SummerWind Ranch



at Oak Valley

Specific Plan Area No. 1
Amendments No. 1, 2, 3
& 4

City of Calimesa

March 20, 2024



at Oak Valley

A Master Planned Community for the City of Calimesa

(Including Oak Valley Town Center Amendments No. 2 and 3)

City of Calimesa

Specific Plan Area No. 1 Amendment No. 1

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March 20, 2024

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I. INTRODUCTION

A. Document Purpose

This Specific Plan Amendment (SPA) has been prepared for the purpose of establishing guidelines for a master Planned Community known as SUMMERWIND RANCH AT OAK VALLEY. A specific plan is defined by government code as a tool for the systematic implementation of the general plan for all or part of the area covered by the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. To an extent, the range of issues that is contained in a specific plan is left to the discretion of the decision- making body. However, all specific plans, whether prepared by a general law city or county, must comply with §65450 - 65457 of the Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction within which it is located. In turn, all subsequent subdivision and parcel maps, all development, all publicworks projects, and zoning ordinances within an area covered by a specific plan must be consistent with the specific plan.

B. Project Background

SUMMERWIND RANCH AT OAK VALLEY is the result of many years of planning and refinement. Beginning in the late 1980's, the Oak Valley Specific Plan was approved and Environmental Impact Reports were certified for over 6,000 acres of land located within the communities of Calimesa and Beaumont. On October 6, 1988, Oak Valley Specific Plan 216 and Environmental Impact Report No. 229 were approved and certified by the Riverside County Board of Supervisors. Oak Valley Specific Plan Amendment 216A was approved by the Board of Supervisors on May 22, 1990, which resulted in an approval to develop 6,405 acres within the communities of Calimesa and Beaumont. The existing approved development included single-family and multi-family residential dwelling units, commercial, recreational and community uses, and related infrastructure to be implemented over a 30-year period. Subsequent to approval of Oak Valley Specific Plan 216 and 216A, the City of Beaumont annexed a portion of the Specific Plan area east of Interstate 10 into the City. The City of Calimesa was incorporated in December 1990 and subsequently adopted those portions of Specific Plan 216 and 216A and its accompanying Environmental Impact Report that were situated within the newly incorporated City limits and renamed the Specific Plan to "Oak Valley SP1" (See Figure I- 1, *Adopted Land Use-Oak Valley Area*). The approved Specific Plan is referred to as Specific Plan Area No. 1 throughout this document. Subsequent to the adoption of Oak Valley SP1 by the City of Calimesa, an opportunity to purchase additional lands for open space uses was provided. The Riverside Land Conservancy (now known as the Rivers and Lands Conservancy) purchased 357.8 acres of Oak Valley SP1 with an option for the conversion of an additional 578.7 acres for open space. This Specific Plan Amendment was processed in order to reflect the change in land uses resulting from the purchase of the 358 acres by the Conservancy and future changes that would result should the option be exercised to convert the additional 578.7 acres for open space uses. Ultimately the remaining openspace was purchased by the Western Riverside County Regional Conservation Authority.

Specific Plan Area No. 1, Amendment No. 1

This first amendment to Specific Plan Area No. 1 affects 2,590.7 acres of the Specific Plan Area No. 1 area, as depicted in Figure I-2, *Specific Plan Area No. 1 Amendments No. 1, 2, 3 & 4 Boundary*. The area affected by this first amendment to Specific Plan Area No. 1, and its associated land use plan, is referred to as SUMMERWIND RANCH AT OAK VALLEY throughout this document.

Specific Plan Area No. 1, Amendment No. 2

A second amendment incorporated herein to Specific Plan Area No. 1 pertains specifically to approximately 244 acres within the 312-acre town center village as depicted in Figure I-2 *Specific Plan Area No. 1 Amendments No. 1, 2, 3 &4 Boundaries* and Figure I-*3 Specific Plan Land Use Plan*. The thick black boundary identifies a sub-area within the community of SUMMERWIND RANCHAT OAK VALLEY and within the village of OAK VALLEY TOWN CENTER that Amendment No. 2 specifically applies to.

Throughout this document, this subject area will be referred to as OAK VALLEY TOWN CENTER. A new Planning Area TC-7A was previously included within TC-3, but has been assigned a new planning area number, because it is now under separate ownership. No land use change is proposed in this planning area. In addition, Planning Areas TC-7 and TC-8 are considered part of the town center village but are not affected by Amendment No. 2. and no land use change is proposed in those two planning areas.

In general, broad references to SUMMERWIND RANCH AT OAK VALLEY will still apply to the village of OAK VALLEY TOWN CENTER as a subarea of the community. However, when references are made specifically to OAK VALLEY TOWN CENTER, those references and associated standards and guidelines will supersede.

Specific Plan Area No. 1, Amendment No. 3

A third amendment incorporated herein to Specific Plan Area No. 1 pertains specifically to approximately 5.5 acres located on three non-contiguous sites within the 312-acre Town Center Village as depicted in Figure I-2 Specific Plan Area No. 1 Amendments No. 1, 2, 3 & 4 Boundaries and Figure I-3 Specific Plan Land Use Plan. Planning Areas TC-1A and TC-5 have beenchanged from Commercial to Business Park land use designations. An area of 0.2 acres within Planning Area TC-1A is a portion of the Singleton Road right-of way. A 0.6-acre area in PlanningArea TC-3 has been changed from Open Space to Business Park land use designation.

Specific Plan Area No. 1, Amendment No. 4

A fourth amendment incorporated herein to Specific Plan Area No. 1 pertains specifically to approximately 21.2 acres located in the Town Center Village as depicted in Figure I-2 Specific Plan Area No. 1 Amendments No. 1, 2, 3 & 4 Boundaries and Figure I-3 Specific Plan Land Use Plan. Planning Area TC-7A Business Park has been changed to TC-7C Garden Courts (19.2 ac.) and TC-9 Open Space (2.0 ac.) has remained the same designation but the size and configuration has changed.

LAND USE LEGEND

- LOW RESIDENTIAL
- MEDIUM RESIDENTIAL
- MEDIUM HIGH RESIDENTIAL
- HIGH RESIDENTIAL
- VERY HIGH RESIDENTIAL
- MIXED USE
- COMMERCIAL
- BUSINESS PARK
- SCHOOLS
- PARKS
- GOLF COURSE
- OPEN SPACE
- PUBLIC FACILITIES/ FIRE STATIONS
- GOLF CLUBHOUSE

SANDALWOOD DR

INTERSTATE 10

SPA No. 3 Boundaries

SPA No. 2 Boundary

SPA No. 4 Boundary

CHERRY VALLEY BLVD

SPA No. 1 Boundary

SOUTHERN PACIFIC RAILROAD

BROOKSIDE AVE

SCPGA

DATE: 12/10/04

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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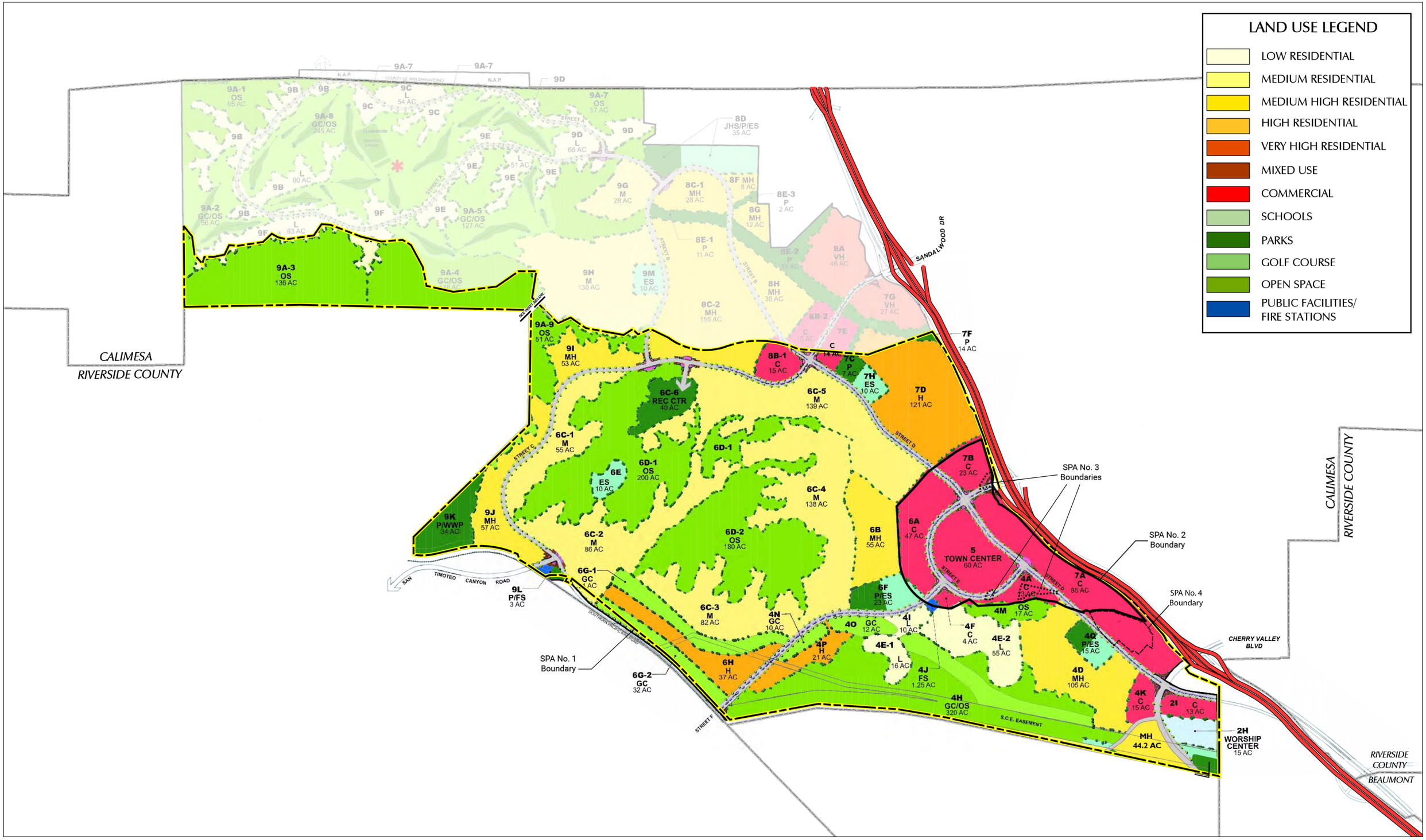
0 250 500 1,000 Feet

FIGURE I-1

ADOPTED 1991 LAND USE - OAK VALLEY AREA



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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0 250 500 1,000 Feet

FIGURE I-2

SPECIFIC PLAN AREA NO. 1 AMENDMENTS NO. 1- 4 BOUNDARIES

C. Goals and Objectives

The proposed land use plan delineates uses which are intended to meet the needs of the SUMMERWIND RANCH AT OAK VALLEY community and incorporate the City of Calimesa vision. This plan is divided into the following sections: project summary, specific plan (development plans, conditional use permits and standards, and village plans and standards), design guidelines, zoning ordinance, hillside development regulations, oak tree protection plan, and general plan consistency analysis.

This SPA is the result of the City of Calimesa General Plan being thoroughly examined and considered during the preparation of the SUMMERWIND RANCH AT OAK VALLEY community. As denoted in the General Plan, the City of Calimesa Planning vision and process is sensitive to environmental protection needs, engineering feasibility, market acceptance, economic viability, development phasing, adjacent land uses and local community goals. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of this amendment, definitive planning and development goals for the project were established and supported by an extensive analysis process. With these specific project goals in mind, the following objectives have been established for SUMMERWIND RANCH AT OAK VALLEY:

- Create a **diverse community** with integrated land uses that will result in a balanced, full service, land use plan for a community where people can live, work, shop, secure services, and recreate.
- **Cluster** neighborhoods and utilize compact building designs within residential and recreational land use mixes to preserve natural open space.
- Identify and preserve **sensitive environmental resources**, including ridgelines, drainage courses, wildlife corridors, and oak trees.
- Maintain the integrity of the natural environment through the **preservation and conservation** of open space allowing for connectivity through preservation of viable wildlife corridors and systematic, sensitive planning.
- Reduce development impacts in hillside areas and ensure that SUMMERWIND RANCH AT OAK VALLEY is developed in an **environmentally sensitive manner.** Hillside development standards shall minimize the alteration, reduction, and removal of the natural setting, thereby creating a more desirable living environment.
- Create a well-connected **walkable community** with an integrated multi-purpose trail system that will allow residents access to a range of recreational uses.
- Establish an **interconnected open space system** which provides for diverse trail systems, recreational opportunities, and preservation of open space, sensitive habitat areas, and drainage systems.
- Locate commercial, retail service, and employment opportunities in response to market conditions and in harmony with the uses of surrounding neighborhoods in an effort to promote a **jobs-housing balance**.

- Develop land use patterns that shorten travel distances for essential services, limit air and noise pollution, allow for **alternative modes of transportation**, and generally conserve energy.
- Foster a distinctive, attractive and cohesive community with a **strong sense of place** by integrating community values and natural features within the site.
- Create a **range of housing opportunities** and choices by diversifying the residential product mix within all of the planning areas of SUMMERWIND RANCH AT OAK VALLEY.
- **Phase development** so as to ensure adequate levels of services for the project.

D. Planning Approach

The planning approach established to create SUMMERWIND RANCH AT OAK VALLEY utilizes an integrated multi-disciplinary approach. The team assembled to undertake this project includes environmental resource specialists, land planners, landscape architects, civil engineers, water resource specialists, economists, and real estate market analysts. The team created a comprehensive development plan for the 2,590.7 acres that is financially feasible, sensitive to the environment, and compatible with the City of Calimesa General Plan and its vision for the area. These efforts will result in the creation of a master-planned community which fulfills residential, commercial,business, employment, public service, and recreational needs.

In an effort to determine areas most suitable for preservation, the project team utilized a series of map overlays, each displaying unique opportunities and constraints. The following is a list of overlays used:

- Aerial Photography
- Adjacent Land Uses (existing and proposed)
- Riverside Land Conservancy acquisitions (acquired and option lands)
- Topography (slopes, high points, low points, ridges and valleys)
- Biology (plants and animals)
- Hydrology (drainages, surface water, groundwater, floodplains, and wetlands)
- Geology (physiographic, surficial geology, and geomorphology)
- Soils (hydrologic, hydric, erodibility and suitability)
- Existing Circulation (roadways, freeways, and interchanges)
- Existing Trails (on and off-site)
- Potential Wildlife Corridors (including Garden Air Wash)
- Significant ridgelines, drainages and valleys

As each overlay was superimposed upon one another, the areas available for preservation became more clearly defined. As a result, over 1,460 acres or 56% of SUMMERWIND RANCH AT OAK VALLEY are hereby proposed to remain as natural open space.

While the map overlay process aided the team in defining the areas suitable for preservation, it also assisted in determining areas suitable for development. With the natural open space system defined and a development envelope in place, the project team designed an integrated roadway system to accommodate needs of the SUMMERWIND RANCH AT OAK VALLEY community and integrate with the City of Calimesa's existing transportation system.

The design team then focused on the location of community amenities. Park and school sites were located throughout the community and located near major project roadways and, in many cases, adjacent to prominent natural open space areas. Park sites within SUMMERWIND RANCH AT OAK VALLEY will consist of a mix of active, passive, linear, and nature park uses. Two elementary schools and one middle school are planned which will be designed with joint-use recreational areas that will integrate with the community's parks.

Residential village and neighborhood areas were then formed on the basis of logical, phased units of development. Village boundaries were generally defined by the site's natural open space areas, the internal circulation system, and the SPA boundary. Each of the five villages are planned to consist of a variety of residential neighborhoods, parks, schools, and natural open space areas. Individual neighborhoods will consist of a single housing type and are generally defined by open space amenities and project roadways.

The Town Center will be located on 312.8 acres adjacent to the Interstate 10 (I-10 corridor).The Town Center will consist of a well-integrated mix of commercial, business park, and public facility land uses. Civic uses such as a fire station, civic center, library, and police station may also be incorporated into the Town Center at SUMMERWIND RANCH AT OAK VALLEY. The Town Center is centrally located within the site in an effort to promote convenient pedestrian and automobile accessibility, while also contributing to the local jobs/housing balance.

The final element of the design process involved the design of a multi-purpose trail system, created to promote multi-modal connectivity throughout the community. The trail system integrates existing trails on the site and trail connections off site, as well as a variety of future trail systems to be built in conjunction with SUMMERWIND RANCH AT OAK VALLEY.

The resulting SUMMERWIND RANCH AT OAK VALLEY land use plan demonstrates the concept of clustering residential land uses. Clustering is a planning technique that focuses on the preservation of natural open space, while grouping residential neighborhoods in harmony with the natural features that surround it. Clustered residential communities greatly respect the uniqueness of the area where they are built, while also minimizing the disturbance of the site. This technique results in a diverse community that enhances opportunities for preservation, recreation, scenic corridors, and housing variety.

E. General Plan Consistency

The City of Calimesa General Plan was used as a reference document throughout the planning and design stages of SUMMERWIND RANCH AT OAK VALLEY; therefore, this Specific Plan Amendment remains consistent with the City of Calimesa's General Plan. Listed below is a brief summary of the manner in which SUMMERWIND RANCH AT OAK VALLEY will adhere to and remain sensitive to the seven elements set forth in City of Calimesa General Plan. For further and specific analysis, please see *Section VIII.B General Plan Elements Consistency for Summerwind Ranch at Oak Valley Amendment No. 1 and Section VIII.C General Plan Elements Consistency for Oak Valley Town Center Amendments No. 2, 3 & 4*, for a comprehensive list of the City of Calimesa General Plan goals and consequent SPA consistencies. The Amendment No. 2, 3 & 4 analysis incorporates goals from the2014 version of the General Plan since that version was in effect at the time of approval for Oak Valley Town Center Amendments No. 2, 3 & 4.

1. Land Use Element

SUMMERWIND RANCH AT OAK VALLEY will provide the following land uses within the 2,590.7 acres: residential, commercial, open space and recreational facilities, and public facilities, including roadways and public infrastructure. The proposed residential community will be enhanced by providing over 1,400 acres of parks, natural open space, and trails interspersed among the neighborhoods. Commercial centers and business parks will be conveniently located at circulation nodes adjacent to Interstate 10 (I-10). SUMMERWIND RANCH AT OAK VALLEY will also provide school sites, a water reclamation facility, and potential sites for government services, such as a fire station, police station, civic center, and library.

2. Circulation Element

SUMMERWIND RANCH AT OAK VALLEY is consistent with the Transportation Element of the General Plan. All roadways shall be constructed in accordance with the City's standard street classifications. The street system is designed to ultimately serve the SPA area, as well as prevent impacts on other areas of the City of Calimesa at project buildout. The General Plan seeks to establish an area-wide system of equestrian, hiking, and biking trails with linkages to parks and trail systems throughout the area. SUMMERWIND RANCH AT OAK VALLEY adheres to and improves upon the General Plan by providing a comprehensive, multi-purpose trail system that connects residential neighborhoods to parks, schools, open space, and the Town Center while also providing a linkage to a variety of off-site trails.

3. Housing Element

The General Plan encourages the development and variety of housing to meet the City of Calimesa's responsibilities to the regional housing needs. SUMMERWIND RANCH AT OAK VALLEY provides for a maximum of 3,841 dwelling units built in a variety of housing types ranging in density from 3.0 dwelling units per acre (single-family manors) to 15.0 dwelling units per acre (multi-family townhomes). Residential villages are designed with sensitivity to the topography and natural environment of its surroundings.

4. Resource Management Element

SUMMERWIND RANCH AT OAK VALLEY provides a comprehensive system of managed open space for the purpose of preservation, conservation, and recreation. The General Plan emphasizes the following Resource Element components: conservation of natural resources, the provision of open space, and the provision of parks and recreational facilities. All aspects of the planning and implementation processes of the SPA were carefully considered in relationship to these Resource Element components. As mentioned in the General Plan and adhered to in this SPA, through the preservation of over 1,400 acres of open space land, SUMMERWIND RANCH AT OAK VALLEY will conserve and protect surface water, groundwater and imported water sources, conserve and protect significant landforms and hillside areas, conserve and protect significant stands of mature trees, native vegetation, and wildlife habitat, all of which will provide a network of open space areas for the preservation of natural resources while providing visual and physical relief from urban development.

5. Safety Element

SUMMERWIND RANCH AT OAK VALLEY is designed so that development is not placed in geologically hazardous areas. Project grading will strive to avoid major streambed areas and channel protection measures will be constructed in open areas as needed. In addition, fire hazards will be minimized with implementation of proposed fuel modification on the landscaping plans for SUMMERWIND RANCH AT OAK VALLEY.

6. Noise Element

SUMMERWIND RANCH AT OAK VALLEY is sensitively designed among the natural topography of the site which in turn lessens acoustical impacts on the residents of the community. In addition, this SPA will adhere to City of Calimesa noise ordinances defined in the EIR for this project. The acoustical impact analysis provides measures which will be implemented to mitigate noise impacts, primarily from traffic on surrounding roadways/highways.

7. Air Quality Element

This SPA will adhere to the South Coast Air Quality Management Plan (SCAQMD) and will implement mitigation measures defined in the EIR for this project. SUMMERWIND RANCH AT OAK VALLEY provides a community that is pedestrian friendly by providing numerous trails throughout the project. In addition, schools, parks, a recreation center, and commercial and governmental services are conveniently located within the project boundaries, reducing vehicle miles traveled within the community.

F. Comparison to Approved Specific Plan Area No. 1

California state law specifically states that a specific plan may not be adopted or amended unless the proposed plan or amendment is consistent with the general plan. Furthermore, the law requires that any specific plan of a city or county that is applicable to the same areas or matters affected by a general plan amendment shall be reviewed and amended as necessary to make the specific plan consistent with the general plan. This Specific Plan Amendment has been prepared in accordance with the City of Calimesa General Plan.

Amendment No. 1 seeks to revise: (1) the distribution, extent, and/or residential density; (2) amount, type, and distribution of non-residential land (commercial, business park, schools, and public facilities); (3) the amount and distribution of parks and open space; and (4) the alignment of the internal roadway network within Specific Plan Area No. 1. The proposed land use andcirculation changes as shown in Figure I-3, *Specific Plan Land Use Plan*, are in response to: (1) Riverside Land Conservancy's (RLC) property acquisition of portions of Specific Plan Area No. 1 for open space and conservation; (2) preservation of the Garden Air Wash wildlife corridor; (3) preservation of sensitive environmental areas; (4) maintaining the connectivity of existing trail systems to the proposed trails within the project; (5) and updated environmental studies.

As previously mentioned, a significant portion of the Specific Plan Amendment Area No. 1 has been acquired by or has been optioned to be acquired by The Riverside Land Conservancy (RLC). This is an organization of volunteers and donors that acquire and conserve important open space, wildlife habitat, and prime agricultural lands in Southern California. RLC is a non-profit land trustthat facilitates the transfer of land from willing private landowners to public ownership.

Specific Plan Area No. 1, Amendment No. 1 revises the distribution, extent, and/or residential density. Amendment No. 1 decreases the amount of residential land use from 5,992 dwelling units on 1,066.2 acres, at a density of 5.6 du/ac, to 3,683 dwelling units on 677.0 acres, resulting in a land use density of 5.4 du/ac. Through the preservation of open space and by utilizingthe concept of clustering, this SPA decreases the amount of land used for residential use by 389.2 acres, resulting in a decrease of approximately 36.5% of land used for residential development in this Specific Plan. Amendment No. 1 also reduces the number of planned residential units by 38%.SUMMERWIND RANCH AT OAK VALLEY provides for a broader spectrum of residential uses,providing six density categories compared to only four in the approved plan.

This SPA revises the amount, type, and distribution of non-residential land uses (commercial, business park, schools, and public facilities). Specific Plan Area No. 1 consisted of 371.2 acres of non-residential land use. These non-residential land uses consisted of commercial land use; a fire station, four elementary schools; a worship center, and a wastewater treatment plant. Amendment No. 1 decreases the amount of land used for non-residential land use by 55.7 acres by reducing commercial uses, adding business park uses, eliminating two elementary schools, adding a middle school, and eliminating the worship center. In addition, the Town Center is planned to accommodate a fire station, police station, civic center, and/or a library, should the City desire to construct such facilities. Amendment No. 1 also provides for a separate water reclamation facility, whereas the approved plan's facility is shared with a park site.

Amendment No. 1 revises the amount and distribution of parks and open space. Specific Plan Area No. 1 proposed a mix of parks, recreation facilities, a potential extension of a 36-hole golfcourse, a recreation center, and natural open space on approximately 1,046.8 acres. Amendment No. 1 provides 1,493.1 acres of open space and recreation, resulting in an increase of 30% or 446.3acres of total open space uses. SUMMERWIND RANCH AT OAK VALLEY will contain active, passive, and linear parks; a nature park; a community recreation facility; and natural open space allsensitively designed and connected with residential neighborhoods, schools, and the Town Center.

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	125.4	3.0	376
VILLAS *6,000 SF MINIMUM*	193.6	3.7	719
COTTAGES *5,000 SF MINIMUM*	152.9	4.9	744
BUNGALOWS *4,200 SF MINIMUM*	94.5	5.5	517
GARDEN COURTS	**87.0**	**9.8**	**852**
TOWNHOMES	42.8	15.0	643
- RESIDENTIAL SUBTOTALS	**696.2**	**5.5**	**3,851**
NON-RESIDENTIAL			
BUSINESS PARK	**1**25.1	--	--
COMMERCIAL	119.7	--	--
SCHOOLS	45.4	3.4	158*
WATER RECLAMATION FACILITY	10.5	--	--
- NON-RESIDENTIAL SUBTOTALS	**300.7**	--	--
OPEN SPACE			
PARKS & COMMUNITY REC.	89.6	--	--
OPEN SPACE	285.5	--	--
RLC-1	357.8	--	--
GARDEN AIR WASH (GA 1-4)	179.6	--	--
RCA 2-5	578.7	--	--
- OPEN SPACE SUBTOTALS	**1,491.2**	--	--
MAJOR ROADS	102.6		
PROJECT TOTALS	***2,590.7***	***1.5***	***4,009***

* DUs are allocated in the case that potential school sites are developed with residential uses.

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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FIGURE I-3

SPECIFIC PLAN LAND USE PLAN

Specific Plan Area No. 1 proposed a 36-hole golf course and included multiple options for alignments of the certain reaches of the course. One of these options is located on approximately 110 acres within the SUMMERWIND RANCH AT OAK VALLEY Amendment No. 1 area. The golf course alignment option within this SPA has been eliminated, as a result of the final build-out of the 36-hole SCPGA at Oak Valley Golf Club. Subsequently, a majority of the areas set forth as golf course in Specific Plan Area No. 1 have been re-designated as open space in this SPA. Recreation facilities planned in Specific Plan Area No. 1 have been reduced in size and scope in Amendment No. 1 due to a substantial reduction in future community residents, as well as changing market conditions.

In addition, Amendment No. 1 revised the location and acreage of preserved open space by preserving significant environmental resources including ridgelines, drainages, potential wildlife corridors, and oak trees. More specifically, the distribution of land use set forth within Specific Plan Area No. 1 does not preserve the Garden Air Wash, a significant landform that contributes to drainage and wildlife movement on a local and sub-regional level.

Amendment No. 1 revised the alignment of the internal roadway network within Specific Plan Area No. 1. Internal roadways were designed in response to the clustering ofneighborhoods and the preservation and subsequent sensitivity to environmental areas such as ridgelines, drainages and valleys, oak trees, and wildlife corridors. In this SPA, Singleton Road was re-aligned to serve as a buffer between development and the open space areas provided in the 357.8acres of open space in RLC-1. Specific Plan Area No. 1 planned for a collector roadway throughoutareas in the Garden Air Wash. Amendment No. 1 realigns the collector road away from this sensitiveenvironmental area, allowing the Garden Air Wash to serve as an integral segment of a regional wildlife corridor.

Figure I-4, *Specific Plan Area No. 1 Amendment No. 2 Land Uses vs. Amendment No. 3 Land Uses*, depicts a side-by-side comparison of the land use distributions planned in Specific Plan Area No. 1, Amendment No. 2 to those planned in Specific Plan Area No.1, Amendment No. 3. Figure I-5, *Specific Plan Area No. 1 vs. Amendment No. 1, No. 2 and No. 3 Overlay Comparison* provides a visual overlay of the planned development envelope within Specific Plan Area No. 1 versus developable areas planned within this SPA.

Chart I-1, *Land Use Acreage Comparison*, graphically compares Specific Plan Area 1, Amendment No. 2 and Specific Plan Area 1, Amendment-No. 3 and Table I-1, *Specific Plan Area 1 Amendment No.1 vs Amendment No. 2 vs. Amendment No. 3 Land Use Comparison*, statistically compares approved Specific Plan Area No. 1 Amendment No. 1 with Amendment No. 2 and with Amendment No. 3.

Specific Plan Area No. 1 Amendment No. 2 (2020)

Oak Valley Town Center Amendment No. 2 revised approximately 244-acres within the town center village of the adopted 2,590.7-acre SummerWind Ranch Specific Plan SP-1, Amendment No. 1, adopted in 2005. The project extends from a quarter mile northwest of the Cherry Valley Boulevard/I-10 crossing to a quarter mile northwest of the Singleton Road/I-10 crossing within the City of Calimesa.

The modification decreases Business Park land uses by 1.5 acres and Commercial land uses would increase by 4.7 acres. Open Space would increase by 0.6 acres and a 5-acre lake andadjacent linear park is proposed within the commercial site. An equestrian trail would be removed adjacent to Singleton Road and an 8-foot paseo within the Arterial Highway (Singleton Road) right-of-way would be provided from the I-10 freeway to Street "A". The location of land uses would alsochange with the Business Park uses located northeast, northwest and southwest of the planned intersection of Roberts Road/Singleton Road. Commercial uses would be located southeast of the Singleton Road/Roberts Road intersection, adjacent to Interstate-10 and a smaller parcel south of Roberts Road. An additional 17.8 acres of adjacent off-site areas would be graded for slopes, walls landscaping and drainage improvements.

Other modifications include: 1) limitations on maximum warehouse, storage facility, parcel hub and logistics facility size and setbacks from sensitive receptors would be modified to allow warehouse/logistic uses up to 707,000 square feet, subject to the approval of a health risk assessment. 2) parking standards for warehouse distribution uses that reduce the required number of spaces for buildings exceeding 40,000 square feet; 3) revised parking space size reducing the parking space from 10' X 19' to 9' X 19'; 4) there will be no minimum distances between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels, however building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code and 5) modifications to allow pylon signs.

In addition, the following design features are incorporated to promote an integrated land use plan that promotes harmony between adjacent land use planning areas:

- Transport refrigeration units (TRUs) and generators would not be permitted to operate on the side of warehouses adjacent to residences within the E-2 Townhomes, B-2 Garden Courts, B-3 Bungalows and A-8 Cottages. TRUs would also not be permitted to operate on the side of the warehouses adjacent to the B-1 Community Recreation or TC-10 Open Space.
- Trucks accessing business park uses would be equipped with ambient noise-sensing back-up alarms.
- In accordance with state air quality regulations, trucks equipped with TRUs are not allowed to idle more than five minutes. To comply with this regulation, loading docks would be equipped with plug-in outlets for idling trucks.
- Business park structures would have solar-ready roofs.
- Gas lines would be run to each business park building for potential future use.
- Barriers consistent with the heights and locations shown on Figure IV-52 would be installed at the interface between residential and business park uses. All such barriers would be solid, and may be constructed of earth (berm), masonry or concrete with no cracks or gaps through or below the walls. Any seams or cracks would be filled or caulked.
- The need for a barrier to attenuate noise and/or air pollution impacts at the TC-1A Commercial Planning Area will be addressed as part of the Development Plan and Conditional Use Permit Review for the TC-1 Business Park, based on the land use and associated topography in the TC-1A Planning Area that are existing and planned at the time of that review.
- The applicant or its successor would install tiered vegetative landscaping, which shall include a combination of evergreen trees and shrubs along the entire length of the northern Project

boundary and the northernmost 1,000 linear feet of the western Project boundary, extending 165 feet beyond the Business Park uses along the site boundaries. Trees would have finely needled leaves and plant selections would be consistent with the Landscaping Guidance for Improving Air Quality Near Roadways (SMAQMD 2020). Vegetation would be planted as soon as possible following finish grading, with plant spacing such that the vegetation would form a vegetative barrier at least 33 feet thick and least 16 feet in height. It shall be maintained as part of the Project's landscaped areas. Landscape plans shall be reviewed and approved by the City and shall be maintained through CC&R's approved by the City.

- Ground disturbing activities (including archaeological testing and surveys) would be monitored by a Native American Cultural Resource Monitor(s) from a culturally affiliated Tribe(s). Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified Archaeologist (Secretary of the Interior's Standards and Guidelines) to investigate and, if necessary, prepare a mitigation plan for submittal to the State Historic Preservation Officer and the Tribal Historic Preservation Office.
- The I-10/Singleton Road interchange would be in place prior to the issuance of the first certificate of occupancy for business park uses.
- All off-road diesel-powered construction equipment greater than 50 horsepower used for construction of the OVTC retail uses shall be outfitted with a California Air Resources Board-certified Level 3 diesel particulate filter (DPF).
- Zero-VOC paint will be used in construction of the Project's retail uses.

Specific Plan Area 1 Amendment No. 3

Oak Valley Town Center Amendment No. 3 is a minor amendment that seeks to revise planning areas including 1.8 acres of Commercial use adjacent to Amendment No. 2 and still within the town center, 3.1 acres of Commercial and 0.6 acres of Open Space designated land within the adopted Amendment No. 2 area adopted in September 2020. The amendment areas are located directly west of the I-10/Singleton Road Overpass (1.8-acre site) and approximately 2,000' southeast of the intersection of Singleton Road/Roberts Road (3.1-acre site and 0.6 - acre site) within the City of Calimesa.

The proposed changes affect Planning Areas TC-1A, TC-3, TC-5, TC-10 and all other uses within SummerWind Ranch Specific Plan SP-1, Amendment No. 2 will remain the same.

- Planning Area TC-1A changes from 2.0 acres of Commercial use to 1.8 acres of Business Park and 0.2 acres of the Singleton Road right-of-way. Previously, the 2.0-acre commercial area had not been shown to include the widened right-of-way. With this Amendment No. 3, the area needed for the Singleton Road right-of-way is incorporated leaving 1.8 acres of usable property adjacent to the ultimate right-of-way for Singleton Road.

- Planning Area TC-5 changes from 3.1 acres of Commercial use to 3.1 acres of Business Park. The configuration of the planning area remains the same as shown in Amendment No. 2.

- An area of 0.6 acres within Planning Area TC-10 changes from Open Space to BusinessPark. A portion of this area was formerly used as a YVWD sewer lift facility and is no longer needed due to the planned construction of a new sewer lift facility further west near Singleton Road.

- As a result of these amendments, appropriate exhibits, tables and text of the Summerwind Ranch Specific Plan have been modified to incorporate these changes. Development standards in Section V- Summerwind Ranch Zoning Ordinance have been changed to reflect Business Park uses consistent with other Business Park uses with the Oak Valley Town Center.

  In Section V–Summerwind Ranch Zoning Ordinance, additional uses permitted include: Auto and vehicle storage. Facilities for the storage of operative and inoperative vehicles for periodsof time. Includes, but is not limited to, fleet yards and storage lots for automobiles (excluding recreational vehicles), trucks, vans, trailers, and buses. Does not include retailsales. Such facilities shall not be dependent upon any of the other uses within the SpecificPlan. In addition, exceptions to planter setback requirements along perimeter property lines has been added for adjoining property lines and adjacent to open space areas.

- This specific plan amendment includes administrative procedures for the approval of minor signage and open space amenities as requested by the City of Calimesa Planning Department.

Specific Plan Area 1 Amendment No. 4

Amendment No. 4 is a minor amendment that seeks to revise planning areas including TC-7A Business Park use to TC-7C Garden Courts (19.2 ac.). TC-9 Open Space remains the same designation but has changed in size from 3.9 acres to 2.0 acres and has changed in location and delineation. Except for the new TC-7C Garden Court designation and an update to TC-7D Caltrans right of way (1.1. ac.), TC-7 Commercial does not change the current land use designation. TC-7 has been delineated to reflect the current approved commercial center for TC-7B and the separate ownership delineation of TC-7A which also remains the same land use designation of Commercial.

The amendment areas are located directly west of the I-10/Cherry Valley Boulevard interchange within the City of Calimesa. The proposed changes affect Planning Areas TC-7, TC-7A, TC-9 and all other uses within SummerWind Ranch Specific Plan SP-1, Amendment No. 4 will remain the same.

In addition, the following revisions have been made in Amendment No. 4.:

- Based on requirements by the City, 2 acres have been provided as open space in Planning Area TC-9 along the existing drainage area.

- An area of approximately 1.1 acres is being dedicated as Caltrans right of way at the intersection of the I-10 Freeway and Cherry Valley Boulevard.

- Development standards in Chapter V- Zoning Ordinance, Table 5-1 - Residential Development Standards have been revised to allow small lot residential housing types proposed in TC-7C.

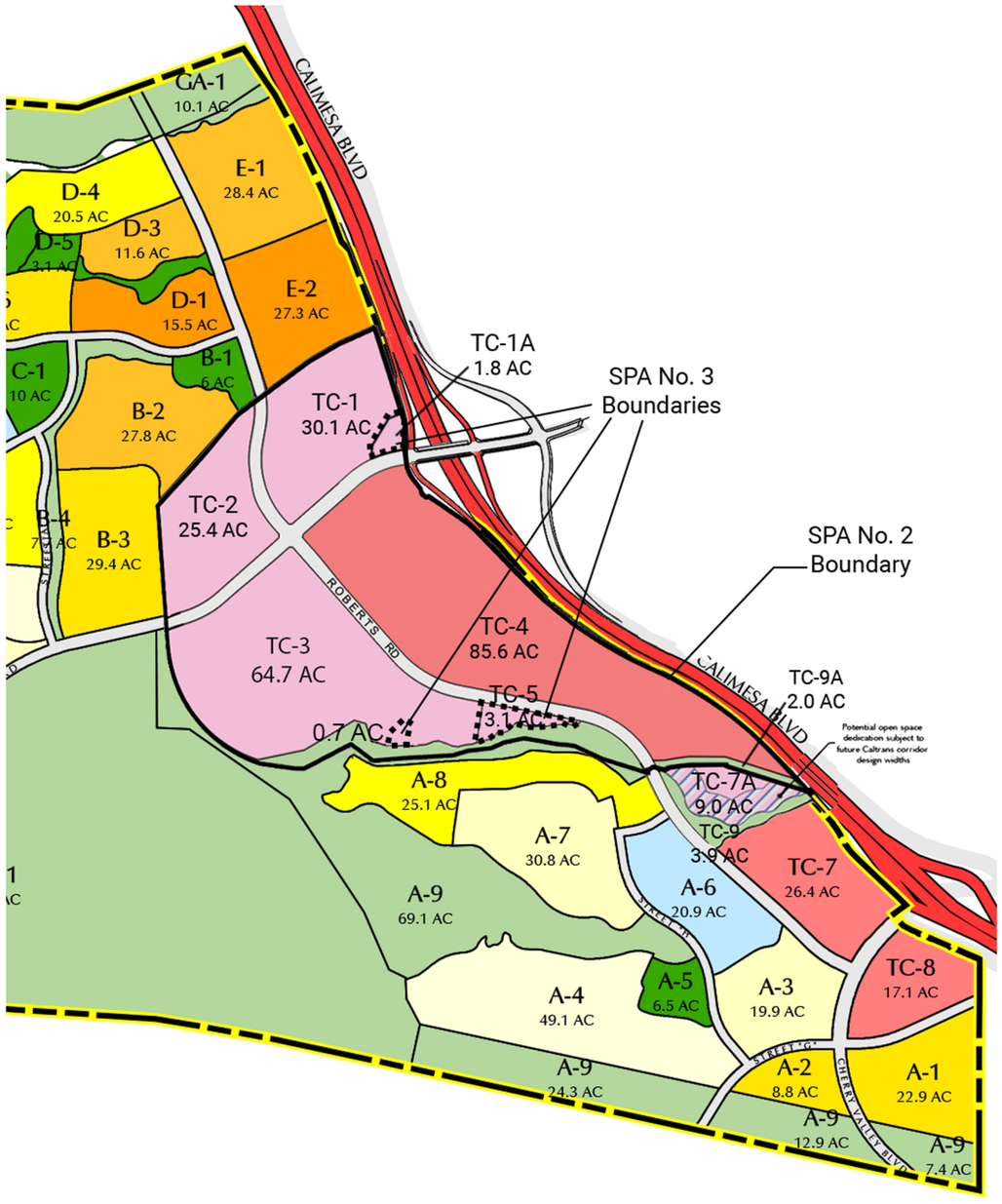
- Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4 Summerwind Ranch Zoning Ordinances have been modified for Planning Area 7-C. This includes modifications to the existing municipal code related to retaining walls in the Zoning Ordinance and Hillside Regulations.

- Monument locations have been revised at the corner of the I-10 Freeway and Cherry Valley Boulevard and along Roberts Road and Cherry Valley Boulevard.

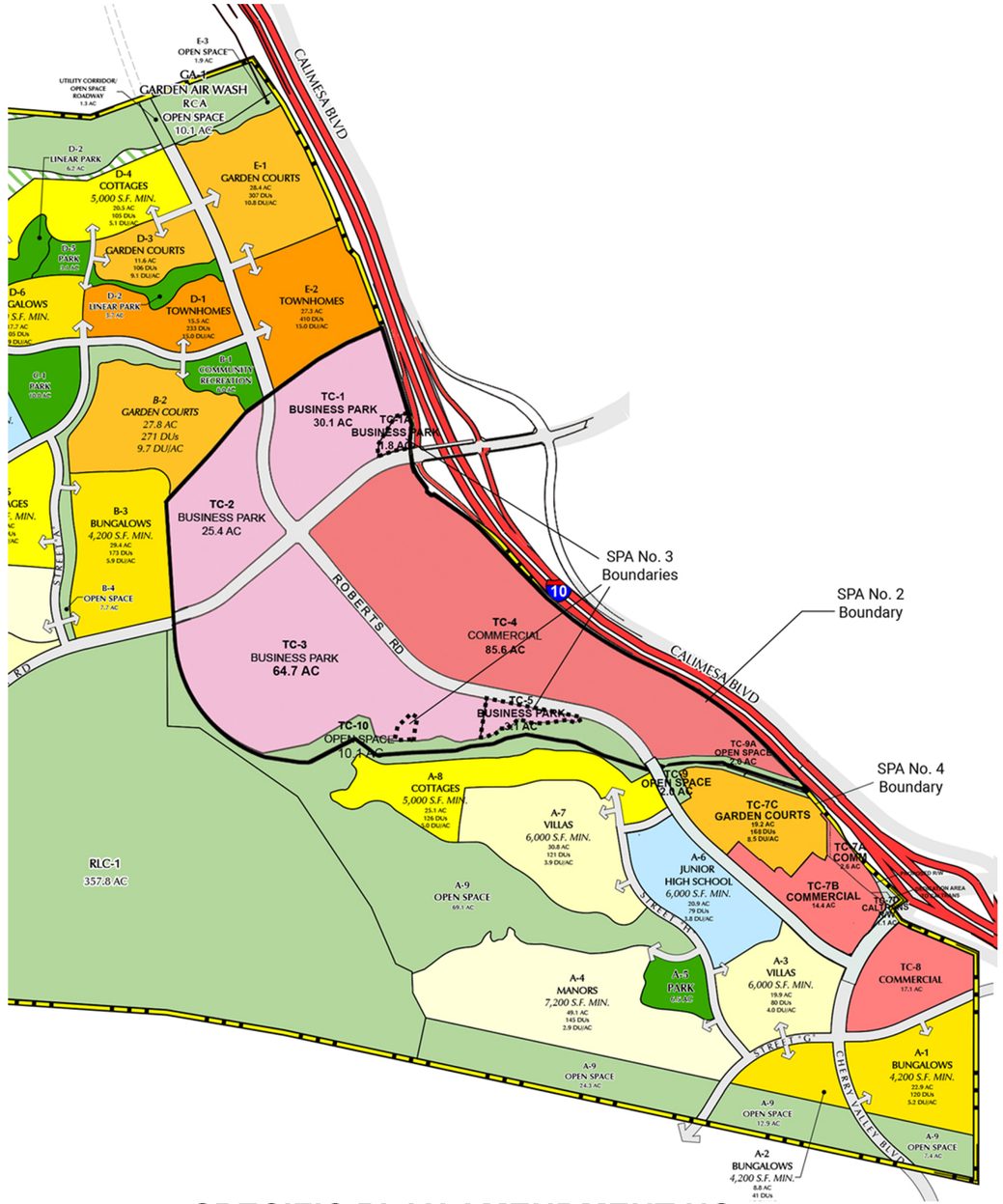
- A section of old Roberts Road will be vacated and replaced with new Roberts Road as shown in the land use plan.

- Prior to Amendment No. 4, affordable housing requirements were addressed requiring 150 dwelling units below 1,000 square feet in the High Density land use category to be built in one or both of Planning Areas D-1 or E-2. Requirements for affordable housing have since been changed so that the Summerwind Specific Plan will provide between 120-150 inclusionary housing units, in accordance with Calimesa Municipal Code Section 18.130 Inclusionary Housing. These units shall be built within any of the following Planning Areas: D-1, E-2, TC-4, and/or TC-7C.

- The total number of residential dwelling units has changed from 3,841 DU to 4,009 DU. This is a result of changing from a Business Park use to Garden Court residential use. These numbers do not include the 120 affordable dwelling units.



SPECIFIC PLAN AMENDMENT NO. 3



SPECIFIC PLAN AMENDMENT NO. 4

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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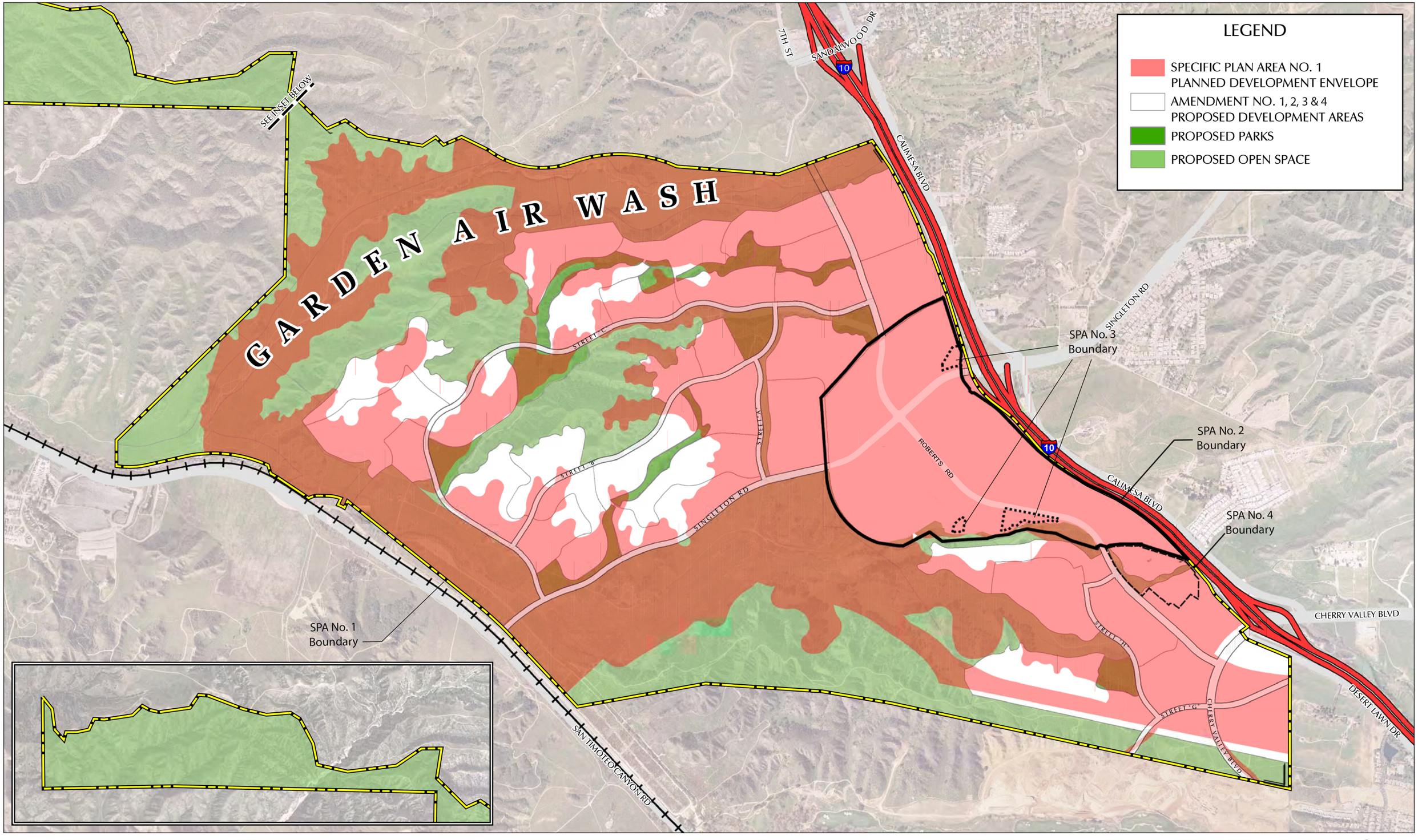
FIGURE I-4

SPECIFIC PLAN AREA NO. 1, AMENDMENT NO. 3 LAND USES vs. AMENDMENT NO. 4 LAND USES



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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FIGURE 1-5

SPECIFIC PLAN AREA NO. 1 vs. AMENDMENTS NO. 1, 2, 3 & 4 OVERLAY COMPARISON

Chart I-1
Land Use Acreage Comparison

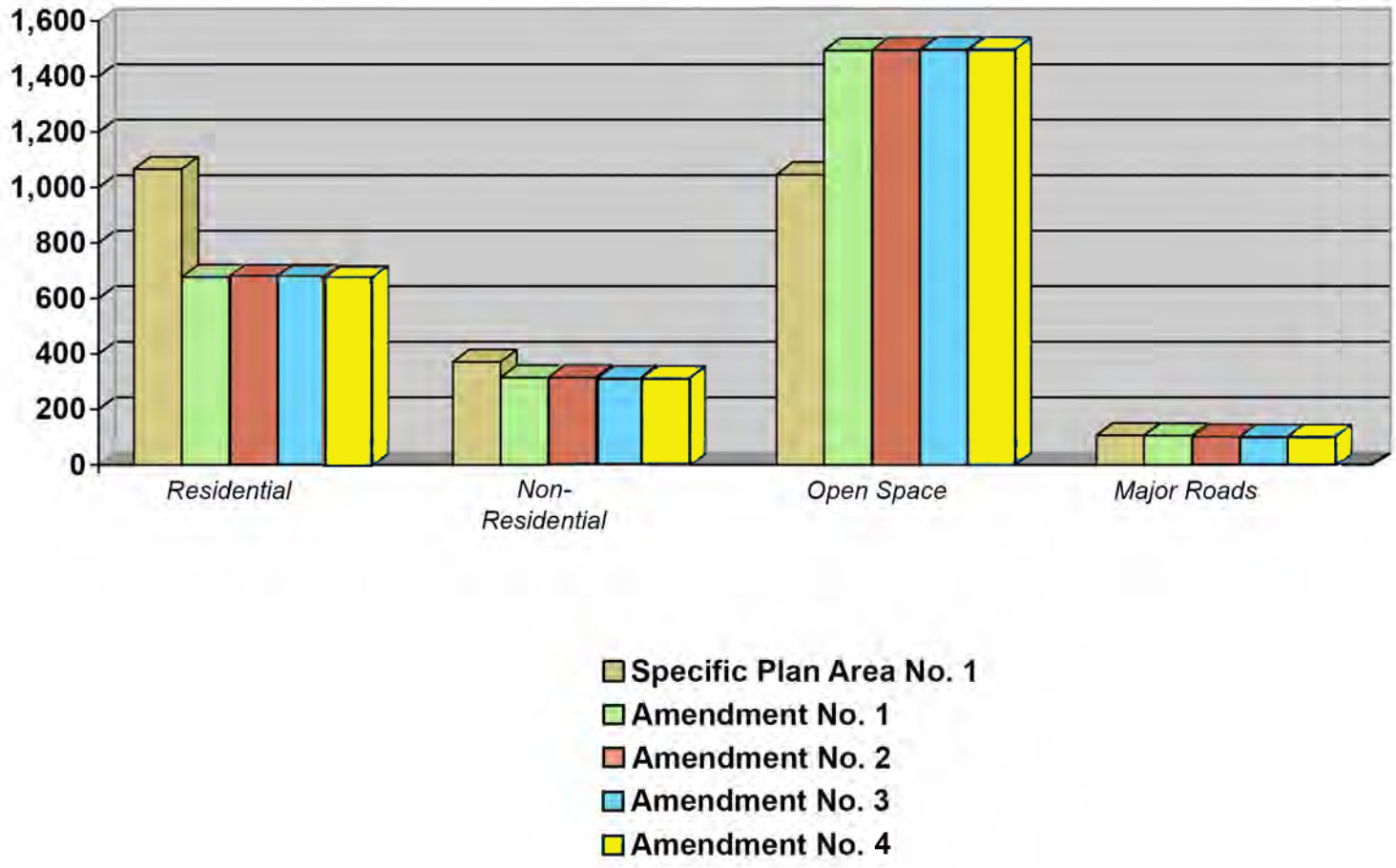


TABLE I-1: SPECIFIC PLAN AREA NO. 1, VS. AMENDMENT #3 VS.AMENDMENT #4 LAND USE COMPARISON

	Specific Plan Area No. 1 Amendment No. 3 Adopted Land Uses			Specific Plan Area No. 1 Amendment No. 4 Proposed Land Uses[1]		
LAND USE	**ACRES**	**DENSITY**	**DU's**	**ACRES**	**DENSITY**	**DU's**
RESIDENTIAL[3]						
LOW DENSITY .4-2 du/ac	0.0	0.0	0	0.0	0.0	0
MEDIUM DENSITY 2-5 du/ac	471.9	3.0 - 4.9	1,839	471.9	3.0 - 4.9	1,839
MEDIUM HIGH DENSITY 5-8 du/ac	94.5	5.5	517	94.5	5.5	517
HIGHDENSITY 8-14 du/ac	67.8	10.1	684	87.0	10.1	852
VERY HIGHDENSITY 14-20 du/ac	42.8	15.0	643	42.8	15.0	643
RESIDENTIAL SUBTOTALS	***677.0***	**5.4**	***3,683***	***696.2***	**5.4**	***3,851***
NON-RESIDENTIAL				V		
BUSINESS PARK	134.1	--	--	125.1	--	--
COMMERCIAL	129.1	--	--	119.7	--	--
FIRE STATION	0.0	~	--	0.0	~	--
SCHOOLS	45.4	3.4	158[2]	45.4	3.4	158[2]
WORSHIP CENTER	0.0	--	--	0.0	--	--
WATER RECLAMATION FACILITY	10.5	--	--	10.5	--	--
NON-RESIDENTIAL SUBTOTALS	***319.1***	--	***158[2]***	***300.7***	--	***158[2]***
OPEN SPACE						
PARKS & RECREATION	89.6	--	--	89.6	--	--
GOLF COURSE	0.0	--	--	0.0	--	--
OPEN SPACE	287.4	--	--	285.5	--	--
RLC-1	357.8			357.8		
GARDEN AIR WASH GA 1-4	179.6	--	--	179.6	--	--
RCA(4) 2-5	578.7	--	--	578.7	--	--
OPEN SPACE SUBTOTALS	***1,493.1***	--	--	***1,491.2***	--	--
MAJOR ROADS	101.5	--	--	102.6	--	--
PROJECT TOTALS	***2,590.7***	***1.5***	***3,841***	***2,590.7***	***1.5***	***4,009***

1. For comparison purposes, proposed residential land uses are converted to the equivalent of adopted land uses in Specific Plan Area No. 1.
2. Maximum number of dwelling units that can be developed on school sites.
3. Land use density definitions used in Specific Plan Area No. 1.
4. RCA (Western Riverside County Regional Conservation Authority. This area was previously referred to as "RLC option land" and is now under the ownership of RCA.

II. PROJECT SUMMARY

A. Project Description

1. Regional and Local Setting

As depicted in Figure II-1, *Regional Map*, SUMMERWIND RANCH AT OAK VALLEY is located in the City of Calimesa, which is located in northwestern Riverside County, California. More specifically it is located approximately five miles northwest of the junction of Interstate 10 (I-10) and Highway 60, and approximately seven miles south of the foothills of the San Bernardino National Forest. Located south and east of the Specific Plan Amendment (SPA) areas are the cities of Beaumont and Banning. The cities of Redlands and Yucaipa are located to the north of the Specific Plan Amendment Areas.

Figure II-2, *Vicinity Map*, depicts the Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4 Areas and its surrounding jurisdictions, as well as two significant open space areas, Norton Younglove Preserve and San Timoteo Canyon State Park. The easterly portion of the Amendment No. 1, 2, 3 & 4 boundaries run parallel and adjacent to the rights-of-way for the I-10 Freeway. Two interchanges, I-10/Cherry Valley Boulevard and I-10/Singleton Road are located along this shared boundary. The southwesterly portion of the Amendment No. 1 boundary is defined by the alignment of San Timoteo Canyon Road.

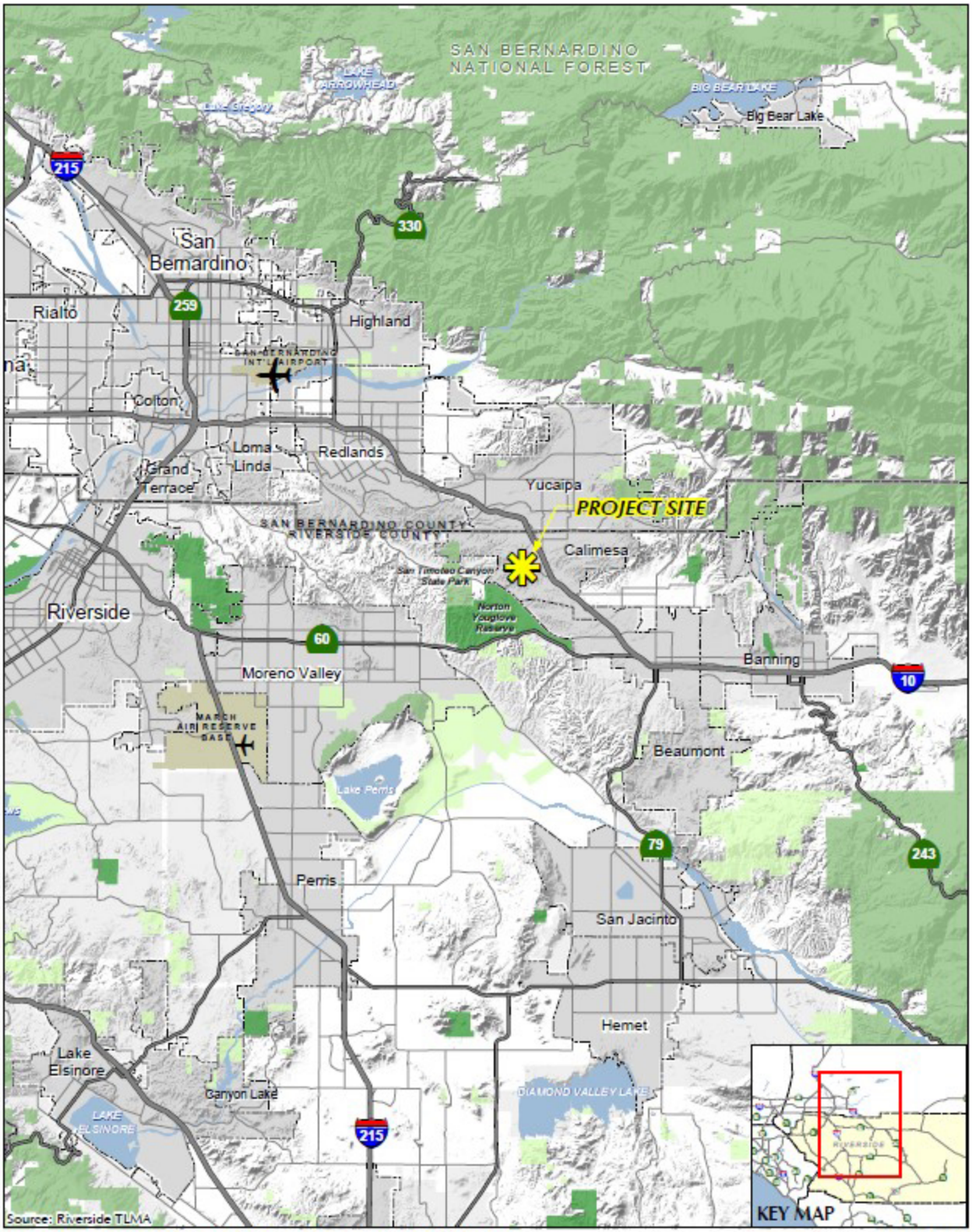
As shown in Figure II-3, *Aerial Photograph*, SUMMERWIND RANCH AT OAK VALLEY Amendment No. 1, including OAK VALLEY TOWN CENTER Amendments No. 1, 2, 3 & 4, is surrounded by rolling terrain, as well as developed and undeveloped areas within the City of Calimesa. OAK VALLEY TOWN CENTER Amendments No. 1, 2, 3 & 4 is generally located in a relatively flatter portion of the site within the central eastern portion of SUMMERWIND RANCH AT OAK VALLEY Amendment No. 1.

B. Existing Site Characteristics

1. Topography

The topography of the site consists of gently to moderately rolling hills and ridgelines, separated by broad valleys and narrow ravines, all scattered with oak trees and scrub vegetation. These valleys and ravines act as natural drainage courses and contain several streambeds. As shown in Figure II-4, *Topographic Map*, elevations throughout the site range from valley lows of approximately 1,950 feet to ridgelines of approximately 2,425 feet.

Located within the Beaumont Plains, the property generally slopes gently to the southwest toward San Timoteo Creek. Erosion of the relatively flat lying bedrock unit in this semi-arid environment has resulted in a dendrite drainage pattern characterized by a series of major southwest drainages with numerous related re-entrant drainages.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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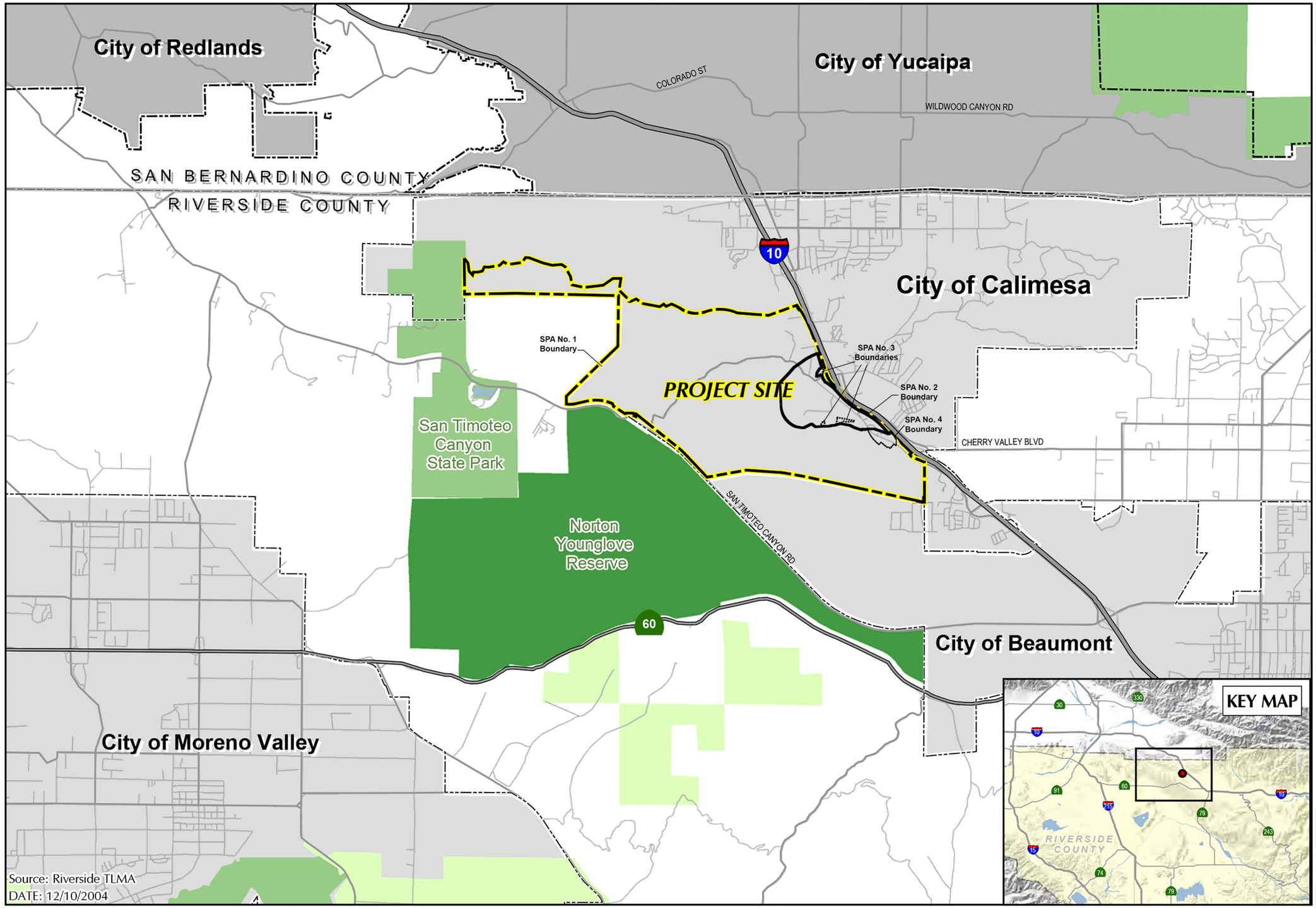
FIGURE II-1

REGIONAL MAP



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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0 0.125 0.25 0.5 Miles

FIGURE II-2

VICINITY MAP

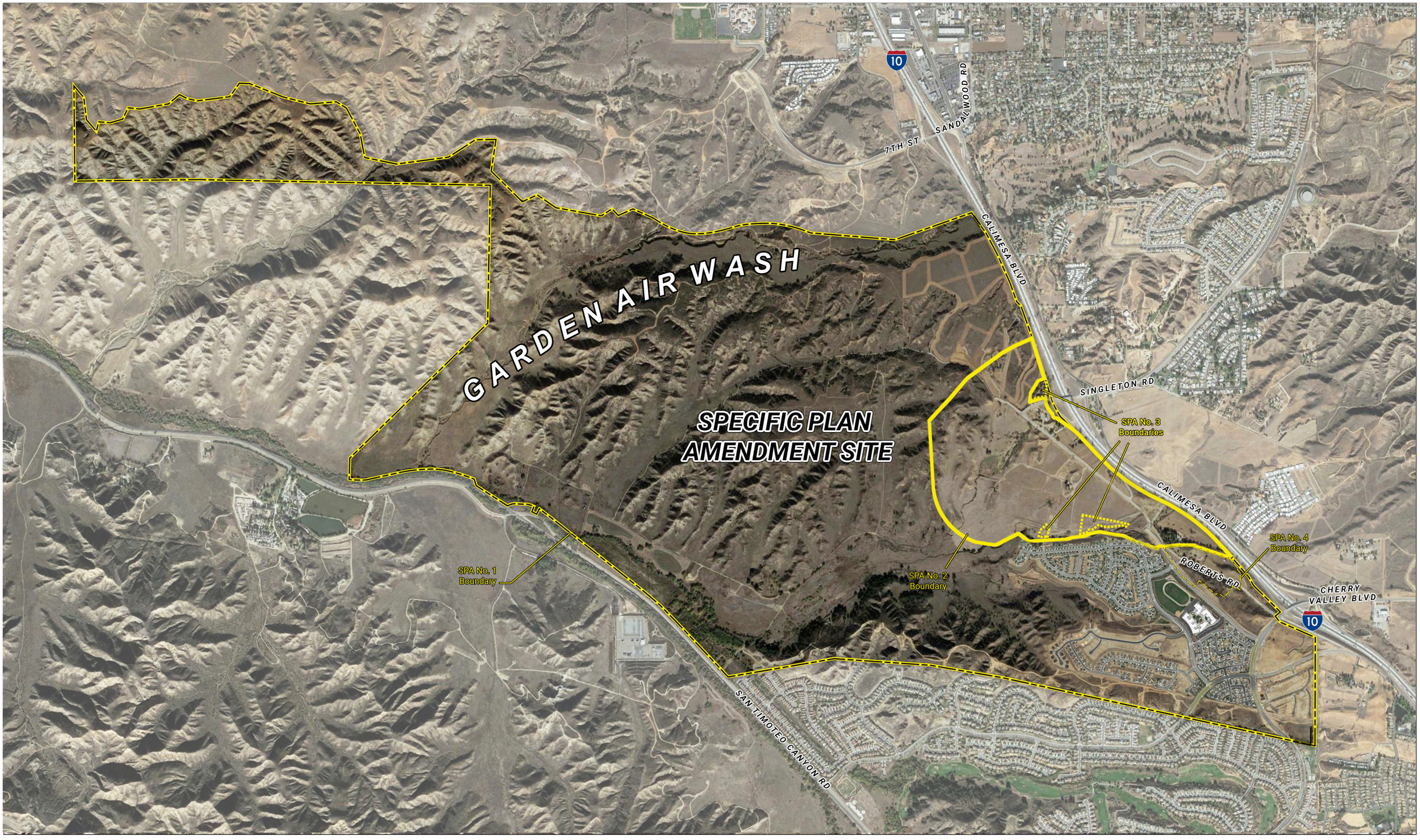

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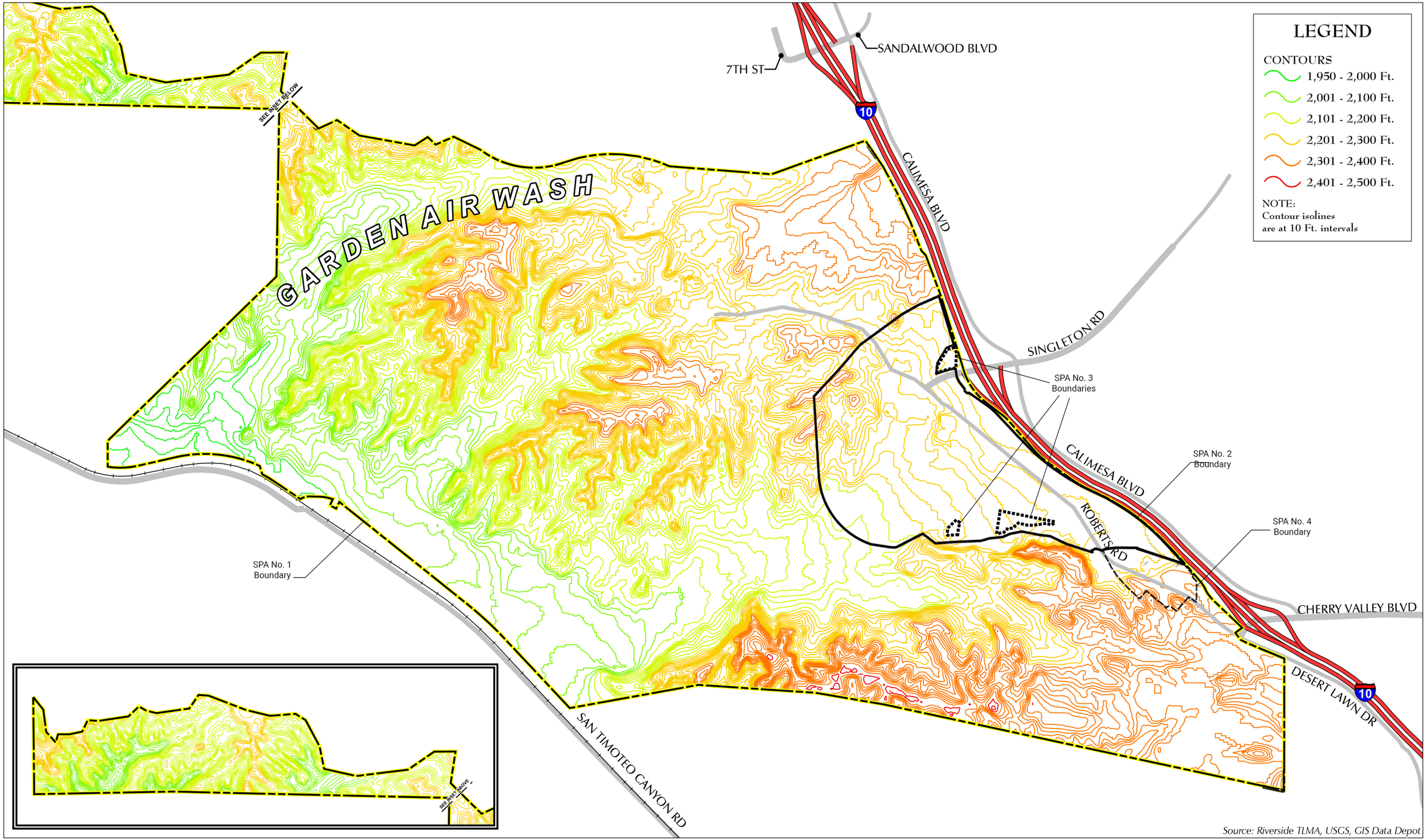
FIGURE II-3

AERIAL PHOTOGRAPH



Source: Riverside TLMA, USGS, GIS Data Depot

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FIGURE II-4

TOPOGRAPHIC MAP

The majority of the resulting slopes vary from flat to gently sloping in the canyon bottoms, and from 3:1 to 2:1 slope ratios along the ascending natural slopes. Localized areas of recent erosion have produced near-vertical slope faces within some alluvial canyons. Near-vertical slopes of up to twenty feet high exist in a portion of a canyon located within the northern portion of SUMMERWIND RANCH AT OAK VALLEY. In addition, headward erosion of the major re-entrant drainages has produced some slope areas steepened to ratios of approximately 1:1.

2. Drainage

The Amendment No. 1 area lies within the watershed of the Santa Ana River and its tributaries, defined as the Santa Ana Region. The Santa Ana River and its tributaries drain the southern portions of the eastern San Gabriel Mountains and the southern parts of the San Bernardino Mountains over an area of approximately 2,700 square miles. The site is situated within the largest underground water basin in the region, the Upper Santa Ana River Basin. Surface and groundwaters in the upper basin eventually flow through Prado Dam, at the head of the Santa Ana River Canyon, and down into the Orange County Coastal Basin, or lower basin.

The Amendment No. 1 project site is within the San Timoteo Sub-basin of the Upper Santa Ana Region. The San Timoteo Sub-basin underlies Cherry Valley and the City of Beaumont and covers an area of 73,100 acres. The San Timoteo Sub-basin is drained by Little San Gorgonio Creek and San Timoteo Canyon to the Santa Ana River.

Several natural streambeds are located throughout the Amendment No. 1 project site. The broad flat alluvial plateaus are divided by steep sides and wide bottom ravines that serve as regional and sub-regional drainage courses.

The Garden Air Wash, an intermittent wetland, is the most prominent surface drainage feature in the northern portion of the project site and ranges from 20 to 40 feet wide. The wash flows into the southwestern reaches of the site into areas of riparian woodland.

The northwesterly portion of the project site contains two small ephemeral non-wetlands of between 1 to 2 feet wide. Two non-wetlands waters originate near the eastern boundary of the site and include intermittent non-wetlands and ephemeral non-wetlands. These non-wetlands range from 2 to 20-feet wide and flow west towards a wet meadow located along the southwestern boundary of the project site. An additional non-ephemeral wetland originates near the center of the project site and flows south towards a riparian woodland.

3. Biological Resources

Eight vegetation communities and cover types have been identified within the Amendments No. 1, 2, 3 & 4 project sites. Native vegetation consists of chaparral, coastal sage scrub, meadow, oak woodland, and riparian woodland. Disturbed, non-native cover types such as agricultural land, ornamental trees, and non-native grasses also occur within the project site due to extensive agricultural and grazing practices over the past century.

4. Soils & Geology

❑ Topsoil

Topsoil is present throughout the majority of the site. It typically forms a mantle of one to two feet on the underlying parent unit and predominantly consists of dark brown silty sand that is generally loose, highly compressible, and varies from dry to wet, depending upon climatic and anthropic conditions. This material has been disturbed by previous agricultural activities. In areas where undisturbed soil development has developed on top of the San Timoteo Formation, it is composed of clayey sand with some gravel that is red brown, slightly moist, and moderately dense with visible porosity, with abundant secondary clay development. This material has been mapped as a separate geologic unit (relic paleosols) by previous investigators.

❑ Artificial Fill (afu)

Existing artificial fill associated with small earthen dams is located on many areas of the site. This material was probably derived from the onsite soils and reflects similar characteristics.

❑ Alluvium and Colluvium (Qal)

Recent (Holocene-age) alluvium and colluvium exists within the streambeds and tributary drainages of the subject site. These sediments originated from the surrounding soil and bedrock units and have been transported by water (alluvium) and/or gravity (colluvium). The alluvium is consistently comprised of silty sands with some gravel and occasional cobbles. It is loose to medium dense, porous, and slightly moist to wet. Alluvial deposits within the subject site were observed to extend to depths exceeding 48 feet. Colluvium at the site is generally silty sand and gravelly sand with some clay and cobbles. This material has been observed to be red brown to brown, highly porous and dry to slightly moist.

❑ Older Alluvium (Qoa)

Older alluvium at the site represents the dissected remnants of the former floodplain/streambed that was produced during the latest Pleistocene time. The older alluvium deposits are typically reddish brown, silty to clayey sands, with some sand lenses. This material ranges from moderately dense to very dense, and is generally moist. This unit was observed to be up to 30 feet thick in boring B-30. The base of this unit was marked in some areas by a coarsening of clast size, representing a lag deposit above an erosional discontinuity with the underlying San Timoteo Formation.

❑ San Timoteo Formation (QTst)

The San Timoteo Formation encountered at the site appears to be predominantly a thickly interbedded to interlensed light yellow-brown to light gray, and light red brown conglomerate, and fine to medium grained clayey sandstone. In addition, some light yellow brown to red brown sandy siltstone beds, up to eight feet thick, are present. This unit is moderately hard and slightly cemented in some areas. Some of the gravelly sandstone lenses are friable, and exhibit low cohesion.

5. Historic and Cultural Land Use

The earliest direct evidence of prehistoric occupation of the project vicinity dates to approximately 5000 to 400 BC, a period characterized in the west by materials of the Encinitas tradition such as milling stones, cogged and discordal stones, and a flaked stone industry of chopping, scraping and cutting tools. During the Mexican period, major land grants encompassing the project area included the San Timoteo Rancho and the tract between San Jacinto and San Gorgonio. The project site comprises the northern one-third of Rancho San Timoteo.

San Timoteo Canyon emerged as a significant travel corridor during the American period. Butterfield Overland mail operations crossed the study area and the discovery of gold in Arizona led to the establishment of the Bradshaw Road through areas in San Timoteo Canyon. The Southern Pacific Railroad completed its line from Los Angeles through San Gorgonio Pass in 1876 which spawned agricultural and land development opportunities in the project vicinity.

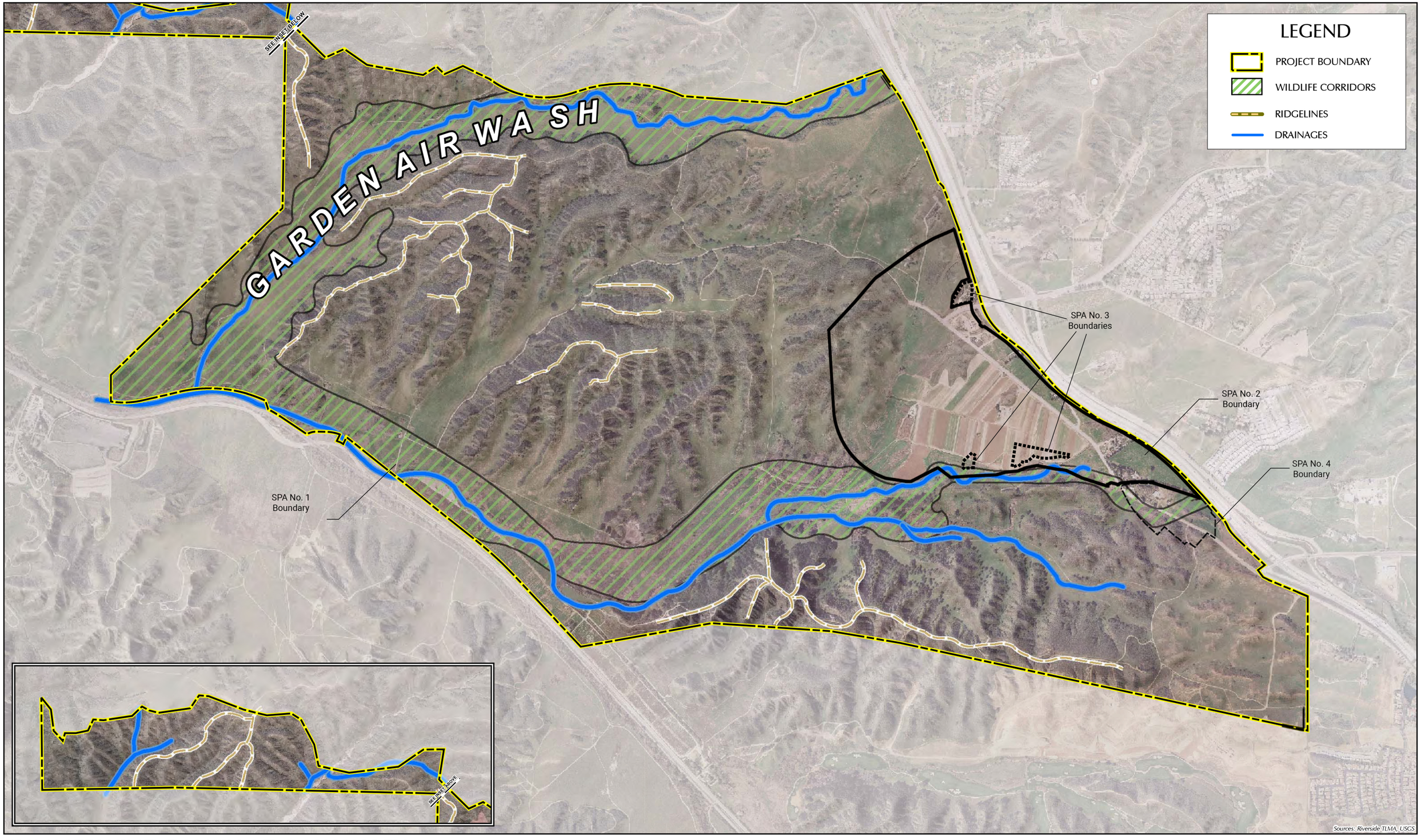
C. Sensitive Environmental Resources

Detailed analysis of the existing site characteristics highlighted key environmental resources that were deemed sensitive and necessary for preservation. The identified sensitive environmental resources include numerous ridgelines, important drainages (as well as their contiguous valleys and ravines), and potential wildlife corridors. Figure II-5, *Sensitive Environmental Areas Map*, illustrates the sensitive environmental areas located within SUMMERWIND RANCH AT OAK VALLEY.

Sensitive ridgelines are generally identified in the City of Calimesa General Plan as a part of the Resource Management Plan. During the pre-design analysis of the SPA area, the project team conducted focused studies of these areas and identified more ridgelines that were considered highly sensitive. Sensitive ridgelines are dispersed throughout the SPA site, as indicated on Figure II-5.

The City of Calimesa's General Plan also generally identifies major drainage courses, of which the only one that falls within the Amendment No. 1 area is Garden Air Wash. Utilizing a detailed jurisdictional delineation map, the project biologist expanded upon the City's definition and identified other sensitive drainage course that contain a series of intermittent wetlands, wet meadows, riparian woodlands, and ephemeral wetlands. These drainages are located throughout the Amendment No. 1, 2, 3 & 4 areas, as illustrated on Figure II-5.

While the currently approved land use plan does not allow for wildlife corridors, the project team identified potential wildlife corridors that could contribute to both local and regional ecological systems. Garden Air Wash is the most significant as it has been identified by the City and County as a potential wildlife corridor of regional significance. Garden Air Wash is the southerly segment of Constrained Linkage 23 in Riverside County's MSHCP. A Constrained Linkage is a constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited due to existing patterns of use.



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE II-5

SENSITIVE ENVIRONMENTAL AREAS MAP

According to the County's MSHCP, proposed Constrained Linkage 23 is an upland Linkage located in the vicinity of Cherry Valley, which provides a connection to Bogart County Park and San Timoteo Creek for certain species. This Linkage is constrained by surrounding existing urban and rural residential Development in the City of Calimesa. Planning Species for which habitat is provided within this Linkage include Bell's sage sparrow, Los Angeles pocket mouse, and San Bernardino mountain kingsnake. Maintenance of a contiguous connection is important for these species. This Linkage likely provides for movement of common mammals such as bobcat.

