

MESA VERDE

S P E C I F I C P L A N

Area 2

Amendment 2



City of Calimesa

APRIL 2025

MESA VERDE SPECIFIC PLAN

SPECIFIC PLAN AREA 2 – AMENDMENT 2

Draft Document

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1 OVERVIEW

1.1 Introduction

The Mesa Verde Specific Plan Area 2 – Amendment 2 is an amendment to the Mesa Verde Estates Specific Plan approved in 2007 and amended in 2017. The entire Specific Plan Area encompasses approximately 1,463.1 acres in the city limits of Calimesa.

Mesa Verde¹ permits a minimum of 3,000 and a maximum of 3,650 residential units with a gross density ranging from 2.0 to 2.5 dwelling units per acre and includes single-family detached, single-family attached, and multi-family units on 474.6 acres; 19.4 acres of mixed use; 241.9 acres of business park, and 2 elementary school sites totaling 22.0 acres. All open space for the project area totals 563.6 acres and is comprised of: 497.2 acres of natural open space, 50.3 acres of Public Parks, and 16.1 acres of private parks.



1.2 Project Location and Setting

1.2.1 Project Location

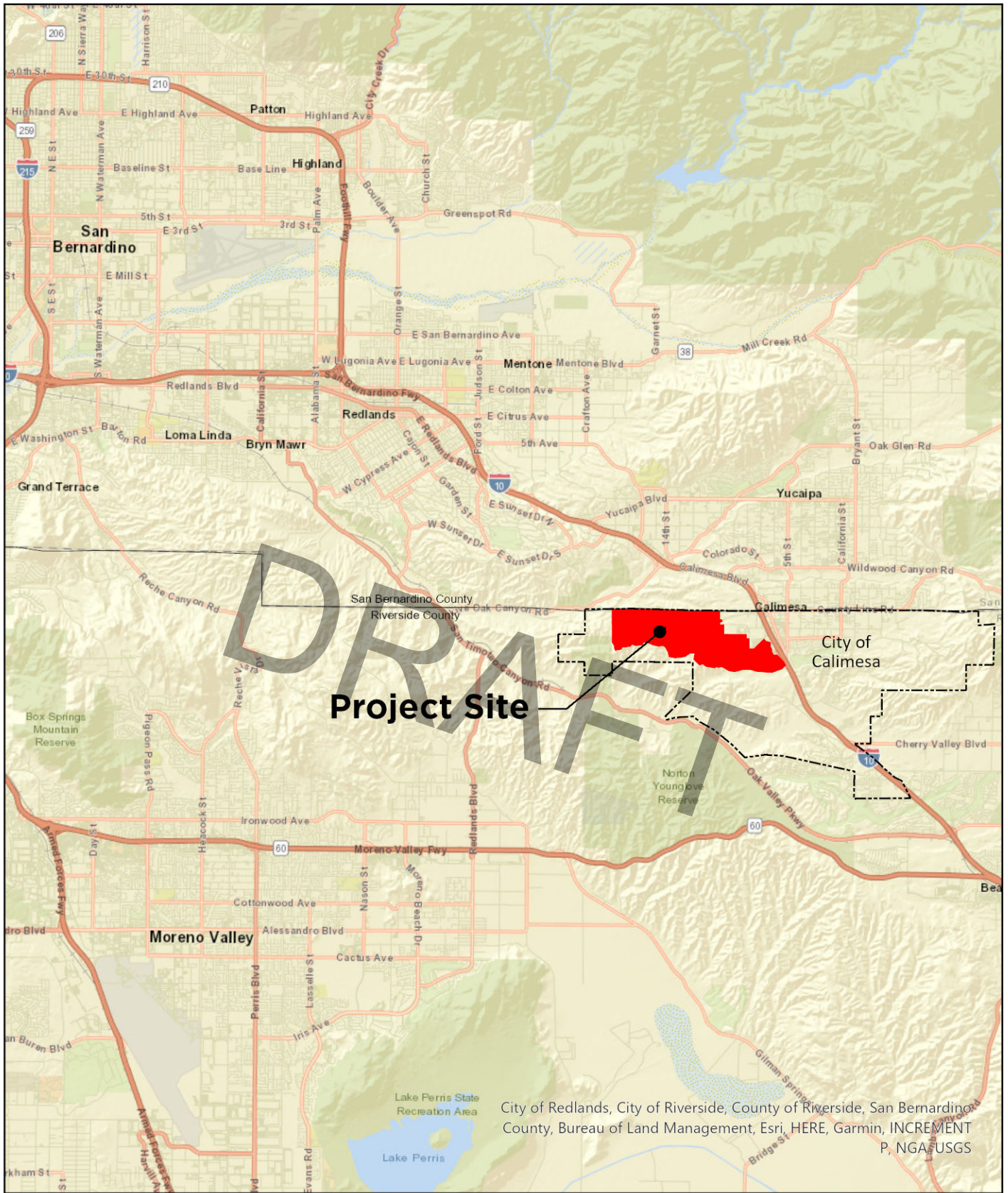
The Specific Plan area (referred to as the “Property” or “Project Site”) is generally located in the northwest portion of the City limits at the current terminuses of Sandalwood Drive and County Line Road (refer to Figure 1-1 Regional Map and Figure 1-2, Vicinity Map). The Property is generally bounded on the east by Interstate 10 (I-10), on the west by open space, on the north by the Riverside/San Bernardino County Line, and on the south by Garden Air Wash.

Regional access to the Property is provided via the I-10 located to the east of the site. Local access is provided via Sandalwood Drive and County Line Road.

The Property is largely vacant. Adjacent and to the north of the Project site are residential developments and the Yucaipa Valley Water District (YVWD) treatment facility. Sandalwood Drive was constructed on the Property by the Yucaipa Valley Unified School District to provide access to Mesa View Middle School. The I-10 Sandalwood Drive interchange borders the site along the southeast property line. Vacant parcels border the westerly and southerly Property lines. Open space areas and the Summerwind Ranch Specific Plan are also located south of the property (refer to Figure 1-3, Aerial Photography and Existing Uses).

¹ “Mesa Verde” shall refer to “Mesa Verde Specific Plan Area 2 - Amendment 2”

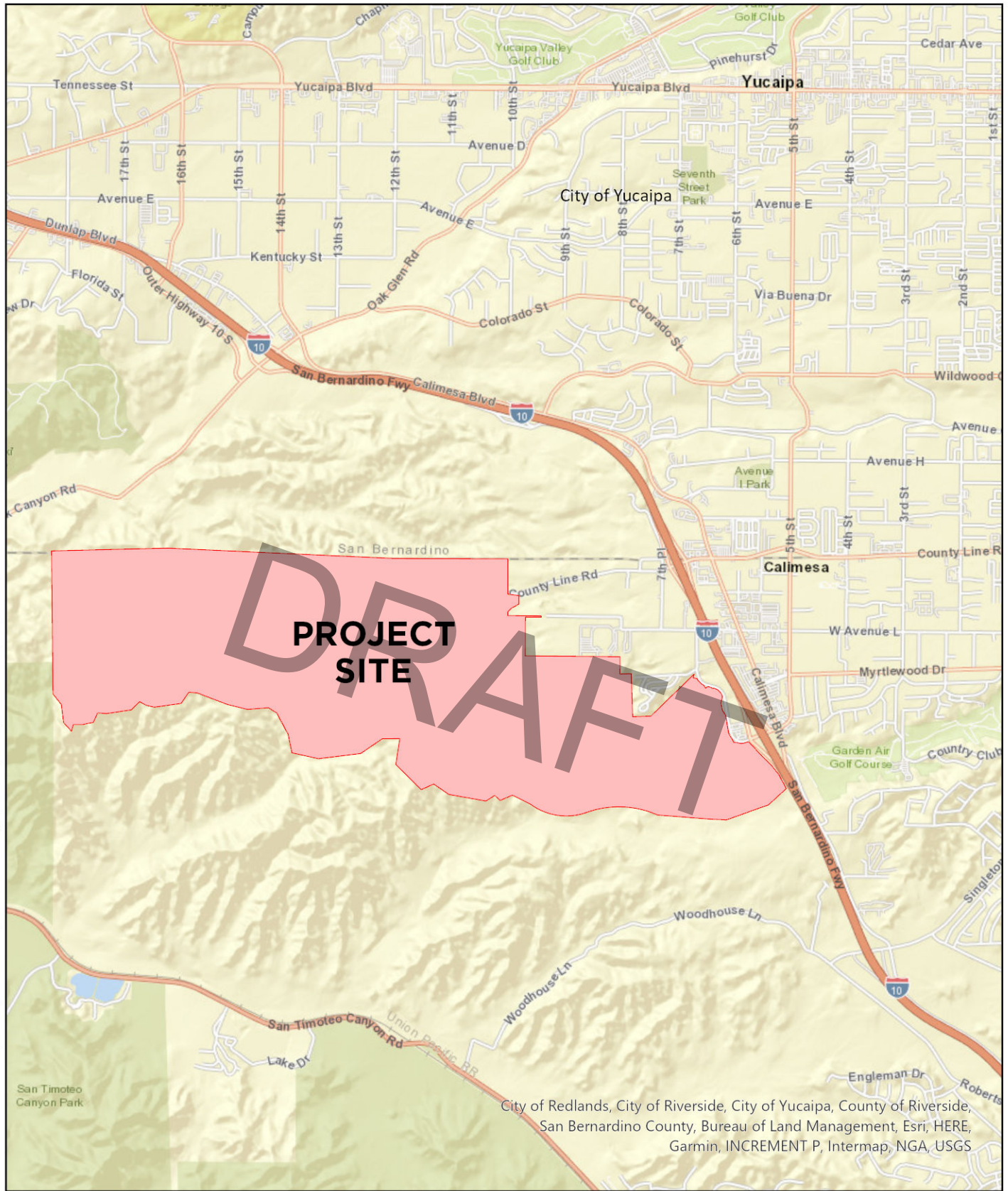
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City of Redlands, City of Riverside, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGAS/USGS

Figure 1-1

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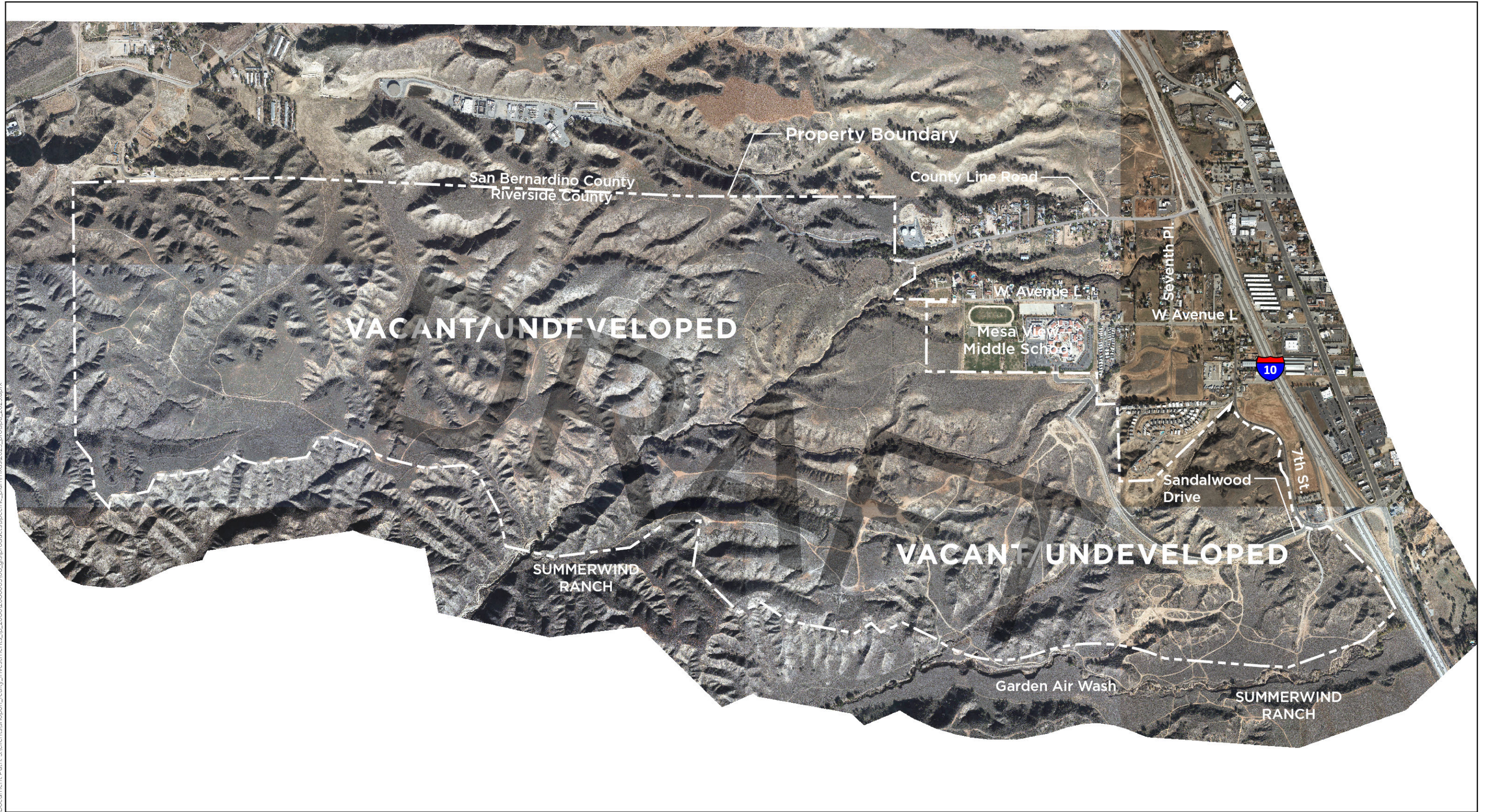


City of Redlands, City of Riverside, City of Yucaipa, County of Riverside, San Bernardino County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

Figure 1-2

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Figure 1-3

Aerial Photography and Existing Uses

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Other uses located adjacent to the Mesa Verde boundary are single-family residential dwellings, Mesa View Middle School, and a mobile home park near the northeast corner of the Project site. Calimesa’s downtown area and business district are located east of I-10.

