs (eco-roofs); rainwater harvesting			■		●	●
			Provide vegetative canopy and ground cover per the Master Landscape Plan and Design Guidelines	Sec. 3.7 and 3.9 et al	■		●	●	●
	Compact Development	Land Use Efficiency; Reduced Development Footprint	Preserve significant open space. Include mixed-use and higher density in development projects to support the reduction of vehicle trips, promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods per the Land Use Plan	Sec. 3.1 et al; Sec. 3.2 et al; Sec. 3.3 et al; EIR Mitigation Measures	■		●	●	
	Public Spaces	Accessible Social Interaction	Accommodate "third places" as organizing elements of community and neighborhood patterns per the Land Use Plan	Sec. 3.7.1.7; Sec. 3.11.4.12	■		●		
	Diversity and Mix of Uses *Housing Diversity* *Urban Services*	Full Service Community (housing, jobs, schools, shopping, recreation)	Provide full array of services; offer wide range of housing, including affordable; strive to balance jobs and housing per the Land Use Plan	Sec. 3.13.1.5; Sec. 3.13.9.2; EIR Mitigation Measures	■		●	●	
	Transit Opportunities	Reduce Auto Dependency; Reduce Vehicle Miles Traveled; Improve Air Quality	Provide park and ride facilities. Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles per the Mobility Plan	Sec. 3.3 et al; AB 32; Traffic Impact Analysis	■		●		
			Accommodate future regional mass transit. Plan and provide for local transit service and facilities per the Mobility Plan. Work with CVUSD to expand school bus services.	Sec. 3.3 et al; AB 32; Traffic Impact Analysis		■	●		
	Alternative Mobility Systems		Plan and provide walkable neighborhoods, pedestrian-friendly streets, extensive trails and bikeway network per the Mobility Plan	Sec. 3.1 et al; Sec. 3.3.4; Sec. 3.6.5.7; AB 32; Traffic Impact Analysis	■		●	●	
			Plan for NEV use. Encourage the use of low or zero-emission vehicles, including construction vehicles. Where feasible, include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity/energy sources per the Mobility Plan.	Sec. 3.3 et al; AB 32; Traffic Impact Analysis	■		●	●	

Bio-Swale

Neighborhood Electric Vehicle (NEV)

Public Plaza as a "Third Place"

Local Transit Opportunities

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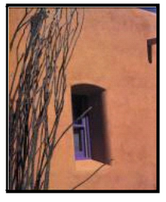
Table 3-6
Sustainable Principles
(Continued)

SYSTEMS	COMPONENTS	KEY OBJECTIVES	IMPLEMENTATION MEASURES	REFERENCE	PROJECT COMMITMENTS	RECOMMENDED GUIDELINES	RESPONSIBLE PARTY: DEVELOPER	RESPONSIBLE PARTY: BUILDER	RESPONSIBLE PARTY: END USER/TENANT
Building Interiors 	 *Materials and Design*	Energy Efficiency, Healthy Buildings, Sustainable Materials 	Exceed 2008 Title 24 requirements by 30% for residential development and 15% for commercial development to improve indoor environmental quality by utilizing the following examples, as appropriate: natural ventilation, passive solar control, pollution reduction, worker and occupant safety, air cleaning, humidity control and thermal comfort. Design buildings to be energy efficient. Site buildings to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards;	■			●	
			Recycled-content and sustainable building product selection, specification and procurement	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards;		■		●	
			Use of the USGBC's LEED system, California Green Builder or equivalent criterion, to guide projects	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■	●	●	●
			100% of all public and community buildings to meet LEED Silver rating, or equal, at build-out	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■	●	●	
			50% of all commercial buildings to meet LEED Certified rating, or equal, at build-out	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■		●	
			40% of all residential buildings to meet LEED Certified rating, or equal, at build-out	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■		●	

Solar Orienation/Passive Cooling

Climate-appropirate Buildings

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Table 3-6
Sustainable Principles
(Continued)

SYSTEMS	COMPONENTS	KEY OBJECTIVES	IMPLEMENTATION MEASURES	REFERENCE	PROJECT COMMITMENTS	RECOMMENDED GUIDELINES	RESPONSIBLE PARTY: DEVELOPER	RESPONSIBLE PARTY: BUILDER	RESPONSIBLE PARTY: END USER/TENANT
Construction, Implementation and Life-Cycle Operations 	*Waste Management*	Waste Reduction; Waste Management and Treatment	Simplify buildings to minimize materials consumption.	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards; EIR Mitigation Measures		■	●	●	
			Implement a construction and demolition waste management plans and specifications to reduce solid waste created by new development per EIR Mitigation Measures.		■		●	●	
			Establish job site recycling program for contractors per EIR Mitigation Measure		■		●	●	
			Promote the efficient use of materials			■	●	●	●
			Provide for the storage and collection of recyclables and other reuse opportunities for commercial uses per EIR Mitigation Measures		■		●	●	
		Management of Organic Wastes	Consider biological wastewater treatement	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards; EIR Mitigation Measures		■	●		
			Provide for community composting (construction and life-cycle) per EIR Mitigation Measure		■		●		
		 Reduce Energy Consumption	Reduce heat island effect (shading of paved areas, cool roofs, green roofs, green walls, pervious paving) per Landscape Design Guidelines	Sec. 3.6.5.8; Sec. 3.11.1.10.b; Sec. 3.11.4.8		■	●	●	
			Optimize solar orientation of buildings by utilizing residential neighborhood street grids rotated between 15 degrees north or south of the east/west axis to maximize passive energy strategies for heating and cooling.			■	●	●	
			Use low embodied energy materials	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards; EIR Mitigation Measures		■	●	●	●
			Use landscape lighting with low operational energy requirements (Energy Star products, appropriate levels and direction, eliminate light pollution, sensors and time controls, low voltage, LED, fiber optics, solar-powered, etc), and limit the hours of operation per Specific Plan "dark-sky" lighting requirements and Landscape Design Guidelines		■		●	●	●
			Exceed 2008 Title 24 requirements by 30% for residential development and 15% for commercial development by utilizing the following examples as appropriate: use efficient thermal envelopes, efficient space and water heating, lighting, controls and monitoring and appliances. Use solar heating, automatic covers, and efficient pumps and motors for pools and spas, etc.			■		●	●
	Energy Efficiency		Exceed 2008 Title 24 requirements by 30% for residential development and 15% for commercial development utilizing the following examples, as appropriate: promote the use of photovoltaics, solar, geothermal pumps, wind turbines, micro-turbines, bio-fuels and fuel cells. Install solar and wind power systems, solar and tankless hot water heaters, and energy-efficient heating ventilation and air conditioning	AB 32; USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■	●	●	
			80% of commercial buildings to receive 40% of energy requirements from renewable sources at build-out	AB 32; USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards	■		●	●	
		 Use Renewable Energy	80% of residential buildings to receive 60% of energy requirements from renewable sources at build-out		■		●	●	
			Pursue partnering opportunities with organizations such as DOE and energy provider (Imperial Irrigation District)			■	●		
			Employ energy modeling and analysis. Provide education on energy efficiency.	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards	■		●	●	

Natural Infiltration Basin

Permeable Pavement

Solar Photovoltaic Cells

Rainwater Harvesting

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Table 3-6
Sustainable Principles
(Continued)

SYSTEMS	COMPONENTS	KEY OBJECTIVES	IMPLEMENTATION MEASURES	REFERENCE	PROJECT COMMITMENTS	RECOMMENDED GUIDELINES	RESPONSIBLE PARTY: DEVELOPER	RESPONSIBLE PARTY: BUILDER	RESPONSIBLE PARTY: END USER/TENANT
 **Construction, Implementation and Life-Cycle Operations**	*Water Efficiency* 	Reduce Water Demand; Wise Water Use 	Provide dual water systems (potable and non-potable) per Water and Irrigation development standards.	Sec. 3.4.4.3	■		●		
			Provide education about water conservation and available programs and incentives.			■	●	●	
			Exceeding 2008 Title 24 requirements by 30% for residential development and 15% for commercial development by using low-flow fixtures, appliances and dual-flush toilets, chemical toilets as appropriate.	Sec. 3.8.2	■			●	●
			Promote the re-use of greywater	AB 32; USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards		■		●	●
			Promote rainwater harvesting			■	●	●	●
			Use of recycled and/or canal water for irrigation and fire protection as appropriate per Irrigation Development Standards	Sec. 3.4.4.4	■		●		
			Use of appropriate Mojave and/or Anza Borrego Desert and Coachella Valley native plants and drought-tolerant vegetation for 75% of the landscape per Landscape Plan	Sec. 3.7.1.4; Sec. 3.7.3; EIR Mitigation Measure	■		●	●	●
			Plant materials grouped according to water regimen per Landscape Plan	Sec. 3.7.1	■		●	●	●
			Water-efficient irrigation systems (drip or subsurface; controllers monitor weather and soil moisture). Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff per Landscape Plan	Sec. 3.7.1	■		●	●	●
			Plan and construct retention basins as multi-purpose facilities (water storage, stormwater management, water quality treatment, groundwater recharge and recreation) per Section 3.6.5.5, Retention Basins	Sec. 3.6.5.5; Sec. 3.5.1	■		●		
	*Vegetated Roofs and 'Green' Walls* 	 Appropriate Selection, Use and Management of Plant Materials and Irrigation	Place trees and other vegetation strategically to maximize canopy, shading/cooling benefits and windbreak potential per Landscape Plan	Sec. 3.11.1; Sec. 3.6.5.8	■		●	●	●
			Select and locate appropriate woody plant species considering growth habit, culture, mature size and site specific context to reduce or eliminate pruning and/or ultimate removal due to over-crowding per Landscape Plan	Sec. 3.7.1	■		●	●	●
			Use of organic fertilizers and soil amendments in lieu of chemicals per Landscape Plan	Sec. 3.7.1	■		●	●	●
			Conserve, relocate or mitigate per EIR, appropriate existing significant or sensitive vegetation	AB 32; USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards	■		●	●	
			Implement vegetation applications such as 'green roofs' and 'green walls'			■		●	●
			Maximize use of locally grown vegetation to reduce transport needs and GHG emissions			■	●	●	●
			Develop a long-term sustainable landscape management and maintenance plan that includes an active Integrated Pest Management program to reduce the use of pesticides		■		●	●	


Drip Irrigation


Drought Tolerant Landscape


Neighborhood Recycling

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Table 3-6
Sustainable Principles
(Continued)