The second potential wildlife corridor is contiguous with the sensitive drainages that run through the south central portions of the site. This corridor has been identified by the City as the Cherry Valley Corridor. The potential corridor is constrained by the I-10 Freeway at its easterly terminus and connects to the potential Garden Air Wash corridor to the north. Should a connection be established above the I-10 Freeway, the corridor would continue north and terminate in the foothills of the San Bernardino National Forest.

As shown in Figure II-6, *Approved Plan with Sensitive Environmental Areas Overlay*, the development envelope in Specific Plan Area No. 1 significantly impacted sensitive environmental areas. Specific Plan Area No. 1 impacted sensitive ridgelines, drainages, and eliminate the viability any wildlife corridors.

In contrast, the proposed development, Amendments No. 1, 2, 3 & 4 development envelope associated with SUMMERWIND RANCH AT OAK VALLEY and OAK VALLEY TOWN CENTER avoids sensitive environmental areas, identified in II-7, Proposed Plan with Sensitive Environmental Areas Overlay.

SUMMERWIND RANCH AT OAK VALLEY AND OAK VALLEY TOWN CENTER are designed to protect sensitive environmental areas. Amendments No. 1, 2, 3 & 4 protects additional sensitive environmental areas beyond the General Plan vision. As depicted in Figure II-7,*Proposed Plan with Sensitive Environmental Areas Overlay,* significant ridgelines, drainages, valleys and ravines, and wildlife corridors are retained in their natural condition as much as feasible.

SUMMERWIND RANCH AT OAK VALLEY provides 1,493 acres of open space. Due to the sensitive biological resources contained in the open space areas, access to these areas will be restricted to well- marked trail systems. In many areas of SUMMERWIND RANCH AT OAK VALLEY, natural open space and ridgelines will act as a buffer between the proposed land uses andthe more sensitive biological resources contained in the RLC Lands. Amendments No. 1, 2, 3 & 4–seek to conserve and protect important plant communities and wildlife habitats, such as riparianareas, wetlands, and oak woodlands by using buffers, creative site planning, re-vegetation, and openspace dedications.

Where manufactured slopes are planned adjacent to or within natural open space areas, the slopes will be planted with native vegetation, consistent with the hillside development provisions of the Specific Plan Amendment. Hillside development regulations which provide sensitivity to the natural topography of the development site will be implemented under Amendments No. 1, 2, 3 & 4. Hillside Development Regulations are contained in Section VI of this Specific Plan Amendment.

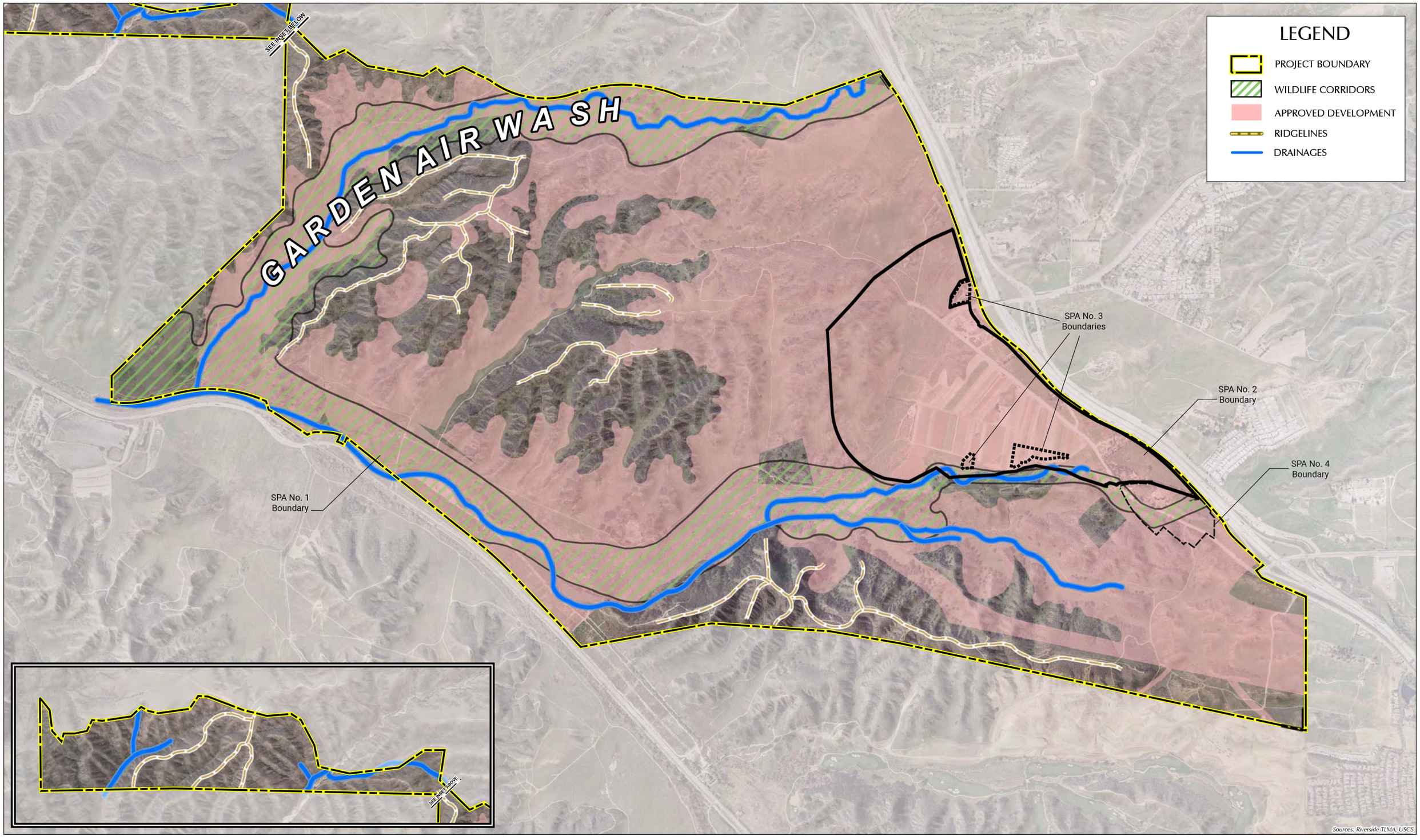

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FIGURE II-6

APPROVED PLAN WITH SENSITIVE ENVIRONMENTAL AREAS OVERLAY

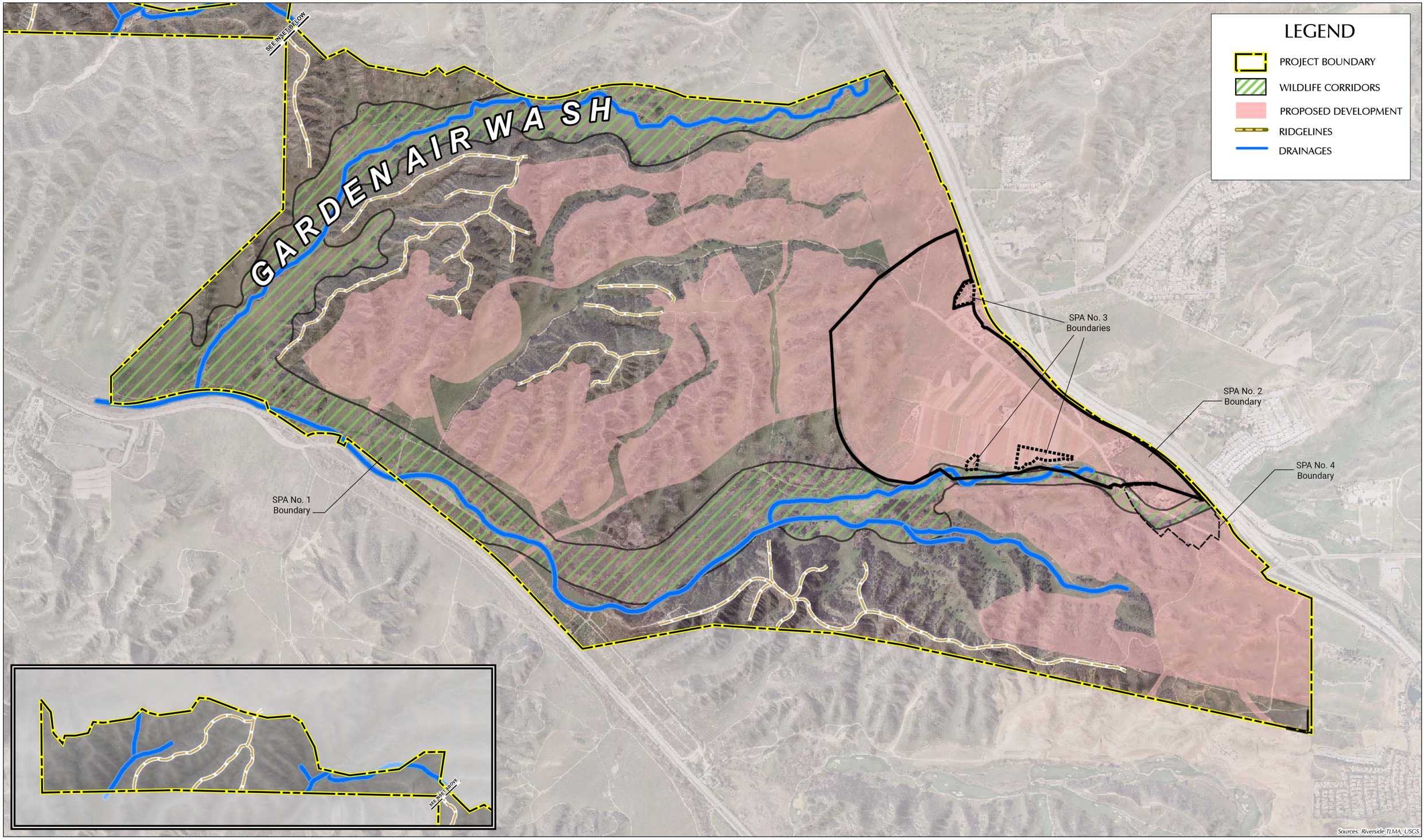

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FIGURE II-7

PROPOSED PLAN WITH SENSITIVE ENVIRONMENTAL AREAS OVERLAY

Where wildlife corridors encompass manufactured slopes or where such slopes adjoin wildlife corridors, the slopes will be planted with native vegetation to create conditions replicating natural habitat conditions. Local wildlife movement will also be accommodated via the interconnection of preserved habitat blocks and by preservation of a minimum 50-foot wide riparian corridor along an existing drainage course located north of the Cherry Valley Boulevard Interchange.

D. Existing and Surrounding Land Use

As depicted in Figure II-8, *Existing and Surrounding Land Uses*, the Specific Plan Amendment area is currently undeveloped, with a small portion of land used for farming, agricultural, and rural residential land uses. Currently, the site is surrounded to the north, west, and southwest by undeveloped natural open space areas. The Norton Younglove Preserve and San Timoteo Canyon State Park are located to the southwest and west of the project site, respectively. Future development is planned within the City of Calimesa adjacent to the northerly boundary of the Specific Plan Amendment area. To the south and southeast of the project site lies the Oak Valley Champions project in the City of Beaumont. Oak Valley Champions is a master planned golf-course community that will ultimately consist of a mix of open space, residential, golf course, and commercial uses. Varying densities of mobile homes and single-family residences are located adjacent to the eastern edge of SUMMERWIND RANCH AT OAK VALLEY and OAK VALLEY TOWN CENTER east of I-10. Newly constructed single-family homes within Planning Area A-8 Cottages (Wildflower at Summerwind Trails) have been developed within 200 feet of the land use modifications near the former sewer lift facility.

E. Project Summary

SUMMERWIND RANCH AT OAK VALLEY is a master planned community expressing sensitivity to the natural environment while providing for a variety of integrated land uses. This Specific Plan Amendment will include a mix of residential, commercial, and business park uses, as well as schools, parks and recreation, and natural open space. More detailed information on the proposed land uses and their location is provided in Section III, *Specific Plan*, of this document.

Primary development objectives include implementation of a land use plan which features the environmental and aesthetic assets of the site while providing the community of SUMMERWIND RANCH AT OAK VALLEY with a range of public and private recreational, residential, commercial, and ancillary uses.

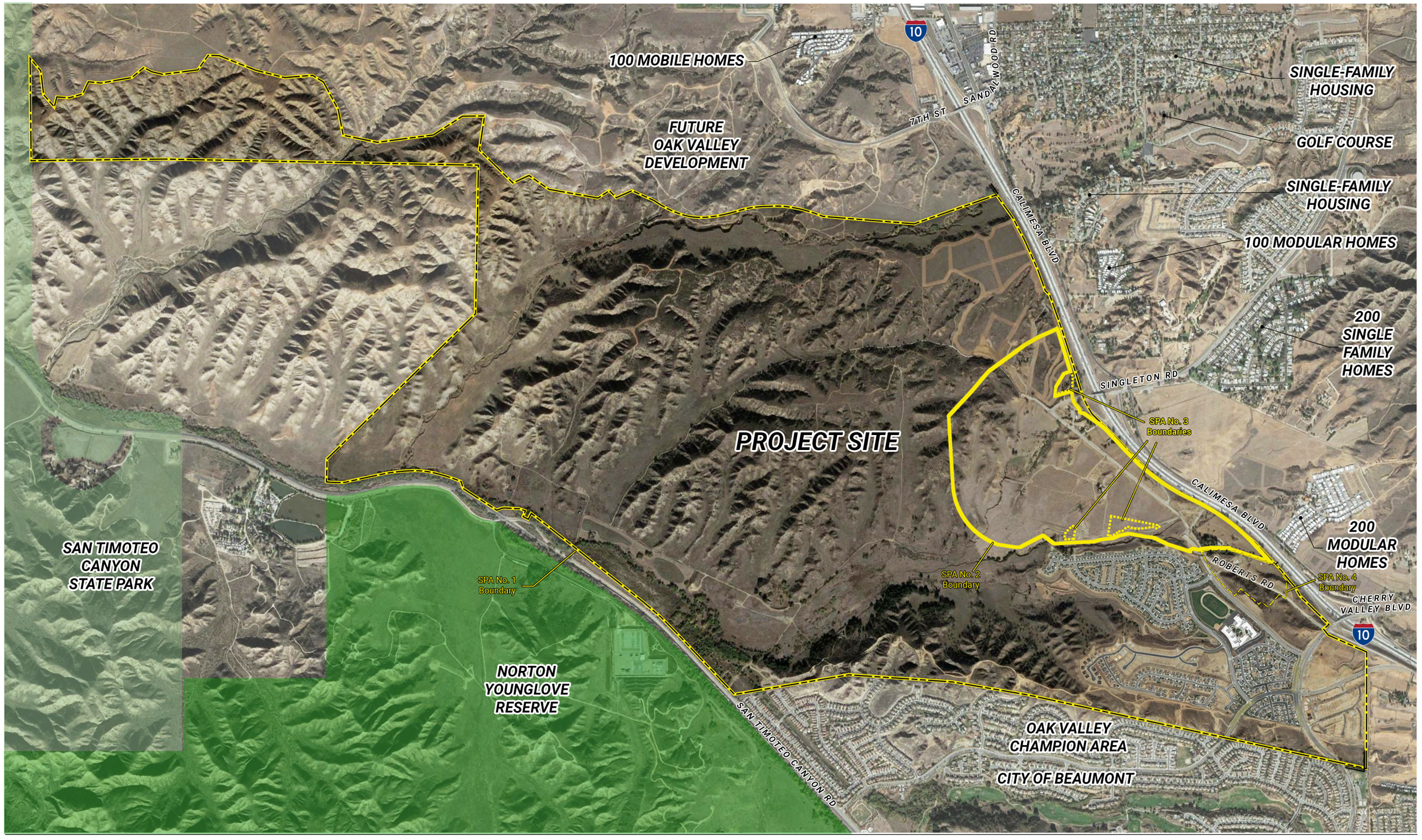

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FIGURE II-8

EXISTING AND SURROUNDING LAND USES

It is anticipated that the population generated by the eventual buildout of SUMMERWIND RANCH AT OAK VALLEY will be served by several commercial centers and business parks to be conveniently located at circulation nodes adjacent to Interstate 10 (I-10) and throughout the proposed Town Center. The Town Center will be comprised of 119.7 acres of commercial uses and 125.1 acres of business park uses. The Town Center may also consist ofa variety of public and semi-public uses set in an urban core which will provide a range of services tothe residents of the community.

SUMMERWIND RANCH AT OAK VALLEY will contain five distinct residential villages (Villages A through E) and residential Planning Area TC-7C in the Town Center Village. A total of 3,851 dwelling units on approximately 696.2 acres are planned to provide housing at buildout. In the event that the School District does not exercise its option to locate schools within the SUMMERWIND RANCH AT OAK VALLEY community, an additional 158 dwelling units may be located on the 45.4 acres not used by the School District. The residential development will consist of low, low medium, medium and high density residential land uses.

The recreation and open space areas are designed to offer a mix of active and passive uses ranging from such amenities as picnic areas, tot lots, athletic fields, basketball and tennis courts, and trails. Hiking and equestrian trails will provide additional recreational opportunities in conjunction with strategically located parks to serve surrounding neighborhoods. A community recreation center is also planned on 6.0 acres and will consist of possible recreational uses such as an aquatic center, gym, tot lot, and sport courts.

The master circulation plan for SUMMERWIND RANCH AT OAK VALLEY and OAK VALLEY TOWN CENTER will be designed in accordance with the roadway standards stipulated in the City of Calimesa General Plan Circulation Element and will adequately service future traffic volumes. The plan proposes the construction of two urban arterials (134'ROW) at project entrances from I-10, two arterials (110' ROW), two majors (100' ROW), two secondaries (88' ROW), one secondary frontage (76' ROW), and five divided collector (78' ROW) roadways.

To service the residential areas of SUMMERWIND RANCH AT OAK VALLEY, as well as persons employed in the project vicinity, various public and semi-public facilities are proposed. These proposed facilities include three school sites and a water reclamation facility. The public utilities and infrastructure necessary to serve the proposed community will be phased in conjunction with development of the property. Yucaipa Valley Water District (YVWD) will provide potable water service to the Specific Plan Amendment area and the Wacholz Treatment Facility will provide sewage treatment. In addition, a water reclamationfacility will be located in Village C. Discharge from this plant will connect into a proposed reclaimedwater line to be built by Eastern Municipal Water District (EMWD).

SUMMERWIND RANCH AT OAK VALLEY will be phased in a logical sequence and in response to market demands. A total of five (5) development phases are planned. Public facilities, including parks and trails construction, will occur concurrently with residential development according to the Phasing Plan section of this document. Land use statistics are presented in Table II-1, *General Land Use Statistical Summary.*

TABLE II-1

GENERAL LAND USE STATISTICAL SUMMARY AMENDMENT 1, 2, 3 & 4

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	125.4	3.0	376
VILLAS *6,000 SF MINIMUM*	193.6	3.7	719
COTTAGES *5,000 SF MINIMUM*	152.9	4.9	744
BUNGALOWS *4,200 SF MINIMUM*	94.5	5.5	517
GARDEN COURTS	87.0	9.8	852
TOWNHOMES	42.8	15.0	643
RESIDENTIAL SUBTOTALS	***696.2***	**5.5**	***3,851***
NON-RESIDENTIAL			
BUSINESS PARK	125.1	--	--
COMMERCIAL	119.7	--	--
SCHOOLS	45.4	3.4	158*
WATER RECLAMATION FACILITY	10.5	--	--
NON-RESIDENTIAL SUBTOTALS	***300.7***	**--**	**--**
OPEN SPACE			
PARKS & COMMUNITY RECREATION	89.6	--	--
OPEN SPACE	285.5	--	--
RLC-1	357.8		
GARDEN AIR WASH GA 1-4	179.6	--	--
RCA 2-5	578.7	--	--
OPEN SPACE SUBTOTALS	***-1,491.2***	**--**	**--**
MAJOR ROADS	102.6	--	--
PROJECT TOTALS	***2,590.7***	***1.5***	***4,009****

*DUs are allocated in the case that potential school sites are developed with residential uses.

III. SPECIFIC PLAN

A. Development Plans, Conditional Use Permits and Standards

1. Specific Plan Land Use Plan

a. Project Description

Upon completion, SUMMERWIND RANCH AT OAK VALLEY will provide for a full range and diversity of land uses, including residential, commercial, business park, public use, and open space and recreation on 2,590.7 acres. Each of these land uses has been carefully selected and located on the Specific Land Use Plan to accommodate a variety of needs that a project with the scope and diversity of SUMMERWIND RANCH AT OAK VALLEY will require. The location of the various land uses depicted in Figure III-1, *Specific Plan Land Use Plan*, also takes into consideration existing development, environmental conditions, services, and transportation needs within the vicinity of the site. SUMMERWIND RANCH AT OAK VALLEY will promote development of a well-balanced community by incorporating residential land use, a town center, recreation center, schools, parks, and open space into a master-planned development.

This Specific Land Use Plan provides for five basic uses: residential, business park, commercial, public facilities, and open space and recreation. Each of these basic land uses are further divided to accommodate the variety of needs that a project with the scope and diversity SUMMERWIND RANCH AT OAK VALLEY will require. As summarized in Table III-1, *Detailed Land Use Summary*, residential, public facilities, and open space and recreation land uses are primarily located within Villages A through E. Business park and commercial land uses are concentrated in OAK VALLEY TOWN CENTER. Specific information on each individual planning area within the Villages and Town Center which comprise SUMMERWIND RANCH AT OAK VALLEY is provided in Tables III-3 through III-8, and in Figures III-16 through III-21.

The Specific Plan Amendment's overall residential component averages 5.4 dwelling units per acre on 696.2 acres of the 2,590.7 acres, and supports a maximum of 3,851 dwelling units. An additional 158 dwelling units may be developed if one or more of the three proposed school sites are not acquired by the school district. Therefore, the Specific Plan Amendment can support a maximum of 4,009 dwelling units in five development phases. Residential development will be provided at a variety of densities sensitively placed adjacent to large expanses of open space. Accordingly, the homes in SUMMERWIND RANCH AT OAK VALLEY will contribute to meeting the demand for housing in Western Riverside County, while maintaining an environmentally sensitive approach to design, relative to the property's biological and topographical resources. These residences will be distributed among various planning areas as depicted in Figure III-1, most of which are located in the central portions of the Specific Plan Amendment area, and away from Interstate 10 (I-10).

STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	125.4	3.0	376
VILLAS *6,000 SF MINIMUM*	193.6	3.7	719
COTTAGES *5,000 SF MINIMUM*	152.9	4.9	744
BUNGALOWS *4,200 SF MINIMUM*	94.5	5.5	517
GARDEN COURTS	**87.0**	**9.8**	**852**
TOWNHOMES	42.8	15.0	643
- RESIDENTIAL SUBTOTALS	**696.2**	**5.5**	**3,851**
NON-RESIDENTIAL			
BUSINESS PARK	**1**25.1	--	--
COMMERCIAL	119.7	--	--
SCHOOLS	45.4	3.4	158*
WATER RECLAMATION FACILITY	10.5	--	--
- NON-RESIDENTIAL SUBTOTALS	**300.7**	--	--
OPEN SPACE			
PARKS & COMMUNITY REC.	89.6	--	--
OPEN SPACE	285.5	--	--
RLC-1	357.8	--	--
GARDEN AIR WASH (GA 1-4)	179.6	--	--
RCA 2-5	578.7	--	--
- OPEN SPACE SUBTOTALS	**1,491.2**	--	--
MAJOR ROADS	102.6		
PROJECT TOTALS	***2,590.7***	***1.5***	***4,009***

* DUs are allocated in the case that potential school sites are developed with residential uses.

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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FIGURE III-1

SPECIFIC PLAN LAND USE PLAN

TABLE III-1
DETAILED LAND USE SUMMARY

PLANNING AREA	ACRES	DENSITY	DU'S
VILLAGE A			
RESIDENTIAL			
MANORS (A-4)	49.1	3.0	145
VILLAS (A-3, A-7)	50.7	4.0	201
COTTAGES (A-8)	25.1	5.0	126
BUNGALOWS (A-1, A-2)	31.7	5.1	161
NON-RESIDENTIAL			
SCHOOL (A-6)	20.9	3.8	79*
OPEN SPACE/RECREATION			
PARK (A-5)	6.5	~	~
OPEN SPACE (A-9)	113.7	~	~
CIRCULATION	14.0	~	~
SUB-TOTAL	**311.7**	**2.3**	**712***
VILLAGE B			
RESIDENTIAL			
MANORS (B-6)	27.0	3.3	89
VILLAS (B-7, B-9)	47.5	3.6	172
COTTAGES (B-5, B-10)	40.8	5.4	220
BUNGALOWS (B-3, B-11)	45.1	5.6	251
GARDEN COURTS (B-2)	27.8	9.7	271
OPEN SPACE/RECREATION			
PARKS AND COMMUNITY RECREATION (B-1, B-8, B-12)	21.9	~	~
OPEN SPACE (B-4)	7.7	~	~
CIRCULATION	32.5	~	~
SUB-TOTAL	**250.3**	**4.0**	**1,003**
VILLAGE C			
RESIDENTIAL			
MANORS (C-4, C-9)	49.3	2.9	142
VILLAS (C-3, C -8, C-10)	69.4	3.5	244
COTTAGES (C-5)	24.8	4.0	98
NON-RESIDENTIAL			
SCHOOL (C-2)	11.0	3.3	36*
WASTEWATER TREATMENT FACILITY (C-7)	10.5	~	~
OPEN SPACE/RECREATION			
PARKS AND COMMUNITY RECREATION (C-1, C-6, C-11)	32.4	~	~
OPEN SPACE (C-12, C-13, C-14)	143.7	~	~
CIRCULATION	15.5	~	~
SUB-TOTAL	**356.6**	**1.5**	**520**
VILLAGE D			
RESIDENTIAL			
VILLAS (D-11)	26.0	3.9	102
COTTAGES (D-4, D-7, D-10)	62.2	4.8	300
BUNGALOWS (D-6)	17.7	5.9	105
GARDEN COURTS (D-3)	11.6	9.1	106

PLANNING AREA	ACRES	DENSITY	DU'S
TOWNHOMES (D-1)	15.5	15.0	233
NON-RESIDENTIAL			
SCHOOLS (D-8)	13.5	3.1	43*
OPEN SPACE/RECREATION			
PARKS AND COMMUNITY RECREATION (D-2, D-5, D-9)	28.8	~	~
OPEN SPACE (D-12)	4.4	~	~
CIRCULATION	4.6	~	~
SUB-TOTAL	**184.3**	**4.8**	**889**
VILLAGE E			
RESIDENTIAL			
GARDEN COURTS (E-1)	28.4	10.8	307
TOWNHOMES (E-2)	27.3	15.0	410
OPEN SPACE/RECREATION			
OPEN SPACE (E-3)	1.9	~	~
SUB-TOTAL	**57.6**	**12.4**	**717**
TOWN CENTER			
NON-RESIDENTIAL			
RESIDENTIAL			
GARDEN COURTS (TC-7C)	19.2	8.8	168
BUSINESS PARK (TC-1, TC-1A, TC-2, TC-3, TC-5, TC-7A)	125.1	~	~
COMMERCIAL (TC-4, TC-7, TC- 8)	119.7	~	~
OPEN SPACE/RECREATION			
OPEN SPACE (TC-9, TC-9A, TC-10)	14.1	~	~
CIRCULATION	34.7	~	~
SUB-TOTAL	**312.8**	**--**	**--168**
RLC/RCA OPEN SPACE			
RLC PURCHASED			
RLC-1	357.8	~	~
GARDEN AIR WASH/RCA			
GA-1 (RCA Owned)**	10.1	~	~
GA-2 (RCA Owned)	50.4	~	~
GA-3 (RCA Owned)	87.1	~	~
GA-4 (RCA Owned)	32.0	~	~
RCA-2 (RCA Owned)	64.9	~	~
RCA-3 (RCA Owned)	148.1	~	~
RCA-4 (RCA Owned)	28.4	~	~
RCA-5 (RCA Owned)	337.3	~	~
SUB-TOTAL	1,116.1	~	~
TOTAL	**2,590.7**	**1.5**	**4,009***

*Maximum number of dwelling units that can be developed if the school(s) is/are not constructed.
**RCA refers to the Western Riverside County Regional Conservation Authority.

b. Land Uses

The proposed land uses within SUMMERWIND RANCH AT OAK VALLEY are described as follows:

- **Residential Land Use**

The residential planning areas consist of approximately 3,851 dwelling units on 696.2 acres (5.5 du/ac) or 27% of the Specific Plan Amendment's total acreage. The gross overall average density for the project is 1.5 du/ac. As stated above, the number of dwelling units and residential density may be increased to 4,009 and 1.5 du/ac, respectively, on 696.2 acres if one or more of the schools are not acquired. The residential planning areas will vary in density from 3.0 du/ac to 15.0 du/ac and will be pocketed among aesthetically pleasing natural open space, functional and varied park uses, and multi-purpose trail systems. The housing mix will range from detached single-family units on 4,200 to 7,200 square foot (s.f.) lots to multi-family units in the form of garden courts and townhomes.

- **Low Density Land Use (2-4 du/ac)**
  Manors and Villas

Approximately 1,095 dwelling units will be developed on 319.0 acres (12.3% of project area) at a low density land use. The low density residential units will be developed at an overall density of 3.4 dwelling units per acre, with lot sizes ranging between 7,200 s.f. for the Manors and 6,000 s.f. for the Villas. The low density development will be located in Villages A through D (See Figure IV-2, *Residential Site Plan Concept - Manors and Villas*). Low density residential land use is intended to provide areas for single-family, large lot subdivisions and will primarily be developed in the hilly and/or steeper sloped terrain of the site. This land use allows for design flexibility and minimizes the disruptions of grading and vegetation removal through selective building site location. In this manner, much of the visual and environmental resources of the site will be protected.

- **Low Medium Density Land Use (4-7 du/ac)**
  Cottages and Bungalows

Approximately 1,261 dwelling units will be developed on 247.4 acres (9.5% of project area) at a low medium density land use. The low medium density residential dwelling units will be developed at an overall density of 5.0 dwelling units per acre, with lot sizes ranging between 5,000 s.f. for the Cottages and 4,200 s.f. for the Bungalows. The low medium density development will be provided in Villages A through D. Low medium density residential land use is intended to provide areas for single-family medium lot subdivisions and will primarily be developed toward the interior portions of the site. This residential land use may incorporate design features such as zero-lot-lines in an effort to create more useable side and back yards (See Figure IV-3, *Residential Site Plan Concept - Cottages and Bungalows).*

- **Medium Density Land Use (7-14 du/ac)**
  Garden Courts

Development under the medium density residential category is intended for the smaller, detached Garden Court homes. Approximately 852 dwelling units will be developed on 87.0 acres (3.3% of project area) at a medium density land use. Medium density residential units will be developed at a density of 8.8 to 10.1 dwelling units per acre in Villages B, D, and E (See Figure IV-4, *Garden Court Site Plan Concept*). Also included is Planning Area TC-7C. Garden Court homes will typically consist of four to six detached units clustered around a common driveway (or court), each with private patios or small yards. Due to the larger concentration of homes within this land use, medium density land uses will be located in close proximity to the I-10 freeway and the Town Center.

- **High Density Land Use (14-20 du/ac)**
  Townhomes

Approximately 643 dwelling units will be developed on 42.8 acres (1.7% of project area) at a high density land use. The development will occur at a density of 15.0 dwelling units per acre in Villages D and E (See Figure IV-5, *Townhome Site Plan Concept*). This density category allows for a higher residential building intensity to occur adjacent to commercial areas and major transit routes. Accordingly, the townhomes will be located near the I-10 freeway and the Town Center.

In an effort to address the City of Calimesa's affordable housing needs, the Summerwind Specific Plan will provide between 120-150 inclusionary housing units, in accordance with Calimesa Municipal Code Section 18.130 Inclusionary Housing. These units shall be built within Planning Areas D-1, E-2, TC-4 and/or TC-7C. Commercial Land Use

Of the 312.8 acres of non-residential land use contained in OAK VALLEY TOWN CENTER,129.1 acres (5.0% of project) will be designated for commercial land uses. Commercial land uses will be located in the proposed Town Center adjacent to the I-10 corridor (see Figure IV-20, *Commercial Site Plan Concept*). As described in greater detail in Section IV, *Design Guidelines*, in orderto address aesthetic impacts along I-10, special landscape buffers will be provided in commercial planning areas closest to the freeway. Commercial uses are conveniently located and easily accessiblefor residents at the neighborhood level, thereby minimizing the amount of travel and distance for daily activities. The Town Center provides space for community-level retail and commercial services,as well as public facilities. Commercial retail services that are associated with a regional employmentcenter such as hotels, restaurants, and ancillary facilities, also will support the residents of SUMMERWIND RANCH AT OAK VALLEY. These commercial uses will contribute to a jobs- housing balance within the community and the City of Calimesa. To accommodate future market conditions, residential units may be horizontally or vertically integrated into the commercial land use planning areas. This will create the opportunity to create a dynamic, mixed-use Town Center where people can live, work, and shop.

- **Fire Station**

An approximately 3-acre fire station will be located within OAK VALLEY TOWN CENTER. The fire station will have direct access to Roberts Road which is a major arterial road serving the

SUMMERWIND RANCH AT OAK VALLEY community. Although the developer of OAK VALLEY TOWN CENTER has agreed to provide a location for the fire station within the town center, the City Fire Department has not identified an exact location.

- **City Hall**

The City of Calimesa has indicated the need for additional building space to allow for various City departments to conduct daily business. Although the developer of the Town Center has agreed to provide the City with adequate space, the exact location for City Hall operations has not been identified. The developer will work with the City of Calimesa Planning Department to identify a suitable location.

- **Water Recharge Facility (Lake)**

A 5-acre lake located in Planning Area TC-4 is proposed as a central feature of the town center that will be used as an amenity and for ground water recharge. This will help to conserve valuable groundwater resources within the aquifer below as well as provide an amenity and focal point for the commercial retail area. Best management practices will be used including the use of water quality basins to slow erosion and provide water filtration and water quality.

- **Business Park Land Use**

Within OAK VALLEY TOWN CENTER, four business park planning areas will be developed on 134.1 acres (5.2% of project) adjacent to commercial land uses and the I-10 corridor(See Figure IV-21, *Business Park Site Plan Concept*). These planning areas are intended to provide areasfor business and light industrial uses. These types of land uses will support and be compatible withthe commercial uses that will develop within the proposed Town Center. The employment opportunities that these uses create will address demands created by both the residents of SUMMERWIND RANCH AT OAK VALLEY and the region. The business park uses will contribute to a jobs-housing balance within the community and the City of Calimesa. Similar to thecommercial uses, residential units may be horizontally or vertically integrated into the business parkland use planning areas, adding to the future possibilities of creating a dynamic, mixed-use Town Center.

- **Public Facility Land Use**

- **Schools**

The Specific Plan provides for three school sites dispersed throughout the community on a total of 45.4 acres (1.8% of project). A 20.9 acre middle school may be developed within residential neighborhoods centrally located in Village A. Additional potential school sites arelocated on 11.0 acres in Village C and 13.5 acres in Village D in the central portion of SUMMERWIND RANCH AT OAK VALLEY. Schools and parks will be strategically located to allow sharing of recreational and open space amenities. *[Note: If the School District elects not to acquirea school site, the site may be developed with the single-family residential units indicated on the land use plan. The total number of additional residential units will not exceed 158 units.]*

- **Water Reclamation Facility**

The Yucaipa Valley Water District (YVWD) proposes to construct a 12 MGD Wastewater Treatment Facility on a 10.5 acre site located within Village C. The facility will be constructed in four separate units of 3 MGD each to a build out capacity of 12 MGD ultimately designed to receive wastewater from this project and other proposed projects. In order to reduce dependency on the potable water supply, provide an economical source of landscape irrigation water, and possibly reduce the size and cost of potable water system infrastructure, it is proposed that water from the District's proposed Water Reclamation Facility be utilized for landscape areas. A system of tanks and pumps will be designed to receive treated water from the on-site facility and distribute it throughout the project. Parks, parkways, and other public permanently irrigated landscaped areas will utilize this water source.

c. Land Use Development Standards

To ensure the orderly and sensitive development of land uses proposed for SUMMERWIND RANCH AT OAK VALLEY, special standards have been created for each village. These area-specific standards will assist in efficiently implementing the proposed land division. In addition to these specific guidelines, project-wide development standards also have been prepared which complement the diverse conditions within each village.

The proposed number of dwelling units contained in an implementing subdivision application may exceed the maximum units specified in any one planning area by not more than fifteen percent without an amendment to this plan, provided that either an equal or greater number was unused in a previously or concurrently approved application within another planning area or an equal or greater number is subtracted from a future planning area, or a combination of the two. In no case shall the total number of dwelling units exceed 3,683, or 3,841 in the event the School District elects not to utilize a school site. Nothing contained herein shall limit the authority of the Planning Commission or City Council to reduce the number of dwelling units requested in an application.

If a transfer of dwelling units is proposed, the Master Developer or his Assignee shall be responsible for providing the City with a Development Transfer Status Report at the time that implementing subdivisions are submitted. This report will specify the entitlement and development status of each planning area including the following information:

a. Specific Plan Amendment Planning Area allocation of dwelling units.
b. Number of dwelling units entitled under an Implementing Subdivision by Planning Area.
c. Number of dwelling units transferred to or from each Planning Area that is already entitled or proposed to be entitled with an implementing subdivision.
d. Number of dwelling units transferred to or from each Future Planning Area that is proposed to be entitled with an implementing subdivision
e. Environmental impacts associated with the transfer, if any, that were not fully addressed in EIR No. 418.

The Development Transfer Status Report must demonstrate that the total number of dwelling units for the project will not exceed 3,841 and that the total number of dwelling units to be entitled within any particular Planning Area will not exceed its Specific Plan Amendment allocation by more than

15%. Dwelling units may not be transferred out of a Planning Area unless an implementing subdivision is approved (previously or concurrently) for that Planning Area. The City shall not approve any transfer of dwelling units between Planning Areas unless the Developer submits a Development Transfer Status Report with the application for an implementing subdivision.

The total Specific Plan Area No. 1, Amendments No. 1, 2 &3 area shall be developed with a maximum of 3,841 dwelling units on 2,590.7 acres, as illustrated in Figure III-1, *Specific Land Use Plan*. General uses permitted will include residential, commercial, business park, public facilities, parks and recreation, and open space. A maximum number of dwelling units is specified for each village. In no case shall the total number of dwelling units within the SUMMERWIND RANCH AT OAK VALLEY Specific Plan Area No. 1,Amendments No. 1, 2 &3 area exceed 3,841. In adherence to the City of Calimesa General Plan, the standards listed below will assist in efficiently implementing the proposed land use division.

1) Uses and development standards shall be in accordance with the SUMMERWIND RANCH AT OAK VALLEY Zoning Ordinance and shall be further defined by Specific Plan Amendment objectives, the Specific Plan Amendment design guidelines, and future detailed development proposals including subdivisions, plot plans, and/or conditional use permits.

2) As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, SUMMERWIND RANCH AT OAK VALLEY shall provide adequate areas for collection and loading of recyclable materials in schools, the private recreation center, and residential areas.

3) Standards relating to signage, landscaping, parking, and other related design elements will conform to the SUMMERWIND RANCH AT OAK VALLEY Zoning Ordinance. When appropriate and necessary to meet the goals of this Specific Plan Amendment, the standards contained within this document will supersede the City of Calimesa's zoning ordinance requirements.

4) All project lighting shall be in accordance with applicable City of Calimesa standards.

5) Development of the property shall be in accordance with the requirements of all City of Calimesa ordinances, with the exception of oak tree preservation and hillside grading, which are defined by the SUMMERWIND RANCH AT OAK VALLEY Zoning Ordinance. This Specific Plan Amendment conforms with State laws.

6) Except for the Specific Plan Amendment Zoning Ordinance adopted concurrently with this Specific Plan Amendment, no portion of the Specific Plan Amendment which purports or proposes to change, waive, or modify any ordinance or other legal requirement for the development, shall be considered a part of the adopted Specific Plan Amendment.

7) Common areas identified in the Specific Plan Amendment shall be owned and maintained by the relevant maintenance organizations. The master property owners' association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owners' association shall be responsible for parking, open space areas, signage, landscaping, irrigation, common areas, and other responsibilities as necessary. Specific responsibilities will be detailed in the EIR to this project.

8) A permanent master maintenance organization shall be established for the Specific Plan Amendment area to assume ownership and maintenance responsibility for all common open space, circulation systems, pedestrian and bicycle systems, and landscaped areas. The organization may be public or private. A merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, master/neighborhood associations shall be established for each residential development where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

9) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any Schedule AI@ or conveyance subdivision is recorded.

10) The maintenance organization shall be established prior to, or concurrent with, approval of the first tract map or issuance of any building permit for any approved development permit. The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.

11) Prior to issuance of a building permit for construction of any use contemplated by this Specific Plan Amendment approval, the applicant shall first obtain clearance from the City of Calimesa Planning Department verifying that all pertinent conditions of Specific Plan Amendment approval have been satisfied for the phase of development in question.

12) A review in compliance with the California Environmental Quality Act (CEQA) shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any land use application required to implement the Specific Plan Amendment, unless said proposal is determined to be consistent with the Program EIR that accompanies this Specific Plan Amendment and does not require subsequent environmental documentation, or is exempt from the provisions of CEQA. The CEQA review shall be prepared as part of the review process for these implementing projects.

13) Lots created pursuant to this Specific Plan Amendment and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan Amendment zone herein applied to the property.

14) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, equestrian, and/or bicycle).

15) If necessary, roadways, infrastructure, and open space may be coordinated by and paid for through an assessment or community facilities district or community service area to facilitate construction, maintenance and management.

16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified in Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4, based upon but not limited to the following:
a) adequate availability of services; b) adequate access and circulation; c) innovation in building types and design; d) sensitivity to landforms; e) sensitivity to neighborhood design

through lot and street layouts, and f) minimum lot sizes as proposed by this Specific Plan Amendment.

17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchasers shall be deed restricted so as to create open space easements and prohibit grading, construction, or other development activity in such open space.

18) Designation, dedication, and/or payment of fees for parkland and open space will be based on the final number of dwelling units and corresponding population generated by SUMMERWIND RANCH AT OAK VALLEY and will satisfy both City and State requirements for parkland. The acreage is set forth in Figure III-1, *Specific Plan Land Use Plan*, and Table III-1, *Detailed Land Use Summary.*

19) Prior to the issuance of building permits, improvement and irrigation plans for adjacent common areas shall be submitted for Planning Department approval. Irrigation plans shall be prepared by a certified landscape architect.

20) The following crime prevention measures shall be considered during site and building layout design for the security and safety of future residents:

a. Addresses which light automatically at night.

b. Special lighting requirements on any buildings that are grouped in such a way that individual addresses are difficult to read.

21) Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.

22) The City of Calimesa will assist in establishing public facilities and infrastructure (such as sewer and water lines, and roadways) which shall be financed through an assessment district (AD), or a community facilities district (CFD). Financing of these facilities through a CFD may substitute for the payment of fees that would have financed those facilities.

23) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the City of Calimesa Zoning Ordinance and/or subject to approval by the City of Calimesa Fire Department.

2. Open Space and Recreation

a. Description

Approximately 1,493.1 acres (57.6% of project area) will be devoted to open space and recreational uses. SUMMERWIND RANCH AT OAK VALLEY proposes a comprehensive systemof managed open space for the purpose of preservation, conservation, and recreation. The majorityof this vast open space is located in the rolling terrain found adjacent to the southern, eastern, andnorthern boundaries of Amendment No. 1 (See Figure III-2, *Open Space and Recreation Plan*). The 1,493.1 acres of open space and recreation land uses within SUMMERWIND RANCH ATOAK VALLEY consist of 645.2 acres (24.9% of project area) located within the Villages,
179.6 acres (6.9% of project area) of natural open space within the Garden Air Wash, and 578.7 acres (22.3% of project area) located within Riverside Land Conservancy (RLC) option lands. The remaining 89.6 acres (3.5% of project area) will be devoted to parks and community recreation. The overall project design is responsive to major natural and scenic features, retaining them within open

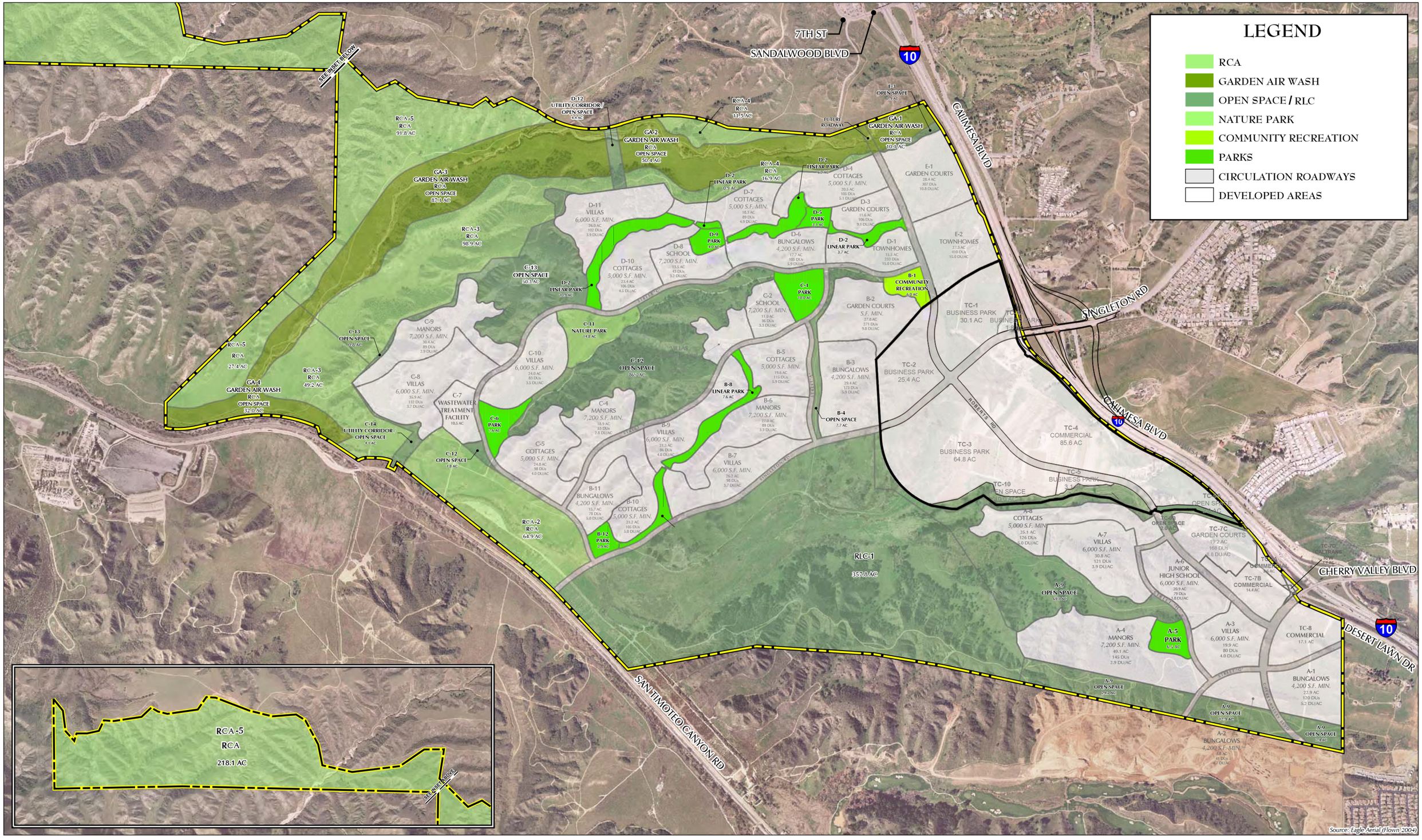
space areas and incorporating them wherever feasible into parks, trails, and other recreational opportunities.

❑ Open Space

Natural open space will be provided within all five Villages and The Town Center, most of which will be interlinked with one another. Due to the sensitive biological resources contained in the designated open space areas, access to these areas will be restricted to well- marked trail systems that traverse the community and connect with the regional trails identified in Figure III-2, *Open Space and Recreation Plan*. In many areas of SUMMERWIND RANCH AT OAK VALLEY, natural open space and ridgelines will act as a buffer between the proposed urban land uses and the more sensitive biological resources contained in the RLC acquired property and those areas that are under consideration for purchase and conservation by the RLC.

❑ RLC/RCA Lands

Riverside Land Conservancy (now known as the Rivers and Lands Conservancy) is an organization dedicated to the conservation of open space and natural areas. The RLC entered into an option agreement with Oak Valley Partners to purchase approximately 1,116 acres of landin three phases, at a price significantly below fair market value. However, RLC has since closed onlyon 357.8 acres (RLC-1). The remainder of this land has been purchased by the Western Riverside County Regional Conservation authority (RCA). This includes RCA 2 through 5 and Garden Air Wash GA-1 through 4.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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0 250 500 1,000 Feet

FIGURE III-2

OPEN SPACE AND RECREATION PLAN

❑ Garden Air Wash

Regional wildlife movement will be accommodated through on-site preservation of the Garden Air Wash corridor. The corridor will provide a broad and functional link through the project site as part of a larger regional connection between the Badlands and the foothills of the San Bernardino Mountains. The corridor and adjoining open space will encompass diverse habitats used by native species of the Specific Plan Amendment area and region.

❑ Parks and Community Recreation

SUMMERWIND RANCH AT OAK VALLEY will provide 89.6 acres of parks and community recreation land uses for the enjoyment and well-being of all residents. Specific Plan Area No. 1, Amendments No. 1, 2 and 3 provide for a variety of parks consisting of active, passive, linear, and a nature park. In addition, a community recreation center will be developed on 6.0 acres in Village B. Park areas are designed with sensitivity to the natural topography of the project area and will be dispersed on a total of 83.6 acres throughout SUMMERWIND RANCH AT OAK VALLEY.

▮ Active and Passive Parks

As depicted in Figure III-3, *Active Park Concept*, the active parks may contain the following features: basketball courts, baseball/softball diamonds, basketball courts, tot lots, parking areas, comfort stations, picnic areas, and oak groves. The passive parks may contain open play lawn areas, par stations (exercise stations), shade structures, and picnic areas. (See Figure III- 4, *Passive Park Concept*).

▮ Linear Parks

Linear parks will provide a convenient and aesthetically pleasing linkage for residents to walk and bike to activity areas throughout the community. As depicted in Figure III-5, *Linear Park Concept*, the linear parks located within Village B and D will link to active and passive parks and will contain pocket parks, par courses (exercise stations), passive use areas, and paseo trails. The 12.0 acre linear park located in Village B will provide a direct link between the villages, open space, and the school located in Village C. The 21.7-acre linear park located in Village D will not only provide a link between pocket parks, the nature park, and the school site located in this village, it will also provide direct access to the open space in Village C. Another linear park is located in the OAK VALLEY TOWN CENTER between Roberts Road and a conceptual 5-acre lake as part of the commercial area.



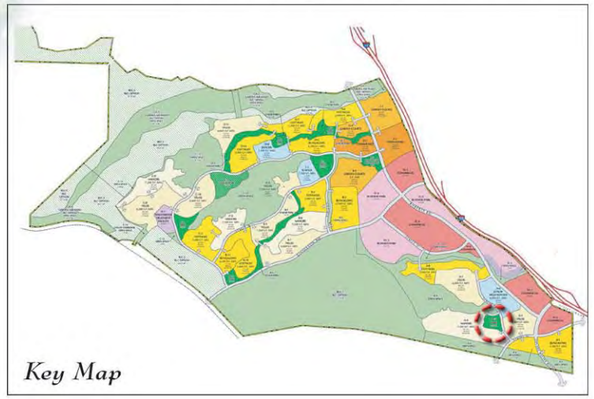
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Existing Tree
	Residential lot
	Preserved Oak Grove
	Existing Open Space
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

This active park will connect to the phase 1 linear park, tying into the community trail system. An existing oak grove on the southern portion of the site will be preserved. The site amenities shall include two basketball courts, a softball field, tot lots accommodating kids of all ages, and ample picnic and passive use areas.



Key Map

Source: VanDyke

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendment No. 1

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FIGURE III-3

Active Park Concept



Key Map

Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope Treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

Located nearest the minor entrance to the community, this park will act as the starting point to the phase 2 linear park. The par course, which will continue throughout the community parks and trail system, will start in this park. The park will primarily be of passive uses, a grand lawn area is surrounded by more vegetated picnic areas.

Source: Van Dyke

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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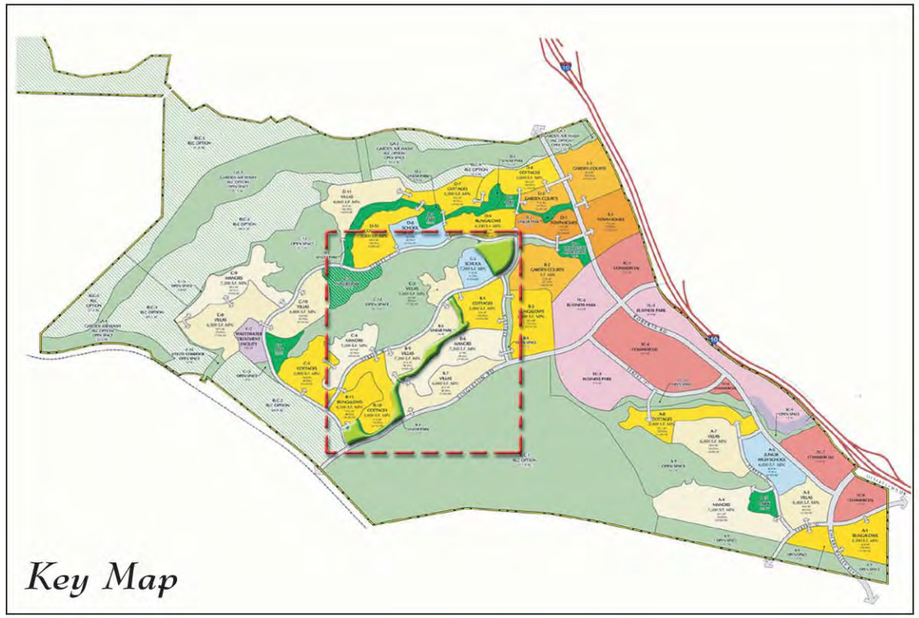
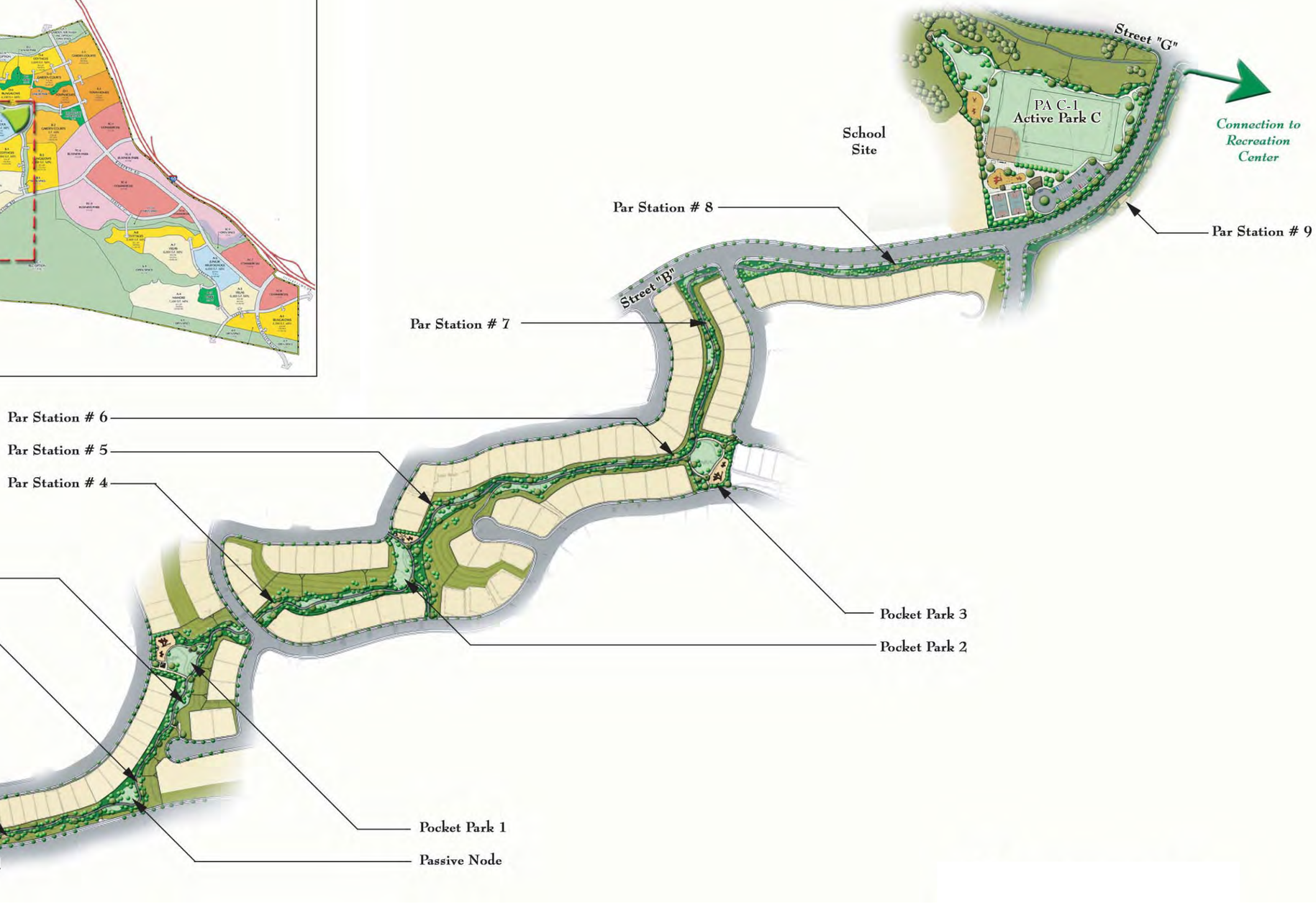
FIGURE III-4

Passive Park Concept





Source: Van Dyke

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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FIGURE III-5

Linear Park Concept

- **Nature Park**

As depicted on Figure III-6, *Nature Park Concept*, a nature park will be centrally located on approximately 14.8 acres in Village C. The nature park will provide the residents of SUMMERWIND RANCH AT OAK VALLEY the opportunity to walk through natural areas such as a native plant garden, scenic overlooks, non-irrigated meadows, and oak groves. The nature park may also contain amenities such as picnic areas, a parking area, information kiosks, and pedestrian trails. The trails within the nature park will provide access to adjacent open space, ridgelines, and trail overlooks, providing residents a scenic view of the community and natural open space areas.

- **Community Recreation Center**

A private community recreation center consisting of approximately 6.0 acres will be located in Village B. Vehicular access will be provided via Street "C" and parking will be provided on-site. Residents may also access the community recreation area via paseos located adjacent to the recreation center. The community recreation center will allow for a wide array of active and passive uses provided for the enjoyment of community residents. Such amenities may include an indoor gym, lounge area, fire pits, swimming pools, spa, cabanas, water play area, basketball courts, tot lot, and a lawn and garden area, and a preserved oak grove (See Figure III-7, *Community Recreation Center Concept*).

b. Recreation Development Standards

1) All recreation facilities will be landscaped and irrigated in a manner that is conducive to the type of plant material and landscape setting.

2) Activity parks will include parking in accordance with City of Calimesa Standards.

3) In accordance with the City of Calimesa's implementation of the State's Quimby Act (Section

4) 10.35 of Ordinance No. 460), the project is subject to fees for neighborhood and community park facilities. These fees shall be paid or facilities provided in lieu of fees for each dwelling unit constructed within the Specific Plan Amendment. Credit against these fees shall be granted by the City of Calimesa for all public parkland and improvements provided by the developer.

c. Open Space Development Standards

Landscaping within open space areas will be further governed by the development plans, conditional use permits and standards in the Landscaping Plan in Section IV, *Design Guidelines.*



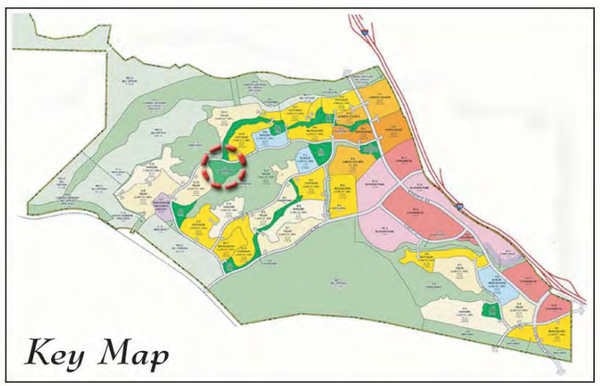
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Oak tree
	Residential lot
	Slope treatment
	Non-Irrigated Meadow
	Shrub planting
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

The nature park shall be a drought resistant, wildlife oasis. Educational gardens and informational signs will be located throughout. There should be an ADA accessible trail system throughout the park, linking educational overlooks, nodes and the community trail system.



Key Map

Source: Van Dyke

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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VAN DYKE LLP

FIGURE III-6

Nature Park Concept



Legend

Symbol	Description
	Existing Tree
	Large canopy tree
	Ornamental / shade tree
	Palm Tree
	Residential lot
	Slope treatment
	Shrub planting
	Turf
	Asphalt

Description

Design Guidelines

The community recreation center should act as a hub for all community activity. The center should include an aquatic center, tot-lots, lounge and reception areas, sport courts, lawn areas, excercise areas, and an administrative area. Parking should be on-site, all pathways and site amenities shall be ADA compliant. Roberts Road should be screened with dense vegetation and/or soundwalls. The existing oak grove and natural vegetation on the south portion of the site should be preserved as much as possible. The recreation center shall have access from the community paseo trail system.

Source: Van Dyke

3. Circulation Plan

Vehicular

a. Description

The circulation plan for SUMMERWIND RANCH AT OAK VALLEY is strongly influenced by the topography of the site and the existence of Interstate 10 (I-10) and two interchanges. San Timoteo Canyon Road is a secondary design influence. Given these constraining factors, the backbone of the Specific Plan Amendment's circulation lies within the three dominant valleys (alluvial plains) that traverse the site from I-10 to San Timoteo Canyon Road. As shown in Figure III-8, *Circulation Plan*, Singleton Road (a General Plan Circulation Element Roadway) is designated as an Urban Arterial Roadway (134' ROW) from I-10 to Roberts Road. As it traverses east to west through the project site, the Singleton Road right-of-way (ROW) is reduced to an Arterial Roadway (110' ROW), and subsequently to a Secondary Roadway (88' ROW) as it approaches San Timoteo Canyon Road. Other Circulation Element roadways that traverse the Amendment No. 1, 2, 3 & 4 area include: Cherry Valley Boulevard, Roberts Road, and Street "C". These roadways, including Singleton Road, and Streets "A", "B", "C", "G", and "H" will be improved per the alignments shown in Figure III-8 and the roadway classification standards outlined in Amendments No. 1, 2, 3 & 4. These circulation improvements require a General Plan Amendment to be approved concurrently with this Specific Plan Amendment to allow for changes to the roadway network contained in the City of Calimesa's Circulation Element. The proposed Circulation Plan will result in an effective roadwaynetwork that enhances quality of life, improves access to community services, and ensures mobility for residents, emergency personnel, and visitors alike.

b. Circulation Plan Development Standards

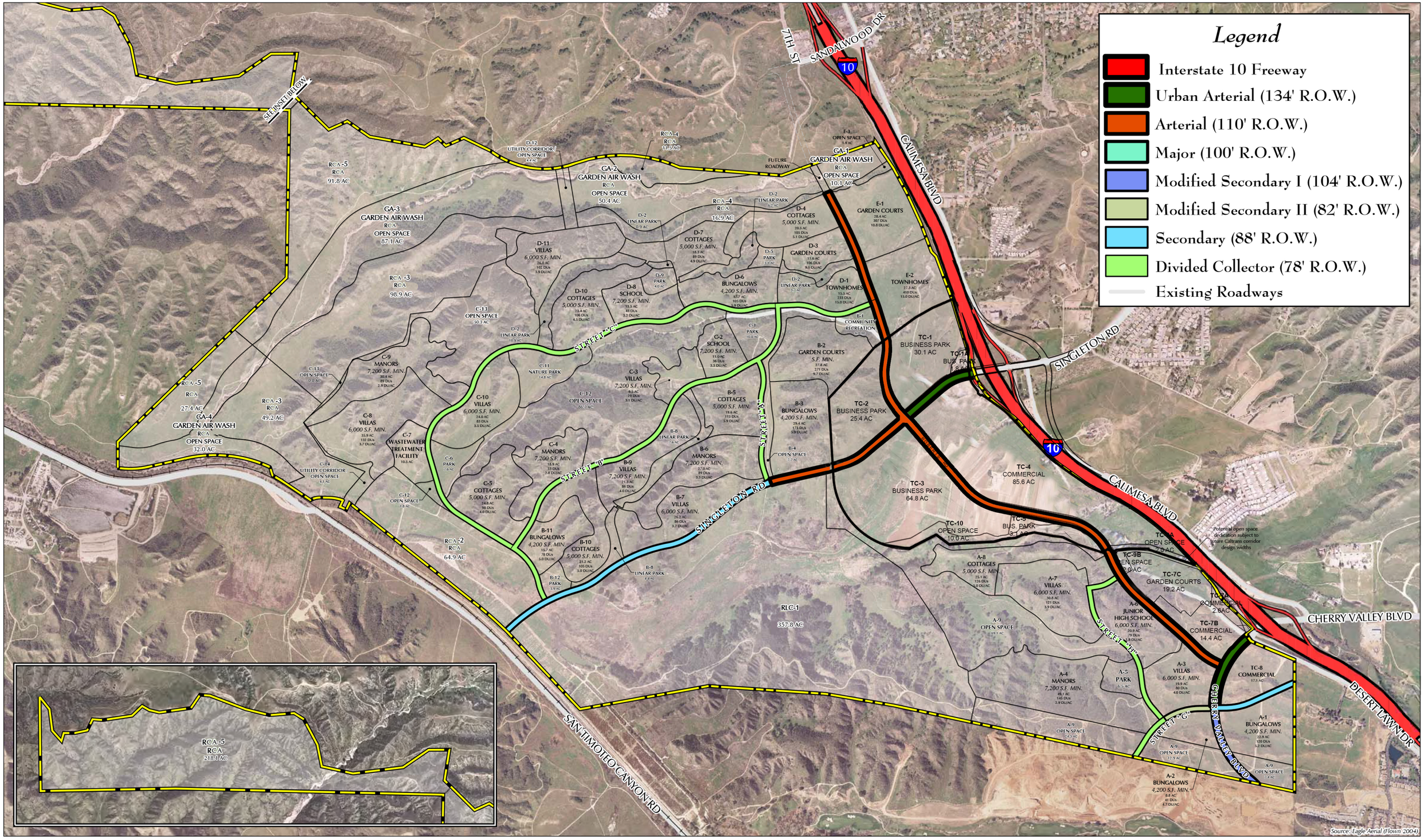
1) The roadway segments identified on the Specific Plan Amendment's Circulation Plan shall be improved per the standards in Table III-2, *Roadway Standards* and the cross-sections depicted in Figure III-9, *Roadway Cross-Sections*.

2) The developer(s) of SUMMERWIND RANCH AT OAK VALLEY shall provide a fair share contribution toward the improvements required at the Singleton Road/I-10 and Cherry Boulevard/I-10 interchanges. This contribution requirement will be satisfied with the payment of Riverside County Transportation Uniform Mitigation Fees (TUMF).

3) The developer(s) of SUMMERWIND RANCH AT OAK VALLEY shall construct Roberts Road as an arterial roadway that parallels the I-10 from the Garden Air Wash to Cherry Valley Boulevard. This arterial will connect to the existing frontage road east of Cherry Valley Boulevard. In some locations, the arterial will relocate the existing frontage road and shift this transportation corridor to the interior of the project site.

4) Multiple driveways and intersections shall be provided along Roberts Road to accommodate safe and adequate vehicular access to the Town Center development area.

5) The divided Collector/Arterial Highway intersections shall be expanded to accommodate turn bays and medians.



SUMMERWIND RANCH AT OAK VALLEY

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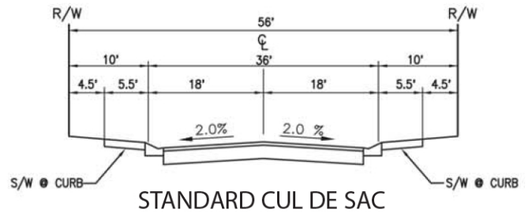
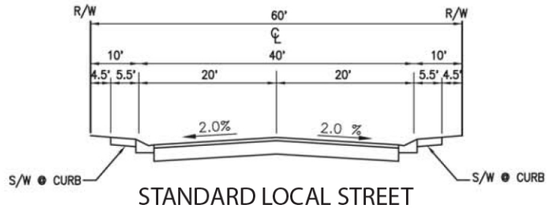
FIGURE III-8

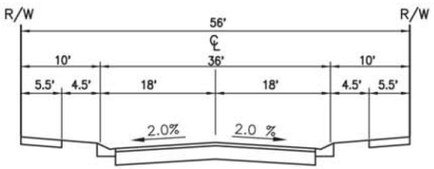
CIRCULATION PLAN



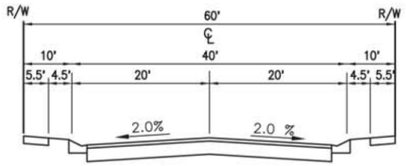
STANDARD CUL DE SAC



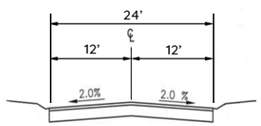
STANDARD LOCAL STREET



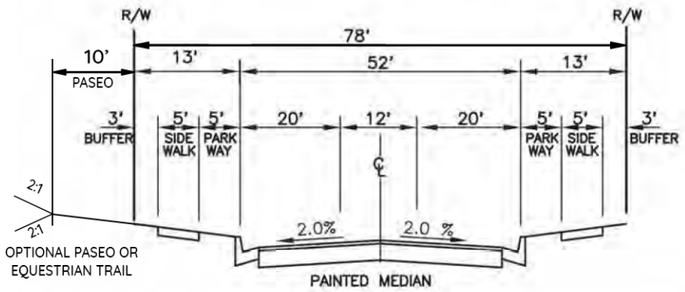
OPTIONAL CUL DE SAC



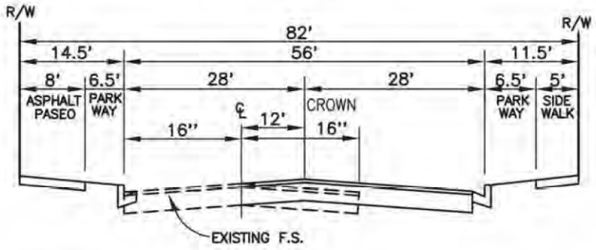
OPTIONAL LOCAL STREET



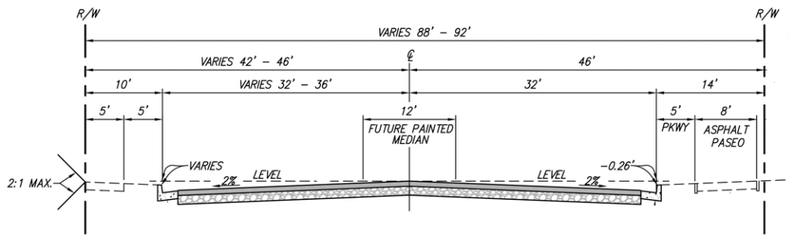
PRIVATE DRIVE/ALLEY
OR AUTO COURT



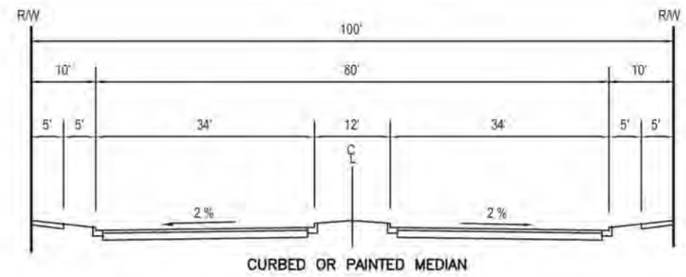
DIVIDED COLLECTOR



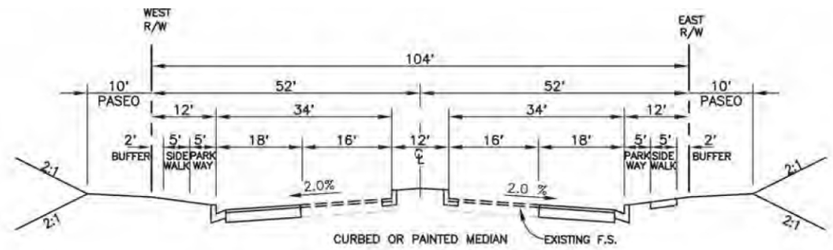
MODIFIED SECONDARY I ROAD



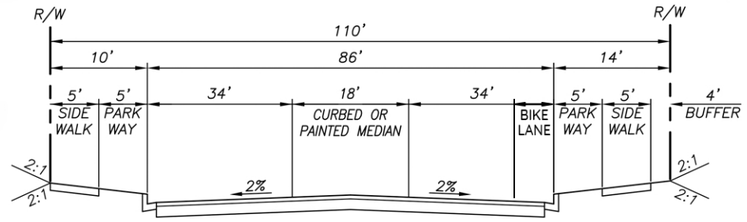
SECONDARY HIGHWAY



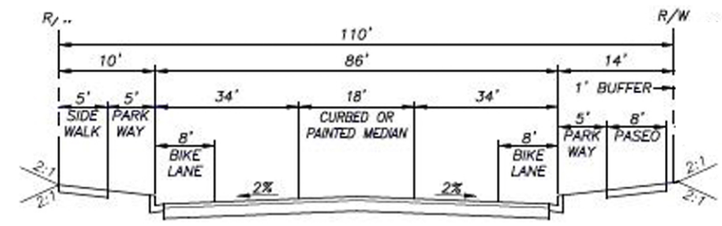
MAJOR ROAD



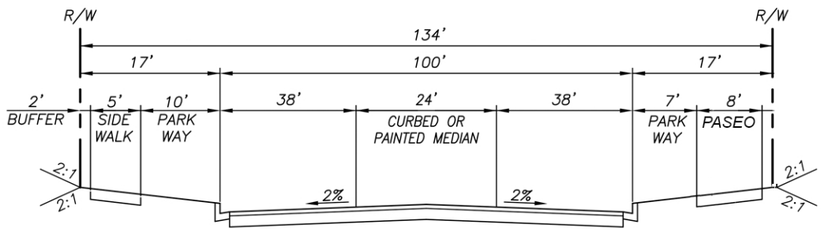
MODIFIED COLLECTOR II ROAD



ARTERIAL HIGHWAY
(ROBERTS ROAD)



ARTERIAL HIGHWAY
(SINGLETON ROAD)



URBAN ARTERIAL HIGHWAY
(SINGLETON ROAD)

SUMMERWIND RANCH AT OAK VALLEY

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FIGURE III-9

ROADWAY CROSS-SECTIONS STANDARDS

6) Arterial roadways shall operate at a Level of Service "C" or better.

7) Arterial roadways shall be offered to the City, prior to issuance of building occupancy permits.

8) Landscape requirements, as further defined by the Development Phasing Plan, shall be in accordance with the Roadway Landscape Treatments depicted in Section IV, *Design Guidelines*.

9) All roads within the SPA area shall be constructed to appropriate full or half-width standards as a requirement of the implementing subdivisions for the Specific Plan Amendment.

10) Each planning area shall comply with on-site and off-site street improvement recommendations and mitigation measures outlined in the traffic analyses for this SPA and subsequent amendments.

11) Corner cutbacks shall be included at all intersections of roads classified as Secondary or higher. A minimum curb return radius of 35 feet shall be provided at these intersections.

12) Street gradients within the Specific Plan Amendment shall not exceed 12%.

13) Local and cul-de-sac streets shall have curb adjacent; residential planning areas with lower densities (Manors & Villas only) shall have the option to separate sidewalks from the curb with a landscaped parkway. In residential neighborhoods, no less than one street tree shall be planted per interior lot and two per corner lot.

14) Construction of sidewalks along local or cul-de-sac roads that are adjacent to natural open space areas shall be optional.

Table III-2
Roadway Standards

ROADWAY	SEGMENT	CLASSIFICATION	ROW
Singleton Road	I-10 to Roberts Road	Urban Arterial	134'
Singleton Road	Roberts Road to Street "A"	Arterial	110'
Singleton Road	Street "A" to San Timoteo Canyon Road	Secondary	88'
Cherry Valley Boulevard	I-10 to Street "G"	Urban Arterial	134'
Cherry Valley Boulevard	Street "G' to southern boundary	Modified Secondary I	104'
Roberts Road	Entire segment	Arterial	110'
Street "A"	Entire segment	Divided Collector	78'
Street "B"	Entire segment	Divided Collector	78'
Street "C"	Entire segment	Divided Collector	78'
Street "G"	Eastern boundary to Cherry Valley Parkway	Secondary	88'
Street "G"	Cherry Valley Parkway to Street "H"	Modified Secondary II	82'
Street "G"	Street "H' to southern boundary	Divided Collector	78'

Street "H"	Entire segment	Divided Collector	78'

Non-vehicular

Trails

a. Description

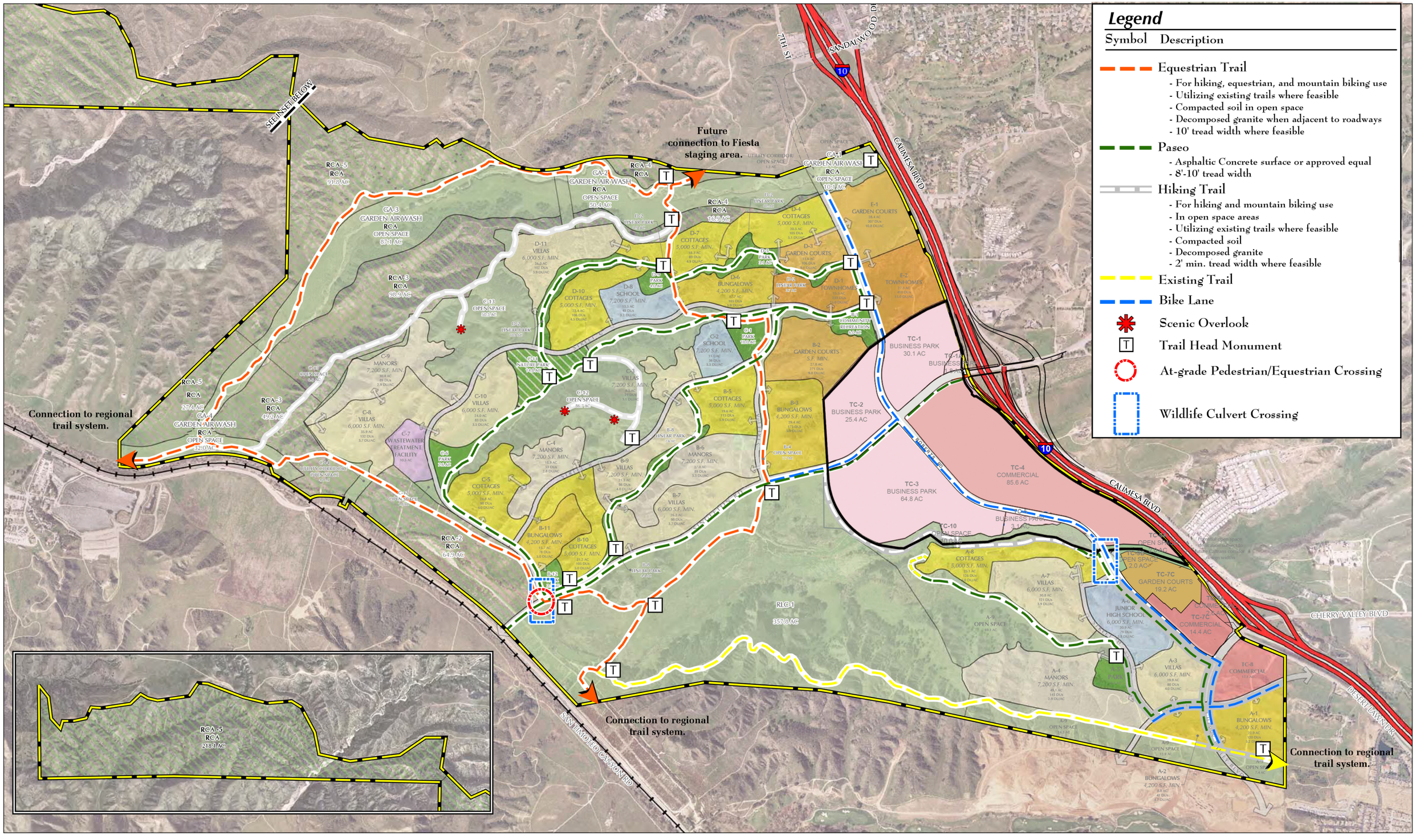
In an effort to provide connectivity throughout the community of SUMMERWIND RANCH AT OAK VALLEY, a comprehensive trail system is planned to connect residential neighborhoods to parks, schools, open space, and the Town Center. Trails throughout the community will be provided for pedestrians, equestrians, and bicyclists. As depicted in Figure III-10, *Trails System Plan*, trails will traverse through the villages of SUMMERWIND RANCH AT OAK VALLEY. In addition, many of the trails will provide the opportunity to connect to several off-site trails of regional significance.

- **Equestrian Trails**

  SUMMERWIND RANCH AT OAK VALLEY will provide 5.8 miles of equestrian trails. Existing dirt trails traversing the natural open space areas within SUMMERWIND RANCH AT OAK VALLEY will provide a rugged terrain for horse-back riding, hiking and mountain biking. Equestrian trails adjacent to roadways will be comprised of decomposed granite. The equestrian trail located adjacent to Singleton Road will branch to the north at Street "A" through Villages B, C, and D and into the Garden Air Wash. In addition, the trail will branch to the south at Street "A" through open space where it will connect to an existing trail system. The equestrian trail will also travel north along the western project boundary where it will also provide a connection to the regional trail systemand will travel northeast along the Garden Air Wash. Details of the trail's features are provided in Section IV, *Design Guidelines*. An additional equestrian trail will be provided in the southeastern portion of SUMMERWIND RANCH AT OAK VALLEY. This trail will provide equestrians with a ride through the community without the potential conflicts thatoccur with other user types (i.e. bicyclists, pedestrians, etc.). The goal of this trail type is to allow equestrian users full access through the community from existing trails to the south, to proposed equestrian trails in the north and east.

- **Paseos**

  SUMMERWIND RANCH AT OAK VALLEY will provide its residents with 9.1 miles of pedestrian linkage throughout the SUMMERWIND RANCH AT OAK VALLEY community. Paseos will provide pedestrians and bicyclists convenient access to residential neighborhoods, parks, schools, and open space in the central portions of the community, and in the Town Center, while also traversing linear parks in Villages B and D. The paseo will connect more centrally located neighborhoods and amenities with Village A to the south. Passive amenities such as picnic tables, tot lots, and sitting benches will be conveniently located along the trail in Village A as it traverses the natural open space areas. Details of the trail's features are provided in Section IV, *Design Guidelines*.



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE III-10

TRAILS SYSTEM PLAN

- **Hiking Trails**

  SUMMERWIND RANCH AT OAK VALLEY will also provide its residents with 2.4 miles of hiking trails. These hiking trails will provide recreation to hikers and to mountain bikers and will be composed of compacted soil, utilizing existing trails where feasible. A hiking trail will be located in the large open space area in Village C and will provide scenic overlooks from the highest elevation point within the community. In addition, a hiking trail is provided in the northern reaches of Village C, traversing manors, villas, and open space to the south, and the Garden Air Wash to the north. Details of the trail's features are providedin Section IV, *Design Guidelines*.

- **Bike Lanes**

  SUMMERWIND RANCH AT OAK VALLEY will offer 3.2 miles of on-street bike lanes. Bike lanes will be provided along Roberts Road, Singleton Road, Street "G", and Cherry Valley Boulevard. The bike lanes will provide convenient connections to the surrounding regional network of trails and designated bike lanes and will provide residents with an alternative mode of transportation for both leisure and work commutes to and from the Specific Plan Amendment area.