The area of the City east of I-10 is developed with an assortment of commercial (e.g., retail, food service, convenience, and personal service outlets), civic, and residential uses. Land north of the Property, within the San Bernardino County and City of Yucaipa, is developed with agricultural uses, single-family homes, and the YVWD wastewater treatment facility. Figure 1-3, Aerial Photography and Existing Uses show the existing land uses for properties within and adjacent to the Specific Plan Area.



1.2.2 Topography

The Property has varied topography including steep hillsides, extensive plateaus, incised drainages, and flat-bottomed valleys (refer to Figure 1-4, Existing Topography; and Figure 1-5, Existing Elevation Analysis). Elevations are highest in the northeastern parts of the site where the elevations reach above 2,300 feet. Elevations gradually decrease southwesterly to between 2,100 and 2,300 feet. Small portions of the site fall below 2,100 feet elevation resulting in an elevation difference across the site of about 200 feet. Refer to the Mesa Verde Supplemental Environmental Impact Report (“SEIR”) for more detailed information.



1.2.3 Drainages and Waterways

Largely vacant, the Project site is made up of mostly undeveloped terrain with natural watercourses, valleys and hilly areas. Drainage flows generated from the Project site tends to flow either southwesterly towards San Timoteo Creek or northwesterly towards Yucaipa Creek. Drainages that meet the definition of “waters of the United States” are under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Drainages that meet the definition of “waters of the State” are under the jurisdiction of the State Water Resources Control Board, Santa Ana Region 8 (SARWQCB) and the California Department of Fish and Wildlife (CDFW). The Project site includes a total of 4.93 acres of waters under the jurisdiction of the Corps and the SARWQCB. These same 4.93 acres of water are also under the jurisdiction of CDFW, as well as an additional 13.42 acres state jurisdictional waters. Any development that would impact these drainages would be subject to review and permit approvals by the applicable agency. Refer to Project’s Subsequent EIR for more detailed information.

1.2.4 Biological Resources

The habitat value of the Project site has been degraded over time due to wildfires (e.g. the majority of the Project site burned in 2017 and 2019 during the Palmer and Sandalwood Fires) and due to decades of human-mediated activities (e.g., fire prevention and weed control disking and off-road vehicle use). The Project site is primarily comprised of grassland and herbaceous vegetation communities, but also contains large segments of chaparral, coastal sage scrub, and oak woodlands, much of which has been burned. Approximately 250 plant and 65 wildlife species were detected within the site during surveys in 2022 and 2023. Notable species include bobcat, white-tailed kite, red diamondback rattlesnake, sugarbush, chamise, coast live oak, and hoary leaf ceanothus. The Project contains habitat that may support up to 19 special-status wildlife species. Project impacts to this habitat would require avoidance, minimization, or mitigation.

Approximately 280.4 acres of the property will be placed under long-term protection to prioritize conservation along, or contributing to, Garden Air Wash or other jurisdictional aquatic resources. The final configuration and acreage will be determined through coordination with the Regional Conservation Authority, the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service. The Project site is located within the boundary of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is located within The Pass Area Plan and the southeastern portion of the Project site overlaps seven Criteria Cells, meaning that the Project is subject to Reserve Assembly requirements. In accordance with the requirements of the MSHCP, the Project conducted focused surveys for burrowing owl, Nevin's barberry, smooth tarplant, Round-leaved filaree, Marvin's onion, and many-

stemmed dudleya. Survey results were negative for these species. The jurisdictional drainage areas within the Project site are considered MSHCP riparian/riverine resources. Any impacts to these resources requires compensatory mitigation and preparation of a Determination of Biologically Equivalent or Superior Preservation Report. Consistent with MSHCP requirements for riparian/riverine resources, the Project site was evaluated for potential for least Bell's vireo and listed fairy shrimp species, and it was determined that the site does not contain habitat suitable for these species. The Project has taken coverage for all other MSHCP Covered Species with payment of the MSHCP Mitigation Fee. Refer to Project's Subsequent EIR for more detailed information.

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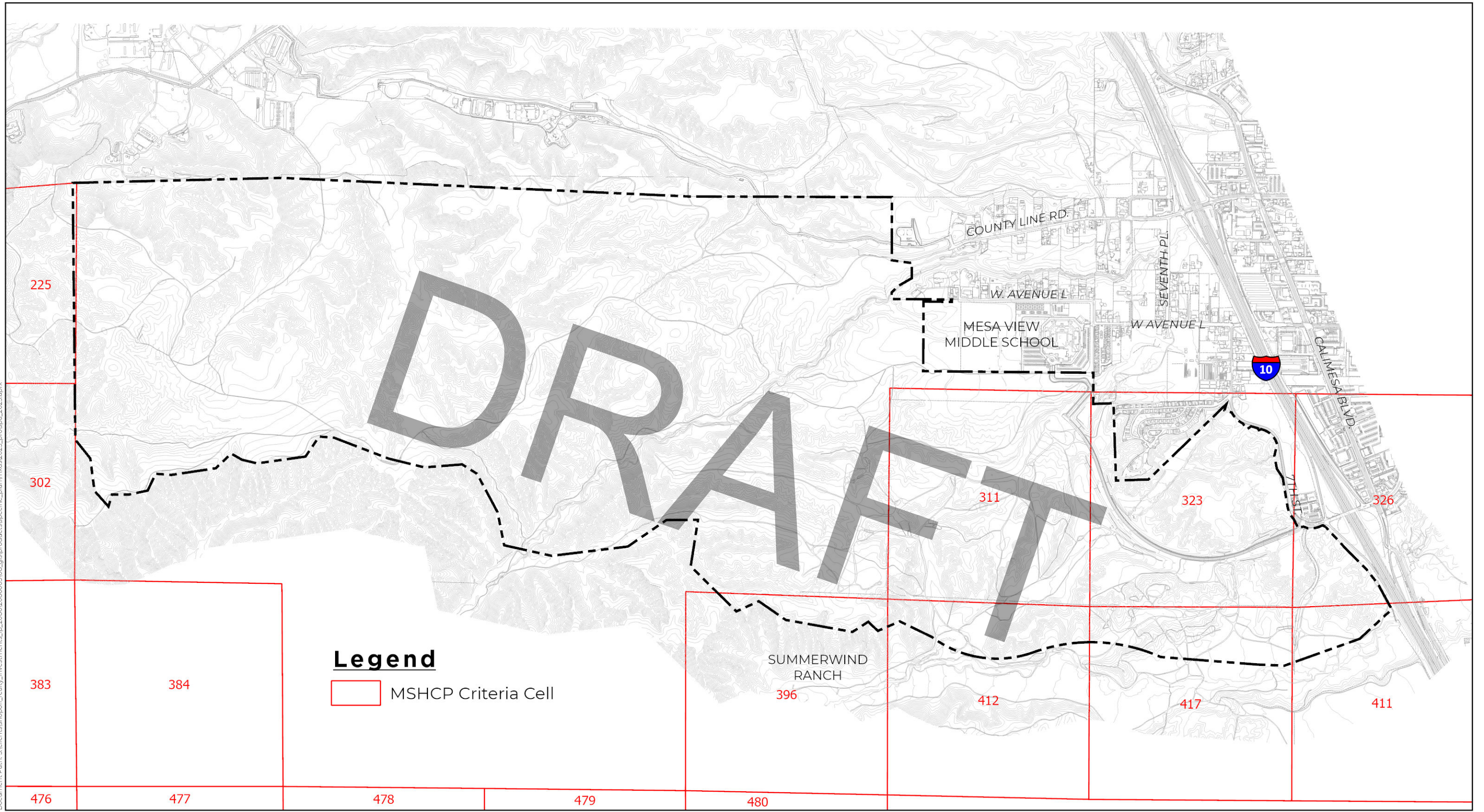


Figure 1-4

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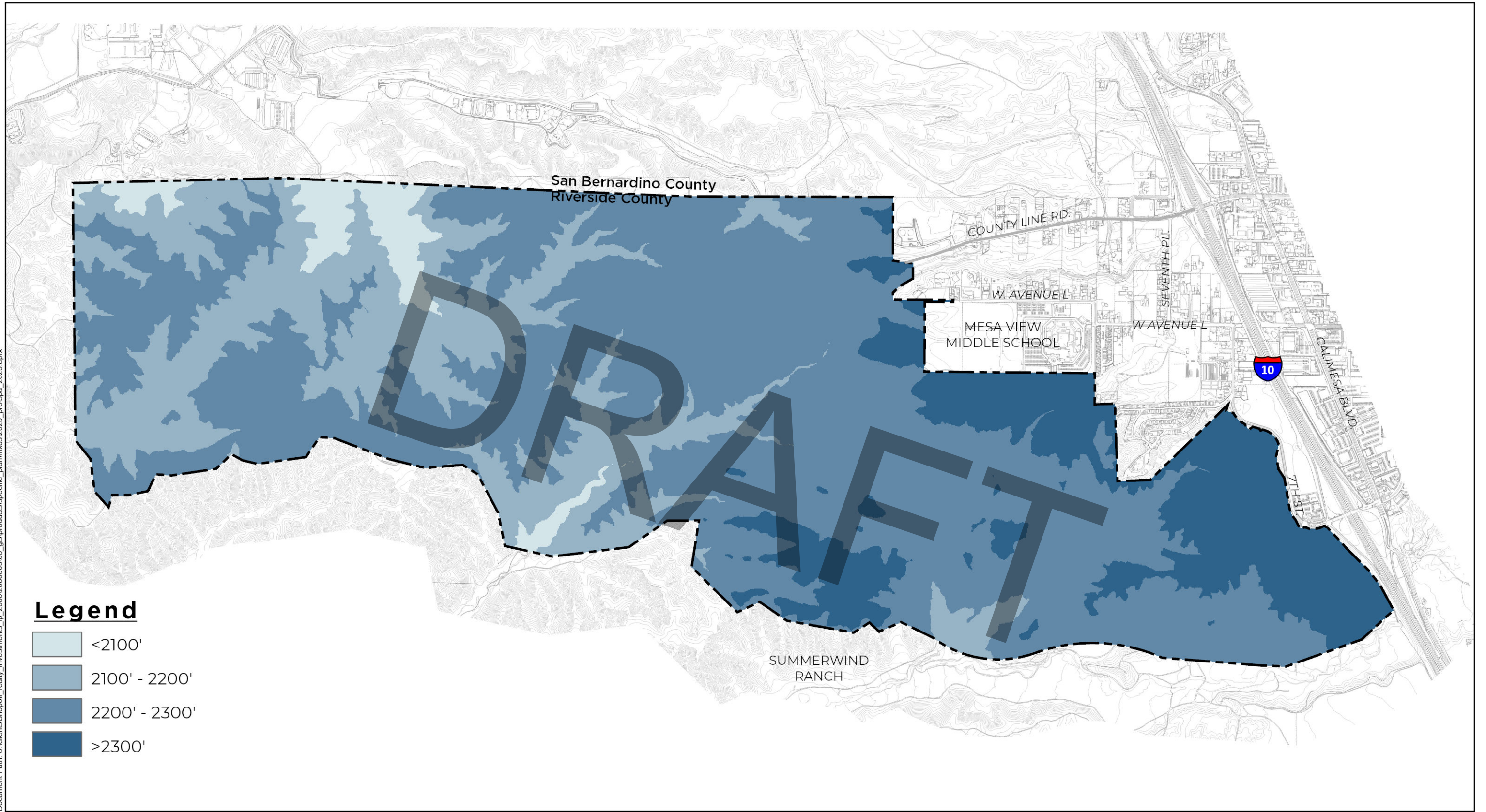


Figure 1-5

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1.2.5 Oak Tree Assessment

An oak tree assessment conducted by certified arborists in 2022, 2023 and 2024 was performed over the entirety of the Project site. The field survey recorded 2,656 trees within the survey area, including 2,350 oak trees and 306 non-oaks. Of the 306 non-oaks located on the property, 36 are considered mature. Of the 2,656 total trees, 2,041 oak trees (1,368 protected oak trees and 673 heritage oak trees) and 36 mature trees meet the criteria for regulation under Chapter 18.80, Tree Preservation of the City’s Municipal Code. All trees were permanently tagged and assessed. Trees in the survey area vary in size and stature according to species. Aggregate trunk diameters of the protected and heritage trees within the survey area range from 1 inch to 78 inches. Tree heights vary from 2 feet to 75 feet for living trees. Tree crown extents range from 1 foot to 55 feet at their widest location. Of the 2,041 protected and heritage trees, 61 (2.99%) trees exhibit good health, 852 (41.74%) trees exhibit fair health, 397 (19.45%) exhibit poor health, 314 (15.38%) trees exhibit critical health,



and 417 (20.43%) trees are dead. Of the 2,041 protected and heritage oak trees, 8 (0.39%) trees display good structure, 858 (42.04%) trees display fair structure, 627 (30.72%) trees display poor structure, 131 (6.42%) trees display critical structure, and 417 (20.43%) trees are dead. Refer to

Project’s Subsequent EIR for more detailed information.