SYSTEMS	COMPONENTS	KEY OBJECTIVES	IMPLEMENTATION MEASURES	REFERENCE	PROJECT COMMITMENTS	RECOMMENDED GUIDELINE	RESPONSIBLE PARTY: DEVELOPER	RESPONSIBLE PARTY: BUILDER	RESPONSIBLE PARTY: END USER/TENANT
Construction, Implementation and Life-Cycle Operations	 *Site Work Activities*	Minimize Short-term Impacts 	Train superintendents, contractors and sub-contractors in sustainable principles and practices	Sec. 3.5.1 & 2; EIR Mitigation Measures	■		●	●	
			Employ efficient earthwork design operations: minimize grading, balance cut and fill, maintain major natural drainage courses, minimize area of exposed soil, achieve net zero soil erosion and sedimentation per grading plan	Sec. 3.5.1 & 2; EIR Mitigation Measures	■		●	●	
			Salvage, stockpile and re-use topsoil per grading plan	Sec. 3.5.1 & 2; EIR Mitigation Measures	■		●	●	
			Use of natural or non-toxic soil stabilizers as appropriate	Sec. 3.5.1 & 2; EIR Mitigation Measures	■		●	●	
			Develop Best Management Practices to meet or exceed minimum requirements for NPDES, SWPPP, SWQMP and AQMD requirements	Sec. 3.5.1 & 2; EIR Mitigation Measures		■	●	●	
			Re-use existing vegetation: transplant significant specimens as appropriate; salvage excess vegetation as soil amendment (mulch or compost)	Sec. 3.5.1 & 2; EIR Mitigation Measures		■	●	●	
Humanity 	 *Physiological and Psychological Health and Well-Being*	Promote Health and Physiological benefits	Provide opportunities for interaction with nature	Sec. 3.6.2; Sec. 3.6.3; Sec. 3.6.4		■	●	●	
			Provide space for physical activity for all age groups and life-styles as provided by the Open Space and Parks Plan	Sec. 3.6 et al; EIR Mitigation Measures	■		●	●	
			Support on-site food production	USGBC (LEED); Build It Green (Green Point Rating); California Green Building Standards Code; NAHB National Green Building Standards.		■	●		●
		Enhance Cognitive Function	Educate residents and site users			■	●	●	●
			Provide opportunities for passive experiences with nature per Open Space and Parks Plan	Sec. 3.6 et al	■		●	●	
		Promote Positive Social Dynamics	Accommodate spaces for social interaction ("third places") per the Land Use Plan	Sec. 3.6 et al; Sec. 3.11.4.12	■		●	●	
			Encourage uses and spaces that address children's educational and recreational needs per the Land Use Plan	Sec. 3.6 et al	■		●	●	
			Provide opportunities for local cultures and communities special needs per the Land Use Plan	Sec. 3.6 et al	■		●	●	

On-site Food Production

Neighborhood Tot-lot

Recycled Water Signage

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3.8.2 Climate Action Plan

The Travertine Point Climate Action Plan is organized as follows:

- Overview
- Technical Introduction and Background.
- The Action Plan includes components describing building and energy efficiency, transportation emissions reductions, water efficiency, and waste reduction and recycling. It also provides review and enforcement provisions.
- Appendix B provides a quantifiable comparison between the Travertine Point Project and the benchmark project and is provided in the analysis, "Quantitative Assessment of Operation Greenhouse Gas Emission Reductions Resulting From Travertine Point's Sustainability Initiatives" (updated August 20, 2010), prepared by Symbiotic Engineering. The intent is to demonstrate that implementation of the Travertine Point Specific Plan − with its sustainable principles project commitments and recommended guidelines − together with this Climate Action Plan, will significantly reduce overall GHG impacts on the Coachella Valley.

1. Overview

a. Sustainable New Town Strategy

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

Travertine Point implements sustainable land use principles by creating a balanced master-planned community that exemplifies both a living and a working environment. Travertine Point contains efficient land use patterns, a future Town District, lifestyle-oriented amenities, and community services. By developing the right places at the appropriate time, this master planned development in the path of the Valley's growth corridor will become the foundation and model for quality growth and other mixed-use new town communities such as Travertine Point. The direct result will be to maximize efficiencies in land use, transportation, infrastructure, public services and facilities, as well as the conservation and management of natural resources within the region.

- This new town strategy helps ensure that the "Vision" for Travertine Point can embrace sustainable development practices. Travertine Point will make the best use of efficient land use patterns and practices, in that it:
- Utilizes proximate existing and planned transportation facilities (SR 86S);
- Represents logical extensions and expansions of existing and planned infrastructure;
- Provides alternate and improved mobility options, walkable neighborhoods, and reduced dependency on single-occupant vehicle trips;
- Accommodates housing for all incomes and lifestyles, including workforce and affordable housing;

- Ensures that public infrastructure, services, and facilities are provided concurrently with new development;
- Reduces adverse impacts on valuable habitat, and air and water quality;
- Promotes conservation and increase efficiency of resource use;
- Prevents the adverse effects of light pollution; and
- Creates a secure, vibrant, desirable, and sustainable place for people to live.

The location of Travertine Point is regionally appropriate for development in that it complements existing and long-planned transportation patterns. Utilizing sustainable development principles, Travertine Point links proposed urban land uses to existing and planned regional transportation infrastructure. Bringing together jobs and housing in an attractive, harmonious manner results in reduced commuting times, distances, and trips. The sustainable development principles of efficient land use and circulation patterns for the Travertine Point Specific Plan are demonstrated at both the regional and project level. Not only will this lessen the burdens on the roadway system, it will lessen the stress of metropolitan living and provide more time for family, recreation, and cultural pursuits.

The applicant for Travertine Point actively supports and encourages the restoration efforts and continued use of the Salton Sea as a valuable resource for habitat and recreation, including boating, fishing and birding. Development of the Project will make a significant contribution to the Salton Sea restoration program. The Travertine Point Specific Plan embraces and reflects the rich heritage of the Coachella Valley and the site's immediate context, including the culture of the Cahuilla Indians, the desert landscape, the Salton Sea, and the agricultural history of the area. These elements are reflected in the landscape concepts, monumentation, and design guidelines that will be used throughout the buildout of this new town.

The Travertine Point Climate Action Plan (CAP) provides a scientific assessment and quantification of the Project's sustainability initiatives as compared to a baseline community (see Appendix B). The CAP includes the implementing strategies for the reduction of operational greenhouse gas (GHG) emissions. Implementation of these sustainable development measures and guidelines will reduce overall GHG impacts on the Coachella Valley by reducing vehicular miles traveled through land use and circulation planning, and assist in promoting "cooler communities" by reducing heat island effects and effectively using energy and material resources. Recycling, green building, and new technologies / alternative sources for generating energy and power will be embraced as they will not only reduce GHG emissions, but also reduce operating and living costs.

b. Goals

Travertine Point embodies sustainable initiatives that will quantifiably reduce operational GHG emissions compared to the business-as-usual inventory of a baseline community. Travertine Point's Climate Action Plan advances its implementation strategies and performance standards as a manageable means for review and enforcement.

The most significant challenges in reducing operational GHG emissions fall into four categories: 1) Building Energy Use; 2) Transportation Emissions; 3) Water Emissions; and 4) Solid Waste Management. To address these, the primary goals of the Travertine Point Climate Action Plan are to:

i. Develop a self-contained and sustainable New Town – a balanced master-planned community that will be an exemplary living and working environment, founded on the principles of sustainable development;

ii. Provide implementation strategies for the reduction of the community's operational GHG emissions from "business-as-usual" by 30% at buildout;

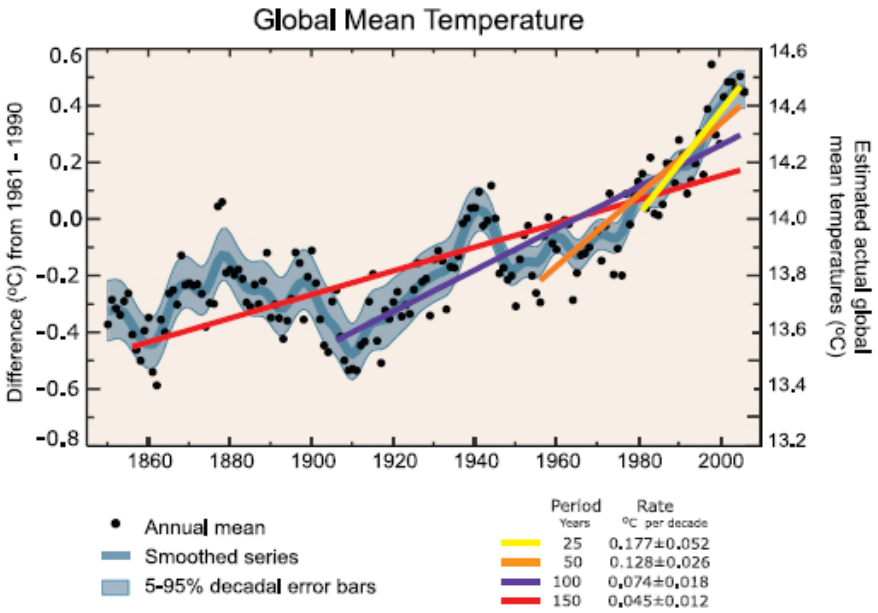
iii. Establish this plan to provide implementation strategies in order to exceed 2008 Title 24 requirements by 30% for residential development and 15% for commercial development; and

iv. Establish flexible, achievable and measurable performance standards that will accommodate future technologies and alternative implementation strategies that will change and improve over time.

2. Technical Introduction

a. Purpose

There is an overwhelming consensus within the scientific community that the Earth's climate is changing. The Intergovernmental Panel on Climate Change (IPCC) has determined that the Earth's "surface temperatures have increased by about 0.74°C over the past hundred years."[1]



The IPCC has concluded that it is "very likely that the observed increase in methane concentration is due to anthropogenic activities."[2]

[1] Trenberth, K.E., P.D. Jones, P. Ambenje, R. Bojariu, D. Easterling, A. Klein Tank, D. Parker, F. Rahimzadeh, J.A. Renwick, M. Rusticucci, B. Soden and P. Zhai, 2007: Observations: Surface and Atmospheric Climate Change. In: Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change [Solomon, S., D. Qin, M. Manning, Z. Chen, M. Marquis, K.B. Averyt, M. Tignor and H.L. Miller (eds.)]. Page 237. Cambridge University Press, Cambridge, United Kingdom, and New York, NY, USA.

[2] IPCC, 2007: Summary for Policymakers. In: Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change [Solomon, S., D. Qin, M. Manning,

In response to these findings, the State of California has identified statewide greenhouse gas emissions (GHG) reductions as a priority. This Climate Action Plan (CAP) introduces the issue of climate change and identifies the GHG emissions associated with Travertine Point (Project).