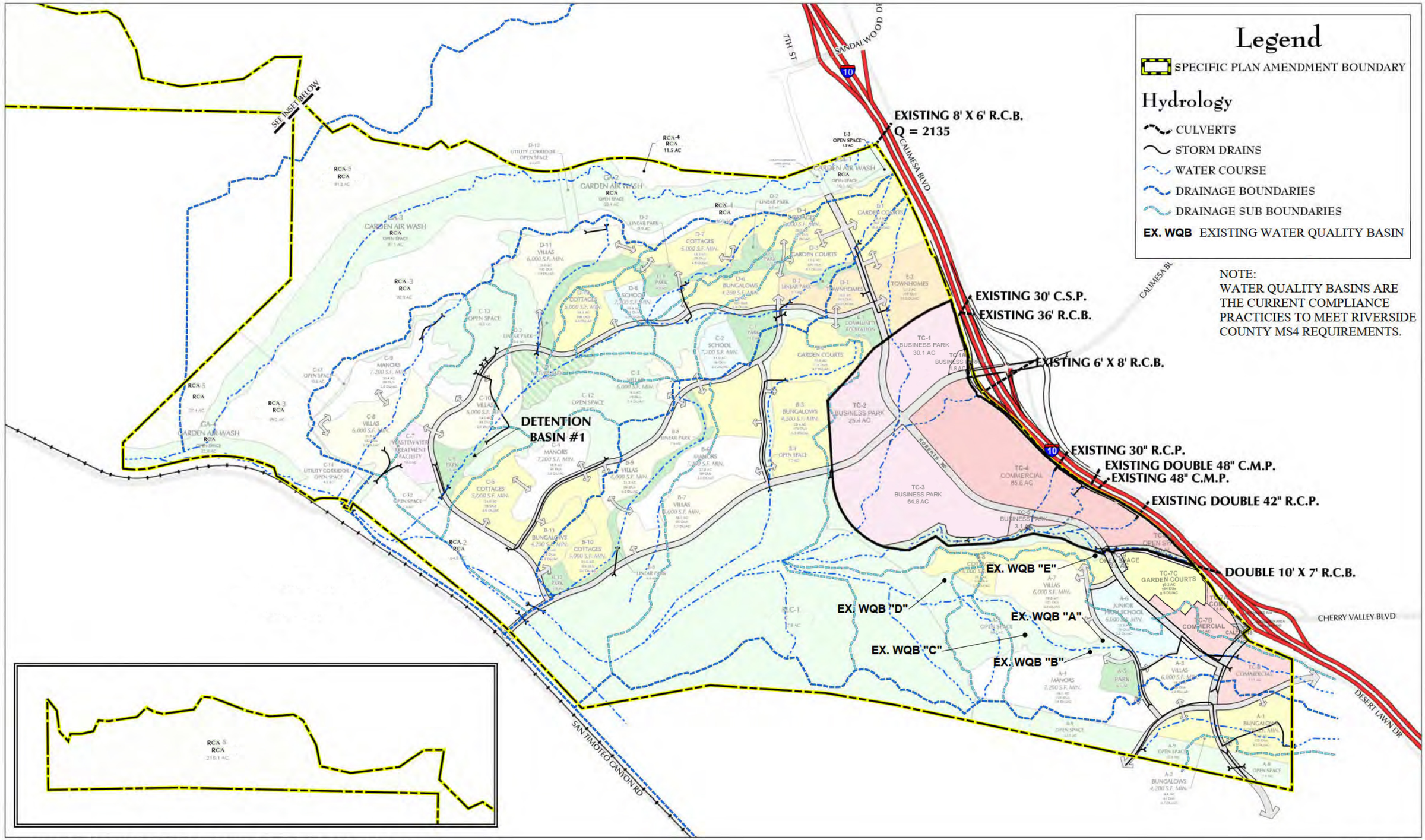
b. Development Standards for Trails

All trails provided as a part of the Trails System Plan shall be developed pursuant to the Design Guidelines contained in Section IV.

4. Drainage

a. Description

Several natural streambed areas are located within the project site. Broad alluvial plateaus are divided by steep sided, wide bottom ravines that serve as natural drainage courses. The overall drainage plan will be designed to perpetuate the natural drainage courses within the site (see Figure III-11, *Master Drainage Plan*). The proposed drainage system will utilize and incorporate natural channels into the ultimate storm drain system. On-site storm drains will outlet into the natural streambed areas. Grading design will strive to minimize grading within the major streambed areas. The circulation plan is designed to minimize road and utility crossings. In addition, arched culverts with natural bottoms will be used to cross natural drainage courses, wherever possible.



Legend

SPECIFIC PLAN AMENDMENT BOUNDARY

Hydrology

- CULVERTS
- STORM DRAINS
- WATER COURSE
- DRAINAGE BOUNDARIES
- DRAINAGE SUB BOUNDARIES

EX. WQB EXISTING WATER QUALITY BASIN

NOTE:
WATER QUALITY BASINS ARE THE CURRENT COMPLIANCE PRACTICIES TO MEET RIVERSIDE COUNTY MS4 REQUIREMENTS.

SUMMERWIND RANCH AT OAK VALLEY

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FIGURE III-11

MASTER DRAINAGE PLAN

The Garden Air Wash, designated as RCA Open Space, will not be significantly impacted by the proposed development. No grading or streambed alterations are proposed in the northerly watershed area with the exception of future road and utility pipeline crossing.

Two major drainage courses are located within the central portion of the project site. Drainage in the northern section originates completely within the project area and is carried in a natural streambed toward San Timoteo Creek. Short reaches of small diameter storm drains will be designed within this area to redirect storm flow into the natural stream. A detention basin is proposed for this area in order to mitigate the majority of first flush flows. The basin will be developed within the natural streambed area near the lower end of the natural area and will mitigate developed flows prior to release into San Timoteo Creek.

Existing culverts under the I-10 Freeway contribute storm water drainage into most of the southerly section of the project area. Developed flows will be picked up within a series of short reach storm drain systems. To mitigate first flush drainage prior to discharge into the open space area, five water quality basins (WQ Basins "A" through "E") were built within a portion of a natural streambedarea (A-9 Open Space) at the major outlet points for Phase I development. These basins satisfy the current Riverside County MS4 stormwater treatment requirements for the Phase 1 improvements and the size and depth of these basins were designed to be compatible with the natural drainage course while minimizing grading impacts.

For the Oak Valley Town Center phase, each parcel will provide mitigation for the first flush stormwater treatment for their own parcel per the requirements of the City of Calimesa and the Drainage Plan Development Standards listed below in section b. The stormwater treatment for the backbone street improvements for the Oak Valley Town Center phase will be accomplished via BMP catch basin inserts or equivalent BMP mitigation measures within the backbone right-of-way. The natural drainage flows from within the project area confluence with upstream drainage flowing westerly parallel to and just east of the existing San Timoteo Canyon Road. These combined flows join prior to discharging into San Timoteo Creek. "Soft bottom" arched culverts will be used to cross the natural streambed areas so as to minimize disturbance and impact to the area. The two upstream detention areas will serve to mitigate "first flush" drainage prior to entering San Timoteo Creek.

Drainage from the southwest corner of the project site will be picked up and directed south into the SCE easement. Drainage facilities within the adjacent development area have been designed for ultimate developed flows as part of a project within the City of Beaumont. No detention facilities are proposed within this area of the project. All storm drain facilities will be designed in accordance with Riverside County Flood Control District (RCFC & WCD) guidelines and standards. Where needed, channel protection measures will be constructed in open areas to protect from excessive erosion. Protection measures to be considered will include, but not be limited to, energy dissipators, grouted and ungrouted rock, gabions, concrete, turf block, and turf reinforced mats.

b. Drainage Plan Development Standards

There are no floodplains or floodways within the boundaries of the project site, and the project site is not subject to dam inundation hazards. Construction of the project would result in an increase of impermeable surfaces which may increase flow velocities.

Prior to issuance of grading permits, the applicant shall obtain a NPDES permit from the Regional Water Quality Control Board (RWQCB) for construction activities and post-development activities. The permits will require the applicant to implement source control and structural best management practices (BMP's) during and after construction activities. If the proposed Water Quality Management Plan for Urban Runoff (for new development within Riverside County and Incorporated Cities) is approved by the RWQCB prior to issuance of grading permits, the City shall review the grading plans to ensure appropriate source control and structural BMP's will be provided during and after construction. The City will be responsible for enforcing implementation of the BMP's.

5. Water and Sewer

a. Description

The following analyses are based on the technical water plan report entitled, *Preliminary Master Plan Water Study for City of Calimesa* and the technical sewer report entitled, *Preliminary Master Plan Sewer Study for City of Calimesa*, prepared by The Keith Companies, Inc., and dated April 22, 2004. These reports are contained in the appendices to the EIR for this project.

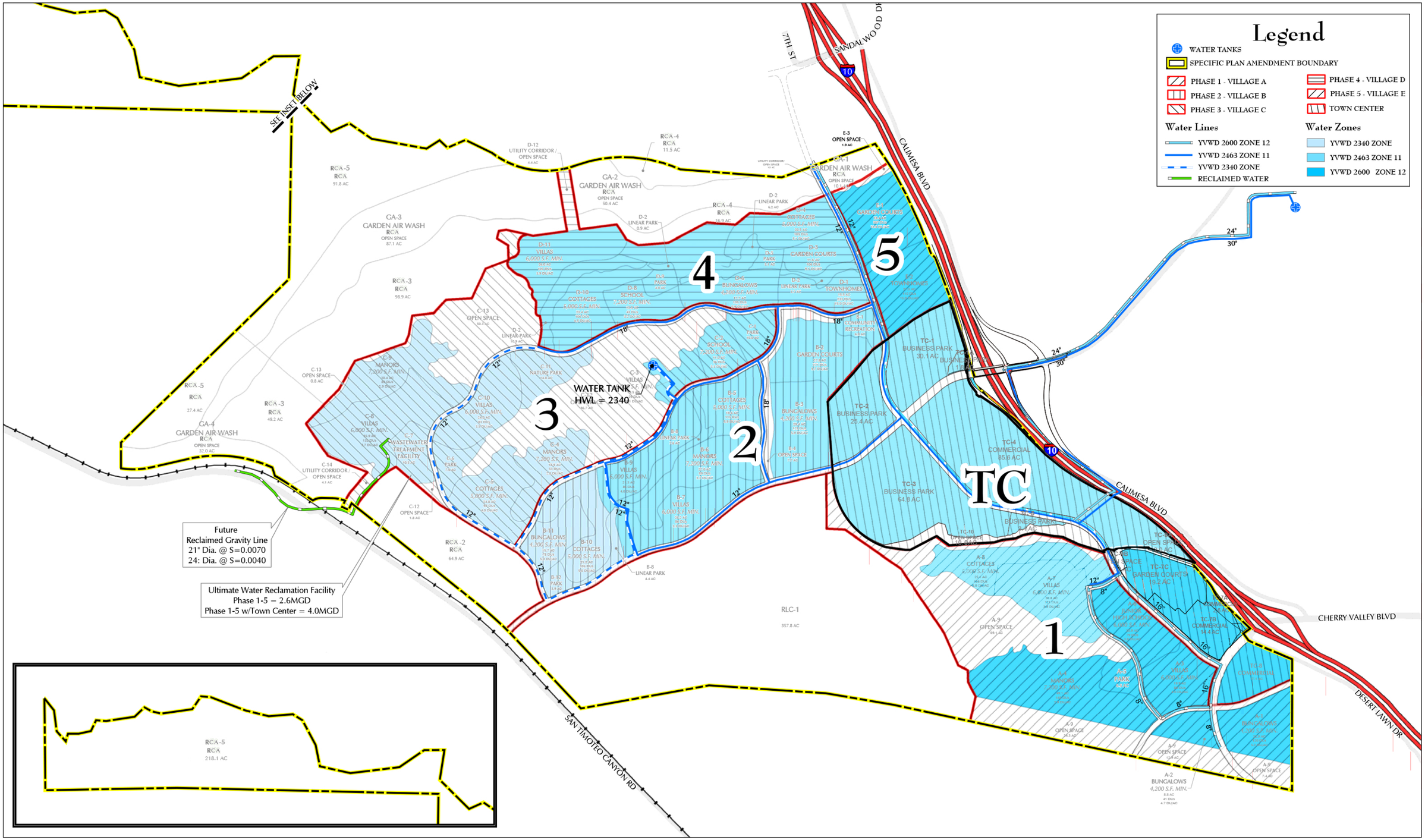
The Yucaipa Valley Water District (YVWD) may modify infrastructure as depicted on the master plans within this specific plan as needed to meet their district wide regional plan.

b. Master Water Plan

The proposed water plan is depicted in Figure III-12, *Master Water Plan*. The Master Water Plan was designed to accommodate the SUMMERWIND RANCH AT OAK VALLEY community's domestic water demand. A domestic water demand study was conducted based on the Yucaipa ValleyWater District (YVWD) Water Master Plan and Water System Design Criteria for New Development (Resolution No. 32-2002). The YVWD updated their Water Master Plan in 2002. TheMaster Plan also identified the need for a new YVWD water filtration facility by 2006. The availability of water to SUMMERWIND RANCH AT OAK VALLEY is dependent upon completion of this facility.

The service elevation for the proposed development ranges from 2,037 to 2,377 resulting in a total differential elevation of 340 feet. To effectively service the project, the YVWD has identified three operating pressure zones. The lower portion of the site will be serviced by an onsite YVWD tank to be constructed within Phase 2 of the development with a High Water Level (HWL) of 2,340 and an ideal service elevation range from 2,037 to 2,210 feet. The second pressure zone, designated as YVWD Zone R11 with a HWL of 2,463, will service the development located within an elevation range of 2,160 to 2,333. The third pressure zone, designated as YVWD Zone R12, with a HWL of 2,600, will service the development located within an elevation range of 2,300 to 2,470 feet.

The first phase of the project may be serviced by YVWD Zone R11 (Planning Areas A-7 and A-8) and by YVWD Zone R12 (remaining first phase Planning Areas). Figure III-12, *Master Water Plan.*



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE III-12

MASTER WATER PLAN

Approximately 66.3 acres of Phase 5, and 26.1 acres of the Town Center are not adjacent to the proposed BCVWD facilities. This area may be served by extending the YVWD facilities from Zone 12. YVWD has recently purchased a site for an additional Zone 11 storage tank on Singleton Road, which will be located approximately one mile north of I-10. The proposed tank and associated pipeline will be connected to the existing upstream water system.

The domestic water Average Daily Demand (ADD) for SUMMERWIND RANCH AT OAK VALLEY is based on the number of residential dwelling units and acreage factors for all other types of development (See appendices to the EIR). Additionally, YVWD's design criteria was used to design the water system. The Master Water facilities planned for SUMMERWIND RANCH AT OAK VALLEY will have the capacity to store approximately 9.2 million gallons of water (including a 2-hour, 1,500 gpm fire flow storage of 180,000 gallons). Onsite storage tanks will have the capacity to store 1.4 and 4.7 million gallons, respectively (including fire flow storage for each tank).

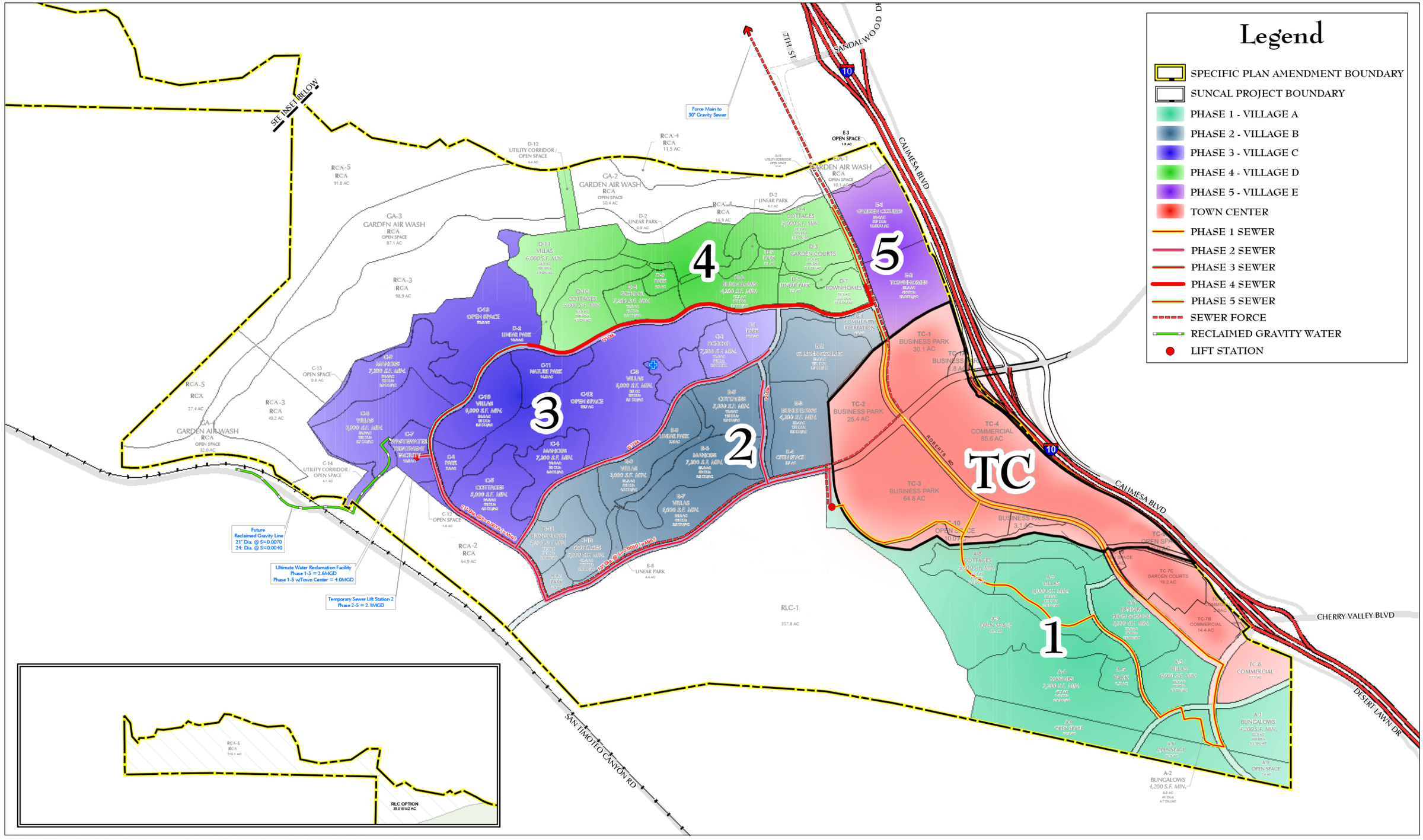
YVWD has recently updated its Urban Water Management Plan. The plan provides for a 20-year water capability which relies heavily on reclaimed water and groundwater entitlements. YVWD wishes to maximize the use of non-potable reclaimed water in all possible areas, including individual home sites where practical. Should a developer choose to provide dual piping (for potable and reclaimed water supplies), YVWD will provide meters, connection, and annual inspections without charge.

As discussed in Section IV.F., *LANDSCAPE DESIGN GUIDELINES*, the landscape plans for the Specific Plan Amendment will include water conservation methods, such as selecting native and drought tolerant plant materials, as well as non-native species with low water usage characteristics which are adaptable to hot, dry climates as applicable. Additionally, a computerized irrigation system will be used, which will be equipped with flow sensing capabilities; thus, the irrigation system will automatically shut down in the event of a mainline break or broken head.

c. Master Sewer Plan

Figure III-13, *Master Sewer Plan*, and the following discussion is based on the sewer study entitled *Preliminary Master Sewer Study*, included in Appendices to the EIR for this project. The sewer study is based on YVWD's Wastewater Master Plan and Sewer System Design Criteria for New Development (Resolution No. 01-1998). The sewer generation rate used in the plan was reduced as a result of water conservation efforts and actual metering data. Thus, the size of the sewer infrastructure facilities have been reduced.

The sewer generation rate for SUMMERWIND RANCH AT OAK VALLEY is based on the number of residential units and acreage factors for all other types of development. All sewer facilities were sized using YVWD's peak demand. The sewer generation for SUMMERWIND RANCH AT OAK VALLEY is illustrated in the appendices to the EIR for this project.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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FIGURE III-13

MASTER SEWER PLAN

SUMMERWIND RANCH AT OAK VALLEY is proposed to be built in five (5) phases. The peak sewer generation rate for Phase 1 will be approximately 0.53 Million Gallons per Day (MGD). The peak sewer generation rate for Phases 2 through 5 will be approximately 2.13 MGD.

The Town Center will be developed concurrently with Phases 1 through 5. The peak sewer generation rate for the Town Center will be approximately 1.78 MGD. Thus, the total peak generation rate from SUMMERWIND RANCH AT OAK VALLEY will be 4.0 MGD.

The sewer generation from Phase 1 will be conveyed by gravity to a proposed lift station.Sewer Lift Station No. 1 will be located on Singleton Road, adjacent to Planning Areas TC-3 (Business Park) and B-4 (Cottages). The force main flows from Sewer Lift Station No. 1 will be conveyed through Singleton Road and then through Roberts Road to an existing 30-inch diametergravity sewer line.

The sewer generation from Phases 2 through 5 will be conveyed by gravity to another temporary lift station. Sewer Lift Station No. 2 will be located in Planning Area C-6, which is designated as a Water Reclamation Facility. The force main flows from Sewer Lift Station No. 2 will be conveyed to Sewer Lift Station No. 1, where the combined sewer flow will be conveyed through Singleton Road and then through Roberts Road to an existing 30-inch diameter gravity sewer line.

YVWD is planning to expand the Live Oak Canyon treatment facility. The initial expansion will provide a total capacity of 8 MGD. A subsequent expansion project will increase the total capacity to 10 MGD. This facility will serve existing and proposed development (2000 units) north of I-10 and a portion of SUMMERWIND RANCH AT OAK VALLEY. However, it will not have sufficient capacity to handle ultimate buildout of SUMMERWIND RANCH AT OAK VALLEY. Consequently, sewerage from the first phases of SUMMERWIND RANCH AT OAK VALLEY will need to be pumped northward via a combination of gravity lines and force mains.

The Yucaipa Valley Water District (YVWD) proposes to construct a 12 MGD Water Reclamation Facility on a 10-acre site within Planning Area C. The facility will be constructed in four separate units of 3 MGD each to a build out capacity of 12 MGD ultimately designed to receive wastewater from this project and other proposed projects. Discharge from this plant will connect into a proposed reclaimed water line to be built by Eastern Municipal Water District (EMWD). Construction of the line is expected to begin in 2005. The new sewage facility will require regulatory permitting and a minimum of one year for design and three years for construction. Developers will be required to pay their share of costs for development of this facility. In addition, fee credits will be available to offset direct costs. Upon construction of the permanent Water Reclamation Facility, the temporary sewer lift stations may be abandoned or converted to reclaimed water pump stations.

The gravity main from Phase 1 to Temporary Sewer Lift Station No. 1 has been preliminarily sized with diameters ranging from 8-inches at the upstream portion of the site to 15-inches (with a minimum slope of 0.15%) at the lower portion of the site. The gravity main from Temporary Sewer Lift Station No. 1 to Temporary Sewer Lift Station No. 2 has been preliminarily sized as a 15-inch diameter pipe (with a minimum slope of 0.5%), along Singleton Road, and a 21-inch diameter pipe (with a minimum slope of 0.1%) along Street "C". A 24-inch diameter gravity line (with a minimum slope of 0.4%) or a 21-inch gravity line (with a minimum slope of 0.7%) is proposed to convey

reclaimed water from the sewer treatment plant in Planning Area C-6 to a future 24-inch diameter reclaimed gravity line within the San Timoteo Canyon Road right-of-way.

d. Development Standards for Water and Sewer

1) All permanent water and sewer lines shall be placed underground.
2) Water and sewerage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the Riverside County Health Department.
3) Pursuant to SB221, YVWD and BCVWD shall provide the City with a Water Supply Assessment for the SUMMERWIND RANCH AT OAK VALLEY project.

6. Public Facilities

a. Description

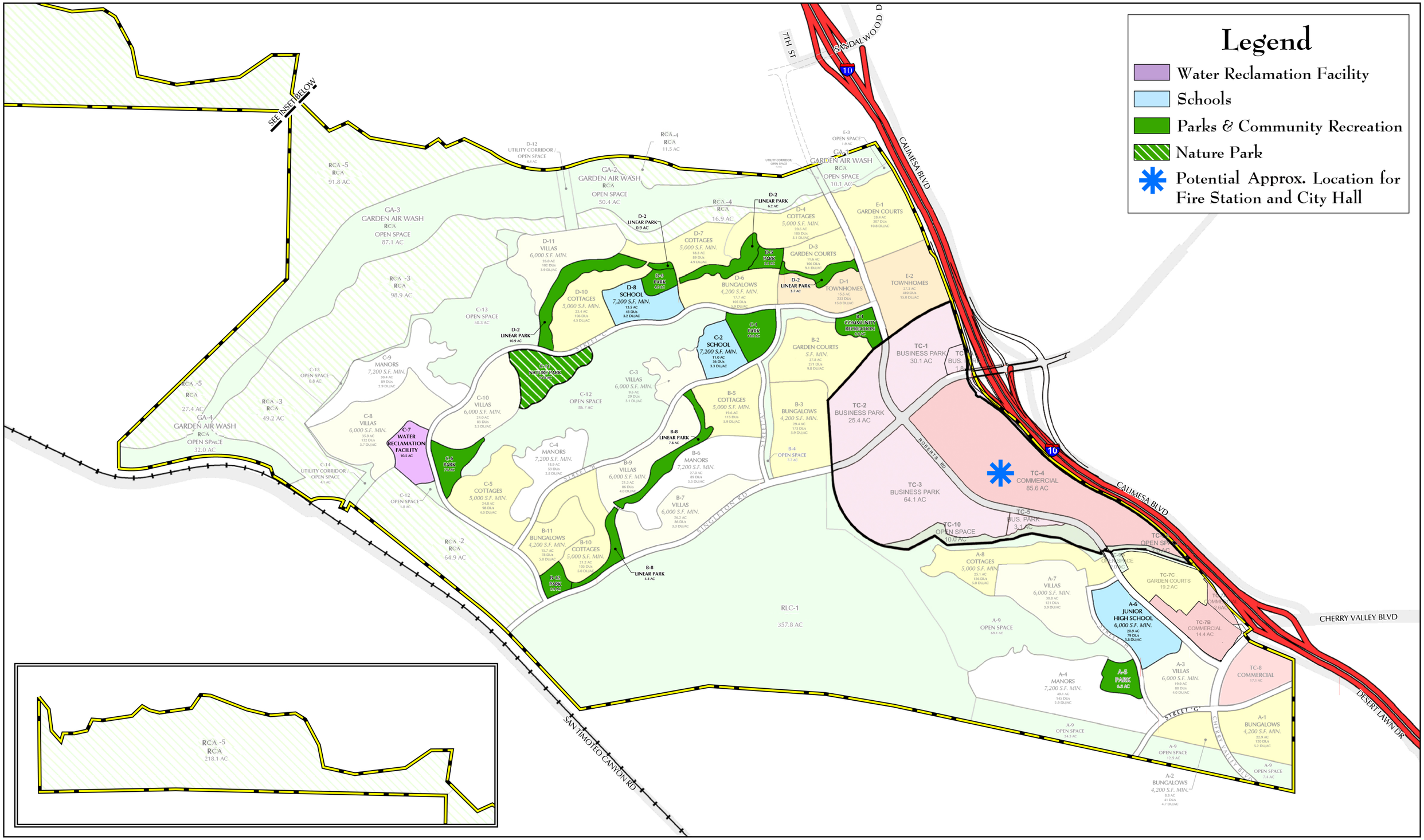
The proposed land use plan for SUMMERWIND RANCH AT OAK VALLEY designates areas for various public uses such as schools, parks, a water reclamation facility, a fire station, and a City Hall (See Figure III-14, *Public Facilities*). The residential component of SUMMERWIND RANCH AT OAK VALLEY will consist of a maximum 3,841 dwelling units and will generate a population of approximately 11,561 residents at full buildout. In order to adequately meet the needs of the projected number of residents the aforementioned public facilities will be provided:

- **Schools**

A middle school site will be provided in Village A and an elementary school site will be provided in Village C and in Village D. Each elementary school is located next to designated park space, which provides schools and parks with joint-use recreational facilities. If the school district decides that any or all three of the schools are no longer needed, each school site may be developed with single-family dwelling units. The number of dwelling units that will be allowed on each of the three school sites is indicated on Figure III-14, *Public Facilities*.

- **Water Reclamation Facility**

The Yucaipa Valley Water District (YVWD) proposes to construct a 12 MGD Water Reclamation Facility on a 10.0 acre site within Village C. The facility will be constructed in four separate units of 3 MGD each to a build out capacity of 12 MGD ultimately designed to receive wastewater from this project and other proposed projects. The wastewater will be treated using "state of the art" technology.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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FIGURE III-14

PUBLIC FACILITIES

The Water Reclamation Facility will produce reclaimed water in compliance with California DHS Title 22 Regulations. Treated effluent will be suitable for landscape and golf course irrigation purposes and will supply the YVWD Non-Potable system serving planned commercial and industrial users and City common areas. Any excess flows will be metered and discharged to the approved EMWD reclaimed water line.

In order to treat the wastewater to an acceptable level, YVWD is proposing to use the latest membrane technology to minimize the site, to meet future regulatory requirements, to plan for the best available water source for the Non-Potable Water System (NPWS) and to potentially treat the water with reverse osmosis to reduce the total dissolved solids (TDS) concentration.

In order to reduce dependency on the potable water supply, provide an economical source of landscape irrigation water, and possibly reduce the size and cost of potable water system infrastructure, it is proposed that water from the District's proposed Water Reclamation Facility be utilized. A system of tanks and pumps will be designed to receive treated water from the on-site facility and distribute it throughout the project. Open spaces, parks, parkways and other public landscaped areas will be connected to this water source. No special plumbing will be required to use this water.

- **Fire Station**

The City Fire Department has indicated a need for a fire station within SUMMERWIND RANCH AT OAK VALLEY. An approximately 3 acre fire station will be located within OAK VALLEY TOWN CENTER. The fire station will have direct access to Roberts Road which is a major arterial road serving the SUMMERWIND RANCH AT OAK VALLEY community. Although the developer of OAK VALLEY TOWN CENTER has agreed to provide a location for the fire station within the Town Center, the City Fire Department has not identified an exact location.

- **City Hall**

The City of Calimesa has indicated the need for additional building space to allow for various City departments to conduct daily business. Although the developer of the Town Center has agreed to provide the City with adequate space, the exact location for City Hall operations has not been identified. The developer will work with the City of Calimesa to identify a suitable location prior to issuance of precise grading permits for parcel TC-4.

b. Public Facilities Standards

The project has been divided into five phases (Villages A through E). The Town Center may be developed concurrently with each of the five phases. Within each applicable phase, appropriate sites for public facilities are identified in order to keep the supply of lands for public facilities in balance with the demand created by each phase. The following procedures are proposed to insure that appropriate sites are available for the construction of public facilities.

1) At the time of filing the tentative tract map for a phase or part of a phase, the specific location, and dimensions for each public facility site within that phase shall be refined and identified.

2) The applicant for a tentative tract map shall describe the intended use and size for each public facility site, the managing entity, and the criteria that will initiate construction of the facility.

3) As part of the approval process of the tentative tract map, the applicant shall secure the approval of the appropriate managing agency for each proposed public facility site. Approval shall include the site's use, size, configuration, characteristic, access, and utility service requirements.

4) As part of the approval process for the final map, the applicant shall make available each parcel for public use to the appropriate agency by deed or dedication.

5) If the School District decides not to acquire the schools sites, the School District shall provide the Director of Planning with a letter that states that the affected school site(s) is no longer needed and the site may be released for residential development.

6) Prior to issuance of precise grading permits for the Town Center, the developer and the Director of Planning shall identify a location within the Town Center that will provide adequate space for City Hall operations.

c. Public Facilities Phasing

SUMMERWIND RANCH AT OAK VALLEY is scheduled to be developed in five phases over a 15-year period in accordance with a logical and orderly extension of roadways, public utilities, and other infrastructure. Each phase is expected to last approximately 2-3 years, with the first phase commencing in 2005. The phasing program has been proposed in response to market demands. Developers intend to develop major project roadways, as well as the master planned backbone infrastructure (including mass grading). The exact order in which the roadways and other infrastructure are constructed is dependent upon the location of each planning area and its expected development timing.

The phasing schedule is preliminary only and may undergo modification as construction commences. The order in which each planning area and the backbone infrastructure are developed may occur in sequence and in combination with other planning areas within SUMMERWIND RANCH AT OAK VALLEY. The phasing program is suggested only as a possible phasing sequence. Due to possible unforeseen changes in market conditions and absorption rates, actual development of SUMMERWIND RANCH AT OAK VALLEY may occur at an accelerated or slower rate in fewer or more phases.

7. Phasing

a. Description

The planning process progressed from a macro-scale site evaluation to a general land use plan and then to a Specific Plan Amendment. In order to prepare an effective Specific Plan Amendment, it was necessary to divide the site into villages. These villages were then divided into planning areas. The base line inventory for each planning area was assessed. Based on the resource/hazard inventory for each planning area, the conceptual land uses were assessed and refined. Residential land uses were first assigned the general density category of low, low medium, medium, or high. Based on the results of the resource/hazard inventory planning area, density values were adjusted. The intent of this refinement process was to make density assignments compatible with the resources of each planning area. The same process was used for commercial and business park uses. The projected building square footage was assigned based on the planning area resource/hazard inventory. Following the assemblage of the conceptual land use plan, a development phasing program was established. As depicted in Figure III-15, *Development Phasing Plan*, the phasing of development corresponds to the development proposed for each of the five villages and Town Center. Tables III-3 through III-8 in Section III, *Village and Neighborhoods*, of this Specific Plan Amendment summarize the amount of development that will occur in each phase.

b. Development Phasing Standards

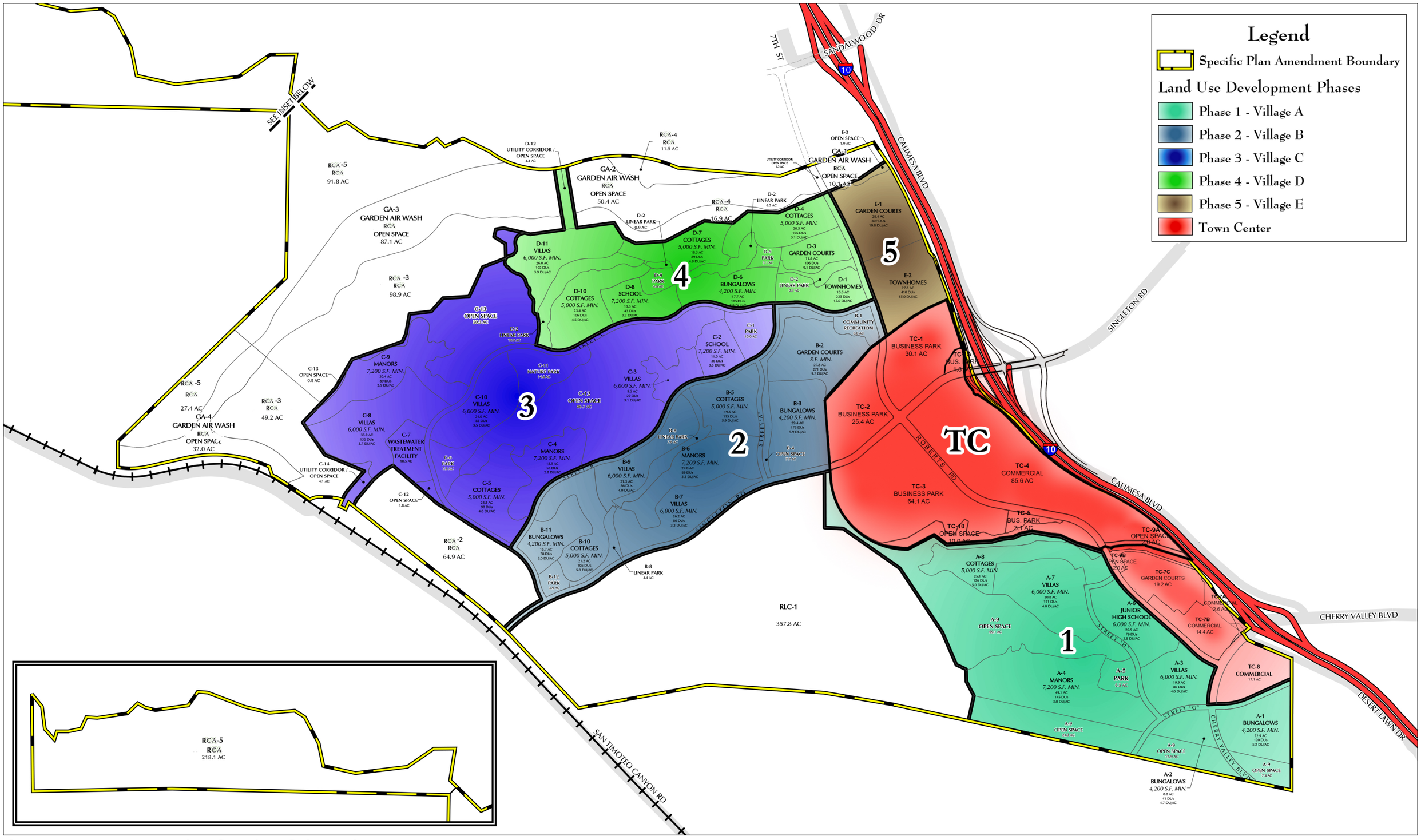
1) Construction of the development permitted hereby, including re-coordination of final subdivision maps, may be done progressively in stages in any phasing order, provided vehicular access, public facilities, and infrastructure are constructed to adequately service thedwelling units as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent andpurpose of the Specific Plan Amendment.

The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, or in smaller increments, provided the required infrastructure and services are available at the time of development.

8. Construction, Maintenance, and Ownership

a. Description

The public and private improvements within SUMMERWIND RANCH AT OAK VALLEY will be constructed, maintained, and owned by a combination of public and private entities as described in Table III-3, *Construction, Ownership and Maintenance Responsibilities*.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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FIGURE III-15

DEVELOPMENT PHASING PLAN

TABLE III-3
CONSTRUCTION, OWNERSHIP, AND MAINTENANCE RESPONSIBILITIES

	Construction	Ownership	Maintenance
Open Space			
Natural Open Space (RLC/RCA)	N/A	RLC/RCA	RLC/RCA
Natural Open Space	N/A	O/MHOA/COA	MHOA/COA
Restored Slopes	D	O/MHOA/COA	O/MHOA/COA
Fuel Modification Zone A	O	O	O
Fuel Modification Zone B	D	O/MHOA/COA	O/MHOA/COA
Equestrian Trails	D	RLC/RCA/MHOA	/MHOA/CFD
Paseo Trails	D	CC/MHOA	MHOA/CFD
Hiking Trails	D	RLC/RCA/MHOA	MHOA
Improved Landscape Areas and Amenities			
Medians	D	CC	MHOA/COA/CFD
Parkways - Major Roads	D	CC	MHOA/COA/CFD
Parkways - Residential	D	CC	O/MHOA
Parkways - School	D	CC	MHOA/BUSD
Parkways - Parks	D	CC	CFD
Slope Landscaping - Major Streets	D	MHOA	MHOA
Slope Landscaping - Residential	D	SHOA/MHOA/O	SHOA/MHOA/O
Slope Landscaping - Private Streets	D	SHOA/O	O/MHOA/SHOA
Slope Landscaping - School interior	BUSD	BUSD	BUSD
Slope Landscaping - School exterior	BUSD	BUSD	MHOA/BUSD
Active Parks	D	CC	CFD
Passive Parks	D	CC	CFD
Linear Parks	D	CC/MHOA	MHOA/CFD
Lake (Town Center)	D/YVWD	YVWD	YVWD
Community Recreation Facility	D	MHOA	MHOA
Private Recreation Areas	B	SHOA	SHOA
Schools	BUSD	BUSD	BUSD
Interior Slopes <30'	B	O/SHOA	O/SHOA/MHOA
Interior Slopes >30'	D	MHOA	MHOA
Street and Other Improvements			
Public Streets and Sidewalks	D/B	CC	CC
Private Streets and Sidewalks	B	SHOA	SHOA
Major Project Monumentation	D	MHOA	MHOA
Minor Monumentation	D/B	MHOA	MHOA
Commercial Monumentation	B	O/COA	O/COA
Trail Monumentation	D	MHOA/RLC/RCA	MHOA/RLC/RCA/CFD
Fencing - Equestrian (Open Space)	D	RLC/RCA/MHOA	MHOA
Fencing - Theme (Master Developer)	D	O/MHOA	O/MHOA
Block Walls (exterior face only)	D	O	O/MHOA

	Construction	Ownership	Maintenance
Partial View (structure, glass and interior face)	D	O	O
Partial View (exterior face only)	D	O	MHOA
Full View	D	O	MHOA
Lighting - Paseo Trails	D	MHOA	MHOA
Lighting - Commercial	B	COA	COA
Street Lighting	D/B	CC	CFD
Mailbox Structures	D/B	USPS/MHOA	USPS/MHOA
Storm Drain Facilities =/< 36" dia.	D/B	O/MHOA/CC/COA	O/MHOA/ COA/CFD
Storm Drain Facilities > 36" dia.	D/B	RCFCD	RCFCD

TABLE KEY

B – Merchant Builder (Residential or Commercial)
BUSD – Beaumont Unified School District
CC – City of Calimesa
CFD – Community Facilities District
COA – Commercial Owner's Association
D – Developer
MHOA – Master Homeowner's Association
O – Property Owner
RCFCD – Riverside County Flood Control District
RLC – Riverside Land Conservancy
RCA – Western Riverside County Regional Conservation Authority
SHOA – Sub-Homeowner's Association
USPS– United States Postal Service
YVWD – Yucaipa Valley Water District

B. Village Plans and Standards

1. Village A

As depicted in Figure III-16, *Village A* provides for development of 311.7 acres and is comprised of nine planning Areas. Planning Areas within Village A consist of residential, parks, natural open space, and a middle school. Table III-3, *Village A Planning Area Summary*, summarizes the land use, acreage, target density, maximum number of dwelling units (DU's), and minimum lot sizes for each Planning Area within Village A.

Village A is located in the southeast portion of SUMMERWIND RANCH AT OAK VALLEY adjacent to the proposed Town Center, and immediately east of dedicated open space (consisting of approximately 357.8 acres). Village A will provide low to low-medium density residential land use with convenient access to the Town Center and adjacent open space. A middle school will be provided on 20.9 acres in Village A (Planning Area A-6). If the School District decides the school site is not necessary, Planning Area A-6 may be developed with 79 Villas at a density of 3.8 du/ac. Village A will provide a total of 120.2 acres of open space and park area. Residents will enjoy convenient access to paseos and bike lanes, as well as access to equestrian and mountain bike trails located in the 113.7 acres of open space within Village A.

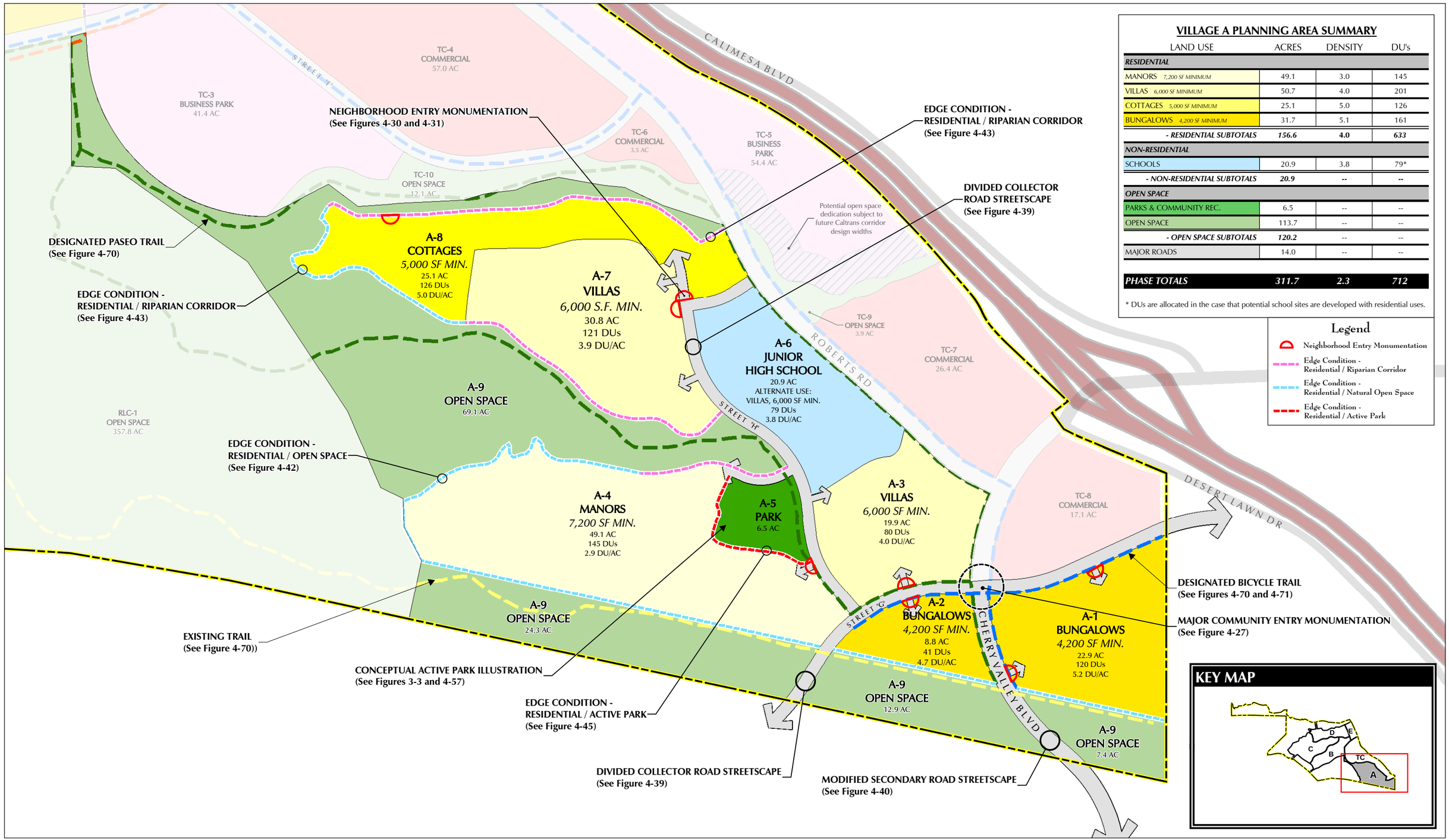
DEVELOPMENT STANDARDS FOR VILLAGE A

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

a.	Planning Area A-1	Primary vehicular access shall be provided from Street "G" and Cherry Valley Boulevard.
b.	Planning Area A-2	Primary vehicular access shall be provided from Street "G."
c.	Planning Area A-3	Primary vehicular access shall be provided from Street "G" and Street "H."
d.	Planning Area A-4	Primary vehicular access shall be provided from Street "H."
e.	Planning Area A-5	Primary vehicular access shall be provided from Street "H."
f.	Planning Area A-6	Primary vehicular access shall be provided from Street "H."
g.	Planning Area A-7	Primary vehicular access shall be provided from Street "H."
h.	Planning Area A-8	Primary vehicular access shall be provided from an internal roadway extension off Street "F."



VILLAGE A PLANNING AREA SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	49.1	3.0	145
VILLAS *6,000 SF MINIMUM*	50.7	4.0	201
COTTAGES *5,000 SF MINIMUM*	25.1	5.0	126
BUNGALOWS *4,200 SF MINIMUM*	31.7	5.1	161
- RESIDENTIAL SUBTOTALS	***156.6***	**4.0**	***633***
NON-RESIDENTIAL			
SCHOOLS	20.9	3.8	79*
- NON-RESIDENTIAL SUBTOTALS	***20.9***	**--**	**--**
OPEN SPACE			
PARKS & COMMUNITY REC.	6.5	--	--
OPEN SPACE	113.7	--	--
- OPEN SPACE SUBTOTALS	***120.2***	--	--
MAJOR ROADS	14.0	--	--
PHASE TOTALS	***311.7***	***2.3***	***712***

* DUs are allocated in the case that potential school sites are developed with residential uses.

Legend

- Neighborhood Entry Monumentation
- Edge Condition - Residential / Riparian Corridor
- Edge Condition - Residential / Natural Open Space
- Edge Condition - Residential / Active Park

KEY MAP

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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FIGURE III-16

VILLAGE A

TABLE III-4
VILLAGE A PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
RESIDENTIAL					
A-1 Bungalows	Low Medium Residential (4-7 du/ac)	4,200 S.F.	22.9	5.2	120
A-2 Bungalows	Low Medium Residential (4-7 du/ac)	4,200 S.F.	8.8	4.7	41
A-3 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	19.9	4.0	80
A-4 Manors	Low Residential (2-4 du/ac)	7,200 S.F.	49.1	3.0	145
A-7 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	30.8	3.9	121
A-8 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	25.1	5.0	126
RESIDENTIAL SUBTOTAL			**156.6**	**4.0**	**633**
NON-RESIDENTIAL					
A-6	Middle School	6,000 S.F.	20.9	3.8	79*
A-5	Park	~	6.5	~	~
A-9	Open Space	~	113.7	~	~
Circulation	~	~	14.0	~	~
NON-RESIDENTIAL SUBTOTAL			***155.1***	**3.8**	**79***
VILLAGE A - TOTAL			**311.7**	**2.3**	**712***

* Maximum number of DU's allowed if the School District does not develop the school site.

2. Residential Neighborhood Entries shall be provided at each residential primary entry as noted above (See Figure IV-29, *Neighborhood Entry Monumentation – Option 1*, and *Figure IV-30, Neighborhood Entry Monumentation – Option 2*).

3. Two major community entries shall be provided at Cherry Valley Boulevard and Street "G", and at Roberts Road at the location where Phase 2 and Phase 5 abut the Town Center Planning Area (See Figure IV-27, *Major Community Entry Monumentation*).

4. Roadway Landscape Treatments – Please see Section IV, *Design Guidelines*, for streetscape landscape treatments for the following roadways:
   a. Cherry Valley Boulevard
   b. Street "G"
   c. Street "H"

5. Special Treatment/Buffers – Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions:

   a. Residential/Park- An edge condition shall be provided between Planning Areas A-4 and A-5.

   b. Residential/Natural Open Space - An edge condition shall be provided between Residential Planning Areas A-1, A-2, A-4, A-8 and the open space contained in Planning Area A-9. The irrigated zone shall lie within the private lots and plants shall be low-fuel and fire resistive.

   c. Residential/Riparian Corridor - An edge condition shall be provided between Planning Areas A-4, A-7, A-8, and the riparian areas contained in Planning Area A- 9.

6. Please refer to Section IV, *Design Guidelines,* Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

7. Please refer to Section III for Development Standards that apply site-wide.

8. Please refer to Section IV for specific Design Guidelines and other related design criteria.

9. As stipulated in Section IV, *Design Guidelines*, roof shingles and other roofing elements shall be made of non-combustible materials for all homes.

10. Prior to issuance of building occupancy permits, an acoustical analysis shall be conducted for those residential structures contained in Village A-1, to determine if additional mitigation measures are needed.

2. Village B

As depicted in Figure III-17, *Village B* provides for development of 250.3 acres and is comprised of twelve Planning Areas. Planning Areas within Village B consist of residential, parks, community recreation, and open space. Residential densities in Village B will range from low to medium. Village B is centrally located between designated open space to the south and open space to the north. A linear park will meander through the village and link two park sites to an open space area and the community recreation center. In addition to pedestrian and bicycle trails, residents of Village B will enjoy access to mountain bike and equestrian trails throughout the village. Even though the community recreation center is located in Village B, it will be built in Phase 3 when enough residential units are built to justify the operating cost. Table III-4, *Village B Planning Area Summary*, summarizes the land use, acreage, target density, maximum number of dwelling units (DU's) and minimum lot sizes for each Planning Area within Village B.

DEVELOPMENT STANDARDS FOR VILLAGE B

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

a.	PlanningAreaB-1	Primary vehicular access shall be provided from Street "C".
b.	PlanningAreaB-2	Primary vehicular access shall be provided from Street "C".
c.	PlanningAreaB-3	Primary vehicular access shall be provided from Street "A" and Street "C'.
d.	PlanningAreaB-4	Primary vehicular access shall be provided from Street "A".
e.	PlanningAreaB-5	Primary vehicular access shall be provided from Street "A".
f.	PlanningAreaB-6	Primary vehicular access shall be provided from Street "A".
g.	PlanningArea B-7	Primary vehicular access shall be provided from a local roadway extending off of Singleton Road.
h.	PlanningAreaB-8	Primary vehicular access shall be provided from a local roadway extending off of Singleton Road.
i.	PlanningArea B-9	Primary vehicular access shall be provided from a local roadway extending off of Singleton Road.

j. Planning Area B-10 Primary vehicular access shall be provided from Singleton Road.

k. Planning Area B-11 Primary vehicular access shall be provided from Street "B" and Street "C".

l. Planning Area B-12 Primary vehicular access shall be provided from Street "B".

2. Residential Neighborhood Entries shall be provided at each residential primary entry as noted above (Please see Figure IV-29, *Neighborhood Entry Monumentation - Option 1*, and Figure IV- 30, *Neighborhood Entry Monumentation - Option 2*).

3. Roadway Landscape Treatments - Please see Section IV, *Design Guidelines*, for streetscape landscape treatments for the following roadways:

a. Roberts Road
b. Singleton Road
c. Street "A"
d. Street "B"
e. Street "C"

4. Special Treatment/Buffers - Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions:

a. Residential/Park - An edge condition shall be provided between Planning Areas B-7, B-9, B-11, and the park space in Planning Areas B-8 and B-10.

b. Residential/Community Recreation - An edge condition shall be provided between Planning Area B-1 and B-2.

c. Residential/Linear Park - An edge condition shall be provided between residential Planning Areas B-5, B-6, B-7, B-9, B-10, and B-11.

d. Residential/ Open Space - An edge condition shall be provided between residential Planning Areas B-1, B-2, B-3 and B-4. The irrigated zone shall lie within the private lots and plants shall be low-fuel and fire resistive.

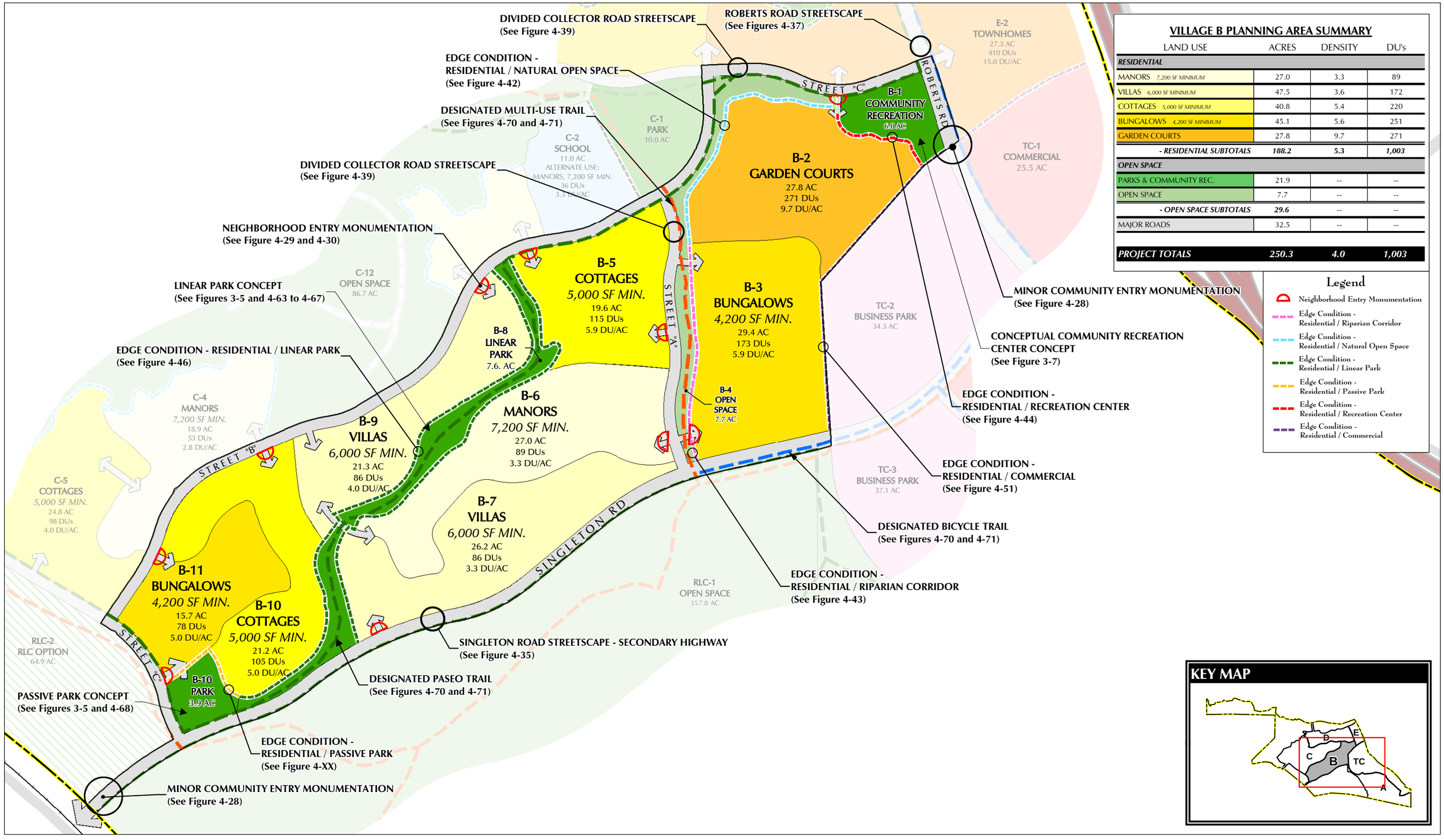
e. An edge condition shall be provided between residential Planning Areas B-2, B-3, B- 4, and the riparian areas contained in Planning Areas B-15 and B-16. The same edge condition shall be placed along the northern boundary of Planning Area B-1.

5. Please refer to Section IV, *Design Guidelines,* Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

6. Please refer to Section III for Development Standards that apply site-wide.

7. Please refer to Section IV for specific Design Guidelines and other related design criteria.

8. As stipulated in Section IV, *Design Guidelines*, roof shingles and other roofing elements shall be made of non-combustible materials for all homes.



VILLAGE B PLANNING AREA SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	27.0	3.3	89
VILLAS *6,000 SF MINIMUM*	47.5	3.6	172
COTTAGES *5,000 SF MINIMUM*	40.8	5.4	220
BUNGALOWS *4,200 SF MINIMUM*	45.1	5.6	251
GARDEN COURTS	27.8	9.7	271
- RESIDENTIAL SUBTOTALS	***188.2***	***5.3***	***1,003***
OPEN SPACE			
PARKS & COMMUNITY REC.	21.9	--	--
OPEN SPACE	7.7	--	--
- OPEN SPACE SUBTOTALS	***29.6***	--	--
MAJOR ROADS	32.5	--	--
PROJECT TOTALS	***250.3***	***4.0***	***1,003***

Legend

- Neighborhood Entry Monumentation
- Edge Condition - Residential / Riparian Corridor
- Edge Condition - Residential / Natural Open Space
- Edge Condition - Residential / Linear Park
- Edge Condition - Residential / Passive Park
- Edge Condition - Residential / Recreation Center
- Edge Condition - Residential / Commercial

KEY MAP

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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FIGURE III-17

VILLAGE B

TABLE III-5
VILLAGE B PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
RESIDENTIAL					
B-2 Garden Courts	Medium Residential (7-14 du/ac)	~	27.8	9.7	271
B-3 Bungalows	Low Medium Residential (4-7 du/ac)	4,200 S.F.	29.4	5.9	173
B-5 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	19.6	5.9	115
B-6 Manors	Low Residential (2-4 du/ac)	7,200 S.F.	27.0	3.3	89
B-7 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	26.2	3.3	86
B-9 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	21.3	4.0	86
B-10 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	21.2	5.0	105
B-11 Bungalows	Low Medium Residential (4-7 du/ac)	4,200 S.F.	15.7	5.0	78
RESIDENTIAL SUBTOTAL			**188.2**	**5.3**	**1003**
NON-RESIDENTIAL					
B-1	Community Recreation	~	6.0	~	~
B-4	Open Space		7.7		
B-8	Park	~	12.0	~	~
B-12	Park		3.9		
Circulation	~	~	32.5	~	~
NON-RESIDENTIAL SUBTOTAL			***62.1***	***--***	***--***
VILLAGE B - TOTAL			***250.3***	***5.3***	***1003***

3. Village C

As depicted in Figure III-18, *Village C* provides for development of 356.6 acres and is comprised of fourteen Planning Areas. Planning Areas within Village C consists of residential, a school, parks, a wastewater treatment facility, and open space. Village C will consist of 143.5 acres of residential uses, 11.0 acres for a school site, 10.5 acres for a water reclamation facility, 24.8 acres of parks, and 143.7 acres of open space. Residents will enjoy access to numerous trails throughout the open space areas. Table III-5, *Village C Planning Area Summary*, summarizes the land use, acreage, target density, maximum number of dwelling units (DU's) and minimum lot sizes for each Planning Area within Village C.

DEVELOPMENT STANDARDS FOR VILLAGE C

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

a.	Planning Area C-1	Primary vehicular access shall be provided from Street "B" and Street "C".
b.	Planning Area C-2	Primary vehicular access shall be provided from Street "B".
c.	Planning Area C-3	Primary vehicular access shall be provided from Street "B".
d.	Planning Area C-4	Primary vehicular access shall be provided from Street "B".
e.	Planning Area C-5	Primary vehicular access shall be provided from Street "C".
f.	Planning Area C-6	Primary vehicular access shall be provided from Street "C".
g.	Planning Area C-7	Primary vehicular access shall be provided from Street "C".
h.	Planning Area C-8	Primary vehicular access shall be provided from Street "C".
i.	Planning Area C-9	Primary vehicular access shall be provided from Street "C".
j.	Planning Area C-10	Primary vehicular access shall be provided from Street "C".
k.	Planning Area C-11	Primary vehicular access shall be provided from Street "C".

2. Residential Neighborhood Entries shall be provided at each residential primary entry as noted above (Please see Figure IV-29, *Neighborhood Entry Monumentation - Option 1*, and Figure IV-30, *Neighborhood Entry Monumentation - Option 2*).

3. Roadway Landscape Treatments – Please see Section IV, *Design Guidelines*, for streetscape landscape treatments for the following roadways:

   a. Street "B"
   b. Street "C"
   c. Street "D"

4. Special Treatment/Buffers - Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions:

   a. School/Park - An edge condition shall be provided between Planning Areas C-1 and C-2.

   b. Residential/Riparian - An edge condition shall be provided between Planning Areas C-9 and C-11.

   c. Residential/Wildlife Corridor - An edge condition shall be provided between residential Planning Areas C-7 and C-8, and the wildlife corridor contained in Planning Area C-12.

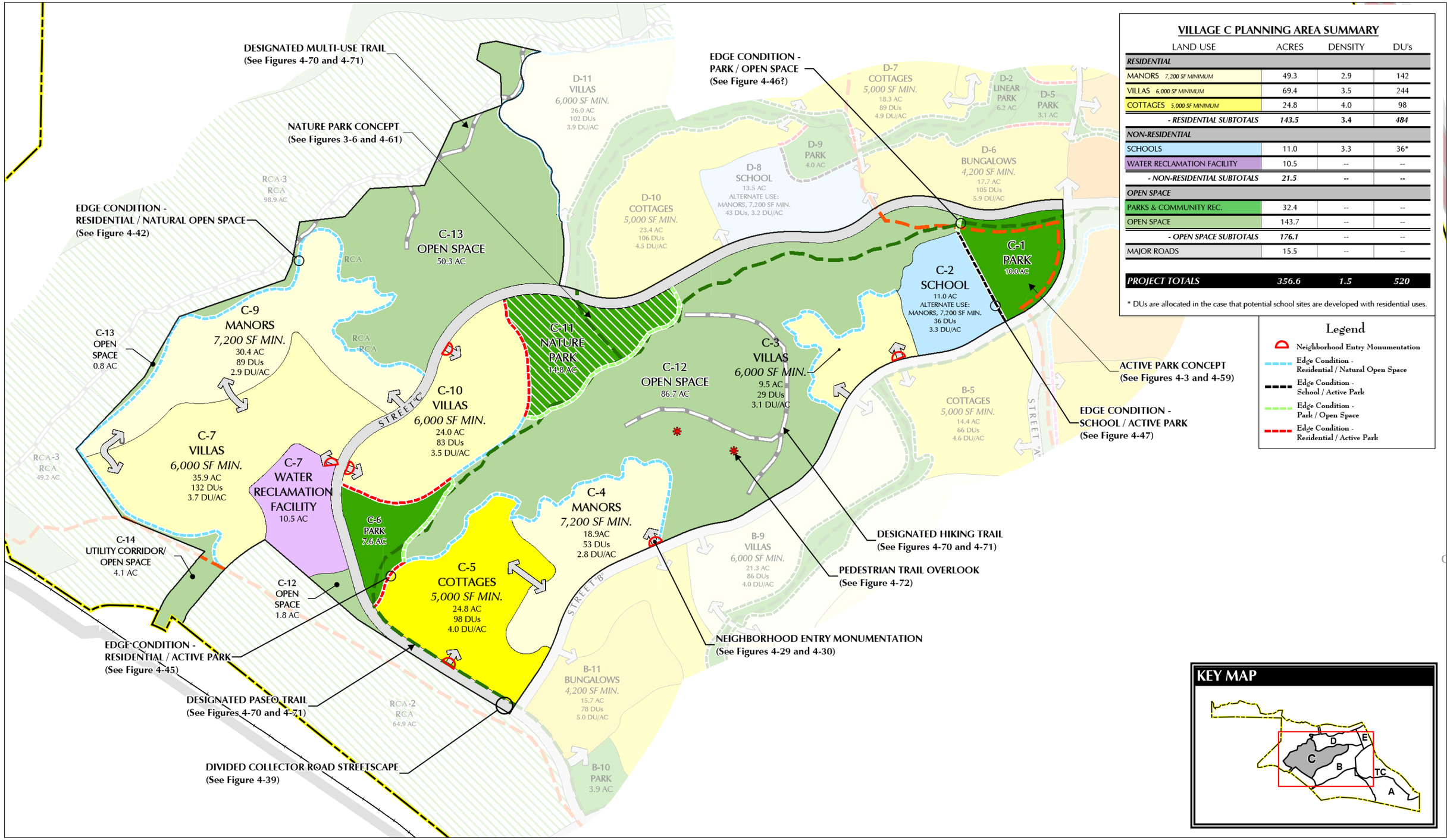
   d. Residential/Open Space - An edge condition shall be provided between residential Planning Areas C-3, C-4, C-8, and the open space Planning Areas C-11 and C-12. The irrigated zone shall lie within the private lots and plants shall be low-fuel and fire resistive.

5. Please refer to Section IV, *Design Guidelines,* Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

6. Please refer to Section III for Development Standards that apply site-wide.

7. Please refer to Section IV for specific Design Guidelines and other related design criteria.

8. As stipulated in Section IV, *Design Guidelines*, roof shingles and other roofing elements shall be made of non-combustible materials for all homes.



VILLAGE C PLANNING AREA SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
MANORS *7,200 SF MINIMUM*	49.3	2.9	142
VILLAS *6,000 SF MINIMUM*	69.4	3.5	244
COTTAGES *5,000 SF MINIMUM*	24.8	4.0	98
- RESIDENTIAL SUBTOTALS	***143.5***	**3.4**	***484***
NON-RESIDENTIAL			
SCHOOLS	11.0	3.3	36*
WATER RECLAMATION FACILITY	10.5	--	--
- NON-RESIDENTIAL SUBTOTALS	***21.5***	**--**	**--**
OPEN SPACE			
PARKS & COMMUNITY REC.	32.4	--	--
OPEN SPACE	143.7	--	--
- OPEN SPACE SUBTOTALS	***176.1***	--	--
MAJOR ROADS	15.5	--	--
PROJECT TOTALS	***356.6***	***1.5***	***520***

* DUs are allocated in the case that potential school sites are developed with residential uses.

Legend

- Neighborhood Entry Monumentation
- Edge Condition - Residential / Natural Open Space
- Edge Condition - School / Active Park
- Edge Condition - Park / Open Space
- Edge Condition - Residential / Active Park

KEY MAP

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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FIGURE III-18
VILLAGE C

TABLE III-6
VILLAGE C PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
RESIDENTIAL					
C-3 Villas	Low Residential (2-4 du/ac)	7,200 S.F.	9.5	3.1	29
C-4 Manors	Low Residential (2-4 du/ac)	5,000 S.F.	18.9	2.8	53
C-5 Cottages	Low Residential (2-4 du/ac)	5,000 S.F.	24.8	4.0	98
C-8 Villas	Low Residential (2-4 du/ac)	6,000 S.F	35.9	3.7	132
C-9 Manors	Low Residential (2-4 du/ac)	7,200 S.F.	30.4	2.9	89
C-10 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	24.0	3.5	83
RESIDENTIAL SUBTOTAL			**143.5**	**3.8**	**484**
NON-RESIDENTIAL					
C-1	Park	~	10.0	~	~
C-2	School	7,200 S.F.	11.0	3.3	36*
C-6	Park	~	7.6	~	~
C-7	Wastewater Treatment Facility	~	10.5	~	~
C-11	Nature Park	~	14.8	~	~
C-12	Open Space	~	88.5	~	~
C-13	Open Space	~	51.1	~	~
C-14	Utility Corridor/Open Space		4.1		
Circulation	~	~	15.5	~	~
NON-RESIDENTIAL SUBTOTAL			**213.1**	**3.3**	**36***
VILLAGE C - TOTAL			**356.6**	**1.4**	**520**

* Maximum number of DU's allowed if the School District does not develop the school site.

4. Village D

As depicted in Figure III-19, *Village D* provides for development of 184.3 acres and is comprised of twelve Planning Areas. Planning Areas within Village D consist of residential, a school, parks, and open space. A linear park is centrally located within the village and will provide linkage through various neighborhoods and parks in the village. Table III-6, *Village D Planning Area Summary*, summarizes the land use, acreage, target density, maximum number of dwelling units (DU's) and minimum lot sizes for each Planning Area within Village D.

DEVELOPMENT STANDARDS FOR VILLAGE D

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

a.	Planning Area D-1	Primary vehicular access shall be provided from Street "C".
b.	Planning Area D-2	Primary vehicular access shall be provided from a local roadway extension of Street "C".
c.	Planning Area D-3	Primary vehicular access shall be provided from a local roadway extension of Roberts Road.
d.	Planning Area D-4	Primary vehicular access shall be provided from a local roadway extension of Roberts Road.
e.	Planning Area D-5	Primary vehicular access shall be provided from a local roadway extension of Street "C".
f.	Planning Area D-6	Primary vehicular access shall be provided from Street "C".
g.	Planning Area D-7	Primary vehicular access shall be provided from a local roadway extension of Street "C".
h.	Planning Area D-8	Primary vehicular access shall be provided from a local roadway extension of Street "C".
i.	Planning Area D-9	Primary vehicular access shall be provided from local roadway extensions.
j.	Planning Area D-10	Primary vehicular access shall be provided from Street "C".
k.	Planning Area D-11	Primary vehicular access shall be provided from a local roadway extension of Street "C".

2. Residential Neighborhood Entries shall be provided at each residential primary entry as noted above (Please see Figure IV-29, *Neighborhood Entry Monumentation - Option 1*, and Figure IV- 30, *Neighborhood Entry Monumentation - Option 2*).

3. A minor Community Entry shall be provided at Roberts Road and the northern boundary of Planning Area D-9 (Please see Figure IV-28, *Minor Community Entry Monumentation).*

4. Roadway Landscape Treatments – Please see Section IV, *Design Guidelines*, for Streetscape Landscape treatments for the following roadways:

   a. Roberts Road
   b. Street "C"

5. Special Treatment/Buffers - Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions:

   a. Residential/Park - An edge condition shall be provided between residential Planning Areas D-1, D-3, D-5, and the park provided in Planning Areas D-2 and D-5. The same edge condition shall be provided between the potential school site in Planning Area D-5 and the park in D-6.

   b. Residential/Linear Park - An edge condition shall be provided between residential Planning Areas D-1, D-3, D-4, D-7, D-8, and the linear park in Planning Area D-9.

   c. Residential/Riparian Corridor - An edge condition shall be provided between the residential Planning Areas D-4 and D-8, and the riparian areas contained in Planning Area RCA-4 to the north.

   d. Residential/Open Space - An edge condition shall be provided between residential Planning Areas D-7 and D-8, and the open space in Planning Area C-12. The irrigated zone shall lie within the private lots and plants shall be low-fuel and fire resistive.

6. Please refer to Section IV, *Design Guidelines,* Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

7. Please refer to Section III for Development Standards that apply site-wide.

8. Please refer to Section IV for specific Design Guidelines and other related design criteria.

9. As stipulated in Section IV, *Design Guidelines*, roof shingles and other roofing elements shall be made of non-combustible materials for all homes.

VILLAGE D PLANNING AREA SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
VILLAS *6,000 SF MINIMUM*	26.0	3.9	102
COTTAGES *5,000 SF MINIMUM*	62.2	4.8	300
BUNGALOWS *4,200 SF MINIMUM*	17.7	5.9	105
GARDEN COURTS	11.6	9.1	106
TOWNHOMES	15.5	15.0	233
- RESIDENTIAL SUBTOTALS	***133.0***	**6.4**	***846***
NON-RESIDENTIAL			
SCHOOLS	13.5	3.1	43*
- NON-RESIDENTIAL SUBTOTALS	***13.5***	--	--
OPEN SPACE			
PARKS & COMMUNITY REC.	28.8	--	--
OPEN SPACE	4.4	--	--
- OPEN SPACE SUBTOTALS	***33.2***	--	--
MAJOR ROADS	4.6	--	--
PROJECT TOTALS	***184.3***	**4.8**	***889***

* DUs are allocated in the case that potential school sites are developed with residential uses.

Legend

- Neighborhood Entry Monumentation
- Edge Condition - Residential / Natural Open Space
- Edge Condition - School / Active Park
- Edge Condition - Residential / Passive Park
- Edge Condition - Residential / Active Park
- Edge Condition - Residential / Linear Park

D-12 UTILITY CORRIDOR/ OPEN SPACE 4.4 AC

MAJOR COMMUNITY ENTRY MONUMENTATION (See Figure 4-27)

E-3 OPEN SPACE 1.9 AC

CALIMESA BLVD

UTILITY CORRIDOR/ OPEN SPACE SPACE 1.3 AC

GA-1 GARDEN AIR WASH RCA OPEN SPACE 10.1 AC

GA-3 GARDEN AIR WASH RCA OPEN SPACE 87.1 AC

GA-2 GARDEN AIR WASH RCA OPEN SPACE 50.4 AC

RCA-4 RCA 11.5 AC

EDGE CONDITION - RESIDENTIAL / NATURAL OPEN SPACE (See Figure 4-42)

LINEAR PARK CONCEPT (See Figures 3-5 and 4-67)

EDGE CONDITION - RESIDENTIAL / ACTIVE PARK (See Figure 4-45)

EDGE CONDITION - RESIDENTIAL / LINEAR PARK (See Figure 4-46)

DESIGNATED MULTI-USE TRAIL (See Figures 4-70 and 4-71)

RCA-4 RCA 16.9 AC

D-4 COTTAGES *5,000 SF MIN.* 20.5 AC 105 DUs 5.1 DU/AC

ROBERTS RD

E-1 GARDEN COURTS 28.4 AC 307 DUs 10.8 DU/AC

RCA-3 RCA 98.9 AC

D-11 VILLAS *6,000 SF MIN.* 26.0 AC 102 DUs 3.9 DU/AC

D-7 COTTAGES *5,000 SF MIN.* 18.3 AC 89 DUs 4.9 DU/AC

D-9 LINEAR PARK 10.9 AC

D-5 LINEAR PARK 6.2 AC

D-5 PARK 3.1 AC

D-3 GARDEN COURTS 11.6 AC 106 DUs 9.1 DU/AC

EDGE CONDITION - RESIDENTIAL / LINEAR PARK (See Figure 4-46)

DESIGNATED PASEO TRAIL (See Figure 4-70 and 4-71)

D-9 PARK 4.1 AC

D-6 BUNGALOWS *4,200 SF MIN.* 17.7 AC 105 DUs 5.9 DU/AC

D-2 LINEAR PARK 3.7 AC

D-1 TOWNHOMES 15.5 AC 233 DUs 15.0 DU/AC

E-2 TOWNHOMES 27.3 AC 410 DUs 15.0 DU/AC

NEIGHBORHOOD ENTRY MONUMENTATION (See Figures 4-29 and 4-30)

D-10 COTTAGES *5,000 SF MIN.* 23.4 AC 106 DUs 4.5 DU/AC

D-8 SCHOOL 13.5 AC ALTERNATE USE: MANORS, 7,200 SF MIN. 43 DUs, 3.2 DU/AC

STREET "C"

DESIGNATED BIKE TRAIL (See Figures 4-70 and 4-71)

C-13 OPEN SPACE 50.3 AC

D-9 LINEAR PARK 10.9 AC

EDGE CONDITION - SCHOOL / ACTIVE PARK (See Figure 4-47)

ACTIVE PARK CONCEPT (See Figures 3-3 and 4-58)

ROBERTS ROAD STREETSCAPE (See Figure 4-37)

C-1 PARK 10.0 AC

B-1 COMMUNITY RECREATION 6.0 AC

ACTIVE PARK CONCEPT (See Figures 3-3 and 4-60)

C-2 SCHOOL 11.0 AC ALTERNATE USE: MANORS, 7,200 SF MIN. 36 DUs 3.3 DU/AC

STREET "B"

B-2 GARDEN COURTS 27.8 AC 271 DUs 9.7 DU/AC

DIVIDED COLLECTOR ROAD STREETSCAPE (See Figure 4-39)

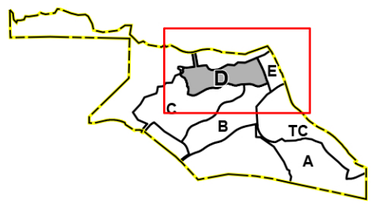
C-9 VILLAS *6,000 SF MIN.* 24.0 AC 83 DUs 3.5 DU/AC

C-11 NATURE PARK 14.8 AC

C-12 OPEN SPACE 86.7 AC

TC-5

KEY MAP



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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FIGURE III-19

VILLAGE D

TABLE III-7
VILLAGE D PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
RESIDENTIAL					
D-1 Townhomes	High Residential (14-20 du/ac)	~	15.5	15.0	233
D-3 Garden Courts	Medium Residential (7-14 du/ac)	~	11.6	9.1	106
D-4 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	20.5	5.1	105
D-6 Bungalows	Low Medium Residential (4-7 du/ac)	4,200	17.7	5.9	105
D-7 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	18.3	4.9	89
D-10 Cottages	Low Medium Residential (4-7 du/ac)	5,000 S.F.	23.4	4.5	106
D-11 Villas	Low Residential (2-4 du/ac)	6,000 S.F.	26.0	3.9	102
RESIDENTIAL SUBTOTAL			**133.0**	**6.4**	**846**
NON-RESIDENTIAL					
D-2	Park	~	21.7	~	~
D-5	Park	~	3.1	~	~
D-8	School	7,200 S.F.	13.5	3.2	43*
D-9	Park	~	4.0	~	~
D-12	Open Space		4.4		
Circulation	~	~	4.6	~	~
NON-RESIDENTIAL SUBTOTAL			**51.3**	**.84**	***43**
VILLAGE D – TOTAL			**184.3**	**4.8**	**889**

* Maximum number of DU's allowed if the School District does not develop the school site.

5. Village E

As depicted in Figure III-20, *Village E* provides for development of 57.6 acres and is comprised of three Planning Areas. Planning Areas within Village E consists of residential uses and 1.9 acres of open space. Table III-7, *Village E Planning Area Summary*, summarizes the land use, acreage, target density, maximum number of dwelling units (DU's) and minimum lot sizes for each Planning Area within Village E.

DEVELOPMENT STANDARDS FOR VILLAGE E

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

    a. Planning Area E-1. Primary vehicular access shall be provided from Roberts Road.

    b. Planning Area E-2. Primary vehicular access shall be provided from Roberts Road.

2. Residential Neighborhood Entries shall be provided at each residential primary entry as noted above (Please see Figure IV-29, *Neighborhood Entry Monumentation –Option 1*, and Figure IV- 30, *Neighborhood Entry Monumentation – Option 2*).

3. Special Treatment/Buffers – Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions.

    a. Residential/I-10 Corridor - An edge condition shall be provided between Planning Areas E-1 and E-2, and the I-10 corridor.

    b. Residential/Commercial - An edge condition shall be provided between Planning Areas E-2 and the commercial area in Planning Area E-2 and the commercial area in Planning Area TC-1 to the south.

    c. Residential/Open Space - An edge condition shall be provided between Planning Areas E-1 and E-3. The irrigated zone shall lie within the private lots and plants shall be low-fuel and fire resistive.

4. Please refer to Section IV, *Design Guidelines*, Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

5. Please refer to Section III for Development and Standards that apply site-wide.

6. Please refer to Section IV for specific Design Guidelines and other related design criteria.

7. As stipulated in Section IV, *Design Guidelines*, roof shingles and other roofing elements shall be made of non-combustible materials for all homes.

8. Prior to issuance of building occupancy permits, an acoustical analysis shall be conducted for those residential structures contained in Villages E-1 and E-2, to determine if additional mitigation measures are needed.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1 & 2

FIGURE IV-20

Commercial Site Plan Concept

Table III-8
Village E Planning Area Summary

PLANNING AREA	LAND USE	MIN. LOT SIZE	ACRES	DENSITY	DU's
RESIDENTIAL					
E-1 Garden Courts	Medium Residential (7-14 du/ac)	~	28.4	10.8	307
E-2 Townhomes	High Residential (14-20 du/ac)	~	27.3	15.0	410
RESIDENTIAL SUBTOTAL			**55.7**	**12.9**	**717**
NON-RESIDENTIAL					
E-3	Open Space	~	1.9	~	~
NON-RESIDENTIAL SUBTOTAL			*1.9*	~	~
VILLAGE E - TOTAL			**57.6**	**12.4**	**717**

6. Town Center

As depicted in Figure III-21, the Town Center provides for development of 312.8 acres and is comprised of twelve Planning Areas. Business park and commercial uses will be conveniently located near the I-10 Freeway. An open space corridor will be provided through the Town Center and will provide a trail connection on both sides of the freeway while providing a buffer between the Town Center and residential uses to the south. The Town Center will provide a minimum of 120 residential dwelling units provided at a rate that is affordable to individuals or families as determined by the most recent projections from the United States Census Bureau. Table III-8, *Town Center Summary*, summarizes the land uses and associated acreages that will be provided in the Town Center.

DEVELOPMENT STANDARDS FOR TOWN CENTER

Please refer to Section V, *Summerwind Ranch Zoning Ordinance*.

PLANNING STANDARDS

1. Primary Vehicular Access Points

    a. Planning Area TC-1 Primary vehicular access shall be provided from Singleton Road and Roberts Road.

    b. Planning Area TC-1A Primary vehicular access shall be provided from Singleton Road.

    c. Planning Area TC-2 Primary vehicular access shall be provided from Singleton Road and Roberts Road.

    d. Planning Area TC-3 Primary vehicular access shall be provided from Singleton Road and Roberts Road.

    e. Planning Area TC-4 Primary vehicular access shall be provided from Singleton Road and Roberts Road.

    f. Planning Area TC-5 Primary vehicular access shall be provided from Roberts Road.

    g. Planning Area TC-7A Primary vehicular access shall be provided from Roberts Road.

    h. Planning Area TC-7 Primary vehicular access shall be provided from Roberts Road and Cherry Valley Boulevard.

    i. Planning Area TC-8 Primary vehicular access shall be provided from Cherry Valley Boulevard and Street "G".

2. A special feature monumentation shall be provided at the Cherry Valley Boulevard/Roberts Road, and Singleton Road/Roberts Road intersection (Please see Section IV, *Design Guidelines*) This may include a pylon sign subject to future site plan approvals. Commercial/Business monuments or pylon signs may also be located along the I-10 freeway as indicated on Figures III-21 and IV-26~~)~~, subject to future approvals.

3. A major community entry shall be provided at the Cherry Boulevard/ Street "G" intersection (Please see Figure IV-29, *Major Community Entry Monumentation).*

4. Commercial and Business Park monumentation shall be provided at the entries in Planning Areas TC-1, TC-2, TC-3, TC-4, TC-7, and TC-8 (Please see Figure IV-24, *Commercial Monumentation- Option 1,* and Figure IV-25, *Commercial Monumentation- Option 2*).

5. Roadway Landscape Treatments –Please see Section IV, *Design Guidelines*, for streetscape landscape treatments for the following roadways:

   a. Cherry Valley Boulevard
   b. Roberts Road
   c. Singleton Road

6. Special Treatment/Buffers- Please see Section IV, *Design Guidelines*, for relevant figures depicting the following edge conditions:

   a. Commercial/Business Park/I-10 Corridor-An edge condition shall be provided between the Business Park and Commercial Uses in Planning Areas TC-1, TC-4, TC-7, TC-7A, TC-8, and the I-10 Freeway.