1.2.6 Cultural Resources

A cultural resources California Historical Resources Information System (“CHRIS”) database records search was conducted in 2022 at the Eastern Information Center (“EIC”) at University of California, Riverside. Based upon the EIC records search, five historic period resources are located within the Project site. In 2023, a records search at the South Central Coastal Information Center (“SCCIC”) at California State University Fullerton was conducted and based upon the SCCIC records search, no cultural resources are located within the Project area. An assessment of the Project’s potential to impact archaeological resources, historic/built environment resources, and tribal cultural resources is required in compliance with CEQA. The Project must comply with Senate Bill (SB) 18 that requires projects involving either a Specific Plan (or Specific Plan Amendment) or General Plan (or General Plan Amendment) to conduct a consultation process with the Native American Heritage Commission and local Native American representatives. Additionally, through compliance with the California Environmental Quality Act (“CEQA”), tribal consultation must be conducted in accordance with Assembly Bill (AB) 52. Refer to Project’s Subsequent EIR for more detailed information.

1.3 Project Vision

“A Complete and Balanced Community that embraces diversity and choices”

1.3.1 Opportunities to Live, Work, Learn and Recreate

Mesa Verde will provide many opportunities for people from all life stages and life-styles to live, learn, work and recreate. Singles, families and seniors will be able to choose from a variety of residences from multi-family residences to single family homes to meet their needs. They will also be provided with job opportunities within the business park, commercial, and mixed use areas to contribute to the jobs-housing balance within the community. Two elementary schools will be available for families with children within close proximity to neighborhoods to ensure their safety, pedestrian and vehicular accessibility. There will also be a variety of both passive and active recreational opportunities throughout the community for all residents to enjoy.



1.3.2 Diversity of Homes

The Mesa Verde community will provide a variety of housing types to meet the needs of future residents, including traditional single-family, paired homes, single-family cluster homes, townhomes and multi-family residences.

Traditional single-family reflect the characteristics of “traditional” houses that were built during the 20th century. They mix various elements drawn from both historic architectural styles and contemporary interpretations of historic elements. Traditional single-family Homes consist of detached homes on individual lots. Traditional single-family homes also include paired homes that are two traditional single-family homes attached by a common wall. They have larger front and private rear yard areas with typical narrow side yards. The paired homes will be designed to appear as one single larger home with private rear yard areas. Both the traditional detached homes and paired homes have long driveways with direct access from a private drive or public street.

The single-family clusters/courtyard homes are smaller detached homes designed around, and accessed from, a common private driveway (or court). The cluster homes will be in close proximity with front doors oriented around the private courts to provide a gathering place and facilitate neighbor social interaction. Cluster homes by design reduce the visual impact of garage doors on the street scene and may include zero lot line setbacks to allow for larger private side/rear yard areas.



Townhomes will consist of attached homes of three or more units that share common one or two walls in common with their neighbors. Townhomes will be multi-story with two or three floors and may include condominiums and stacked flats. Private yard areas may include small first floor patios with balconies on upper floors. The front doors may be accessed off common walkways in open space paseos or directly from private drives. Townhome garages will face private drives and provide direct access into individual units. Townhome neighborhoods may also include private recreational facilities such as small pools, tot lots or sport courts.

Multi-family housing will be the highest density housing product within Mesa Verde and will consist of two to three storied buildings. These developments will provide more affordable housing, less maintenance, increased security, greater flexibility and extra amenities. Private recreational amenities may include club houses, pools, workout gyms, tot lots or sport courts.



1.3.3 Diversity of Landscape Environment

The vision for the landscape environment of Mesa Verde involves the establishing of a thriving human ecology in a quality environment. This includes the preservation of existing habitats, the reconstruction of habitats, creating awareness and providing education of the importance of conserving natural environmental features within the community. The diverse natural features on-site include grasslands, woodlands, chapparal, riparian shrub, coastal sage, alluvial fan and oak trees.

The landscape vision also involves creating an environment of interdependence through human connectivity. This will include the provision of a master plan of trails connecting residential areas with open space areas, educational, business park, and commercial uses. This will allow Mesa Verde residents convenient connectivity between the conservation areas and the urban mesas.

Another important aspect of the landscape vision is the provision of a good quality of life and the creation of a hometown feel. The aesthetics of the built environment will be accomplished through the amenities, materials and forms that will be incorporated into the open space areas.

The planting goal for the Property is to re-establish habitat species through the use of native planting palettes. Community monumentation will incorporate natural, timeless materials such as stone, raw steel, and wood combined into the modern rustic theme.



1.3.4 Diversity of Architectural Styles

The residential areas in Mesa Verde will include homes with a wide variety of architectural styles to choose from. These include American Traditional, California Ranch, Craftsman, California Modern, Desert Prairie, Bungalow, Napa Valley, Santa Barbara, Spanish and Western Farmhouse.

American Traditional architecture dates back to the early 1600s with Colonial/Revival styles that included Georgian, Federal, Greek Revival, Cape Cod, Garrison and Salt Box.

California Ranch is a domestic architectural style that appeared in the 1920s and was extremely popular with the post-war middle class from the 1940s to the 1970s.

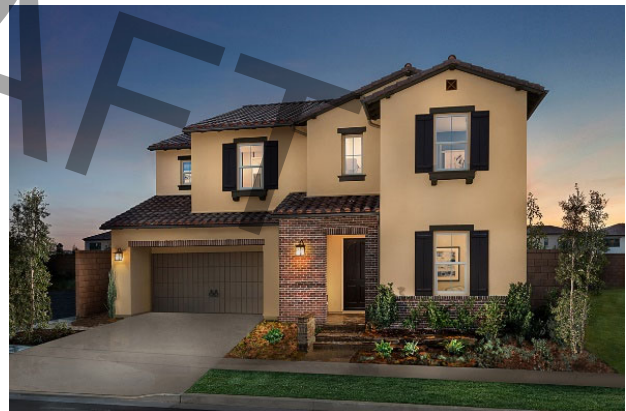
The Craftsman architectural style was influenced by the English Arts and Crafts movement of the late 19th century and originated in California.

California Modern is an architectural style that originated after WWII and the early forms were known as “mid-century modern” that reflected a style of clean simplicity and integration with nature.

The Desert Prairie style was pioneered by Frank Lloyd Wright in the first decade of the 20th century.

Bungalow style homes originated in the late 19th century and were the dominant architectural style in the US between 1905 and 1930.

The Napa Valley architectural style originated in Italy and Tuscany and was designed by European-trained architects in the late 1800s in Napa Valley in northern California.



The history of Santa Barbara-style homes dates back to the 1600s during the Spanish-rule in Mexico. This style was inspired by Spanish and Mediterranean architecture and reflects design elements of those historic homes.

The Spanish style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from South America.

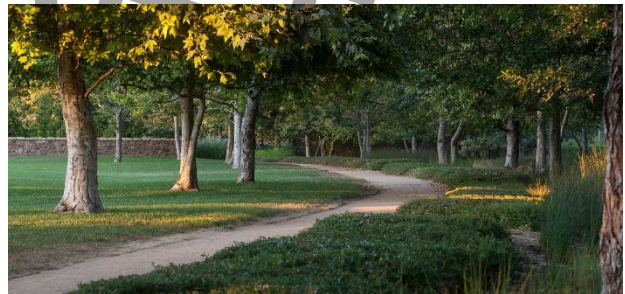
Western Farmhouse architectural style homes were those built by early colonial families of the 1700s.

1.3.5 Diversity of Recreational Opportunities

The Mesa Verde Park Greenways are envisioned to be a series of public parks and private recreation areas programmed to provide neighborhood identity, recreational amenities, and synergistically work with school sites and adjacent Private Recreational areas where available. All the proposed park sites are planned to be interconnected through a network of on- and off-street pedestrian paseos and public sidewalks that provide pedestrians, hikers, and bicyclists, access to the community's interior natural open space canyon trails.

The variety of recreational opportunities that will be available for the residents of the community will include both passive and active recreational uses. The passive uses will consist of parks with walking trails, dog park, shade structures, amphitheater, and picnic areas. The active recreational uses will include tot lots, open play areas, sport fields, basketball, pickle ball and tennis courts, baseball/softball diamonds and swimming pools.

Gateway Park is planned to be the largest park facility in Mesa Verde and will be a community-oriented park providing a venue for community sports leagues, schools, and residents to compete in



various athletic events. The community park amenities may include baseball and soccer fields as well as basketball and volleyball courts.

Private Recreation Centers are also planned to provide residents with private amenities as well as being locations for community functions. The private recreational amenities may include a Clubhouse Recreation Center, multi-purpose rooms, office space, restrooms, pools, tennis courts, event lawns, tot lots and picnic/BBQ areas.

1.3.6 Diversity of Connectivity

The Trail Greenways Infrastructure Plan in Chapter 4 (Figure 4-7) for Mesa Verde provides a diverse network of trails throughout the community. This will include an interconnected system of Promenade Greenways and Street Sidewalks (see section 4.3.2 – Trail Greenways). The trail system will provide access to natural and improved recreational areas, residential areas, business park areas, schools and shopping opportunities.

Park Greenways will provide for recreation and social cohesion and include pedestrian walkways, sports fields, game courts, water amenities, high impact fitness features, and destination tot lots. Promenade Greenways will be view-oriented and experiential including view vistas, small hobby and intimate gathering spaces, and pocket parks with walkways.



There will also be Extended Pedestrian Zones that will provide connectivity within the community with critical streetside connectors that conveniently link different open space access points, view zones and parks. The key element to these zones will be the ten- to fifteen-foot-wide area beyond the street right-of way dedicated to a pedestrian friendly zone that will allow residents to experience the natural surroundings between destination points.

1.3.7 Diversity of Gathering Places

Gathering places are planned throughout the Mesa Verde community to provide areas for residents to meet. These include parks, amphitheater, community clubhouse, recreation centers, common residential courts and commercial venues.

Parks will provide meeting areas that include walking trails, open play areas, shade structures and picnic areas. The amphitheater will be a place where residents can enjoy special events like concerts, outdoor movies, plays and other group celebrations. The community clubhouse will include meeting rooms, dance floor and recreational spaces. Recreational centers will provide programs for residents of all life stages to meet and participate including multi-purpose rooms, event lawns, pools, sport courts and picnic/BBQ areas.

The residents that will live in the neighborhoods with the single-family clusters/courtyard homes will have the opportunity to meet and gather in the common residential courts that provide access to their homes.

The commercial venues will provide gathering places when residents are shopping and dining that may include outdoor cafes, plazas, tables and seating areas, fountains, art features, canopy shade trees, vibrant seasonal plantings, protective bollards and enhanced hardscape.



1.3.8 Diversity and Preservation of Open Space

The preservation and conservation of open space is an important aspect of Mesa Verde. The land use plan reflects the community goal of maintaining the integrity of the natural environment and allowing connectivity through the preservation of viable wildlife corridors and sensitive habitat areas. The areas designated as Natural Open Space on the land use plan are the result of preserving all major natural drainage areas, wildlife corridors, and significant oak woodland areas that will strategically connect to the local and regional open space areas.

The open space component within Mesa Verde includes public parklands, private recreation areas, and trails. Public access will be provided to the natural open space areas and the parklands. A trail system will include links and access to natural and improved recreational areas, residential areas, schools, and shopping opportunities within the community.