The purpose of this CAP is to establish:

- A GHG emissions benchmark based on current benchmark model;
- Goals and objectives that reduce GHG emission below the benchmark model;
- Specific and measurable performance standards that the Project must achieve; and
- An implementation mechanism that allows the County of Riverside to review future development within the Project and enforce the performance standards.

The Project, based on a GHG analysis of the current commitments made in the Travertine Point Specific Plan (No. 375), will exceed the benchmark model by 38%.

b. Legislative Background

i. Executive Order S-3-05

On June 1, 2005, the Governor of California signed Executive Order S-3-05 which identified climate change as a threat and established the following State GHG reduction targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels. [1]

To meet the State GHG reduction targets, the executive order directed the California Environmental Protection Agency to coordinate with representations from other state agencies, which led to the formation of the Climate Action Team (CAT).

ii. Global Warming Solutions Act of 2006 (Assembly Bill 32)

On September 27, 2006, the Global Warming Solutions Act of 2006 (AB 32) was approved by the Governor and directs the California Air Resources Board (CARB) to "adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 to be achieved by 2020." [2]

iii. Climate Change Scoping Plan

On December 12, 2008, the CARB approved the Climate Change Scoping Plan. The Scoping Plan, which was developed in coordination with the CAT, called for and defined that "[r]educing greenhouse gas emissions to 1990 levels means cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 15 percent from today's levels." [3]

Z. Chen, M. Marquis, K.B. Averyt, M. Tignor and H.L. Miller (eds.)]. Page 3. Cambridge University Press, Cambridge, United Kingdom, and New York, NY, USA.

[1] Office of the Governor of the State of California: Executive Order Executive Order S-3-05. June 1, 2005.

[2] California Assembly Bill 32. September 27, 2006.

[3] California Air Resources Board: Climate Change Scoping Plan. Page ES-1. December 2008.

iv. Climate Action Team

The CAT is responsible for reporting on the progress made toward meeting the statewide GHG reduction targets that were established in Executive Order S-3-05 and AB 32. In March, 2006, a CAT Report was published which quantifies the above-stated GHG reduction targets.

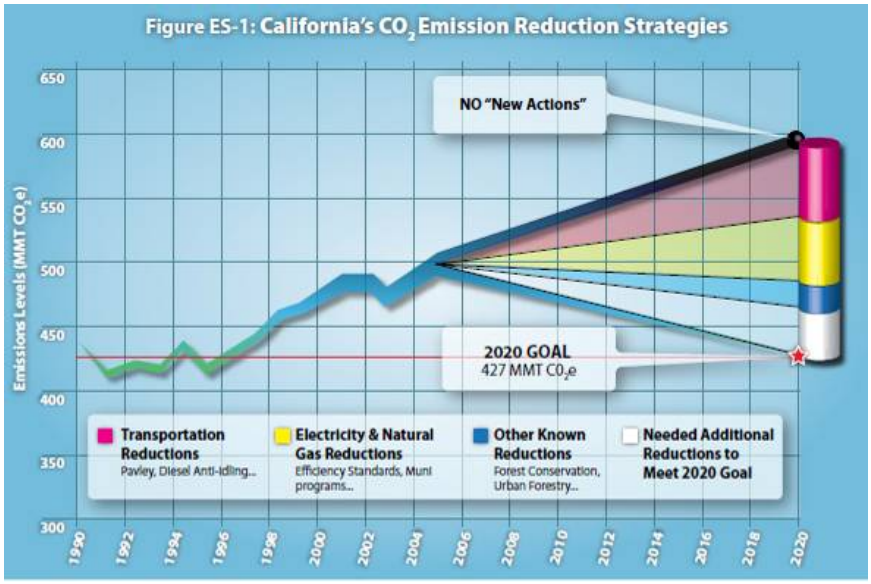
c. Quantitative Summary

As shown, the State produced approximately 427 million metric tons of carbon dioxide equivalent ($mmtCO_2e$) in 1990.[1]

The CARB estimates the State produced approximately 500 $mmtCO_2e$ in 2007. Under a business-as-usual (BAU) forecast without implementation of any of the measured identified in the Scoping Plan, the CARB projects 596 $mmtCO_2e$ by 2020.[2]

Therefore, the State will need to achieve a 29% reduction from BAU 2020 levels to meet 1990 levels.

Consistent with the State's approach, the Applicant has committed to a 38% GHG reduction below projected BAU or benchmark development.



Source: California Energy Commission, 2007 Integrated Energy Policy Report (December 7, 2007)

3. Action Plan

a. Action Category Goals

This chapter establishes goals in four action categories:

- Building and Energy Efficiency;
- Transportation Emissions Reductions;
- Water Efficiency; and
- Waste Reduction and Recycling.

Each of the Action Categories describes the scope of each goal, including implementation strategies, provides measurable performance standards that set forth specific actions to be provided by the Applicant and establishes the process for review and enforcement of performance standards by County staff.

[1] California Environmental Protection Agency. Climate Action Team Report to Governor Schwarzenegger and the Legislature. Page 18. March 2006.
[2] California Air Resources Board: Climate Change Scoping Plan. Page 12. December 2008.

As discussed in the "Quantitative Assessment of Operational Greenhouse Gas Emission Reductions Resulting from Travertine Point's Sustainability Initiatives" (October 21, 2009, and as amended, August 20, 2010) prepared by Symbiotic Engineering, (Attachment "B"), this Climate Action Plan reduces the Project's projected GHG emissions by 38% below the "Business As Usual" (BAU) benchmark model.

ACTION CATEGORIES	PERFORMANCE GOAL (GHG Reduction Below BAU Baseline)
1 **BUILDING AND ENERGY EFFICIENCY** *Projected reduction below BAU benchmark: 63,000 $mtCO_2e/yr$*	68%
2 **TRANSPORTATION EMISSIONS REDUCTIONS** *Projected reduction below BAU benchmark: 45,900 $mtCO_2e/yr$*	23%
3 **WATER EFFICIENCY** *Projected reduction below BAU benchmark: 5,900 $mtCO_2e/yr$*	55%
4 **WASTE REDUCTION AND RECYCLING** *A quantitative analysis is not available for this Action Category*	–
TOTAL PROJECT GHG EMISSION REDUCTIONS *114,800 $mtCO_2e/yr$*	38%

b. Building and Energy Efficiency

i. Objectives

The following objectives have been adopted to address the goal of Building and Energy Efficiency:

- Concentrate appropriate, dependent, and related land uses in close proximity to each other;
- Permit a full array of land uses (including residential, commercial, employment, community, recreation, and entertainment);
- Provide a balance of employment and housing within each phase of the Project;
- Provide community amenities or "third places" at locations convenient to residents;
- Provide community facilities and services such as parks and schools, as well as neighborhood commercial uses such as markets, within walking distance of residents;
- Require the coordination of joint-use of parks and schools;
- Permit mixed-use developments;
- Permit a variety of housing types and densities within the same neighborhood;
- Provide on-site affordable housing;
- Allow continuation of existing agriculture;
- Provide measures that mitigate the "heat island" effect;
- Require energy-efficient building construction practices;

- Require the use of energy-efficient building materials;
- Utilize energy-saving HVAC systems;
- Utilize energy-saving lights, fixtures, and appliances; and
- Provide on-site renewable energy sources such as solar power.

Building and Energy Efficiency will be met through a commitment to community design, efficient energy use, renewable energy, and heat island mitigation strategies.

To meet the goal of "Building and Energy Efficiency," the Project incorporates 17 performance standards that, together, reduce the Project's GHG emissions associated with building and energy use by approximately 68% below the BAU benchmark model.

ii. Implementation Strategies

The following strategies have been developed as an "implementation toolbox" for the Project. The purpose of this Section is to provide a general overview of the current GHG reduction strategies that may be incorporated into the Project to achieve the Building and Energy Efficiency performance goal.

Community Design

- **Land Use Plan** – The overall Land Use Plan for Travertine Point has been designed to provide a variety of uses to create a self-sufficient master planned community that reduces the amount of vehicular travel and associated reductions in greenhouse gases. Travertine Point includes land uses for a wide variety of housing products, employment, shopping, and community facilities.
- **Walking Distance** – Complementary land uses within the Town District area of Travertine Point have been located and designed in close proximity to encourage non-vehicular travel and promote walking and bike riding to and from the higher density residential, commercial retail, office, and mixed uses. Residential walking distance is usually defined as within a one-quarter to one-half-mile radius.

Energy Use

- **Lighting** – The dark sky concept shall apply to residential and commercial developments will incorporate fluorescent, LED, low pressure sodium, and outdoor solar lighting fixtures that reduce energy demand and heat generation associated with typical incandescent lighting fixtures. All light fixtures shall be designed for dark sky applications, and adjusted to direct / reflect light downward, roads and streets, and away from any adjoining open space, residences, or other uses not directly requiring lighting. Energy conservation, safety, and security should be emphasized when designing any lighting system.
- **Appliances** – Energy Star-rated appliances, including dishwashers, refrigerators/freezers, and clothes washers and dryers, will be required that result in a 10% to 50% reduction in energy and water compared to standard models.
- **Heating and Cooling** – Heating and cooling account for over half of the energy use in a typical home. Energy Star-rated heating and cooling systems will be specified to provide reduced energy consumption. Heat pumps are one of the most efficient methods of heating and cooling.

- **Water Heaters** – A wide variety of water heater technologies will be specified that provide energy savings over traditional water heaters. These include tankless, heat pump, and solar water heaters and the possibility of geothermal heating.
- **Programmable Thermostats** – Programmable thermostats will be specified that allow the user to adjust the temperature within the structure during preset times, such as during the day and night or at times when the structure is unoccupied, to reduce heating and cooling costs.
- **Windows** – Windows can provide additional insulation for the building. Techniques will be utilized in window construction that include double or triple panes, Low E Glass, architectural shading, and/or window tinting. These techniques reduce the amount of heat or cool air loss within the structure and allow for more efficient air and heating systems.
- **Ducts** – Air leaks within a home or business can significantly reduce the efficiency of heating and cooling systems. These leaks can occur in a variety of locations especially duct work; therefore ducts will be sealed to provide maximum efficiency.
- **Insulation** – Thermal insulation provides resistance to heat flow. The more resistance the insulation provides, the lower the heating and cooling costs. Insulation's resistance to heat flow is measured or rated in terms of its thermal resistance or R-value. Insulation requirements will be established for exterior walls, floors, and ceilings.
- **Radiant Barriers** – Radiant barriers will be installed in structures − most commonly in attics − to reduce summer heat gain and winter heat loss, which helps lower heating and cooling costs. The barriers will consist of a highly reflective material that reflects radiant heat rather than absorbing it.