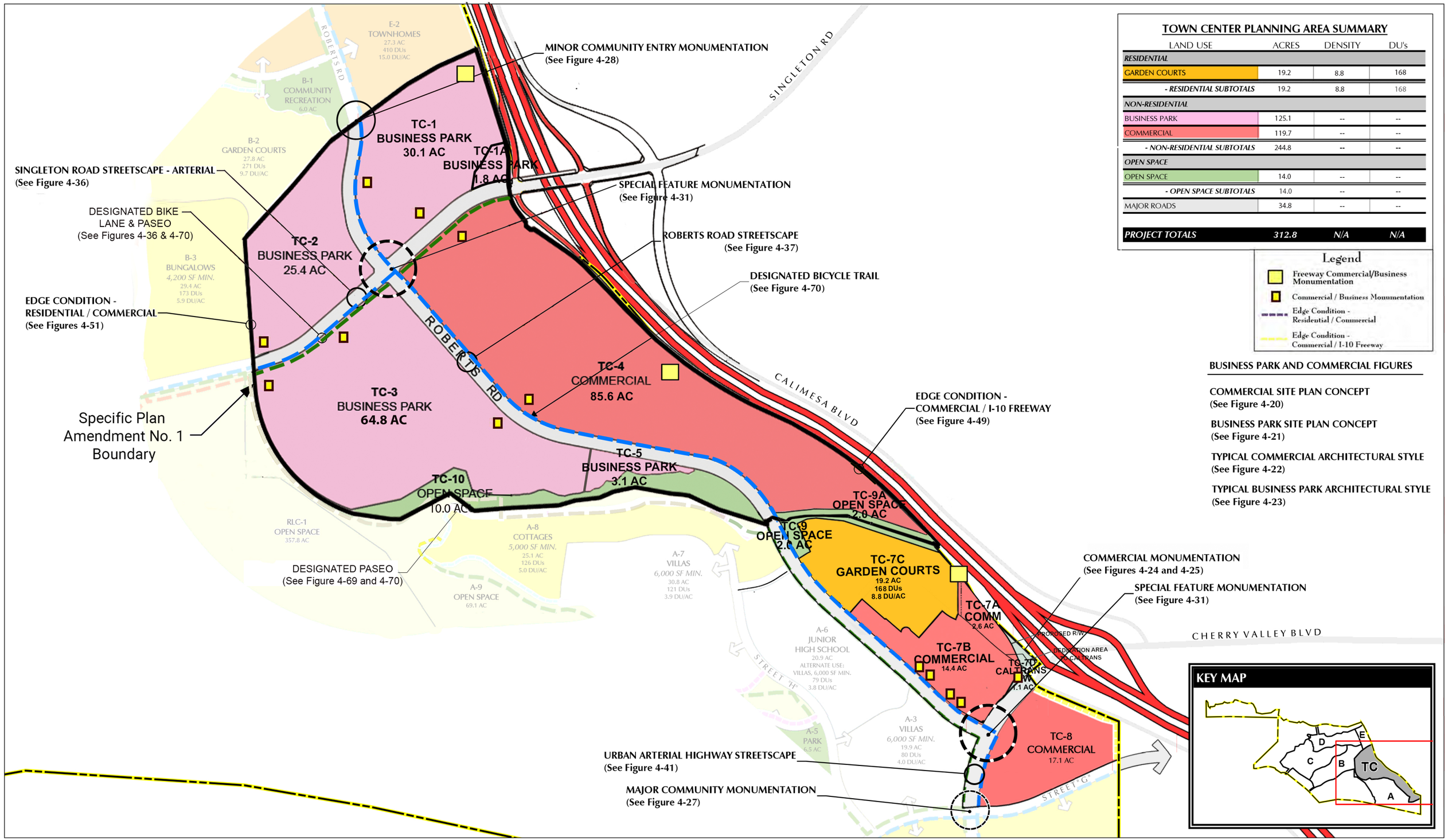
   b. Commercial/Business Park/Open Space- An edge condition shall be provided between Planning Areas TC-3, TC-4, TC-5, TC-7, and the open space in Planning Areas TC-9, TC-9A, TC-10 and A-9.

   c. Business Park/Residential- An edge condition shall be provided between Planning Areas TC-1 and TC-2 and the residential Planning Areas B-2, B-3, and E-2 to the north.

7. Please refer to Section IV, *Design Guidelines,* Figure IV-52, *Wall and Fence Plan*, Figure IV-53, *Wall and Fence Details - A*, and Figure IV-54, *Wall and Fence Details - B*, for a depiction of wall and fence details.

8. Please refer to Sections III for Development Standards that apply site-wide.

9. Please refer to Section IV for specific Design Guidelines and other related design criteria.



TOWN CENTER PLANNING AREA SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
GARDEN COURTS	19.2	8.8	168
- RESIDENTIAL SUBTOTALS	19.2	8.8	168
NON-RESIDENTIAL			
BUSINESS PARK	125.1	--	--
COMMERCIAL	119.7	--	--
- NON-RESIDENTIAL SUBTOTALS	244.8	--	--
OPEN SPACE			
OPEN SPACE	14.0	--	--
- OPEN SPACE SUBTOTALS	14.0	--	--
MAJOR ROADS	34.8	--	--
PROJECT TOTALS	***312.8***	***N/A***	***N/A***

Legend

- Freeway Commercial/Business Monumentation
- Commercial / Business Monumentation
- Edge Condition - Residential / Commercial
- Edge Condition - Commercial / I-10 Freeway

BUSINESS PARK AND COMMERCIAL FIGURES

COMMERCIAL SITE PLAN CONCEPT
(See Figure 4-20)

BUSINESS PARK SITE PLAN CONCEPT
(See Figure 4-21)

TYPICAL COMMERCIAL ARCHITECTURAL STYLE
(See Figure 4-22)

TYPICAL BUSINESS PARK ARCHITECTURAL STYLE
(See Figure 4-23)

KEY MAP

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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0 250 500 1,000 Feet

FIGURE III-21

TOWN CENTER

TABLE III-9
TOWN CENTER SUMMARY

PLANNING AREA	LAND USE	ACRES
TC-1	Business Park	30.1
TC-1A	Business Park	1.8
TC-2	Business Park	25.4
TC-3	Business Park	64.7
TC-4	Commercial	85.6
TC-5	Business Park	3.1
TC-7A	Commercial	2.6
TC-7B	Commercial	14.4
TC-7C	Garden Courts	19.2
TC-7D	Caltrans R?W	1.1
TC-8	Commercial	17.1
TC-9	Open Space	2.0
TC-9A	Open Space	2.0
TC-10	Open Space	10.1
Circulation	-	33.6
TOTAL	**--**	***312.8***

IV. DESIGN GUIDELINES

A. Purpose and Intent

These Design Guidelines are intended to establish the pattern and intensity of development for SUMMERWIND RANCH AT OAK VALLEY in order to reach the goal for a high-quality project and to provide an aesthetically cohesive environment. These guidelines will establish the quality of the architectural and landscape development for the community but they are not intended to prevent the developer(s) from utilizing alternative designs and/or concepts that are compatible with the overall project theme. SUMMERWIND RANCH AT OAK VALLEY is to have a "Western Prairie" theme running through its elements of design. This will be achieved by using elements such as native preservation, organic components, naturalistic trails, rural and vernacular landscape, pastoral vistas, pioneer heritage, and formal simplicity among other characteristics. Other prominent components to this design will be elements such as wrought iron, wildflowers, windrows, orchards, grasses, and stonewalls.

More specifically, the objectives of the design guidelines are:

- **To provide clear direction to decision makers on the intent of Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4, thus reducing the possibility of confusing interpretationand subjective decisions regarding the Specific Plan Amendment's implementation.**
- **To provide guidance in formulating conditional use permits and precise development plans. To outline community design objectives and community structure framework, and to address residential product design, landscape structure and design, and community elements such as trails, walls, fencing, and parks.**
- **To establish a consistent design expression among site planning, architectural and landscape architectural components while allowing reasonable flexibility in design.**
- **To create livable neighborhoods rather than subdivisions.**
- **Reinforce the community's intended theme with historic architectural styles, appropriate landscaping, and village layout.**
- **Establish a strong sense of community with shared community spaces, a trail system, monumentation and quality architectural designs.**
- **Provide project continuity and compatibility with surrounding uses through site planning, building design, street design, landscaping and other design elements that will endure for the life of the community.**
- **Provide for a range of housing products that are responsive to local needs and market demands.**

These Design Guidelines are intended to be flexible and are, therefore, illustrative in nature. As a flexible document, the Guidelines can, over time, accommodate changes in lifestyles, buyers' tastes, economic conditions, community desires and the marketplace.

The landscape architectural guidelines complement the architectural guidelines. Together they combine to form a distinctive community offering a high quality environment and sense of identity. In addition, Plant Material Guidelines provide guidance as to the proper plant materials for certain community settings such as entries and streetscapes.

B. Introduction

These guidelines are comprised of elements which define the design concept, physical character, and theme of SUMMERWIND RANCH AT OAK VALLEY. The principle components of this section are: Architectural Design Guidelines, Community Elements, and Landscape Guidelines.

The *Architectural Design Guidelines* are intended to provide a basis for decisions on how the structural environment is to be built. A high quality living environment is defined by the guidelines for site planning, architectural theme and details, building mass and scale, materials and color and articulations. By defining these elements, assurance is provided that the homes and other buildings constructed in SUMMERWIND RANCH AT OAK VALLEY will have a distinctive identity and be high- quality.

The *Community Elements* are comprised of the key project components such as project theme, monumentation, streetscapes, edge conditions between land uses, community walls and fences, parks, and trails.

The *Landscape Design Guidelines* present general requirements relating to the plant palette and ensuring that they are compatible with the community design theme.

SUMMERWIND RANCH AT OAK VALLEY is approximately 2590.7 acres and incorporates residential, commercial, business park, recreational parks and open space uses. The community has been planned to maximize the benefits of the distinguishing qualities of its location and topography. SUMMERWIND RANCH AT OAK VALLEY has been influenced by and is sensitive to the environment in which the community is planned. The overall community structure, or components which provide the framework to achieve the project's design objectives, include a circulation system that provides adequate vehicular and pedestrian access and connects the community to the existing roadway and trail network, a park and open space design that provides recreational amenities, neighborhood architectural design that reflects historic character, and a landscape framework that establishes unique neighborhood character.

C. Architectural Design Guidelines

SUMMERWIND RANCH AT OAK VALLEY is designed to include residential neighborhoods as a substantial portion of the overall community. Thus, the architectural design guidelines focus primarily on residential land uses.

1. Residential Criteria

The goal of SUMMERWIND RANCH AT OAK VALLEY is to provide residential homes which exhibit outstanding design, provide a variety of housing opportunities, and are sensitive to their historical context. It is envisioned that the architecture for these neighborhoods will be created through thoughtful analysis and consideration of the development's theme, as well as the constraints, opportunities and characteristics of each neighborhood. Architectural and residential construction standards will conform to and address site conditions/characteristics such as fire hazards and drought tolerant landscaping. Each neighborhood shall provide diversity in design through considerate attention to architectural character and floor plan livability. Architectural diversity should be created by manipulating building materials, colors, and textures, in conjunction with architectural features (e.g. roofs, windows, doors, fascias, trim), rather than by designing buildings that vary greatly in architectural styles. All architecture shall enhance and enrich the overall community theme.

2. Architectural Theme

Architecture within SUMMERWIND RANCH AT OAK VALLEY shall reflect a variety of themes and styles, each with a distinct sense of history, by utilizing materials, forms, and color. Each of these styles is somewhat rustic and rural in nature and therefore is cohesive with the overall theme planned for SUMMERWIND RANCH AT OAK VALLEY.

SUMMERWIND RANCH AT OAK VALLEY shall encourage the development of architectural designs based on appropriate interpretations of historical styles which address the economics of today's market as well as meet the codes and standards within the building industry. The styles which have been identified for the residential neighborhoods are: Craftsman/Bungalow, American Farmhouse, California Ranch, Prairie, Monterey, and French Country. Different elevations shall be required within each architectural style chosen. Elevation variations can be accomplished through the creative use of material and color palettes and different floor plans. Primary building colors shall provide a visually noticeable variation when the homes are grouped together along each neighborhood street. A variety of styles will foster creativity and add interest to the residential neighborhoods. This variety will also serve to give the community a more "established" presence rather than a uniform style that was obviously constructed all at once. This diverse and visually interesting combination will lend the community character, ambiance, and an aesthetic with depth and richness. The illustrations contained in the Design Guidelines are conceptual and do not depict final designs, nor should they limit the range of expression among individual builders and their professional design teams. Designs that can create a distinct neighborhood identity while expressing a thoughtful integration of building structures in a planned community are encouraged. To that end, a variety of architectural styles have been selected to provide a historical character to the community, rather than contemporary designs which are soon dated or the overly uniform architecture of some newer planned communities.

Architectural design for SUMMERWIND RANCH AT OAK VALLEY should ensure that housing facades include features such as porches, entry doors, windows, outdoor living areas or courtyards that relate to the adjacent street(s) to create a welcoming appearance and promote individuality. The architectural character of each neighborhood should be perceived from the street and interest should be created through consistency in the use of architectural elements such as windows, doors, balconies and roofs.

The design of multi-family residential development should avoid long, unbroken building faces and make offsets an integral part of the design. The site design should also buffer multi-family uses from adjacent uses such as utilities, single-family residential neighborhoods, and collector roadways through the sensitive placement of garages, buildings, landscaping, berms, or roads at the property line to avoid negative impacts. Additionally, site design should orient individual buildings of multi-family residential neighborhoods toward open space areas, recreational features and enhanced edges.

The street layout for the project shall avoid long, straight streets wherever possible. The use of curvilinear streets on long stretches and the formation of cul-de-sacs, especially when located adjacent to greenbelt areas, will be encouraged. When extensive use of cul-de-sacs occur it is important to establish a hierarchy of streets so that the neighborhood may be easily navigated.

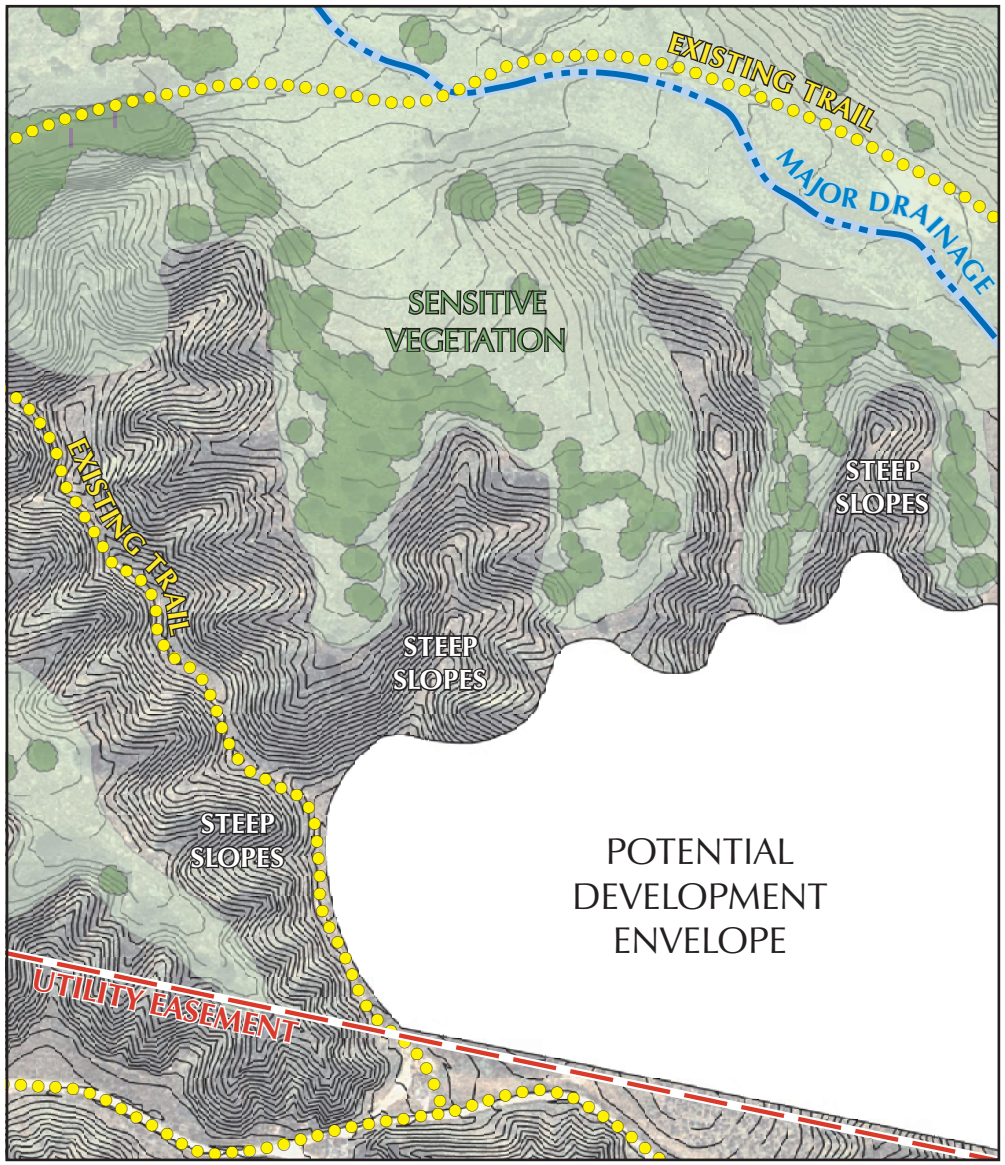
The following descriptions and referenced graphics provide an overview of the general architectural styles desired for SUMMERWIND RANCH AT OAK VALLEY. Again, it should be emphasized that individual character and interpretation are encouraged and it is not the intent that all of the following represented design components be incorporated into the design proposals. Rather, the design components shall be used as a "palette" of character defining design elements for residential housing types that shall be reflected.

3. Site Planning Characteristics

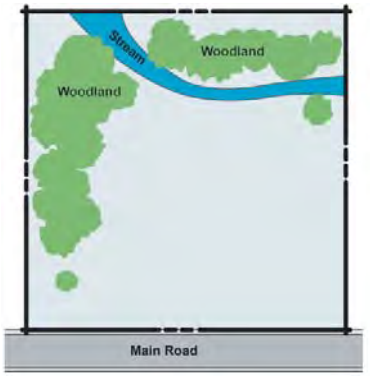
❑ Clustered Development Concept

The SUMMERWIND RANCH AT OAK VALLEY land use plan demonstrates the concept of clustering residential neighborhoods. Clustering is a planning technique that focuses on the preservation of natural open space, clustering residential neighborhoods in harmony with the natural features that surround it. Clustering results in a diverse community that enhances opportunities for preservation, recreation, scenic corridors, and housing variety. This concept is shown in Figure 4-1, *Clustered Development Concept*. The design at SUMMERWIND RANCH AT OAK VALLEY has been arranged so that significant ridgelines, drainages, and wildlife corridors fall into the natural open space areas.

OPPORTUNITIES & CONSTRAINTS ANALYSIS

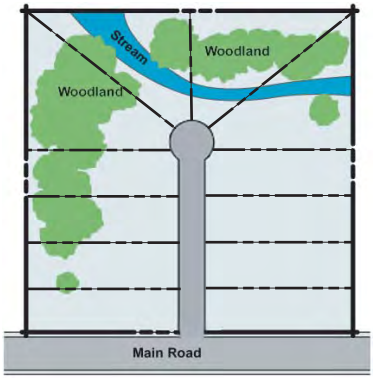


CLUSTERING TO PRESERVE ENVIRONMENTAL FEATURES



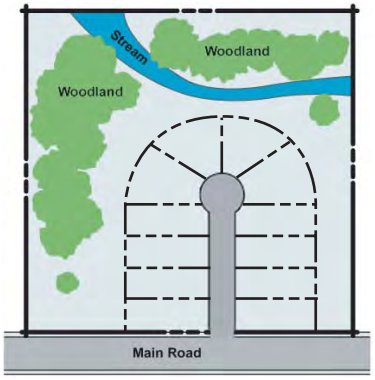
UNDEVELOPED LAND

- 5-acre parcel is comprised of nearly 2 acres of woodlands and a stream.



CONVENTIONAL SUBDIVISION

- All woodland and open space is covered by houselots or subdivision street without access to open space.
- Potential negative impacts to woodlands and water quality of stream.
- Increased visual impact of large lot suburban development versus smaller village cluster.
- Twelve 18,000 sf lots.
- No common open space.



CLUSTER SUBDIVISION

- Slightly shorter road results in lower maintenance costs.
- Reduces disturbance of natural landscape; less impact to woodlands, and stream corridor is preserved.
- Each resident has a smaller lot; however, residents have access to a network of open space for active and passive recreation.
- Twelve 6,000 sf lots; 2 acres developed.
- 3 acres/60% open space.

- **Residential Site Plan Concept**
  Manors and Villas

This portion of residential land use is intended to provide areas for single family, larger lot subdivisions to be developed in the hilly and/or steeper sloped terrain of the project. This land use allows for design flexibility and minimizes the disruptions of grading and vegetation removal through selective building site location. In this manner, much of the visual and sensitive environmental areas of the site will be protected.

Buildings shall be sited to face neighborhood streets, natural open space areas, and parks. Varying front street elevations shall be used in siting homes along residential streets. Homes with side or rear elevations facing streets or other public spaces (such as linear parks or trails) shall have architectural detailing similar to the level of detail applied to the front of the home. Varying setbacks, building heights, and roof planes should be considered to provide more interesting visual character along neighborhood streets. Convenient access to public trails and open space areas should be incorporated into the neighborhood design. Neighborhood design should also utilize varied driveway locations and garage orientations to break up repetitive curb cuts and yard patterns. Smooth and logical transitions between residential product types should be provided.

In keeping with the desired character of traditional neighborhoods, homes on corner lots shall be designed and articulated for a two-sided corner exposure to enrich the street scene. Architectural forms should be adaptable to corner situations and some floor plans shall allow for garages on a separate street frontage from the entry. Homes on corner lots shall incorporate additional side yard setback width to create greater separation between the building and the sidewalk.

Homes on "icon" lots, or those lots that are situated in more prominent and visible areas of the neighborhood (typically on corner lots), are encouraged to incorporate special architectural features, raised pad elevations, and/or wrap around porches. The purpose of an "icon" lot is to showcase the architecture and quality of design encompassed throughout the neighborhood.

Figure 4-2, *Residential Site Plan Concept – Manors and Villas* illustrates these concepts.

TABLE 4-1
Manors and Villas Residential Development Standards

Development Standards	*Applicable Planning Area*	
	A4, B6, C2, C4, C9, D8	A3, A6, A7, B7, B9, C3, C8, C10, D11
Minimum Net Lot Area	7,200 sf	6,000 sf
Min. Pad (building site)	3,600 sf	3,000 sf
Uses Permitted	SFD	SFD
LOT DIMENSIONS		
Min. Lot Frontage*	40 ft	40 ft
Min. Avg. Lot Width	60 ft	45 ft
Min. Lot Depth	100 ft	100 ft
Min. Pad Size (WxD)	60x60	50x60
SETBACKS		
Minimum Front Yard	20 ft avg.	20 ft avg.
Minimum Corner Side Yard	10 ft	10 ft
Minimum Interior Side Yard	5 ft	5 ft
Minimum Rear Yard	20 ft	20 ft
Garage Setbacks (side-on/front-in)	20 ft/16 ft	20 ft/16 ft
Patio Covers (post/overhang)	5 ft/ 3 ft	5 ft/ 3 ft
Maximum Height	40 ft, or two stories, whichever is less	
Minimum Dwelling Size	2,000 sf	1,800 sf

* Except at cul-de-sacs

The design objectives for these neighborhoods are as follows:

- **Create unusual and articulated exterior elevations and private spaces. The varied building massing and front yard setbacks allow for enhanced architecture and improved street scenes.**
- **Down-play the visual impact of garages on the street scenes. Varied garage conditions are required.**
- **Each floor plan is required to have at least three distinctive architectural elevations, thus allowing a variety of architectural details, forms, and character to develop.**
- **Allow building architecture to project forward along the street to pronounce the effect of the distinctive architectural styles.**
- **Provide a diversity of living square footages adaptable to a variety of market buyers, as well as a minimum two-car garage.**



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-2

Residential Site Plan Concept - Manors and Villas (3-4 DU/AC)

- **Residential Site Plan Concept**

Cottages and Bungalows

Development under this residential category is intended for the smaller, single-family detached lot neighborhoods. These neighborhoods shall share many of the characteristics of the previous site plan concept description, but are more dense and may include zero lot line setbacks. Figure 4-3, *Residential Site Plan Concept - Cottages and Bungalows* illustrates these concepts.

TABLE 4-2
COTTAGES AND BUNGALOWS RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	***Applicable Planning Area***	
	A8,B5,B10, C5,D4,D7,D10	A1, B3, B11, D6
Minimum Net Lot Area	5,000 sf	4,200 sf
Min. Pad (building site)	2,400 sf	1,800 sf
Uses Permitted	SFD	SFD
LOT DIMENSIONS		
Min. Lot Frontage*	40 ft	35 ft
Min. Avg. Lot Width	60 ft	45 ft
Min. Lot Depth	100 ft	85 ft
Min. Pad Size	40x60	30x60
SETBACKS		
Minimum Front Yard	10 ft avg.	10 ft avg.
Minimum Corner Side Yard	10 ft	10 ft
Minimum Interior Side Yard	5 ft	Variable
Minimum Rear Yard	20 ft	15 ft
Garage Setbacks (side-on/front-in)	20 ft/10 ft	20 ft/10 ft
Patio Covers (post/overhang)	5 ft/ 3 ft	5 ft/ 3 ft
Maximum Height	40 ft, or two stories, whichever is less	
Minimum Dwelling Size	1,400 sf	1,200 sf

The design objectives for these neighborhoods are as follows:

- **Create unusual and articulated exterior elevations and private spaces. The varied building massing allows for enhanced architecture and improved street scenes.**
- **Down-play the visual impact of garages on the street scenes. Varied garage conditions are required.**
- **Each floor plan is required to have at least three distinctive architectural elevations, allowing a variety of architectural details, forms, and character.**
- **Allow building architecture to project forward along the street to pronounce the effect of distinctive architectural styles.**
- **Provide a diversity of living square footages adaptable to a variety of market buyers, as well as a minimum two-car garage.**
- **Ensure a sense of privacy between residential units by properly orienting the locations of windows and doors.**



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-3
Residential Site Plan Concept - Cottages and Bungalows (5-6 DU/AC)
PAGE IV-10

- **Residential Site Plan Concept**
  Garden Courts

The *Garden Court* neighborhoods at SUMMERWIND RANCH AT OAK VALLEY are intended to obtain a higher density land use, while maintaining the detached, single- family architectural building style. These neighborhoods are an innovative form of housing and typically consist of a series of four to six detached units clustered around a common driveway or green court, each with private open space areas and entrances. Private open space areas may consist of side yards, small rear yards, or patios. Entries to the residential units may face either the local street, private driveway, or be grouped around a central green shared by all residents within the cluster.

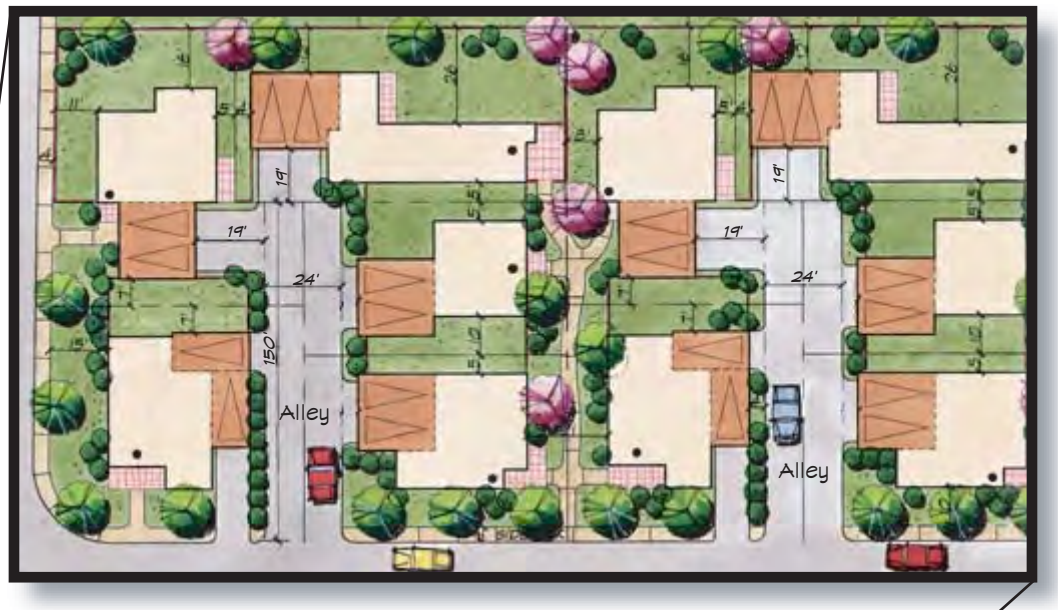
Figure 4-4, *Garden Court Site Plan Concept* illustrates these concepts.

Garden Courts consist of common driveways or alleys that lead to the garages for each cluster of homes. Landscaping will be used to enhance the driveways or alleys and should complement the landscaping that is used in other areas such as the front yards and shared greens.

One of the major goals of the site planning guidelines for the *Garden Courts* is to create more of a "small village" and less of a mass produced feel. This goal shall be achieved through a diversity of style, smooth transitions between buildings, and increasing neighborhood landscape and hardscape.

TABLE 4-3
GARDEN COURTS RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	***Applicable Planning Area***
	B2, D3, E1, TC-7C
Minimum Net Lot Area	2,600 sf
Min. Pad (building site)	1,500 sf
Uses Permitted	SFD/Courtyard
Min. Lot Frontage	25 ft
Min. Avg. Lot Width	35 ft
Min. Lot Depth	55 ft
Min. Pad Size	30 x 50
Minimum Front Yard	10 ft avg.
Minimum Corner Side Yard	10 ft
Minimum Interior Side Yard	Variable
Minimum Rear Yard	10 ft
Garage Setbacks (side-on/front-in)	8 ft/5 ft
Patio Covers (post/overhang)	5 ft/ 3 ft
Maximum Height	40 ft
Minimum Dwelling Size	1,200 sf





SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-4

Garden Court Site Plan Concept

The design objectives for Garden Court neighborhoods are as follows:

- **Create unusual and articulated exterior elevations and private spaces. The varied building massing allows for enhanced architecture and improved street scenes.**
- **Down-play the visual impact of garages on the street scenes by utilizing commondriveways or alleys.**
- **Each floor plan is required to have at least three distinctive architectural elevations, thus allowing a variety of architectural details, forms, and character to develop.**
- **Allow building architecture to project forward along the street to pronounce the effect of distinctive architectural styles.**
- **Provide a diversity of living square footages adaptable to a variety of market buyers, as well as a minimum two-car garage.**
- **Ensure a sense of privacy between residential units by properly orienting the locations of windows and doors.**

❑ Residential Site Plan Concept

Townhomes

The *Townhome* neighborhoods of SUMMERWIND RANCH AT OAK VALLEY are based on a unique design character derived from timeless building principles. The townhomes that result shall be crafted to meet consumer aspirations and take advantage of the close proximity of the town center. One of the major goals of the site planning guidelines for the *Townhomes* is to create more of a "small village" and less of a mass produced feel. This goal shall be achieved through a diversity of style, smooth transitions between townhome structures, and increasing neighborhood landscape and hardscape.

Townhomes are a traditional form of housing where each unit has its own private open space and entrance. Townhomes are attached at their sides, usually in groups of three or more homes. Resident parking and garages are typically set to the rear of units to avoid a series of blank garage doors along the associated street and pedestrian paths. Since there are few side yards and garage doors along the street, townhomes create pleasant and well defined streets and open spaces. By the very nature of the product, attached townhome neighborhoods are much like the "small village" described above and as illustrated conceptually on Figure 4-5, *Townhome Site Plan Concept*. Each townhome should be designed for compatibility within itself, using a blend of building types, compatible architectural styles, and a balanced palette of colors and materials to avoid clashing and achieve a restful uniformity within each small village.

TABLE 4-4
TOWNHOMES RESIDENTIAL DEVELOPMENT STANDARDS

Development Standards	***Applicable Planning Area***
	D1, E2
Minimum Net Lot Area	NA
Min. Pad (building site)	NA
Uses Permitted	Townhomes/Duplexes
Min. Lot Frontage	25 ft
Min. Avg. Lot Width	NA
Min. Lot Depth	NA
Min. Pad Size	20 x 40
Minimum Front Yard	10 ft avg.
Minimum Corner Side Yard	10 ft
Minimum Interior Side Yard	Variable
Minimum Rear Yard	10 ft.
Garage Setbacks (side-on/front-in)	3 ft
Patio Covers (post/overhang)	5 ft/ 3 ft
Maximum Height	50 ft
Minimum Dwelling Size	800 sf

The design objectives for these neighborhoods are as follows:

- **Residential buildings shall have a strong physical relationship to public areas and pedestrian paths.**
- **Emphasis on pedestrian access and connections to public sidewalks, trails, and community facilities.**
- **Create a sense of individuality by staggering, angling, or otherwise offsetting buildings to provide privacy at entries, patios, and balconies.**
- **Design buildings that vary, yet shall be of the same overall architectural theme through the use of complementary design elements. Provide a diversity of living square footages adaptable to a variety of market buyers, as well as a minimum two-car garage.**
- **Ensure a sense of privacy between residential units by properly orienting the locations of windows and doors.**

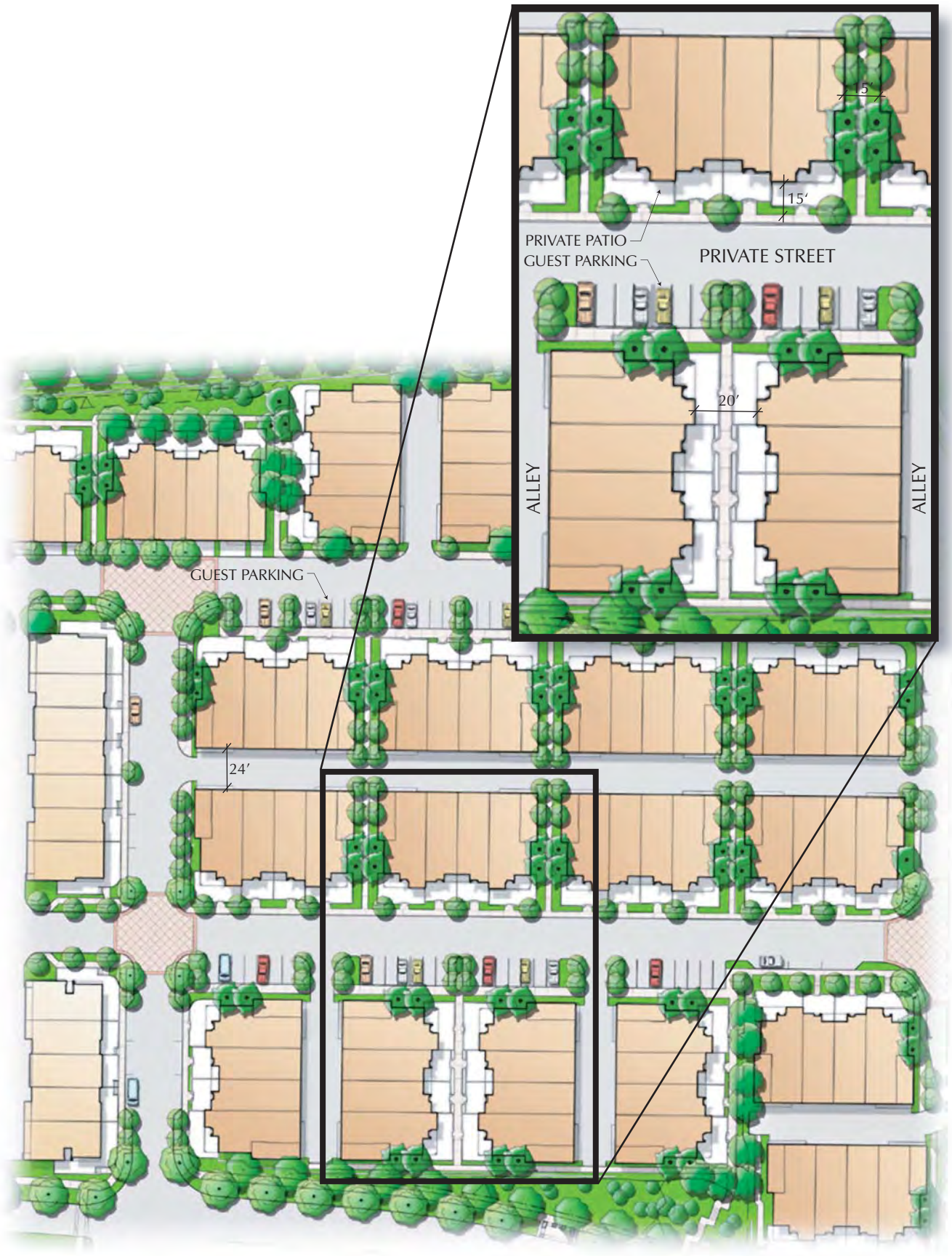

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FIGURE IV-5

Row Townhomes Site Plan Concept

4. Architectural Styles

The sub-sections detailed in the following text describe the architectural guidelines for each of chosen historic architectural styles within the community. The architectural styles utilized in residential developments should have essential design elements for the styles incorporated into the exterior design. They should also ensure that building themes stay true to the chosen architectural style. Diverse elements from different styles should be avoided. Neighborhoods should include varied colors, materials, and texture treatments appropriate to residential architectural style and incorporate projections, recesses, and overhangs to provide shadow and depth. Exterior finish materials such as metal or aluminum siding and roofing, reflective materials, and concrete block are not allowed. Identical styles and colors shall not be used on homes adjacent to or facing one another. Materials and colors must be appropriate to the architectural style to add character and variety, while reducing, or breaking up the mass of the building.

The architectural design guidelines consist of written summaries and graphic exhibits which address the design development of specific and typical project areas that comprise the community concept. They are intended to provide guidance for the expression of development in the community. An eclectic mix of architecture is the design intent allowing both diversity and aesthetic appeal throughout the community. The varied architectural styles proposed will add a sense of nostalgia through this aesthetic diversity.

Developers, builders, engineers, architects, landscape architects and other design professionals are encouraged to use the guidelines in order to maintain design continuity, create an identifiable image, and develop a cohesive community. While there are several pictures and examples depicting architectural styles, they are only intended to show a variety of design solutions. These examples are not intended to require these precise themes. Rather they are intended to provoke design ideas that ultimately produce a community of design quality and cohesiveness. The master developer will setup a Design Review Committee that will be reviewing all merchant builder designs to ensure that community design and value will be maintained. The Design Review Committee will work with the merchant builders of each phase to develop architectural themes, colors and street scenes that are compatible. The intent will be to develop these themes for each of the construction phase of the project, based upon the current market needs and trends.

This section brings to light certain key architectural and site design elements that would be encouraged in all residential and commercial development. In terms of the architectural expression of SUMMERWIND RANCH AT OAK VALLEY design elements will be based upon Craftsman/Bungalow, American Farmhouse, California Ranch, Prairie, Monterey, and French Country design themes. Examples of residential themes are shown here. These examples are only conceptual in nature and do not necessarily depict the actual final design. Finalized floor plans and elevations will be determined at a later stage of development, although suggested floor plan concepts for the various lot programs are shown. Conceptual plans developed for the housing programs are required to be submitted for review by the design review team administered by the master developer. Designs will be reviewed using the design guidelines prior to their approval for the design drawings and construction documents. Conceptual floor plans and four sided elevations developed for the housing programs are required to be submitted for review by the design review team.

- **Architectural Style #1**
  Craftsman Bungalow

The Craftsman Style, an American architectural style, represented a philosophy of life that featured honesty, integrity and a return to nature. The Craftsman design focuses on the harmony of indoor and outdoor life. It stresses honesty of form, materials and workmanship, eschewing applied decoration in favor of the straight-forward expression of the structure. Craftsman architecture draws from the wood building traditions of Japan and Switzerland, as well as medieval themes favored by the Arts and Crafts philosophies. Natural woods, shingles, earth tone colors, brick, stone, river rock, clinker brick, and heavy structural beams signify oneness with nature. Rocks and bricks are often used on foundations, chimneys, and railings to set a unifying theme for the home. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. Southern California is the true home of the Craftsman Bungalow which was conceived by two brother architects, Charles and Henry Greene of Pasadena. These easy, asymmetrical gabled, stuccoed works of art are a large part of Southern California's architectural heritage.

The Craftsman architectural style is typically characterized by low pitched gabled roofs occasionally hipped with wide, enclosed eave overhangs. The roof rafters are usually exposed and decorative (false) beams or braces commonly are added under the gables. The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. The use of exposed rafter tails beneath large overhanging eaves supported by projecting brackets is common. Façade surfaces are typically composed of shingles and wood lap siding. The limitless combinations of these elements can enhance the street scene and create a unique resident identity. Large covered front porches typically dominate the streetscape and commonly consist of two large pillars, broad at the base and tapering as they extend upward, supporting the large front porch gable. Windows are commonly double sash or casement type often tripartite or in clusters of three.

The more modest California Bungalow emerged as a solution to the need to build houses quicker and at more reasonable costs to keep pace with Southern California's rapid population growth. California Bungalows are similar to the Craftsman Bungalows in terms of scale, low-pitched roof, front porch, and exposed building elements. The main distinguishing features are that California Bungalows are typically less ornate.

The essential elements of design for this style are:

A. Shallow pitched roofs with deep overhangs

B. Deep, broad porch elements with expressive structural components such as square, or tapered columns

C. Expressive structural elements such as rafters, brackets, braces and columns

D. A mixture of materials such as stone, shingles and wood siding

E. Asymmetrical massing and window and door compositions

Figure 4-6, *Typical Architectural Style #1 – Craftsman Bungalow* depicts examples of this style.

- **Architectural Style #2**
  American Farmhouse

The American Farmhouse style is typically characterized by wrapping front porches with a variety of wood columns and railings. The asymmetrical cottage look may be used. Dormers and symmetrical elevations can also be thematic for the elevation. Characteristic details are cupolas, weathervanes, dovecotes, vertical windows with shutters, wood pot shelves, siding and gable end vent details. The massing is simple with gable roofs and may include either shed or side hip roofs occurring over the first floor porch. The American Farmhouse represents a practical and picturesque country house. Farmhouse architecture drew from Colonial styles from both New England and later the Mid-west. As the American Frontier moved westward, the American Farmhouse style evolved with the availability of materials and technological advancements, such as balloon framing. Wood railings and columns and single hung multi-paned windows in front are also common characteristics.

The essential elements of design for this style are:

A. Simple gable roof forms both perpendicular and parallel to the front elevation.

B. Broad porches covered by shed roof forms.

C. Simple two story massing forms broken only by covered porches and gables.

D. Exterior materials are predominantly wood siding.

Figure 4-7, *Typical Architectural Style #2* – American Farmhouse depicts examples of this style.



















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FIGURE IV-6

Typical Architectural Style #1 - Craftsman/Bungalow





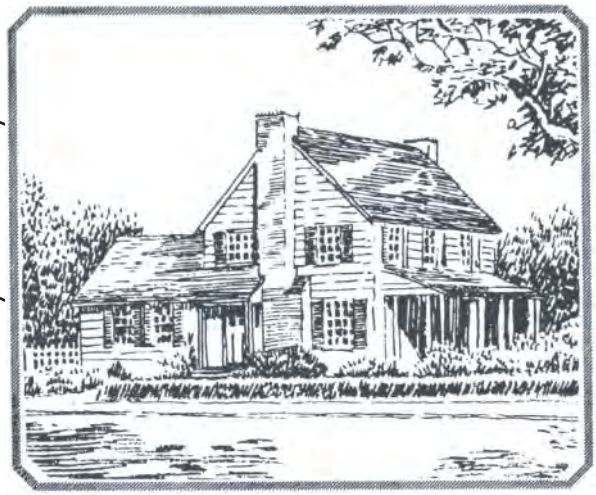






Simple Gabled Roof Forms Both Perpendicular and Parallel To The Front Elevation

Predominant Use of Wood Siding For External Material



Simple Two Story Massing Broken By Broad Porches Covered By Shed or Side Hip Roof Forms









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FIGURE IV-7
Typical Architectural Style #2 - American Farmhouse

- **Architectural Style #3**

  California Ranch

  California Ranch style is indigenous to California and is loosely based upon early Spanish California architecture with influences based upon the horizontal Prairie style. The general character of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor- outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

  A. The essential elements of design for this style are:

  B. One or two story volumes with hip and gable roofs.

  C. Exteriors typically of horizontal boards, vertical boards, shingles, or stucco.

  D. Attention to indoor-outdoor relationships.

  Figure 4-8, *Typical Architectural Style #3 – California Ranch* depicts examples of this style.

- **Architectural Style #4**

  Prairie

  The Prairie style, one of the few indigenous American architectural styles, refers to a group of architects in Chicago, Illinois at the beginning of the 20th century. Primary amongst them was Frank Lloyd Wright, under whom the Prairie School designs reached their apex. Echoing the uninterrupted horizontal lines of the American prairie, Prairie style homes are usually characterized by broadly pitched hipped roofs with deep overhangs; two stories in height, often with one-story wings; front porches with massive porch roof supports; and detailing which emphasizes the horizontal. Stately, strong and weighty proportions provide a massive, earthy feel. Windows are grouped in horizontal bands with vertical proportions. Stucco or wood siding with horizontal emphasis are predominant with brick, stone or concrete block detailing. Roofs are typically flat tile or slate, and colors are earth-tone with both light and dark shades. Figure 4-9, *Typical Architectural Style #4 – Prairie* depicts examples of this style.

  The essential elements of design for this style are:

  A. Wide, overhang eaves.

  B. Two stories with one-story wings or porches.

  C. Feature ribbon windows – 3 or more.

  D. Broad-pitched, generally hipped roof.

  E. Eaves, cornices, and facades emphasize horizontal lines.

  F. Massive, square porch supports common.













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FIGURE IV-8
Typical Architectural Style #3 - California Ranch






Low Pitched Roofs
Trapezoid Window Shapes or Simple Rectangle Shapes
Horizontal Banding in Brick, Plaster, Wood or Stone
Hip & Gable Roofs
Vertically Proportioned Individual Windows Arranged in Horizontal Bands
Covered Breezeways





- **Architectural Style #5**
  Monterey

The Monterey style is a revival of the Spanish Colonial houses of northern California, blending adobe construction with English shapes from New England. Monterey style houses always have a second-story balcony that is usually cantilevered and covered by the principle roof. Second story balconies traditionally are not located above living space. Roofs are usually tiled or shingled and the finish is generally smooth stucco, occasionally with wood siding as an accent. Multi-paned windows and large-scale chimneys are also often present on Monterey-style houses. Shaped rafter tales at feature areas are another element common to Monterey style houses.

The Monterey style of architecture is typically characterized by simple house forms, relatively low-pitched hip or gable roofs, and wide overhangs. Shutters, balconies, verandas and porches are indicative of the Monterey style. The first and second stories may have different cladding materials, with wood siding above and stucco or brick veneer base below. Walls convey a thick appearance with recessed door and window openings set back into smooth wall planes. The use of arches, courtyards, patios and colonnades enhance the theme.

The essential elements of design for this style are:

A. Main roof is shallow hipped or gabled form intersected by front facing gables and often uses red tile roof covering.

B. Broad porches or deep cantilevered second story balconies covered by shed roof forms.

C. Simple two story massing forms reflect simple lines.

D. Exterior materials are predominantly smooth finish stucco with horizontal wood siding on gable ends or second stories.

E. Vertical window forms with multiple panes, often grouped.

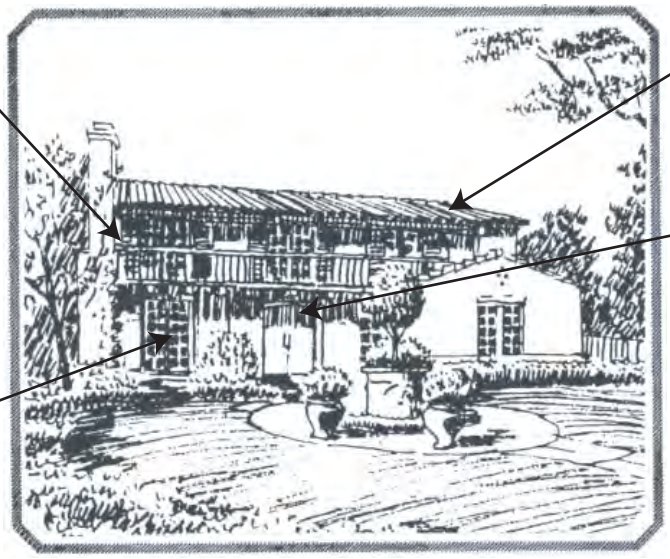
F. Expressive structural elements such as exposed rafter tails, wood corbels, decorative wrought iron accents, arched shapes around entries.

Figure 4-10, *Typical Architectural Style #5 – Monterey* depicts examples of this style.








Broad Porches or Cantilevered Second Story Balconies Covered by Shed Roof Forms
Shallow Hipped or Gabled - Often Uses Tile Roof Covering
Expressive Structural Elements such as Exposed Rafter Tails, Wood Corbels, Decorative Wrought Iron Accents and Arched Shapes Around Entries
Vertical Window Forms with Multiple Panes, Often Grouped





❑ Architectural Style #6

French Country

The French Country theme was developed in the 18th and 19th century France and was symbolic of the charm and character of rural France. The random elements and accents of this style express this distinct and appealing architectural character. A mixture of color, texture and materials draws upon the earth-tone shades of stone, brick and stucco to define this expressive character. Detail embellishment is a strong feature of French Country themes such as doors and windows with impressive trim or shutters, varying pitched roof lines, textured chimneys and wood or wrought iron balconies. The use of dormers and turrets are also used to enhance this style.

Balance and symmetry are the ruling characteristics of this formal style. Homes are often brick with detailing in copper or slate. Windows and chimneys are symmetrical and perfectly balanced, at least in original versions of the style. Defining features include a steep, high, hip roof; balcony and porch balustrades; rectangle doors set in arched openings; and double French windows with shutters. Second-story windows usually have a curved head that breaks through the cornice. The design had its origins in the style of rural manor homes, or chateaus, built by the French nobles.

The essential elements of design for this style are:

A. Brick, stone or stucco siding.

B. Dormers, hipped roofs, and flared eaves.

C. Multi-paned windows.

D. Decorative half-timbering.

E. Often a round tower at entryway.

F. Arched doorway.

Figure 4-11, *Typical Architectural Style #6 – French Country* depicts examples of this style.





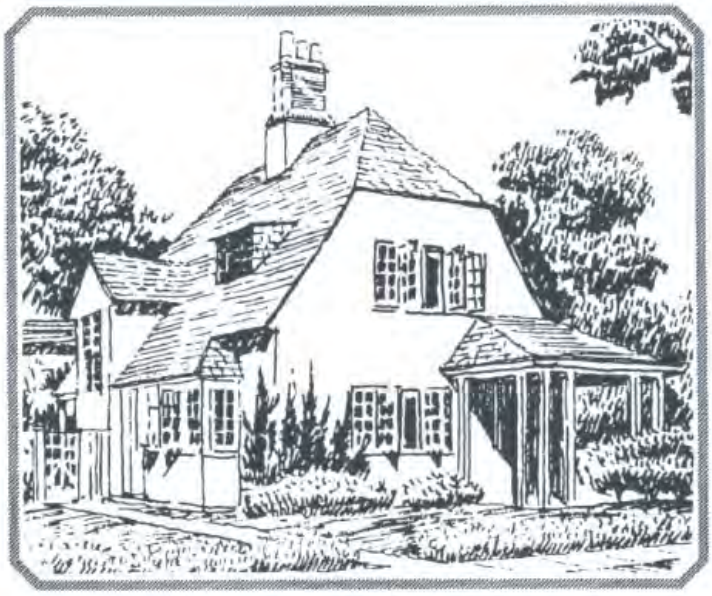








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FIGURE IV-11
Typical Architectural Style #6 - French Country

5. Building Mass and Scale

Building mass and scale are two of the primary design components used to establish appealing communities and personable neighborhoods. Controlling the mass of a building through design articulation of the building facades, attention to rooflines and variation in vertical and horizontal planes effectively reduces the visual mass of a building and ensures that building mass does not overwhelm the street. The exterior mass and form of residential buildings can be modified to improve the street scene by controlling the impact of residential units as they relate to building setbacks, street corners and adjacent structures. The use of varying heights and variety of buildings along the street is encouraged to improve the look of a street scene so that there is not a monotonous repetition of similar buildings.

Every opportunity should be considered to improve the visual relationship between adjacent buildings. A single-story architectural element within the two-story building can be used to lessen its height, or a combination one and two story building can be plotted. Units located at street corners should have the single-story portions of their mass plotted towards the exterior side yard.

The offsetting of second story elements away from the property line is encouraged, to reduce the canyon-like effect between side lot lines of two story homes.

Offsetting the second-story mass can improve the appearance of the front yard street scene. To achieve this desired effect, the second-story should be set back in relation to the garage face below it.

Multi-family housing clusters shall be sensitively sited in order to maximize views and respond to site opportunities and constraints. These developments shall also provide outdoor recreation facilities as a reprieve to residents. The combination of structure placement and landscaping shall be arranged to make the development blend with its surrounding environment.

Within each use, ground floor continuity in architecture, articulation and detail should be maintained to facilitate a strong image and pedestrian friendly environment. The design should incorporate simple one-story and two-story volumes reflective of the selected architectural style and articulate forms within the building mass to provide delineation in the façade by incorporating design features and components appropriate to the selected architectural style. Homes should include rooflines that are "broken" to emphasize and articulate delineation in the building mass. Projections and recesses should be used to provide shadow and depth. Designs should consider angles within the floor plan (if appropriate to the architectural style) for visual interest and as an element of contemporary form. Extensive lengths of horizontal architecture will be controlled through the use of U-shaped building plans, side-on garage placement, front yard arrival courts and auto courts. Covered front porches, balconies and loggias, walkways and porte-cocheres will be utilized if appropriate to the selected architectural style. Stairs, balconies, porches and patios will be integrated into the overall design of the building and skylights, if any, will be integrated into the roof form. "Bubble" skylights are not acceptable. The proportion and material of chimneys should fit into the appearance of the roof. Each building in the multi-family and attached housing projects should include its own individual identity. This can be accomplished by individually articulated entries, offsetting and staggering units and/or by combining one and two-story building forms to

separate massing. Building lines should emphasize horizontal elements and roof lines. Combining one and two-story elements is encouraged. Articulation of architecture is required. The height and bulk of buildings should relate to the size, shape and topography of the site. Buildings should incorporate strong simple massing with broken and varied elements. The height and bulk of buildings should not block views and solar access of adjacent and other nearby buildings. Figure 4-12, *Building Mass & Scale* depicts examples of this.

6. Building Materials and Colors

Exterior building materials shall be of indigenous looking materials which are consistent with and reflect the natural character of the surrounding hillside environment. This includes wood, brick, masonry, concrete, stucco or plaster and stone.

Color is intended as a primary thematic element of the community. Consequently, the building material colors need to be compatible with the indigenous elements of the environment. Accents are encouraged which are darker or lighter to highlight the character of the structure; bright or non-earth tone colors should be avoided except as accents. Monochromatic color schemes are not allowed and buildings are encouraged to have at least three colors for the body, wainscoting, trim and fascia. Colors chosen should apply to the themes they represent.

Building materials and colors are important elements when used to achieve a true representation of a specific architectural style. Each structure should have a different predominant façade material or color than the immediately adjacent structure to promote individuality within the neighborhood context. The project will utilize various siding materials to produce effects of texture and relief that provide character and consistency appropriate to the architectural style. Any changes in material should occur at changes in plane and foster an appearance that is substantial, integral and complete. Material changes not accompanied by changes in plane also frequently give the material an add-on appearance. Exterior finish materials such as metal or aluminum siding and roofing, reflective materials and unfinished concrete block are not acceptable. Building materials and colors shall complement the natural, climatic and built environment of SUMMERWIND RANCH AT OAK VALLEY. Whenever possible, materials should be durable and require minimal maintenance. Paints, stains and stucco should, in most cases, be limited primarily to soft pastels, neutral colors, grays, and earth tones. Color schemes should be appropriate to the architectural concept chosen. Accent colors and pure hues should be used on moldings, doors, window frames, fascias, awnings, window boxes, shutters, cornices, accent trim and on limited focal areas of the building. Woodmay be treated with transparent stains or paints if desired. Color palettes for each tract indicating a minimum of three colors per home is required, with a minimum of five palettes provided to achieve a variety of colors throughout each tract. All flashing and sheet metal should be painted or covered from view in a manner consistent with the general exterior architectural treatment of the building. Architectural screens, fences and accessory structures should be compatible in material, color and texture to the main buildings. Figure 4-13, *Building Materials & Color* depicts examples of this.













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FIGURE IV-12

Building Mass & Scale











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FIGURE IV-13

Building Materials & Color

7. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design. The proportion of the windows and doors to the wall massing varies according to the architectural style chosen.

Entrances should be clearly defined and inviting. Inset window glass from the exterior wall surface and/or provide with dimensional trim as a method of providing a sense of depth. Consider privacy of adjacent residences when locating windows. Window frames, mullions, awnings, and door frames are encouraged and should be color coordinated with the rest of the building. Architectural projections and recesses such as pop-out windows and doors, shutters, and pot shelves may be used to achieve articulation and shadowing effects. The front entry should be articulated through the use of roof elements, porches, columns, arches or other architectural features. Window details create an opportunity to provide contrasting trim colors. Multi-lite windows, clerestories, paned/side-lite doors, and shutters are encouraged where appropriate to the architectural style of the home. Figure 4-14, *Windows and Doors* depicts examples of this.

8. Porches and Balconies

The incorporation of front porches and front and rear balconies as part of the architectural vocabulary is encouraged for both aesthetic and practical reasons. Front porches or patios enclosed by low height walls are encouraged on all detached residential units. Front porches shall be covered with a roof that is supported by posts or other structural members (as opposed to cantilevered), and shall have railings or other decorative elements between posts. Wrap-around porches and/or patios defined by a low wall are encouraged on corner lots to provide visual interest on both street elevations. Figure 4-15, *Porches & Balconies* depicts examples of this.















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FIGURE IV-14

Windows & Doors















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FIGURE IV-15

Porches & Balconies

9. Columns and Posts

Columns and posts are important design components in many of the suggested architectural styles for SUMMERWIND RANCH AT OAK VALLEY and are often signature elements to a particular style. Columns and posts should be incorporated as structural and aesthetic design elements and should be dimensioned appropriately so that a solid and durable image is conveyed. The scale and dimension of these elements varies depending upon the architectural style. The elements shall reflect the selected style when they are introduced in the design proposals. Figure 4-16, *Columns & Posts* depicts examples of this.

10. Garages

In a society geared to the automobile, the automobile's "housing needs" have come to be the predominant architectural element on many of the streets we live on today. Too often garages have been designed in a manner that detracts from the overall appearance of the neighborhood. A garage can tend to dominate the elevation of a small lot home if not dealt with adequately. This situation creates a repetitious street scene that is dominated by garage doors which is undesirable from a visual perspective.

A variety of garage conditions with less prominent visibility solve this issue, such as recessed or backyard garages, tandem garages, side entry and split garages. Standard three car garages are encouraged to have at least one garage which is partially setback. Corner lots are encouraged to allow garage entries from intersecting streets, with wrap around architecture. Installation of single car garages can add variety and break up the front elevation. The garages can be recessed from the front plane to give a strong shadow line to help decrease the impact of doors. Proper color selection can minimize the impact of garages. A contrasting color, coordinated with the roof and trim gives an attractive appearance. Windows in the garage doors also add variety. Enhanced door design can give variety and interest to a garage. These doors could have texture and color added. Architectural elements of the home, such as arches or other features, can be duplicated on garages to give unity to the front elevation. By using decks and balconies, the visual interest can be drawn to these features to break up the façade and de-emphasize the garage. Minimize the garage to emphasize other features such as the main entry and a feature window above one of the garages. By stepping the garage doors, garages become part of the series of interlocking masses. This helps to break up and give variety to the elevation. The rooflines can vary, and color and texture can be used in combination on the garages to create interest. Roll-up garage doors are required and shall be painted to match the architectural style and proposed color scheme.

Long and uninterrupted stretches of garage doors are discouraged. Garage facades should be softened utilizing landscape materials in the immediate vicinity. Residential garage doors visible from a street or public space shall consist of articulated panels. Dwelling units shall also incorporate living space or balcony space over the garage or creation of strong shadow lines around the garage door by recessing the door or extending a trellis at least 2 feet in front of the garage face. The building type and size of the home will dictate garage location, configuration and access. To encourage architectural interest and to reduce the emphasis of the garage along the street scene a mix of garage configurations should be incorporated into home design throughout the community.















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FIGURE IV-16

Columns & Posts

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Many garages are recessed or pushed back on lots to avoid a street scene dominated by garage doors. These are accessed from a public street in the front of the home. They are attached to the residence but set back further from the street than the principal front elevation of the house. Conventional garages are accessed from a public street and are located closer to the street than the principal portion of the residence. Side drive garages can be either attached or detached from the residence and have a long driveway so that the garage can be placed toward the rear portion of the lot and further back from the street. Swing-in garages, or side-facing garages are located on the front portion of the lot and are attached to the residence, but the garage entry doors do not face the street. Architecture design shall vary the placement and orientation of garages. When garages are located on the front side of the house, it can be entered from the front or side, when lot size or corner location permits. Integrate detached garages and accessory structures (where provided) into the overall design of the project with similar materials and details. Garage doors should be recessed into the garage wall. Garage doors should be multi-paned or otherwise provided with subtle adornment to provide shadow relief. Decorative panels, windows, arched doorways or ornamental trim are strongly encouraged. Driveway design and placement in relation to drive locations on adjacent lots plays an important role in creating a quality street scene. Driveway widths should be minimized as much as possible within detached products.

Figure 4-17, *Garages* depicts examples of this.



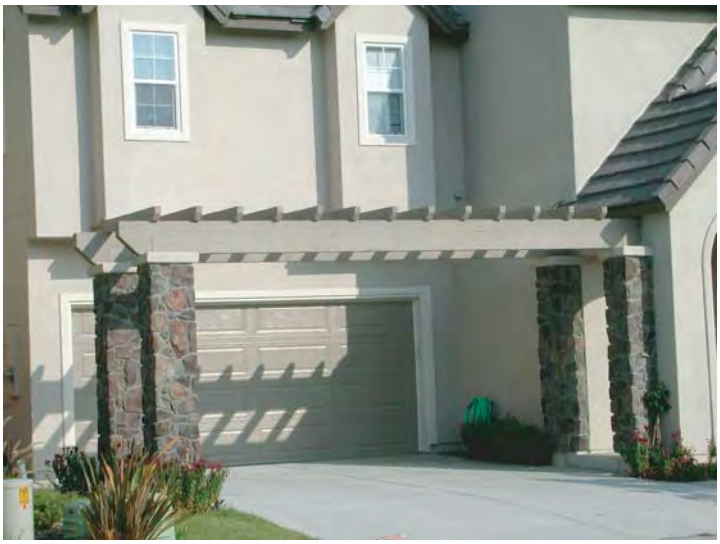









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FIGURE IV-17

Garages

11. Rear and Side Articulation/Façade Treatment

The design consideration and treatment of the rear and side facades of residential buildings, particularly those facing onto community streets, parks and open spaces, has become recognized as an important element in the success of a community's visual character and environment.

For interior and side yards, it is desirable to create the appearance of increased building separation whenever possible. Problems occur when setbacks are not varied or when second story elements are not offset. These conditions allow little light to penetrate between buildings and create the effect of a "canyon" within the side yards. In many cases, side yard slopes result in both vertical and horizontal separation that is sufficient to mitigate this concern. Where side yard slopes do not exist, one or more of the following solutions may be appropriate:

- **Side elevations can be varied by stepping back the second-story at the side yard. This allows more light to penetrate and gives architectural interest and variety to yards. This can also be achieved by offsetting the garage in relationship to the balance of the unit.**
- **By providing single-story elements in the side-yard, such as a breezeway, porch, or single- story room off to the side of the structure that is only one-story in height, you create relief of the second-story massing.**
- **Reducing the roof height over an interior volume will increase variety and light penetration to the side yards. On the interior, this could be a cathedral ceiling, which would enhance the interior as well.**

All rear elevations within the public view are required to have several enhancements to avoid the repetitious effect and avoid a monotonous visual appearance. Outlined are a few solutions to this problem:

- **The overall look of an extensive row of residences can be modified by enhancing elevation window trim and placement. Giving variety to the windows on the façades gives variety to the overall streetscape.**
- **It is required to vary roof conditions from one building to the next through use of varied roof pitches and forms, different architectural styles, and varied lot setbacks.**
- **By articulating the rear elevation plan form, variety is given to the overall appearance. Architectural projections, balconies and trellises, and varied elevations contribute to the articulation of the form.**
- **Two-story homes that back to major roads shall have visible elements such as window trims, varied stucco applications, shutters and enhanced details.**

All residential buildings that face an adjacent street should have articulated elevations. Articulation should be achieved with porches, balconies, or bay windows, or other features appropriate to the architectural style of the building. Street facing elevations on attached products shall have additive or subtractive architectural elements to help break up the mass of the building façade. Examples of additive elements include dormer windows, porches, bay windows, exterior stairs and similar features. Examples of subtractive elements include carved openings, niches, recessed windows and doors and similar architectural design features. At least 25% of a residential building's façade that faces a street should be windows and doors (garage doors do not count towards this guideline).

Where building elevations other than the front (street) elevation are visible from a side street or other public area, these visible elevations should have the same level of detail and articulation as the front elevation. Long blank, unarticulated façades are prohibited. Façades should be "divided" by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements. Ensure that all residential structures possess articulated façades such as recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections consistent with the architectural style to provide depth and contrast and avoid flat, unarticulated building façades. Individual neighborhoods should reflect a diversity of distinct architectural styles prevalent in early 20th century neighborhoods, including: Craftsman Bungalow, Prairie, California Ranch, Farmhouse, Monterey, and French Country. Building heights should vary throughout the tract. Two story homes should include both one and two story elements as a part of their architectural design. For each floor plan, varying elevations should be provided to create visual interest and a varied neighborhood street scene. Where similar floor plans of the same unit are located on adjacent lots, it is suggested that one be a reverse plan and different in elevation from the other of the same plan. Building façades will have a minimum of two building planes on the sides and rear. Front porches, bays and balconies are encouraged along the front façade; the entry should be a focal point of the elevation and be readily discernable. Projections, offsets, overhangs and recesses should be used to create shadow, giving the building a sense of depth and substance. For side and rear elevations, design elements such as second floor window trim may be used to articulate otherwise blank wall planes. Variable garage setbacks should be used. Creative garage placement and design is encouraged. Garages should be integrated into the architecture and should not dominate the front façade. Figure 4-18, *Rear & Side Articulation* depicts examples of this.













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FIGURE IV-18

Rear & Side Articulation

12. Roof Materials and Colors

Roof forms including hipped and gabled elements are encouraged. A variety of roof style shall be included within each neighborhood. Roof articulation should utilize vertical and horizontal articulation to introduce additional shapes, angles, and shadows and add visual relief to the tops of buildings. Roofs should also be designed as an integral component of the form of the building, its mass and façade. Roof articulation may be achieved by changes in plane or through the use of traditional roof forms, such as gables, hips and dormers, and through effective use of roof overhangs. Flat roofs and A-frame type roofs are prohibited. Finish roof flashings, rain gutters and downspouts, vents and other roof protrusions should match adjacent finish materials and/or colors. Unfinished galvanized metal is not acceptable. Variation in roof forms, colors, textures and materials shall be utilized to create an appearance of custom styles within each neighborhood. In addition, roof shingles and other roofing elements shall be made of fire retardant materials for all homes. Roof vents and accessories shall be positioned away from the street and/or finished to match the roof color to minimize visual impact. Roof pitches and forms may vary in order to encourage individual architectural expression. Steeper pitched roofs may be used as accent roofs to complement the street scene. To provide for a reduced scale along the street, single story plate lines along front and side yard setbacks are encouraged. Roof additions shall be of the same materials as main structures. Figure 4-19, *Roof Materials & Colors* depicts examples of this.

13. Accessory Structures

Accessory structures shall have roofs of similar and/or compatible materials as primary/major structure. There is no minimum roof pitch required for accessory structures. Flat roofs on accessory structures are permitted in all zones in SUMMERWIND RANCH AT OAK VALLEY.

The design of accessory structures (cabanas, storage sheds, etc.) shall be compatible with the main structure through the use of architecture, fence connections and/or landscaping. Recreational vehicles and trucks shall be stored in an enclosed area and out of view of any adjacent lot or road.

Solar panels, if used, shall be integrated into the roof design as an unobtrusive element. Panels are to be parallel to the roof plane and should be clear, bronze, or smoke colored plastic or glass. To the greatest extent possible, solar panels, satellite dishes, and other similar roof-mounted mechanical equipment should be located away from front elevation street views. Skylights may be incorporated into the roof design to provide natural light and passive solar energy. Frame color should blend with the surrounding roof color. Natural aluminum frames are not allowed.

14. Mailboxes

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes is required. Final type and location of mailboxes will be coordinated with United States Postal Service official at the tentative map level.













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FIGURE IV-19

Roof Materials & Colors

15. Commercial Site Plan

Commercial areas should be oriented in a pedestrian-friendly manner and provide both street-facing entrances as well as entrances which are easily accessed from the parking areas. The scale of the buildings and plan should be manageable and public spaces should be oriented in a usable manner. Ample parking is to be provided and laid out in such a way that areas are segmented and all connected by a main ingress and egress system so that the flow is continuous.

Landscaping, earth berms, decorative walls and other buffers should be used to reduce impacts on adjacent properties from commercial areas. Landscaping should be provided around the base of commercial structures to soften the edges between the parking areas and the structure. Figure 4-20 *Commercial Site Plan Concept* shows an example of this.

16. Business Park Site Plan Concept

The business park will be laid out in such a way that there is convenient access provided to those who use it, while avoiding an overbearing presence when the area is viewed from the street. The pedestrian should be kept in mind when designing this portion so that the scale is not overwhelming and the site can be easily accessed and navigated by people. Ample parking is to be provided and laid out in such a way that areas are segmented and all connected by a main ingress and egress system so that the flow is continuous. Landscaping should be used to lessen the visual impacts from the surrounding streets and to make public spaces within the business park more desirable. For light industrial uses, large building facades should be articulated when possible and/or setbacks with appropriate landscape massing should be used to soften planning area and perimeter street edges. These concepts are shown in Figure 4-21 *Business Park Site Plan Concept*.

17. Typical Commercial and Business Park Architectural Style

Consistency of architectural character, form, detail and scale should be clearly evident in the design and execution of all buildings in the retail/commercial/business park and light industrial park portion of the community. Examples are provided in Figure 4-22 *Typical Commercial Architectural Style* and Figure 4-23 *Typical Business Park Architectural Style.*

18. Commercial and Business Park Design Criteria

- **Architectural Theme**

  The concept for commercial architecture is to be compatible with the residential architectural themes which are proposed for the residential community of SUMMERWIND RANCH AT OAK VALLEY. Design Principles

  The intent of this project is to provide a framework which can integrate public and private construction over time, while maintaining maximum flexibility to accommodate a wide variety of uses.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
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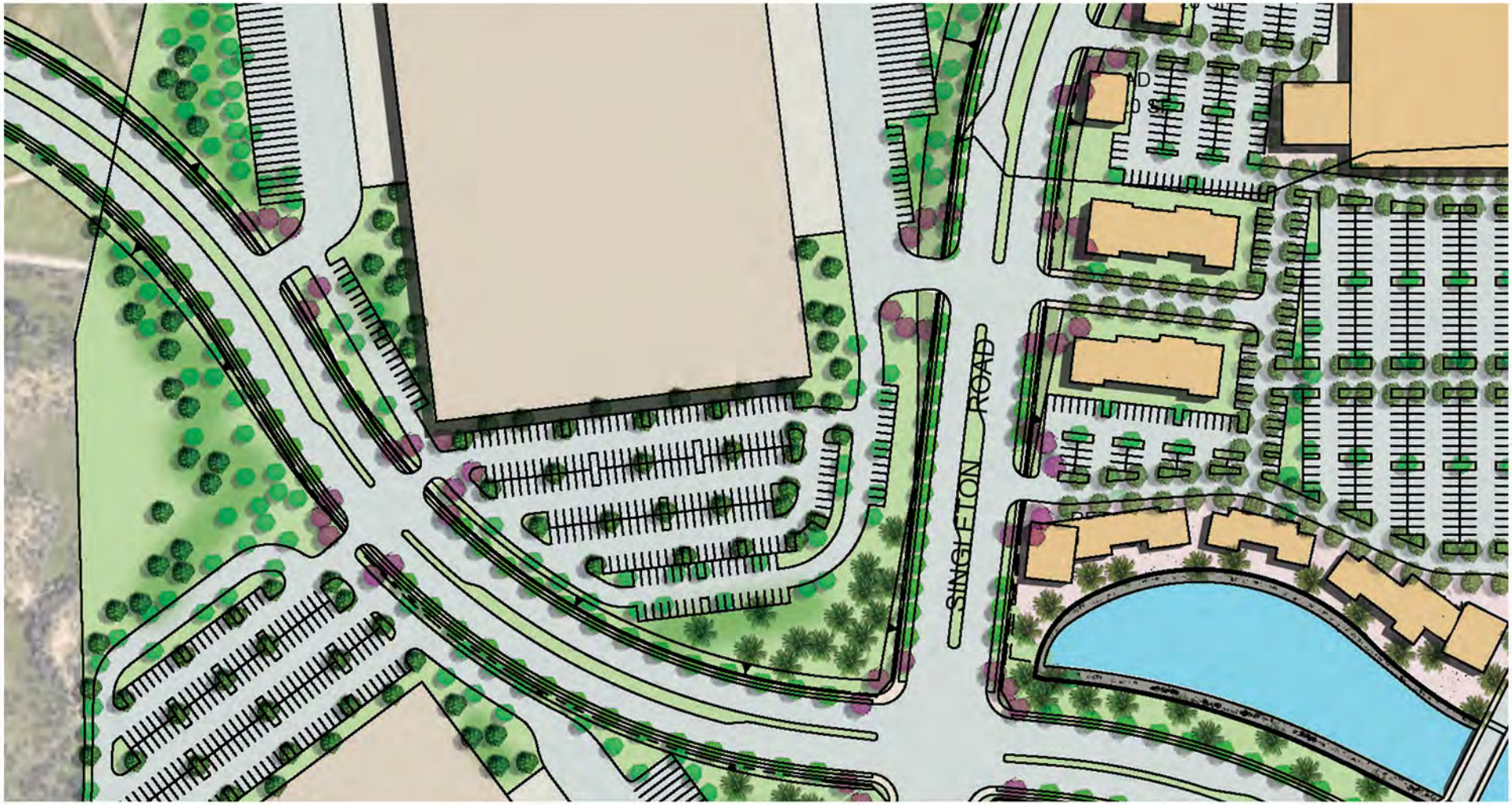
FIGURE IV-20

Commercial Site Plan Concept



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
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FIGURE IV-21

Business Park Site Plan Concept





















SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-22
Typical Commercial Architectural Style









SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-23
Typical Business Park Architectural Style

The principles and guidelines are not intended to restrict taste or preference but are designed to avoid harsh contrasts and to foster harmony of development throughout SUMMERWIND RANCH AT OAK VALLEY. Commercial buildings should be designed as a complementary addition to the overall theme established throughout the community. Dramatic departures in form, scale, and style are not permitted. Buildings should be designed to create smooth transitions in scale through the use of low and mid-rise building forms or through the use of terraced elevations. The uniform, large scale and mass of buildings should be softened by adding projections, pop-outs, arcades, and unique tower orrotunda forms. Long, uniform façades should be avoided by creating visual interest through the use of courtyards, varied building setbacks, arcades, windows and towers. There should be a focal point of special interest presented to the public view. Buildings should be designedto locate high activity uses, such as restaurants and entertainment facilities, adjacent to majorpedestrian ways. Outdoor uses are strongly encouraged along pedestrian ways, as well as providing the highest level of detail and interest at ground level. Arcades, canopies, awningsand trellises are encouraged to define pedestrian ways to and to offer protection from the elements. Flags and banners can add significant interest and color to pedestrian ways with a minimum investment. Flags and banners should be made of durable cloth material and should be integrated into the overall planned sign program and architectural design of the project in which they are located. Signs should be designed to be complementary with and subordinate to the building they identify. Tenant signage shall be consistently integrated with the building façade and be of uniform shape and materials. All lighting and illuminatedsigns shall be located and designed in such a way to confine illumination to the premises. Ifparking structures are used, the ground floor should be accessible to retail and other pedestrian-oriented uses.

- **Building Mass and Scale**

The massing and scale of buildings requires careful articulation since they will be perceived most dramatically from high image areas. There should be a mix of one-and- two-story mass and use of a focal vertical element within horizontal architectural forms. Elements such as projections and recesses to provide shadow and depth, stepped walls, and angles in plan and elevation for visual interest and as an element of contemporary form all provide more pleasing façades. Other characteristics that should be found in the construction of these commercial buildings are: balconies, columns, broad pitch and extensive overhang, hip/gable roofs, enclosed courtyards, archways, and bold vertical elements. Large expanses of flat wall planes, vertically or horizontally, and architectural massing and proportion not sympathetic to human scale should be avoided.

For Light Industrial Parks, it is recognized that the inherent building type for this use includes larger building massing and scale. To the extent possible, large wall planes will be broken with offsets or with the use of color and other ornamental architectural features. Building entries and office areas provide an opportunity to create building focal points with the use of varied massing, wall plane offsets, windows, colors and other architectural features. Publicly visible edges of larger building types will be screened with appropriate landscape material and decorative walls.

❑ Building Materials and Colors

The commercial areas are an integral part of the overall community. The materials and colors should be compatible with the surrounding development. Color is intended to act as a primary theme-conveying element and will be reflective of the architectural style.

Creating elevations that do not vary in plan should be avoided. It is recommended that the exterior walls have a varied setback creating an interesting building elevation or façade. The design should utilize significant architectural elements such as arcades, balconies or stairways to articulate the building façade, thus providing visual interest in addition to creating pedestrian spaces. Clock towers or certain vertical elements can also be used as a focal point.

Exterior building materials shall be of natural character that would reflect the rural character of the surrounding environment. Contemporary materials are acceptable if they are compatible with the surroundings and are used for creating interest.

Color is intended as a primary theme element of the community consistent with indigenous elements of the environment. Accents are encouraged which are lighter or darker to highlight the character of the structure. Bright and non-earth tone colors are not encouraged except as accents.

❑ Roof Forms and Materials

Principal roof forms shall be gable or hip with pitches from 4:12 to 6:12. All roof material shall ensure continuity in texture, color and character to the architectural styles. The design should create interesting building masses by varying rooflines and by maximizing offsets to roof planes where possible. Combining single-story elements with two-story elements is encouraged. Flat roofs with parapet walls are acceptable but if possible, should be used in combination with simple pitched gable, hip or shed roof forms.

Mechanical equipment on roofs shall be screened from view of highway, roadways and residential homes with materials consistent with those of the building.

❑ Windows and Doors

Recessed doors, windows and wall openings emphasizing massive wall thickness are characteristic elements of the allowed architectural styles. Fully recessed door and window openings are encouraged as well as embellished framing treatments of both to add articulation to the wall surface. Consideration should be taken to relate interior building design to pedestrian spaces through generous use of glazing in doors and windows. Other enhancements which are encouraged are: recessed windows and doors to create shade and wall articulation, arched windows and doorways, decorative treatments, accent trim or tile at doorways, banded windows to emphasize the horizontal, glazing which follows roof pitch, canvas awnings with complementary accent colors, and wrought iron accents. Silver or gold window or door frames, reflective glass or awnings, and metal awnings are all discouraged.

❑ Balconies and Handrails

The incorporation of balconies and porches as part of the commercial architectural style is encouraged for both practical and aesthetic value. They integrate indoor and outdoor spaces, break up large wall masses, offset floor setbacks, and add human scale to the buildings, by giving the impression of habitable space above commercial development, reminiscent of early plazas. The elements which will be allowed are covered porches and balconies, smooth stucco or wood, simple, clean, bold projections, wood trimmed details, veranda style balconies with open railings, and wrought iron railings. Pipe railing is discouraged.

❑ Exterior Stairs

Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the buildings. These stairways should have enclosed or open railing, smooth stucco, wrought iron or simple wood railing, use of clay tile or brick as tread, use of accent tile on riser, balustrades, and pilasters.

❑ Columns

Columns incorporated as a structural or aesthetic design element shall convey a solid, durable image as expressed through bold forms. Columns may be used as a freestanding form or as a support for pedestrian links. Columns should be made of materials such as simple square posts, square or round stucco, or freestanding plaster archways at entrance gates. Exposed pipe columns and thin posts, such as metal pipe columns should not be used.

19. Commercial Site Planning Criteria

❑ Design Principles

The Site Planning Design Principles are not intended to restrict taste or preference but are designed to avoid harsh contrasts and to foster harmony of development. For example, within parking lots, all ingress and egress locations should be designed to reduce impacts on the existing circulation system. Large open parking lots should be divided into smaller, less imposing lots. Ground floors of buildings adjacent to major streets should be placed adjacent to the street edge to encourage pedestrian activity. Free-standing buildings are encouraged to be grouped around a common focal point or design feature. Open areas should be large enough to be usable, but not so large as to appear empty. Fifteen feet to thirty feet is generally appropriate. Major projects or individual buildings at key locations should incorporate public plazas at focal points and at activity centers. Use of water elements in selected areas is encouraged. Provide shade as much as possible. Plazas and courtyards are encouraged to be used as transition areas between public and private spaces. Continuity should be maintained through the use of unified or complementary pedestrian amenities, landscaping and similar design features. Alternative paving and bollards can be used to provide for separation of pedestrian and vehicular circulation within the same right-of-way.

❑ **Street scene**

The project needs to provide adequate separation between parking and storefronts to allow for comfortable pedestrian spaces. The distance along the face of the building should be varied to provide visual interest. Loading zones shall be site planned to avoid exposure to adjacent streets, highways and residential zones. Incorporating walls and fences can also be used to help screen areas. Exterior storage areas and trash enclosures shall be planned in such a manner to minimize the exposure of such elements. Parking areas shall be planned in such a manner to allow for landscaping or low, decorative walls or a combination thereof. Where possible, separate service and delivery circulation from parking areas.

❑ **Building Plotting Concepts**

Buildings should be oriented to take best advantage of arterial visibility. At least one vertical landmark element within each commercial development should be used. When planning the interior vehicular circulation and parking, a hierarchy should be developed to help with traffic flow. Building masses should be articulated to avoid long straight building façades and create enclosed courtyards and pedestrian spaces where possible. Vertical mass at residential edges should be minimized. Where commercial areas are adjacent to water, buildings and courtyards should be oriented to maximize visual and physical access to water.

❑ **Vehicular Circulation/Parking**

Project entry areas provide visitors with an overview of the project. It should provide an open window orienting to a focal element of the complex. Positive public image features, i.e. water fountains or sculptural art, or dramatic landscape elements, i.e. tree masses, are strongly encouraged to enrich the character of the commercial development. Textured paving is encouraged, especially at entries. The project should provide adequate landscaping to soften the impact of vast paved areas and to provide shade and should also orient parking aisles perpendicular to complexes to allow for easy pedestrian access to shopping. Low freestanding walls incorporating simple, tasteful signage with pilasters, balustrades, finials and other embellishments are desirable.

❑ **Pedestrian Circulation**

Design should provide generous space for pedestrian activity. The use of water elements and shade are encouraged. Emphasis of texture, color and landscaping is essential.