The Open Space plan for the community will meet the open space regulations of the City, County, State and Federal Government in terms of the preservation and protection of ecological resources including blue-line streams, the conservation of open space areas for wildlife and natural vegetation and the provision of parkland and recreational opportunities for future residents in the community. The Project is located within the Plan Area for the Western Riverside County MSHCP, in the Pass Area Plan, within Subunit (SU)2 – Badlands/San Bernardino National Forest. As discussed in Section 1.2.4, Biological Resources, the development of Mesa Verde must demonstrate consistency with MSHCP requirements and is subject to Reserve Assembly requirements for applicable portions of the site. Development of Mesa Verde would include the payment of the

MSHCP Local Development Mitigation Fee to the City of Calimesa that would contribute to MSHCP land acquisition and conserved land management. The MSHCP has identified large and interconnected swaths of conservation land that either have been conserved or are described for conservation to aid in the recovery of Covered Species. The Project would contribute to these conservation efforts.



1.3.9 Diversity of Sustainable Community

Mesa Verde is a planned sustainable community that will encourage sustainability living through multiple efforts including the following:

1. Comply with California Green Building Standards Code requirements to reduce wasteful and unnecessary energy consumption in new construction. The measures will include the use of solar photovoltaic systems, efficient appliances and water features, and better insulation and more efficient climate control systems in homes.
2. Conserve water, land, energy and nonrenewable resources, including the use of reclaimed water and maximum feasible reduction, recovery, reuse, and recycling waste.
3. Limit the environmental impact through the protection and enhancement of local ecosystems and biological diversity including the protection of existing oak woodlands and blue-line streams.
4. Incorporate drought tolerant landscaping throughout the community including California native and an adaptive/friendly plant palette.
5. Provide a land use plan that arranges residential, educational, business park, mixed use, commercial, recreational land uses and open space areas to reduce vehicle trips while offering pedestrian trails and bike lanes throughout the community.
6. Invest resources in the local economy.



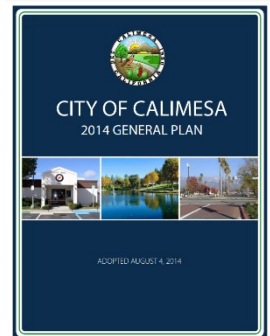
7. Provide meaningful employment opportunities for all residents through the provision of mixed use, commercial and business park uses.
8. Foster a spirit that creates a sense of belonging, a sense of place and sense of community.
9. Create a circulation system that provides opportunities for multiple modes of transportation that will include auto, bicycle, and pedestrian. Traffic calming devices such as roundabouts will be constructed.
10. Designate bike lanes to allow bicyclists, including those using electric bicycles, a buffer space for safer cycling. All motorized bikes and vehicles will be prohibited from sidewalks, paseos, and greenways. The provision of a walkable and rideable community with an interconnected system of walkways and trails for pedestrian use helps ensure a more sustainable community.

1.4 Scope of the Specific Plan

Mesa Verde establishes the policy and regulatory framework for the future development of the Specific Plan Area consistent with the General Plan. The figures contained in this Specific Plan depict the intent of the issues addressed herein and are for illustrative and/or conceptual purposes only.

1.4.1 General Plan Consistency

A General Plan Amendment accompanies the Mesa Verde Specific Plan Area 2 – Amendment 2 to assure consistency with the Calimesa General Plan, and has been prepared to implement the overall goals and concepts of the General Plan.



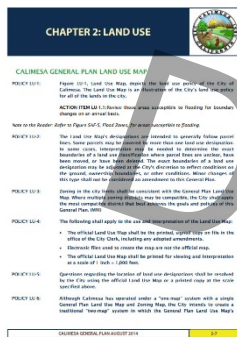
A complete listing of the General Plan goals is included in Appendix A, General Plan Consistency along with statement(s) verifying the consistency of the Project with these broad, macro-level goals of the General Plan.

1.5 Goals of the Specific Plan

The following summarizes the goals of Mesa Verde that have played a major role in designing the Land Use Plan and the rest of the components of this Specific Plan.

1.5.1 Create a Specific Plan that is consistent with the City's General Plan.

Mesa Verde seeks to maintain consistency with the City's approved General Plan and exceed its requirements wherever possible.



A complete listing of the General Plan goals is included in Appendix A, General Plan Consistency along with statement(s) verifying the consistency of the Project with these broad, macro-level goals of the General Plan.



1.5.2 Provide viable natural open space and recreational areas, which fulfill and exceed the City's goals to preserve the natural beauty of Calimesa, preserve wildlife corridors, provide public trails that connect the project to existing off-site multi-purpose trails, and provide means for existing residents of Calimesa to access these trails.

The City's vision for preservation of open space and wildlife corridors is the major design component of the Specific Plan. Mesa Verde provides a balance of development and open space, while providing public recreational opportunities and using the area's physical features to frame the northwestern limits of the City. Mesa Verde achieves this goal through provision of approximately 497.2 acres of open space in the Natural Open Space (OS-N) land use, preserving a majority of the important environmental resources and scenic backdrops of the site. The combination of natural open space, and public and private parks equals 563.6 acres or approximately 38 percent of the site. All open space areas will be open to the public with the exception of the private recreation facilities.

Because the Project is located within the Pass Area Plan area for the Western Riverside County MSHCP, Mesa Verde must demonstrate consistency with MSHCP requirements and is subject to Reserve Assembly requirements for applicable portions of the site. The development of Mesa Verde would include the payment of the MSHCP Local Development Mitigation Fee to the City of Calimesa that would contribute to MSHCP land acquisition and conserved land management. The MSHCP has identified large and interconnected swaths of conservation land that either have been conserved or are described for conservation to aid in the

recovery of Covered Species. The Project would contribute to these conservation efforts.

- 1.5.3 Provide a framework for an upscale community with a wide variety of new housing opportunities within the City to support existing and future commercial uses and increase the City's tax base.

The residential enclaves of Mesa Verde have been carefully planned with a wide variety of product types to appeal to a range of socio-economic groups. The project at maximum build out will include approximately 10,038² residents. These future residents will create a demand for local and regional retail centers within the City which in turn will produce the needed revenues for the City to provide additional municipal services to the future residents of the project and enhance the existing services to the existing residents of the City.



- 1.5.4 Provide significant employment opportunities for existing and future Calimesa residents.

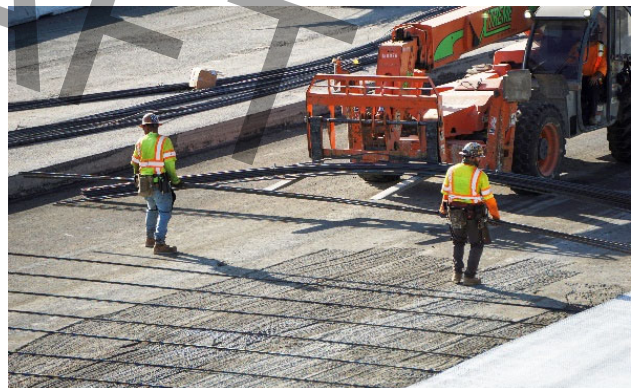
Mesa Verde Specific provides 241.9 acres of Business Park uses which will create thousands of jobs for the region. These jobs are located near the I-10 Freeway to provide easy access to the workers.

² Based on 2.75 persons per household, per U.S. Census Data (2022).

An additional 19.4 acres of mixed use, 4.4 acres of commercial, public works/ public facilities, and two school sites provide additional job generators within Mesa Verde.

- 1.5.5 Provide ample parkland, trails, and recreational opportunities to the existing City of Calimesa residents.

The project is required to provide approximately 50.2 acres of parkland. Mesa Verde designates approximately 50.3 gross acres of public parkland, approximately 8.5 miles of trails, and 16.1 acres of private parks/recreational centers to be used by the existing residents of the City and the future residents of the Project area. The ultimate park responsibility of the developer is meeting the City's Park Dedication Requirement of 5 acres/1,000 population². This responsibility maybe satisfied in parkland dedication, park improvements, in-lieu fees, and/or combination of each or all.



- 1.5.6 Provide major off-site infrastructure needed to serve the Project in a timely manner without undue financial burden on the existing Calimesa residents and the City budget.

Mesa Verde will assist in providing needed off-site infrastructure that will benefit not only the Project, but other projects and the surrounding community, such as water and sewer improvements, through the payment of development impact fees and will pay its fair share contribution toward the design, engineering, and construction of such infrastructure improvements. This will help to ensure that the construction of major infrastructure improvements not place an undue financial burden on the existing Calimesa residents and the City budget. These improvements will be provided in a timely manner to ensure the orderly development of the site. The obligation is memorialized in project conditions of approval and the development agreement as amended.

- 1.5.7 Ensure development and enhancement of the circulation system within and outside the Project site in a timely manner to enhance the existing traffic flows in the close vicinity of the Project.

Mesa Verde will assist in providing needed circulation improvements necessary to enhance the existing traffic flow patterns in the vicinity of the Project by investing in the necessary circulation improvements in and around the Property due to Project impacts. This will be accomplished through the payment of development impact fees and by paying its fair share contribution toward the design, engineering, and construction of such circulation



improvements. This will help to ensure that these circulation improvements will accommodate the expected growth of the community as well as the added traffic from the Project, as well as improve some of the existing circulation issues facing the City. For example, the Mesa Verde Development Agreement will require fair share payments towards improvements to the County Line Road and Sandalwood Drive interchanges with the I-10 and to the intersections of Calimesa Boulevard with County Line Road and Sandalwood Drive.

- 1.5.8 Cooperate with the City and the School District to provide an acceptable access to the Mesa View School site.

The Mesa View Middle School has been constructed with access from Street "B".

- 1.5.9 Design a Project that protects desired natural features of the site.

The basic philosophy in designing the Mesa Verde Land Use Plan was to identify the areas that could be preserved as open space. Several principles were used to identify these open space areas, including: reducing grading, preservation of significant biological resources; including oak trees and major drainage courses; and preservation and connection of wildlife corridors. The development line was created after identifying these open space areas. This line represents the boundary between the



developed area and the open space areas. Through the refinement of the development line more areas were added to the open space areas by preserving more oak trees and wildlife corridors. On the other hand, more developable areas were added by including the hanging mesas that had little habitat value. The next step in the planning process was to lay the Land Use Plan over the development areas.

1.6 Planning Areas

The following tables indicate the number of acres for each planning area, the planned number of units for each residential planning area, and the maximum square feet for the Business Park, Commercial, and Mixed Use planning areas. Units and acres may deviate from the following tables based on Final Mapping as long as the number of dwelling units remain within the density range of the residential classification. Figure 1-6 depicts the proposed Land Use Plan superimposed on the Calimesa General Plan Land Use Plan.

1.6.1 Summary Table

Specific Plan Land Use Designation	Acres	Units/Max SqFt
High Residential (H)	42.5	790
Medium High Residential (MH)	59.3	594
Medium Residential (M)	223.2	1,450
Low Medium Residential (LM)	112.8	677
Low Residential (L)	36.8	139
Residential Total	474.6	3,650
Business Park (BP)	241.9	4,440,000
Commercial (C)	4.4	50,000
Mixed Use (MU)	19.4	250,000
Public Park (OS-PP)	50.3	
Private Recreation (OS-PR)	16.1	

³ There are two proposed elementary schools.

⁴ These lots are for monument signs.

Specific Plan Land Use Designation	Acres	Units/Max SqFt
Natural Open Space (OS-N)	497.2	
Elementary School (ES)	22.0	2 ³
Calimesa Public Works (CPW)	5.3	16,500
Public/Quasi-Public Facilities (PF)	30.9	
Road	101.0	
Total Acres	1,463.1	

1.6.2 High Residential (H) Planning Areas

Planning Area	Acres	Units
9	10.1	185
10	8.8	162
11	10.3	194
12	13.4	249

1.6.3 Medium High Residential (MH) Planning Areas

Planning Area	Acres	Units
20	11.2	129
21	15.0	134
22	8.1	81
23	8.6	86
24	10.0	101
25	6.3	63
78 ⁴	0.1	NA
79 ⁴	0.1	NA

1.6.4 Medium Residential (M) Planning Areas

Planning Area	Acres	Units
13	17.3	110
15	16.9	83
16	15.9	85
17	15.6	112
18	10.6	60
19	21.4	125
26	9.8	68
27	10.6	74
29	17.8	124
30	8.6	60
34	5.3	37
35	9.8	69
36	13.9	97
40	12.2	85
41	15.3	107
42	22.0	154
74 ⁴	0.07	NA
75 ⁴	0.06	NA
80 ⁴	0.07	NA

1.6.5 Low Medium Residential (LM) Planning Areas

Planning Area	Acres	Units
28	14.6	87
31	18.3	110
32	21.9	131
33	13.5	81
37	11.1	67
38	13.8	83
39	19.6	118

1.6.6 Low Residential (L) Planning Areas

Planning Area	Acres	Units
14	18.4	71
43	18.5	68

1.6.7 Mixed-Use (MU) Planning Area

Planning Area	Acres	Maximum Square Feet
1	19.4	250,000

1.6.8 Business Park (BP) Planning Areas

Planning Area	Acres	Maximum Net Usable Building Area Square Feet ⁵
2	53.6	700,000
3	17.5	240,000
4	38.2	700,000
5	35.7	700,000
6	37.3	700,000
7	31.6	700,000
8	27.7	700,000
69 ⁴	0.2	NA
70 ⁴	0.03	NA
71 ⁴	0.1	NA
Total Allowable BP square feet		4,440,000

1.6.9 Commercial (C)

Planning Area	Acres	Maximum Square Feet
114	4.4	50,000

1.6.10 Natural Open Space (OS-N) Planning Areas

Planning Area	Acres
51	1.8
52	0.1
68	0.2
72	0.04
73	0.03
81	1.3
82	1.6
83	2.4
84	1.7
85	30.9
86	15.1
87	22.6
88	45.0
89	5.4
90	8.1
91	8.4
92	31.9
93	108.4
94	11.1
95	8.7
96	26.3
97	0.8
98	2.8
99	16.7
100	0.7
101	6.4
102	25.0
103	46.7
104	3.8

⁵ Net Usable Building Area Square Feet is the interior footprint of the ground floor area.. Gross building area square feet equals 5% more than maximum net usable building area and includes the exterior walls and interior mezzanines.