Renewable Energy

- **Solar** – Solar power is the result of converting sunlight into electricity. Sunlight can be converted directly into electricity using photovoltaics (PV), or indirectly by concentrating solar power (CSP), which normally focuses the sun's energy to boil water which is then used to generate power. Solar water heating can also be utilized to heat water for energy savings
- The Specific Plan will provide for solar power systems to be utilized on rooftops or in separate facilities in both residential and commercial applications, and to supplement traditional energy systems. Because of its geographic location and meteorological conditions, Travertine Point provides significant opportunities for the use of solar power.
- **Wind Power** – Wind power is the conversion of wind energy into a useful form of energy, such as electricity, using wind turbines. Wind power is used in variety of locations throughout the world, typically in areas that receive a sustained wind presence. Additional studies may be needed to determine if wind power is appropriate or feasible for Travertine Point.
- **Geothermal Energy** – Geothermal energy is extracted from heat generated and stored in the earth. This energy originates from the formation of the planet, from radioactive decay of minerals, and from solar energy absorbed at the surface. Additional studies may be needed to determine if geothermal energy is appropriate or feasible for Travertine Point.

Heat Island Mitigation

- **Heat Island** – A heat island is an urban area that is significantly warmer that it's surrounding rural or open space areas. The temperature difference is usually larger at night than during the day. The main cause of the heat island is modification of the land surface by urban development − primary building materials such as concrete and asphalt which effectively retain heat. Removal of vegetation also increases the heat island effect by reducing evapotranspiration in urban areas.

  Heat island effect can be counteracted by using white or reflective materials on buildings, roads, and other pavements. Additional techniques include the use of landscape vegetation and green roofs.

iii. Performance Standards

This Section provides measurable performance standards that contribute to the Project's 38% GHG reduction below the BAU benchmark model. The quantitative reductions in projected GHG emissions associated with these standards are used by the Benchmark GHG Analysis to determine the percent reduction below the BAU benchmark model.

The performance standards shall be met or exceeded by incorporating a mix of the implementation strategies. The performance standards shall be enforced by the County through the review and enforcement mechanisms.

Community Design Commitments

- **Provide for 50%-60% single family and 40%-50% attached and multi-family homes**

  Enforcement mechanism: Percentages are set forth in the Land Use Plan Section of the Specific Plan (SP). District Refinement Plans (DRPs), Tentative Tract Map (TTMs), and Plot Plans (PPs) will be reviewed by County staff to ensure consistency with this commitment.

- **Allocate 10% of homes to be affordable**

  Enforcement mechanism: The percentage of affordable housing is set forth in the Project Implementation Section of the SP. The total number of Building Permits (BPs) issued for the entire Project will be tracked by the County and trigger specified thresholds established in the SP. Irrespective of phase, a specific number of affordable units are required at various BP thresholds. PPs and BPs will be reviewed by County staff to track the number of affordable units being provided for the entire Project.

  Restrict 30% of homes to active seniors communities

  Enforcement mechanism: This commitment is set forth in the Land Use Plan Section of the SP. DRPs, TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide an average of at least one intersection per every 4.5 acres**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide pocket, neighborhood, community and regional parks at 5 acres/1,000 residents**

  Enforcement mechanism: This commitment is set forth in the Parks, Recreation, and Open Space Section of SP. DRPs, TTMs, and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide ¾ jobs per housing unit**

  Enforcement mechanism: This commitment is set forth in the Project Implementation Section of SP. The total number of BPs issued for the entire Project will be tracked by the County and trigger specified thresholds established in the SP. Irrespective of phase, a specific amount of commercial square footage will be built at various BP thresholds. PPs and BPs will be reviewed by County staff to track the amount of commercial square footage being provided for the entire Project.

Energy Use Commitments

- Prior to initial building construction, plans for the installation of rooftop solar power generation equipment on all new development shall be required when economically feasible and cost competitive. Should more efficient technology become available and economically feasible, that technology may be used in place of rooftop solar power generation equipment. The installation of solar equipment shall be considered feasible and cost competitive when the addition of rooftop solar increases the cost of construction by no more than 5 percent.
- **All residential buildings shall exceed 2008 Title 24 by 30% or GHG equivalent by utilizing the implementation strategies of Energy Use and Heat Island Mitigation.**

  Enforcement mechanism: This percentage may be determined through Title 24 compliance procedures. PPs and BPs will be reviewed by the County to ensure consistency with this commitment.

- **All non-residential buildings shall exceed 2008 Title 24 by 15% or GHG equivalent by utilizing the implementation strategies of Energy Use and Heat Island Mitigation.**

  Enforcement mechanism: This percentage may be determined through Title 24 compliance procedures. PPs and BPs will be reviewed by the County to ensure consistency with this commitment.

- **40% of single-family detached residential buildings will have an orientation +/- 15 degrees of east and west axis.**

  Enforcement mechanism: This commitment is set forth in the Sustainable Principles Section of SP. PPs and BPs will be reviewed by County staff to ensure consistency with this commitment.

Renewable Energy Commitments

- **80% of commercial building square footage will meet 40% of their power energy needs with renewable energy from all sources. If the energy provider (IID) does not provide renewable energy to meet the renewable energy commitment, supplemental renewable energy shall be created on site.**

  Enforcement mechanism: The percentages apply to the total Project. A tracking and monitoring program will be provided prior to the first implementing project and a tracking summary matrix and / or confirmation from IID to serve as a tracking system for the County to ensure that at least 80% of the commercial building square footage meet 40% of their energy needs with renewable energy based on the following commercial energy consumption factors:

  - Business park /light commercial at 15.4kWh/s.f. per year
  - Commercial retail (regional) at 14.06 kWh/s.f. per year
  - Commercial retail (local) at 14.06 kWh/s.f. per year
  - Commercial tourist at 12.13 kWh/s.f. per year
  - Mixed Use at 15.0 kWh/s.f. per year

  The allocation of square footage and renewable energy may vary within the districts and tract maps as long as the total Project always meets or exceeds the stated commitments. PPs will be reviewed by County staff to track the renewable energy commitments with the program provided.

- **80% of residential units meet 60% of their baseline demand power energy needs with renewable energy, as supplied on-site and/or off-site as supplied by the energy provider (IID) and factoring in all building efficient and energy improvements.**

  Enforcement mechanism: The percentages apply to the total Project. A tracking and monitoring program will be provided prior to the first implementing project and a tracking summary matrix and / or confirmation from IID to serve as a tracking system for the County to ensure that at least 80% of the residential units meet 60% of their energy needs with renewable energy based on the following residential unit type energy consumption factors:

  - Single family home at 6,760 kWh/s.f. per year
  - Town homes at 4,218kWh/s.f. per year
  - Multi-family at 3,397 kWh/s.f. per year

  The allocation of units and renewable energy may vary within the districts and tract maps as long as the total Project always meets or exceeds the stated commitments. PPs will be reviewed by County staff to track the renewable energy commitments with the program provided.

  Prior to initial building construction, installation of rooftop solar power generation equipment shall be required on all new development when economically feasible and cost competitive. Should more efficient technology become available and economically feasible, that technology may be used in place of rooftop solar power generation equipment. The installation of solar equipment shall be considered feasible and cost competitive when the addition of rooftop solar increases the cost of construction by no more than 5 percent.

c. Transportation Emissions Reductions

   i. Objectives

The following objectives have been adopted to address the goal of Transportation Emissions Reductions:

- Provide Route for Public Transit System;
- Provide Safe Bikeways that Encourage Bike Transportation;
- Create a NEV-Friendly Community;
- Utilize Roundabouts; and
- Provide Accessible Walkways and Pedestrian Paths that Encourage Walkable Streets and Trails.

Transportation Emissions Reductions will be met through a commitment to project design features, neighborhood electric vehicles (NEVs), and roundabouts.

To meet the goal of "Transportation Emissions Reductions", the Project incorporates 15 performance standards that, together, reduce the Project's total GHG emissions associated with transportation emissions by approximately 23% below the BAU benchmark model.

ii. Implementation Strategies

The following strategies have been developed as an "implementation toolbox" for the Project. The purpose of this Section is to provide an overview of the current GHG reduction strategies that may be incorporated into the Project to achieve the Transportation Emissions Reductions performance standards.

- **Transit Plans** – A comprehensive Transportation Plan has been provided for Travertine Point that incorporates a variety of alternative components, including provisions for bus and shuttle routes and transit node locations, Class I and II bicycle trails and lanes, pedestrian paths, and provisions for Neighborhood Electric Vehicles (NEV). These components will result in reduced use of gas-powered automobiles with associated reductions in greenhouse gases.
- **Neighborhood Electric Vehicles (NEV)** – Neighborhood Electric Vehicles are battery-powered, low-speed electric vehicles that can be recharged. NEVs have a top speed of approximately 20 to 25 miles per hour and can be operated on public and private roadways that have a maximum speed limit of 35 miles per hour. These vehicles are typically used for short trips around the community, such as to the workplace, shopping districts, and entertainment venues. To further increase the usability of these vehicles, separate transportation lanes can be created adjacent to roadways that exceed a maximum of 35 miles per hour, similar to bikeways. The use of highly-efficient electric vehicles reduces the energy required to complete these trips and minimizes the fuel waste and cold-start emissions that occur when traditional gas-powered vehicles are used for short trips.
- **Roundabouts** – Roundabouts are intersection alternatives to standard signalized and stop sign intersections, which provide improved traffic flow, minimize idling time, and reduce accelerations/decelerations. Studies show that drivers will save an average of 43,000 gallons of fuel per year per roundabout which will also reduce greenhouse gas emissions.
- Trail Plans – In addition to the provision of transit alternatives and NEVs, Travertine Point provides for bikeways, pedestrian paths, and trails throughout the Project, and access to trails along the trail/residential interface shall consistently provide for pedestrian, bicycle and/or NEV access at frequent locations where feasible to provide for efficient alternatives to vehicular routes to expand the range of transportation modes that do not rely upon the automobile.

iii. Performance Standards

This Section provides measurable performance standards that contribute to the Project's 38% GHG reduction below the BAU benchmark model. The quantitative reductions in projected GHG emissions associated with these standards are used by the Benchmark GHG Analysis to determine the percent reduction below the BAU benchmark model.

The performance standards shall be met or exceeded by incorporating a mix of most, if not all, of the implementation strategies provided. The performance standards shall be enforced by the County through the review and enforcement mechanisms.