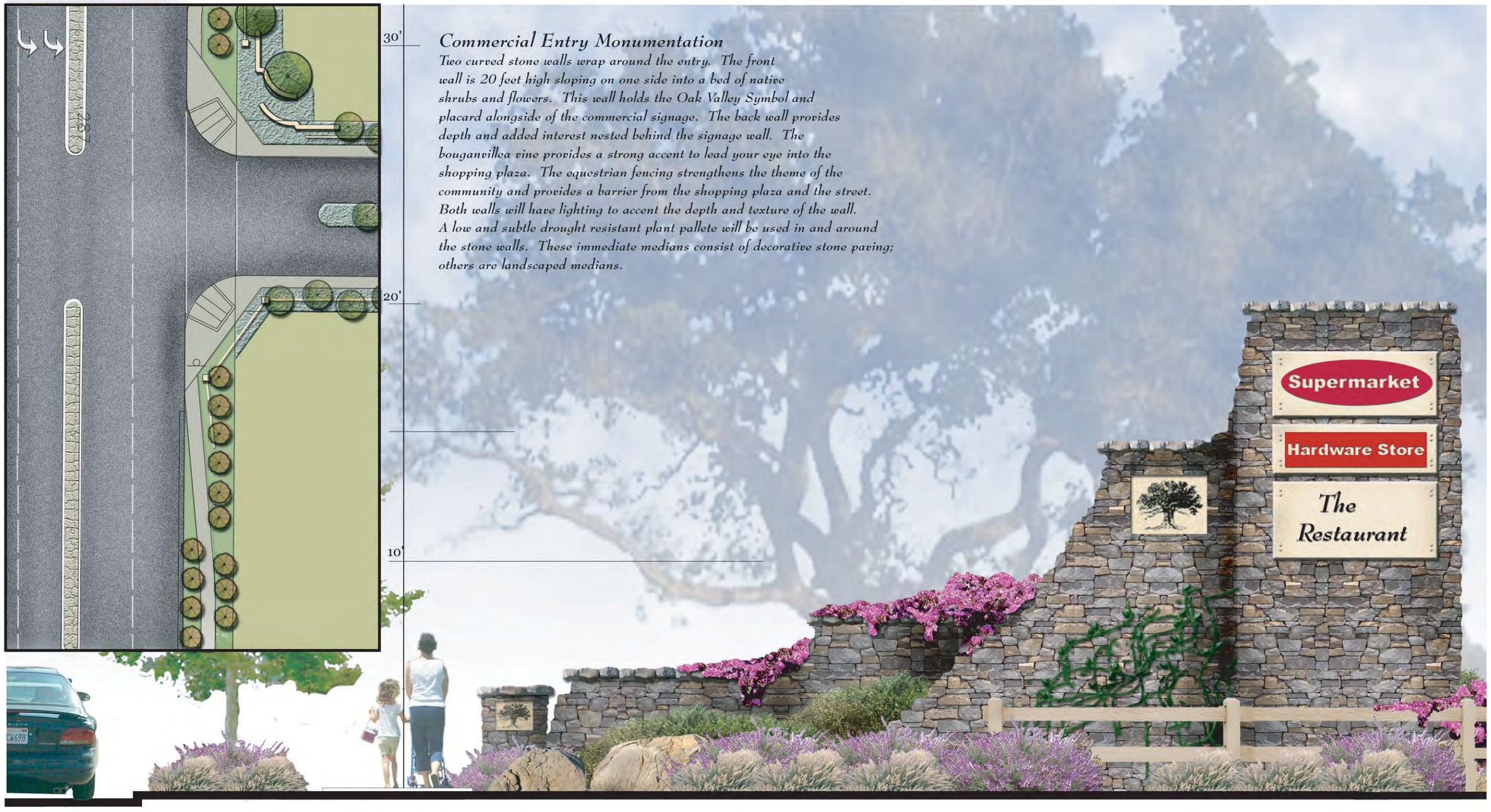
❑ **Common Space Elements**

Site furnishings and details which enrich the commercial development are strongly encouraged as well as low walls, balustrades and columns with finials. Seating areas with umbrellas and benches add vibrancy to any commercial establishment. The use of pottery, tree grates, detailed lighting fixtures, and wrought iron embellishments are encouraged. Accent colored canopies and unique business identification sings are desirable.

- **Prominent and/or unique architectural elements should be positioned as the focal points in the development.**

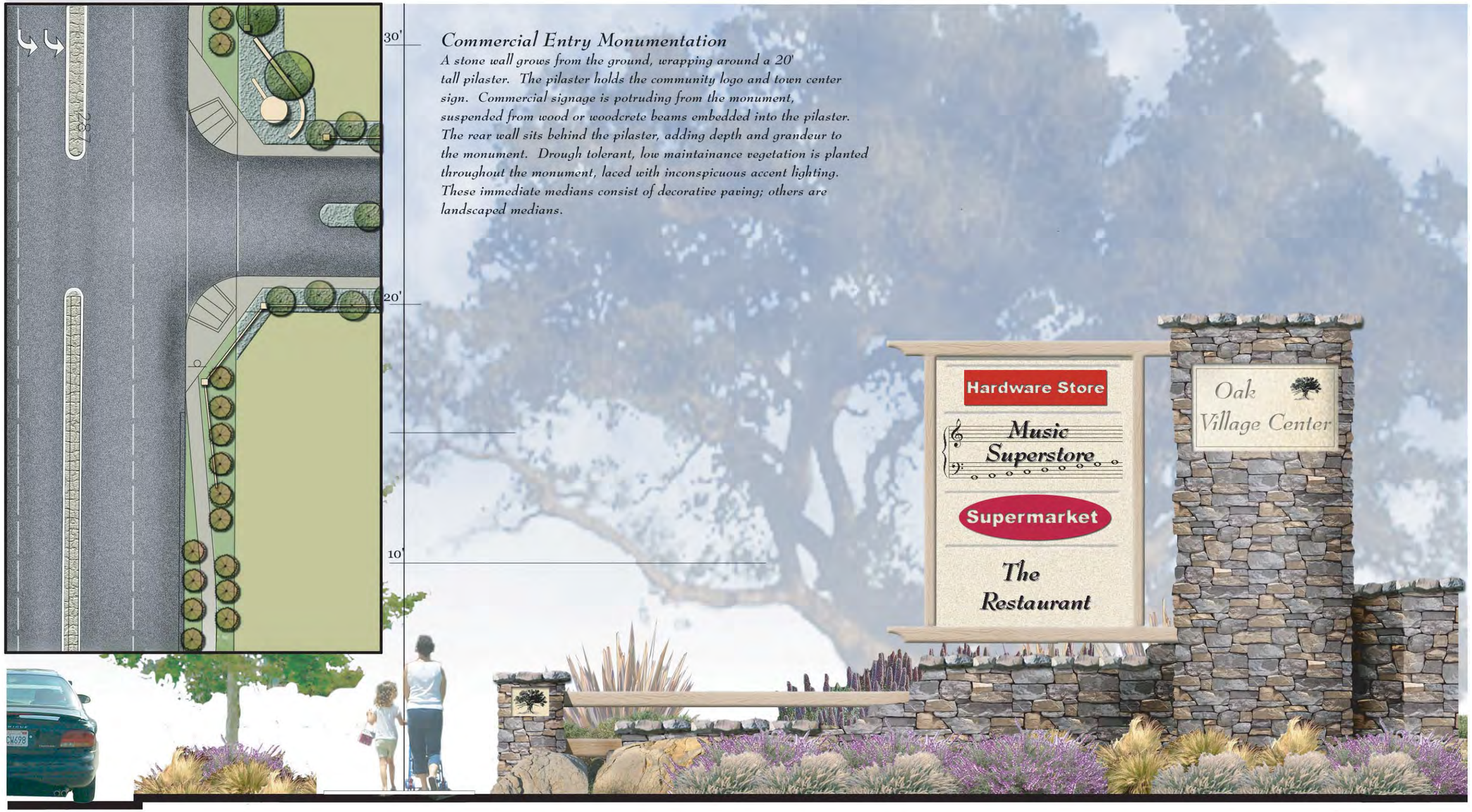
- One and two-story building massing should occur. False second-story elements may be incorporated to provide for variation in building massing and reinforce the enclosure of public spaces and plazas.
- Consideration should be given to locating the second floor façade behind the setback from the first floor façade to provide relief in the building plane and provide for outdoor covered walkways, balconies etc.
- Architectural features should extend above the second floor rooflines.
- Accent materials such as stone and brick, accent colors, door and window details, and other architectural enhancements should occur along the first floor/pedestrian level along all publicly visible façades. Final accent colors to be reviewed and agreed upon during the Development Plan Review approval process.
- Retail/commercial buildings fronting major public streets must have a high level of architectural detail and enhancement. Rear façades facing onto parking lots should be enhanced to address the retail use/shop use within. Rear entrances to shops and pedestrian paseos passing through buildings from the rear parking lots should be architecturally enhanced, easily visible and inviting.
- Storefront signage is required along rear façades facing onto parking lots and/or public spaces (as well as front façades facing streets and plazas).
- Substantial variations in massing should include changes in height and horizontal plane.
- Horizontal masses should not exceed a width: height ratio of 3:1 (i.e. should not be longer and flatter) without a substantial vertical architecture element that either projects up or away from the building, such as a tower, bay, lattice, or other architectural feature.
- Pedestrian friendly spaces and scale shall be incorporated.
- Building forms that vest and define visually interesting interior and exterior spaces shall be created where appropriate.
- Different heights may be used to communicate different uses or shops.
- Bay windows and stepped buildings also create added visual interest and relate directly to the pedestrian environment.
- Covered trellises, or shaded arcades, pergolas, porticos or overhanging eaves are encouraged in order to connect varied masses and create a more comfortable experience along pedestrian routes.
- Major building entries should be emphasized with special massing and/or architectural treatment.
- Higher tower elements or similar features are encouraged at focal points, such as plazas, major entrances, or where walkways meet streets.
- Large flat wall planes and the use of repetitive elements shall be avoided.
- A range of roof forms and pitches shall be used to add visual interest to the community streetscape.
- A mix of one- and two-story components shall be used along with the use of focal vertical elements where possible.

- **The use of natural materials (stone, slate, etc.) shall be used to provide texture and scale to wall surfaces.**
- **All roofing materials shall be of a fire retardant material, including treated shingles and shall be non-reflective (unglazed). Solar panels are acceptable.**
- **Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" at least two feet from external corners.**
- **Glass curtain wall construction and reflective glass are discouraged except for limited focal features of industrial buildings.**
- **Building façades should not be monotonous or have a flat, shadowless appearance on any façade highly visible from a street or main gathering area.**
- **Buildings should be clustered to optimize open space and create areas for gathering places; highlight landscape amenities; and create effective pedestrian connections.**
- **Structures, landscape and hardscape should be designed to create views into the commercial center establishing a sense of arrival.**
- **Freestanding buildings should be located close to the street to create an attractive and pedestrian friendly environment.**
- **Primary pedestrian entries should be clearly expressed or recessed by a sheltering element such as an awning, arcade, porch, pergola or portico.**
- **Special architectural features, such as bay windows, decorative roofs and miscellaneous entry features may project up to three feet into front setbacks and public right-of-ways, provided that they are not less than eight feet above the sidewalk.**
- **No wall should have a blank, uninterrupted length exceeding thirty feet without including one of the following: change in texture, change in plane, window (excluding clerestory windows and glass block), lattice, tree or equivalent element. Light industrial buildings are encouraged but not required due to the nature of this buildingtype.**
- **Façades that are visible from adjacent streets or walkways should display even greater visual interest by using architectural elements that break up the massing of large buildings, such as windows, arcades, porticos, pergolas, and other architectural features.**
- **Façades should have a recognizable "base" defined (but not limited to) one or more features such as: cornice treatments, roof overhangs with brackets, stepped parapets, richly textured materials, and/or differently colored materials.**
- **Commercial Monumentation is a key element to drawing in and appropriately guiding the consumer. Examples of this can be found in Figure 4-24 *Commercial Monumentation – Option 1* and Figure 4-25 *Commercial Monumentation – Option2*.**



Commercial Entry Monumentation

Two curved stone walls wrap around the entry. The front wall is 20 feet high sloping on one side into a bed of native shrubs and flowers. This wall holds the Oak Valley Symbol and placard alongside of the commercial signage. The back wall provides depth and added interest nested behind the signage wall. The bouganvillea vine provides a strong accent to lead your eye into the shopping plaza. The equestrian fencing strengthens the theme of the community and provides a barrier from the shopping plaza and the street. Both walls will have lighting to accent the depth and texture of the wall. A low and subtle drought resistant plant pallete will be used in and around the stone walls. These immediate medians consist of decorative stone paving; others are landscaped medians.



Commercial Entry Monumentation

A stone wall grows from the ground, wrapping around a 20' tall pilaster. The pilaster holds the community logo and town center sign. Commercial signage is potruding from the monument, suspended from wood or woodcrete beams embedded into the pilaster. The rear wall sits behind the pilaster, adding depth and grandeur to the monument. Drough tolerant, low maintainance vegetation is planted throughout the monument, laced with inconspicuous accent lighting. These immediate medians consist of decorative paving; others are landscaped medians.

D. Community Elements

1. Community Design Theme

The community design concept focuses on preserving and enhancing the existing natural character of the site. Simplicity will be the primary focus of the landscape plan, utilizing a plant palette that respects and enhances the existing native plant communities through the use of native and appropriate non-native drought tolerant species. Complementing the landscape theme, and hardscape elements within the community, such as entry monumentation, signage, walls and fences, will evoke the same respect for the natural environment, utilizing stone, wood and natural materials characteristic of the SUMMERWIND RANCH AT OAK VALLEY project site as its foundation whenever possible. Community entries and all other entries consist of a thematic blend of construction features, landscape features, signage and specialty lighting that provides strong landmarks and reinforces the distinctiveness of SUMMERWIND RANCH AT OAK VALLEY.

The architecture of the individual homes will have a timeless quality that is historically familiar and climatically appropriate. It will embrace a subtle blend of traditional styles that have been demonstrated over the last hundred years. Ideally, natural and man-made elements will be seen to be in balance and the colors will complement or match the natural colors of the native rock, soil and landscape of SUMMERWIND RANCH AT OAK VALLEY.

2. Community Entry Monumentation

Entries and key intersections within SUMMERWIND RANCH AT OAK VALLEY reinforce a community hierarchy established by the various circulation patterns and amenities within the community. These features are created through a thematic blend of hardscape and landscape elements by providing strong landmarks and a sense of place and orientation within the community. A comprehensive and coordinated treatment for landscape, hardscape and monumentation creates a strong thematic identity for the project which also enhances the community's function and aesthetic quality. Figure 4-26, *Key to Monumentation, Streetscapes & Edge Conditions*, depicts the location of entry monuments, streetscapes and edge conditions within the SUMMERWIND RANCH AT OAK VALLEY project site.

The design theme for the entries in this development is in line with the natural and rural themes of the project. Entries are each unique, but all share the same relative scale and mass to provide a constant element in their design. All incorporate materials such as rough stones with engraved community signs and battered stone pilasters. The somewhat uniform choice of materials for the entries will also provide a sense of design continuity. The signage in the community is intended to meet functional needs such as informational, way finding, and identification while also supplementing architectural, landscape, and urban design features in establishing a cohesive and textured project design theme. The signage program will establish consistency and diversity.

Edge Condition Legend:

Symbol	Description
	Residential / I-10 Freeway
	Commercial / I-10 Freeway
	Residential / Commercial
	Residential / Open Space
	Residential / Riparian Corridor
	Residential / Linear Park
	Residential / Active Park
	Residential / Recreation Center
	Park / Open Space
	Active Park / School

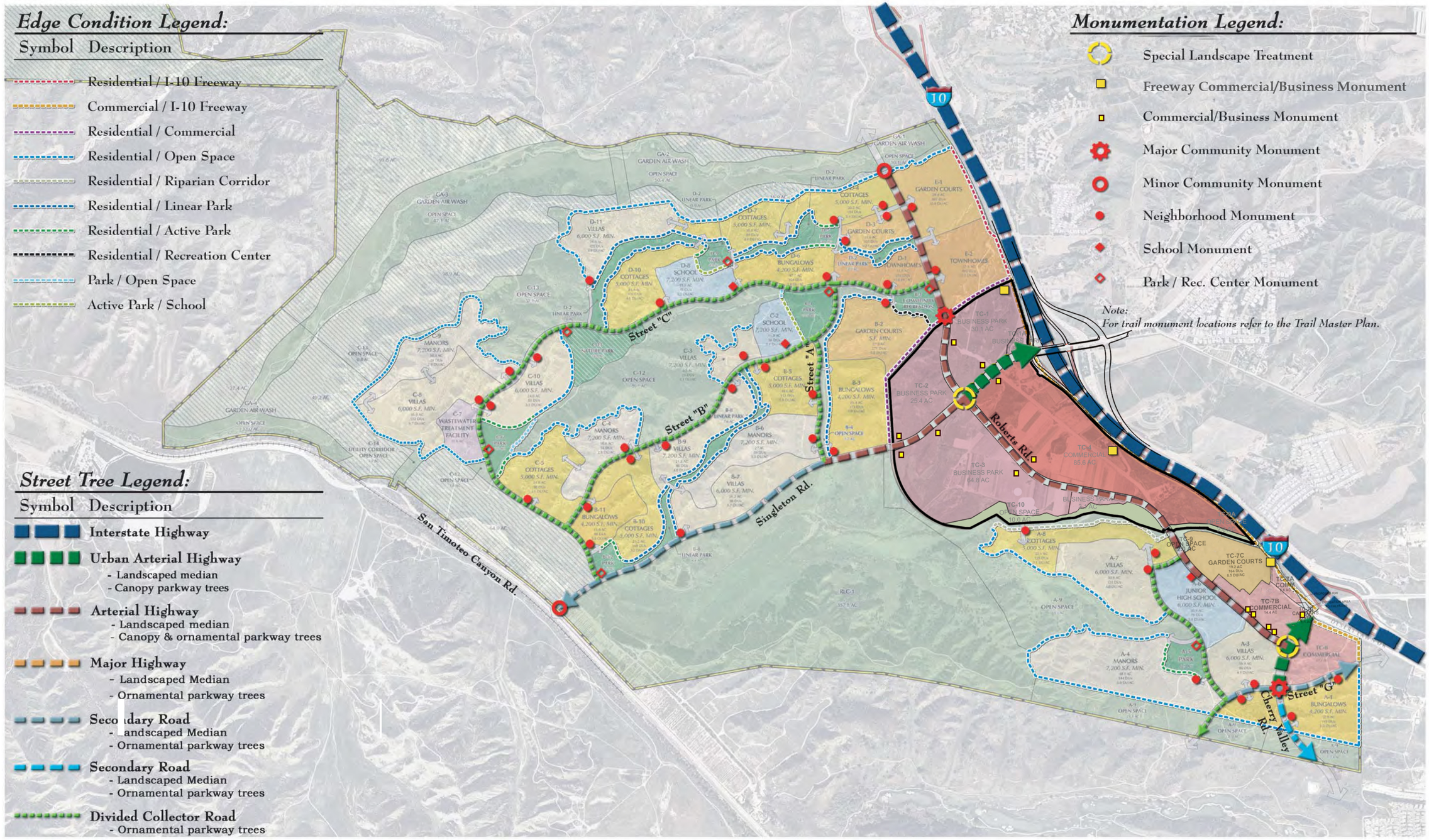
Street Tree Legend:

Symbol	Description
	Interstate Highway
	Urban Arterial Highway - Landscaped median - Canopy parkway trees
	Arterial Highway - Landscaped median - Canopy & ornamental parkway trees
	Major Highway - Landscaped Median - Ornamental parkway trees
	Secondary Road - Landscaped Median - Ornamental parkway trees
	Secondary Road - Landscaped Median - Ornamental parkway trees
	Divided Collector Road - Ornamental parkway trees

Monumentation Legend:

- Special Landscape Treatment
- Freeway Commercial/Business Monument
- Commercial/Business Monument
- Major Community Monument
- Minor Community Monument
- Neighborhood Monument
- School Monument
- Park / Rec. Center Monument

Note:
For trail monument locations refer to the Trail Master Plan.



SUMMERWIND RANCH AT OAK VALLEY

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FIGURE IV-26

Key to Monumentation, Streetscapes & Edge Conditions

- **Major Community Entry Monumentation**
  Major Community Entry Monumentation identifies initial entry into the residential portion of the project site and leads away from the Town Center village of SUMMERWIND RANCH AT OAK VALLEY. Figure 4-27, *Major Community Entry Monumentation* shows this concept.

- **Minor Community Entry Monumentation**
  Minor Community Entry Monumentation identifies initial entry into the project site in areas from secondary or less traveled roads. Figure 4-28, *Minor Community Entry Monumentation* shows this concept.

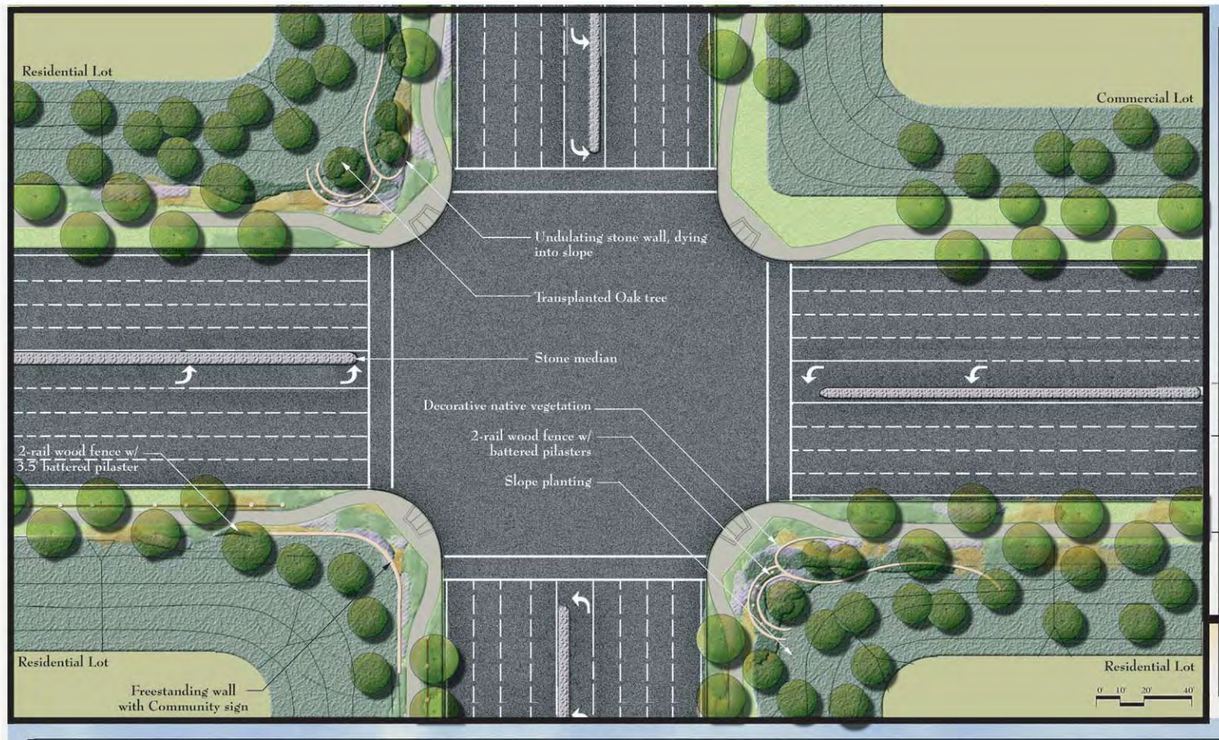
- **Neighborhood Entry Monumentation**
  Neighborhood Entry Monumentation identifies entrances into individual planning area neighborhoods. Though smaller in scale, the neighborhood entries reflect the same character and materials utilized in the other entries. Flexibility and individuality is allowed to foster neighborhood identity within the project site, provided the stone materials, signage letter style and planting remain consistent throughout the project. Examples of options for this are shown on Figure 4-29, *Neighborhood Entry Monumentation – Option 1* and Figure 4-30, *Neighborhood Entry Monumentation – Option 2.*

- **Special Feature Monumentation**
  As shown in Figure 4-31, *Special Feature Monumentation* are monuments which are located as Town Center landmarks. They are located only within the Town Center, at the two major intersections. They will be consistent in design with other monumentation found throughout the project site so as to be recognizable in theme and meaning.

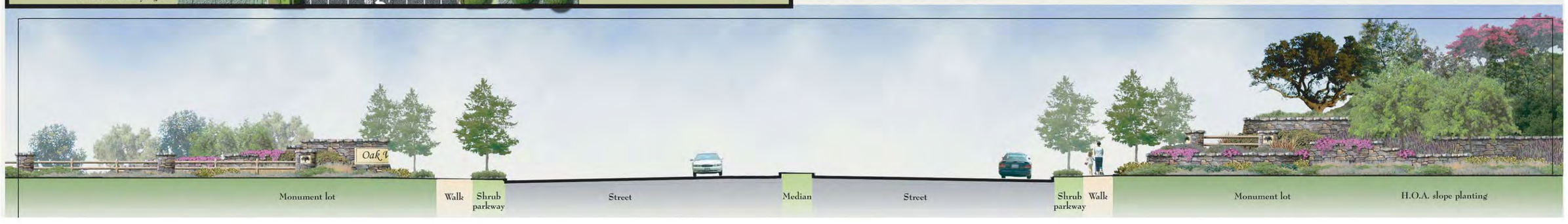
- **School Monumentation**
  As shown in Figure 4-32, *School Monumentation* will include elements such as a marquee, school identification, battered stone pilasters with or without caps, curved stone walls with a cap, and the 2-rail theme fence. School monumentation will be consistent with the community's design theme and similar in appearance for the various school sites.

- **Park Monumentation**
  As shown in Figure 4-33, *Park Monumentation* will include elements such as a designated monument area, a walkway, a stone pilaster with cap, the SUMMERWIND RANCH AT OAK VALLEY Logo and Placard, "Broken" wall, park signage, and battered stone pilasters.

- **Freeway Pylon Monument & Sign**
  As shown in Figure 4-34, *Trail Monumentation & Freeway Monument*, the freeway monument/pylon will be located as shown in Figure IV-26, Key to Monumentation, Streetscapes & Edge Conditions. The maximum height will be 75' and 25' wide with a total area of 1,800 square feet excluding the base. See separate Master Signage Plan.







SUMMERWIND RANCH AT OAK VALLEY

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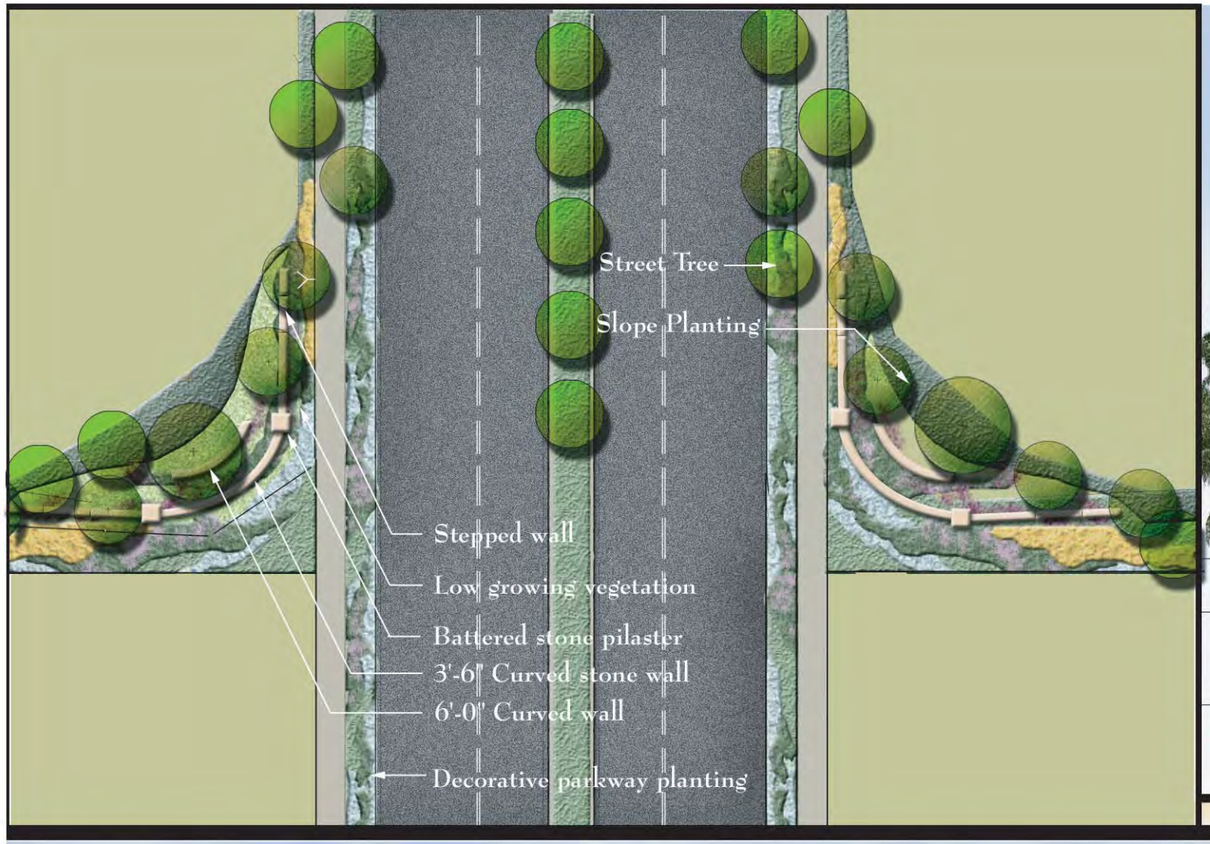
FIGURE IV-27

Major Community Entry Monumentation





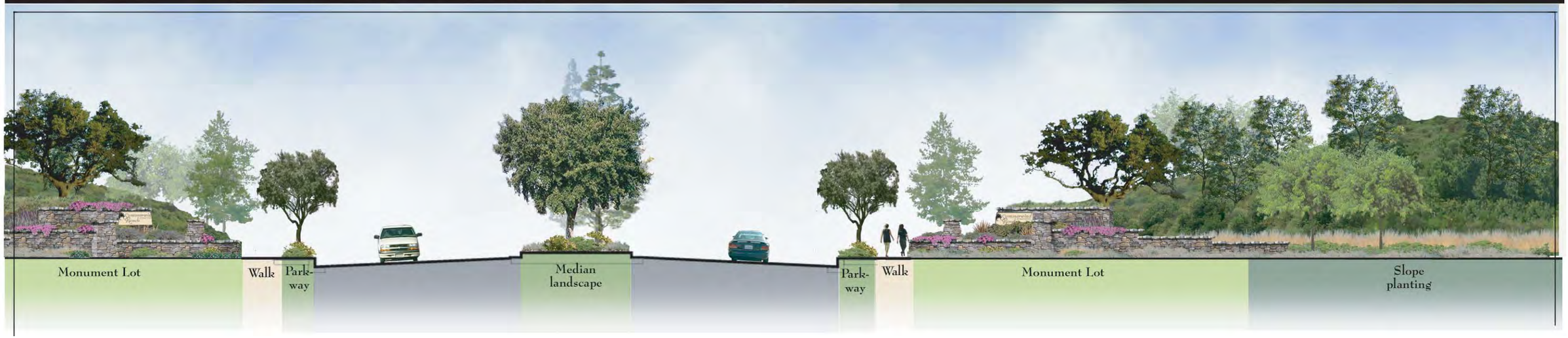


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FIGURE IV-28

Minor Community Entry Monumentation

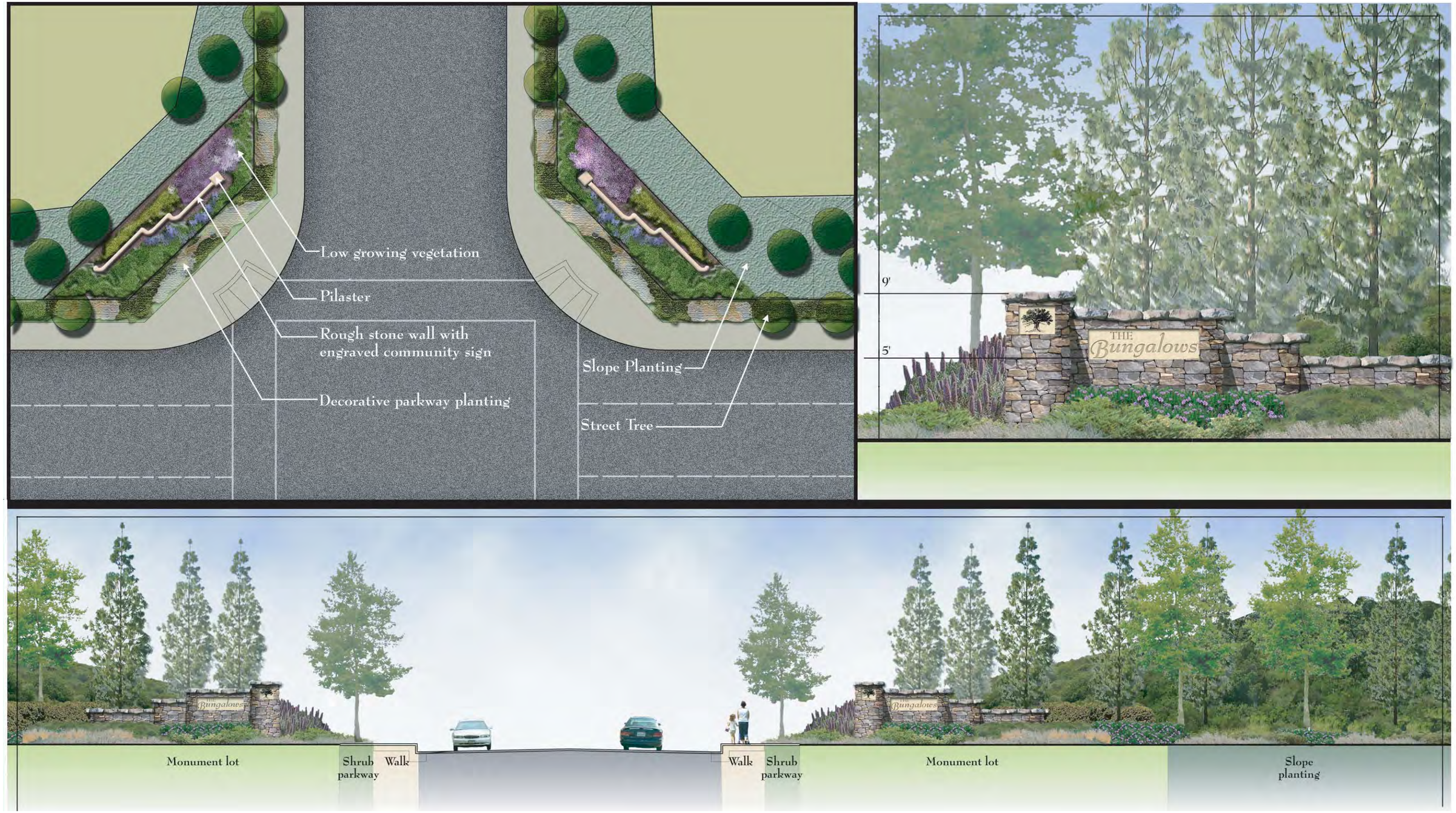

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FIGURE IV-29

Neighborhood Entry Monumentation - Option 1

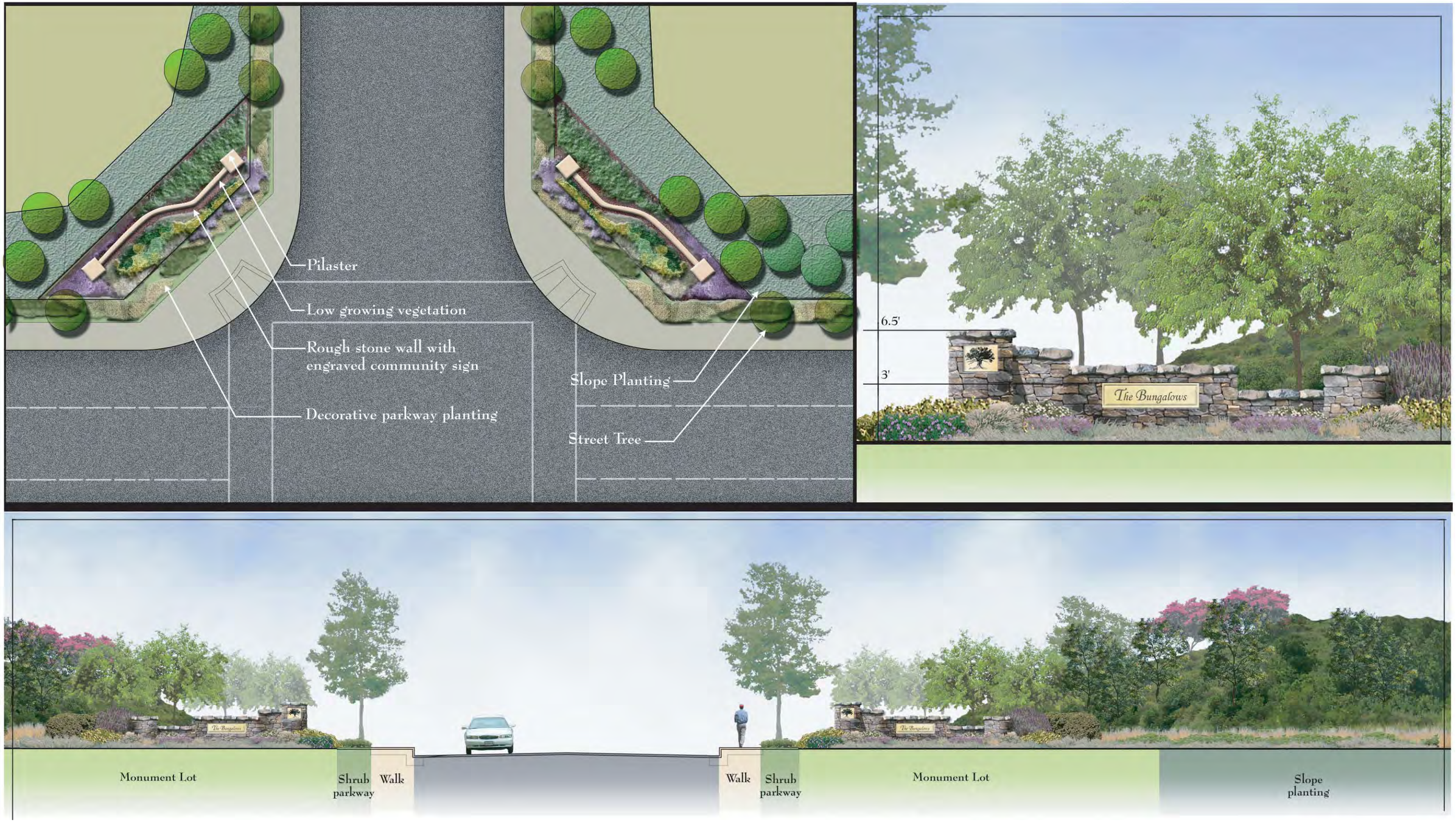

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FIGURE IV-30

Neighborhood Entry Monumentation - Option 2

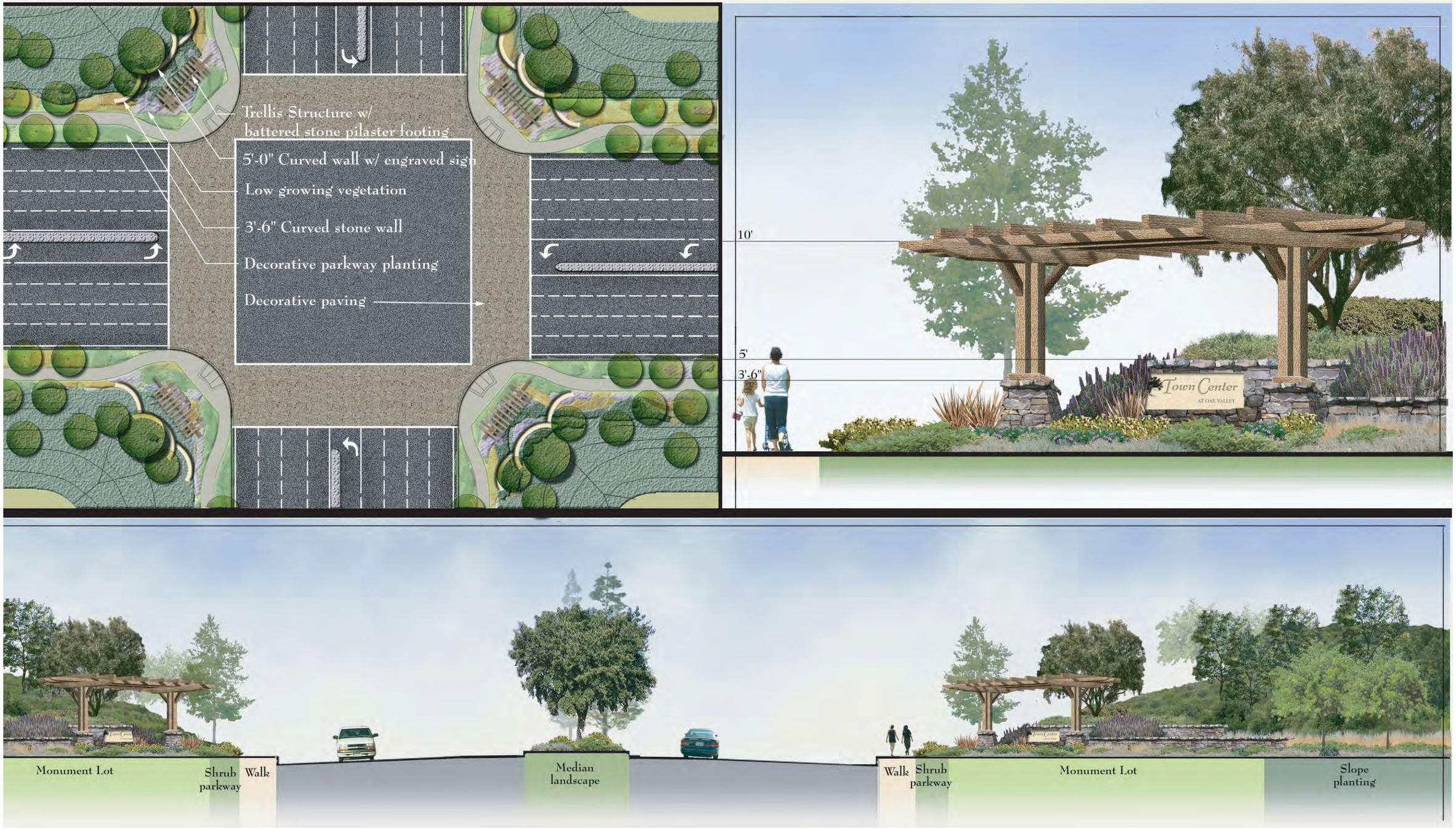

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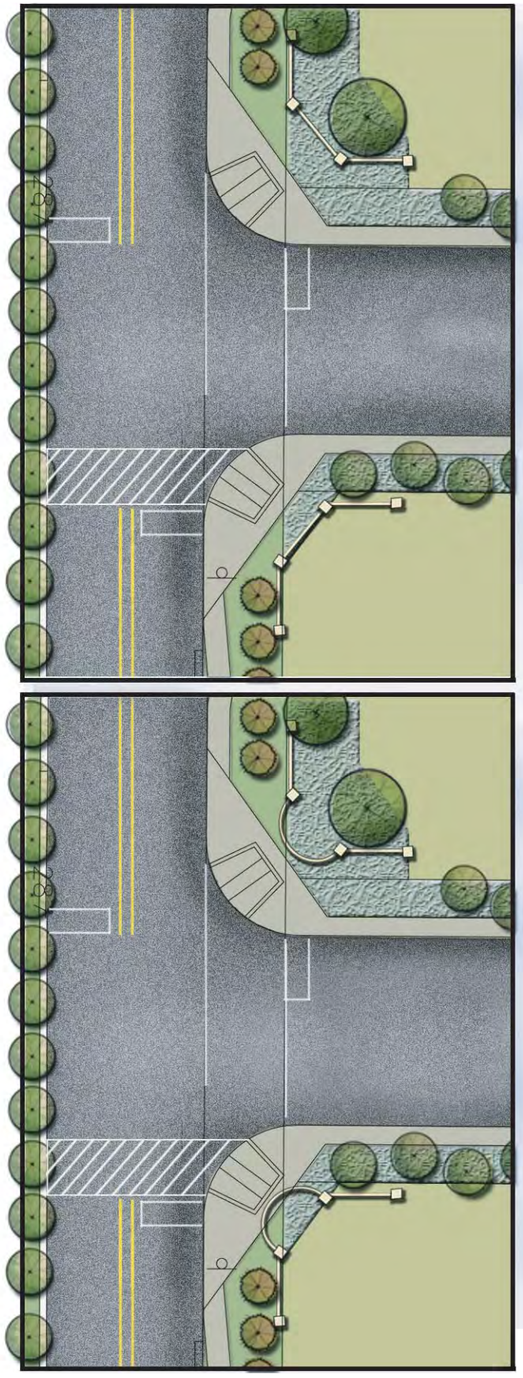
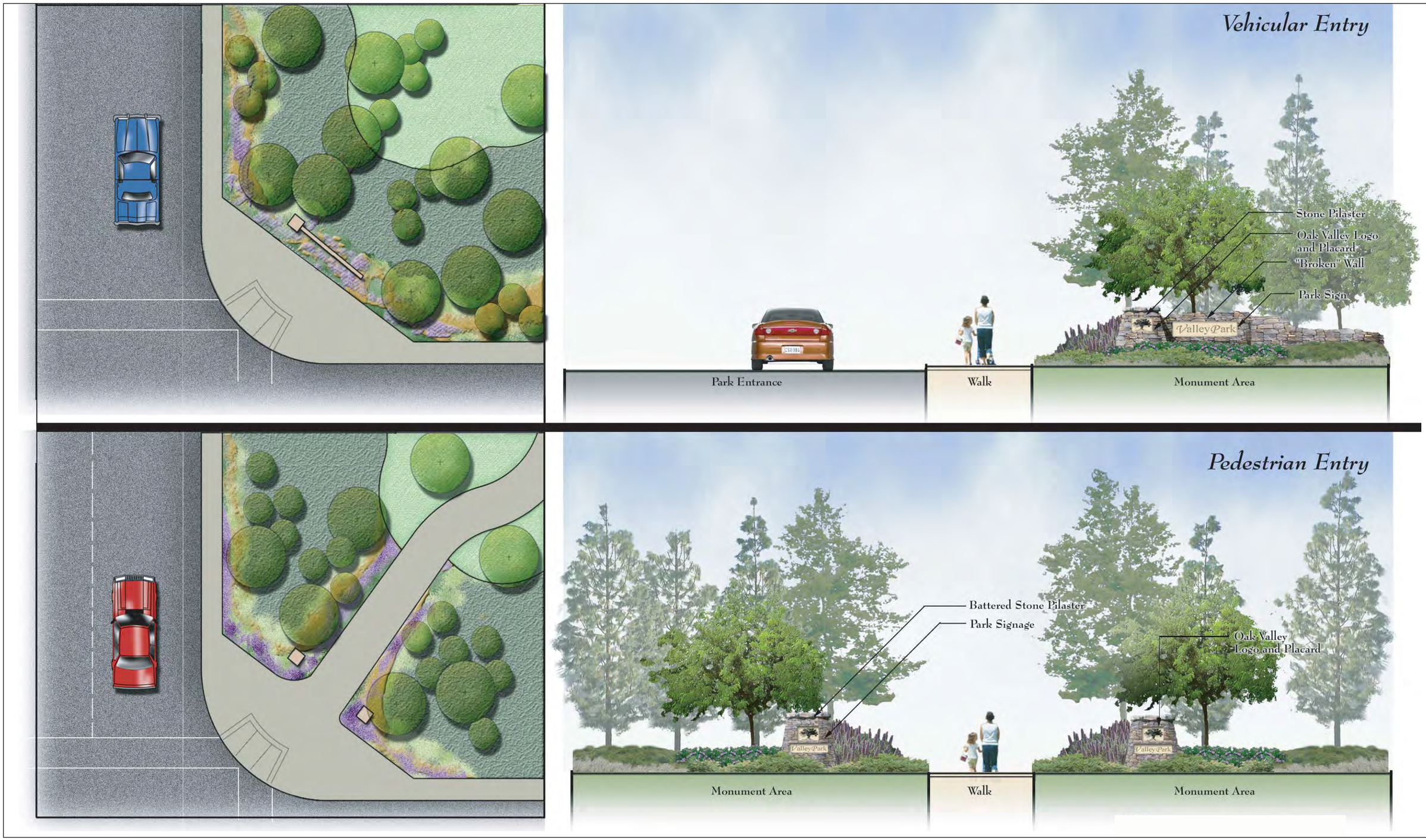
FIGURE IV-31

Special Feature Monumentation




Option One
Marquee
School Identification
Battered Stone Pilaster
5'
15'
4'
Upcoming Events
Elementary School
2-Rail
Theme Fence
Option Two
Battered Pilaster With Cap
Curved Stone Wall With Cap
School Identification
4'
2-Rail
Theme Fence



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

T&B PLANNING CONSULTANTS
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VAN DYKE LLP

FIGURE IV-33

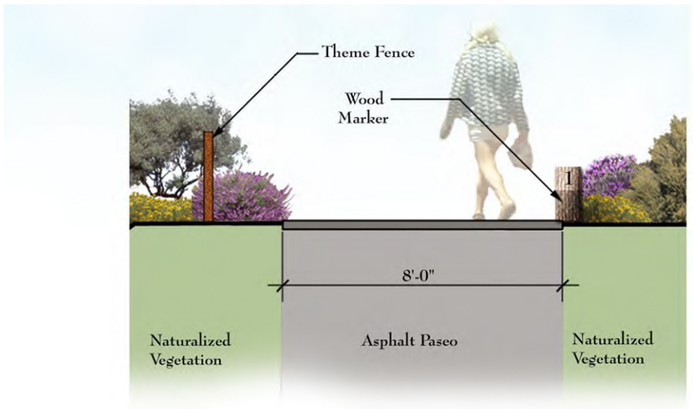
Park Monumentation

3. Trail Monumentation

As shown in Figure 4-34 *Trail Monumentation* will include various elements from the options presented. These elements include battered stone wall with stone cap, high-pressure laminate plaque with trail information including: trail map, elevation diagram, and point of location, double stone pilasters with stone cap and engraved community plaque, and wood, concrete, or stone markers.

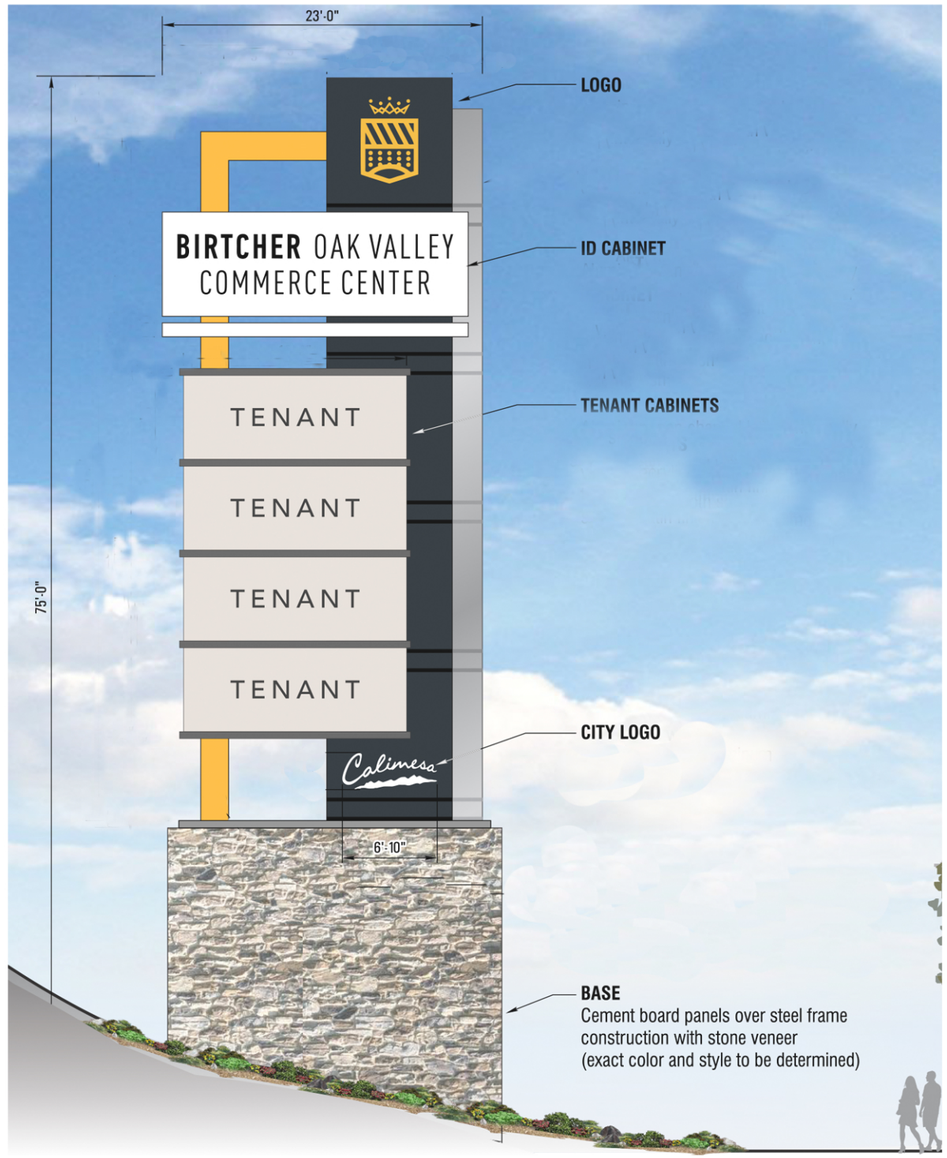


Trail Head Monuments



Distance Markers Along Paseo

- Use native vegetation in open space.
- Use drought resistant vegetation in linear park areas.



Freeway Monument/Pylon Sign

- Rustic stone veneer base with contemporary pylon design.
- Maximum height 75' excluding base and 1,800 s.f. maximum sign area.

E. Street Landscaping

1. Streetscapes

Streetscape landscaping within SUMMERWIND RANCH AT OAK VALLEY will respond to the surrounding natural environment in which it occurs. The roads form a hierarchy in their layout. Their landscape character and setbacks reinforce hierarchy, with greater setbacks and landscaped medians on larger roads and slightly narrower setbacks on smaller roads, such as collector roads.

- **Singleton Road Streetscape**
  The segments for Singleton Road Streetscape are shown in Figure 4-35 *Singleton Road Streetscape – Secondary Highway Portion* and Figure 4-36 *Singleton Road Streetscape – Arterial Highway Portion.*

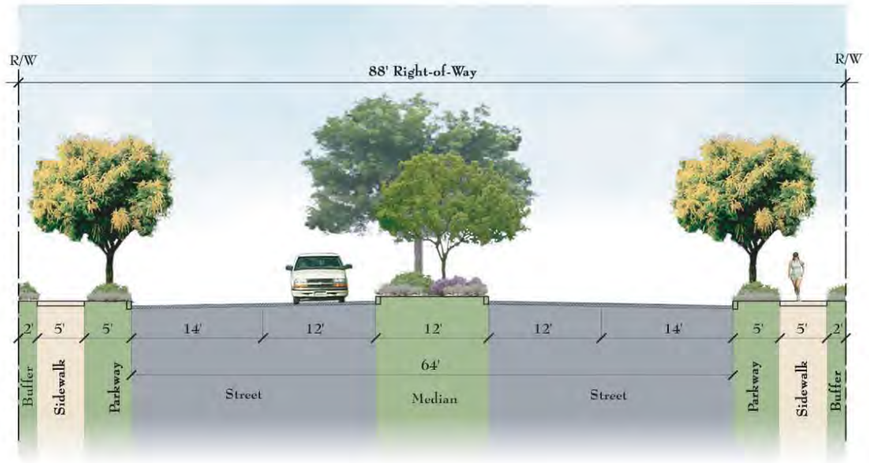
- **Roberts Road Streetscape**
  Roberts Road Streetscape is shown in Figure 4-37 *Roberts Road Streetscape.* This road has a 110' right of way with sidewalks, parkways, and a median.

- **Major Road Streetscape**
  The Major Road Streetscape describes what is typical for major roads in the project. These are 100' right of way roads with sidewalks, parkways, and a median. This is shown in Figure 4-38 *Major Road Streetscape.*

- **Divided Collector Road Streetscape**
  The Divided Collector Road Streetscape is shown in Figure 4-39 *Divided Collector Road Streetscape.*

- **Modified Secondary Road Streetscape**
  The Modified Secondary Road Streetscape is shown in Figure 4-40 *Modified Secondary Road Streetscape.*

- **Urban Arterial Highway Streetscape**
  The Urban Arterial Highway Streetscape is shown in Figure 4-41 *Urban Arterial Highway Streetscape.*





Secondary Highway

Median Trees Such As:
Cercis occidentalis - Western Redbud
Liquidambar styraciflua - Sweet Gum
Pinus eldarica - Eldarica Pine
Platanus acerfolia - London Plane Tree
Podocarpus gracilior - Fern Pine

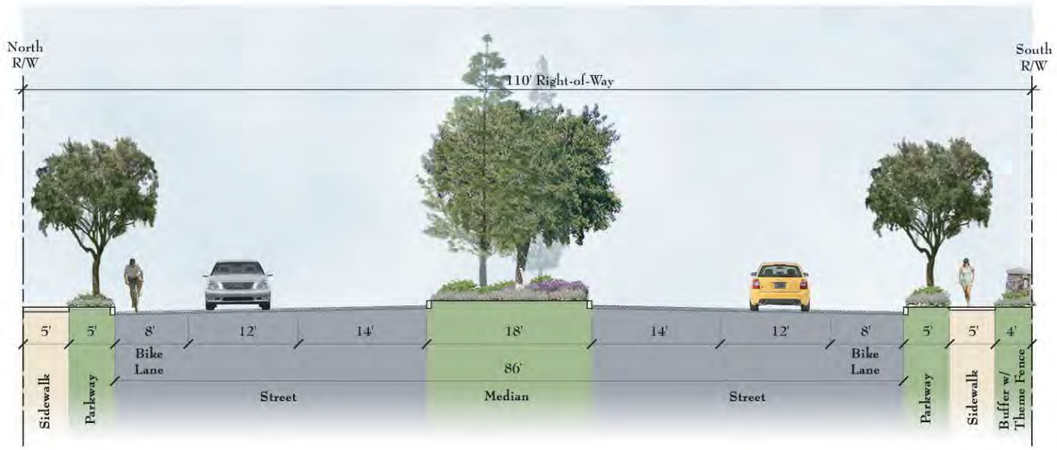
Parkway Trees Such As:
Koelreuteria bipinnata - Chinese Flame Tree
Liquidambar styraciflua - Sweet Gum
Platanus acerfolia - London Plane Tree
Pyrus calleryana 'Bradford' - Bradford Pear

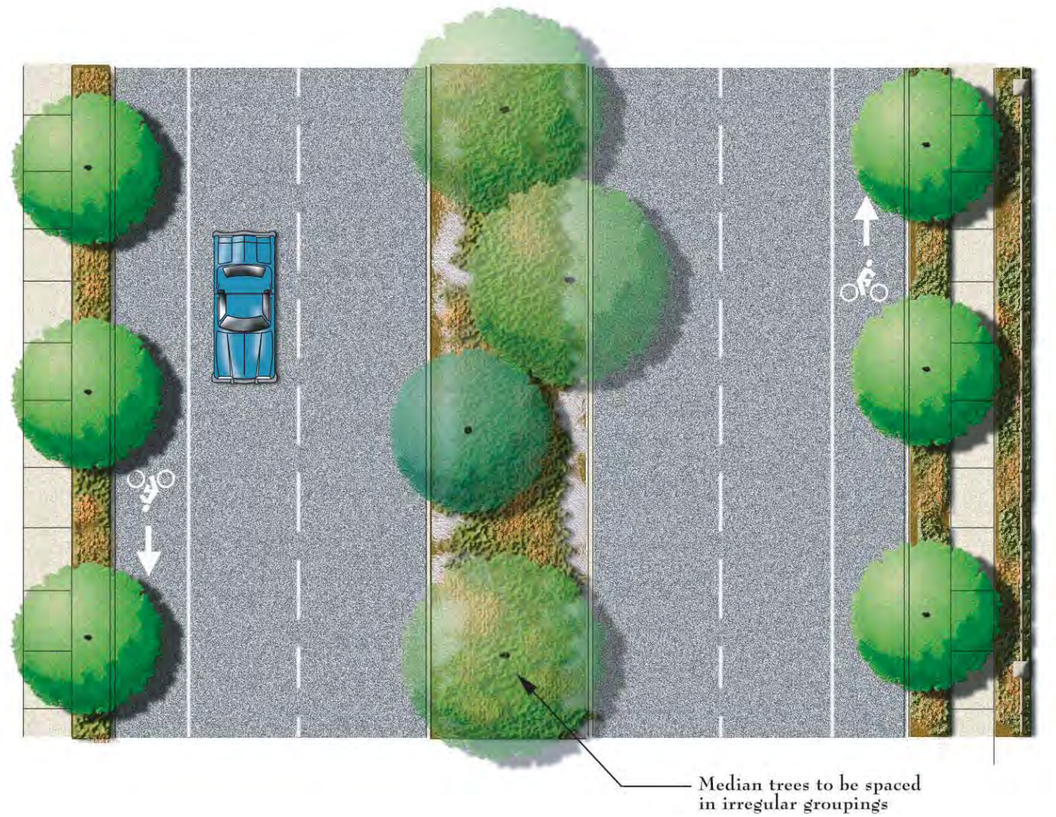
Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
Lavandula spp. - Lavender
Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
Rhus ovata - Sugar Bush
Salvia greggii - Autumn Sage
Salvia leucantha - Mexican Bush Sage
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweetbox

Ground Cover Such As:
Arctostaphylos 'Emerald Carpet' - Manzanita
Arctostaphylos 'Monterey Carpet' - Manzanita
Artemisia caucasia - Silver Spreader
Baccharis pilularis 'Twin Peaks' - Coyote Brush
Ceanothus griseus horizontalis 'Yankee Point'
Convolvulus mauritanicus - Ground Morning Glory
Juniperus spp. - Juniper
Myoporum parvifolium
Oenothera berlandieri - Mexican Primrose
Rosmarinus officinalis 'Prostratus' - Dwarf Rosemary
Santolina chamaecyparissus - Lavender Cotton
Santolina virens - Green Santolina
Sedum rubrotinctum - Pork and Beans

Grasses Such As:
Boutelous gracilis - Blue Grama Grass
Carex pausa - California Meadow Sedge
Elymus 'Canyon Prince' - Blue Wild Rye
Festuca mairei - Maire's fescue
Festuca ovina glauca - Blue Fescue
Miscanthus transmorrisonensis - Evergreen Eulalia
Muhlenbergia pubescens - Soft Blue Mexican Muhly

* Red text indicates species represented in rendering. Scenes depict plants in summer.





Arterial Highway (Singleton Road)

Median Trees Such As:
Cinnamomum camphora - Camphor Tree
Liriodendron tulipifera - Tulip Tree
Pinus canariensis - Canary Island Pine
Pinus eldarica - Eldarica Pine
Quercus suber - Cork Oak

Parkway Trees Such As:
Chionanthus retusus - Chinese Fringe Tree
Chitalpa tashkentensis - Chitalpa
Koelreuteria bipinnata - Chinese Flame Tree
Platinus acerfolia - London Plane Tree
Pinus calleryana 'Bradford' - Bradford Pear
Rhus lancea - African Sumac

Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
Lavandula spp. - Lavender
Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
Rhus ovata - Sugar Bush
Salvia greggii - Autumn Sage
Salvia leucantha - Mexican Bush Sage
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweetbox

Ground Cover Such As:
Arctostaphylos 'Emerald Carpet' - Manzanita
Arctostaphylos 'Monterey Carpet' - Manzanita
Artemisia caucasia - Silver Spreader
Baccharis pilularis 'Twin Peaks' - Coyote Brush
Ceanothus griseus horizontalis 'Yankee Point'
Convolvulus mauritanicus - Ground Morning Glory
Juniperus spp. - Juniper
Myoporum parvifolium
Oenothera berlandieri - Mexican Primrose
Rosmarinus officinalis 'Prostratus' - Dwarf Rosemary
Santolina chamaecyparissus - Lavender Cotton
Santolina virens - Green Santolina
Sedum rubrotinctum - Pork and Beans

Grasses Such As:
Boutelous gracilis - Blue Grama Grass
Carex pausa - California Meadow Sedge
Elymus 'Canyon Prince' - Blue Wild Rye
Festuca mairei - Maire's fescue
Festuca ovina glauca - Blue Fescue
Miscanthus transmorrisonensis - Evergreen Eulalia
Muhlenbergia pubescens - Soft Blue Mexican Muhly

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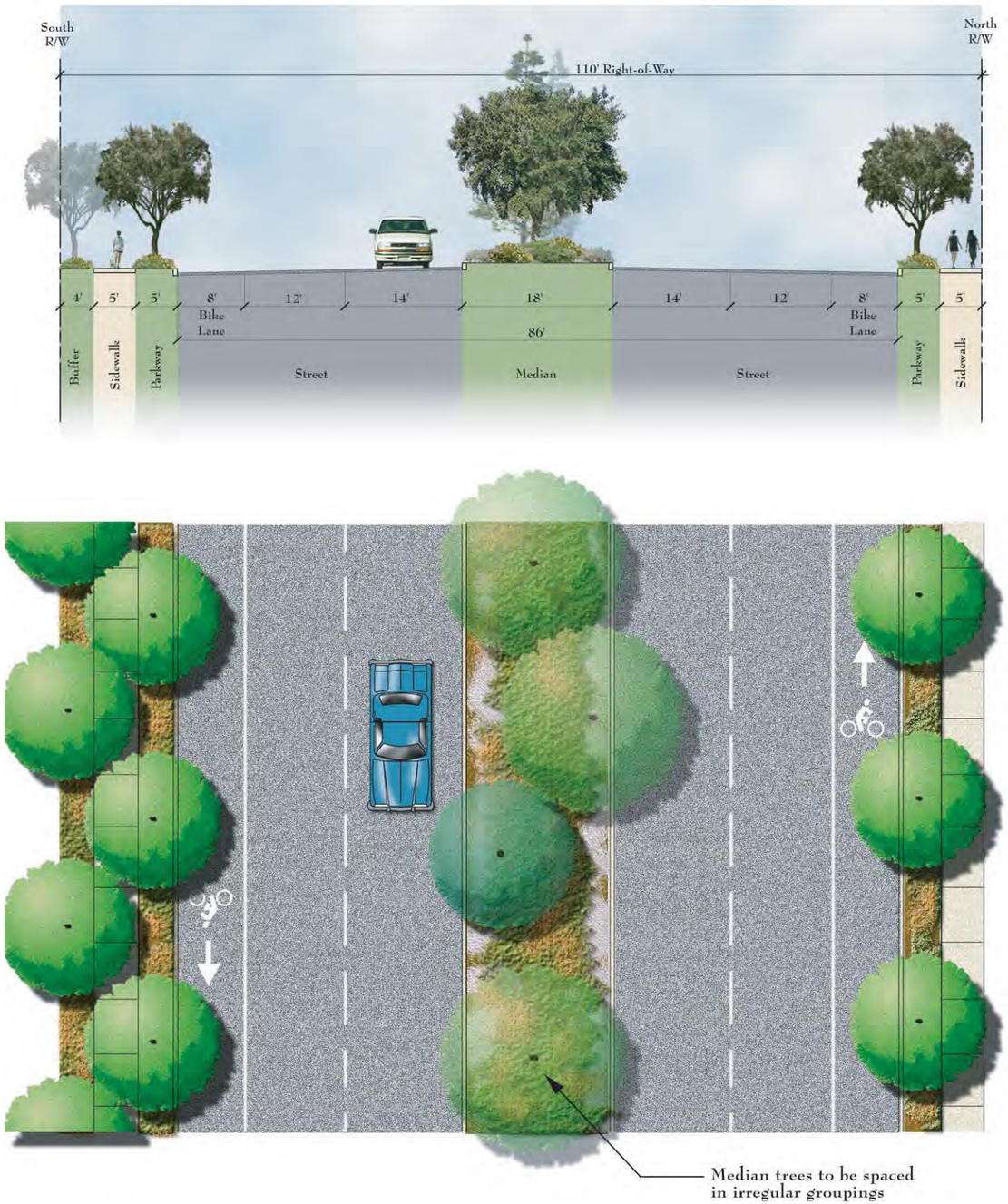

Arterial Highway (Roberts Road)

Median Trees Such As:
Cinnamomum camphora - Camphor Tree
Liriodendron tulipifera - Tulip Tree
Pinus canariensis - Canary Island Pine
Pinus eldarica - Eldarica Pine
Quercus suber - Cork Oak

Parkway Trees Such As:
Chionanthus retusus - Chinese Fringe Tree
Chitalpa tashkentensis - Chitalpa
Koelreuteria bipinnata - Chinese Flame Tree
~~Platinus acerfolia - London Plane Tree~~
~~Pirus calleryana 'Bradford' - Bradford Pear~~
Rhus lancea - African Sumac

Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
Lavandula spp. - Lavender
Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
Rhus ovata - Sugar Bush
Salvia greggii - Autumn Sage
Salvia leucantha - Mexican Bush Sage
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweetbox

Ground Cover Such As:
Arctostaphylos 'Emerald Carpet' - Manzanita
Arctostaphylos 'Monterey Carpet' - Manzanita
Artemisia caucasia - Silver Spreader
Baccharis pilularis 'Twin Peaks' - Coyote Brush
Ceanothus griseus horizontalis 'Yankee Point'
Convolvulus mauritanicus - Ground Morning Glory
Juniperus spp. - Juniper
Myoporum parvifolium
Oenothera berlandieri - Mexican Primrose
Rosmarinus officinalis 'Prostratus' - Dwarf Rosemary
Santolina chamaecyparissus - Lavender Cotton
Santolina virens - Green Santolina
Sedum rubrotinctum - Pork and Beans

Grasses Such As:
Boutelous gracilis - Blue Grama Grass
Carex pausa - California Meadow Sedge
Elymus 'Canyon Prince' - Blue Wild Rye
Festuca mairei - Maire's fescue
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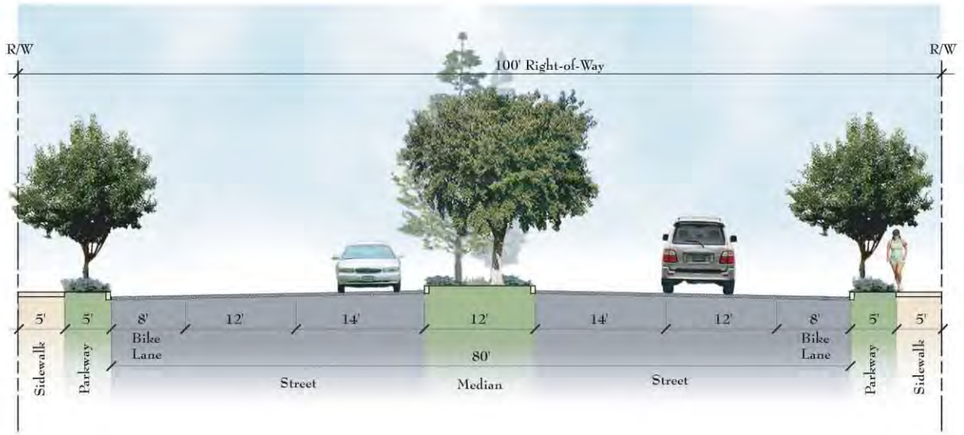

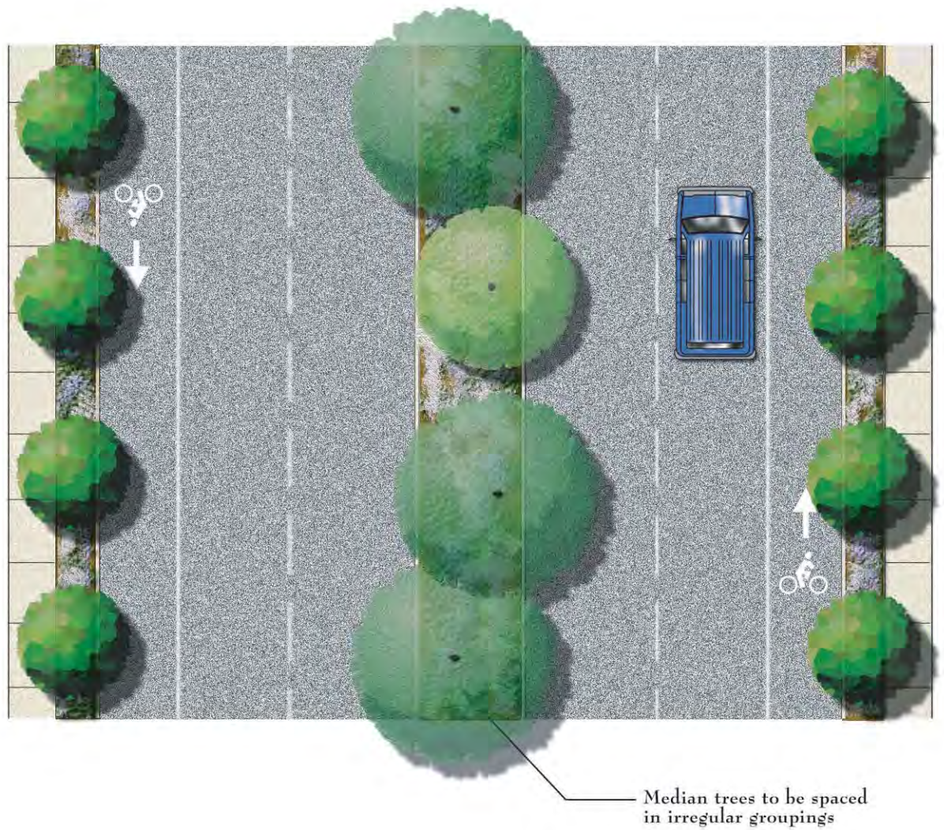

Major Highway

Median Trees Such As:
Cinnamomum camphora - Camphor Tree
Liriodendron tulipifera - Tulip Tree
Pinus canariensis - Canary Island Pine
Pinus eldarica - Eldarica Pine
Quercus suber - Cork Oak

Parkway Trees Such As:
Chionanthus retusus - Chinese Fringe Tree
Chitalpa tashkentensis - Chitalpa
Koelreuteria bipinnata - Chinese Flame Tree
Platinus acerfolia - London Plane Tree
Pinus calleryana 'Bradford' - Bradford Pear
Rhus lancea - African Sumac

Shrubs Such As:
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Baccharis pilularis - Dwarf Coyote Brush
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Carissa macrocarpa - Natal Plum
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Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
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Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
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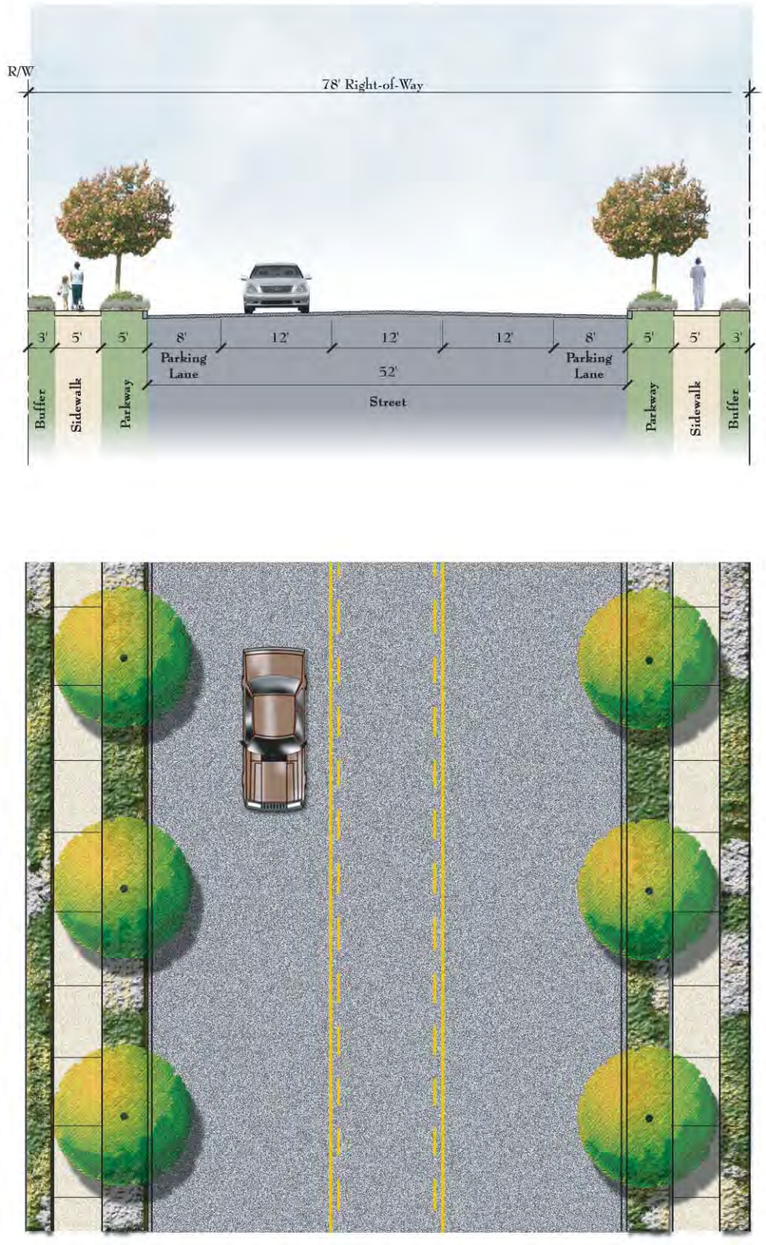

Divided Collector

Parkway Trees Such As:
Brachychiton populneus - Bottle Tree
Gleditsia Triacanthos - Honey Locust
Lagerstroemia indica - Crape Myrtle
Pistacia chinensis - Chinese Pistache
Prunus blireiana - Flowering Plum

Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
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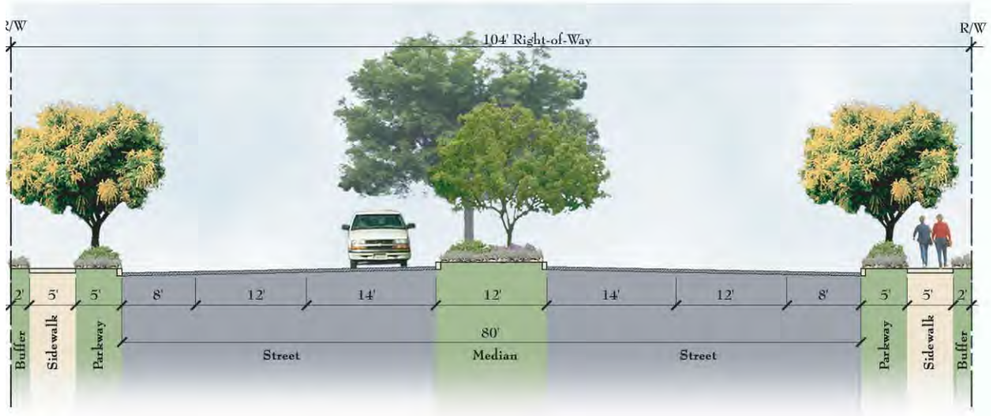

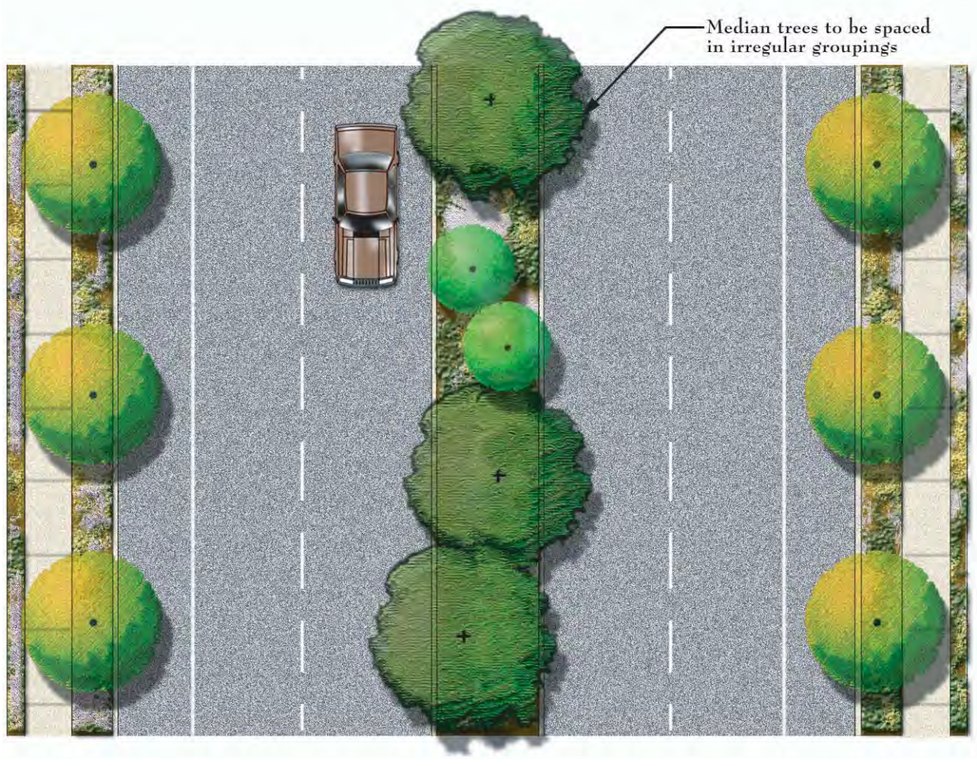

Modified Secondary Road

Median Trees Such As:
Cercis occidentalis - Western Redbud
Liquidambar styraciflua - Sweet Gum
Pinus eldarica - Eldarica Pine
Platanus acerfolia - London Plane Tree
Podocarpus gracilior - Fern Pine

Parkway Trees Such As:
Koelreuteria bipinnata - Chinese Flame Tree
Liquidambar styraciflua - Sweet Gum
Platanus acerfolia - London Plane Tree
Pyrus calleryana 'Bradford' - Bradford Pear

Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
Lavandula spp. - Lavender
Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
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Festuca ovina glauca - Blue Fescue
Miscanthus transmorrisonensis - Evergreen Eulalia
Muhlenbergia pubescens - Soft Blue Mexican Muhly

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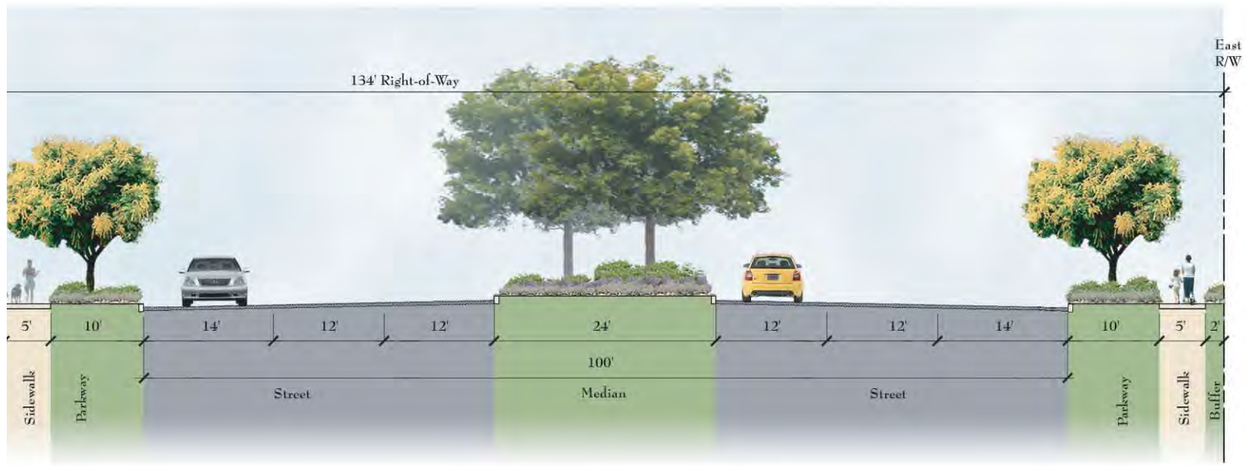

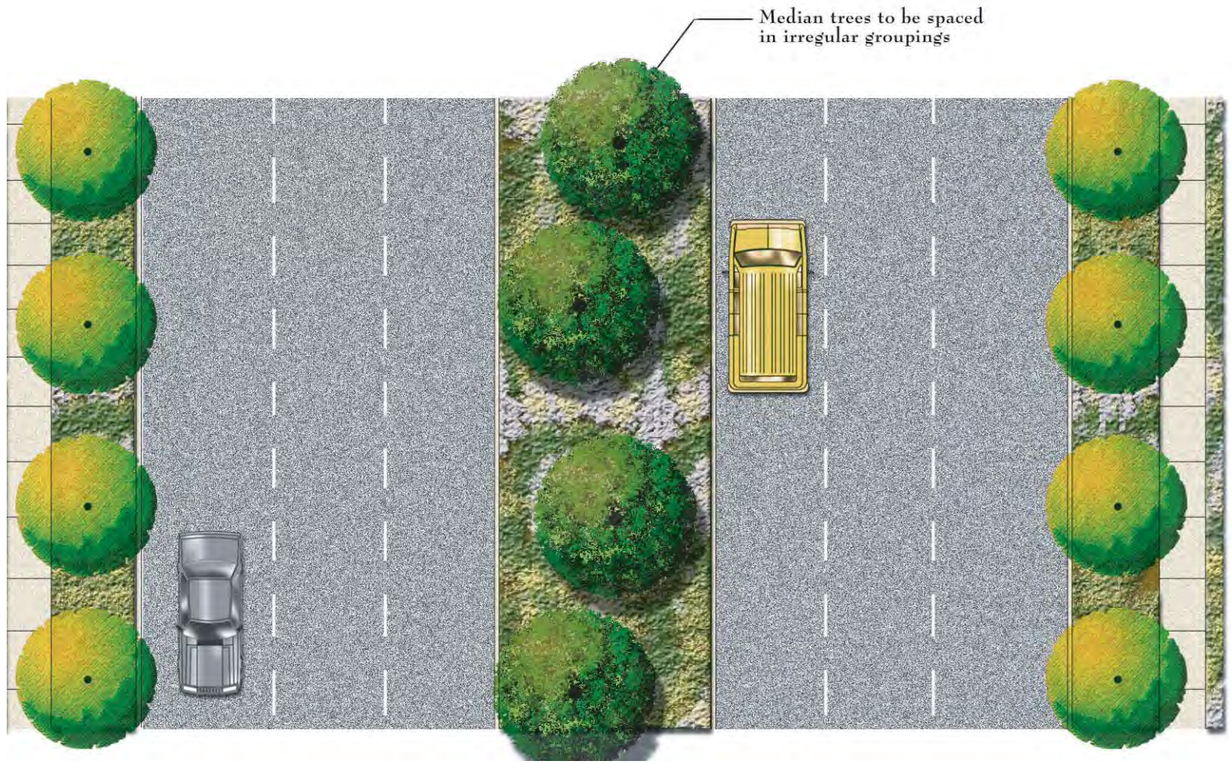

Urban Arterial

Median Trees Such As:
Albizia julibrissin - Silk Tree
Cinnamomum camphora - Camphor Tree
Pinus halepensis - Aleppo Pine
Pyrus calleryana 'Bradford' - Bradford Pear
Quercus ilex - Holly Oak
Quercus virginiana - Live Oak
Liriodendron tulipifera - Tulip Tree

Parkway Trees Such As:
Geijera parviflora - Australian Willow
Koelreuteria bipinnata - Chinese Flame Tree
Platinus acerfolia - London Plane Tree
Pyrus calleryana 'Bradford' - Bradford Pear

Shrubs Such As:
Arctostaphylos spp. - manzanita
Baccharis pilularis - Dwarf Coyote Brush
Berberis spp. - Barberry
Carissa macrocarpa - Natal Plum
Ceanothus spp. - Wild Lilac
Cistus spp. - Rockrose
Encelia farinosa - Brittle Bush
Grevillea 'Noellii'
Hesperaloe parviflora - Red Yucca
Lavandula spp. - Lavender
Leucophyllum spp. - Texas Ranger
Punica granatum - Pomegranate
Rhus ovata - Sugar Bush
Salvia greggii - Autumn Sage
Salvia leucantha - Mexican Bush Sage
Salvia clevelandii - Cleveland Sage
Sarcococca hookerana humilis - Sweetbox

Ground Cover Such As:
Arctostaphylos 'Emerald Carpet' - Manzanita
Arctostaphylos 'Monterey Carpet' - Manzanita
Artemisia caucasia - Silver Spreader
Baccharis pilularis 'Twin Peaks' - Coyote Brush
Ceanothus griseus horizontalis 'Yankee Point'
Convolvulus mauritanicus - Ground Morning Glory
Juniperus spp. - Juniper
Myoporum parvifolium
Oenothera berlandieri - Mexican Primrose
Rosmarinus officinalis 'Prostratus' - Dwarf Rosemary
Santolina chamaecyparissus - Lavender Cotton
Santolina virens - Green Santolina
Sedum rubrotinctum - Pork and Beans

Grasses Such As:
Boutelous gracilis - Blue Grama Grass
Carex pausa - California Meadow Sedge
Elymus 'Canyon Prince' - Blue Wild Rye
Festuca mairei - Maire's fescue
Festuca ovina glauca - Blue Fescue
Miscanthus transmorrisonensis - Evergreen Eulalia
Muhlenbergia pubescens - Soft Blue Mexican Muhly

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2. Landscape Interfaces

Edge conditions within the SUMMERWIND RANCH AT OAK VALLEY community are variable and the landscape treatment is designed to respond to the various land uses. The community edges will blend in with the existing vegetation and forest edges to become one harmonious landscape setting.