Planning Area	Acres
105	16.4
106	0.1
107	3.2
108	17.4
109	13.0
110	11.5
111	1.5
112	0.4

1.6.11 Public Park (OS-PP) and Private Recreation (OS-PR) Planning Areas

Planning Area	Acres
46 (OS-PR)	6.4
47 (OS-PR)	9.6
48 (OS-PP)	6.9
49 (OS-PP)	6.8
50 (OS-PP)	5.4
53 (OS-PP)	12.6
54 (OS-PP)	9.8
55 (OS-PP)	4.9
76 (OS-PR) ⁴	0.1
113 (OS-PP)	4.0

1.6.12 Public/Quasi Public Facility (PF) Planning Areas

Planning Area	Description	Acres
57	Lift Station	1.3
58	Lift Station	0.2
59	Water Tank	3.2
60	Basin	2.9
61	Basin	5.0
62	Basin	3.0
63	Basin	2.2
64	Basin	3.4
65	Basin	2.5
66	Basin	3.3
67	Basin	3.9
77 ⁴	Monument Sign	0.1

1.6.13 Elementary School (ES) Planning Areas

Planning Area	Acres
44	10.3
45	11.7

1.6.14 Calimesa Public Works (CPW) Planning Area

Planning Area	Acres
56	5.3

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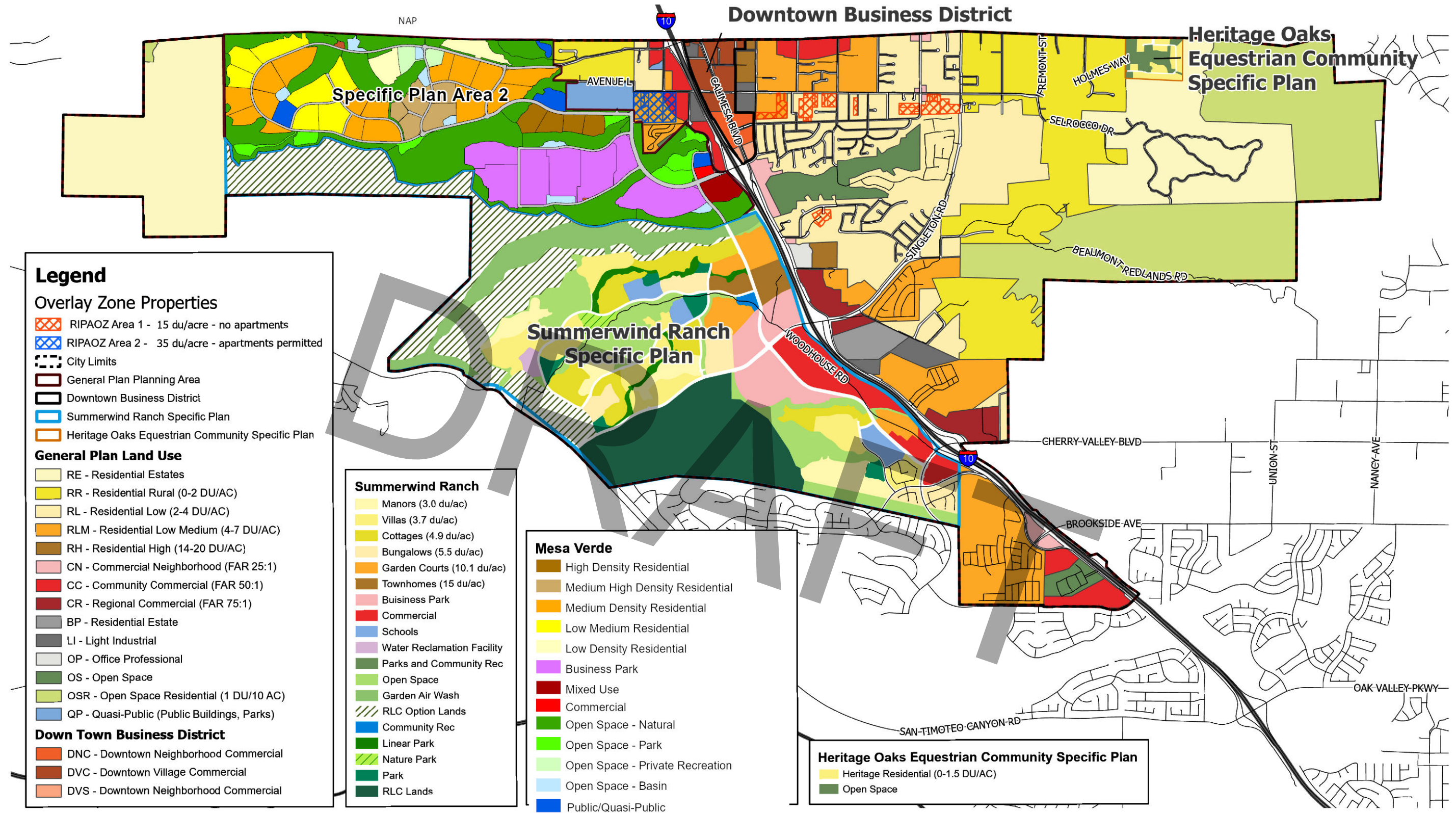


Figure 1-6

General Plan Land Use Designation Map

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2 RESIDENTIAL, MIXED USE AND COMMERCIAL

2.1 Residential Description

The Mesa Verde Specific Plan Area 2 – Amendment 2 Land Use Plan clusters the residential development to preserve the natural setting of the site while preserving natural open space, (refer to Figure 2-1, Land Use Plan). The acreage devoted to this component is approximately 474.6 acres. The maximum number of dwelling units is 3,650 resulting in a gross maximum residential density of 7.7 dwelling units per acre. The minimum number of dwelling units is 3,000 resulting in a gross minimum residential density of 6.3 dwelling units per acre.

2.2 Mixed Use Description

Approximately 20.7 acres of mixed-use development has been set aside within the Project, permitting a maximum of 250,000 square feet. This component is located in area in close proximity to Interstate 10, along the eastern edge of the site, to take advantage of high freeway visibility, (refer to Figure 2.1, Land Use Plan). This visibility makes this area ideal for commercial and/or multi-family residential development. The Specific Plan provides some flexibility on whether the mixed-use area will be developed as all commercial, or a combination commercial and residential, with at least half the site in commercial uses. There are no dwelling units assigned to this land use. It is anticipated that units may be transferred from the residential categories, however, the total number of dwelling units with the Project shall not exceed 3,650. Non-residential square feet may be transferred to the Commercial Planning Area, so long as the total square feet for

the Mixed Use and Commercial uses does not exceed 300,000.

2.3 Commercial Description

Planning Area 114 is a 4.4 acre commercial site located at the northeast corner of Sandalwood Drive and Roberts Road permitting a maximum of 50,000 square feet of commercial development. This location is near the Sandalwood Drive intersection with I-10 and is anticipated to have retail uses to serve the residents of Mesa Verde and the specific plan development to the south, Summerwind, as well as the neighborhoods nearby. Commercial square feet may be transferred to the Mixed Use Planning Area, so long as the total square feet for the Mixed Use and Commercial uses does not exceed 300,000.

2.4 Development Standards

The Land Use Plan for the Specific Plan, as shown on Figure 2-1, Land Use Plan includes five Residential Zoning Districts, Commercial and Mixed-Use, which are described in this chapter. Chapter 3, Business Park describes the Business Park land use designation and development standards and Chapter 5, Public/Quasi Public Facilities and Open Space describes the Open Space, Parks, Private Recreation, Schools, and community facilities land uses and development standards.

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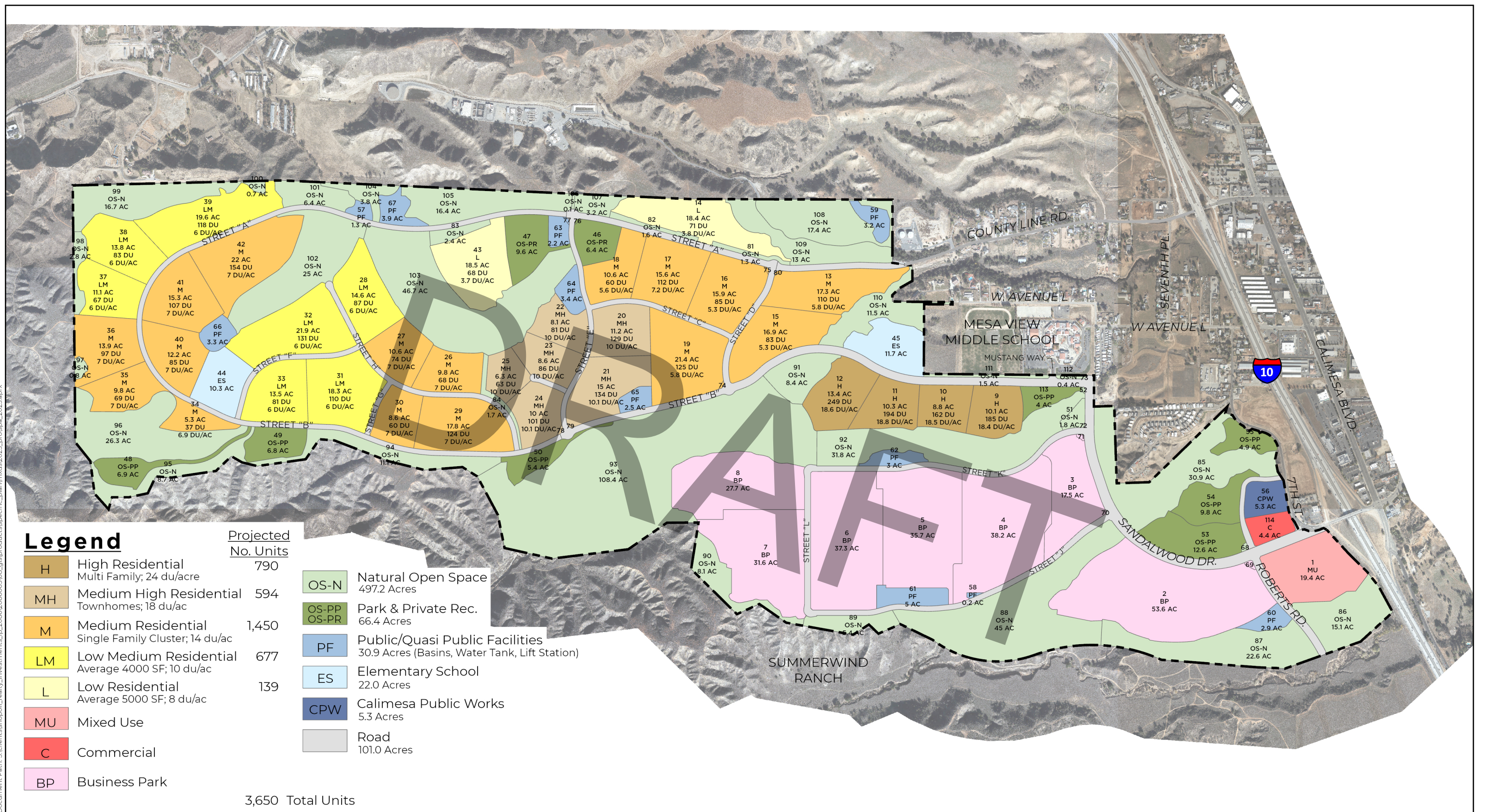


Figure 2-1

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2.4.1 Residential Zoning

Figure 2-1, Land Use Plan, shows the distribution of zoning districts within the Specific Plan Area. Mesa Verde¹ uses five different residential zoning designations as identified below. These districts govern the development standards for residential development within the Specific Plan Area. In order to preserve the long-term viability of the Project. Table 2-1, Zoning Standards for Residential Districts shows the development and zoning standards for these residential districts. Individual developments in Residential Low and Residential Low Medium may develop under a less dense category, however, they

cannot develop under a higher density category. Dwelling units may be transferred from one planning area to another as long as the density is within the range of the Residential Zone District. Transfer of dwelling units from one density category to a different density category are permitted with a Minor Adjustment, as described in Section 7.6.2. In addition to the uses described in this Specific Plan, the allowable uses within each of the residential zoning districts shall correspond with the same residential zone district identified in the City Municipal Code, Chapter 18.20, Residential Zone Districts as follows:

MESA VERDE RESIDENTIAL ZONE DISTRICT		CITY OF CALIMESA RESIDENTIAL ZONE DISTRICT	
Residential Low	(L)	Residential Low	(R-L)
Residential Low Medium	(LM)	Residential Low/Medium	(R-L-M)
Residential Medium	(M)	Residential Medium	(R-M)
Residential Medium High	(MH)	Residential Medium	(R-M)
Residential High	(H)	Residential High	(R-H)

Residential zoning corresponds to the Calimesa Zoning Code as shown above, but the types and development standards have been customized to accommodate the product types envisioned by the Mesa Verde Specific Plan

Residential Low District:

- Maximum density of 8 dwelling units an acre.
- Paired homes are permitted in the Residential Low District.
- Minimum 4,500 square foot lot size

Residential Low Medium District:

- Maximum density of 10 dwelling units an acre.
- Paired homes are permitted in the Residential Low Medium District.
- Minimum 3,500 square foot lot size.
- Larger lots at a lower density are allowed in Low Medium District.