Project Design Commitments

- **Space requirements will be provided for a minimum of 24 community transit stops based on SunLine requirements (see Exhibit 3-11a, Mobility Plan – Transit Routing, for potential bus turnout locations).**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. Street Improvement Plans, TTMs, and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Community will have over 14 miles of backbone multi-use trails (see Exhibit 3-18, Open Space and Parks Plan, for the location of the backbone trails system).**

  Enforcement mechanism: This commitment is set forth in the Parks, Recreation, and Open Space Section of SP. TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **One bike space will be provided for every 25 parking stalls required of retail/office space.**

  Enforcement mechanism: TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **One bike space will be provided for every 15 resident parking stalls, excluding guest parking, required of multi-family housing. A bike locker may be counted towards a minimum of 2 bike spaces or more depending on size.**

  Enforcement mechanism: TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- Projects will be reviewed by County staff to ensure the implementation of a comprehensive parking plan that disfavors private vehicle use and favors the use of alternative transportation. Comprehensive parking policy measures shall include but are not limited to the measures listed below:
  - Seek approval from the appropriate County Department(s) to waive minimum parking requirements and reduce parking from the minimum standards by as much as 20 percent for projects within a quarter mile of a transit station;
  - Use shared and/or centralized parking facilities consistent with a "park once" approach;
  - Require that employers provide information on public transportation options to employees;
  - Require that large employers (250 or more employees at a single work-site location) and encourage small employers (less than 250 employees at a single work-site location) to provide bicycle parking facilities, employee break rooms with refrigerators and microwaves, and automated teller machines (ATMs); and/or

- Require that large employers (250 or more employees at a single work-site location) provide a transportation demand management program, such as vanpools/carpools, ride-sharing/ride- matching, and/or "guaranteed ride home" services that allow employees who use public transit to get a free ride home if they need to stay at work late.

- **Within a Planning Area, 60% of primarily commercial building frontages will have the principal functional entry facing a public space such as a street, square, park, paseo, or plaza, but not a parking lot based on type of project.**

  Enforcement mechanism: TTMs and PPs with mixed-use developments will be reviewed by County staff to ensure consistency with this commitment.

- **Within a Planning Area, 75% of mixed-use streets shall have minimum eight-foot-wide sidewalks that front primarily commercial retail uses and all other areas will have minimum four-foot-wide sidewalks.**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Community Transit System will be designed to have transit stops spaced ½ - ¾ mile apart.**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Shaded seating structures will be provided at each designated transit stop.**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. Street Improvement Plans, TTMs, and PPs will be reviewed by County staff to ensure consistency with this commitment.

Neighborhood Electric Vehicle Commitments

- **All streets with a speed limit of 35-miles-per-hour or more will have a separate multi-modal lane to accommodate NEVs.**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. Street Improvement Plans, TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **A charging station and two NEV spaces will be provided per every 20,000 square feet of commercial, office, and 40,000 square feet of industrial space and is required for development projects larger than 20,000 square feet. This commitment does not apply to development projects less than 20,000 square feet. The NEV spaces may be counted in-lieu of regular parking stall requirements.**

  Enforcement mechanism: TTMs, PPs, and BPs will be reviewed by County staff to ensure consistency with this commitment.

- **A charging station and two NEV spaces will be provided per every 20 units of multi-family housing. This commitment does not apply to multi-family housing projects with less than 20 residential units. The NEV spaces may be counted in-lieu of regular residential parking stall requirements.**

Enforcement mechanism: TTMs, PPs, and BPs will be reviewed by County staff to ensure consistency with this commitment.

Roundabouts Commitments

- **Roundabouts will be provided at 16 major/collector street intersections (see Exhibit 3-8, Circulation Plan, for proposed locations of roundabouts).**

  Enforcement mechanism: This commitment is set forth in the Mobility Plan Section of SP. Street Improvement Plans, TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

d. Water Efficiency

i. Objectives

The following objectives have been adopted to address the goal of Water Efficiency:

- Provide for Dual Piping System for Domestic and Reclaimed Water;
- Require the Use of Smart Irrigation Systems, or equivalent;
- Provide a Water Conservation Landscape Palette;
- Require Water-Efficient Fixtures; and
- Limit the Use of Turf.

Water Efficiency will be met through a commitment to low water use and dual pipe water systems.

To meet the goal of "Water Efficiency", the Project incorporates **eight (8) performance standards** that, together, will reduce the Project's total GHG emissions associated with water efficiency by approximately 55% below the BAU benchmark model.

ii. Implementation Strategies

The following strategies have been developed as an "implementation toolbox" for the Project. The purpose of this Section is to provide an overview of the current GHG reduction strategies that may be incorporated into the Project to achieve the Water Efficiency performance standards.

- **Irrigation Water** – Travertine Point will provide a separate "dual-piped" water system that will include a potable water (i.e., drinking water) system and a non-potable water system for landscape irrigation purposes. The irrigation water system may utilize treated Colorado River water, reclaimed water, perched ground water, and/or a combination of these sources. This system will reduce the potable water requirements for the Project, as well as provide opportunities for use of reclaimed water.
- **Water-Efficient Devices** – Low-flow plumbing fixtures – including toilets, faucet aerators, and showerheads – can reduce water usage by as much as 40 percent over conventional devices.
- **Smart Irrigation** – A smart irrigation controller is like a high-tech "brain" for irrigation systems that self-adjusts based on real-time weather and site conditions, including rainfall, wind, temperature, humidity, solar radiation, and soil type to apply just the right amount of irrigation water needed at just the right time. Studies show that a smart irrigation controller can reduce irrigation water use by 25 percent on average.

- **Drought-Tolerant Landscaping** – Drought-tolerant landscaping utilizes drought-tolerant plants which require less water than non-drought-tolerant plants. Many drought-tolerant plants are also tolerant of poor-to-average soils, some of which even prefer poor soils. The use of this landscaping can further reduce the overall water requirements for Travertine Point.

iii. Performance Standards

This Section provides measurable performance standards that will contribute to the Project's 38% GHG reduction below the BAU benchmark model. The quantitative reductions in projected GHG emissions associated with these standards are used by the Benchmark GHG Analysis to determine the percent reduction below the BAU benchmark model.

The performance standards shall be met or exceeded by incorporating a mix of most, if not all, of the implementation strategies provided. The performance standards shall be enforced by the County through the review and enforcement mechanisms.

Low Water Use Commitments

- **90% of all builder-installed plumbing devices in each residential buildings will be low-flow and water-efficient.**

  Enforcement mechanism: PPs and BPs will be reviewed by County staff to ensure consistency with this commitment.

- **90% of all builder-installed plumbing devices in each non-residential buildings will be low-flow and water-efficient.**

  Enforcement mechanism: PPs and BPs will be reviewed by County staff to ensure consistency with this commitment.

- **Turf will not exceed 20% of the total landscaped area of each Planning Area, with the exception of parks, recreation centers, and schools.**

  Enforcement mechanism: TTMs, PPs, and Landscape Plans will be reviewed by County staff to ensure consistency with this commitment.

- **80% of public and common landscape areas will use smart irrigation systems per project.**

  Enforcement mechanism: TTMs, PPs, and Landscape Plans will be reviewed by County staff to ensure consistency with this commitment.

- **80% of public and common landscape areas will use drought-tolerant, native, and/or water-efficient plant materials per project.**

  Enforcement mechanism: The Plant Palette is set forth in the SP and provides a list of acceptable plant materials. TTMs, PPs, and Landscape Plans will be reviewed by County staff to ensure consistency with this commitment.

Dual Pipe Water System Commitments

- **A sewer treatment plant will be provided to generate reclaimed water.**

  Enforcement mechanism: This commitment is set forth in the Land Use Plan Section of SP. TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **A backbone water system will be provided that has dual piping systems for domestic and reclaimed water in major arterial and collector streets.**

  Enforcement mechanism: This commitment is set forth in the Drainage, Water, and Dry Utilities Section of SP. Street Improvement Plans, TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

- **A backbone dual water system will be provided for common and public landscaped areas.**

  Enforcement mechanism: This commitment is set forth in the Drainage, Water, and Dry Utilities Section of SP. Street Improvement Plans, TTMs and PPs will be reviewed by County staff to ensure consistency with this commitment.

e. Waste Reduction and Recycling

i. Objectives

The following objectives have been adopted to address the goal of Waste Reduction and Recycling:

- Encourage recycling construction materials and waste;
- Comply with on-site recycling trash program;
- Process green waste on-site; and
- Recycle e-waste.

Waste Reduction and Recycling will be met through a commitment to recycling and processing some waste materials on-site.

To meet the goal of "Waste Reduction and Recycling", the Project incorporates **7 performance standards** that, together, will reduce the Project's total GHG emissions by approximately 38% below the BAU benchmark model.

ii. Implementation Strategies

The following strategies have been developed as an "implementation toolbox" for the Project. The purpose of this Section is to provide an overview of the current GHG reduction strategies that may be incorporated into the Project to achieve the Waste Reduction and Recycling performance standards.

- **Waste Reduction** – Waste is material and supplies that are paid for, and subsequently rendered useless. Reducing waste reduces needless consumption. Reducing needless consumption preserves renewable and non-renewable resources, which conserves energy and reduces air pollution, soil and water contamination that is often caused by the production of those materials and supplies that become waste, and from the fossil fuel-powered vehicles that deliver those materials and supplies, then and hauls away those

materials and supplies after they become waste. Reducing waste also reduces the use and size of landfills.

- **Recycling** – Recycling is the practice of recovering used materials from the waste stream, and then incorporating those same materials back into the manufacturing and use process.
- **Construction and Demolition Waste** – Construction and demolition waste can be recycled and reused in a Construction Waste Management Plan utilizing job-site recycling programs.
- **Residential and Commercial Recycling** – Comprehensive programs addressing residential and commercial recycling activities can be addressed in an overall Waste Management Plan.
- **Organic Wastes** – Organic wastes can be recycled into useful soil amendments and fertilizers through the use of composting. This can be accomplished by individual homeowners or through community composting stations.

iii. Performance Standards

This Section provides measurable performance standards that contribute to the Project's 38% GHG reduction below the BAU benchmark model. The quantitative reductions in projected GHG emissions associated with these standards are used by the Benchmark GHG Analysis to determine the percent reduction below the BAU benchmark model.

The performance standards shall be met or exceeded by incorporating some, if not all, of the implementation strategies provided. The performance standards shall be enforced by the County through the review and enforcement mechanisms.

- **A construction and demolition waste management plan will be implemented for all new developments to reduce the creation of waste**

  Enforcement mechanism: Construction and Demolition Waste Management Plan(s) will be prepared with construction permits and reviewed and approved by County staff to ensure consistency with this commitment.