- **Edge Condition – Residential/Natural Open Space**
  Instances where residential uses meet natural open space uses are depicted in Figure 4-42, *Edge Condition – Residential/Natural Open Space.* They are typically separated by a view fence.

- **Edge Condition – Residential/Riparian Corridor**
  Instances where residential uses meet the riparian corridor are depicted in Figure 4-43, *Edge Condition – Residential/Riparian Corridor*. They are typically separated by a view fence.

- **Edge Condition – Residential/Recreation Center**
  Instances where residential uses meet the recreation center are depicted in Figure 4-44, *Recreation Center Illustration.* In plan view it can be noted that there is a landscape buffer and view fence or block wall, often with natural open space and preserved Oak groves in the vicinity.

- **Edge Condition – Residential/Passive Park**
  Instances where residential uses meet pocket parks are depicted in Figure 4-45, *Edge Condition – Residential/Passive Park.* They are separated by a landscape buffer and view fence or block wall.

- **Edge Condition – Residential/Linear Park**
  Instances where residential uses meet linear parks are depicted in Figure 4-46, *Edge Condition – Residential/Linear Park.* They are separated by naturalized slope planting and view fence or block wall.

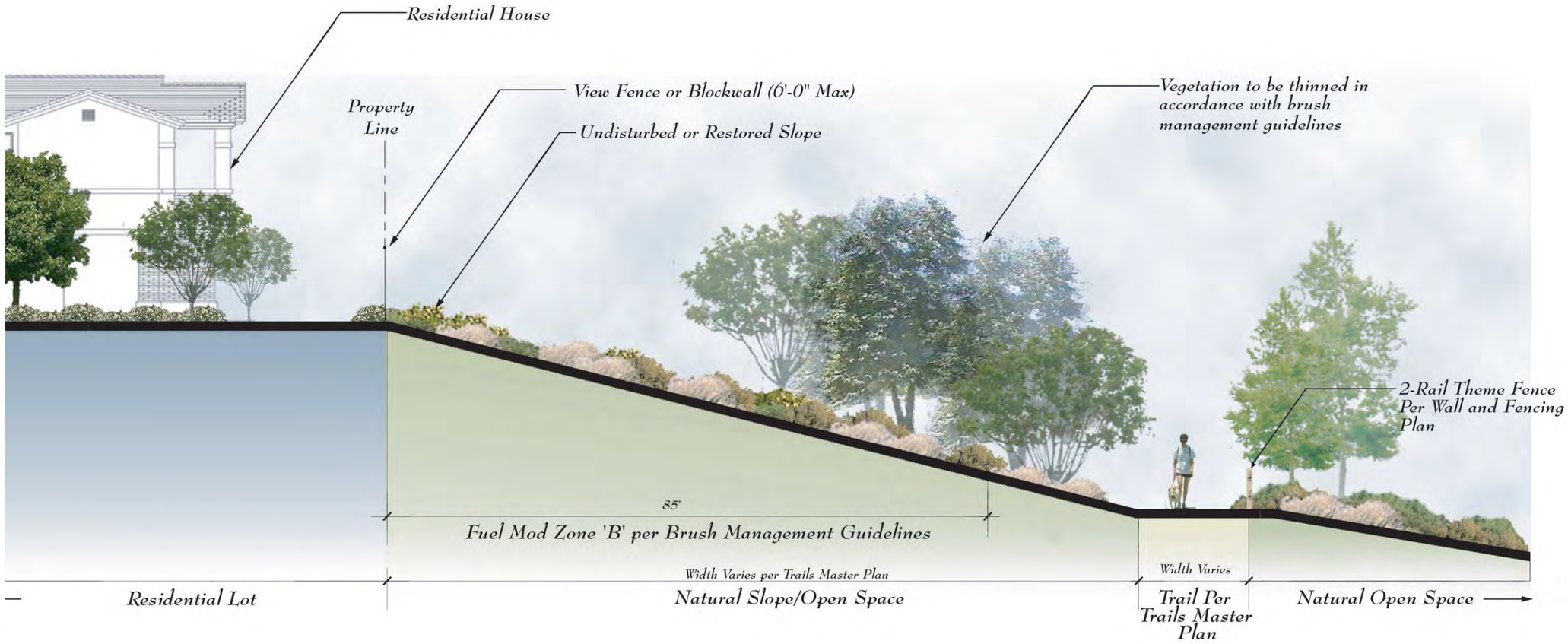
- **Edge Condition – Residential/School, School/Park, and Park/Open Space**
  Figure 4-47, *Edge Condition – Residential/School, School/Park, and Park/Open Space* shows three edge conditions. They are separated by landscape buffers.

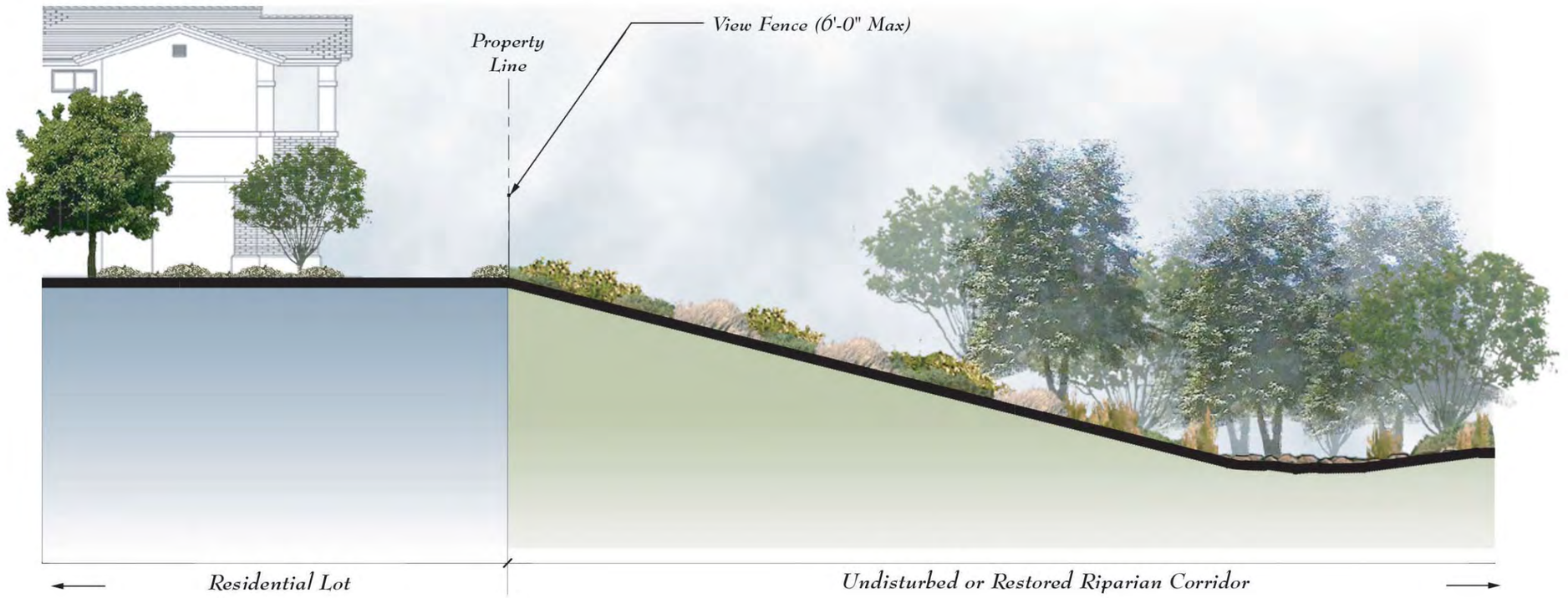
- **Edge Condition – Side yard**
  Figure4-48, *Edge Condition – Sideyard* shows an example of this kind of buffer.

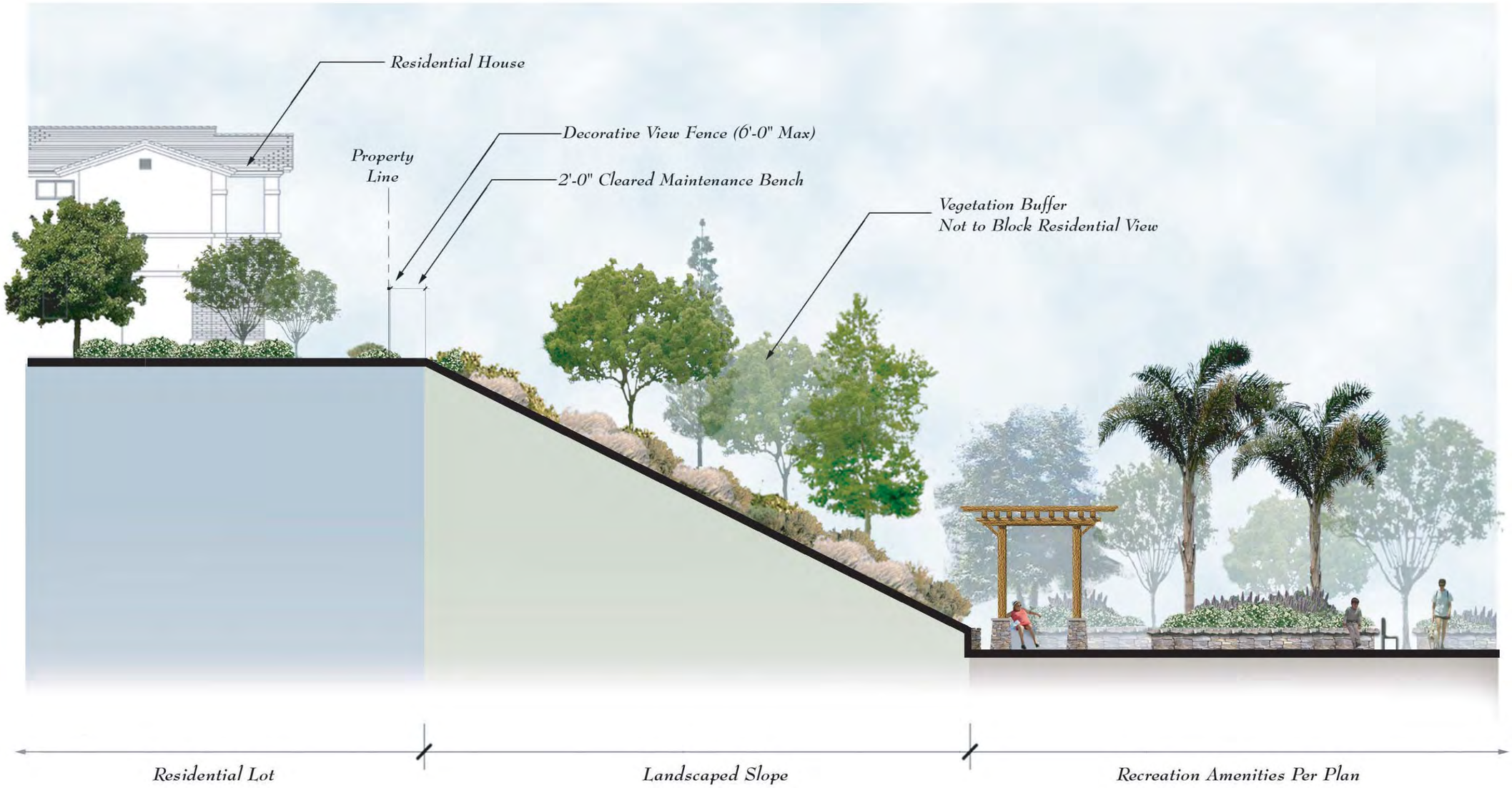
- **Edge Condition – Business Park & Commercial/I-10 Freeway**
  Figure 4-49, *Edge Condition – Business Park/Commercial/I-10 Freeway* shows an example of this type of buffer.

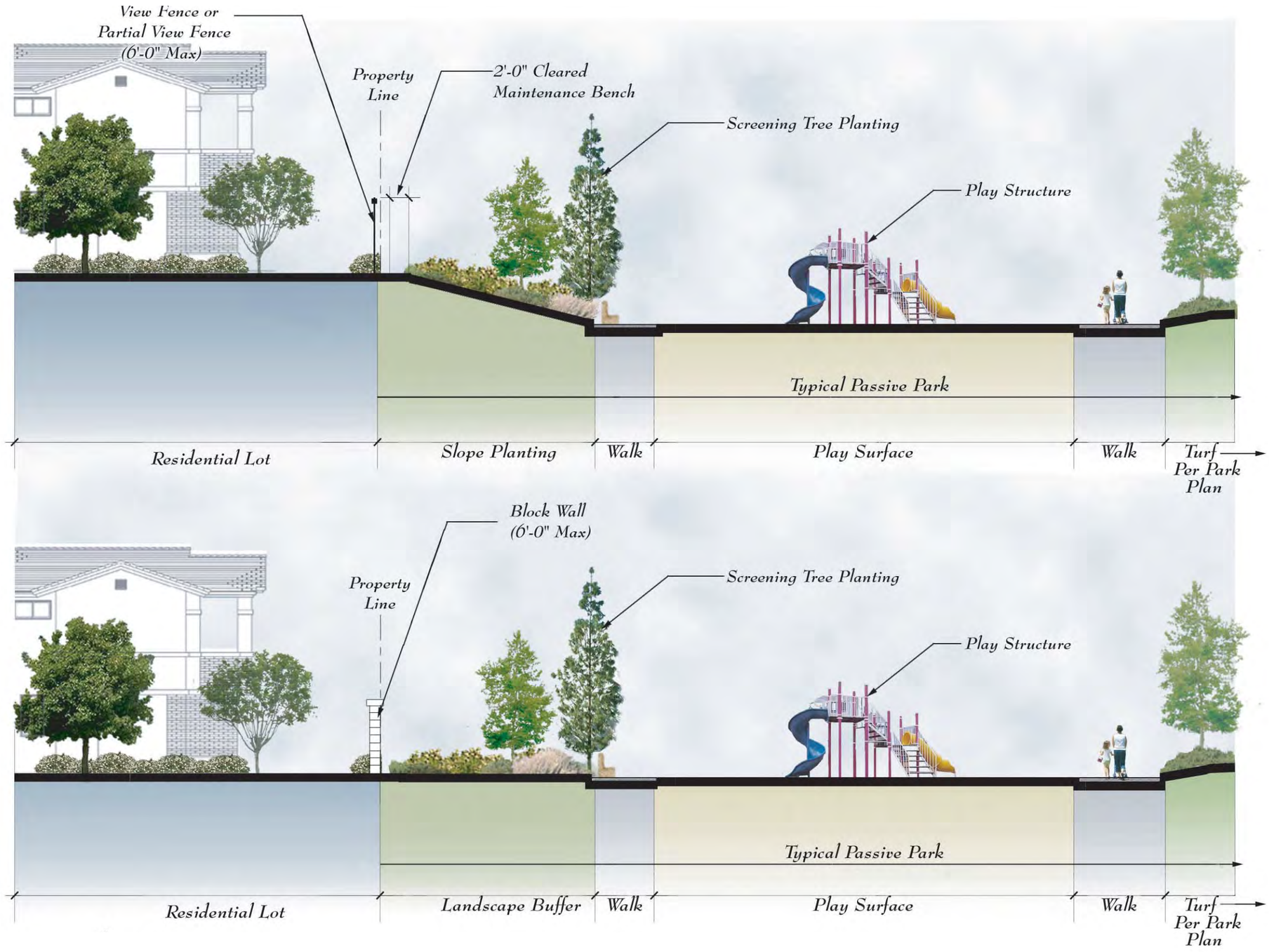
- **Edge Condition – Residential/I-10 Freeway**
  Figure 4-50, *Edge Condition – Residential/I-10 Freeway* shows an example of this type of buffer.

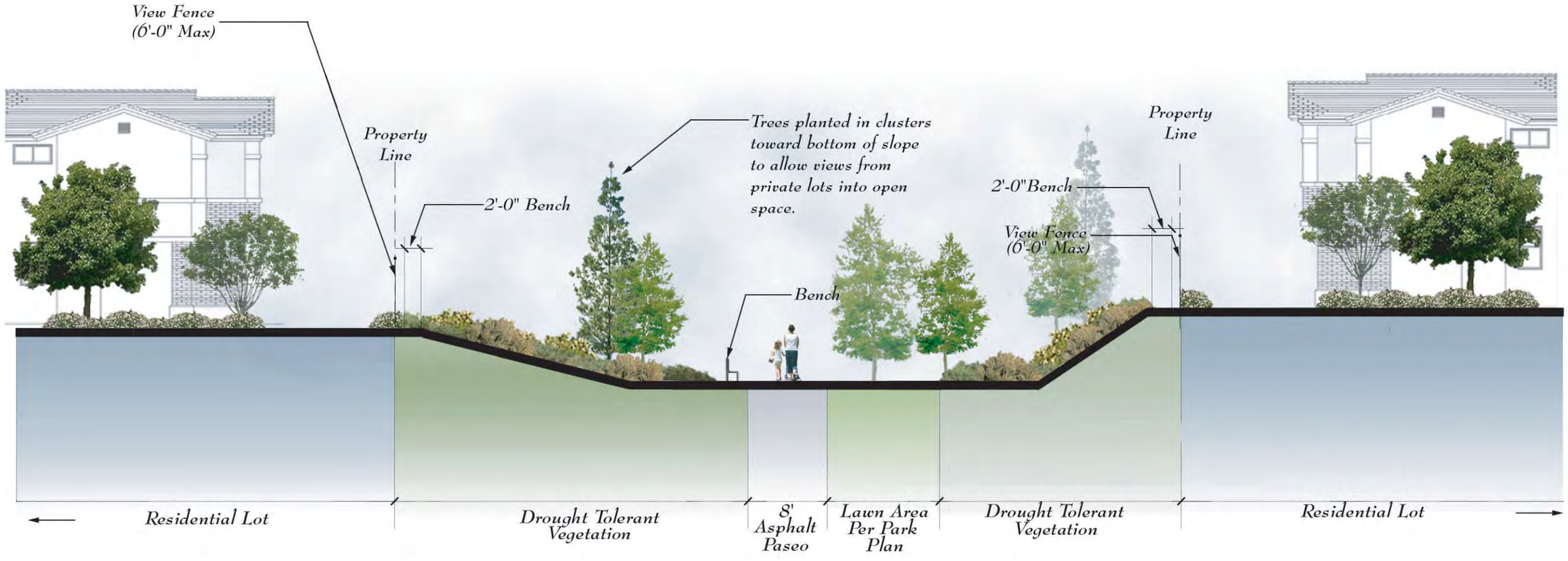
- **Edge Condition – Residential & Business Park/Commercial**
  Figure 4-51, *Edge Condition – Residential & Business Park/Commercial*, shows an example of this type of buffer that occurs between residential & business park/commercial planning areas.

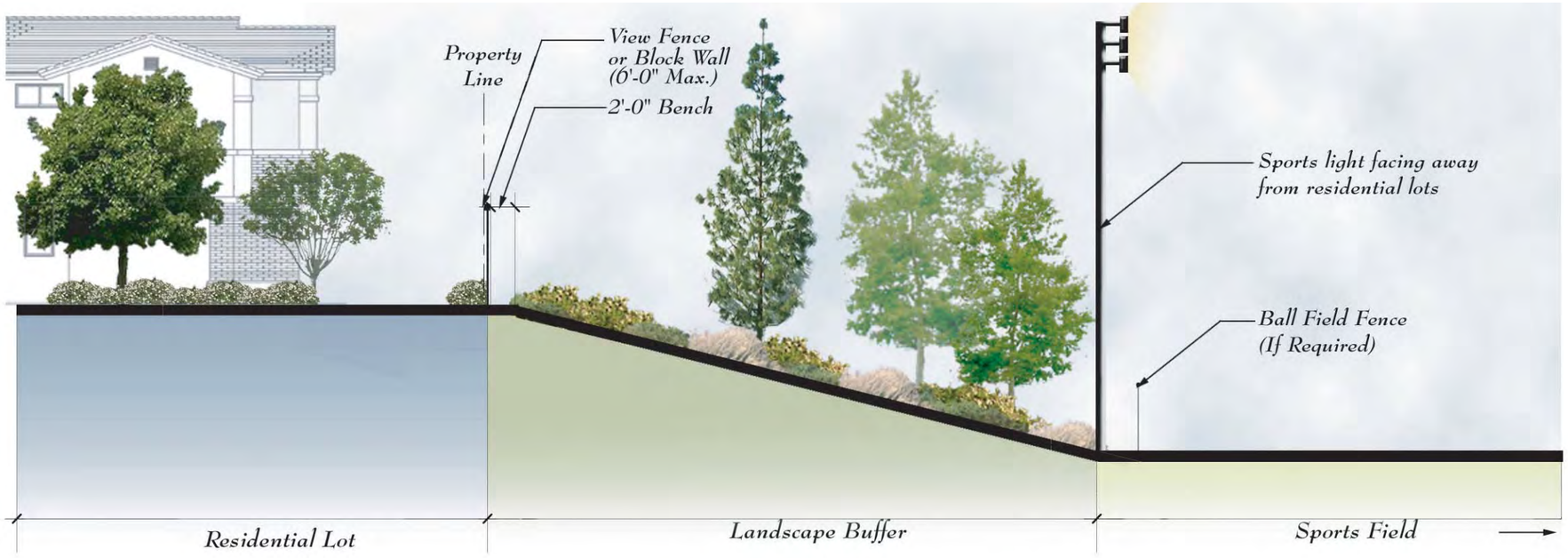

Residential House
Property Line
View Fence or Blockwall (6'-0" Max)
Undisturbed or Restored Slope
Vegetation to be thinned in accordance with brush management guidelines
2-Rail Theme Fence Per Wall and Fencing Plan
85'
Fuel Mod Zone 'B' per Brush Management Guidelines
Width Varies per Trails Master Plan
Width Varies
Residential Lot
Natural Slope/Open Space
Trail Per Trails Master Plan
Natural Open Space

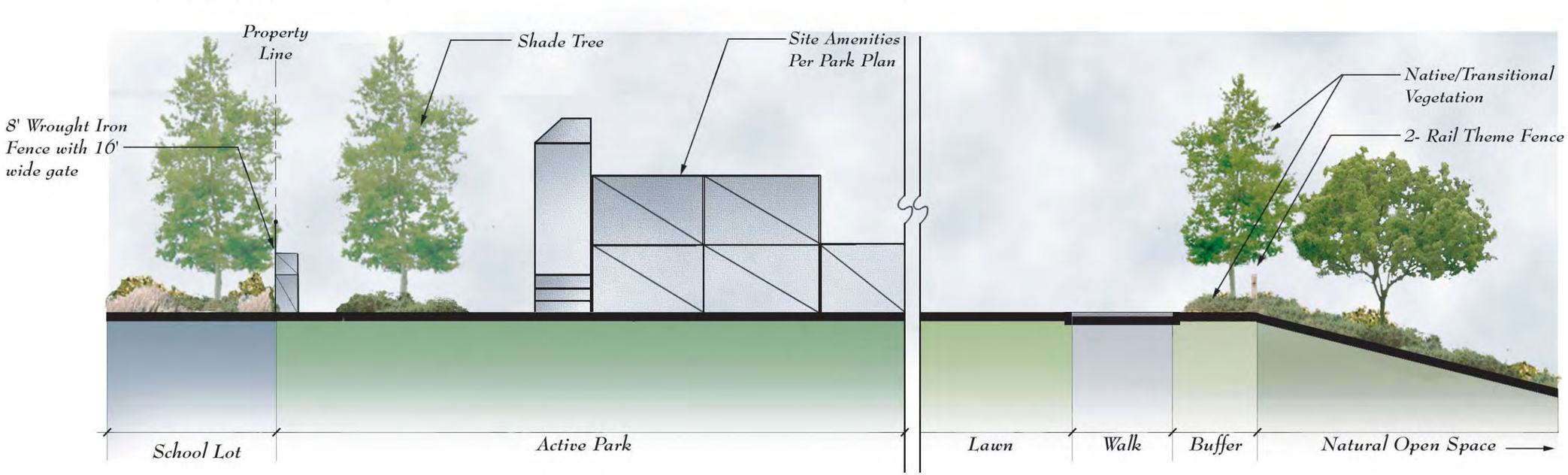

Property Line
View Fence (6'-0" Max)
Residential Lot
Undisturbed or Restored Riparian Corridor

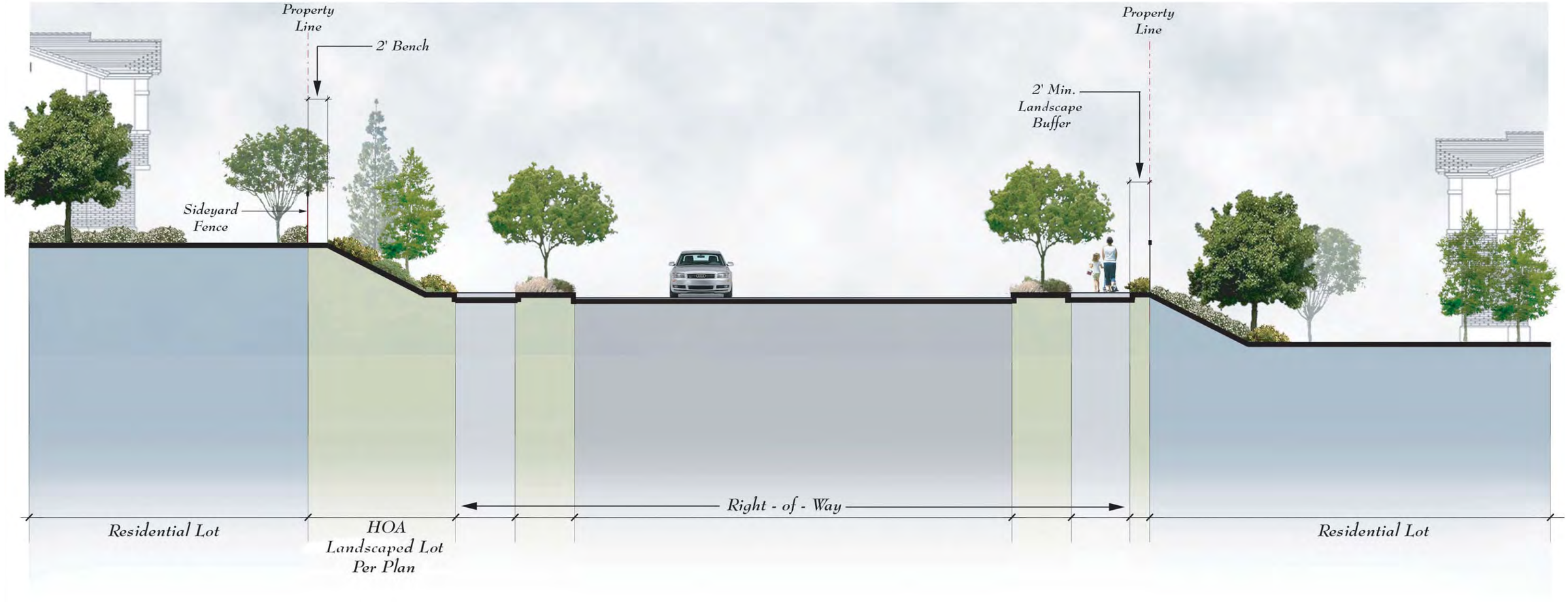

Residential House
Property Line
Decorative View Fence (6'-0" Max)
2'-0" Cleared Maintenance Bench
Vegetation Buffer
Not to Block Residential View
Residential Lot
Landscaped Slope
Recreation Amenities Per Plan


View Fence or
Partial View Fence
(6'-0" Max)
Property
Line
2'-0" Cleared
Maintenance Bench
Screening Tree Planting
Play Structure
Typical Passive Park
Residential Lot
Slope Planting
Walk
Play Surface
Walk
Turf
Per Park
Plan
Block Wall
(6'-0" Max)
Property
Line
Screening Tree Planting
Play Structure
Typical Passive Park
Residential Lot
Landscape Buffer
Walk
Play Surface
Walk
Turf
Per Park
Plan


View Fence
(6'-0" Max)
Property
Line
2'-0" Bench
Trees planted in clusters
toward bottom of slope
to allow views from
private lots into open
space.
Bench
Property
Line
2'-0"Bench
View Fence
(6'-0" Max)
Residential Lot
Drought Tolerant
Vegetation
8'
Asphalt
Paseo
Lawn Area
Per Park
Plan
Drought Tolerant
Vegetation
Residential Lot


Property Line
View Fence or Block Wall (6'-0" Max.)
2'-0" Bench
Sports light facing away from residential lots
Ball Field Fence (If Required)
Residential Lot
Landscape Buffer
Sports Field


Property Line
Shade Tree
Site Amenities Per Park Plan
Native/Transitional Vegetation
8' Wrought Iron Fence with 16' wide gate
2- Rail Theme Fence
School Lot
Active Park
Lawn
Walk
Buffer
Natural Open Space



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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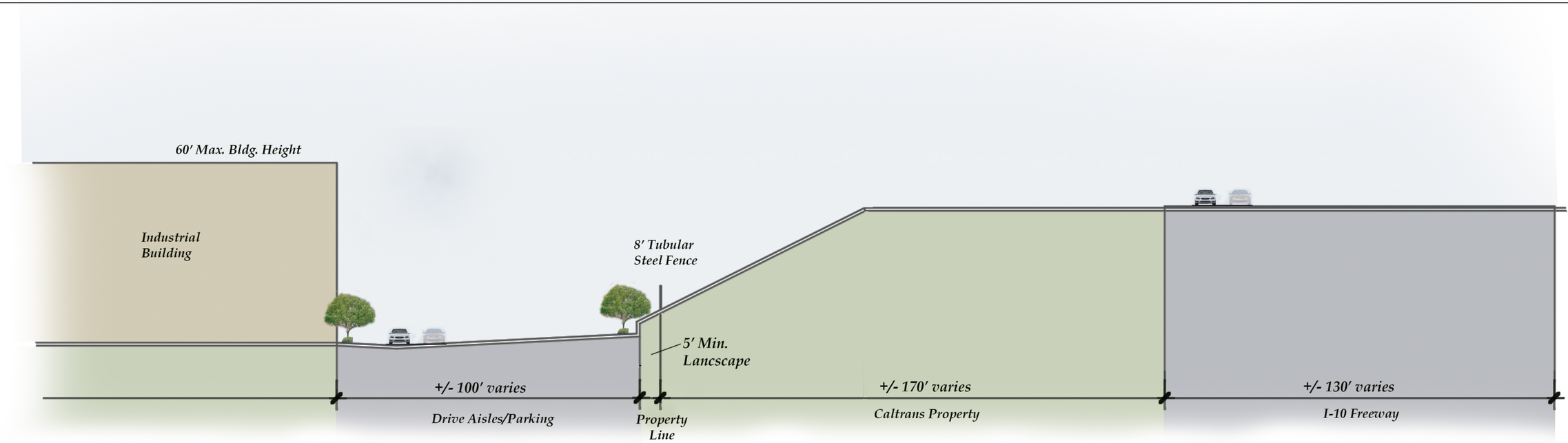
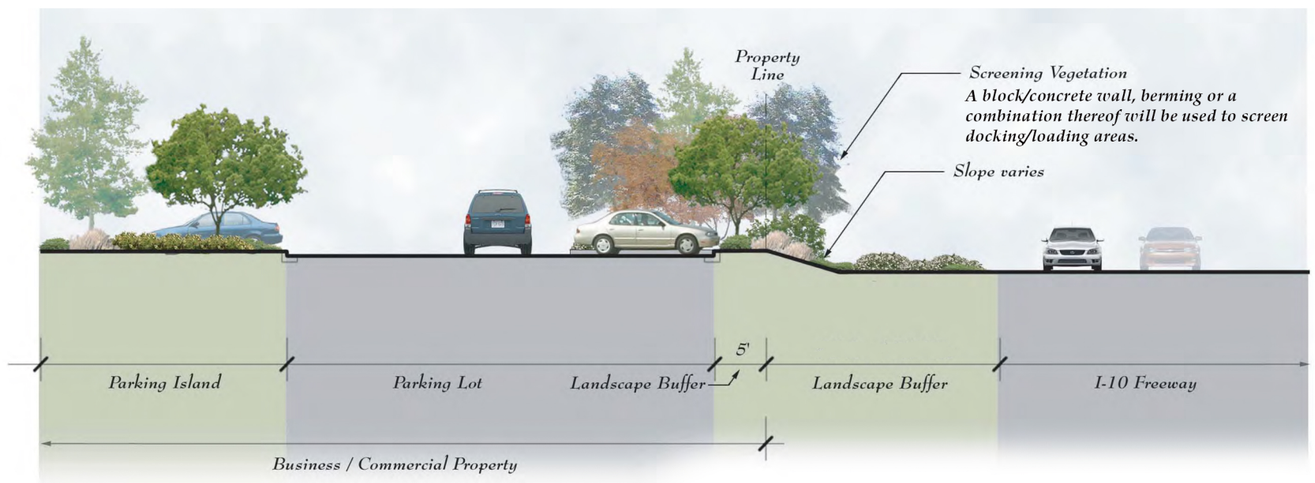
FIGURE IV-48

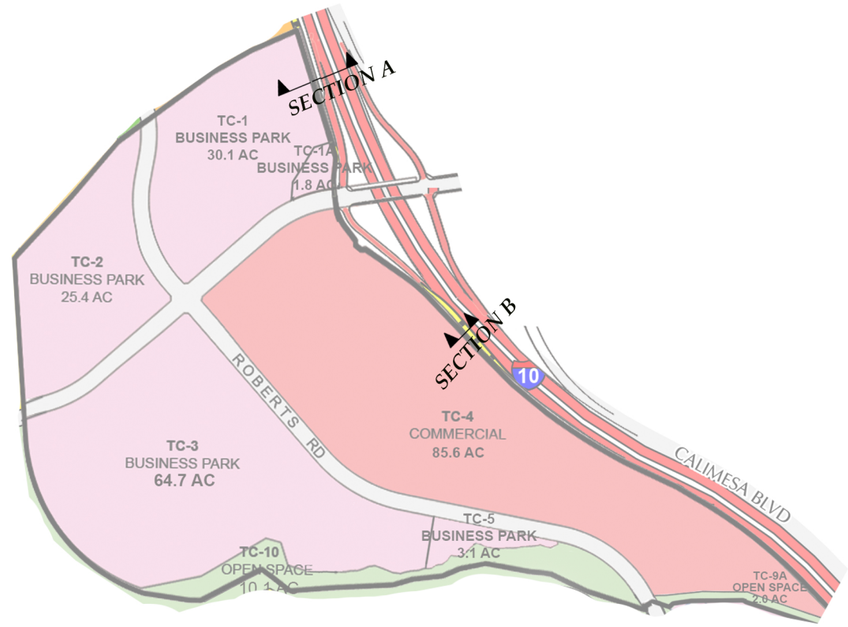
Edge Condition - Sideyard



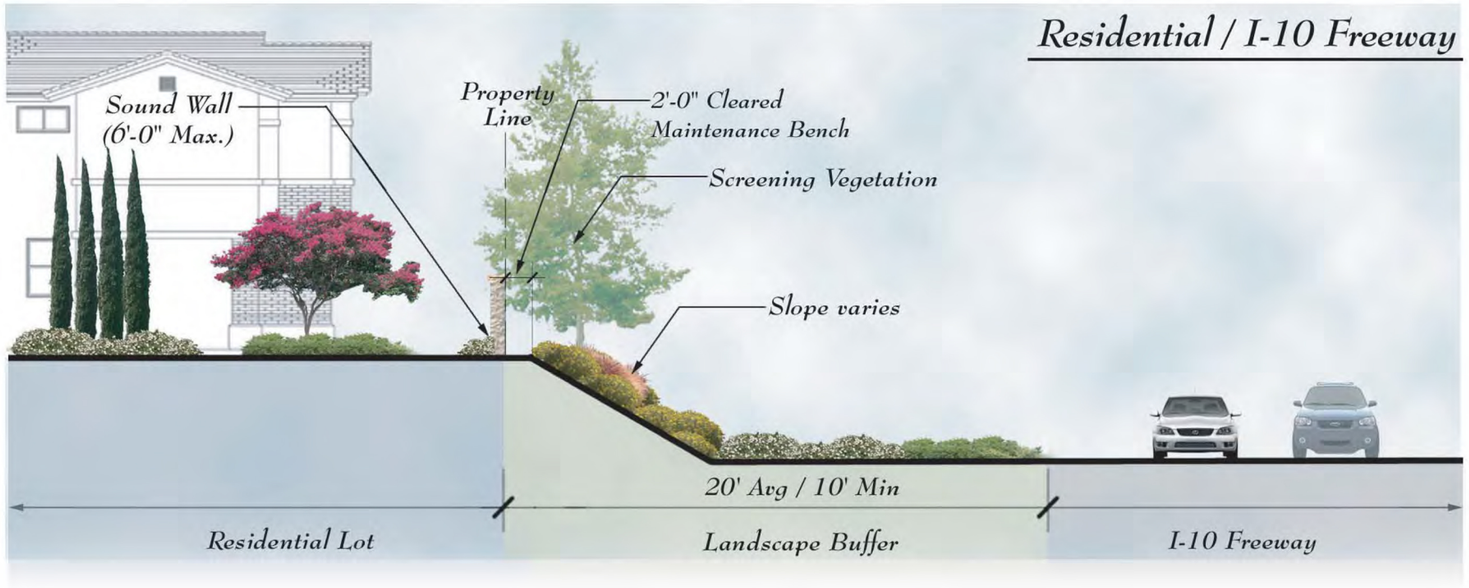
Section A - Business Park/I-10 Freeway



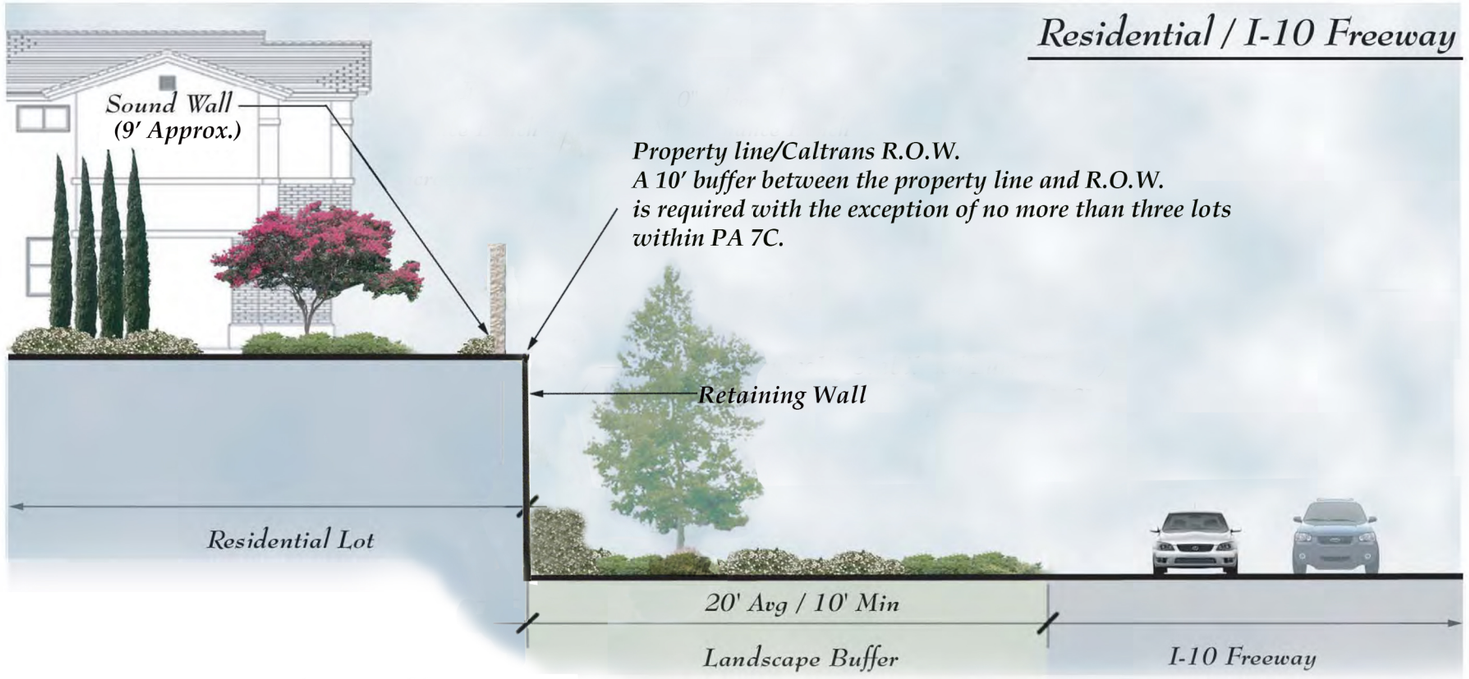
Section B - Commercial/I-10 Freeway



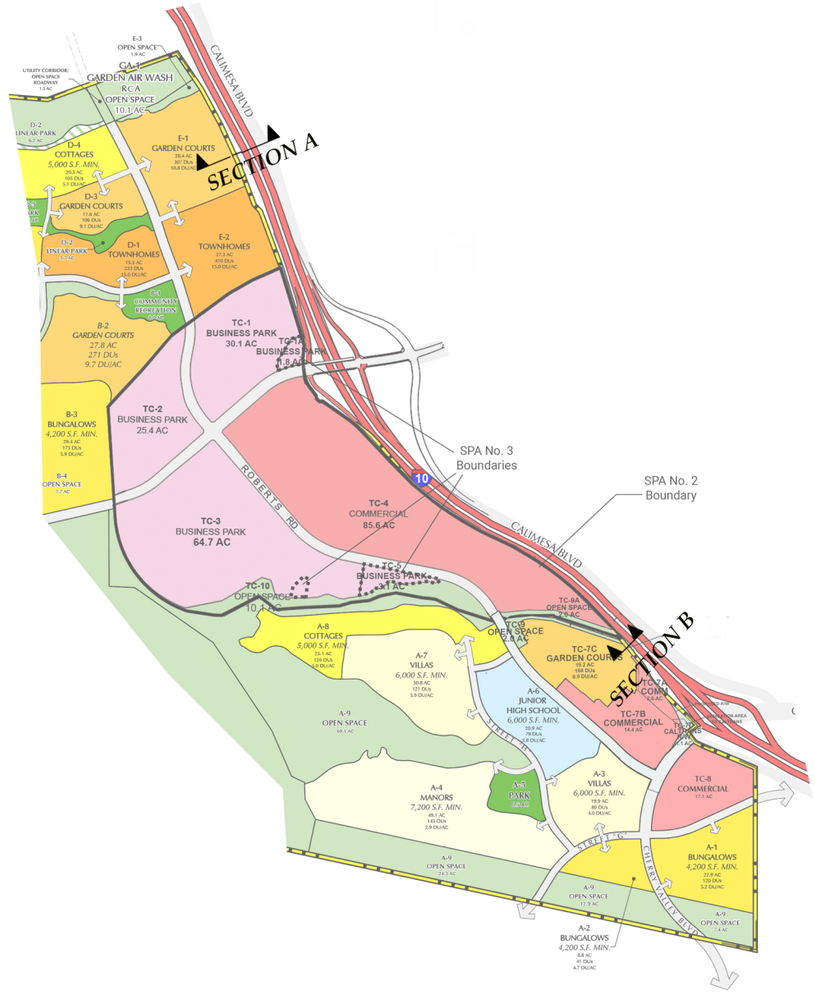
Cross Section Key Map



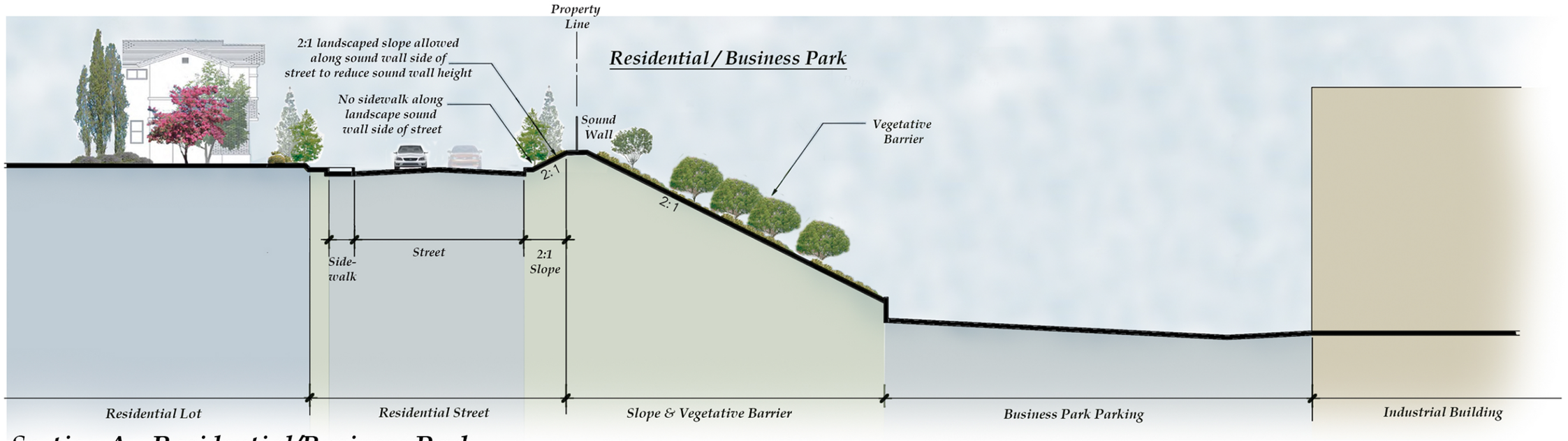
Section A - Residential/I-10 Freeway



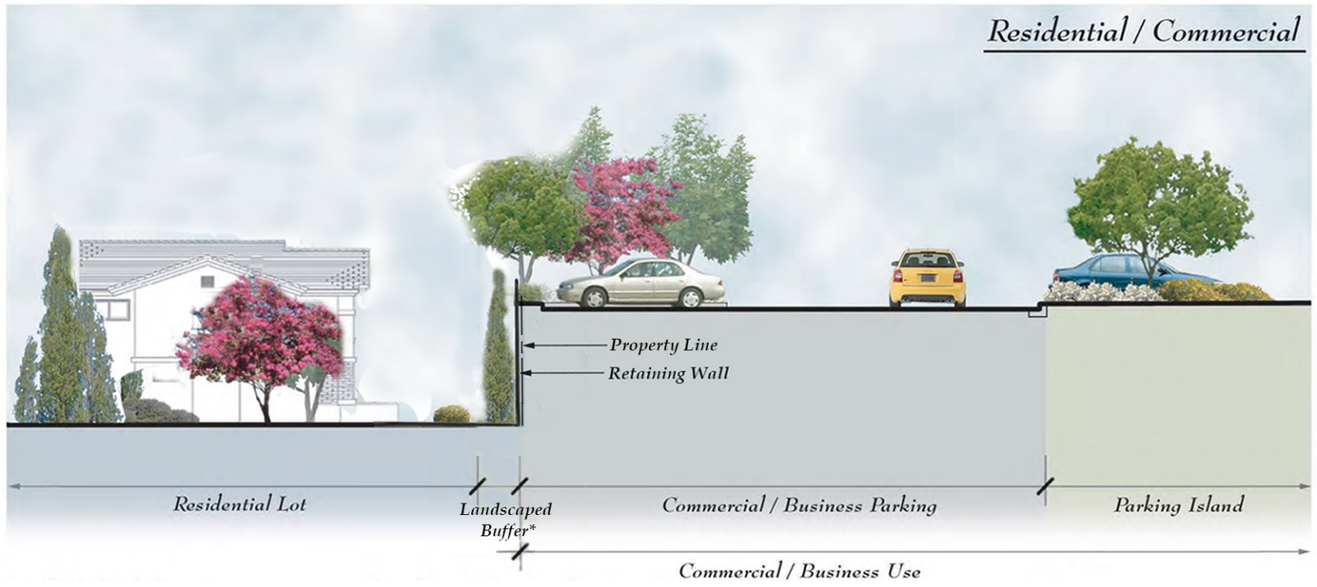
Section B - Residential/I-10 Freeway



Cross Section Key Map

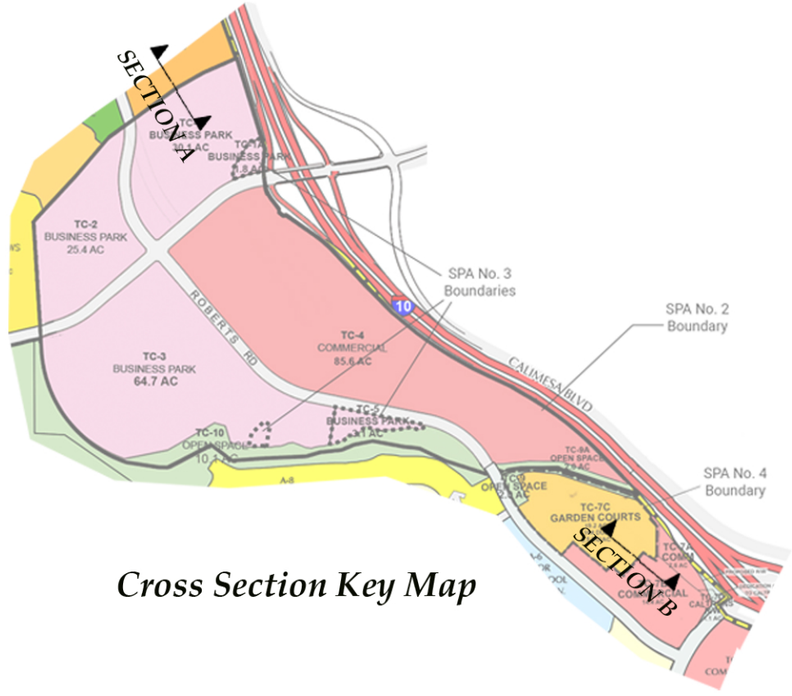


Section A - Residential/Business Park



Section B - Residential/Commercial

*Landscape buffer to be part of homeowner yard - landscape installed by builder.



Cross Section Key Map

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1,2,3 & 4

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FIGURE IV-51

Edge Condition - Residential & Business Park/Commercial

3. Community Walls and Fences

Community walls and fences, as illustrated on Figure 4-52, *Wall & Fence Plan*; Figure 4-53, *Wall & Fence Details – A*; and Figure 4-54, *Wall & Fence Details – B*, will be predominantly located around the perimeter boundaries of each residential planning area where interfaces with natural open space, roads, parks, or off-site land uses occur. The walls and fencing within the SUMMERWIND RANCH AT OAK VALLEY project site are major visual elements and have been carefully designed to complement the overall theme. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines. The walls and fencing will be easy to maintain and provide a durable, long-term edge.

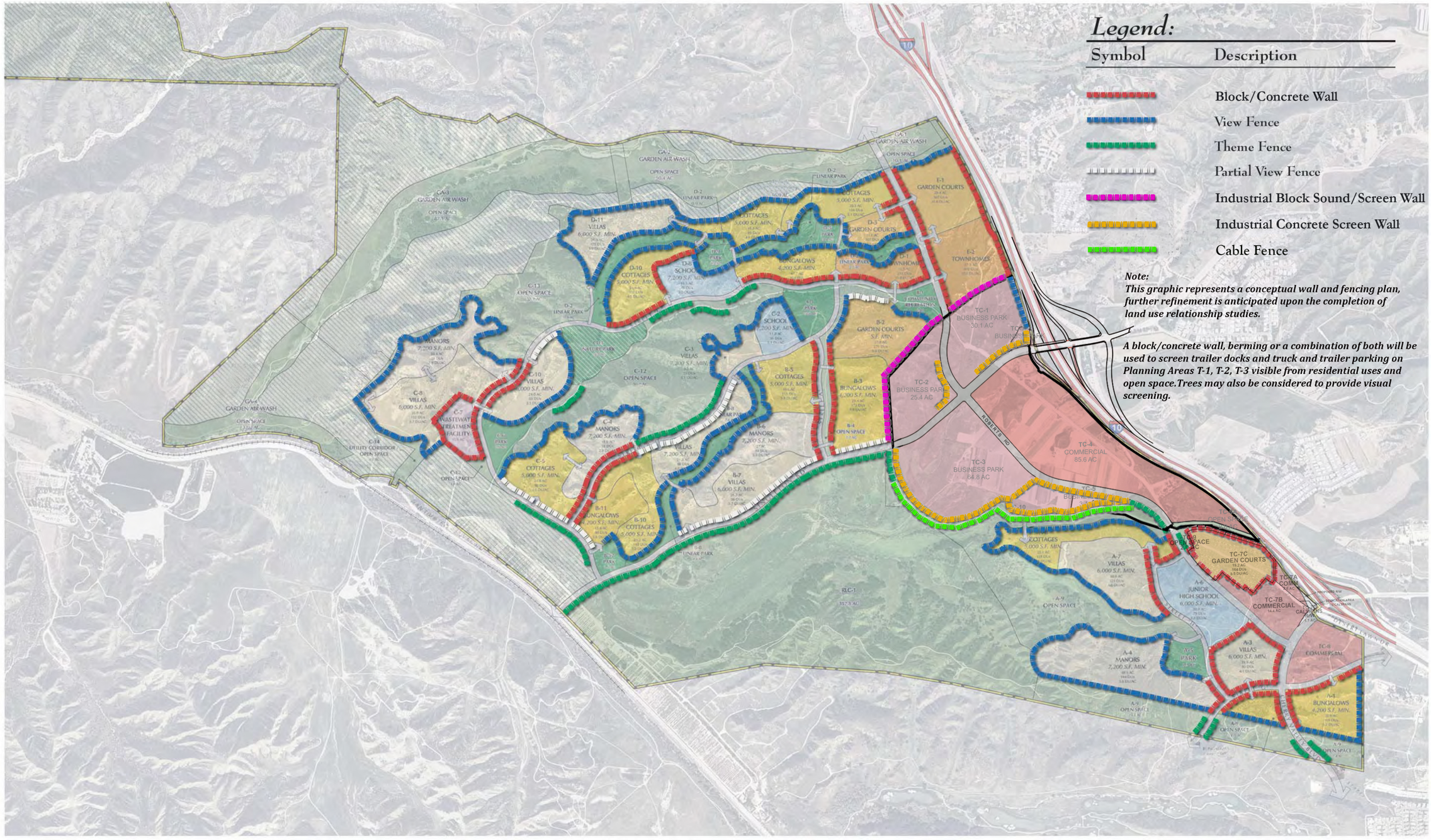
Community walls and fences shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls and fences may be offset occasionally to avoid visual monotony. Variety in materials, design and height is encouraged. Fencing and walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy.

4. Community Amenities

A variety of recreational opportunities will be afforded within SUMMERWIND RANCH AT OAK VALLEY. These are depicted on *Figure 4-55, Parks and Open Space Concept Plan*. Outdoor recreation experiences will be promoted through the development of a quantity of quality parks. Community lifestyle needs have been anticipated with a variety of recreation experiences which are provided by nearby neighborhood parks, the expansive natural open space areas and the on-site greenbelt/paseo trails network.

- **Conceptual Active Parks**
  Activity parks will include uses such as sports fields, tot lots, picnic areas, natural areas, and parking. Examples of the activity parks can be found in Figure 4-56, *Conceptual Active Park Illustration – A*, Figure 4-57, *Conceptual Active Park Illustration – B*; Figure 4-58, *Conceptual Active Park Illustration – C, a*nd Figure 4-59, *Conceptual Active Park Illustration – D.*

- **Nature Parks**
  Nature Parks are primarily preserved natural space with small elements such as tot lots and pedestrian trails running through them. They also have amenities such as scenic overlooks, educational gardens and trails, and informational signs. An example of this can be found in Figure 4-60, *Nature Park.*



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1, 2, 3 & 4

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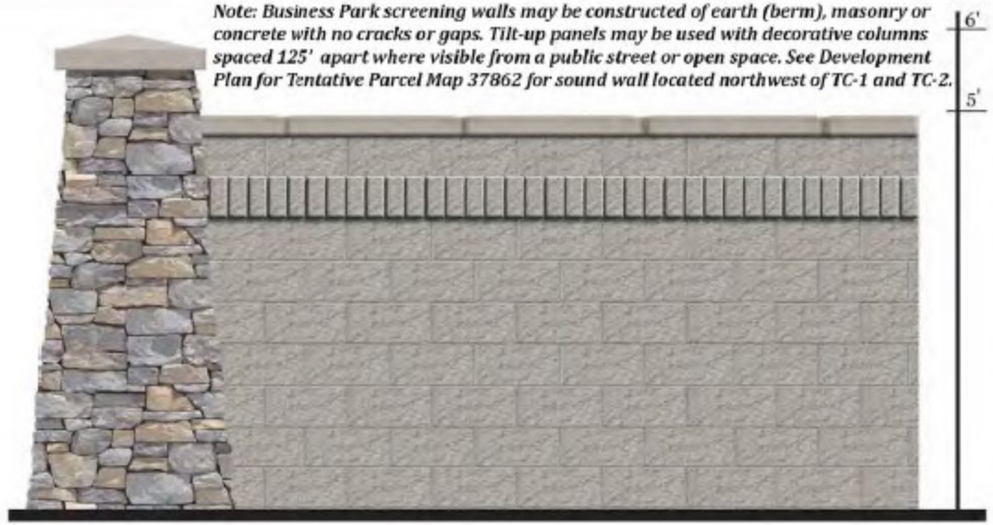
FIGURE IV-52

Wall & Fence Plan

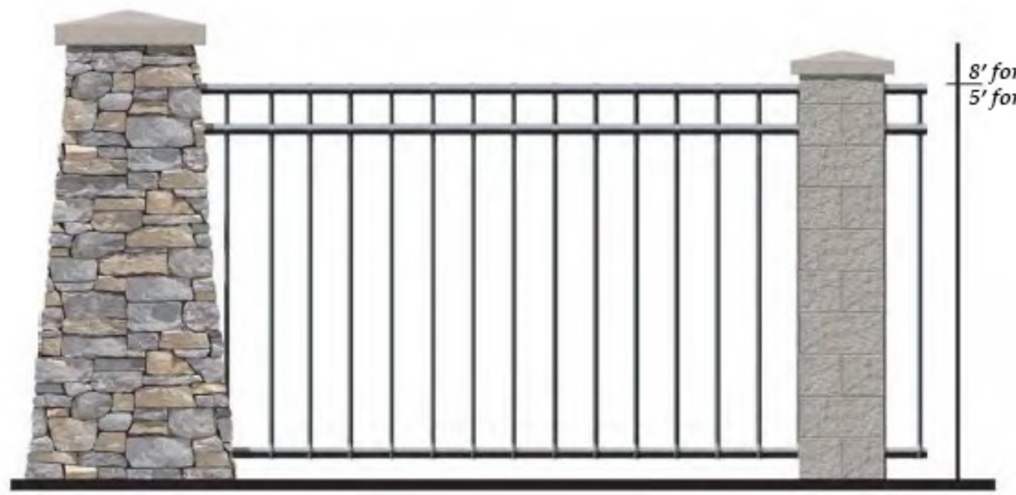
Note: Business Park screening walls may be constructed of earth (berm), masonry or concrete with no cracks or gaps. Tilt-up panels may be used with decorative columns spaced 125' apart where visible from a public street or open space. See Development Plan for Tentative Parcel Map 37862 for sound wall located northwest of TC-1 and TC-2.



Block Wall

Description:

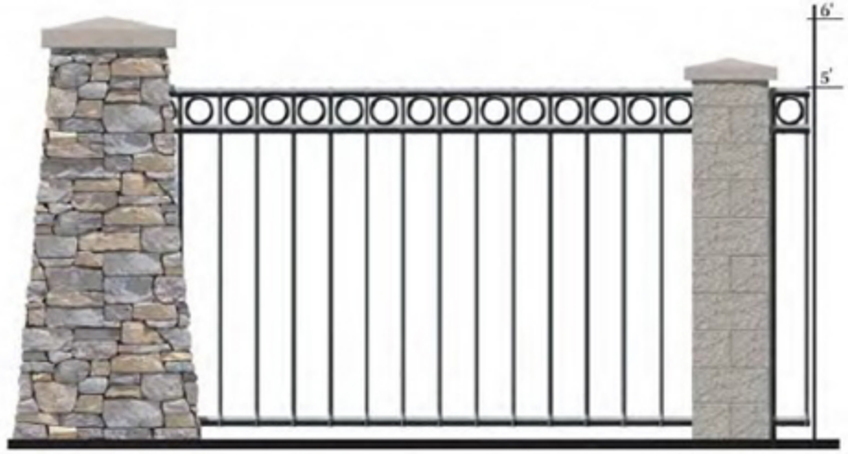
- Split face block with wall cap and half block soldier course.
- Battered pilaster with stone veneer concrete cap in accent areas.



Full View Fence

Description:

- Tubular stainless steel full view fence.
- Battered pilaster with stone veneer and concrete cap.



Full View Fence in Accent Areas

Description:

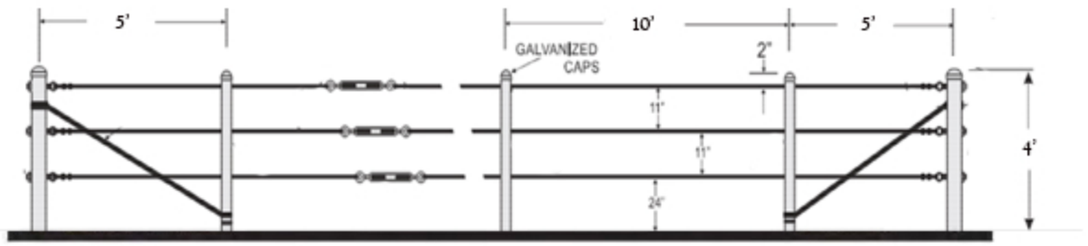
- Tubular stainless steel full view fence with ornamental trim.
- Battered pilaster with stone veneer and concrete cap at accent areas.



Theme Fence

Description:

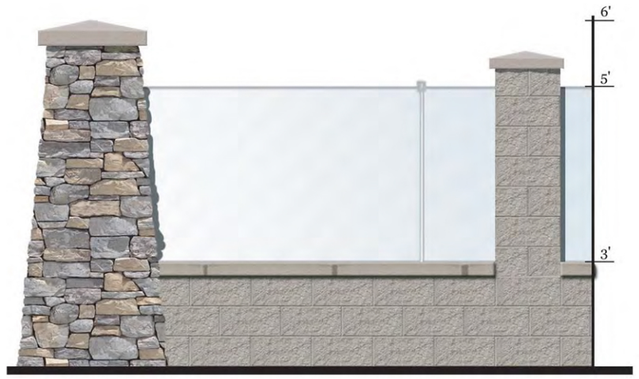
- Two rail woodcrete theme fence.
- Stone veneer pilaster with concrete cap at intersections.



Cable Fence

Description:

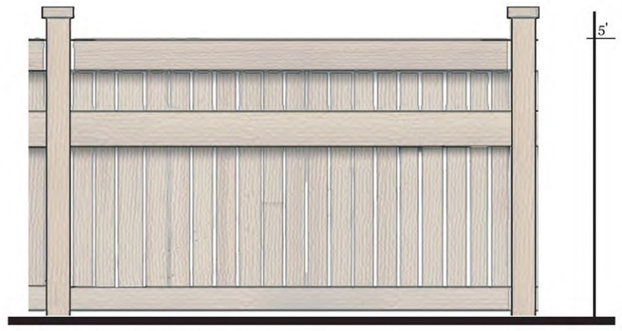
- Three cable fence with steel poles
- Provides safety along open space edges while maintaining visibility



Partial View Fence

Description:

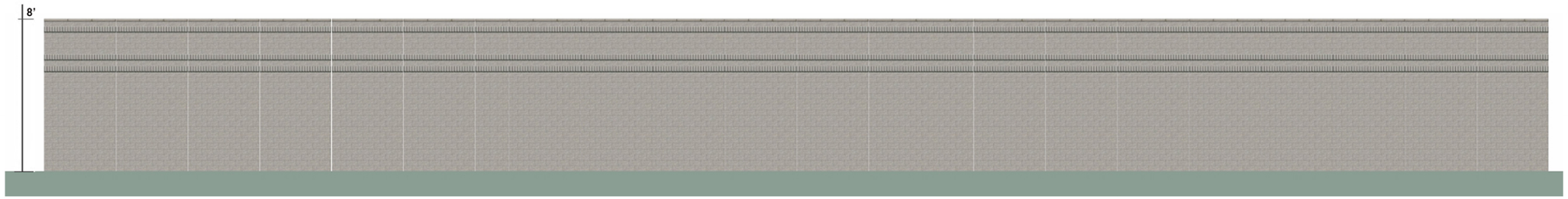
- 2' Split face block with wall cap.
- 3' Plexi-glass view fence.
- Battared stone veneer pilaster with concrete cap in accent areas..



Interior Side Yard Fence

Description:

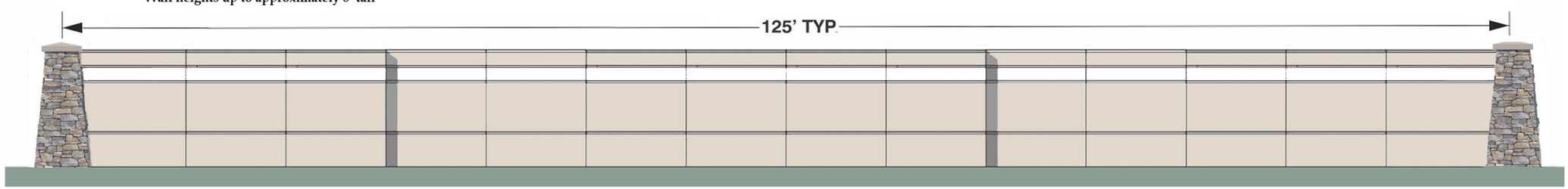
- Natural wood fence



Industrial Block Sound/Screen Wall (Typ.)

Description:

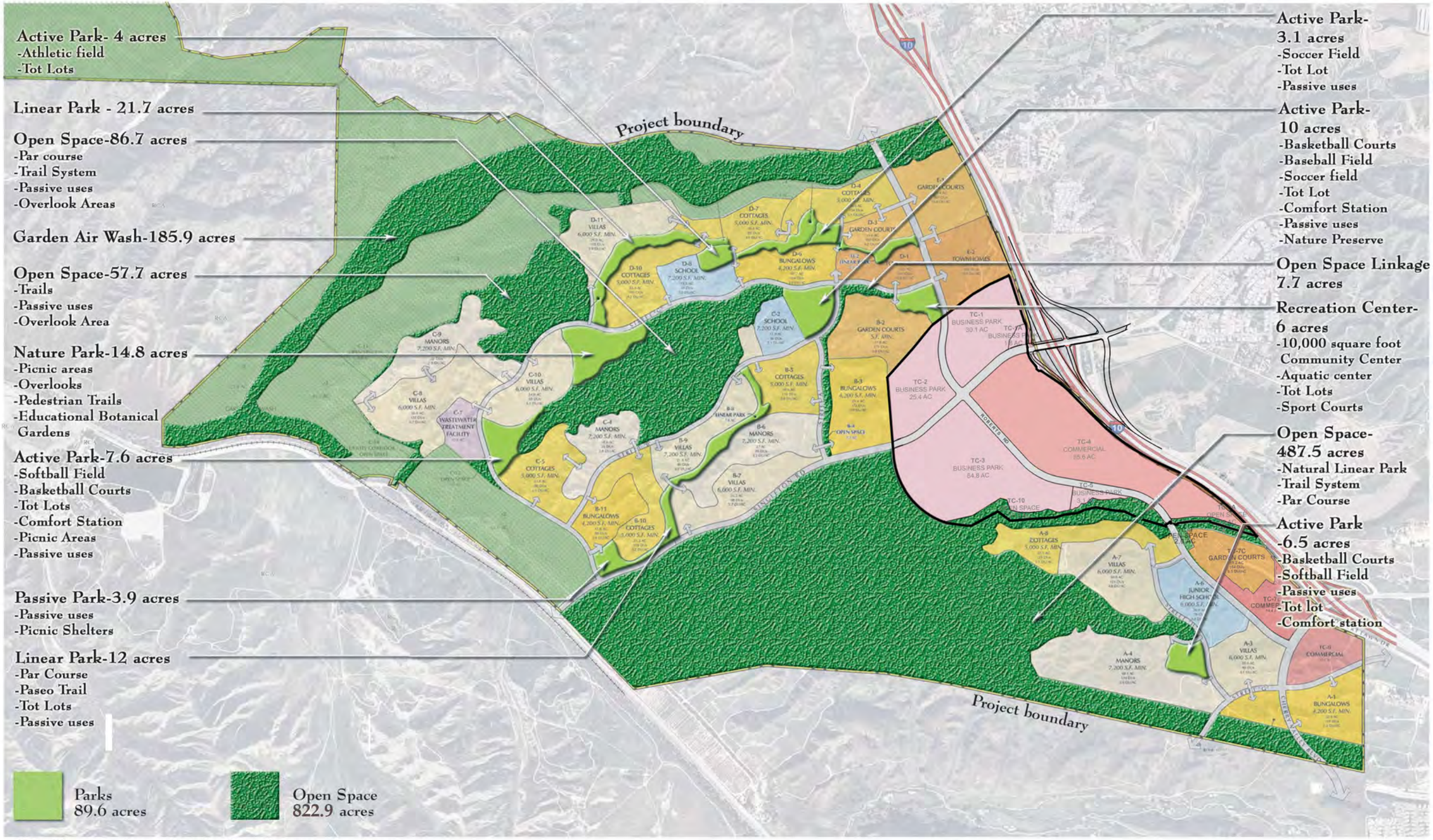
- Sound/screen wall located at top of slope between industrial and residential areas in planning area TC-1 and TC-2
- Block wall
- Wall heights up to approximately 8' tall
- Can include a 2:1 landscaped slope up to 5' tall
- No pilasters



Industrial Concrete Screen Wall (Typ.)

Description:

- Battered stone veneer pilaster with concrete cap in accent areas
- Concrete wall
- Wall details vary.
- Wall heights range from 8' to 14' tall
- Pilasters located 125' (typ.) spacing to break up long wall sections
- Wall offsets (8" min.) to break up long wall sections for walls 8' tall and taller
- 10' wide landscape areas provided along walls adjacent to public streets to allow for softening of the wall/streetscape.



Note: The program elements depicted in this graphic represent a preliminary concept of recreational uses. Further refinement is anticipated.

RCA
RCA

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1,2,3 & 4

T&B PLANNING CONSULTANTS
17542 East 17th Street, Suite 100 Tustin, CA 92780
p 714.505.6360 f 714.505.6361
www.tbplanning.com

FIGURE IV-55

Parks and Open Space Concept Plan



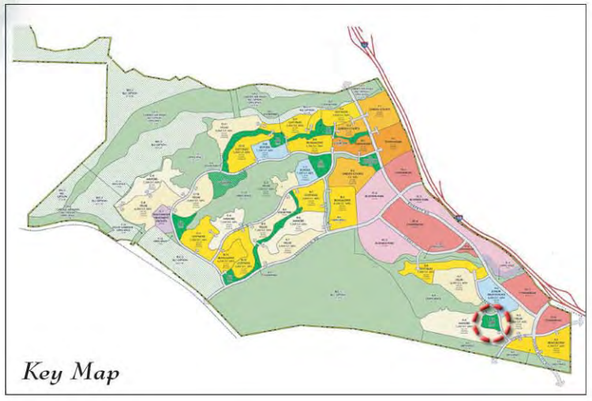
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Existing Tree
	Residential lot
	Preserved Oak Grove
	Existing Open Space
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

This active park will connect to the phase 1 linear park, tying into the community trail system. An existing oak grove on the southern portion of the site will be preserved. The site amenities shall include two basketball courts, a softball field, tot lots accommodating kids of all ages, and ample picnic and passive use areas.



Key Map

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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FIGURE IV-56

Active Park A



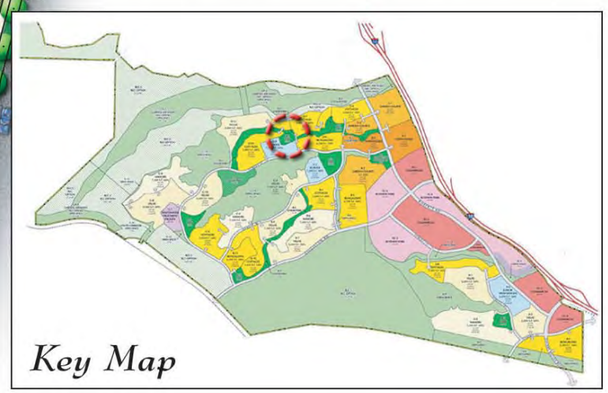
Legend

Symbol	Description
	Existing tree
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope treatment/ Open space
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

This active park should have a multi-use field, tot-lot area and passive lawn areas. There shall be a connection to the community trail system, as well as a connection to the linear park to the east. Shaded picnic areas should be provided throughout the park and should be ADA compliant. On-site parking should be provided as well as a pedestrian entrance to the north.





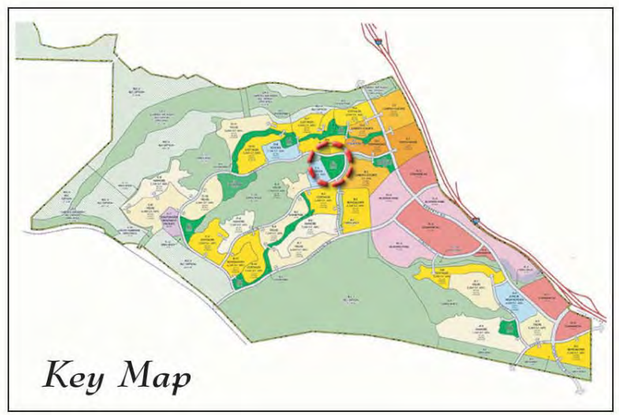
Legend

Symbol	Description
	Existing Tree
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope treatment
	Shrub planting
	Turf
	Asphalt

Description

Design Guidelines

This park will act as the main active park of the northern phases of the community. The park shall have both a softball/little league field and a multi-use field. There should be access to the adjacent school and community paseo trail. This park will have a comfort station, tot-lots, on-site parking, and passive use/picnic areas. All park amenities shall be ADA complilant.



Connection to Open Space

Connection to Linear Park

Residential Lots

"XX Street"

"XY Street"

Residential Lots

Parking Lot (50 Spaces)

Connection to Active Park B

Paseo

Shade Structure

Tot Lots

Volleyball Court

Basketball Courts (2)

Soccer Field

School Site (Joint Use)

16' Fence Gate

School Site (Joint Use)

Connection to Active Park C

8' Wrought Iron Fence

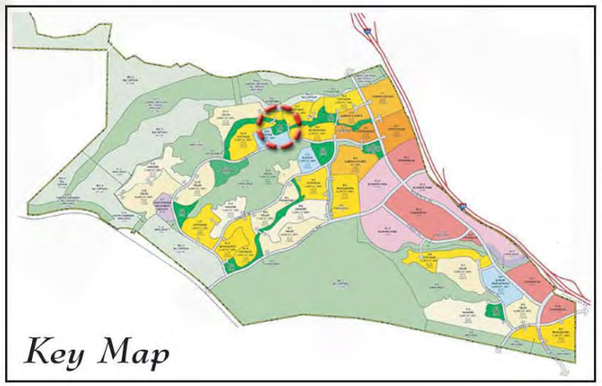
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

Active Park D shall be a joint use park with the adjacent school. The park should have a soccer field, basketball courts, volleyball pit and separate tot lots for children of age groups 2-5 and 5-12. The park should have ample parking and connections to the community paseo.



Key Map

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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VAN DYKE LLP

FIGURE IV-59

Active Park D



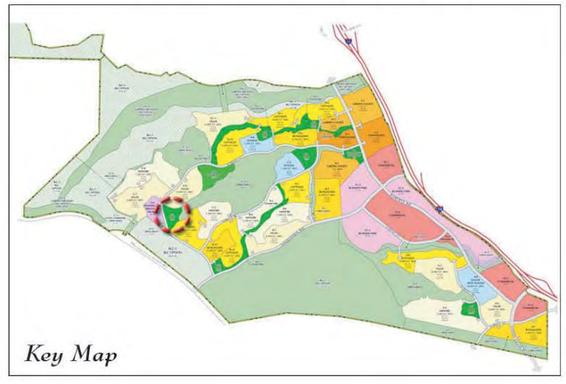
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Preserved Riparian Corridor
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

This active park will connect to the phase 1 linear park, tying into the community trail system. Existing open space on the southern portion of the site will be preserved. The site amenities shall include one basketball court, a softball field, tot lots accommodating kids of all ages, and ample picnic and passive use areas.



Key Map

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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VAN DYKE LLP

FIGURE IV-59a

Active Park E

PAGE IV-98a



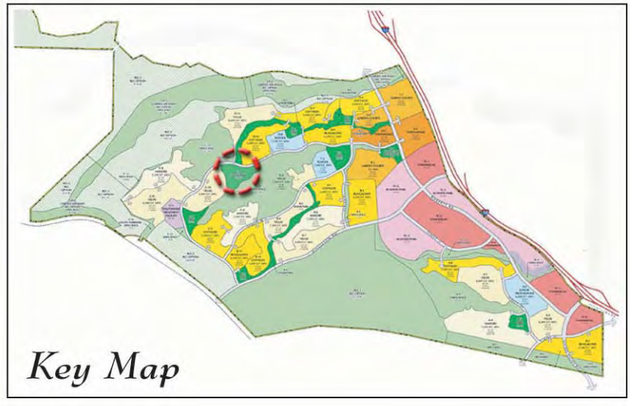
Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Oak tree
	Residential lot
	Slope treatment
	Non-Irrigated Meadow
	Shrub planting
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

The nature park shall be a drought resistant, wildlife oasis. Educational gardens and informational signs will be located throughout. There should be an ADA accessible trail system throughout the park, linking educational overlooks, nodes and the community trail system.



Key Map

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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FIGURE IV-60

Nature Park

- **Passive Parks**
  Passive Parks are made up primarily of an open play lawn area with other small added features such as a tot lot or sidewalks and benches within the park. This is shown in Figure 4-61, *Passive Park – Phase 2*.

- **Linear Parks**
  Linear Parks create a linkage throughout the project site for the recreational uses. The entire linear park system and examples of linear pockets can be found in Figure 4-62, *Linear Park – Concept*; Figure 4-63, *Linear Park – Pocket 1*; Figure 4-64, *Linear Park – Pocket 2*; Figure 4-65, *Linear Park – Pocket 3*; Figure 4-66, *Linear Park – Phase 3 Concept*; and Figure 4-67, *Linear Park – Passive*.



Key Map

Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope Treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

Located nearest the minor entrance to the community, this park will act as the starting point to the phase 2 linear park. The par course, which will continue throughout the community parks and trail system, will start in this park. The park will primarily be of passive uses, a grand lawn area is surrounded by more vegetated picnic areas.