Residential Medium District

- Maximum density of 16 dwelling units an acre.
- Minimum density of 5 dwelling units an acre
- Minimum 2,500 square foot lot size

¹ “Mesa Verde” shall refer to “Mesa Verde Specific Plan Area 2 – Amendment 2”

- Single Family Cluster units, traditional single family lots, townhomes, and paired homes are permitted in the Residential Medium District.

Residential Medium High District

- Maximum density of 20 dwelling units an acre.
- Minimum density of 8 dwelling units an acre.
- Townhomes / Flats, single family cluster, multi family and paired homes are

permitted in the Residential Medium High District

Residential High District

- Maximum density of 24 dwelling units an acre.
- Minimum density of 14 dwelling units an acre.
- Multi family and townhomes/ flats, are permitted in the Residential High District.

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TABLE 2-1
ZONING STANDARDS FOR RESIDENTIAL DISTRICTS^{3, 4, 5, 6}

	L	LM	M ⁷	MH	H
	Residential Low	Residential Low Medium	Residential Medium	Residential Medium High	Residential High
Minimum Lot Size (sq. ft.)	4,500	3,500	2,500	NA	NA
Gross Acreage of PAs (acres)	36.8	112.8	223.8	59.3	42.5
Projected Number of Units (Minimum 3,000 – Maximum 3,650) ⁸	139	677	1,450	594	790
Minimum Density (du/ac)	1	2	5	8	14
Maximum Density (du/ac)	8	10	16	20	24
Minimum Front Setback for Garage	18'	18'	3'	3'	NA
Minimum Front Setback for Living Area and Integrated Porches	10'	10'	10'/5' ^{9,12}	10'/5' ^{11,10}	10'/5' ^{11,12}
Minimum Side Setback ^{11,12}	4'	4'	4'	NA	NA
Minimum Rear Setback	15'	15'	5' ¹³	NA	NA
Lot Coverage	Per Setback Requirements	Per Setback Requirements	Per Setback Requirements	Maximum 60%	Maximum 70%
Maximum Height	35' or two stories, whichever is less	35' or two stories, whichever is less	45' or three stories, whichever is less	50' or three stories, whichever is less	50' or three stories, whichever is less
Off Street Parking	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45

³ All setbacks are measured from private property lines.

⁴ Integrated porches and decks are required to be an integral part of the architecture of the house.

⁵ Minor adjustments to these standards are permitted per the requirements and procedures in Section 7.6.2, Minor Adjustments not Requiring a Specific Plan Amendment

⁶ Required minimum lot dimensions pertain only to legal lots. The number of lots on a condominium map shall be governed by the minimum and maximum density.

⁷ In the event that the Yucaipa Calimesa Joint Unified School district does not purchase the school sites in a timely manner, these sites would be developed with residential use per the Residential Medium designation. These units would be transferred from other residential planning areas consistent with Section 7.6.2, Minor Adjustments not Requiring a Specific Plan Amendment.

⁸ Dwelling units within each Residential Planning Area may be transferred to other Planning Areas as long as the minimum number of units is 3,000 and the maximum number of units does not exceed 3,650 units, and does not exceed the maximum density consistent with Section 7.6.2, Minor Adjustments not Requiring a Specific Plan Amendment.

⁹ Minimum 10-foot setback to public street, minimum 5-foot setback to private street/motor court.

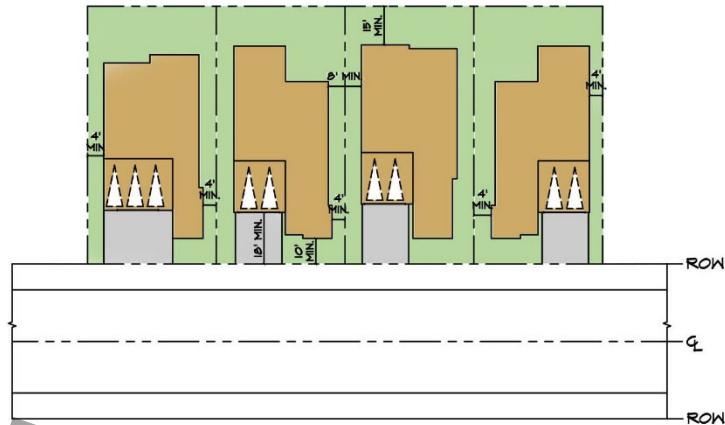
¹⁰ Front porches, balconies, and bay windows may encroach up to 5 feet into the minimum front setback

¹¹ For all corner lots, street side yard setbacks shall be 10 feet.

¹² Chimneys or other architectural features may encroach up to two feet in side setbacks if a minimum 5' setback is provided.

¹³ Minimum 5-foot rear setback and average 7 feet

Figure 2-2 – Residential Setbacks

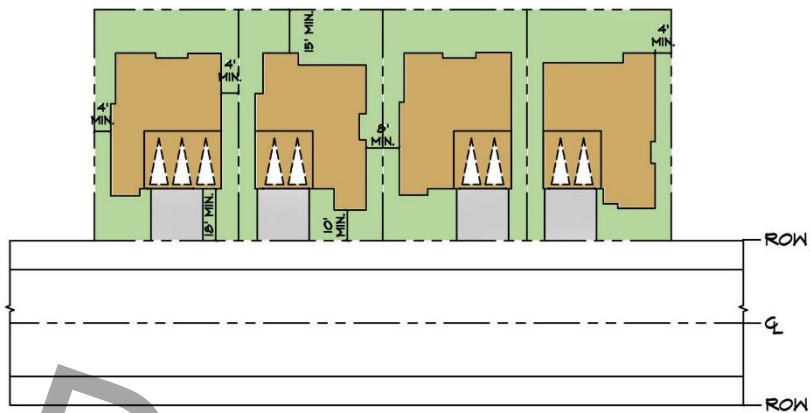


SFD TRADITIONAL

These Building/Lot types are traditional single family detached homes on minimum 3,500 square-foot lots. These units front on a public street and have minimum 18-foot driveways to accommodate parking. These units may be located in the Residential Low, Low Medium and Medium Districts.



Figure 2-2 – Residential Setbacks

**SFD SMALL LOT**

These Building/Lot types are traditional single family detached homes on small lots less than 3,500 square feet. These units front on a public street and have minimum 18-foot driveways to accommodate parking. These units may be located in the Residential Low, Low Medium and Medium Districts.

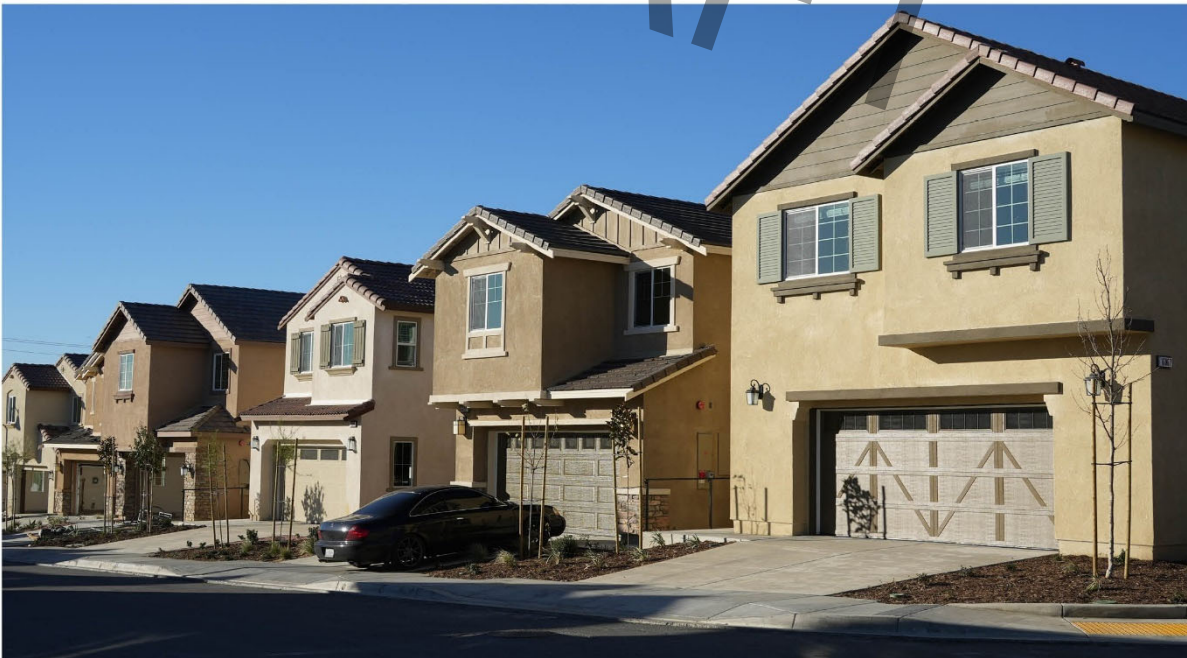
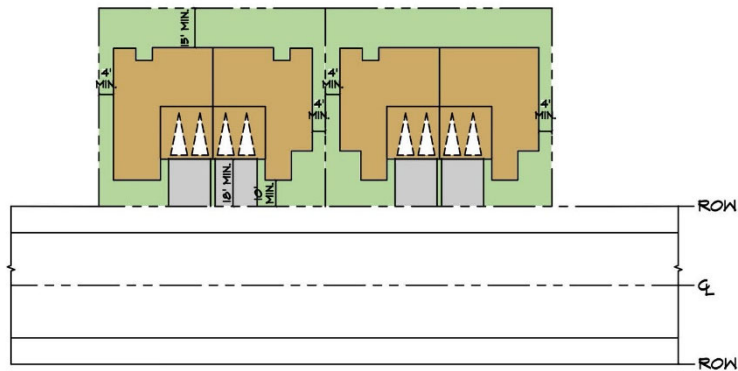


Figure 2-2 – Residential Setbacks

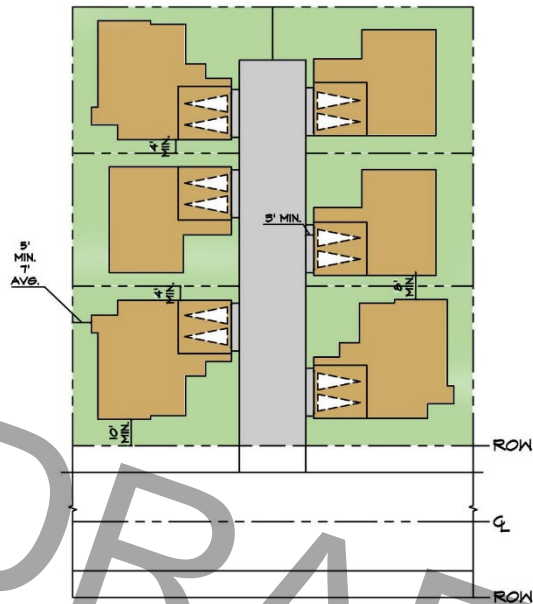


PAIRED HOMES (DUPLEXES)

These Building/Lot types are two dwelling units on a single lot attached along one side. These units front on a public street and have minimum 18-foot driveways to accommodate parking. These units may be located in the Residential Low Medium and Medium Districts.