- **Provide recycling containers within all multi-family residential communities**

  Enforcement mechanism: PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide recycling containers within all commercial, office, and light industrial buildings**

  Enforcement mechanism: PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide containers for community composting within all multi-family residential communities**

  Enforcement mechanism: PPs will be reviewed by County staff to ensure consistency with this commitment.

- **Provide containers for community composting within all commercial, office, and light industrial buildings**

  Enforcement mechanism: PPs will be reviewed by County staff to ensure consistency with this commitment.

f. Review and Enforcement

i. Process for County Review and Enforcement

Review and enforcement of the Performance Standards set forth in Sections 3.2 through 3.5 will occur at four points in the entitlement and development process:

- Approval of Specific Plan;
- Approvals of District Refinement Plans;
- Approvals of Tentative Tract and Parcel Maps;
- Approvals of Plot Plans and Associated Street, Sewer and Water, Architecture, and Landscape Architectural Construction Documents; and
- Approvals and issuances of Building Permits.

ii. Specific Plan Approval

The Specific Plan contains all of the commitments made by the Applicant that are referenced in this CAP, including the:

- Land Use Plan;
- Statistical Summary;
- Allocation of School and Park Sites;
- Affordable Housing Commitments;
- Senior Housing Commitments;
- Mobility Plan;
- Transit Plan;
- Trails Plan;
- Bike Plan;
- NEV Plan;
- Street Sections;
- Master Backbone Water System; and
- Master Landscape Palette and Plan.

iii. Approvals of District Refinement Plans

The District Refinement Plans will contain refinements to:

- Land Use Plan;
- Statistical Summary;
- Allocation of School Sites;
- Allocation of Parks;
- Mobility Plan;
- Transit Plan;
- Trails Plan;
- Bike Plan;
- NEV Plan;
- Landscape Features;

- Grading and Infrastructure; and
- District Theme and Design Goal.

iv. Approvals of Tentative Tract and Parcel Maps

The Tentative Tract and Parcel Maps will contain:

- Location of Parks, as applicable;
- Location of Schools, as applicable;
- Payment of School Fees, as applicable;
- Payment of Park Fees, as applicable;
- Street Improvement Plans;
- Trail Improvement Plans; and
- Water System Improvements.

v. Approvals of Plot Plans, and Associated Street, Sewer and Water, Architecture, and Landscape Architectural Construction Documents

Plot Plans will contain the following:

- Revised Statistical Summary;
- Designation of Park Sites, as Applicable;
- Affordable Housing Requirements;
- Approval of Conceptual Landscape and Irrigation Plans (Including Plant Palettes);
-
- Active Adult Requirements;
- Trail plans;
- Community Transit Routes and Improvements.

vi. Approvals and Issuances of Building Permits

Building Permits will contain:

- Verification of Title 24 Compliance;
- Verification that a Building Exceeds 2008 Title 24 by 30% for residential and 15% for commercial;
- Approval of NEV Parking and Charging Stations; and
- Compliance with Low-Flow Water Devices.

3.9 DESIGN GUIDELINES

3.9.1 Introduction

The purpose of the Design Guidelines is to ensure that future projects and site development maintain the same high standards of aesthetic quality, appearance, and sustainability throughout the development lifetime of Travertine Point. Travertine Point contains three categories of design guidelines – Community Design, Landscape Design, and Architectural Design – that establish the overall aesthetic standards of the Specific Plan area. These three categories support one another and at times overlap in similar areas of focus and objectives. Adherence to these guidelines will ensure that the quality of design and aesthetic character is maintained throughout the Specific Plan area at the implementation stage, regardless of the project, the applicant, or the timeframe.

Community Design Guidelines establish the direction for builders and developers to create aesthetically pleasing and functional spaces for the residents of the Specific Plan. The guidelines establish a quality living environment that respects the scenic beauty of the natural environment and creates a pedestrian-friendly community. The direction provided establishes an overall aesthetic characteristic for the Specific Plan to ensure that quality development evolves and links the land use and planning areas cohesively.

Landscape Architectural Design Guidelines create the thematic thread of landscape features throughout the Specific Plan. These design elements bind the Districts and Planning Areas into common themed areas. Each District has a specified landscape zone theme that provides guidance based on the natural terrain and resources in the area. These theme zones are the Riparian Zone, the Upland Zone, the Lakeshore Zone, the Town District Zone, and the Foothill Zone. The design guidelines also establish the thematic character of the major backbone roads to ensure that the aesthetic threads between the neighborhoods and districts are consistent.

Architectural Guidelines establish the direction for quality architecture throughout all land use designations of the Specific Plan. They establish the context, characteristics and building criteria for subsequent development and building stages, ensuring that residential and commercial buildings maintain consistently high quality, does not limit design creativity, and avoids a "cookie cutter" appearance throughout the Specific Plan area. Realizing that economic and real estate market changes will occur over the life of the Specific Plan build-out, the guidelines embrace appropriate building forms – avoiding "box-like" design, offering a variety of architectural styles, diversifying the appearance of the community, and allowing unique characteristics for individual neighborhoods.

The Travertine Point Design Guidelines embody a comprehensive system of community, landscape, and architectural design standards that establish and reinforce the themes suggested by the Travertine Point Specific Plan. A unified design theme helps create cohesiveness and a sense of place, and when implemented, will provide a balanced and responsive solution to the enhancement of the community. This establishes the characteristics and charm of the Travertine Point community.

The Design Guidelines serve the following functions:

- Establish architectural and landscape thematic directions for Travertine Point;
- Assist project designers in preparing land plans and final project designs through community design elements, architecture and landscape architecture guidelines; and
- Provide property owners with direction, to aid in maintaining a high level of community cohesiveness and unity, while allowing for a degree of personal expression as well as community growth.

All design issues, including access and circulation, visibility, building orientation, and lighting and landscaping standards, shall be reviewed through tract maps, plot plans, and design review as submitted to the County.

The design concepts and associated community design guidelines are intended to encourage quality development. Although general in nature, a brief overview of the design concepts follows to provide a background for the interpretation of the community design and architectural style.

3.10 COMMUNITY DESIGN ELEMENTS

Community Design Elements are major project improvements that occur at the community or neighborhood level and combine improvements and thematic elements to unify the project under a common design emphasis. The streetscape and monument plans developed consistent with this theme, are integrated with each other, and is consistent throughout the project area using landscape and hardscape treatments.

The community design elements are contained in the sections that follow:

- Streetscapes
- Entry Monumentation
- Edge Conditions
- Project Walls and Fences
- Community Facilities

3.10.1 Streetscapes

Streetscapes are created by the relationship between street scale, buildings and structures, landscaping, signs, street furniture, public art, adjacent land uses and view sheds or focal points. These community elements provide the connections between physical land uses and features. Conceptual roadway landscape treatments that represent the street classification hierarchy established by the Travertine Point Specific Plan are depicted in Exhibit 3-21, Streetscape Cross-Section Reference, Exhibit 3-22, Town District Way, Exhibit 3-23, Jewel Street Section, Exhibit 3-24, Gateway Street Section, Exhibit 3-25, Village Way Section, Exhibit 3-26, Bayside Way Section, and Exhibit 3-27, Paseo Street Section. The streetscape hierarchy establishes the

function and character for the backbone streets of Travertine Point as summarized below and as described in more detail in Section 3.10.2, Streets.

- **Town District Way** – This urban arterial loop street connects the major uses of the Town District in the heart of the community and provides access from Highway 86S.
- **Jewel Street** – This modified collector street traverses both the west and east portions of Travertine Point, connecting many of the residential neighborhoods.
- **Gateway Streets** – These two urban arterials connect the Town District to the adjacent mixed-use and higher density residential areas to the north of Town District Way.
- **Village Way** – These two roadways, one on either side of Highway 86S, extend north from the Jewel Street to connect to Avenue 81 at or near the north boundary of the Specific Plan.
- **Bayside Way** – This modified collector street provides the primary access to the resort and marina area on the Salton Sea from Town District Way and Highway 86S.
- **Paseo Streets** – These modified minor collectors are relatively shorter segments providing connections from many residential neighborhoods to the larger components of the backbone circulation system.

Streetscape design should achieve the following objectives:

1. Provide a transitional space between the street and adjoining land uses that reduces heat island effects.
2. Create a themed aesthetic transition between individual neighborhoods.
3. Create visual interest and identity by incorporating street patterns with continuous parkways and themed landscaping.
4. Direct traffic to the highway system as directly as possible. Overly circuitous street patterns should be avoided.

Streetscape Example

5. Encourage pedestrian movement by providing attractive shaded parkway paths. Provide parkway separations between roads and sidewalks to distance pedestrians from moving vehicles. Include signage monumentation nodes for pedestrians that support way finding.
6. Encourage traffic calming and reduced speeds using "neckdowns" or chokers at intersections (see also Town District Guidelines for additional detail).
7. Utilize grading techniques, landscaping and architectural treatments to soften walls along major streets, add interest to long transit corridors and allowing frequent pedestrian access from and between communities.
8. Meet the functional requirements established in the land use and circulation elements of the Specific Plan.
9. Design themed-streetscape improvements so they are cost-effective to install and practical to maintain as well as implement sustainable features such as water efficient irrigation systems, bio-swales, pervious paving and shading where applicable.
10. Fences, walls, and noise barriers shall complement streetscape and landscape design, as well as building architecture.

11. Entry monuments should be incorporated with streetscape elements.

12. Signs should fulfill identification, directional, informational, and temporary marketing needs without being obtrusive. Design, colors, and materials shall reflect related landscaping and architectural features.

13. Lighting should be designed to provide a hierarchy of size and intensity while following the lighting requirements within this Specific Plan and consistent with the intent of the International Dark-Sky Association principles.

14. Street furniture, including seating or shade structures, shall be designed and constructed.

15. Items such as shaded benches, transit stops, and lighting features shall compliment the parkway landscape treatment and architectural features of the community in order to achieve visual continuity in accordance with County and / or SunLine Transit Authority standards.

16. Major roads shall incorporate a recognizable planting scheme utilizing dominant theme trees, interspersed with accent trees at focal points and entryways to provide visual interest and create a shady tree canopy over time, reducing the community's heat island effect.

17. Local, interior roads shall incorporate a formal planting scheme utilizing dominant theme trees interspersed with accent trees at intersections and focal points to provide visual interest.

18. Landscape medians shall be designed to unify the landscape of the community using hardscape and landscape elements to break up the monotony of an otherwise plain roadway while creating a traffic calming effect. Medians shall not include any turf, but shall include use of indigenous rocks and provide a "mow strip" adjacent to the curb in the form of cobble stones, pavers, or other similar material.