SUMMERWIND RANCH AT OAK VALLEY

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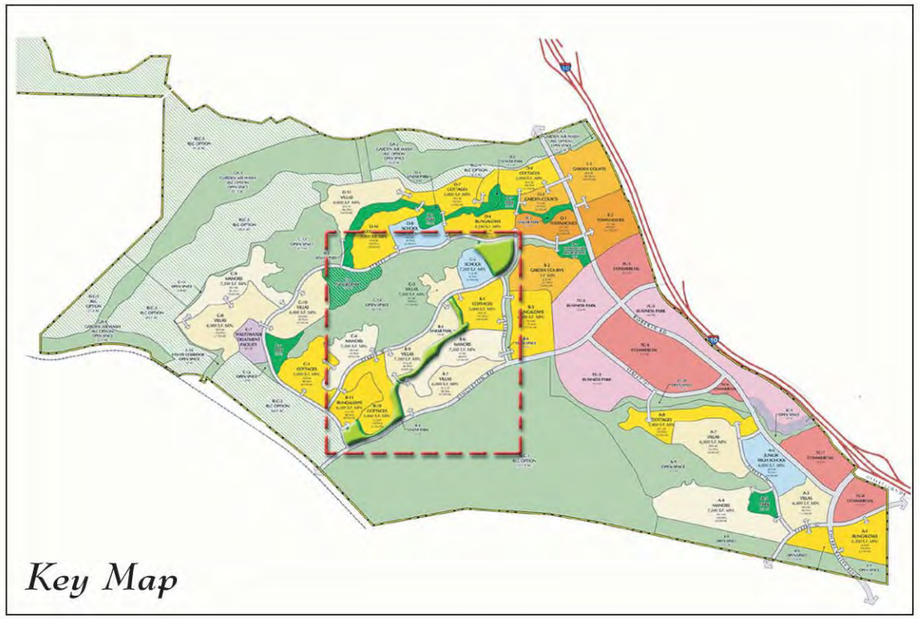
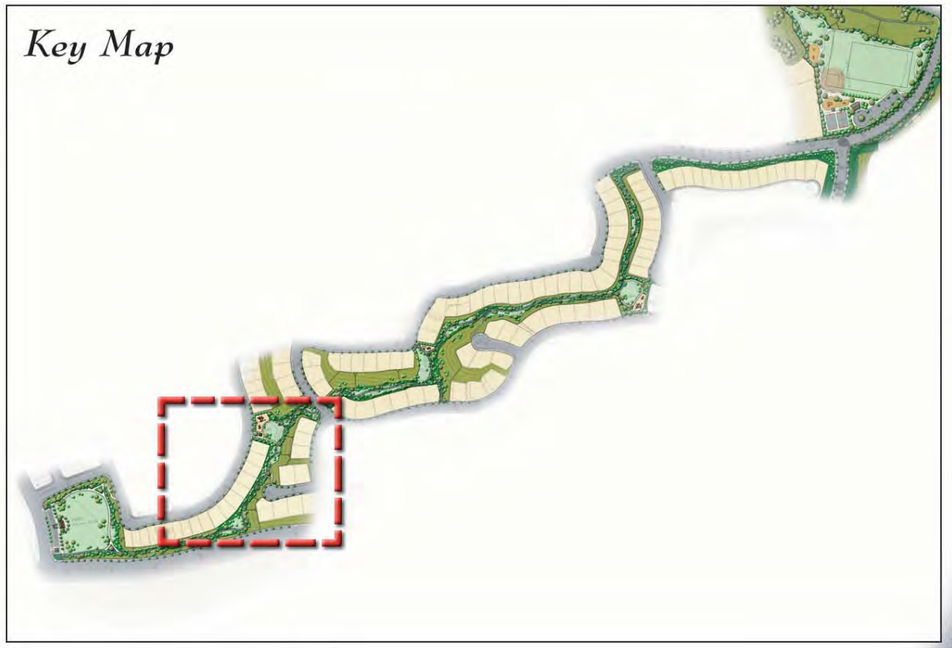
FIGURE IV-61

Passive Park - Phase 2


Key Map

Street "G"
PA C-1
Active Park C
School
Site
Connection to
Recreation
Center
Par Station # 8
Par Station # 9
Street "B"
Par Station # 7
Par Station # 6
Par Station # 5
Par Station # 4
Par Station # 3
Par Station # 2
Par Station # 1
Pocket Park 3
Pocket Park 2
PA B-12
Passive Park-
3.9 Acres
Pocket Park 1
Passive Node
Singleton Road

Key Map



Legend

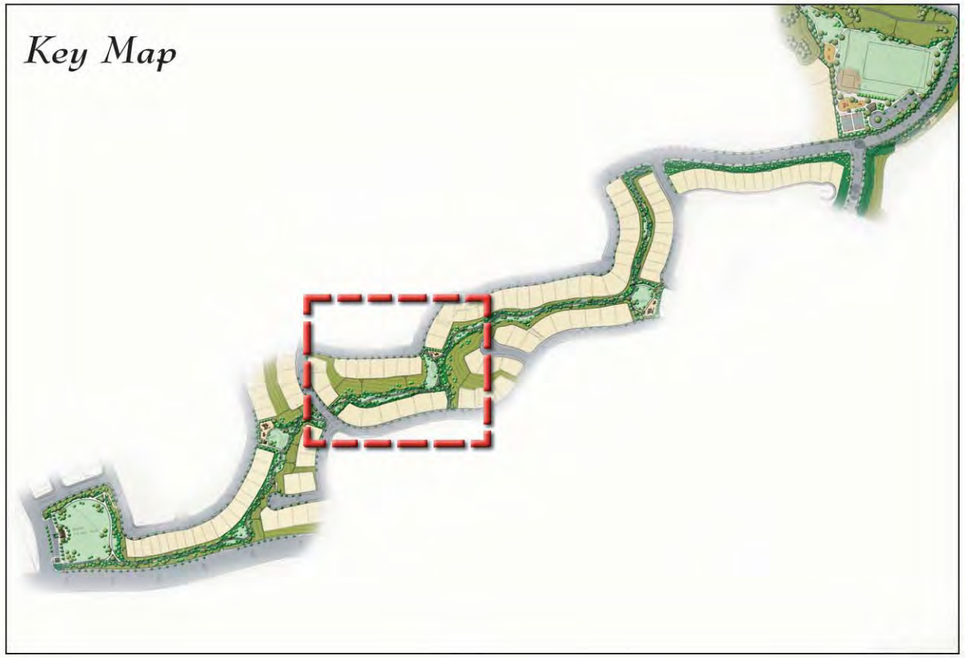
Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

As the linear park meanders through the community, there shall be open lawn areas where feasible, par course stations, and picnic areas. Pocket parks should have tot lots, passive areas and shaded picnic areas. Tot lots shall be screened by vegetation and soundwalls when adjacent to residential lots. Tot lots should be ADA compliant and have ample shaded seating areas . Trail monumentation shall be placed at junctions, and paseo circulation shall not interfere with park recreation. Parks and park pathways shall be ADA compliant.

Key Map



Legend

Symbol	Description
	Large canopy tree
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	Residential lot
	Slope treatment
	Shrub planting
	Turf
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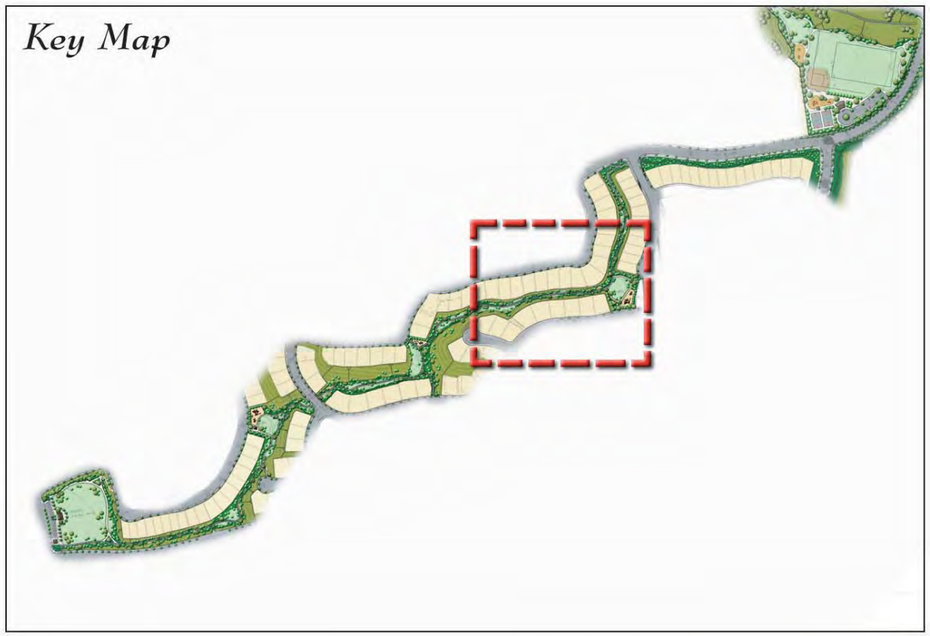
Key Map



Legend

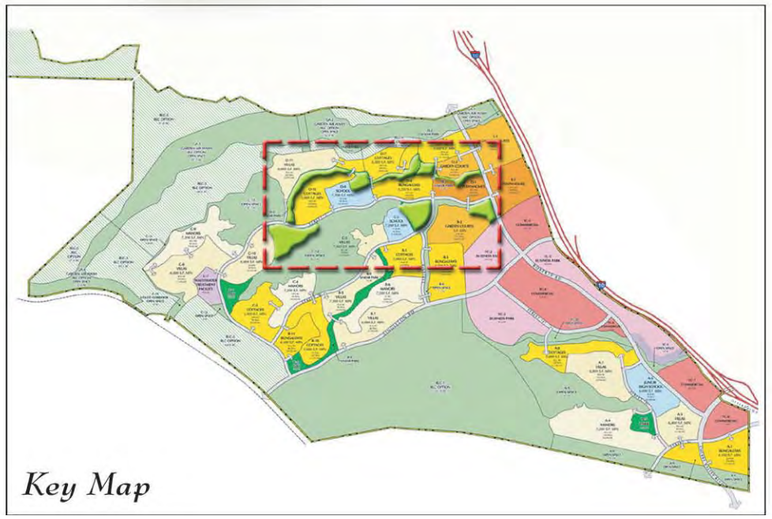
Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

Design Guidelines

As the linear park meanders through the community, there shall be open lawn areas where feasable, par course stations, and picnic areas. Pocket parks should have tot lots, passive areas and shaded picnic areas. Tot lots shall be screened by vegetation and soundwalls when adjacent to residential lots. Tot lots should be ADA compliant and have ample shaded seating areas . Trail monumentation shall be placed at junctions, and paseo circulation shall not interfere with park recreation. Parks and park pathways shall be ADA compliant.

Par Station #15
Par Station #14
Linear Park
Open Space
Par Station #16
Par Station #17
Connection to phase two park system.
Active Park D
School Site
Pocket Park
Par Station #12
Active Park B
Linear Park
Par Station #13
Nature Park
Street "C"
Garden Courts
Open Space
Asphalt Paseo
Roberts Road
Town Homes
School Site
Active Park C
Par Station #10
Par Station #11
Par Station #9
Connection to phase two park system.
Community Recreation Center



Key Map

SUMMERWIND RANCH AT OAK VALLEY

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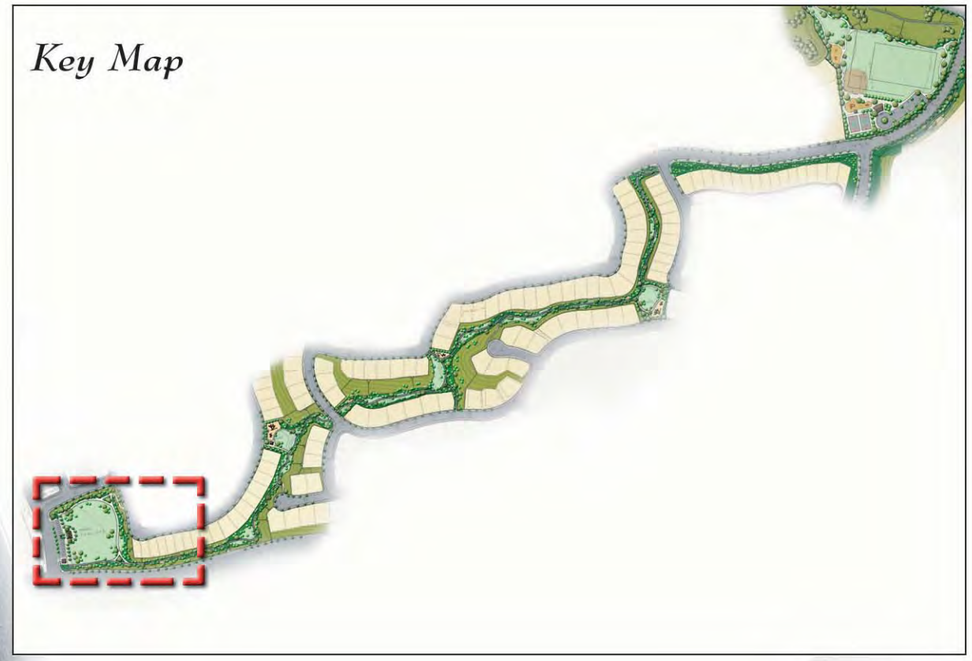
FIGURE IV-66

Linear Park - Phase 3 Concept



Key Map



Legend

Symbol	Description
	Large canopy tree
	Ornamental / shade tree
	Residential lot
	Slope Treatment
	Shrub planting
	Turf
	Asphalt
T	Trail Head Monument

Description

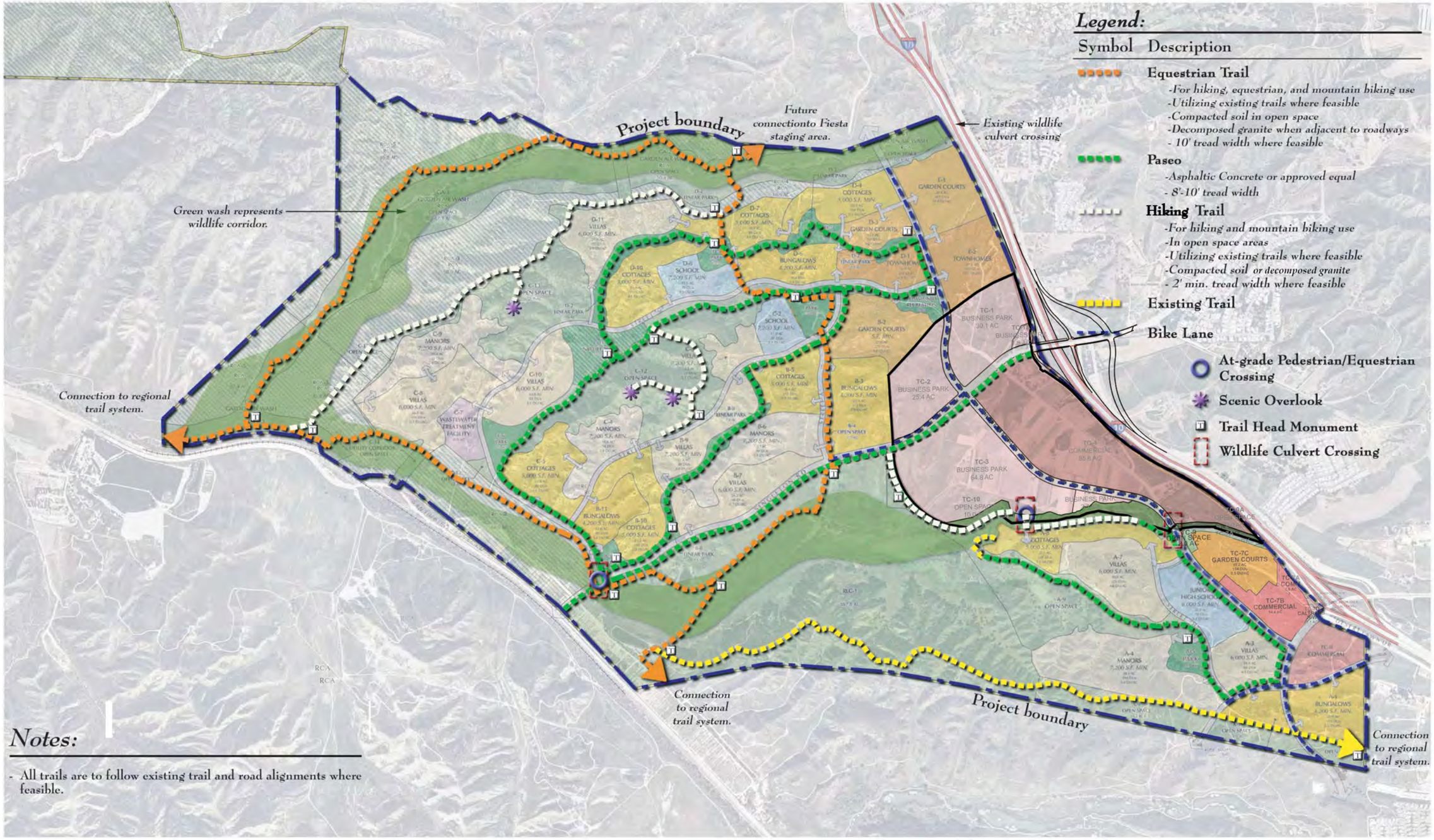
Design Guidelines

Located nearest the minor entrance to the community, this park will act as the starting point to the phase 2 linear park. The par course, which will continue throughout the community parks and trail system, will start in this park. The park will primarily be of passive uses, a grand lawn area is surrounded by more vegetated picnic areas.

5. Trails and Sidewalks

The extensive trail multi-purpose trail system planned within the SUMMERWIND RANCH AT OAK VALLEY community is shown in Figure 4-68, Trail and Sidewalk Plan. An integrated network of pedestrian, bicycle, jogging, equestrian, and mountain biking trails promoting alternative modes of transportation are planned within the community. This trail system will also provide students with safe internal routes accessing schools, with minimal crossings at vehicular roadways. The planned trail system, in conjunction with neighborhood sidewalks, will give residents at SUMMERWIND RANCH AT OAK VALLEY an alternative to driving, allowing for safe and convenient access to the Town Center, schools, parks, and the abundant open space provided throughout the site.

Figures 4-69 through 4-75 illustrate the trail system, cross-sections of each trail type, roadway/trail interface cross-sections, trail overlooks, pedestrian bridge details, and trail details.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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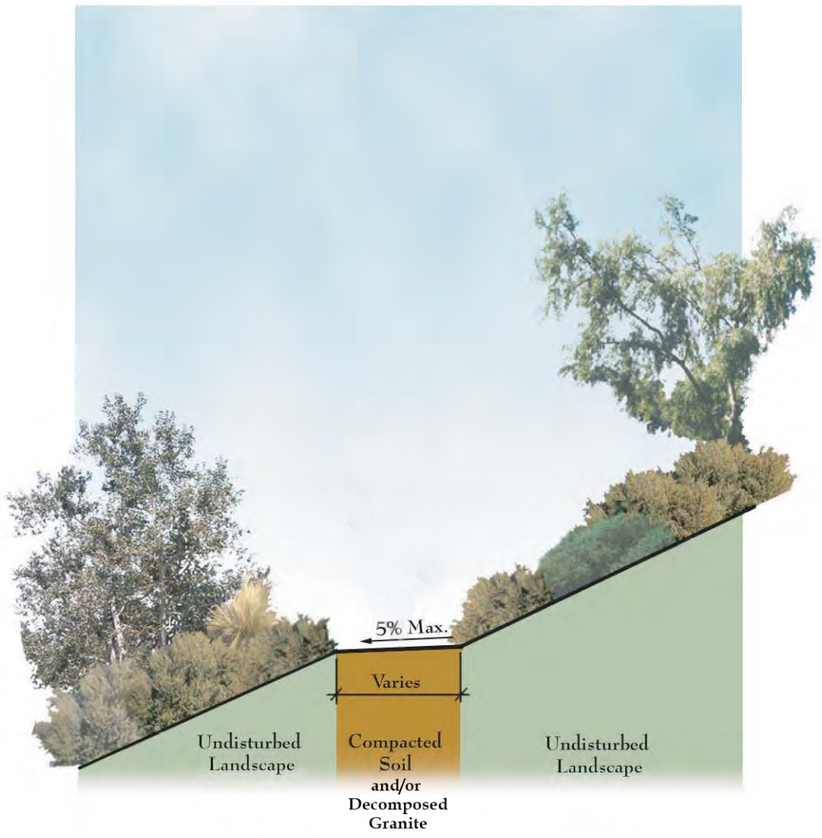
FIGURE IV-68

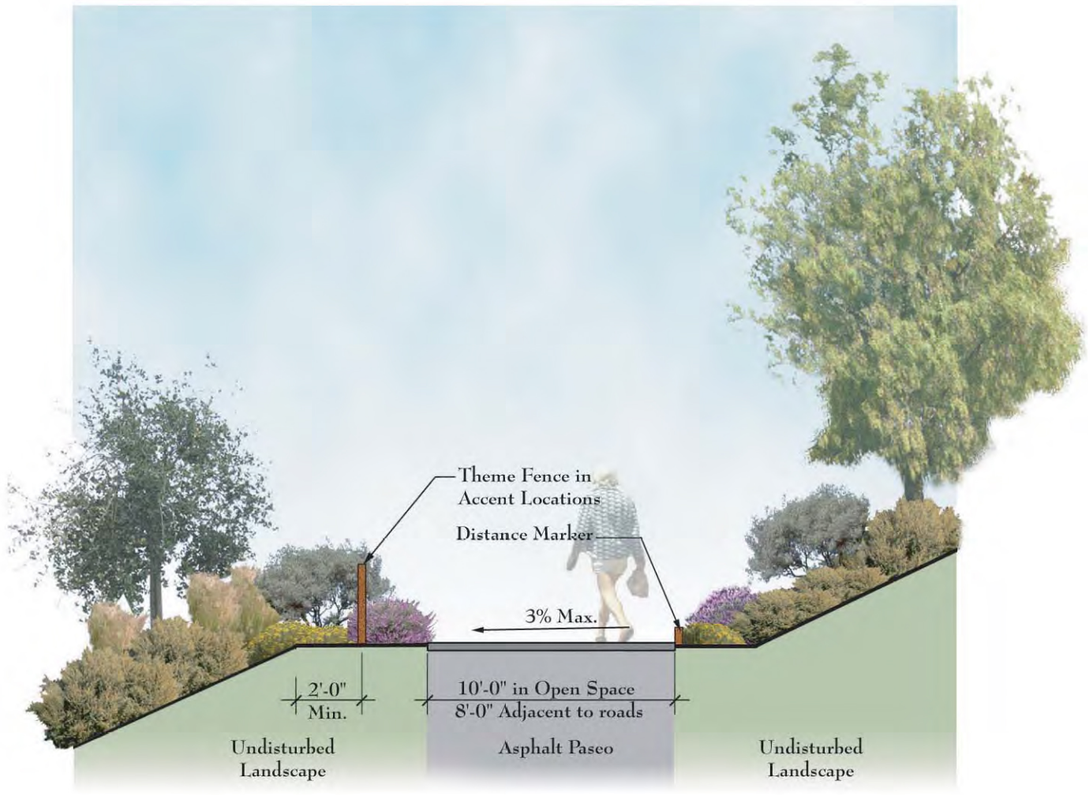
Trail and Sidewalk Plan



Hiking Trail

Design Guidelines: *(In Open Space Areas)*

- For hiking and mountain biking use.
- Utilize existing trails where feasible.



Paseo

Design Guidelines:

- Design Grade to be 5%
  - Exception: 8% for 50', or 10% for 30'
- Trails shall be maintained by HOA.
- Theme fence at accent locations.
- Trail alignment and grade shall existing follow jeep trail where feasible.

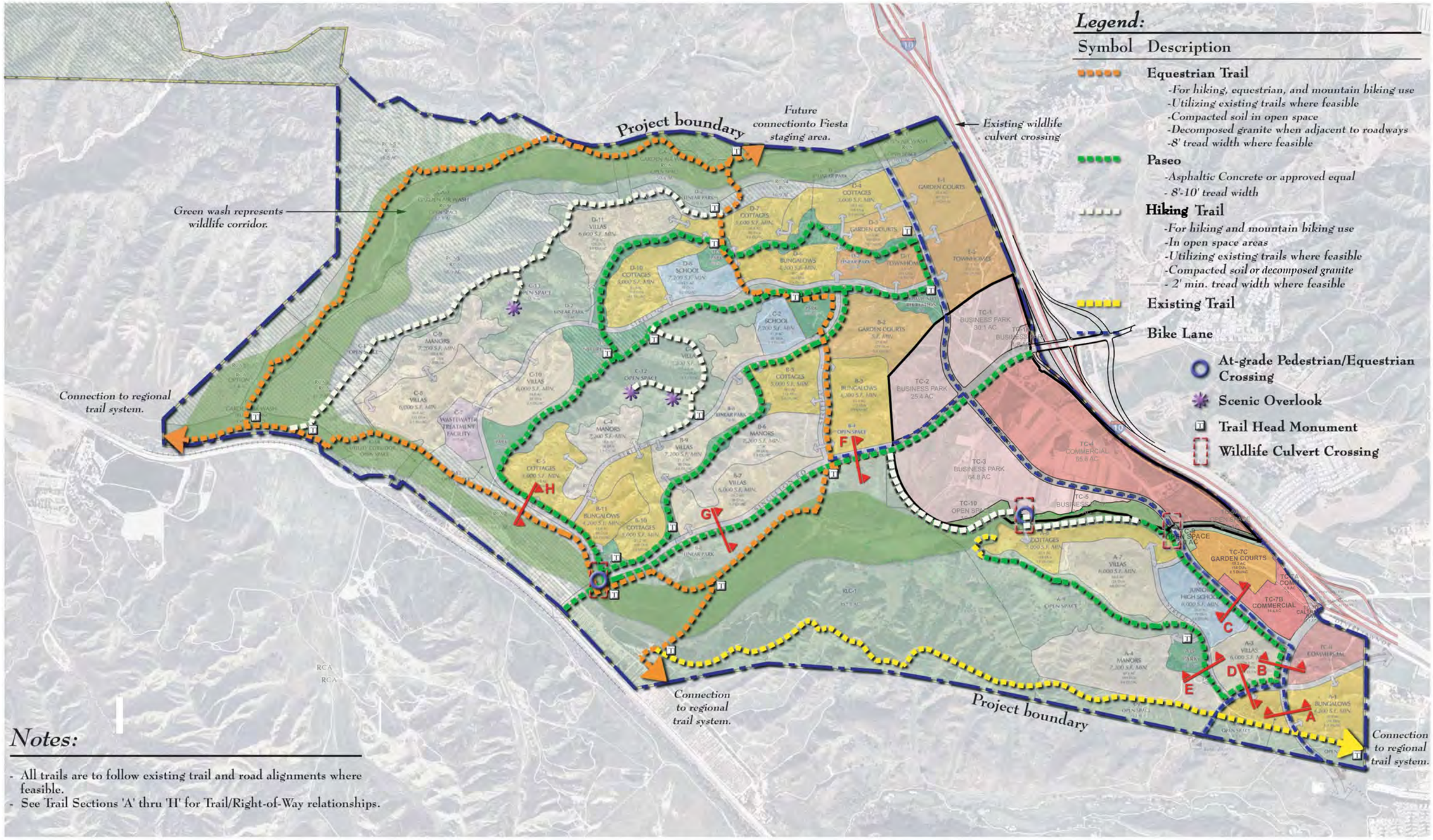


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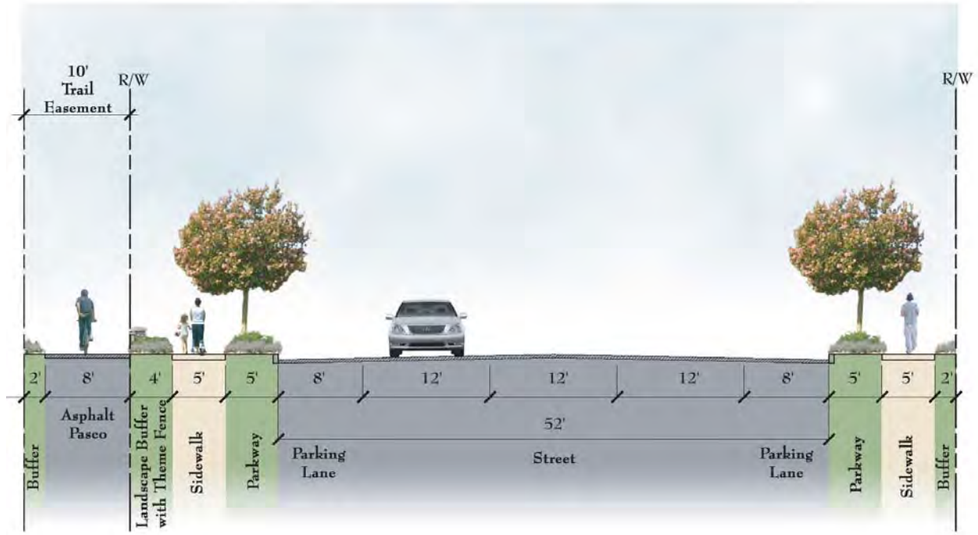
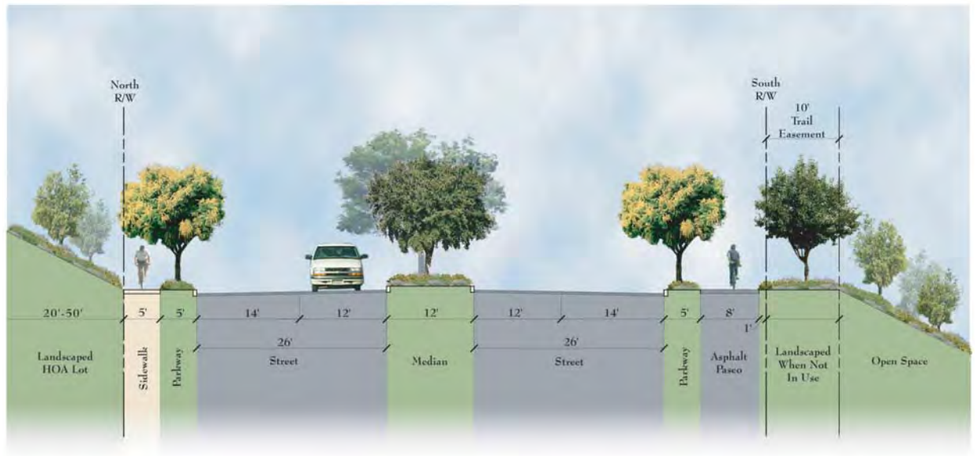
FIGURE IV-70
Combined Roadway/Trail Interface Cross Section Key Map

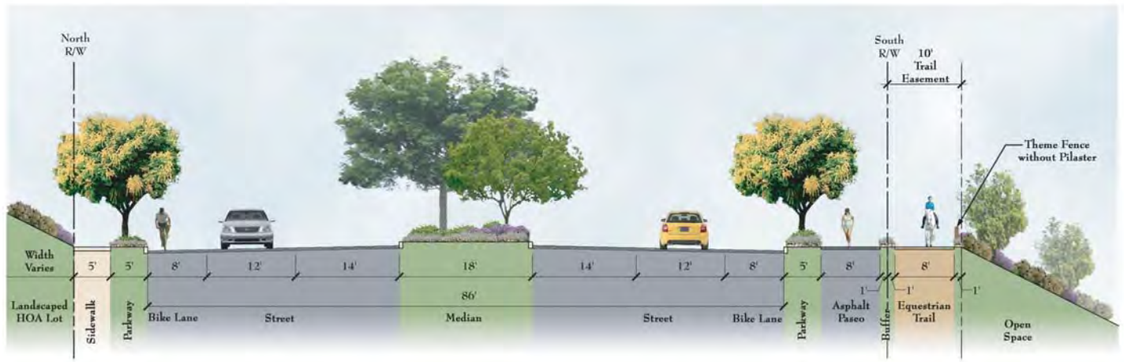
Figure 4-71, *Combined Roadway/Trail Interface Cross Sections A, B, C, & D*



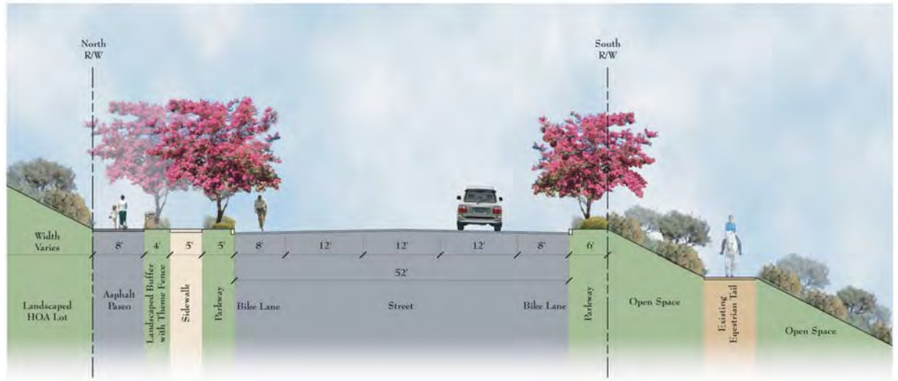
Trail Section 'E'



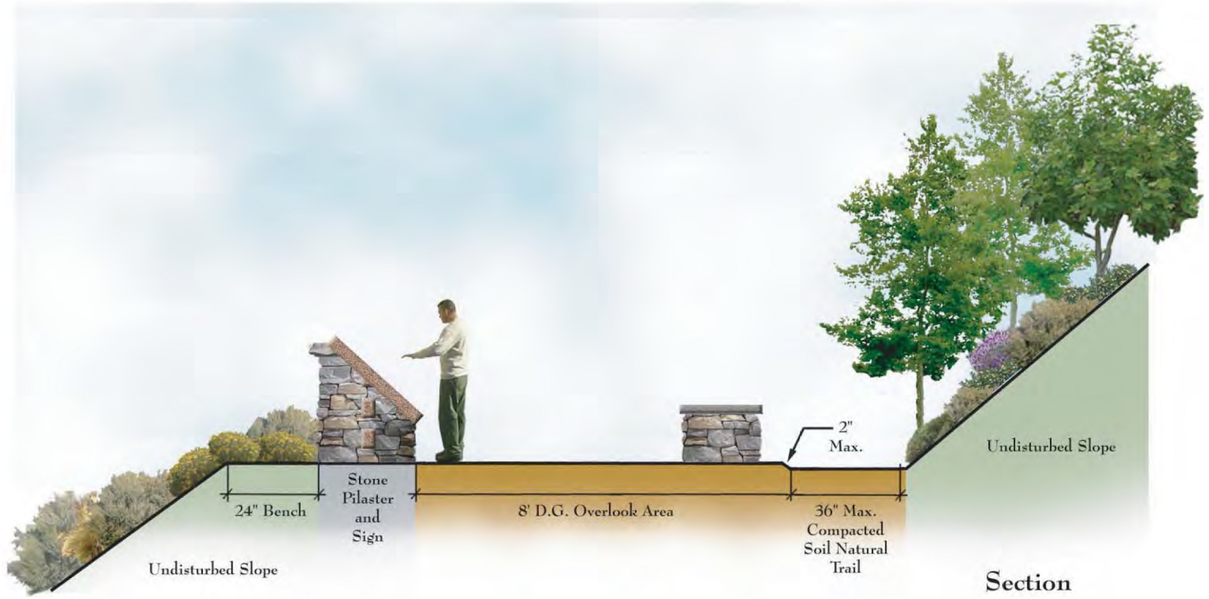
Trail Section 'G'



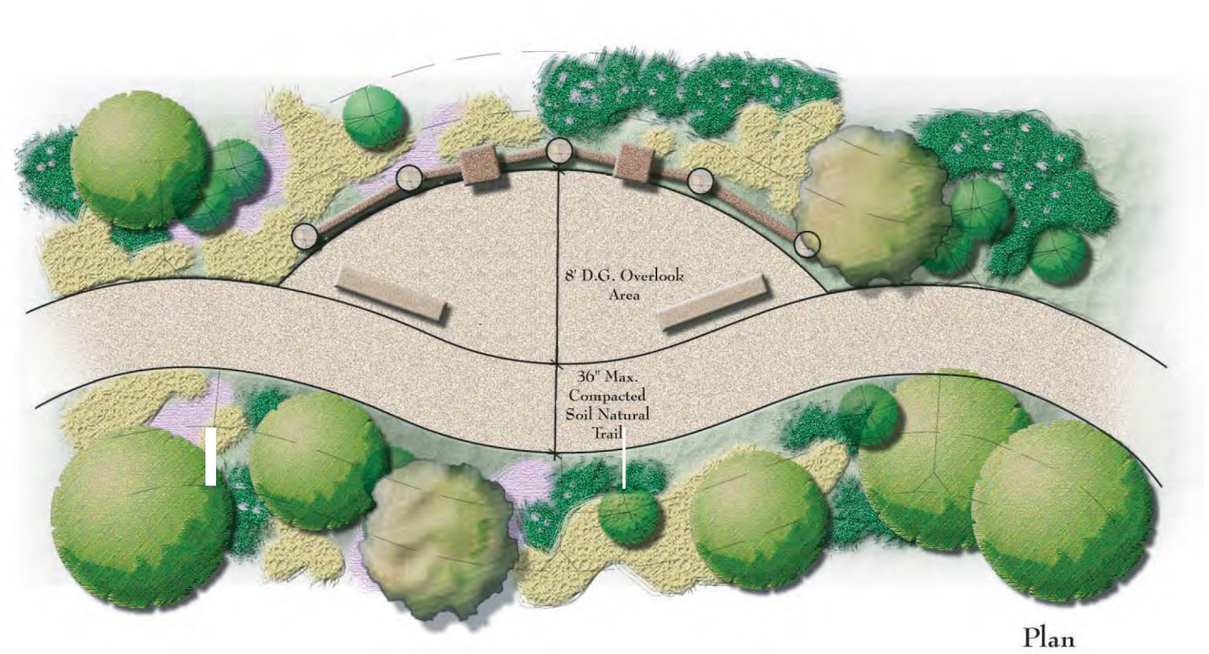
Trail Section 'F'



Trail Section 'H'



Section



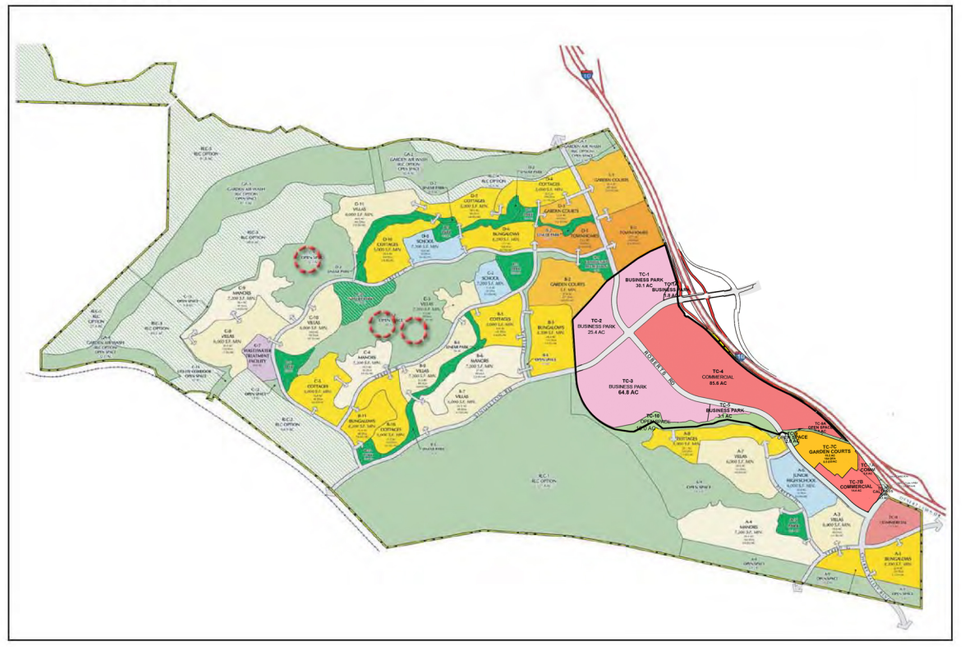
Plan

Pedestrian Overlook

Description: ✱ (*in open space areas*)

- D.G. Overlook Area
- Pedestrian Benches
- Informational Signage
- All materials shall match surrounding environment and architecture.

Locations



SUMMERWIND RANCH AT OAK VALLEY

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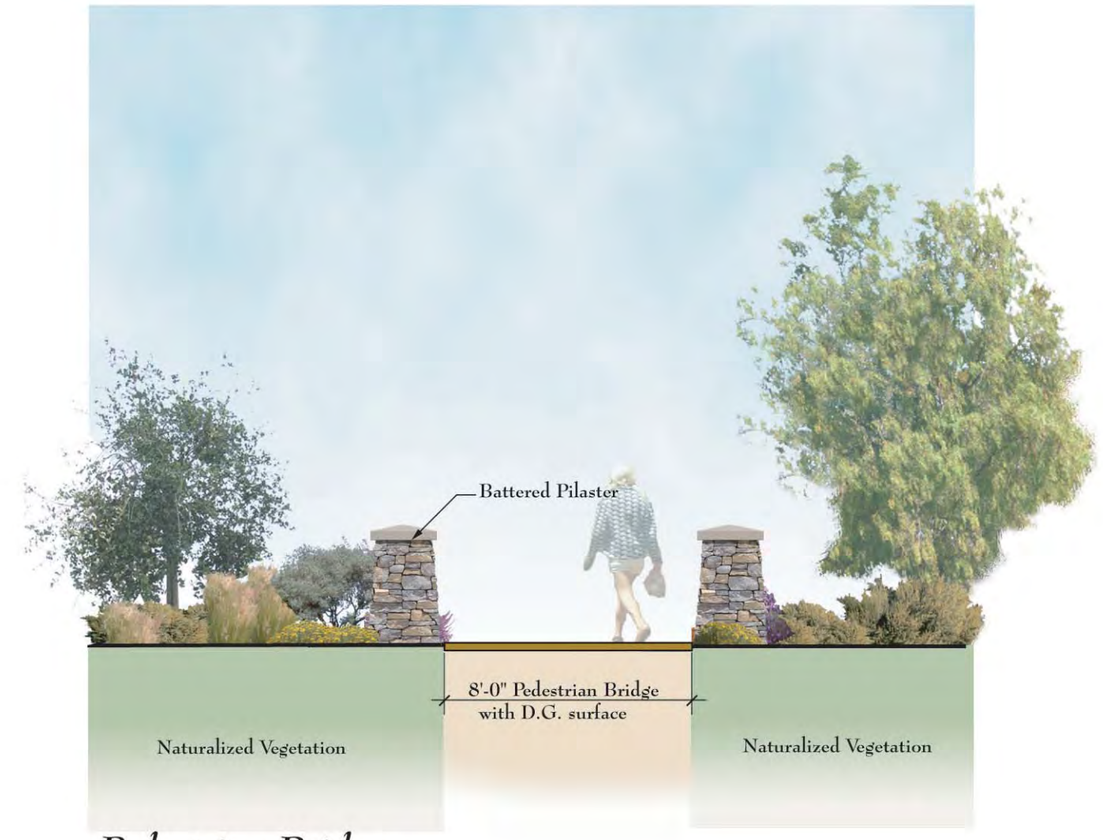
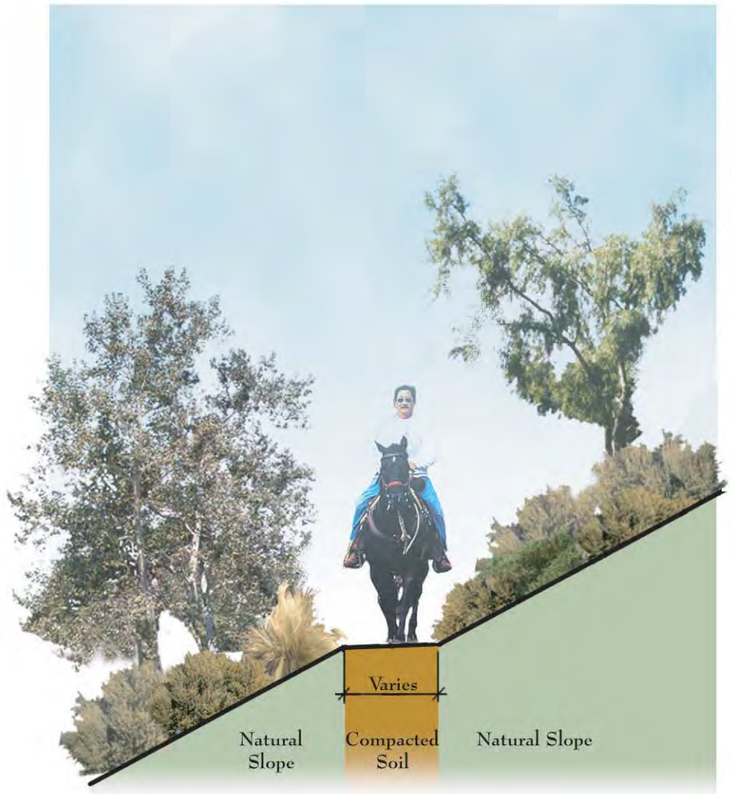
0 250 500 1,000 Feet

FIGURE IV-73

Pedestrian Trail Overlook



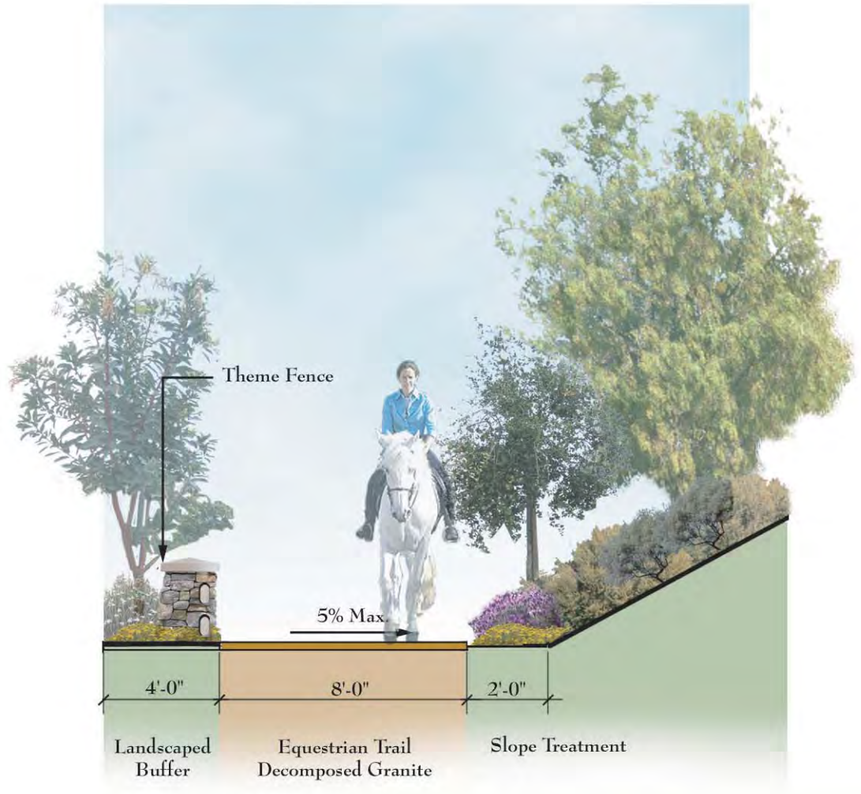
Pedestrian Bridge



Equestrian Trail

Design Guidelines: ▪▪▪▪▪ *(In Open Space Areas)*

- For hiking, equestrian, and mountain biking use.
- Utilizing existing trails where feasible.
- 8' tread width where feasible.
- Trails shall be curvilinear aligned (crossing contour lines at flat or oblique angles.)
- Trails shall connect with existing regional trail systems when possible.
- Trails shall be maintained by HOA.



Equestrian Trail

Design Guidelines: ▪▪▪▪▪▪ *(Along Roadways)*

- Trail grade to follow street grade.
- Trail surface shall be a minimum of 3" thick decomposed granite, flush with adjacent finished grade.
- Theme fence at accent locations.
- Trails shall be maintained by HOA.

F. Landscape Design Guidelines

1. General Landscape Design Issues

The proposed landscape character will be expressed throughout the community open spaces including streetscapes, community entries, an extensive linear park system and manufactured and transitional slopes. The landscape concept plan features generous landscape setbacks enhancing community street scenes, an interior paseo network and street scene trail system, and an extensive recreation amenity package. In addition, the landscape development transitions and buffers on-site development and open space use areas. These community landscape elements will provide an overall continuity to the project. The landscape development concept will reinforce and remain sensitive to the established rural character of the site and existing environs. When feasible, existing and established (mature and healthy) trees shall be preserved or relocated into the project landscape design. General landscape issues will be presented including things such as drought tolerance, planting time, climate constraints, irrigation standards, lighting and landscape maintenance standards. The landscape guidelines are intended to complement the architectural and site planning guidelines and achieve a harmonious, consistent community image reinforcing the overall SUMMERWIND RANCH AT OAK VALLEY setting.

2. Outdoor Lighting

A master plan for street lighting and monumentation accent lighting will be created at the tentative map level for each phase of the project and coordinated with the appropriate governing agencies. All streets and commercial developments in SUMMERWIND RANCH AT OAK VALLEY shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme.

3. Signage

For conceptual thematic signage and monumentation refer to previous figures within this specific plan. Ultimate signage and monumentation locations will be established during the tentative map process as grading and lot configuration begins to be more precise. Within the tentative map process, lot configuration related to monument features and special signage will be coordinated with the appropriate governing agencies.

4. Mailboxes

Once construction documents are underway, a mailbox master plan will be created and coordinated with the United States Postal Service, identifying type and location of mailbox structures.

5. Irrigation

Irrigation Point of Connection Master Plans will begin to be created during the tentative map process as grading, lot configuration and maintenance responsibility begins to be more precise and will act as coordination mechanisms between the landscape architect, civil engineer, dry utility consultant, utility provider, and water district through the construction document process.

All common irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent program run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failures due to mainline breaks and eliminating over watering and flooding due to pipe and/or head breaks.

All landscaped areas shall be watered with a permanent underground irrigation system.

6. Erosion Control

Grading will be phased so that revegetation or construction will control erosion. Revegetated slopes will consist of two primary types: permanently irrigated interior slopes and exterior slopes utilizing natural slope restoration.

Permanently Irrigated Interior Slopes: Permanently Irrigated Interior Slopes consist of manufactured slopes 3' feet or greater that are not adjacent to open space that face other built architectural elements and/or streets. These manufactured slopes will utilize a permanent irrigation system to assist in plant development for slope stabilization. Plant material utilized in these areas may be any one or combination of irrigated hydroseeds, groundcovers, shrubs, vines and trees of ornamental or native character that compliments the overall community theme. Plants used on these slopes will be drought tolerant and fire retardant.

Exterior Slopes Utilizing Natural Slope Restoration: Exterior Slopes Utilizing Natural Slope Restoration techniques will be used on manufactured slopes 3' feet or greater that are directly adjacent to natural open space areas. These manufactured slopes will utilize a revegetation method that will not require either temporary, supplemental or permanent irrigation systems. The restoration process will include the grinding of native plant material that is removed from the site during initial grading operations and replanting of this ground up plant material by compacting it in a layered manner atop manufactured slopes, thus utilizing non-invasive native plant material that are indigenous to the area, sensitive to the surrounding environment and that utilizes natural ecological succession as a means to provide mature climax plant development that is integrated with the environmental surroundings. This method will require an increased period for developer maintenance to insure that restoration, revegetation and erosion control goals are met. Where possible, only those areas which will be built on, resurfaced or landscaped will be disturbed.

7. Maintenance Responsibility

Maintenance responsibility may consist of a variety of county, city and association types such as the Riverside Land Conservancy, County of Riverside MSCP districts, City of Calimesa Department of Parks and Recreation, City of Calimesa Public Works, lighting assessment districts, business', recreation and commercial associations as well as private homeowners-associations. Master Plans defining ultimate maintenance responsibility will be created more precisely, focusing on each phase during the tentative map process as grading and lot configuration begins to be more precise.

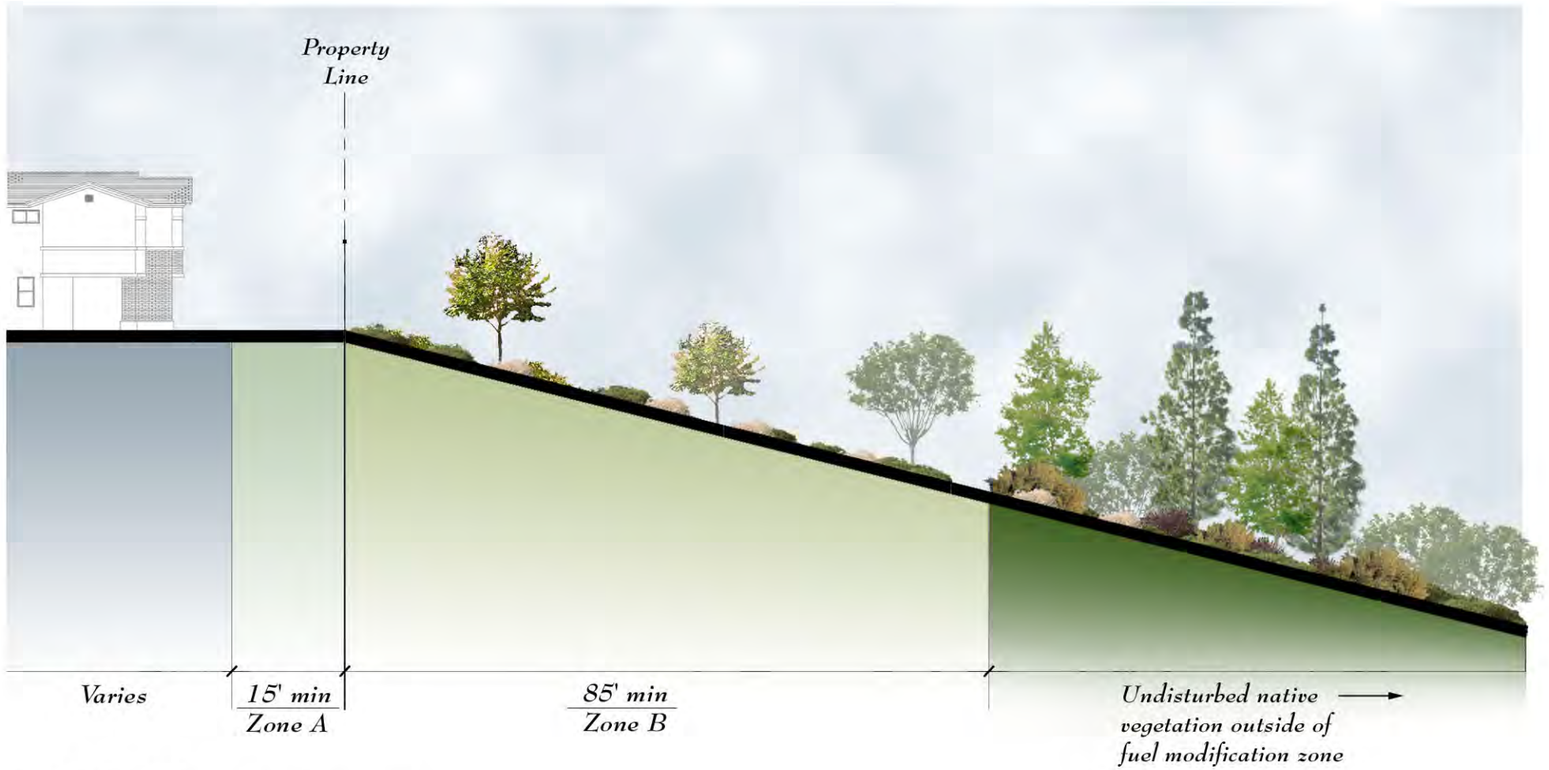
All landscape areas shall be maintained in accordance with the best industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on- going seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris.

8. Fuel Modification

Fuel modification for SUMMERWIND RANCH AT OAK VALLEY complies with City of Calimesa Fuel Modification Standards, but is modified so that the irrigated zone lies within private lots rather than in native open space. This modified system insures maximum preservation of open space and environmental sensitivity while maximizing the safety of individual homeowner's. The fuel modification system, which is illustrated in Figure 4-76, *Fuel Modification Zones,* consists of the following zones:

- **Zone A**

  Shall be a permanently irrigated area installed by each individual private lot owner that is 15' setback from rear property line within private lot areas. Zone 'A' shall contain no habitable structures or structures that are directly attached to habitable structures or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as hardscape, fences, walls and non-habitable gazebos that are located within this zone shall be constructed of non-combustible materials. Plants within Zone 'A' shall be primarily low growing and less than 4' in height with the exception of trees. Plants shall be low-fuel and fire resistive. Trees within Zone 'A' shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity. Zone 'A' shall be maintained by the individual private lot owner on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.



Notes:

1. All plant types and zone dimensions shall be approved by the Fire Department.

2. Lots which cannot accomodate the 15' setback requirement of Zone 'A' shall require a 1 hour rated fire wall.

3. Area limitations do not apply to large native tree species (Quercus, Platanus, Populus, etc.).

Fuel Modification Zoning

Descriptions:

- Zone A: (Irrigated Setback Zone) - 15' min.
  Zone 'A' shall be a permanently irrigated area installed by each individual private lot owner that is 15' setback from rear property line within private lot areas. Zone 'A' shall contain no habitable structures, structures that are directly attached to habitable structures or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as hardscape, fences, walls and non-habitable gazebos that are located within this zone shall be constructed of non-combustable materials. Plants within Zone 'A' shall be primarily low growing and less than 4' in height with the exception of trees. Plants shall be low-fuel and fire resistive. Trees within Zone 'A' shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity. Zone 'A' shall be maintained by the individual private lot owner on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.

- Zone B: (Low plantings or selective thinning) - 85' min.
  Zone 'B' is a non-irrigated thinning zone measured as a 85' setback from the rear lot line into open space and consists of existing grasses and native vegetation thinned and pruned in the following manner:

  - All dead and excessively twiggy growth removed.
  - After pruning large trees and shrubs, low growing plants shall be separated by a distance three times their height from large plants.
  - Trees and large shrubs pruned to provide clearance of three times the height of the understory plant material (or 6', whichever is higher).
  - Debris and trimmings produced by thinning shall be removed from the site, or if left, shall be converted to mulch, and dispersed, non-irrigated, to a depth of 6".
  - No native plants cut below 6".
  - Individual non-irrigated groupings of plants over 18" in height may be retained provided

- **Zone B**

Is an 85' non-irrigated thinning zone measured as a setback from the rear lot line into open space and consists of existing grasses and native vegetation thinned and pruned in the following manner:

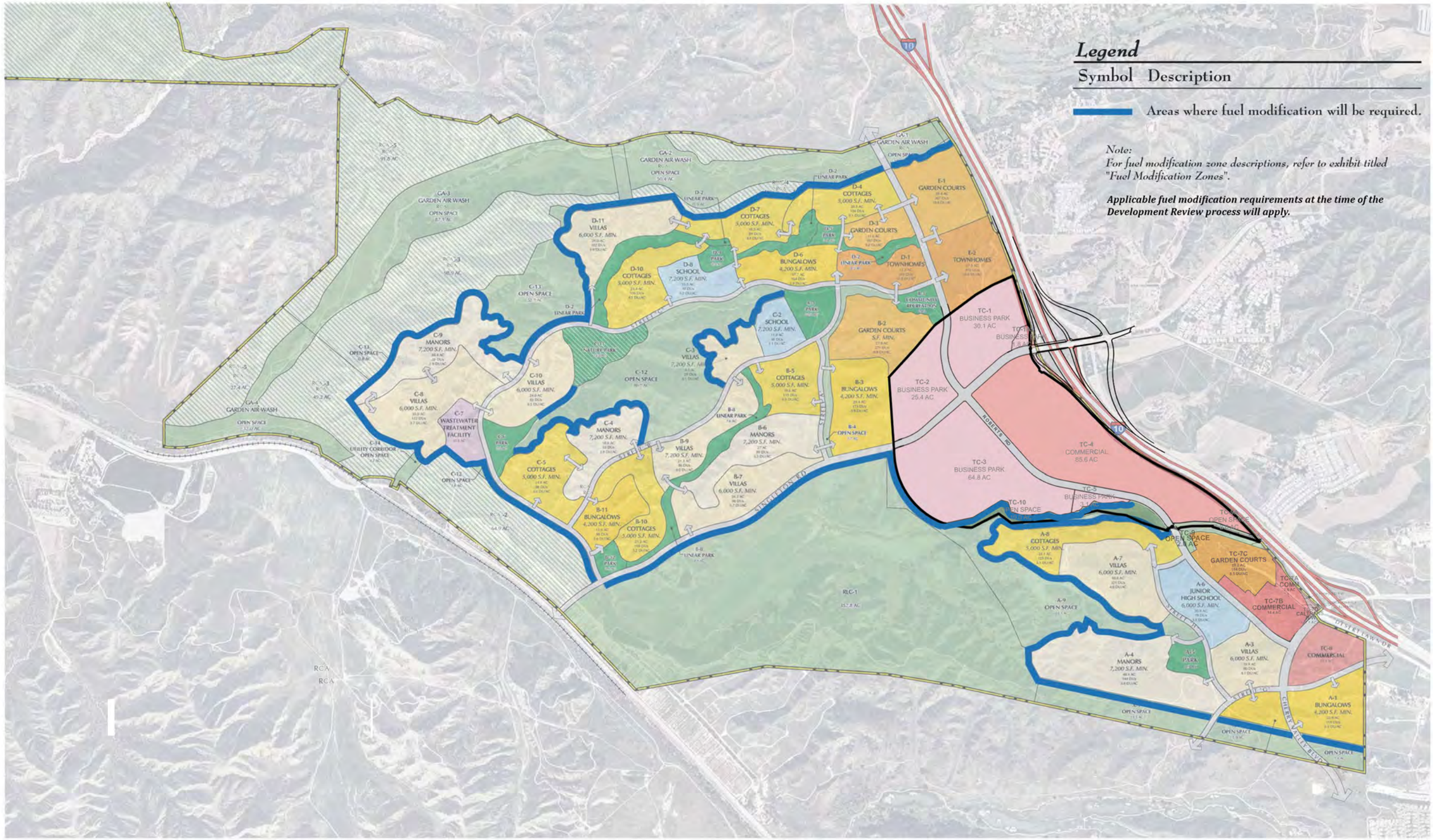
- **All dead and excessively twiggy growth removed.**
- **After pruning large trees and shrubs, low growing plants shall be separated by a distance three times their height from large plants.**
- **Trees and large shrubs pruned to provide clearance of three times the height of the understory plant materials (or 6', whichever is higher).**
- **Debris and trimmings produced by thinning shall be removed from the site, or if left, shall be converted to mulch, and dispersed, non-irrigated, to a maximum depth of 6".**
- **Individual non-irrigated groupings of plants over 18" in height may retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30% of the total Zone B area.**

Areas where fuel modification is required are identified on Figure 4-77, *Fuel Modification Areas*. All plant types and zone dimensions shall be approved by the Fire Department. In areas where Zone 'B' encroaches on the existing Garden Air Wash, this zone may be modified as determined by the Fire Department. Lots that cannot accommodate the 15' setback requirement of Zone 'A' shall require a 1 hour rated fire wall. Area limitations do not apply to large native tree species (Quercus, Platanas, Populus, etc.) The fire department may modify the fuel modification requirements for individual lots on a case-by-case basis if the following conditions exist:

1. The modification to the requirements shall achieve an equivalent level of fire protection as provided by this section.

2. The modification to the requirements is not detrimental to the public health, safety and welfare of the persons residing or working in the area.

If the fire chief approves a modified plan in accordance with this section, as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

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FIGURE IV-77

Fuel Modification Areas

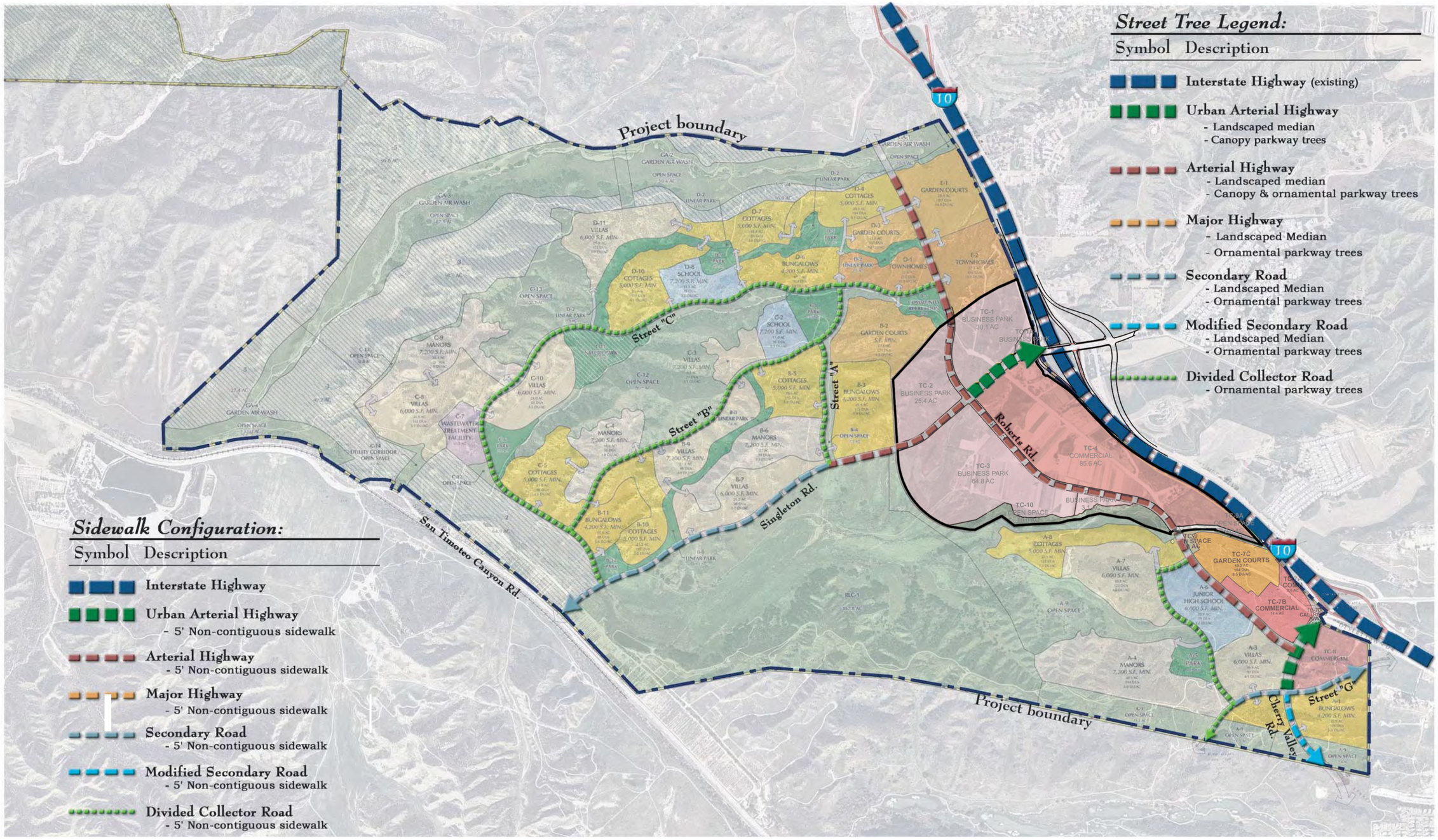
9. General Landscape Requirements

Landscaping should be used to define outdoor spaces (i.e. street edges, outdoor plazas, paseos/trails) and to screen unattractive views and/or features (i.e. storage areas, trash enclosures, loading areas, parking lots, and utility equipment). Hardscape elements should be used in conjunction with landscaping to accent architecture and provide connection between land uses. Ornamental non-native plant materials must be carefully chosen and sited to prevent invasion into adjacent areas. Use of exotic species which are not in the historic vegetation context of the region is discouraged. Maximize the use of native and drought tolerant plant materials, as well as non-native species with low water usage characteristics which are adaptable to hot, dry climates as applicable. Avoid planting of non-native plant species in areas adjacent to the preserved "knoll" areas, to "protect" the natural habitat. Trees planted near public walks or curbs shall be installed in such a manner as to prevent physical damage to sidewalks, curbs, gutters and other public improvements, such as with the use of root barriers. All landscaping and irrigation systems shall be maintained in good condition for as long as the use on the property continues.

All areas required to be landscaped shall be identified on the landscape concept plan submitted with each tentative map. At that time, suggested plant material will also be identified for consideration. Planting shall commence as soon as slopes are completed on any portion of the site and shall provide for rapid short term coverage of the slope as well as long term establishment cover.

The owners of parcels which require landscape development shall assess any existing common landscape areas adjoining their property. Where feasible, landscape development shall reinforce or be compatible with such existing common area setting. The plants selected and planting methods shall be suitable for the soil and climate conditions.

See Figure 4-78 *Street Tree Master Plan* for more information.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1,
Amendments No. 1,2,3 & 4

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0 250 500 1,000 Feet

FIGURE IV-78

Street Tree Master Plan

V. ZONING ORDINANCE

Table 5-1 Specific Plan No. 1, Amendments No. 1, 2, 3 & 4 Residential Development Standards

Development Standards	Applicable Planning Areas					
	A4, B6, C2*, C4, C9, D8[1]	**A3, A6*, A7, B7, B9, C3, C8, C10, D11**	**A8, B5, B10, C5, D4, D7, D10**	**A1, B3, B11, D6**	**B2, D3, E1, TC-7C**	**D1, E2**
Minimum Net Lot Area	7,200 sf	6,000 sf	5,000 sf	4,200 sf	2,600 sf	NA
Uses Permitted	Single Family Detached Homes[7]	Single Family Detached Homes[7]	Single Family Detached Homes[7]	Single Family Detached Homes[7]	Single FamilyCourtyard Detached Homes[7]	Townhouses/Duplexes and Condominiums[7]
LOT DIMENSIONS						
Minimum Lot Frontage at Front Property Line	40 feet[1]	40 feet[1]	40 feet[1]	35 feet[1]	25 feet[1]	25 feet[1]
Minimum Average Lot Width	60 feet	45 feet	40 feet	35 feet	35 feet	NA
Minimum Lot Depth	100 feet	100 feet	100 feet	85 feet	55 feet	NA
Minimum Pad Size	60x60	50x60	40x60	30x60	30x50	20 x 40
SETBACKS						
Minimum Front Yard	20 feet average[2]	20 feet average[2]	10 feet	10 feet	10 feet average	10 feet avg.
Minimum Corner Side Yard	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Interior Side Yard	5 feet	5 feet	5 feet	Variable[3]	Variable[3]	Variable[3]
Minimum Rear Yard	20 feet	20 feet	20 feet	15 feet	10 feet	10 feet
Garage Setbacks	20 feet[4]	20 feet[4]	20 feet	20 feet	5 feet	3 feet
Patio Covers	Post - 5 feet Overhang - 3 feet	Post - 5 feet Overhang - 3 feet	Post - 5 feet Overhang - 3 feet	Post - 5 feet Overhang - 3 feet	Post - 5 feet Overhang - 3 feet	Post - 5 feet Overhang - 3 feet
Maximum Height	40 feet, or two stories, whichever is less					50 feet, or three stories, whichever is less
Minimum Dwelling Size[5]	2,000 sf	1,800 sf	1,400 sf	1,200 sf	1,200 sf	800 sf
Parking Requirements[6]	2 spaces / dwelling unit					1.25 spaces / 1 bedroom 2.25 spaces / 2 bedrooms 2.75 spaces / 3 bedrooms

[1] The minimum frontage on knuckles and cul-de-sacs shall be 25 feet

[2] **Variable Front Yard Setbacks:** In order to allow for a more interesting visual image and more flexible site planning, variable setbacks are required in the front yard. Front yard setbacks shall have an average of 20 feet. Garages with entrances not facing the front yard may be setback a minimum of 10 feet. Other portions of a structure may have a front yard setback of a minimum of 10 feet; however, the average setback shall be maintained

[3] **Variable Side Yard Setbacks:** Variable side yard setbacks may be permitted provided the sum of the side yard setbacks is not less than ten feet and the distance between adjacent structures is not less than 10 feet. This permits a zero lot line arrangement with a zero setback on one side and ten feet on the opposite side yard. Eaves and fireplaces shall be allowed within the minimum setbacks.

[4] Minimum garage setbacks are required to be 18' from sidewalk or back of curb if no sidewalk for entrances that face the street unless a roll-up type garage door is used in which case the minimum front garage setback may be reduced to18' from back of sidewalk or back of curb if no sidewalk. A 10' setback is allowed if the garage is a side-entry garage.

[5] Minimum dwelling areas are computed by calculating the living areas as measured from the outside walls and excludes garages, carports, exterior courtyards patios, or balconies.

[6] Parking Requirements are based on Riverside County Design Standards. For courtyard or small lot detached, 1 guest space per unit is required. Perpendicular parking and 18' minimum driveways may count toward parking requirements.

[7] Model home complexes and/or sales trailers, and associated parking facilities, landscaping, monumentation, and flags shall be permitted within residential planning areas, subject to administrative site plan approval by City of Calimesa Planning department. Additionally, minor features including neighborhood signage, trail and pathway signage, park signage, pathway lighting and amenities including benches, mile markers, community signprograms, and similar features as determined by the Planning Director or her/his designee, in residential and non-residential zones, shall be approved subject to administrative site plan approval by the City of Calimesa Planning Department.

* Uses permitted should school district elect not to acquire site.

SPECIFIC PLAN AREA NO. 1, AMENDMENTS NO. 1, 2 & 3
SUMMERWIND RANCH ZONING ORDINANCE

THE TC PLANNING AREAS OF THE TOWN CENTER VILLAGE REFLECT THE UPDATED CITATIONS AS OF 2020 FROM THE CITY OF CALIMESA MUNICIPAL CODE AS A PART OF AMENDMENT NO. 2.

The City Council of the City of Calimesa ordains as follows:

This ordinance shall provide the Specific Plan Zone Requirements and Standards for Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4. Where this ordinance establishes that the allowed uses are identified in more than one zoning district in the Calimesa Municipal Code (CMC), and the allowed uses differ in the applicable zoning districts, the allowed uses in the planning area will be interpreted liberally, as a use that is allowed in any one of the pertinent zoning districts. Additional parameters for residential and non-residential development standards and the review process are found on Specific Plan Area No.1, Amendment No.3 Residential Development Standards and footnotes on page V-1.

1. Planning Area A-1

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-1.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of Calimesa Municipal Code.

2. Planning Area A-2

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-2.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in the City of Calimesa Municipal Code.

3. Planning Area A-3

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-3.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of Calimesa Municipal Code.

4. Planning Area A-4

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-4.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of Calimesa Municipal Code.

5. Planning Area A-5

(a) The uses permitted in Planning Area A-5 shall be parks and recreation facilities (public or private).

6. Planning Area A-6

(a) The uses permitted in Planning Area A-6 shall be either educational institutions (including public or private schools) or residential.
(b) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-6.
(c) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of Calimesa Municipal Code.

7. Planning Area A-7

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-7.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

8. Planning Area A-8

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area A-8.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

9. Planning Area A-9

(a) The uses permitted in Planning Area A-9 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

10. Planning Area B-1

(a) The uses permitted in Planning Area B-1 shall be parks and recreation facilities (public or private).

11. Planning Area B-2

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-2.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 8.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

12. Planning Area B-3

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-3.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

13. Planning Area B-4

(a) The uses permitted in Planning Area B-4 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

14. Planning Area B-5

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-5.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

15. Planning Area B-6

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-6.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

16. Planning Area B-7

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-7.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

17. Planning Area B-8

(a) The uses permitted in Planning Area B-8 shall be parks and recreation facilities (public or private).

18. Planning Area B-9

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-9.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

19. Planning Area B-10

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-10.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

20. Planning Area B-11

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area B-11.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

21. Planning Area B-12

(a) The uses permitted in Planning Area B-12 shall be parks and recreation facilities (public or private).

22. Planning Area C-1

(a) The uses permitted in Planning Area C-1 shall be the parks and recreation facilities (public or private).

23. Planning Area C-2

(a) The uses permitted in Planning Area C-2 shall be either educational institutions (including public or private schools) or residential.
(b) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-2.
(c) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

24. Planning Area C-3

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-3.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

25. Planning Area C-4

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-4.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

26. Planning Area C-5

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-5.
(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.
(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

27. Planning Area C-6

(a) The uses permitted in Planning Area C-6 shall be parks and recreation facilities (public or private).

28. Planning Area C-7

(a) Uses permitted in Planning Area C-7 shall be as follows: public utilities, communication and telecommunication facilities, flood control facilities, groundwater percolation basins.

29. Planning Area C-8

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-8.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

30. Planning Area C-9

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-9.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

31. Planning Area C-10

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area C-10.

(b) Permitted usesshall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

32. Planning Area C-11

(a) The uses permitted in Planning Area C-11 shall be the parks and recreation facilities (public or private).

33. Planning Area C-12

(a) The uses permitted in Planning Area C-12 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

34. Planning Area C-13

(a) The uses permitted in Planning Area C-13 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

35. Planning Area D-1

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-1.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of Calimesa Municipal Code.

36. Planning Area D-2

(a) The uses permitted in Planning Area D-2 shall be parks and recreation facilities (public or private).

37. Planning Area D-3

(a) Table 5-1, *Specific Plan No. 1, Amendment No. ~~1~~3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-3.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

38. Planning Area D-4

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-4.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

39. Planning Area D-5

(a) The uses permitted in Planning Area D-5 shall be parks and recreation facilities (public or private).

40. Planning Area D-6

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-6.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

41. Planning Area D-7

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-7.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

42. Planning Area D-8

(a) The uses permitted in Planning Area D-8 shall be either educational institutions (including public or private schools) or residential.

(b) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-8.

(c) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(d) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

43. Planning Area D-9

(a) The uses permitted in Planning Area D-9 shall be parks and recreation facilities (public or private).

44. Planning Area D-10

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-10.

(b) Permitted usesshall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

45. Planning Area D-11

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area D-11.

(b) Permitted usesshall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

46. Planning Area E-1

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area E-1.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

47. Planning Area E-2

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 3 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area E-2.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030.

48. Planning Area TC-1

(a) The uses permitted in Planning Area TC-1 shall be the same as those identified in the Office Professional (O-P) Zone in Chapter 18.25.030; Light Industrial (L-I) Zone in Chapter 18.30.030; and Business Park (B-P) Zone of Chapter 18.30.030 of the City of Calimesa Development Code.

(b) The development standards for Planning Area TC-1 shall be the same as those identified in Chapter 18.25.040 and 18.30.040 except the following:

1) Maximum building height shall be 60 feet, or 5 stories, whichever is less.

2) For buildings 350,000 square feet or larger, the minimum lot size shall be 20,000 square feet.

(c) The specific development standards for Planning Area TC-1 shall be the same as those identified in Chapters 18.25.050 and 18.30.060.

(d) All uses within Planning Area TC-1 shall comply with the specific performance standards identified in Chapters 18.25.060, 18.30.050 and 18.30.080 of the City of Calimesa Development Code except the following:

1) Architectural design for industrial developments shall not be required to use heavy timber, rustic weathered wood or new or used brick and stone but shall maintain good planning and design principles.

(e) The development standards for Planning Area TC-1 shall be the same as those identified in Chapters 18.30.110 except the following:

1) The maximum size of any single building for any single structure housing a warehouse, storage facility, parcel hub or distribution facility shall not exceed 707,000 square feet.

2) No warehouse, storage facility, parcel hub or distribution facility may be located within 65 feet of a sensitive receptor measured from the outer wall of the proposed warehouse to the outer wall of the main structure of an adjacent sensitive receptor building depending on recommendations from a Health Risk Assessment analysis. Other setbacks required in CMC Table 18.30.040 shall apply.

3) A Health Risk Assessment (HRA) will confirm that 1) and 2) above will not create a significant health risk to any sensitive receptors as defined in Chapter 18.30.110.B.2.a.

4) There is no minimum distance between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels. Building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code.

(f) The development standards for Planning Area TC-1 shall be the same as those identified in Chapters 18.45.060 except the following:

1) The number of required parking spaces for warehouse shall be the total of:
1 space per 1,000 sq. ft. for the first 40,000 sq. ft of gross floor area
1 space per 3,000 sq. ft. for over 40,000 sq. ft. of gross floor area

1 space per 250 sq. ft. of gross floor area for the office portion of the building

(g) The development standards for Planning Area TC-1 shall be the same as those identified in Chapters 18.45.100 except the following:

1) The parking stall width may be 9'x19'.

2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

(h) The development standards for Planning Area TC-1 shall be the same as those identified in Chapters 18.70.130 except the following:

1) A planter at least five feet wide, excluding curb, shall be provided adjacent to all perimeter properties except when properties are adjoining and combined with the sameland use, in which case the common property line for both properties is excluded from this requirement.

(i) The development standards for signage will comply with those identified in the Master Signage Program for Birtcher Oak Valley Town Center. This Master Signage Program will supersede the requirements in the City of Calimesa Municipal Code Sign Regulations in Chapter 18.50. The maximum height of the pylon sign along the freeway shall be 75' and 25' wide with a total area of 1,800 square feet excluding the base of the monument/sign.

(j) Driveway approach standards shall be the same as the City of Calimesa Public Works Standards (December 1990) Commercial Driveway (County of Riverside) Standard No. 207A (2 pages), except the maximum width of the travelway shall be 50' with a 50' radius.

49. Planning Area TC-1A

(a) The uses permitted in Planning Area TC-1A shall be the same as those identified in the Office Professional (O-P) Zone in Chapter 18.25.030; Light Industrial (L-I) Zone in Chapter 18.30.030; and Business Park (B-P) Zone of Chapter 18.30.030 of the City of Calimesa Development Code.

(b) The development standards for Planning Area TC-1A shall be the same as those identified in Chapter 18.25.040 and 18.30.040 except the following:

1) Maximum building height shall be 60 feet, or 5 stories, whichever is less.
2) For buildings 350,000 square feet or larger, the minimum lot size shall be 20,000 square feet.

(c) The specific development standards for Planning Area TC-1A shall be the same as those identified in Chapters 18.25.050 and 18.30.060.

(d) All uses within Planning Area TC-1A shall comply with the specific performance standards identified in Chapters 18.25.060, 18.30.050 and 18.30.080 of the City of Calimesa Development Code except the following:

1) Architectural design for industrial developments shall not be required to use heavy timber, rustic weathered wood or new or used brick and stone but shall maintain good planning and design principles.

(e) The development standards for Planning Area TC-1A shall be the same as those identified in Chapters 18.30.110 except the following:

1) The maximum size of any single building for any single structure housing a warehouse, storage facility, parcel hub or distribution facility shall not exceed 707,000 square feet.
2) No warehouse, storage facility, parcel hub or distribution facility may be located within 65 feet of a sensitive receptor measured from the outer wall of the proposed warehouse to the outer wall of the main structure of an adjacent sensitive receptor building depending on recommendations from a Health Risk Assessment analysis. Other setbacks required in CMC Table 18.30.040 shall apply.
3) A Health Risk Assessment (HRA) will confirm that 1) and 2) above will not create a significant health risk to any sensitive receptors as defined in Chapter 18.30.110.B.2.a.
4) There is no minimum distance between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels. Building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code.

(f) The development standards for Planning Area TC-1A shall be the same as those identified in Chapters 18.45.060 except the following:

1) The number of required parking spaces for warehouse shall be the total of:
1 space per 1,000 sq. ft. for the first 40,000 sq. ft of gross floor area
1 space per 3,000 sq. ft. for over 40,000 sq. ft. of gross floor area
1 space per 250 sq. ft. of gross floor area for the office portion of the building

(g) The development standards for Planning Area TC-1A shall be the same as those identified in Chapters 18.45.100 except the following:

1) The parking stall width may be 9'x19'.
2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

(h) The development standards for Planning Area TC-1A shall be the same as those identified in Chapters 18.70.130 except the following:

1) A planter at least five feet wide, excluding curb, shall be provided adjacent to all perimeter properties except when properties are adjoining and combined with the same land use, in which case the common property line for both properties is excluded from this requirement.

(i) The development standards for signage will comply with those identified in the Master Signage Program for Birtcher Oak Valley Town Center. This Master Signage Program will supersede the requirements in the City of Calimesa Municipal Code Sign Regulations in Chapter 18.50.

(j) Driveway approach standards shall be the same as the City of Calimesa Public Works Standards (December 1990) Commercial Driveway (County of Riverside) Standard No. 207A (2 pages), except the maximum width of the travelway shall be 50' with a 50' radius.

50. Planning Area TC-2

(a) The uses permitted in Planning Area TC-2 shall be the same as those identified in the Office Professional (O-P) Zone in Chapter 18.25.030; Light Industrial (L-I) Zone in Chapter 18.30.030; and Business Park (B-P) Zone of Chapter 18.30.030 of the City of Calimesa Development Code. The development standards for Planning Area TC-2 shall be the same as thoseidentified in Chapter 18.25.040 and 18.30.040 except the following:

(1) Maximum building height shall be 60 feet, or 5 stories, whichever is less.

(2) For buildings 350,000 square feet or larger, the minimum lot size shall be 20,000 square feet.

(b) The development standards for Planning Area TC-2 shall be the same as those identified in Chapters 18.25.050 and 18.30.060.

(c) All uses within Planning Area TC-2 shall comply with the specific performance standards identified in Chapters 18.25.060, 18.30.050 and 18.30.080 of the City of Calimesa Development Code except the following:

1) Architectural design for industrial developments shall not be required to use heavy timber, rustic weathered wood or new or used brick and stone but shall maintain good planning and design principles.

(d) The development standards for Planning Area TC-2 shall be the same as those identified in Chapters 18.30.110 except the following:

1) The maximum size of any single building for any single structure housing a warehouse, storage facility, parcel hub or distribution facility shall not exceed 707,000 square feet.

2) No warehouse, storage facility, parcel hub or distribution facility may be located within 65 feet of a sensitive receptor measured from the outer wall of the proposed warehouse to the outer wall of the main structure of an adjacent sensitive receptor building depending on recommendations from a Health Risk Assessment analysis. Other setbacks required in CMC Table 18.30.040 shall apply.

3) A Health Risk Assessment (HRA) will confirm that 1) and 2) above will not create a significant health risk to any sensitive receptors as defined in Chapter 18.30.110.B.2.a.

4) There is no minimum distance between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels. Building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code.

(e) The development standards for Planning Area TC-2 shall be the same as those identified in Chapters 18.45.060 except the following:

1) The number of required parking spaces for warehouse shall be the total of:1 space per 1,000 sq. ft. for the first 40,000 sq. ft of gross floor area
1 space per 3,000 sq. ft. for over 40,000 sq. ft. of gross floor area
1 space per 250 sq. ft. of gross floor area for the office portion of the building

(f) The development standards for Planning Area TC-2 shall be the same as those identified in Chapters 18.45.100 except the following:

1) The parking stall width may be 9'x19'.
2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

(h) The development standards for Planning Area TC-2 shall be the same as those identified in Chapters 18.70.130 except the following:

1) A planter at least five feet wide, excluding curb, shall be provided adjacent to all perimeter properties except when properties are adjoining and combined with the same land use, in which case the common property line for both properties is excluded from this requirement.

(i) The development standards for signage will comply with those identified in the Master Signage Program for Birtcher Oak Valley Town Center. This Master Signage Program will supersede the requirements in the City of Calimesa Municipal Code Sign Regulations in Chapter 18.50.

(j) Driveway approach standards shall be the same as the City of Calimesa Public Works Standards (December 1990) Commercial Driveway (County of Riverside) Standard No. 207A (2 pages), except the maximum width of the travelway shall be 50' with a 50' radius.

51. Planning Area TC-3

(a) The uses permitted in Planning Area TC-3 shall be the same as those identified in the Office Professional (O-P) Zone in Chapter 18.25.030; Light Industrial (L-I) Zone in Chapter 18.30.030; and Business Park (B-P) Zone of Chapter 18.30.030 of the City of Calimesa Development Code.