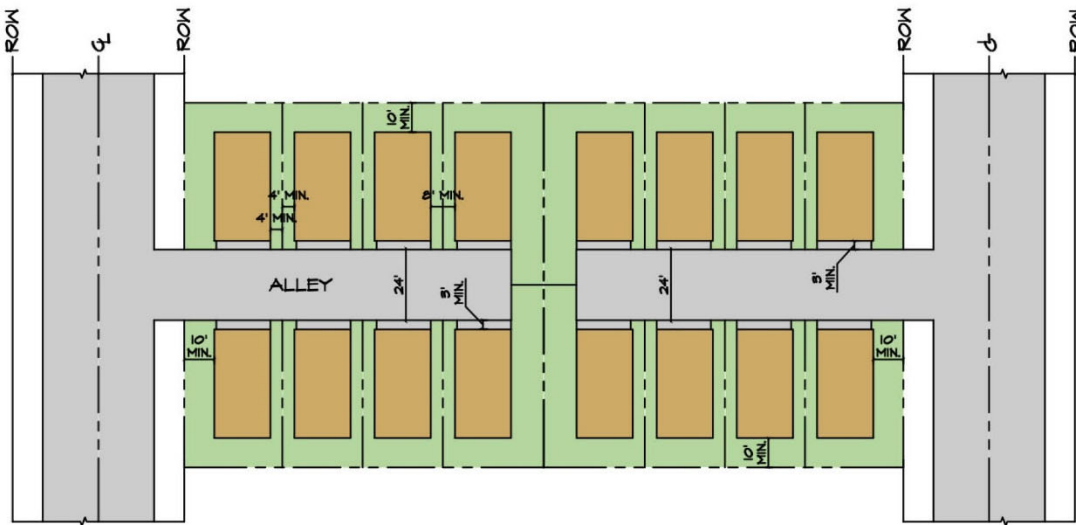
Figure 2-2 – Residential Setbacks

**SINGLE FAMILY CLUSTER**

These units are traditional single family detached lots clustered along a private lane or court. These units front on a private lane. These units may be located in the Residential Low Medium, Medium and Medium High Districts.



Figure 2-2 – Residential Setbacks



REAR-LOADED SINGLE FAMILY CLUSTER

These units are traditional single family detached lots clustered along a private lane or court with minimum 3-foot driveways. These units front on a greenbelt and may be located in the Residential Low Medium, Medium and Medium High Districts.



Figure 2-2 – Residential Setbacks

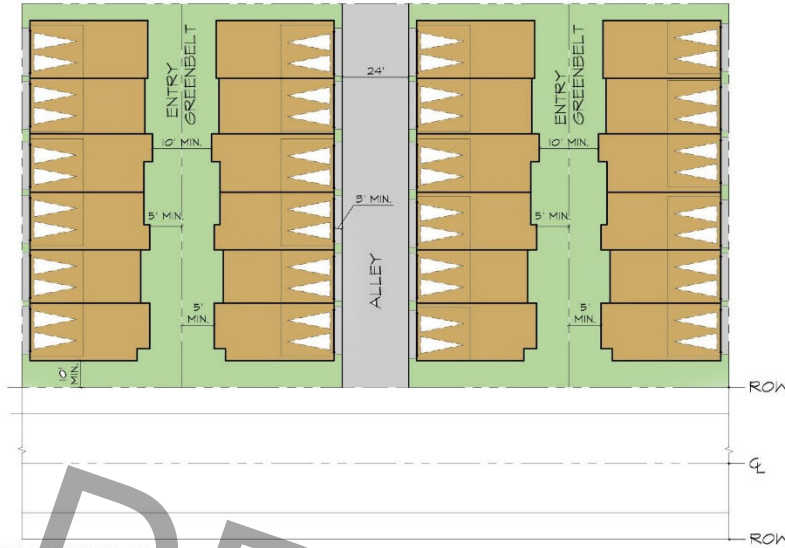


REAR-LOADED SINGLE FAMILY CLUSTER/CARRIAGE UNITS

These units are single family cluster with a stacked carriage unit above the garages along a private lane or court with minimum 3-foot driveways. These units front on a greenbelt and may be located in the Residential Low Medium, Medium and Medium High Districts.



Figure 2-2 – Residential Setbacks

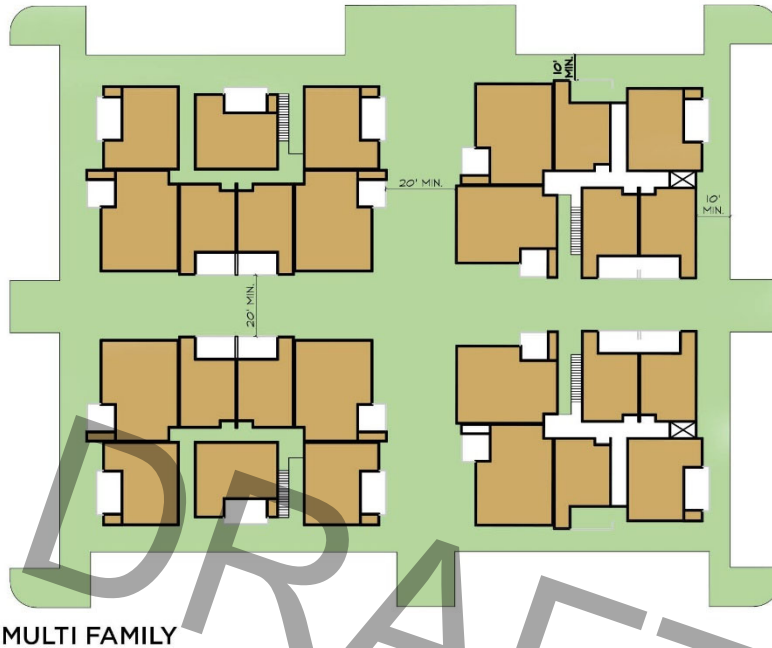


TOWNHOMES

A townhome or townhouse is a 2-3 story home that shares walls on one or both sides, and typically has ground-level entry. These units primarily back up to a private lane or alley and front onto a street or private greenbelt. These units may be located in the Residential Medium, Medium High and High Districts.



Figure 2-2 – Residential Setbacks



These multi family buildings are 2-3 stories in height and may be developed on a single lot, or part of a multi building development. Resident parking may be in garages, carports, or uncovered along with additional guest parking. These units will be located in Residential Medium High and High Districts.



- Residential Use Regulations – Residential use regulations for the residential districts shall be per Calimesa Municipal Code 18.20.030, plus the additional uses depicted in Table 2-3.
- Off-Street Parking – Off-street parking requirements, including guest parking requirements shall be per Chapter 18.45, Off-Street Parking of the Calimesa Municipal Code.
- Multi Family Open Space – In addition to the 16.1 acres of Private Recreation, 50.4 acres of Public Park, and Trail Greenways provided, all multi family developments with 12 or more dwelling units shall provide 15 percent usable open space for passive and active recreational uses. Usable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, patios or private yards, setbacks or slope areas greater than eight percent.

**TABLE 2-2
ADDITIONAL USES PERMITTED WITHIN RESIDENTIAL ZONING DISTRICTS**

Legend: P – Permitted	
Permitted Uses	
Single family detached traditional – L, LM, M Zoning Districts	P
Single family detached small lot – L, LM, M, MH Zoning Districts	P
Paired homes (Duplex) – L, LM, M, MH Zoning Districts	P
Single Family Court/Cluster/Courtyard – LM, M, MH Zoning Districts	P
Rear-Loaded Single Family Cluster – L, LM, M, MH Zoning Districts	P
Rear-Loaded Single Family Cluster/Carriage Units – L, LM, M, MH Zoning Districts	P
Townhomes –M, MH, H Zoning Districts	P
Multi Family – MH, H Zoning Districts	P
Condominium Ownership – L, LM, M, MH, H Zoning Districts	P
Age Restricted – L, LM, M, MH, H Zoning Districts ¹⁵	P
Accessory Uses	
Community recreation facilities including but not limited to clubhouse, swimming pools, tot lots and sport courts and fields	P
Drop boxes for delivery service providers	P
Patio, patio covers, gazebos and other similar structures	P
Private subdivision gates	P
Sales and leasing offices	P
Solar panels	P
Swimming pools, spas, sports courts, and similar outdoor recreational facilities	P
Walls, monumentation, and signage	P

¹⁵ The maximum number of Age Restricted units is 365. This could be a number of contiguous or noncontiguous Planning Areas. Age Restricted Planning Areas may have Private Gate Access. Age Restricted Planning Areas will be designated in the Development Plan Review Process. Seniors (age 55 plus) may purchase or rent in any residential district. Age Restricted only refers to housing that has an age requirement.

Legend: P – Permitted	
Permitted Uses	
Single family detached traditional – L, LM, M Zoning Districts	P
Single family detached small lot – L, LM, M, MH Zoning Districts	P
Paired homes (Duplex) – L, LM, M, MH Zoning Districts	P
Single Family Court/Cluster/Courtyard – LM, M, MH Zoning Districts	P
Rear-Loaded Single Family Cluster – L, LM, M, MH Zoning Districts	P
Rear-Loaded Single Family Cluster/Carriage Units – L, LM, M, MH Zoning Districts	P
Townhomes –M, MH, H Zoning Districts	P
Multi Family – MH, H Zoning Districts	P
Condominium Ownership – L, LM, M, MH, H Zoning Districts	P
Age Restricted – L, LM, M, MH, H Zoning Districts ¹⁵	P
Temporary uses such as model homes, sales offices, leasing offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs, signage indicating future development and directional signage.	P

2.4.2 Inclusionary Housing

An Inclusionary Housing Plan shall be prepared and submitted to the Community Development Director pursuant to Section 18.130.060, Inclusionary Housing Plan of the Calimesa Municipal Code and the Mesa Verde Development Agreement. .

2.4.3 Mixed Use Zoning

Approximately 19.4 acres of mixed-use development has been designated within the Project site. Both residential and commercial use may occur within the mixed use area, including live-work projects, however, at least half of the Planning Area shall be for commercial uses. There are no residential dwelling units provided for the mixed-use zone. There is a maximum of 250,000 square feet of commercial uses permitted in the Mixed Use Planning Area. Non-residential square feet may be transferred to the Commercial Planning Area, so long as the total square feet for the Mixed Use and Commercial uses does not exceed 300,000. It is anticipated that residential dwelling units may be

transferred to the mixed-use planning area per the requirements in Chapter 7 in the future. Residential dwelling units may be developed at a minimum density of 14 dwelling units per acre and up to a maximum density of 24 dwelling units per acre and shall not exceed the maximum total of 3,650 units for the entire Specific Plan. The residential and commercial areas within mixed-use area can be developed together or independently, either vertically or horizontally. For multi-family developments, in-lieu of recreational vehicle parking requirements pursuant to Section 18.20.050, Specific development standards for residential districts, J. Recreational Vehicle Storage Facilities, developments may share a common RV

storage facility and may not necessitate RV parking facilities for each individual multi-family project development. Figure 2-1, Land Use Plan, shows the distribution of zoning districts within the Specific Plan Area. Table 2-4, Mixed-Use Planning Area

Distributions provides a summary of the distribution of the Mixed-Use Planning Area. Table 2-5, Zoning Standards for Mixed-Use Planning Area provides the development and zoning standards that will be used to develop the Mixed-Use Planning Area.

**TABLE 2-3
MIXED-USE PLANNING AREA DISTRIBUTIONS¹⁶**

Planning Area No.	Zoning Designation	Gross Acres(areas)	Target Number of Residential Units	% of Total Units Within the Project	Minimum Density (du/ac)	Maximum Density (du/ac)	Maximum Commercial Square Feet
1	Mixed-Use	20.7	100	N/A	14	24	250,000
Total		20.7	100	N/A			250,000

**TABLE 2-4
ZONING STANDARDS FOR MIXED-USE PLANNING AREA**

Development Standard ^{17,18}	Mixed-Use	Commercial	Residential
Maximum Residential Density	N/A	N/A	24 du/ac
Maximum Nonresidential Density (Floor Area Ratio)	0.28 FAR	0.28 FAR	N/A
Minimum Building Site (net area, sq. ft.) ¹⁹	10,000	10,000	N/A
Minimum Lot Width	60'	60'	N/A
Minimum Lot Depth	100'	100'	N/A
Minimum Front Setback	0'	0'	5'
Minimum Side Setback	0'	0'	0'
Minimum Side Street Setback	0'	0'	0'
Minimum Rear Setback	5'	5'	5'
Maximum Height ²⁰	50' and 3 Stories, whichever is less	50' and 3 Stories, whichever is less	50' and 3 Stories, whichever is less
Minimum Building to Building Separation	20'	20'	8'
Off Street Parking	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45	Per Calimesa Municipal Code Chapter 18.45

¹⁶ Residential developments (Multi-Family attached, Single-Family detached/attached) in the MU District can be developed at a density less than the maximum density.

¹⁷ Telecommunication facilities such as Cellular Antennas shall be permitted by obtaining a building permit only in all MU zones provided they are architecturally integrated into the design of the buildings when the building are being proposed, as stand-alone integrated stealth-type facility. Height limitations shall not apply to these Telecommunication Facilities. These and all other types of antennas are subject to the Municipal Code requirements.