Drought-Tolerant Median Landscaping

19. All roads should include separated pedestrian walkways not adjacent to the curb.

20. Street trees should be pre-selected to provide a shady canopy over the street, while within the scale of the street. Trees or other plantings from the proposed plant palette that are substantial in size and or quantity can create a focal point for the community and create way-finding elements as the community develops, creating community and District identity.

21. Tree root barriers should be used in all locations where trees are immediately adjacent to public paved areas.

22. The hardscaping, street furniture, plant palette and landscaping of the roadways and trail systems should utilize a unifying element(s) such as using the indigenous rock materials, or colored or stamped concrete, that should be the thread that ties the community together.

    Refer to Exhibit 3-20, Landscape Master Plan, and the streetscapes that include Exhibit 3-22, Town District Way Section, Exhibit 3-23 Jewel Street Section, Exhibit 3-24, Gateway Street Section, Exhibit 3-25, Village Way Section, Exhibit 3-26, Bayside Way Section, and Exhibit 3-27, Paseo Street Section.

3.10.2 Streets

1. Town District, Gateway and Bayside Streets

Landscape planting along these streets shall consist of strong vertical trees in the median and parkway. This will provide users a sense of arrival to and around the Town District. Vertical accent trees, such as Phoenix dactylifera (Date Palm), Washingtonia filifera (California Fan Palm) or Washingtonia robusta (Mexican Fan Palm) or other similar trees, should be considered as the primary tree within the median and parkway. The palm trees should be centered in the parkway/median and spaced in a formal pattern at approximately 40-feet on center to provide hierarchy to the street. An informal spacing of accent trees should be used between the palm trees in the median, while a canopy type tree should be complemented between each of the palm trees in the parkway. This will allow filtered shade along the sidewalk for all users. Shrub and groundcover planting should be drought-tolerant and appropriate, selected for the overall theming and continuity along this street. Indigenous decomposed granite, rock, and/or gravel should be used within the parkway and median. A bio-swale basin shall be utilized between the parkway and median palm trees to collect street run-off water. There shall be no turf in the median and parkway. Refer to Exhibit 3-22, Town District Way Section, Exhibit 3-23, Jewel Street Section, and Exhibit 3-26, Bayside Way Section. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

2. Village Way

Landscape planting along this street shall consist of strong vertical trees in the parkway. This will provide the community with the initial sense of arrival prior to the gateway entry and Town District. Vertical trees such as Phoenix dactylifera, Washingtonia filifera (California Fan Palm), or Washingtonia robusta (Mexican Fan Palm) or other similar trees should be considered as the primary tree within parkway and complemented with a canopy type tree between each of the palm trees. The palm trees should be centered in the parkway and spaced in a formal pattern at approximately 40-feet on center to provide hierarchy to the street. The canopy type tree will provide filtered shade along the sidewalk for all users. Shrub and groundcover planting should be thoughtfully selected for the overall theming and continuity along this street. Indigenous decomposed granite, rock, and/or gravel should be used within the parkway. A bio-swale basin shall be utilized between the parkway palm trees to collect street run-off water. Turf is not recommended in the parkways. Refer to Exhibit 3-25, Village Way Section. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

3. Jewel Street

This is considered the "Jewel" street for the project. This street links all four zones together. It is suggested that the landscape planting along this street stays consistent from beginning to end to provide continuity to the community. Shade type trees should be considered as the primary tree within the parkway. The median shall have large specimen trees located in key areas with intermittent spacing of accent trees in an informal pattern to complement the specimen trees. Shrub and groundcover planting should be thoughtfully selected for the overall theming and continuity along this street. Indigenous decomposed granite, rock, and/or gravel should be used within the parkway and median. Bio-swale basins should be considered in the parkway/ median to collect street run-off water. There shall be no turf in the median and parkway. Refer to Exhibit 3-23, Jewel Street Section. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

4. Paseo Street

These streets mainly intersect the residential neighborhoods. Landscape planting should be selected based on their overall theming for each particular zone. Parkway trees should be spaced in a formal pattern to provide continuity. Indigenous decomposed granite, rock, and/or gravel should be used within the parkway. Refer to Exhibit 3-27, Paseo Street Section. Refer to Tables 3-7a through 3-7f, Proposed Plant Palettes, for selected plant material for specific areas.

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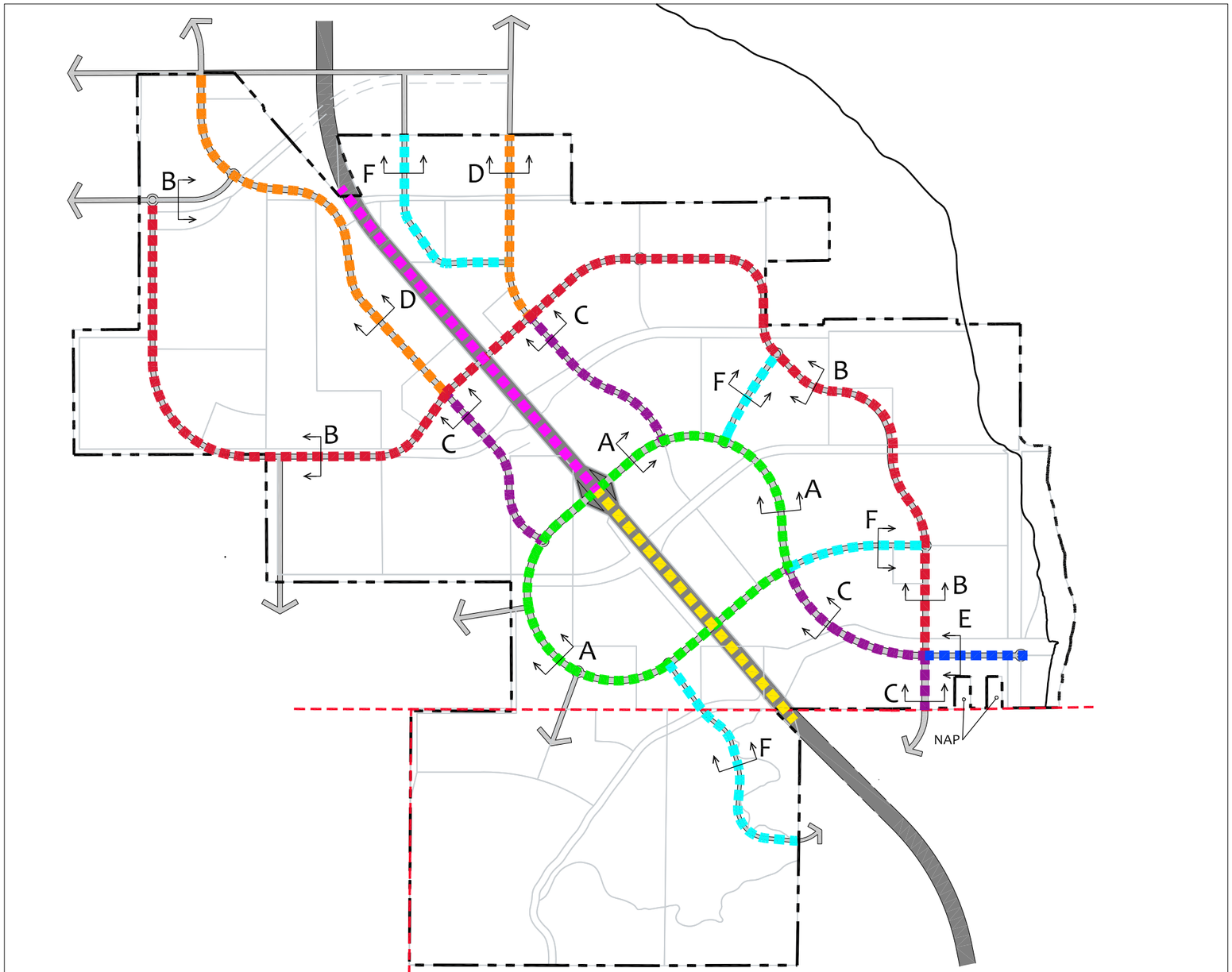


LEGEND

"Town Center Way"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section A

"Jewel Street"

-Parkway: Canopy Trees
-Median: Specimen
w/ Vertical Trees

Section B

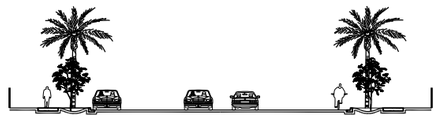
"Gateway Street"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section C

"Village Way"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees
Where Required by Circulation Plan



Section D

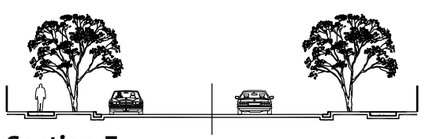
"Bayside Way"

-Parkway: Palms w/ Accent Trees
-Median: Palms w/ Vertical Trees

Section E

"Paseo Street"

-Parkway: Canopy Trees



Section F

*** Refer to Exhibits 3-22 to 3-27 for Illustrative Street Sections and Plans**

SP375 Exhibit 3-21

Streetscape Cross-Section Reference

Travertine Point Specific Plan

Black Emerald, LLC

0' 2500' 5000'