(b) The development standards for Planning Area TC-3 shall be the same as those identified in Chapter 18.25.040 and 18.30.040 except the following:

1) Maximum building height shall be 60 feet, or 5 stories, whichever is less.
2) For buildings 350,000 square feet or larger, the minimum lot size shall be 20,000 square feet.

(c) The specific development standards for Planning Area TC-3 shall be the same as those identified in Chapters 18.25.050 and 18.30.060.

(d) All uses within Planning Area TC-3 shall comply with the specific performance standards identified in Chapters 18.25.060, 18.30.050 and 18.30.080 of the City of Calimesa Development Code except the following:

1) Architectural design for industrial developments shall not be required to use heavy timber, rustic weathered wood or new or used brick and stone but shall maintain good planning and design principles.

(e) The development standards for Planning Area TC-3 shall be the same as those identified in Chapters 18.30.110 except the following:

1) The maximum size of any single building for any single structure housing a warehouse, storage facility, parcel hub or distribution facility shall not exceed 707,000 square feet.

2) No warehouse, storage facility, parcel hub or distribution facility may be located within 65 feet of a sensitive receptor measured from the outer wall of the proposed warehouse to the outer wall of the main structure of an adjacent sensitive receptor building depending on recommendations from a Health Risk Assessment analysis. Other setbacks required in CMC Table 18.30.040 shall apply.

3) A Health Risk Assessment (HRA) will confirm that 1) and 2) above will not create a significant health risk to any sensitive receptors as defined in Chapter 18.30.110.B.2.a.

4) There is no minimum distance between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels. Building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code.

(f) The development standards for Planning Area TC-3 shall be the same as those identified in Chapters 18.45.060 except the following:

1) The number of required parking spaces for warehouse shall be the total of:1 space per 1,000 sq. ft. for the first 40,000 sq. ft of gross floor area
1 space per 3,000 sq. ft. for over 40,000 sq. ft. of gross floor area
1 space per 250 sq. ft. of gross floor area for the office portion of the building

(g) The development standards for Planning Area TC-3 shall be the same as those identified in Chapters 18.45.100 except the following:

1) The parking stall width may be 9'x19'.

2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

(h) The development standards for Planning Area TC-3 shall be the same as those identified in Chapters 18.70.130 except the following:

1) A planter at least five feet wide, excluding curb, shall be provided adjacent to all perimeter properties except when properties are adjoining and combined with the same land use, in which case the common property line for both properties is excluded from this requirement.

(i) The development standards for signage will comply with those identified in the Master Signage Program for Birtcher Oak Valley Town Center. This Master Signage Program will supersede the requirements in the City of Calimesa Municipal Code Sign Regulations in Chapter 18.50.

(j) Driveway approach standards shall be the same as the City of Calimesa Public Works Standards (December 1990) Commercial Driveway (County of Riverside) Standard No. 207A (2 pages), except the maximum width of the travelway shall be 50' with a 50' radius.

52. Planning Area TC-4

(a) The uses permitted in Planning Area TC-4 shall be the same as those identified in the Community Commercial Zone (C-C) and Regional Commercial (C-R) Zone in Chapter 18.25.030 of the City of Calimesa Municipal Code.

(b) The development standards for Planning Area TC-4 shall be the same as those identified in Chapter 18.25.040 except the following:

(1) There shall be no minimum lot area requirements.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18.25.050 and 18.25.060 of the City of Calimesa Development Code.

(d) The development standards for Planning Area TC-4 shall be the same as those identified in Chapters 18.45.100 except the following:

1) The parking stall width may be 9'x19'.

2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

53. Planning Area TC-5

(a) The uses permitted in Planning Area TC-5 shall be the same as those identified in the Office Professional (O-P) Zone in Chapter 18.25.030; Light Industrial (L-I) Zone in Chapter 18.30.030; and Business Park (B-P) Zone of Chapter 18.30.030 of the City of Calimesa Development Code except for the following:

1) Auto and vehicle storage. Facilities for the storage of operative and inoperative vehicles for periods of time. Includes, but is not limited to, fleet yards and storage lots for automobiles (excluding recreational vehicles), trucks, vans, trailers, and buses. Does not include retail sales. Such facilities shall not be dependentupon any of the other uses within the Specific Plan.

(b) The development standards for Planning Area TC-5 shall be the same as those identified in Chapter 18.25.040 and 18.30.040 except the following:

1) Maximum building height shall be 60 feet, or 5 stories, whichever is less.

2) For buildings 350,000 square feet or larger, the minimum lot size shall be 20,000 square feet.

(c) The specific development standards for Planning Area TC-5 shall be the same as those identified in Chapters 18.25.050 and 18.30.060.

(d) All uses within Planning Area TC-5 shall comply with the specific performance standards identified in Chapters 18.25.060, 18.30.050 and 18.30.080 of the City of Calimesa Development Code except the following:

1) Architectural design for industrial developments shall not be required to use heavy timber, rustic weathered wood or new or used brick and stone but shall maintain good planning and design principles.

(e) The development standards for Planning Area TC-5 shall be the same as those identified in Chapters 18.30.110 except the following:

1) The maximum size of any single building for any single structure housing a warehouse, storage facility, parcel hub or distribution facility shall not exceed 707,000 square feet.
2) No warehouse, storage facility, parcel hub or distribution facility may be located within 65 feet of a sensitive receptor measured from the outer wall of the proposed warehouse to the outer wall of the main structure of an adjacent sensitive receptor building depending on recommendations from a Health Risk Assessment analysis. Other setbacks required in CMC Table 18.30.040 shall apply.
3) A Health Risk Assessment (HRA) will confirm that 1) and 2) above will not create a significant health risk to any sensitive receptors as defined in Chapter 18.30.110.B.2.a.
4) There is no minimum distance between adjacent warehouse, storage facility, parcel hub or distribution facility uses, whether on the same or separate lots or parcels. Building setbacks shall comply with Table 18.30.040 of the City of Calimesa Development Code.

(f) The development standards for Planning Area TC-5 shall be the same as those identified in Chapters 18.45.060 except the following:
1) The number of required parking spaces for warehouse shall be the total of:
1 space per 1,000 sq. ft. for the first 40,000 sq. ft of gross floor area
1 space per 3,000 sq. ft. for over 40,000 sq. ft. of gross floor area
1 space per 250 sq. ft. of gross floor area for the office portion of the building

(g) The development standards for Planning Area TC-5 shall be the same as those identified in Chapters 18.45.100 except the following:
1) The parking stall width may be 9'x19'.
2) Wheel stops may be located 17' within the 9'x19' parking stall with a 2' overhang. The overhang area may either be paved or landscaping, decomposed granite or other permeable surfaces.

(h) The development standards for Planning Area TC-5 shall be the same as those identified in Chapters 18.70.130 except the following:
1) A planter at least five feet wide, excluding curb, shall be provided adjacent to all perimeter properties except when properties are adjoining and combined with the same land use, in which case the common property line for both properties is excluded from this requirement.

(i) The development standards for signage will comply with those identified in the Master Signage Program for Birtcher Oak Valley Town Center. This Master Signage Program will supersede the requirements in the City of Calimesa Municipal Code Sign Regulations in Chapter 18.50.

(j) Driveway approach standards shall be the same as the City of Calimesa Public Works Standards (December 1990) Commercial Driveway (County of Riverside) Standard No. 207A (2 pages), except the maximum width of the travelway shall be 50' with a 50' radius.

54. Planning Area TC-7A

(a) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.25.030.

~~The development standards for Planning Area TC-7A shall be the same as those~~

identified in Chapter 18.25.

55. Planning Area TC-7B

(a) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.25.030.

(b) The development standards for Planning Area TC-7B shall be the same as those identified in Chapter 18.25.

(1) There shall be no minimum lot area requirements.

56. Planning Area TC-7C

(a) Table 5-1, *Specific Plan No. 1, Amendment No. 4 Residential Development Standards*, sets forth uses permitted and minimum site development standards for residential development in Planning Area TC-7C.

(b) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.20.030 and also including utilities and lift stations.

(c) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Chapter 18-20 of the City of CalimesaMunicipal Code.

57. **Planning Area TC-8**

(a) Permitted uses shall follow the City of Calimesa Municipal Code set forth in Table 18.25.030.

(b) The development standards for Planning Area TC-8 shall be the same as those identified in Chapter 18.25. except the following:

~~(1)~~ There shall be no minimum lot area requirements.

58. **Planning Area TC-9**

(a) The uses permitted in Planning Area TC-9 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, water quality basins, lift stations, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

59. **Planning Area TC-9A**

(a) The uses permitted in Planning Area TC-9A shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, water quality basins, lift stations, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

60. **Planning Area TC-10**

(a) The uses permitted in Planning Area TC-10 shall be as follows: communication and telecommunication facilities, flood control facilities, groundwater percolation basins, water quality basins, lift stations, historical landmarks, riding and hiking trails, and wildlife preserve sanctuaries.

61. **Planning Area RLC-1**

(a) The uses permitted in Planning Area RLC-1 shall be as follows: riding and hikingtrails and wildlife preserve sanctuaries.

62. Planning Area RCA-2

(a) The uses permitted in Planning Area RCA-2 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

63. Planning Area RCA-3

(a) The uses permitted in Planning Area RCA-3 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

64. Planning Area RCA-4

(a) The uses permitted in Planning Area RCA-4 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

65. Planning Area RCA-5

(a) The uses permitted in Planning Area RCA-5 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

66. Planning Area GA-1

(a) The uses permitted in Planning Area GA-1 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

67. Planning Area GA-2

(a) The uses permitted in Planning Area GA-2 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

68. Planning Area GA-3

(a) The uses permitted in Planning Area GA-3 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

69. Planning Area GA-4

(a) The uses permitted in Planning Area GA-4 shall be as follows: riding and hiking trails and wildlife preserve sanctuaries.

VI. HILLSIDE DEVELOPMENT REGULATIONS

A. Purpose and Intent

These provisions are designed to address impacts of development in hillside areas and ensure that SUMMERWIND AT OAK VALLEY is developed in an environmentally sensitive manner which protects the public health, safety, and welfare. In addition, these guidelines are intended to minimize the alteration, reduction and removal of the natural view shed and create a more desirable living environment by creating design standards and criteria for hillside development. This section provides for the implementation of varied site design, land planning and development through the application of and working in conjunction with the Specific Plan Amendment. This further encourages the preservation of sensitive environmental areas and natural features in open space by application of standard development regulations in this Specific Plan Amendment.

B. Definitions

The following definitions apply for the purposes of administering, interpreting and enforcing this Specific Plan Amendment.

As-graded	The surface configuration upon completion of grading.
Balance	The grading of a site which requires neither the export or import of earth material.
Bench	Relatively level step excavated into earth material on which fill is to be placed or intermediate drainage area.
Bench Drain	A generally horizontal drainage feature on a manufactured slope usually in the form of a united concrete v-ditch with a minimum of five (5%) percent slope.
Berm	A low mound of earth graded in a linear or undulating form; often used as a noise or visual barrier.
Building Height	The vertical distance measured from the ground level grade to the top of the roof.
Building Line	An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or a property line where a main building may be located.
Canyon	A deep, narrow valley having high, steep slopes.
Clustering	The process of reducing required lot sizes while allowing permitted densities on a smaller site area in order to preserve open space, sensitive or hazardous areas.
Contour	A line drawn on a plan which connects all points of equal elevation.
Crib Wall	An earth-retaining structure with nearly vertical face constructed of modular preformed materials.
Creek	A natural stream of running water larger than a brook and smaller than a river.
Cut	The mechanical removal of earth material.
Cut and Fill	The excavating of material in one place and depositing of it as fill in another place.
Daylight Line	The line between grading and natural terrain drawn by connecting the points where proposed contours meet existing contours.
Earth Material	Any rock, natural soil or fill and/or any combination thereof.
Elevation	Height or distance above sea level.

Erosion	The process by which the soil and rock components of the earth's crust are worn away and removed from one place to another by natural forces such as weathering, solution and transportation.
Excavation	The mechanical removal of earth material.
Existing Grade	The grade prior to grading.
Export	Excess cut that is removed from a grading project and deposited offsite.
Exterior Slopes Utilizing Natural Slope Restoration	Slopes that utilize a revegetation method that will not require either temporary, supplemental or permanent irrigation systems. The restoration process will include the grinding of native plant material that is removed from the site during initial grading operations and replanting of this ground up plant material by compacting it in a layered manner atop manufactured slopes, thus utilizing non-invasive native plant material that is indigenous to the area, sensitive to the surrounding environment and that utilizes natural ecological succession as a means to provide mature climax plant development that is integrated with the environmental surroundings. This method will require an increased period for developer maintenance to insure that restoration, revegetation and erosion control goals are met.
Fill	A deposit of earth material placed by artificial means.
Finish Grade	The final grade of the site which conforms to the approved plan.
Flood Plain	The land area adjacent to a watercourse which is subject to the overflow of flood waters.
Foothill	A hill at the base of a mountain.
Grade	The vertical location of the ground surface.
Grade Separation	The separation at different levels of two intersecting roads, by bridge, tunnel or underpass, so as to permit the roads to cross without obstructing free traffic movement on either
Grading	Any excavating or filling or combination thereof.
Hill	A small area of land that is higher than the land around it.
Hillside	A parcel of land or a definable portion thereof with an average rise or fall of more than (1) foot vertically for each sixteen (6) feet horizontally (16% slope).
Hydrology	The properties of the water, including circulation and distribution, on and below the ground.
Import	Fill material obtained offsite to balance a grading project.
Knoll	A small, round hill or mound.
Land	The portion of the earth's surface above the level of the sea or ocean.
Minimal Grading	A grading concept designed to minimize excavation and filling. Minimal grading is often associated with roads conforming closely to natural contours with the structures being built on natural terrain.
Mountain	A lofty elevation on the earth's surface.
Native Vegetation	The natural vegetation commonly found in an area.
Natural Areas	Undeveloped sites which have not been graded.
Natural Open Space	Natural open space will refer to the landform as created by nature, or as subsequentlymodifiedbyeitheragriculturalactivitiesortomeetfuelmodification fire standards. Within natural open spaces, vegetation introduced for agricultural purposes may be removed and the area revegetated. Existing trees, riparian

	vegetation and native plant communities within natural open spaces will be preserved and protected. Manmade water bodies and trails through natural open spaces may be considered as natural open space.
Natural Slope	A slope which is not man-made. A natural slope may retain the natural vegetation during adjacent grading operations or it may be partially or completely removed and replanted.
Natural Slope Restoration	A revegetation process and technique utilized on manufactured slopes adjacent to open space that will not require either temporary, supplemental or permanent irrigationsystemsthatconsistofgrindingofnativeplantmaterialthatisremoved from the site during initial grading operations and replanting of this ground up plant material by compacting it in a layered manner atop manufactured slopes, thus utilizing non-invasive native plant material that is indigenous to the area, sensitive to the surrounding environment and that utilizes natural ecological succession as a means to provide mature climax plant development that is integrated with the environmental surroundings. This method will require an increased period for developer maintenance to insure that restoration, revegetation and erosion control goals are met.
Open Space	Land not covered by buildings, roads or vehicular access ways and including such areas as private yards, landscaped areas, slopes, natural areas, common areas, greenbelts, parks and areas of recreation as described in Section III-2 of this Specific Plan Amendment.
Pad	A generally flat or stepped area created by grading to accommodate development.
Peak	The highest part of a mount; usually steep sided at the summit.
Permanently Irrigated Interior Slopes	Slopes three feet or greater that are not adjacent to open space that face other built architectural elements and/or streets. These manufactured slopes will utilize a permanent irrigation system to assist in plant development for slope stabilization. Plant material utilized in these areas may be any one or combination of irrigated hydroseeds, groundcovers, shrubs, vines and trees of ornamental or native character that compliments the overall community theme. Plants used on these slopes will be drought tolerant and fire retardant.
Ridge	A long, narrow or sharply defined conspicuous elevation of land.
Sensitive Environmental Areas	Areas identified in this Specific Plan Amendment that are considered of high environmental value and should not be developed as illustrated in Figure 6-1, *Sensitive Environmental Areas Map*.)
Setback Area	The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.
Setback Distance	The distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Significant Ridge	A ridge or hill that is visible from arterial streets or major public space, which forms a part of the skyline or is seen as a distant edge against a backdrop of land as designated by Figure 6-1, *Sensitive Environmental Areas Map*.
Single-loaded	A street with lots fronting on one side only.
Street Site	Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.
Slope	An inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.
Slope Bank	A man-made slope steeper than 5:1 (20%).
Slope- Man-made Slope	A manufactured slope consisting wholly or partly of either cut or fill.
Transition	The area where a slope bank meets the natural terrain or a level graded area either vertically or horizontally.
Summit	Highest part of a hill or mountain.
Topography	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slope and other physiographic features.
Toe of Slope	The lowest elevation of a slope which transitions to a flatter area or pad.
Top of Slope	The highest elevation of a slope.
Uniform Slope	A slope of a uniform slope ratio.
Wildlife Corridor	A strip or block of habitat connecting otherwise isolated units of suitable habitats that allows the dispersal of organisms and the consequent mixing of genes. Wildlife corridors are created as a means of conservation or general improvement of the environment.
Valley	The land between hills or mountains, often containing a stream.
Variable Slope	A man-made slope (usually a slope bank) which has a variety of slope ratios rather than a single ratio.
Vegetation	Growing plants.
Viewshed	Areas or development which can be viewed from arterial roads, freeways, major collector roads and public gathering places such as major shopping centers.

C. Policies

Development within this Specific Plan Amendment is intended to advance the following:

(1) To conserve the identified significant ridges, canyons, valleys, and wildlife corridors which give SUMMERWIND AT OAK VALLEY its distinctive character. See Figure 6-1, *Sensitive Environmental Areas Map,* for locations of these elements.
(2) To create open spaces which preserve wildlife corridors, significant ridgelines, canyons, valleys, and riparian areas.
(3) To site dwellings and other structures in a manner which is compatible with natural drainage patterns and physical landforms through sensitive grading design and architecture.
(4) To encourage grading designed to complement the natural terrain.
(5) To provide safe vehicular circulation patterns for residents, safety and service providers.
(6) To utilize landscape design to enhance slope stability, restore slopes adjacent to open space to their natural character, and to soften grading through the selection of appropriately sized (when mature) and appropriately placed plant materials.

D. Hillside Classifications

(1) Hillside classifications have been established to identify categories relative to hillside development. These categories have been classified in terms of average slope types with respect to different topography categories, as follows:

Slope Type	
0-15%	Flat, Gentle, Rolling Land
16-20%	Hillside
21-25%	Steep Hillside
26-30%	Very Steep Hillside
31-45%	Mountainside Terrain
45%+	Steep Mountainside Terrain

(2) Slopes of zero to fifteen percent (0-15%) consist of flat, gentle, rolling land. Within this category, flat land can be defined as slopes of zero to five percent (0-5%), gentle land as slopes of six to ten percent(6-10%) and rolling land as slopes of eleven to fifteen percent (11-15%). Slopes of zero to five percent (0-5%) normally pose no major restriction to development, except in terms of landscaping and maintenance for the small amounts of slope created. Slopes of six to ten percent (6-10%) are flexible as to local road orientation and site layout. There are generally no significant constraints associated with this category, but it is more restrictive than flat land. Slopes of eleven to fifteen percent (11-15%) are affected in terms of road alignment in that roads will normally be required to parallel contours. More significant grading is required to create flat pad areas, and the orientation of site planning, such as orienting pads, begins to be restricted in terms of access and the ability to grade flat sites.

In mountainside areas with slopes of thirty one to forty five percent (31-45%), both access and the ability to create pads using 2:1 slopes are restricted. In areas with average slopes of forty five percent (45%) or greater, development is discouraged. Without the use of retaining walls, access is difficult and the grading of pads on side slopes of forty five percent (45%) or greater is difficult without cutting hilltop areas and filling valleys.

E. Ridgeline Preservation

Development applications that are consistent with this adopted Specific Plan Amendment need not be further analyzed for compliance with the following studies. Any impending project that proposes an amendment to this document shall prepare and comply with the following:

(1) A view analysis for SUMMERWIND AT OAK VALLEY depicting "before-and-after" construction conditions shall be prepared, with a minimum of three (3) selected vantage

points, showing a precise depiction of the potential visual impacts of the proposed project. The analysis may incorporate the use of a three-dimensional computer models or photographs incorporating and utilizing a height reference of the proposed development in order to display the impact of development on significant ridgeline views.

(2) Development requirements for ridgeline preservation are:

a. No structure will be permitted within feet (75') horizontal distance from the centerline of significant ridgelines as identified in Figure 6-1, *Sensitive Environmental Areas Map*, and no finished pad will be allowed within fifty feet(50') of the top elevation of the adjacent ridge.

b. Contour elevation on each of the adjacent ridgelines designated for preservation, above which no adjacent development will occur, has been identified.

c. Provided development is in conformance with these guidelines, further view analysis and review of the above shall not be required unless warranted by amendment to this Specific Plan Amendment.

F. Grading

(1) Grading will be phased so that revegetation or construction will control erosion. Revegetated slopes will consist of two primary types: permanently irrigated interior slopes and exterior slopes utilizing natural slope restoration.

Permanently Irrigated Interior Slopes: Permanently irrigated interior slopes consist of manufactured slopes three feet or greater that are not adjacent to open space that face other built architectural elements and/or streets. These manufactured slopes will utilize a permanent irrigation system to assist in plant development for slope stabilization. Plant material utilized in these areas may be any one or combination of irrigated hydroseeds, groundcovers, shrubs, vines and trees of ornamental or native character that compliments the overall community theme. Plants used on these slopes will be drought tolerant and fire retardant.

Exterior Slopes Utilizing Natural Slope Restoration: Exterior slopes utilizing natural slope restoration techniques will be used on manufactured slopes 3' feet or greater that are directly adjacent to natural open space areas. These manufactured slopes will utilize a revegetation method that will not require either temporary, supplemental or permanent irrigation systems. The restoration process will include the grinding of native plant material that is removed from the site during initial grading operations and replanting of this ground up plant material by compacting it in a layered manner atop manufactured slopes, thus utilizing non-invasive native plant material that are indigenous to the area, sensitive to the surrounding environment and that utilizes natural ecological succession as a means to provide mature climax plant development that is integrated with the environmental surroundings. This method will require an increased period for developer maintenance to insure that restoration, revegetation and erosion control goals are met. Where possible, only those areas which will be built on, resurfaced or landscaped will be disturbed.

(2) Grading operations will be prohibited unless an erosion control plan has been submitted and
approved by the City Engineer to avoid adverse effects caused by rain, wind or other weather conditions.

(3) Cut and fill materials that are added or taken away from the site will be transported according to a haul route approved by the City Engineer.

(4) Erosion and sediment control plans will be prepared and accomplished according to best management practices, as defined in the Riverside County Drainage Area Master Plan as required by the National Pollutant Discharge Elimination System (NPDES). Proof the required permits and notifications have been completed will be presented to the City at time of grading permit application and issuance.

(5) Slope Maintenance:

a. No final subdivision map shall be approved without preparation and recordation of a declaration of covenants, conditions and restrictions or participation in a Lighting, Landscape and Maintenance sub area or other City approved arrangement providing for the development and maintenance of slopes, as required by the Hillside Development Regulations.

b. No final subdivision map will be approved without the subdivider supplying a program and/or staff for preventative maintenance of major manufactured slope areas. Such program will be approved prior to approval of a final map and will include homeowner slope maintenance requirements and guidelines to be incorporated into the declaration of covenants, conditions and restrictions or participation in Lighting, Landscape and Maintenance sub area or other City approved arrangement.

(6) The maximum grade of cut-and-fill slopes will not exceed 2:1 except that the cut-and-fill slope may be as steep as 1.5:1 with written approval from a soils engineer and review and approval of the City Engineer.

(7) All slopes will have a two foot flat bench adjacent to property lines toaccommodate wall and fence footings and maintenance.

(8) Prohibited Development/Grading Locations:

a. Within seventy-five feet (75') of any natural body of water identified for preservation.

b. In unmitigated geologic hazard areas, or any other area identified to be unsafe in the geologic report.

c. In the environmentally sensitive areas shown on Figure 6-1, *Environmentally Sensitive Areas Map.*

d. In areas subject to flooding or other hazards, except as required for utilities androad crossings.

e. Except as identified as road/utility corridors and limited slope areas shown on the land use plan and upon approval of the City Engineer when special circumstances exist.

(9) Setbacks of the Specific Plan Amendment:

Generally, minimizing required setbacks, especially front and rear setbacks, may reduce grading by reducing the overall width of road and structure arrangements. Reduced setbacks also help to give the streetscape a more human scale. Varying the use of reduced and standard setbacks will allow the flexibility to adapt to hillside features and avoid monotonous application of a consistent standard.

G. Retaining Walls/Fences

(1) Retaining Walls

a. Retaining walls on the upslope (from a building or structure) on a lot will be a maximum of fourteen feet (14') in height. Retaining walls in the side yard of a lot will be amaximum of four feet (4'). Retaining walls on the downslope (from a building or structure) facing the public right-of-way will not exceed twenty nine feet (29') in height. Terraced walls may be used with planters in between the walls to soften the effectswithin a minimum horizontal spacing of three feet (3'). Terraced walls will not exceed six feet (6') in height. Adjacent to roadways, retaining walls will be a maximum of twenty nine (29') high, or a total of six feet (6') if three-foot (3') wallsare used in combination with a minimum horizontal spacing of three feet (3'). Height and spacing variations may be granted upon review by the City Engineer. Retaining walls which are an integral part of a building or structure will not exceed eight feet (8') in height. Visual impacts of such a building or structure will be mitigated through landscaping techniques where feasible. Fences placed on top of retaining walls shall not be calculated as a part of the heightrequirements.

b. Retaining walls will be designed with smooth, continuous lines that conform to the topography.

(2) Fences and Walls

c. Fencing of individual lots will be discouraged on natural slope areas exceeding sixteen percent (16%) slope. View fences may be permitted with the approval of the Planning Director.

d. Fencing of individual lots will be allowed on manufactured or graded slopes where the homeowner or homeowners association has maintenance responsibilities.

e. Privacy walls and fences, not exceeding six feet (6') in height, are permitted adjacent to structures in order to provide a private outdoor area. All fences which are adjacent to or visible from public roads or major public spaces will be constructed of decorative masonry or other approved materials which blend with the surrounding landscape.

f. Free standing walls integral to a structure will be of the same material and design as the structure. The height of such walls will not exceed six feet (6').

i. Free standing wall setbacks along front yards will be varied to avoid creating an unbroken, uniform streetscape. The height of such walls will not exceed four (4) feet.

ii. Continuous rear yard fences and walls across tops of slopes may be view fences or walls and will be coordinated in design and use of materials.

H. Architectural Standards

See Section 4.0, ***Design Guidelines,*** of this Specific Plan Amendment.

I. Drainage

(1) The following drainage components will be utilized to complement standard engineering practice and County Flood Control standards:

a. Debris basins, rip-rap and energy dissipating devices will be provided where necessary to reduce erosion when grading is undertaken. Except for necessary flood control facilities, significant natural drainage courses will be protected from grading activity and man-made facilities. In instances where crossing is required, arched culverts with soft bottoms will be preferred to box culverts and pipe. Where brow ditches are required, they will be naturalized with plant materials or native rocks.

b. Building and grading permits will not be issued for construction on any site without an approved location for disposal of runoff waters, including but not limited to such facilities as a drainage channel, detention basins, public street or alley or private drainage easement.

c. All cuts will be drained.

d. The use of drainage across lots will be permitted, subject to City Engineer review, and may be approved after demonstration that this method will not adversely affect the proposed lots or adjacent properties, and that it is required in order to minimize the amount of grading which would result with conventional drainage practices. Where drainage across lots is utilized, the following will apply:

   i. Project interiors – One lot may drain across another lot if an easement is provided and improved, using an open V-swale gutter which has a naturalized appearance, or within a closed drainage pipe which will be a minimum twelve (12) inches in diameter. In both cases, an integral wall will be constructed. This drainage will be conveyed to either a public street or to adrainage easement. If drainage is conveyed to a private easement, it will be maintained by a homeowners association, otherwise the drainage will be conveyed to a public easement. The easement width will be determined on an individual basis and will be dependent on appropriate hydrologic studies and access requirements.

   ii. Project boundaries – Onsite drainage will be conveyed in an improved open V- swale gutter which has a naturalized appearance, or within an underground pipe in either a private drainage easement, which is to be maintained by a homeowners association or other approved mechanism, or it will be conveyed in a public easement. The easement width will be determined on an individual basis and will be dependent on appropriate hydrologic studies and access requirements.

e. Where possible, drainage channels should be placed in inconspicuous locations. More importantly, they should receive a naturalizing treatment, including native rock, colored concrete and landscaping, so that the structure appears as an integral part of the environment.

f. Natural drainage courses should be preserved and enhanced to the extent possible. Natural drainage and terrain features should be incorporated as an integral part of the project design. In areas where natural slope restoration occurs on manufactured slopes, and/or is implemented as described above, V-swale gutters will only be required around the top perimeter of the slope.

J. Application Submittal

(1) Tentative Tract Map: The applicant will submit an adequate number of copies, as determined by the Planning Director, of a Tentative Tract Map showing proposed lots at a scale of not less than 1"=100', and a contour interval of two (2) feet. The map will include the following:

- Lot size (sq. ft.)
- Lot dimensions
- Pad elevation of each lot
- Daylight lines for all pad areas
- Daylight lines for all slope areas with direction of slope indicated
- Lot numbers
- Street cross-sections
- Street grades
- Adjacent improvements
- Vicinity map

(2) Data will be provided describing existing soils, geology and drainage.

(3) Conceptual landscape plans illustrating landscaping techniques and materials for all cut and fill slopes, will be prepared for the public hearings.

Development applications that are consistent with this adopted Specific Plan Amendment need not be further analyzed for compliance. Any impending project that proposes an amendment to this document shall prepare and comply with the following:

(4) Visualizations and/or models, demonstrating before and after conditions

K. Action of Planning Director Implementing Development

Planning Director: The Planning Director will approve, conditionally approve or deny any development application which falls within the scope of this Specific Plan Amendment.

L. Action of Commission Implementing Development

Planning Commission: The Planning Commission will approve, conditionally approve or deny any development application which falls within the scope of this Specific Plan Amendment, following the close of the noticed public hearing conducted on the application. In addition to any other findings necessary to the development project approval the Planning Commission will make the following findings:

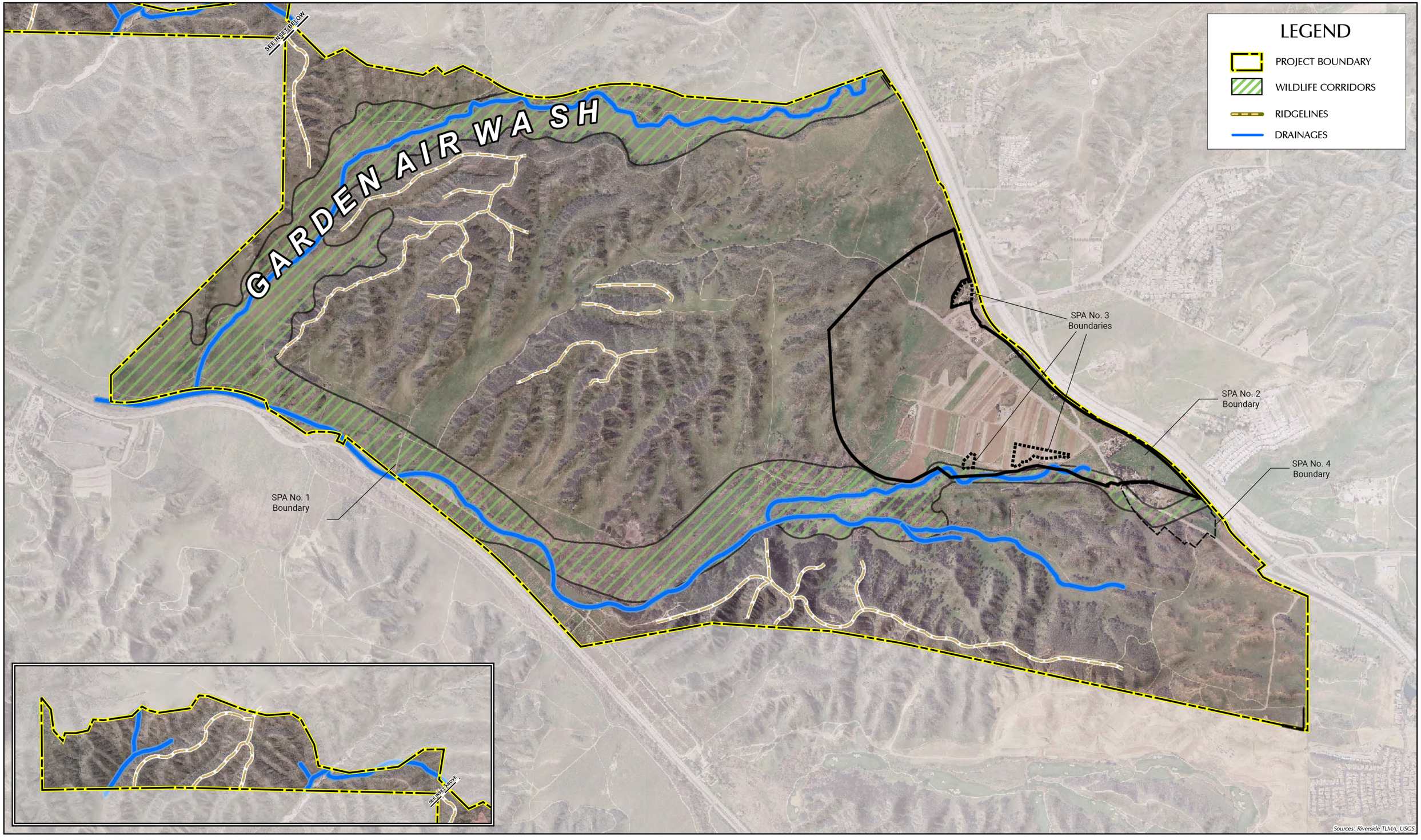
(1) The proposed project is consistent with the purpose, intent, policies and development standards of Specific Plan Area No. 1, Amendment No. 1, 2, 3 & 4.

(2) The design of the project protects the public health, safety and welfare.

(3) The proposed conditions are necessary to carry out the intent and purpose of Specific Plan Area No. 1, Amendment No. 1 &2.

M. Issuance of Grading Permit

No grading permit for any tract map, parcel map, grading plan or single family building permit will be issued until the City Engineer determines compliance with Specific Plan Area No. 1, Amendment No. 1, 2, 3 & 4. No grading permit will be issued for any tentative tract or parcel map in the Specific Plan Area No. 1, Amendment No. 1, 2, 3 & 4. area until the conditions of approval for grading have been met and property securities or bondsposted with the City.



SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendments No. 1, 2, 3 & 4

T&B PLANNING CONSULTANTS
17542 East 17th Street, Suite 100 Tustin, CA 92783
p. 714.505.6360 f. 714.505.6361
www.tbplanning.com

0 250 500 1,000 Feet

FIGURE VI-1

SENSITIVE ENVIRONMENTAL AREAS MAP



Source: Riverside TLMA, USGS, TKC

SUMMERWIND RANCH AT OAK VALLEY

Specific Plan Area No. 1, Amendment No. 1

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0 250 500 1,000 Feet

FIGURE VI-2

SLOPE ANALYSIS MAP

VII. OAK TREE PROTECTION PLAN

A. Purpose

The purpose of this section is to 1) recognize the importance of native oak trees in preventing the erosion of hillsides and stream banks, moderating water temperatures in streams through shading, contributing nutrients to streams, supporting a wide variety of wildlife species through the provision of food, nesting, and roosting cover, and contributing to the scenic quality of the community; and 2) to provide for the protection of these trees.

B. Applicability

The provisions of this Section shall apply to native oak (Quercus species) trees, other than scrub oak, that have at least one trunk measuring six inches or more in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter. Trunks shall be measured at four and one-half feet above natural grade.

1. Supplemental Application Requirements

Grading Permit applications on sites containing oak trees subject to this Section shall include a tree protection plan, prepared by a qualified biologist or resource expert that provides:

a. An inventory and assessment of the health of native oak trees on the site that will be impacted by species, size (both trunk and crown diameter).

b. Photographs of the site showing areas where there are native trees that will be impacted.

c. A site map depicting the location of all such trees that will be impacted, including canopy location.

d. An analysis of all potential construction and post-construction impacts on the identified native trees (i.e. removed, damaged limbs, damaged trunk, damaged root system).

e. Identification of trees proposed to be removed by the project.

f. On-site mitigation measures necessary to minimize or mitigate residual impacts that cannot be avoided, including the provision of replacement trees.

g. A restoration plan for disturbed environmentally sensitive habitat.

2. Development Standards

a. Mitigation shall be required for the removal or damage of trees as described in this Section.

b. Structures, including roads or driveways, shall be sited to avoid to the maximum extent feasible encroachment into the protected zone1 and to provide an adequate buffer outside of the protected zone of individual native oak trees being preserved on-site in order to allow for future growth, except where no other feasible alternative exists. If approved encroachments result in the death of the affected tree as a result of the proposed development, mitigation as described in this Section shall be required.

c. Drainage resulting from new construction shall be directed away from all root zones of all native trees.

d. Project Construction Measures

1. Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees. If any breach in the protective fencing occurs, all work in the immediate vicinity shall be suspended until the fence is repaired or replaced.

2. Any approved landform modification activity, including grading or excavation that encroaches into the protected zone of a native tree, shall be undertaken using only handheld tools.

3. Prior to issuance of the last Certificate of Occupancy in any planning area where there are impacts to oak trees, a qualified biologist shall conduct an on-site inspection of the planning area to ensure that no pre-existing native oak trees that are within or adjacent to the construction area have been removed or damaged by construction activities other than those identified in the original development application. If the biologist determines that any native oak trees have been removed (other than those approved by the original development permit) or damaged by construction activities, then additional mitigation may be required.

e. Mitigation shall be required for the project's impacts to environmentally sensitive habitat.

Mitigation measures shall include on-site restoration to the maximum extent feasible.

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[1] The protected zone of an oak tree, within which work activities are controlled, is defined as follows. Using the dripline as a point of reference, the protected zone commences at a point 5 feet outside of the dripline and extends inward to the trunk of the tree. In no case shall the protected zone be less than 15 feet from the trunk of an oak tree.

3. Mitigation

Adverse impacts to native trees shall be mitigated. Applicable development permits shall include the mitigation requirements as conditions of approval. Any oak tree species planted as part of an approved landscape plan, but not as mitigation for removal of a native oak tree, shall not be subject to mitigation if it is impacted at a later date.

Prior to the issuance of a grading permit that includes native oak tree removal or encroachment into the protected zone of native oak trees, the applicant shall submit a mitigation program (see "supplemental application requirements," above), prepared by a qualified biologist, arborist, or other

resource specialist, which specifies the number of replacement trees and their proposed approximate locations, and planting specifications.

Mitigation measures shall include the planting of replacement trees at suitable locations within the Specific Plan Amendment area at the following ratios for every oak tree meeting the preceding criteria that is removed. Trees that are relocated will not be subject to further mitigation, provided their survival rate is in compliance with the requirements for replacement trees. Where possible, the replacement trees shall be grown from stock that is adapted to climatic conditions similar to the Calimesa area.

	Trunk Diameter of Impacted Tree[1]					
Replacement Plantings	**4" – 12"**	**12" – 18"**	**18" – 24"**	**24" -36"**	**36" – 48"**	**Over 48"**
Acorn Groupings[1,4]	1	2	3	4	5	6
Total Acorns[2, 3, 4]	3	6	9	12	15	18
1 Gallon[2, 3]	2	4	6	8	10	12
5 Gallon[2, 3]	--	1	2	4	6	8
24" Box[5]	--	--	1	2	3	4
36" Box[5]	--	--	--	1	2	3
48" Box[5]	--	--	--	--	--	1
Total plantings per impacted tree	5	11	18	27	36	46

Notes:

1 As measured 4.5 feet above ground

2 For locally grown stock, larger sizes can always be substituted for smaller sizes (up to five gallon). A one (1) gallon planting may be substituted for one grouping of acorns, and a five (5) gallon planting may be substituted for 2-one (1) gallon plantings or two groupings of acorns.

3 Acorns, one (1), and five (5) gallon materials will be used in oak woodland restoration areas on natural slope restoration areas and in the Nature Park.

4 Acorns will be planted in planting groups of three in accordance with specifications by LSA, resulting in one tree per locations after the first year.

5 Boxed material used in streetscape landscaping will count towards replacement credits.

Impacts to environmentally sensitive habitat shall be mitigated in accordance with the Mitigation Monitoring and Reporting Program (MMRP) contained in the EIR for the Summerwind Ranch Specific Plan, as determined applicable by the Addendum prepared for this Amendment. The MMRP includes specific measures for restoring some of the habitat on site. If state (California Department of Fish & Game) and federal (U.S. Army Corps of Engineers) permits are determined to be required, shall be issued prior to implementation of the restoration plan and issuance of grading permits.

4. Monitoring

The oak tree mitigation program will include appropriate monitoring requirements that specify the performance standards for on-site tree replacement to ensure that the replacement planting program is successful, including a specified monitoring period and performance standards for determining whether replacement trees are healthy and growing normally, and procedures for periodic monitoring and implementation of corrective measures in the event that the health of replacement trees declines during the monitoring period as specified below:

a.) Trees with Encroachment

Where approved development encroaches into the protected zone of native oak trees, a qualified biologist shall determine whether ongoing monitoring is needed to ensure that the encroachment has not damaged the native tree. If monitoring is determined to be needed, an appropriate period (not to exceed five years) for which each affected tree shall be monitored, based upon the extent of approved disturbance within the root zone, shall be established by the qualified biologist. An annual monitoring report shall be submitted for review by the City throughout the monitoring period specified in the monitoring plan. Should any of the trees be lost during the monitoring period as a result of the disturbance caused by the proposed development, the applicant will mitigate the impacts through the planting of replacement trees as required in this Section. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by this Section.

b.) Replacement Trees

Where the planting of replacement trees is required as mitigation and for trees which have been relocated, a qualified biologist shall, in addition to the construction report at the last occupancy permit within a phase, perform surveys of replacement trees, as described below.

- First year following installation: quarterly inspections with reports as needed if problems are developing. Annual report at end of the first year following installation.
- Second year: 6-month inspection and report as needed. Inspection and second annual report at end of second year.
- Third year: annual inspection and report.
- Fourth year: annual inspection and report.
- Fifth year: annual inspection and final report (if mitigation program has met the target performance goals).

The report shall be submitted for the review and approval of the City as required during the monitoring period. The monitoring report shall identify the size and health of replacement trees, comparing this information with the criteria provided in the native tree replacement planting program to determine whether the replacement trees are healthy and growing normally. Mid-course corrections Adaptive management measures shall be recommended and implemented as necessary. If performance standards are not met by the end of the required monitoring period, the monitoring period may be extended until the standards are met.

c.) Performance Standards

Establishment of the oak woodland mitigation program will be considered successful after the following criteria are met.

1) Individual trees planted from acorns, deep one-gallon, or 15-gallon containers average a height of at least five feet.
2) Replacement trees as a whole have a survival rate of no less than 60 percent following one year without irrigation. Should this criterion not be met, permanent irrigation may be provided as an alternative.
3) Replacement trees are disease free.

Monitoring requirements for the on-site sensitive habitat restoration efforts will be detailed in the state and federal permits issued for the project.

VIII. GENERAL PLAN CONSISTENCY ANALYSIS

A. Overview

THE SUMMERWIND RANCH AT OAK VALLEY Specific Plan Area No. 1 Amendment No. 1 is based upon the goals and policies set forth in the Calimesa General Plan. Section B addresses conformance of SUMMERWIND RANCH AT OAK VALLEY to the City of Calimesa General Plan Amendment No. 1 at the time of its approval in 2005. Subsequently Amendment No. 2 for Oak Valley Town Center was prepared in 2020 at which time the 2014 General Plan was applicable. Section C addresses conformance of the Oak Valley Town Center Amendment No. 2 and No. 3 portion to the 2014 version of the City of Calimesa General Plan.

B. General Plan Elements Consistency for Summerwind Ranch at Oak Valley Amendment No. 1

1. Land Use

- **Goal:** *Preserve and enhance the rural atmosphere and quality of life in Calimesa.*

  Specific Plan Consistency: The proposed residential community will be enhanced with a rural character by providing over 1,500 acres of park and natural open space areas interspersed among the neighborhoods. The rural quality of life will also be established with the various trails that traverse the open space, of which will accommodate walking, biking, and horseback riding.

- **Goal:** *In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services.*

  Specific Plan Consistency: The proposed commercial centers and business parks will be conveniently located at circulation nodes adjacent to Interstate 10 (I-10). In addition, future development is planned adjacent to the northerly boundary of the Specific Plan Amendment area, and to the south and southeast of the project site lies the Oak Valley Champions project in the City of Beaumont. Oak Valley Champions is a master planned golf-course community that will ultimately consist of a mix of open space, residential, golf course, and commercial uses. Varying densities of mobile homes and single-family residences are located adjacent to the eastern edge of SUMMERWIND RANCH AT OAK VALLEY and east of Interstate 10. Accordingly, various facilities and infrastructure will be provided adjacent to the project site.

- **Goal:** *Locate land uses to achieve maximum compatibility while improving or maintaining the desired quality of life.*

Specific Plan Consistency: The proposed development is designed to be compatible with the uses proposed to the north and south. Additionally, the residents of Calimesa will benefit from the conveniently located commercial goods and services to be provided by the Specific Plan Amendment.

- **Goal:** *Commercial and industrial developments shall be designed to serve the needs of Calimesa and the subregion.*

Specific Plan Consistency: SUMMERWIND RANCH AT OAK VALLEY will provide local and regional residents with 134.2 acres of commercial services located in the Town Center adjacent to the I-10corridor.

- **Goal:** *Preserve the natural beauty, minimize degradation of the Calimesa area, and provide protection for environmentally sensitive resources.*

Specific Plan Consistency: The Specific Plan Amendment will preserve 1,493 acres of undeveloped land as open space and maintained community and neighborhood recreational areas. The preserved natural areas will consist of a variety of sensitive habitats including riparian woodland, wetland meadow, coastal sage scrub, and oak woodland. The preservation areas will be suitable for a variety of wildlife species native to the chaparral, grassland, coastal sage scrub, meadow, and riparian woodland ecosystems, including the 167 wildlife species observed on the property. The maintained open space will include the Calimesa Channel; Calimesa Creek; Garden Air Wash, and other intermittent stream channels extending west from north and central Calimesa; the Calimesa Golf and Country Club on the eastern portion of the City; the Southern California Edison easement along the southwest border of the City; and bikeways and trails through the north central portions of the City.

- **Goal:** *Ensure existing and future land uses have an adequate water supply system capable of meeting normal and emergency demands.*

Specific Plan Consistency: The Master Water Plan is designed to accommodate the SUMMERWIND RANCH AT OAK VALLEY community's domestic water demand. A domestic water demand study was conducted based on the Yucaipa Valley Water District (YVWD) Water Master Plan and Water System Design Criteria for New Development (Resolution No. 32-2002). The first phase of the project may be serviced by YVWD Zone R11 and by YVWD Zone R12. The Master Planidentifies the need for a new YVWD water filtration facility by 2006. The Yucaipa Valley Water District (YVWD) proposes to construct a 12 MGD Water Reclamation Facility on a
10.0 acre site within Village C.

- **Goal:** *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system which maximizes treatment and water recharge, minimizes water use, and prevents groundwater contamination.*

Specific Plan Consistency: The Master Sewer Plan is based on the sewer study entitled *Preliminary Master Sewer Study* and is included in the Appendices of the EIR for this project.

The sewer study is based on YVWD's Wastewater Master Plan and Sewer System Design Criteria for New Development (Resolution No. 01-1998). The Sewer Plan YVWD is planning to expand the Live Oak Canyon treatment facility. This facility will serve existing and proposed development (2000 units) north of I-10 and a portion of SUMMERWIND RANCH AT OAK VALLEY. However, it will not have sufficient capacity to handle ultimate buildout of the Specific Plan Amendment. Consequently, sewerage from the first phases will need to be pumped northward via a combination of gravity lines and force mains. The YVWD proposes to construct a 12 MGD Water Reclamation Facility on a 10-acre site within Village C. The facility will be constructed and designed to receive wastewater from this project and other proposed projects. Discharge from this plant will connect into a proposed reclaimed water line to be built by Eastern Municipal Water District (EMWD). All facilities will be constructed via standard permit requirements; thus, groundwater contamination will be avoided.

- **Goal:** *In compliance with state law, ensure solid waste collection, siting and construction of transfer and/or disposal facilities, operation of waste reduction and recycling programs, and household hazardous waste disposal programs and education are consistent with the County Solid Waste Management Program.*

  Specific Plan Consistency: The solid waste collector will be required to comply with state law and the County's Solid Waste Management Program. Thus, the SUMMERWIND RANCH AT OAK VALLEY community will accommodate any disposal and waste reduction requirements imposed by the waste collector.

- **Goal:** *Ensure that adequate flood control facilities are provided prior to or concurrent with development, in order to protect the lives and property of Calimesa residents.*

  Specific Plan Consistency: The overall drainage plan will be designed to perpetuate the natural drainage courses within the site. The on-site storm drains will outlet into the natural streambed areas and grading design will strive to minimize grading within the major streambed areas. Additionally, two detention basins will be provided in order to mitigate the majority of first flush flows from the site, prior to releasing them into San Timoteo Creek. All

storm drain facilities will be designed in accordance with Riverside County Flood Control District (RCFC&WCD) guidelines and standards. Where needed, channel protection measures will be constructed in open areas to protect from excessive erosion.

- **Goal:** *Ensure the provision of adequate supplies of natural gas and electricity from public utility purveyors and the availability of communications services to residents of Calimesa, while protecting natural vistas and night skies.*

  Specific Plan Consistency: Utility purveyors have provided will serve letters to the applicant of this development. The infrastructure needed to provide natural gas and electricity to the site is not expected to affect natural vistas and night skies.

- **Goal:** *Ensure, plan, and provide adequate infrastructure for all new development, including but not limited to, adequate planning, financing and implementation.*

  Specific Plan Consistency: This Specific Plan Amendment document ensures that the adequate planning and infrastructure will be provided to the proposed development. Financing and implementation of the proposed development will be provided through satisfying permit requirements attached to individual Tentative Tract Maps.

- **Goal:** *Plan for the location of convenient and adequate public services, such as libraries, schools, and fire stations to serve the existing and future residents of Calimesa.*

  Specific Plan Consistency: The proposed Specific Plan Amendment will provide three schools and a water reclamation facility. In addition, the Town Center Planning Area will provide a location for a Fire Station and library. The public utilities and infrastructure necessary to serve the proposed community will be conveniently located and phased in conjunction with development of the property.

- **Goal:** *Coordinate planning and development proposals with the affected school district to ensure that adequate school facilities and services can be provided in timely manner.*

  Specific Plan Consistency: Development of the three schools will be coordinated with the school district.

2. Transportation

- **Goal:** *Provide a balanced transportation system that ensures the safe and efficient movement of people andgoods throughout the City while minimizing the use of land for transportation facilities.*

- **Goal:** *Develop a transportation system integrated with land use planning and responsive to the needs of the community.*

- **Goal:** *Seek to provide public transit services which promote the mobility of Calimesa residents and provide a reasonable alternative to the personal automobile.*

- **Goal:** *Regulate the travel of trucks on City streets.*

- **Goal:** *Develop measures which will reduce the number of vehicle-miles traveled during peak hour periods.*

- **Goal:** *Require adequate on-site parking to prevent spillover on the adjacent street system.*

- **Goal:** *Plan for and seek to establish an area-wide system of equestrian, hiking, and bicycling trails, with linkages to parks and the trail systems of adjacent jurisdictions.*

- **Goal:** *Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterials.*

- **Goal:** *Promote mobility for the disabled, in accordance with state and federal law.*

Specific Plan Consistency: During the preparation of the Environmental Impact Report (EIR), numerous technical studies will be completed to examine the potential impacts associated with development of SUMMERWIND RANCH AT OAK VALLEY. Summaries of these reports are contained in the EIR. An extensive project traffic analysis conducted by Urban Crossroads, Inc. has identified necessary and appropriate roadway improvements. Conditions of Approval will require the project to implement the improvements and contribute its fair share to facility development. The project would contribute an increment to cumulative impacts associated with intersections currently operating below Level of Service "C'. The project provides mitigation options to ameliorate impacts. In addition, a multi-purpose trail system in provided throughout SUMMERWIND RANCH AT OAK VALLEY.

3. Housing

- **Goal:** *Encourage the maintenance and rehabilitation of the existing housing stock.*

Specific Plan Consistency: This goal does not apply to the Specific Plan Amendment.

- **Goal:** *Promote housing access and equal opportunity for all persons regardless of race, religion, sex, maritalstatus, ancestry, national origin, color or handicap.*

Specific Plan Consistency: The Specific Plan Amendment will provide a range of housing opportunities for all persons. It is illegal for lenders to discriminate against any potential home owner.

- **Goal:** *The City will work to provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population without disrupting the existing rural community feeling and without compromising environmental integrity.*

  Specific Plan Consistency: The Specific Plan Amendment will provide a range of housing opportunities that meet the needs of a variety of economic segments of the population, while preserving sensitive biological resources contained in over 1,500 acres of open space and recreational areas within the Specific Plan.

- **Goal:** *Improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public assistance and financing.*

  Specific Plan Consistency: The proposed Specific Plan Amendment improves the housing supply in the City by providing for 3,683 dwelling units – all of which will be developed by private investors.

4. Resource Management

- **Goal:** *Conserve and protect surface water, groundwater and imported water sources.*

  Specific Plan Consistency: The overall drainage plan will be designed to perpetuate the natural drainage courses within the site. The proposed drainage system will utilize and incorporate natural channels into the ultimate storm drain system. On-site storm drains will outlet into the natural streambed areas and grading design will strive to minimize grading within the major streambed areas. The proposed project will not use or impact groundwater.

- **Goal:** *Conserve and protect significant landforms and hillside areas.*

  Specific Plan Consistency: The SUMMERWIND RANCH AT OAK VALLEY land use plan demonstrates the concept of protecting sensitive natural areas by clustering residential neighborhoods. Clustering was used in the design concept so that significant ridgelines, drainages, valleys, oak trees, and wildlife corridors fall into the natural open space areas and are therefore protected.

- **Goal:** *Conserve and protect significant stands of mature trees, native vegetation, and wildlife habitat within the planning area.*

  Specific Plan Consistency: The Specific Plan Amendment will preserve over 1,400 acres of undeveloped land as open space and maintained community and neighborhood recreational areas. The preserved natural areas will consist of a variety of sensitive habitats including riparian woodland, wetland meadow, coastal sage scrub, and oak woodland. The preservation areas will be suitable for a variety of wildlife species native to the chaparral, grassland, coastal sage scrub, meadow, and riparian woodland ecosystems, including the 167 wildlife species observed on the property. The maintained open space will include the Calimesa Channel.

Calimesa Creek; Garden Air Wash, and other intermittent stream channels extending west from north and central Calimesa; the Calimesa Golf and Country Club on the eastern portion of the city; the Southern California Edison easement along the southwest border of the City; and bikeways and trails through the north central portions of the City. In addition, the project will implement an oak tree protection plan. This Specific Plan Amendment will also utilize the process of natural slope restoration. Slope restoration will balance structural needs for soil retention with the reestablishment of vegetation for surface cover and habitat restoration.

- **Goal:** *Promote cultural awareness through preservation of the City's historical, archaeological and paleontological resources.*

  Specific Plan Consistency: During the preparation of the Environmental Impact Report (EIR), numerous technical studies will be completed to examine the potential impacts associated with development of SUMMERWIND RANCH AT OAK VALLEY. Summaries of these reports are contained in the EIR. An archeological and paleontological survey report has been completed to identify any archaeological, historical, or paleontological resources within the project site. These areas will be preserved and/or enhanced as necessary through required mitigation plans, and incorporated into planned land uses.

- **Goal:** *Conserve energy resources through the use of current energy conservation practices and technology.*

  Specific Plan Consistency: Building energy conservation would be largely achieved by compliance with Title 20 of the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the California Energy Conservation (CEC) Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- **Goal:** *Conserve where appropriate, and avoid premature conversion of agricultural lands to urban development.*

  Specific Plan Consistency: The Specific Plan Amendment area is currently undeveloped, with a small portion of land used for farming, agricultural, and rural residential land uses. Development of the Specific Plan Amendment would result in the removal of the agricultural uses. However, the existing, on-site agricultural productivity is not significant, and has not been an economic viable business for some time.

- **Goal:** *Seek to provide a network of open space areas to preserve natural resources and to provide visual and physical relief from urban development.*

  Specific Plan Consistency: The Specific Plan Amendment will preserve over 1,400 acres of undeveloped land as open space and maintained community and neighborhood recreational areas. The maintained open space will preserve aesthetically appealing features, such as the Calimesa Channel, Calimesa Creek, Garden Air Wash, and other intermittent stream channels extending west from north and central Calimesa, the Calimesa Golf and Country Club on the eastern portion of the City, the Southern California Edison easement along the

southwest border of the City, and bikeways and trails through the north central portions of the City. In addition, the project will implement an oak tree protection plan. This Specific PlanAmendment will also utilize the process of natural slope restoration. Slope restoration will balance structural needs for soil retention with the reestablishment of vegetation for surfacecover and habitat restoration.

- **Goal:** W*henever possible, utilize less developable land and existing public lands for parks and recreationaluses in order to minimize costs.*

  Specific Plan Consistency: This Specific Plan Amendment will preserve over 1,400 acres of natural open space and will provide 24 acres of recreational trails, including paseos, equestrian, and hiking trails utilizing existing trails wherever feasible. The proposed 89.6 acres of parks will include active, passive, linear parks, a nature park, and recreational facilities which will be developed by private entities; thus, the City will not incur any costs associated with their development.

- **Goal:** *Develop and maintain recreational facilities as economically feasible, and that meet the needs of allsegments of the community for recreational activities, relaxation and social interaction.*

  Specific Plan Consistency: The proposed parks and recreational facilities will be developed by private entities. Fees will be collected from the developer to pay for the maintenance of the recreational facilities. Thus, the City's economic burden of maintaining the parks would be minimized. The parks will be strategically located adjacent to schools to allow sharing of recreational and open space amenities. Additionally, the parks would serve the entire community by providing various features: basketball courts, baseball/softball diamonds, soccer fields, tot lots, parking areas, comfort stations, picnic areas, and passive use areas.

- **Goal:** *Actively pursue all available sources of financing for parkland acquisition and maintenance.*

  Specific Plan Consistency: The proposed 89.6 acres of parks and recreational facilities will be developed by private entities; thus, the City will not need to incur costs associated with acquiring and maintaining them.

- ***Goal:*** *Utilize opportunities for joint use of public facilities for recreational purposes such as schools, flood control channels and land areas under the jurisdiction of other public agencies.*

  Specific Plan Consistency: The parks will be strategically located adjacent to schools to allow sharing of recreational and open space amenities.

5. Safety

- **Goal:** *Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.*

Specific Plan Consistency: During grading and construction activities, the grading- and construction-related mitigation measures outlined in the Preliminary Geotechnical Report and EIR shall be implemented. Thus, impacts associated with seismic shaking, ground failure, and landslides will be avoided.

- **Goal:** *Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.*

Specific Plan Consistency: The proposed grading will be sensitive to and reflect the existing natural landforms. Additionally, sensitive environmental areas such as ridgelines, drainages and valleys, oak trees, and wildlife corridors will be preserved and incorporated into the design of parks and open space areas wherever possible. Thus, minimizing the amount of grading needed to develop the project. Additionally, the proposed project will avoid placing development in any areas containing geologic hazards.

- **Goal:** *Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.*

Specific Plan Consistency: The proposed project site does not contain a mapped 100-year floodplain or dam inundation area. Additionally, the grading design will strive to minimize grading within the major streambed areas. All storm drain facilities will be designed in accordance with Riverside County Flood Control District (RCFC&WCD) guidelines and standards, and to accommodate 100-year storm flows. Where needed, channel protection measures will be constructed in open areas to protect from excessive erosion.

- **Goal:** *Reduce threats to public safety and protect property from wildland and urban fire hazards.*

Specific Plan Consistency: Fire hazards will be minimized with implementation of the proposed fuel modification on the landscaping plans for SUMMERWIND RANCH AT OAK VALLEY. Implementation of the plan will require that all plant types be approved by the Fire Department. Additionally, lots which cannot accommodate the 15' setback requirement of Zone 'A' shall require a 1 hour rated fire wall.

- **Goal:** *Reduce the potential for hazardous waste contamination in the City.*

Specific Plan Consistency: If any of the proposed non-residential uses (the business park, commercial, schools, and water reclamation facility) handle, transport, or store hazardous wastes, a NPDES permit for operational activities would be required for those facilities that meet the classifications that are listed on the Regional Water Quality Control Boards=s Attachment 1 of the Industrial Activities Stormwater General Permit. That permit would require the business operator (permit holder) to develop an educational program for their employees that would inform them on ways to prevent illegal dumping and discharge of toxic detergents, oil and grease into the drainage system. Thus, the potential for hazardous waste contamination would be reduced.

- **Goal:** *Ensure to the fullest extent practical that, in the event of a major disaster, critical structures and facilities remain safe and functional.*

  Specific Plan Consistency: The Yucaipa Valley Water District (YVWD) proposes to construct a 12 MGD Water Reclamation Facility on a 10-acre site within Planning Area C-7. The new sewage facility will require regulatory permitting and will be constructed to remain operational during a major disaster.

- **Goal:** *Plan for emergency response and recovery from natural and urban disasters, especially from an earthquake threat.*

  Specific Plan Consistency: Appropriate City agencies have prepared emergency preparedness plans that will provide officials with response measures during an earthquake event.

6. Noise

- **Goal:** *Ensure that all land uses are protected from excessive and unwanted noise.*

  Specific Plan Consistency: An acoustical impact analysis has been prepared for the proposed development. The report provides measures, which will be implemented to mitigate noise impacts, primarily from traffic on surrounding roadways/highways. The proposed on- site uses (including the commercial uses) are not expected to generate excessive noise.

- **Goal:** *Work towards the reduction of noise impacts from vehicular traffic and trains.*

  Specific Plan Consistency: The proposed Specific Plan Amendment provides alternative means of travel through the community (i.e. pedestrian, bicycle, and horse trails). Thus, the project will contribute to the reduction of vehicular-related noise in the area.

7. Air Quality

- **Goal:** *Promote alternative travel arrangements.*

  Specific Plan Consistency: The proposed Specific Plan Amendment provides alternative means of travel through the community (i.e. pedestrian, bicycle, and horse trails).

- **Goal:** *Reduce emissions associated with vehicle use.*

  Specific Plan Consistency: The proposed Specific Plan Amendment provides alternative means of travel through the community (i.e. pedestrian, bicycle, and horse trails). Thus, the project will contribute to the reduction of vehicular-related emissions in the area.

- **Goal:** *Reduce emissions associated with vehicle miles traveled by providing a balance of jobs and housing in the area.*

  Specific Plan Consistency: The proposed Town Center will consist of a well-integrated mix of commercial, business park, and public facility land uses. The Town Center is centrally located within the site in an effort to promote pedestrian accessibility and a reduction in the amount of vehicle miles traveled, while also contributing to the local jobs/housing balance.

- **Goal:** *Reduce emissions associated with energy consumption.*

  Specific Plan Consistency: Building energy conservation would be largely achieved by compliance with Title 20 of the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the California Energy Conservation (CEC) Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- **Goal:** *Reduce fugitive dust emissions.*

  Specific Plan Consistency: Prior to issuance of grading permits, the project applicant/permittee shall submit an accelerated construction dust abatement management program to the City for approval. Additionally, prior to construction commencement, 90-day low-NOx tune-ups for off-road construction equipment will be required

- **Goal:** *Reduce air pollution emissions and impacts through siting and building design.*

  Specific Plan Consistency: Building energy conservation would be largely achieved by compliance with Title 20 of the Energy Conservation Code. Title 24, California Code of Regulations Section 2-5307(b) is the California Energy Conservation (CEC) Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- **Goal:** *Maximize the effectiveness of air quality control programs through coordination with other governmental agencies.*

  Specific Plan Consistency: The City will cooperate with the SCAQMD to implement regional air quality strategies and tactics.

C. General Plan Elements Consistency for Oak Valley Town Center Amendments No. 2, 3 and 4

THE SUMMERWIND RANCH AT OAK VALLEY Specific Plan Area No. 1 Amendments No. 2, 3 and 4 General Plan consistency analysis is listed below. This analysis is based on the updated General Plan, which was comprehensively updated in 2014, and has since been updated with other minor General Plan Amendments. The minor acreage modification between Specific Plan No. 1, Amendments No. 2, 3 and 4 is subtle. Because of the minor nature of these land use modifications, the same General Plan Consistency findings are applicable to Specific Plan Area No. 1, Amendments No. 2, 3 and 4.

Land Use

- **Goal LU-1:** *Preserve and enhance the small-town atmosphere of Calimesa.*

  Specific Plan Consistency: Oak Valley Town Center will provide a pedestrian friendly gathering place similar to a "Main Street" found in small towns across America. Community activities will take place here such as farmer's markets, concerts, a city hall and other seasonal celebrations to bring the community together. Public views in the town center area will be oriented toward the lake and commercial area with business park edges screened and landscaped.

- **Goal LU-2:** *A logical and efficient pattern of development that reduces infrastructure costs and maintains the character of Calimesa.*

  Specific Plan Consistency: The development pattern of Oak Valley Town Center is designed to be at a higher density and intensity closest to the I-10 freeway with less intensive uses being located concentrically away from the freeway. Road patterns and infrastructure responds to proximity to the freeway for efficiency. Clustering non-residential uses in the town center with business and commercial uses is a logical and efficient land use pattern. Commerical uses are located in close proximity to the freeway for ease of access. Business park and warehouse employment uses are located concentrically around the commercial center to consolidate infrastructure and provide walking distance proximity to commercial and residential uses.

- **Goal LU-3:** *An arrangement of land uses that achieves maximum compatibility between land uses and especially with existing neighborhoods.*

Specific Plan Consistency: The arrangement of land uses consists of a central town center with commercial, then business park uses with higher to lower density residential uses concentrically away from the central core. A natural open space corridor with a pedestrian walking paseo is planned along the southern side of the town center providing a buffer to single family neighborhoods. Higher density residential uses are located along the northern side of the town center transitioning to lower densities to the north and northwest. A significant vertical slope with an expansive vegetative buffer and minimum 14-foot wall provides separation and assures compatibility with planned multi-family residential along the northern slope and business park edge.

- **Goal LU-4:** *Commercial and industrial development that serves the needs of Calimesa and the surrounding area, provides local job opportunities, and creates a greater job/housing balance.*

Specific Plan Consistency: Oak Valley Town Center will help to provide local job opportunities for residents in Calimesa. Commercial, office, light industrial and public facility uses are proposed that will be within close proximity to not only existing and future residents of Summerwind Ranch but also residents within the City of Calimesa as a whole. The business park use provides for an increased opportunity for employment in close proximity to housing and shopping areas in the commercial core and assists in the City's objectives of providing more job opportunities within the housing rich/jobs deficient City of Calimesa.

1. Transportation and Mobility

- **Goal TM-1:** *A transportation system that ensures the safe and efficient movement of people and goods throughout the city.*

Specific Plan Consistency: The transportation system provides an efficient hierarchy of arterial, major and minor roads for the movement of cars, bicycles and pedestrians. The alignment of Roberts Road provides movement to northwest and southeast villages and neighborhoods parallel to the I-10 freeway. Singleton Road provides the same efficient movement in a northeast/southwest direction. Street cross sections and designs are designed for the efficient movement for cars with safe sidewalks and trails for pedestrians and bicyclists.

- **Goal TN-2:** *Public transit services, trails, paths, and pedestrian amenities that promote the mobility of Calimesa residents and provide a reasonable alternative to the personal automobile.*

Specific Plan Consistency: Streets, trails and paths provide for connections from surrounding villages and neighborhoods to Oak Valley Town Center providing alternative modes of transportation.

- **Goal TM-3:** *Seek to establish an area-wide multi-use system of pedestrian, equestrian, hiking, and bicycling trails, with linkages to parks and the trail systems of adjacent jurisdictions.*

  Specific Plan Consistency: A network of carefully planned pedestrian, equestrian, hiking and bicycle trails provide linkages to Oak Valley Town Center, surrounding residential areas, natural and amenity oriented open space areas and beyond with connections to regional trails.

- **Goal TM-4:** *Promote mobility for the disabled, in accordance with state and federal law.*

  Specific Plan Consistency: All public trails and public spaces will comply with the American Disabilities Act to provide mobility for the disabled.

2. Infrastructure and Public Services

- **Goal IPS-1:** *Ensure that existing and future land uses have an adequate water supply system.*

  Specific Plan Consistency: A Master Water Plan was designed to accommodate the Summerwind Ranch at Oak Valley community's domestic water demand. A domestic water demand study was conducted based on the Yucaipa Valley Water District (YVWD) Water Master Plan and Water System Design Criteria for New Development.

- **Goal IPS-2:** *Ensure that existing and future land uses have a safe and efficient wastewater collection, treatment, and disposal system.*

  Specific Plan Consistency: A Master Sewer Plan was prepared based on the sewer study entitled Preliminary Master Sewer Study. The sewer generation rate for SUMMERWIND RANCH AT OAK VALLEY is based on the number of residential units and acreage factors for all other types of development. All sewer facilities were sized using YVWD's peak demand.

- **Goal IPS-3:** *Ensure that adequate flood control facilities are provided prior to or concurrent with development.*

  Specific Plan Consistency: The proposed project site does not contain a mapped 100-year floodplain or dam inundation area. Additionally, the grading design will strive to minimize grading within the major streambed areas. All storm drain facilities will be designed in accordance with Riverside County Flood Control District (RCFC&WCD) guidelines and

standards, and to accommodate 100-year storm flows. Where needed, channel protection measures will be constructed in open areas to protect from excessive erosion.

- **Goal IPS-4:** *Ensure adequate service from utility purveyors of natural gas, electricity, and communication services.*

  Specific Plan Consistency: Utilities and infrastructure necessary to serve the proposed community such as natural gas, electricity and communication cable will be adequate and available based on demand analyses.

- **Goal IPS-5:** *Plan and provide adequate infrastructure for all new development, including but not limited to, integrated infrastructure planning, financing, and implementation.*

  Specific Plan Consistency: Public utilities and infrastructure necessary to serve the proposed community will be sufficient and conveniently located and phased in conjunction with development of the property. Financing and implementation measures will be available.

- **Goal IPS-6:** *Plan for the convenient location and adequate size of public facilities.*

  Specific Plan Consistency: The adequate size of public utilities and infrastructure necessary to serve the proposed community will be sufficient and conveniently located and phased in conjunction with development of the property.

- **Goal IPS-7:** *Maintain a level of public safety service that will ensure the safety of residents and businesses.*

  Specific Plan Consistency: Public safety services will be provided to ensure the safety of residents and businesses. An approximate 3-acre fire station is proposed in a location on Roberts Road that will provide efficient emergency response times.

- **Goal IPS-8:** *Maintain a Capital Improvement Plan and impact fee program that will provide the necessary services and facilities to meet the needs of the city and communication services.*

  Specific Plan Consistency: Financing and implementation measures will be available. A community facilities district will be established as a means to obtain additional funding for public improvements. In addition, required impact fees will be paid for public improvements. Commercial and business park uses will provide a substantial amount of assessments, capital improvements and development fees. The town center will include a city hall and fire station.

3. Housing

- **Goal H-1:** *Encourage the improvement, maintenance, and rehabilitation of the existing housing stock.*

  Specific Plan Consistency: This goal does not apply to this Specific Plan Amendment.

- **Goal H-2:** *Promote housing access and equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, or disability.*

  Specific Plan Consistency: Oak Valley Town Center will provide a place where people of all race, religion, sex, marital status, ancestry, national origin, color, or disability can work, live and play.

- **Goal H-3:** *The City will provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population while preserving the natural environment and unique existing character and physical attributes of the community.*

  Specific Plan Consistency: There are opportunities for approximately 120 residential dwelling units to be located within the town center at a rate that is affordable to individuals or families as determined by the most recent projections from the United States Census Bureau.

- **Goal H-4:** *Improve housing opportunities through private investment and, when appropriate, through public assistance.*

  Specific Plan Consistency: There are opportunities for approximately 120 residential dwelling units to be located within the town center at a rate that is affordable to individuals or families as determined by the most recent projections from the United States Census Bureau. This could be explored through private investments with public assistance.

4. Resource Management

- **Goal RM-1:** *Conserve and protect significant landforms and hillside areas.*

  Specific Plan Consistency: The landform within the Oak Valley Town Center is generally gently sloping (less than 10-15%) without significant landforms with the exception of a drainage or arroyo that will be preserved. Other significant land areas within the specific plan area have already been preserved by the Riverside Conservation Agency and the Rivers and Lands Conservancy.

- **Goal RM-2:** *Conserve water resources and improve water quality.* **Specific Plan Consistency:** A 5-acre lake is proposed as a central feature of the town center that will be used for ground water recharge. This will help to conserve valuable groundwater resources within the aquifer below**.** Best management practices will be used including the use of water quality basins to slow erosion and provide water filtration and water quality**.**

- **Goal RM-3:** *Conserve and protect native species and habitats.*

  Specific Plan Consistency: During the preparation of the Environmental Impact Report (EIR), technical studies were completed to examine the potential impacts associated with development of Summerwind Ranch at Oak Valley including the Oak Valley Town Center area. Summaries of these reports are contained in the EIR and EIR addendum. A biological report has been completed to identify any sensitive native species or habitats that should be protected within the project site. Significant cultural resources will be preserved and/or enhanced as necessary through required mitigation plans and incorporated into planned land uses and paleontological resources will be salvaged during construction for future scientific study.

- **Goal RM-4:** *Preserve the city's historical, cultural, archaeological, paleontological, and architectural resources.*

  Specific Plan Consistency: During the preparation of the Environmental Impact Report (EIR), numerous technical studies were completed to examine the potential impacts associated with development of Summerwind Ranch at Oak Valley including the Oak Valley Town Center area. Summaries of these reports are contained in the EIR. An archeological and paleontological survey report has been completed to identify any archaeological, historical, or paleontological resources within the project site. will be preserved and/or enhanced as necessary through required mitigation plans and incorporated into planned land uses.

- **Goal RM-5:** *Protect prime agricultural lands from encroachment from urban development.*

  Specific Plan Consistency: The Specific Plan Amendment area is currently undeveloped, with a small portion of land used for farming, agricultural, and rural residential land uses. Development of the Specific Plan Amendment would result in the removal of the agricultural uses, as reviewed in the 2005 Specific Plan Amendment and Environmental Impact Report (EIR). However, the existing, on-site agricultural productivity is extremely limited and no changes from the analysis and conclusions of the 2005 project EIR are incorporated into this Specific Plan Amendment.

5. Open Space, Parks and Recreation

- **Goal OSPR-1:** *Provide a network of open space areas that preserve natural resources and wildlife corridors to provide visual and physical relief from urban development.*

  Specific Plan Consistency: A drainage and wildlife corridor is located along a portion of the south side of Oak Valley Town Center and then traverses through the southeast area to and under the I-10 freeway. The open space corridor connects to a much larger open space area on the southwest side of Oak Valley Town Center of over 350 acres including natural open space. While much of the town center village is a relatively urban development area, this open space resource will provide visual and physical relief as well as for the movement of wildlife from east and west through this region.

- **Goal OSPR-2:** *Provide a safe, comprehensive network of interconnecting off-road trails and amenities to connect new and existing neighborhoods, parks and open space areas and areas outside the City for the purposes of maintaining and enhancing opportunities for equestrian riding, bicycle riding, walking, and hiking throughout the city.*

  Specific Plan Consistency: Off-road trails are located through the open space and wildlife corridor running along the southwest side and through Oak Valley Town Center generally in an east/west direction. A pedestrian bridge will be located over the drainage to connect the residential neighborhoods to the town center. The trail connects to a loop trail through Village A to the south and to Villages B-E to the north. It also connects to regional trails north and south of Summerwind Ranch at Oak Valley.

- **Goal OSPR-3:** *Develop active and passive park sites and multi-use trails that will serve all segments of the community based on reasonable service needs.*

  Specific Plan Consistency: Off-road trails connect from Oak Valley Town Center to all villages of Summerwind Ranch at Oak Valley. Roadway trails curb separated with a 5' parkway are located along Roberts Road and Singleton Road connecting to all segments of the community to the northwest, southeast and southwest. A 6-acre community park is located at the town center north entry on Roberts Road. A 5-acre lake and adjacent linear park are proposed within the commercial area southeast of Singleton Road along the north side of Roberts Road.

- **Goal OSPR-4:** *Develop and maintain facilities for the use of all community members for recreation, relaxation, and social interaction based on reasonable service needs.*

Specific Plan Consistency: An open space and wildlife corridor with trails provide pedestrian and bicycle recreational uses to areas within Oak Valley Town Center and beyond to the entire network of parks, trails and community facilities throughout Summerwind Ranch at Oak Valley. Within Oak Valley Town Center a lifestyle commercial center concept will provide a community hub for social interaction including a 5-acre lake and linear park with trails, amphitheater for year-round community events and entertainment retail uses.

- **Goal OSPR-5:** *Provide opportunities for the joint use of public facilities for recreational purposes.*

Specific Plan Consistency: The lifestyle commercial center at Oak Valley Town Center will provide opportunities for a regional and local community gathering hub for both residents within Summerwind Ranch at Oak Valley, residents of Calimesa and people from the surrounding region. It will provide a commercial function for the sale of goods and services but will also provide a recreational and entertainment opportunity with a joint use of public facilities including a 5-acre lake and linear park with trails**.**

6. Safety

- **Goal SAF-1:** *Minimize injury, loss of life, property damage, and other impacts caused by safety hazards of all types.*

Specific Plan Consistency: The EIR for Summerwind Ranch at Oak Valley Amendment No. 1 and addendum EIR for Oak Valley Town Center Amendment No. 2 address environmental impacts and hazards including but limited to flooding, landslides, soils, geology, seismic, air quality, and fire related events. As comprehensively planned, the Oak Valley Town Center development includes appropriate setbacks from the existing and future residential areas, inclusion of expansive landscaped buffers and open spaces, and incorporation of 14-foot sound walls. The thoughtful land plan results in a design that minimizes potential injury, loss of life, property damage, and other impacts, while assuring compatibility with nearby existing and planned residential uses and avoids negative impacts to those areas as evidenced by the project noise study, health risk assessment, andadditional safety analysis found in the project addendum.

- **Goal SAF-2:** *Reduce the potential for health and safety exposure caused by hazardous waste contamination in the city.*

Specific Plan Consistency: If any of the proposed non-residential uses (the business park, commercial, schools, and water reclamation facility) handle, transport, or store hazardous wastes, a NPDES permit for operational activities would be required for those facilities that meet the classifications that are listed on the Regional Water Quality Control Boards Attachment 1 of the Industrial Activities Stormwater General Permit. That permit would

require the business operator (permit holder) to develop an educational program for their employees that would inform them on ways to prevent illegal dumping and discharge of toxic detergents, oil and grease into the drainage system. Thus, the potential for hazardous waste contamination would be reduced. A Health Risk Assessment is required for all warehouse uses.

7. Noise

- **Goal N-1:** *Ensure that all land uses are protected from excessive and unwanted noise.*

  Specific Plan Consistency: An acoustical impact analysis has been prepared for the Specific Plan. The comprehensive development proposal, which includes berms, 14-foot sound attenuation walls, landscape buffers and setbacks incorporated into the design measures ensure that land uses are protected from excessive and unwanted noise.

- **Goal N-2:** *Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses in Calimesa.*

  Specific Plan Consistency: An acoustical impact analysis has been prepared for the Specific Plan. The comprehensive development proposal, which includes berms, 14-foot sound attenuation walls, landscape buffers and setbacks incorporated into the design measures would prevent adverse impacts of excessive noise exposure on residents, employees, and noise-sensitive uses in Calimesa.

8. Air Quality

- **Goal AQ-1:** *Improve air quality in Calimesa.*

  Specific Plan Consistency: The existing air quality mitigation measures defined in the EIR for Summerwind Ranch at Oak Valley Amendment No. 1 will be utilized to improve air quality in Calimesa. Compliance with operational standards for warehouse uses will assure improved air quality in Calimesa.

- **Goal AQ-2:** *Reduce vehicle trips and resulting emissions.*

  Specific Plan Consistency: The proposed modifications would reduce overall vehicular traffic volumes by approximately 4,464 trip-ends per day (10 percent) relative to the previously approved land uses, thereby reducing associated emissions of reactive organic gases, oxides of nitrogen, carbon monoxide, and particulate matter less than 10 microns in diameter. Air quality mitigation measures as defined in the EIR for Summerwind Ranch

at Oak Valley Amendment No. 1 will be utilized where required to improve air quality in Calimesa.

- **Goal AQ-3**: *Conserve energy, fuel, and water throughout the community.*

  Specific Plan Consistency: The proposed Specific Plan Amendment provides alternative means of travel through the community (i.e. pedestrian and bicycle). The proposed Town Center will consist of a well-integrated mix of commercial, business park, and public facility land uses. The Town Center is centrally located within the site in an effort to promote pedestrian accessibility. Together, these measures would help to minimize energy and fuel expenditures associated with transportation needs. The project also would comply with the current California Green Building Code requirements related to energy and water conservation (through, for example, providing appropriate insulation and using low flow plumbing fixtures), and would minimize the use of potable water through development of a reclaimed water system.

- **Goal AQ-4:** *Minimize exposure of sensitive uses to air pollution.*

  Specific Plan Consistency: An air quality analysis update and Health Risk Assessment will be prepared to confirm that the proposed Specific Plan revisions would not result in exposure of nearby residences to air pollutants in excess of applicable standards.

- **Goal AQ-5:** *Reduce greenhouse gas emissions and adapt to the anticipated effects of climate change.*

  Specific Plan Consistency: Oak Valley Town Center will help to reduce automobile use and greenhouse gas emissions and fuel consumption by providing jobs and daily commercial needs within close proximity to housing thereby promoting less reliance on the car and driving long distances to shop, work and recreate. The town center is centrally located with convenient access.

9. Sustainability

- **Goal SUS-1:** *Improve health and wellness through community design.*

  Specific Plan Consistency: The community design concept of Oak Valley Town Center promotes a healthy community concept by incorporating multiple modes of transportation including pedestrian and bicycle modes that link to various active and passive open space areas and other trails that connect to the surrounding community and region. The concept also incorporates a carefully conceived network of open space areas all of which promotes recreation, relaxation, socialization and wellness opportunities.

- **Goal SUS-2:** *Expand business growth and job opportunities.*

  Specific Plan Consistency: Oak Valley Town Center will provide a central community hub for commercial and business development in close proximity to surrounding residential communities. A variety of businesses and job types are anticipated in fields such as retail, entertainment, restaurant, office, light industrial, warehouse, and civic uses.

- **Goal SUS-3:** *Support infill multi-family and commercial development with adequate public facilities.*

  Specific Plan Consistency: This goal does not pertain to this project since it is not an infill site.

- **Goal SUS-4:** *Improve downtown public infrastructure, transportation routes, and recreation uses.*

  Specific Plan Consistency: The development of Oak Valley Town Center will require the construction of the interchange at the Singleton Road and the I-10 freeway thereby improving public infrastructure and transportation routes.

- **Goal SUS-5:** *Reduce automobile use and fuel consumption.*

  Specific Plan Consistency: Oak Valley Town Center will help to reduce automobile use and fuel consumption by providing jobs and daily commercial needs within close proximity to housing thereby promoting less reliance on the car and driving long distances to shop, work and recreate. The town center is centrally located with convenient access and the proposed project modifications would reduce the number of trip-ends generated by the site's uses.

- **Goal SUS-6:** *Conserve and manage water resources.*

  Specific Plan Consistency: A 5-acre lake is proposed as a central feature of the town center that will be used for ground water recharge. This will help to conserve valuable groundwater resources within the aquifer below**.** Best management practices will be used to slow water runoff down so that water can percolate near its source and into the local groundwater supply.

- **Goal SUS-7:** *Reduce energy use and improve energy efficiency.*

  Specific Plan Consistency: Energy conservation and use mitigation measures as defined in the EIR for Summerwind Ranch at Oak Valley Amendment No. 1 will be utilized where

possible to reduce energy use and improve energy efficiency. The project also would comply with the latest California Green Code requirements, which are designed to improve energy efficiency.

- **Goal SUS-8:** *Support commercial development that serves local and regional needs.*

  Specific Plan Consistency: Commercial development that serves local and regional needs are proposed in Oak Valley Town Center Amendments No. 2 and No. 3. Business Park office, Light industrial or warehouse uses will help to provide regional needs with uses such as distribution centers that have close access to the I-10 freeway, a major transportation corridor. Big and medium box commercial as well as smaller retail, restaurant and entertainment retail uses will serve local and community needs. A mix of these uses in the town center will provide opportunities for both local and regional needs as well as employment opportunities.