FORMA

February 2012

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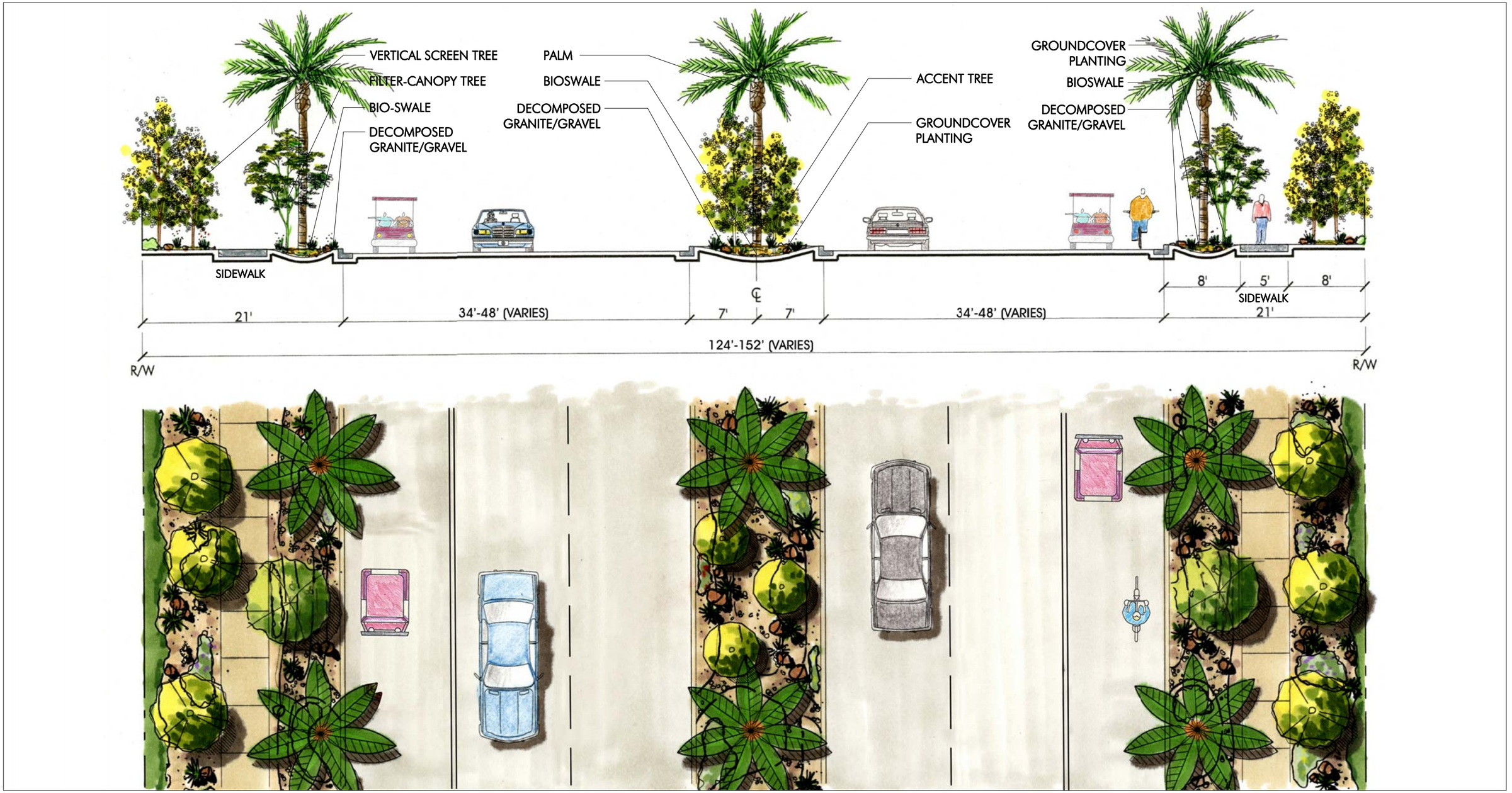

SP375 Exhibit 3-22

Travertine Point Specific Plan

Town District Way Section

Black Emerald, LLC

0' 10' 20'

FORMA

February 2012

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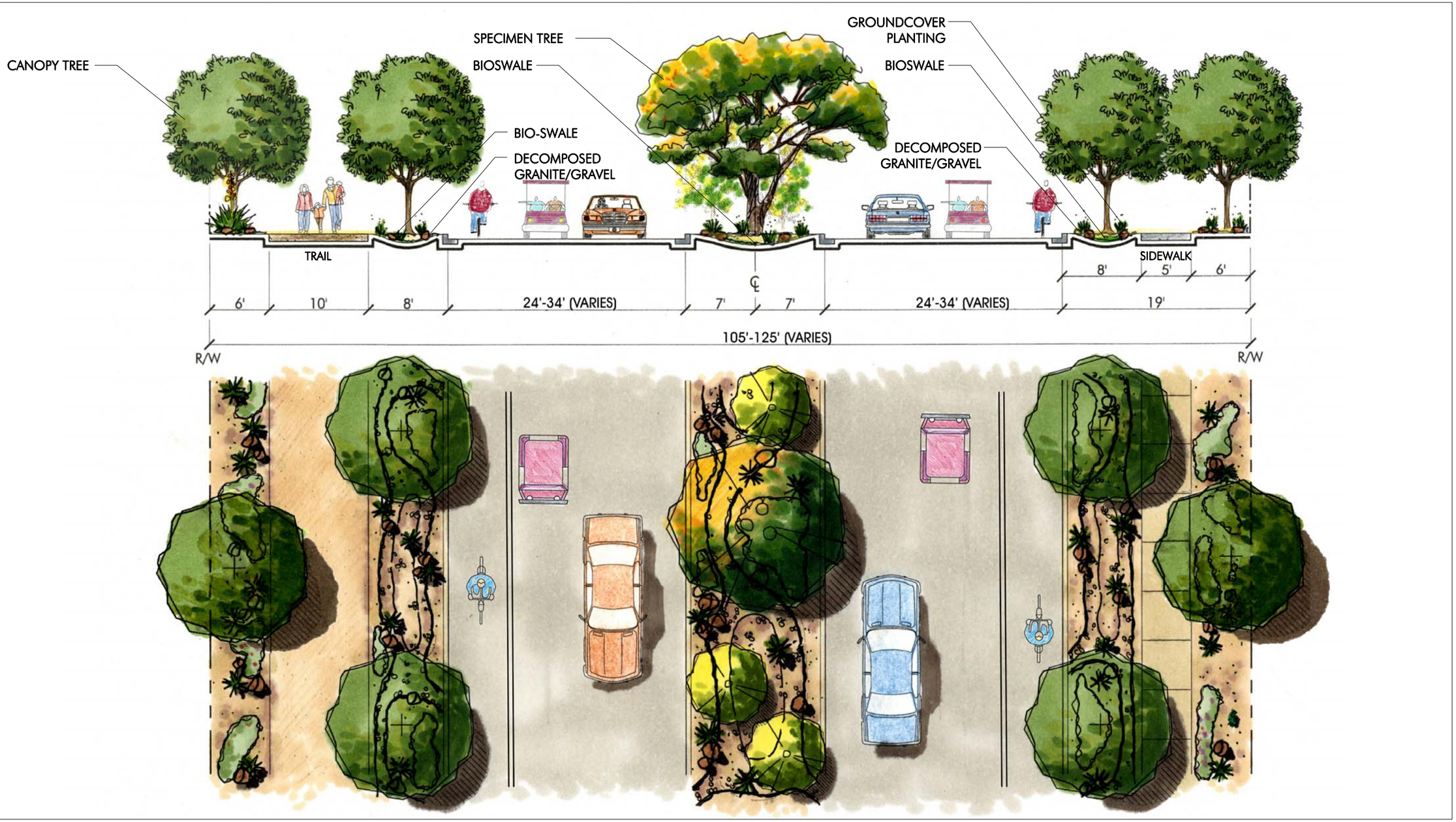

Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-23

Jewel Street Section

0' 10' 20'

FORMA

February 2012

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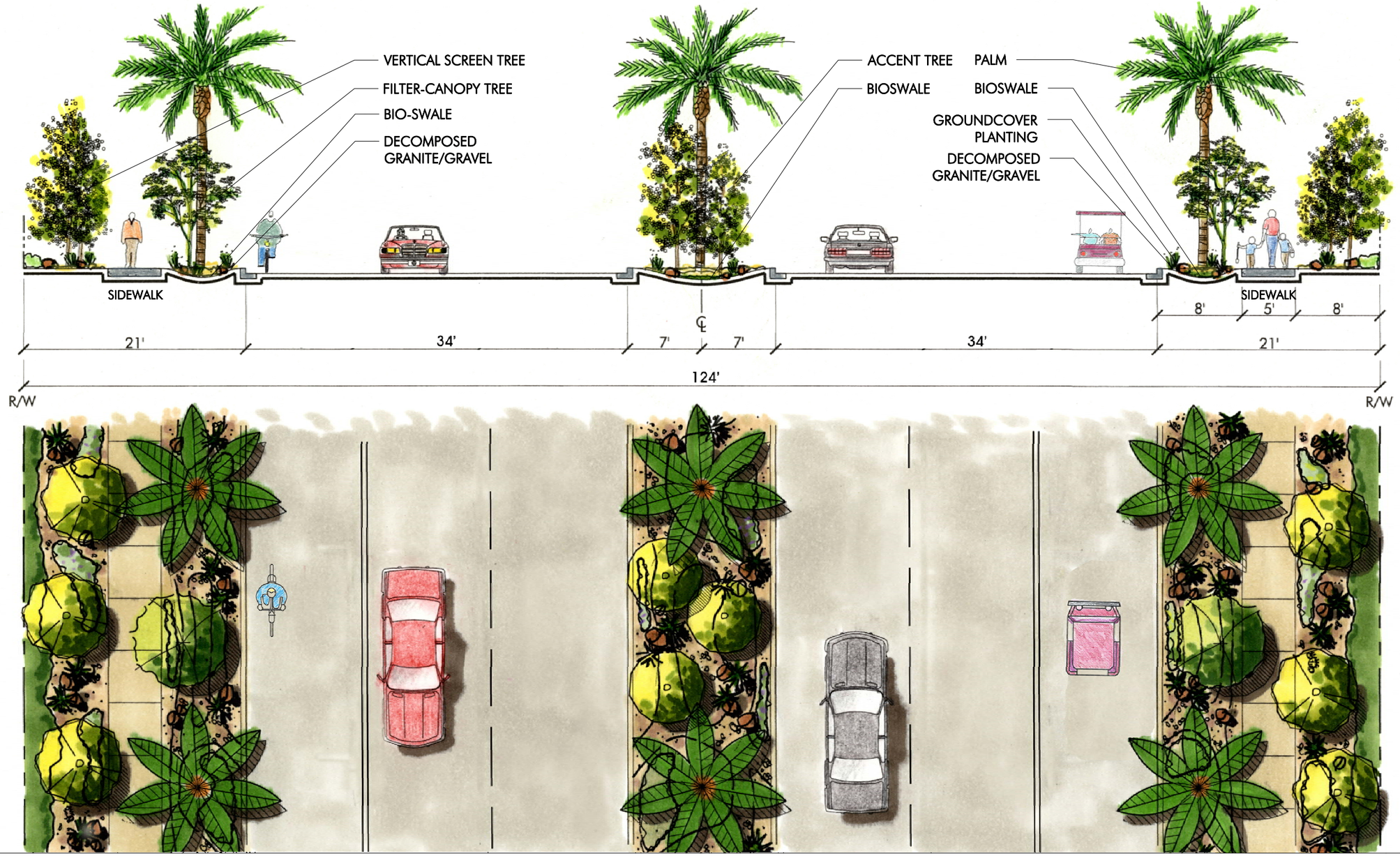

Travertine Point Specific Plan

Black Emerald, LLC

SP375 Exhibit 3-24

Gateway Street Section

0' 10' 20'

FORMA

February 2012

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