¹⁸ Permitted Uses for the Mixed Use Districts are intended to provide compatible and synergistic uses between residential and commercial establishments, as well as conveniently located retail goods and services for the community.

¹⁹ A development or commercial center may, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria, provided that the design for the entire site is integrated and unified.

²⁰ Additional height may be permitted through a Variance process (CMC Section 18.15.140, Variances), and subject to the requirements of this Specific Plan.

- Mixed Use use regulations – Mixed Use use regulations for the Mixed Use district shall be per Calimesa Municipal Code 18.28.040 for the Residential Mixed Use Zone R-MU), plus the additional uses depicted in Table 2-6.

**TABLE 2-5
ADDITIONAL USES PERMITTED WITHIN MIXED USE ZONING PLANNING AREA**

Legend:	
P – Permitted	
C – Subject To Conditional Use Permit	
Use	
Commercial Uses	
Automotive washing, self-service	P
Automotive washing, full-service	P
Cocktail lounge/bar, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)	C
Commercial recreation facilities, indoor and outdoor	P
Fast food restaurants and other drive-in/drive-through businesses	C
Laundries and laundromats	P
Locksmith shops	P
Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fence-enclosed area)	P
Private educational institutions (such as tutoring, dance, music, martial arts)	P
Service station (automotive without convenience sales)	C
Service station (automotive, with convenience sales)	C
Office and Related Uses	
Administrative and executive offices	P
Medical, dental and related health services for humans, including clinics and the sale of articles clearly incidental to the services provided	P
Prescription pharmacies, when located within a building containing the offices of medical practitioners	P
Accessory Uses	
Accessory structures and uses located on the same site as a use subject to development plan review	P
Accessory structures and uses located on the same site as a use subject to a conditional use permit	C
Walls, Monumentation and Signage	P

2.4.4 Commercial Zoning

Planning Area 114 is designated as Commercial and is intended to provide retail stores and services to the residents and employees of Mesa Verde and to nearby neighborhoods. The Planning Area is conveniently located at the intersection of Sandalwood Drive and Roberts Road, near the Sandalwood Drive I-10 interchange. Table 2-7, Commercial Planning Area Distributions provides a summary of the distribution of the Commercial Planning Area. Table 2-8, Zoning Standards for Commercial Planning Area provides the

development and zoning standards that will be used to develop the Commercial Planning Area. Commercial square feet may be transferred to the Mixed Use Planning Area, so long as the total square feet for the Mixed Use and Commercial uses does not exceed 300,000.

Commercial use regulations – Commercial use regulations for the Commercial district shall be per Calimesa Municipal Code 18.25.040 for Community Commercial (CC), plus the additional uses depicted in Table 2-9.

TABLE 2-6
COMMERCIAL PLANNING AREA DISTRIBUTIONS

Planning Area No.	Zoning Designation	Gross Acres(areas)	Maximum Square Feet
114	Commercial	4.4	50,000
Total		4.4	50,000

TABLE 2-7
ZONING STANDARDS FOR COMMERCIAL PLANNING AREA

Development Standards	
Planning Area 114 - Commercial	Per Calimesa Municipal Code Chapter 18.25 for Community Commercial (CC) development

TABLE 2-8
ADDITIONAL ACCESSORY USES PERMITTED WITHIN COMMERCIAL ZONING PLANNING AREA

Legend:	
P – Permitted	
C – Subject To Conditional Use Permit	
Accessory Uses	
Accessory structures and uses located on the same site as a use subject to development plan review	P
Accessory structures and uses located on the same site as a use subject to a conditional use permit	C
Walls, Monumentation and Signage	P

2.5 Residential Architectural Design Guidelines

2.5.1 Introduction

The Residential Architectural Design Guidelines will be utilized to direct the future physical development of the residential portion of Mesa Verde. In order to create a unique community structure, these community guidelines will provide a framework for site planning and architectural themes. The Design Guidelines are not intended to be interpreted as rigid and mandatory requirements for design, but are to encourage creativity of and interpretation of architectural design and styles, inclusive of all architectural styles and design details.

2.5.2 Purpose

The Residential Architectural Design Guidelines for Mesa Verde are intended to establish community guidelines and standards for the Project to allow the creation of a quality and aesthetically pleasing environment. The use of these guidelines will serve to direct the residential design of the Project and assure a quality community character, appearance and land use compatibility.

Chapter 4, Landscape Environment, contains Landscape Architecture Guidelines for the Project. Together with the Business Park Architectural Guidelines in Chapter 3, these sections provide the design and framework for the creation of a successful mixed-use community in Calimesa.

These Guidelines will also serve as design criteria for use by planners, architects, landscape architects, engineers, builders and future property owners. They will provide a viable framework and clear direction during the development process, without limiting innovative design. The result will be a

community with a strong sense of identity, character and cohesiveness.

Through cohesive community design and quality site planning, the Mesa Verde Specific Plan will offer a diverse living environment for its residents. The Property will be identified and unified through preservation of its natural amenities and design elements such as architecture, natural topography, oak trees, landscaping, the trail networks, walls, fencing and entry treatments, all of which will contribute to a quality neighborhood environment.

The guidelines have been crafted to ensure compatibility and continuity within Mesa Verde. Variation of building designs are encouraged to allow individual neighborhoods to establish their own design character, yet maintain continuity throughout the development. The following guidelines should be incorporated to provide a variety of quality housing types, adequate infrastructure and a pedestrian network that integrates into the City of Calimesa:

- a. Provide the City of Calimesa with necessary assurances that the Mesa Verde residential community will be developed in accordance with the quality and character proposed within this Mesa Verde Specific Plan.
- b. Design a community that acknowledges the topographic, geologic and hydrologic environmental opportunities and constraints of the land.
- c. Design neighborhoods that integrate into the regional alternate transportation system, including bus and bicycle systems.
- d. Plan neighborhoods that connect with the larger community, yet are sensitive to the human scale and encourage pedestrian activity.

- e. Create a community that reflects anticipated marketing needs and public demand by providing a range of housing types, which will be marketable within the developing economic profile of the City of Calimesa.
- f. Provide planning provisions for a safe and efficient circulation system composed of a network of planned local roadways designed for appropriate traffic and user needs.
- g. Establish a standard in neighborhood design and implement it consistently over an entire new community creating an identifiable place.

The intent of these Residential Architectural Design Guidelines is to be flexible to respond to market conditions, but not compromise quality site development. The flexibility of these Design Guidelines is intended to allow for changes in lifestyles, desired housing types, economic conditions, and overall market influences.

2.6 Design Intent and Elements of a “Great Neighborhood”

The goal of the Design Guidelines is to promote both visual compatibility and variety in a community setting achieved by utilizing a number of compatible traditional and contemporary styles. The principal design criteria and architectural styles are not intended to be restrictive, but are meant to assist in the design process.

2.6.1 Encouraged Concepts

The following parameters are recommended concept designs:

- a. Create quality architecture designs and execute them consistently throughout the community.
- b. Create neighborhood designs that integrate architecture, site planning and landscape.
- c. Ensure that streetscapes and street spaces are attractive and comfortable.
- d. Encourage the specific use and selection of details that correlate well with the designed floor plan.
- e. Encourage the use of single-story elements, such as covered front porches and covered side entries.
- f. Encourage color gradations/subtle contrasts utilizing complementary hues and elevation variations to promote a “custom home” look.

2.6.2 Discouraged Concepts

The following parameters are to be avoided in concept design:

- a. Harsh contrasts of materials and/or colors.
- b. Inappropriate to scale.
- c. Poor selection and execution of details.
- d. Extreme interpretations of the characteristics for each style.
- e. Lack of window treatments, which result in flat, blank walls specifically on the rear elevations and side elevations, visible from public views.

Great Neighborhoods are a result of innovative architectural design and successful site design techniques. The important elements of a great neighborhood as listed in two groupings below are encouraged throughout the community of Mesa Verde. These elements are discussed in more detail below.

INNOVATIVE ARCHITECTURAL CONCEPTS

Architecture forward

Eclectic variety of compatible architectural styles

Varied roof heights and pitches

Color palettes selected per styles – over time, the addition and deletion of color schemes create a unique feel.

Color palettes selected per styles – over time, the addition and deletion of color schemes create a unique feel.

SUCCESSFUL SITE DESIGN TECHNIQUES

Variable setbacks

Varying street patterns

Curb separated sidewalks with a landscaped parkway

Street trees program

Pedestrian connections

2.7 Architectural Forward Standards

“Architecture forward” as defined in this Mesa Verde Specific Plan is expressed as follows:

1. Advancing the architecture of the living spaces forward on the lot, while concurrently, the garage is held in place; or in some instances, the garage may be further recessed.
2. Planning the living spaces of the home in front of the garages such that the predominant features of the home fronting the street are the windows and the front door.
3. Providing articulation on two-story homes facing streets and other areas exposed to public view.
4. When feasible given the building plotting, architecture forward standards are encouraged to provide varied streetscapes and an aesthetically pleasing environment.
5. Architecture forward encourages views towards open spaces and promotes outdoor gathering spaces to activate streets.

2.8 Residential Architecture Diversity

The residential areas in the Mesa Verde will include homes with a wide variety of architectural styles to choose from. These include American Traditional, California Ranch, Craftsman, California Modern, Desert Prairie, Bungalow, Napa Valley, Santa Barbara, Spanish and Western Farmhouse.

2.8.1 American Traditional

American Traditional architecture dates back to the early 1600s with Colonial/Revival styles that originated on the east coast before becoming a common architectural style in California in the 1850s. The design characteristics of these homes in Mesa Verde may reflect symmetrical features such as stacked windows, centered entry doors, dormer windows, shutters, formal columns, central chimneys, gabled roof forms and clapboard siding and/or stucco walls.

American Traditional		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story plan form with a vertical or horizontal break. One-story porch element.	
ROOF	Main hip or gable roof with dominant forward-facing gable roofs. 5:12 to 10:12 roof pitch. Flat, smooth, concrete tiles or composition (20-year minimum quality) shingles. 9" to 12" overhangs at rakes. 12" to 18" overhangs at eaves.	Hip or gable roofs at first and second floors.
WALLS	Light to medium sand finish stucco.	Fine sand finish stucco with horizontal siding and access such as brick or simulated brick.
WINDOWS	Vertical shaped, multi-lite windows at front elevation and visible areas. White vinyl windows. Simple, colonial-style stucco or wood trim.	Window features such as bay or accent windows. Some use of accent window features, such as shutters or window molding.
CHIMNEYS	Trim element at crown of chimney.	Chimneys with decorative detailing.
DOORS	Panel doors. Wood or stucco trim.	Single or double doors.
COLORS	Body - Light to mid value warm and cool colors. Trim – Variations of toned whites. Accent – Medium to dark, jewel tones and toned whites.	
DETAILS	Entry porches. . All spark arrestors shall be low profile.	Consider some use of full or partial porches and balconies with columns and railings. Decorative sill or pot shelves.



2.8.2 California Ranch

California Ranch is a domestic architectural style that appeared in California in the 1930s and was extremely popular with the post-war middle class from the 1940s to the 1970s. This style is known for its low pitched roof forms, deep eaves, large

horizontal windows and sliding glass doors and devoted patio or deck spaces. These homes may provide open floor plans for Mesa Verde's future residents with exterior building materials such as board and batten siding, stucco, stone or brick veneers.

California Ranch		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Low, horizontal rambling profile arranged linearly and relating to outdoor spaces (gardens, courts, patios, etc.)	
ROOF	4:12 standard, low pitch gable and hip. Composition shingle or concrete tile with a shake texture. 9"-12" rake overhang. Wide projecting eaves with exposed rafters and/or fascia boards.	
WALLS	Light to medium stucco sand finish.	Brick or stone wall veneer or simulation of natural materials.
WINDOWS	Windows in varying sizes and types, sometimes configured in horizontal bands. Proportions more horizontal in nature.	Consider the use of wood framing windows and shutters.
CHIMNEYS	Stone, brick or simulation of natural material details, same as façade accent material.	All masonry or simulation of natural materials on chimney.
DOORS	Entry and surrounding will be covered by the front porch.	Single or double doors.
COLORS	Body – Soft, light to mid-value hues of beige, tan, yellow, grey and green. Trim – Soft, tinted whites, in subtle contrast to the body color. Fascia and garage doors may be in the same soft white, or a darker, contrasting color.	
DETAILS	Wood knee braces at porch posts if applicable. Decorative wood trim at gables or rooftop detail such as cupolas if applicable. Simple door and window trim. Wood posts at guardrails. All spark arrestors shall be low profile.	Door and window trim. If applicable masonry or simulated masonry wainscots on front elevation of the house.



2.8.3 Craftsman

The Craftsman architectural style was influenced by the English Arts and Crafts movement of the late 19th century. Originating in California, this style of architecture relies on the simple house tradition, combining hip and gable roof forms with wide,

livable porches and broad beam overhanging eaves. Additional architectural features of these homes in the community may include exposed rafter tails and knee braces, tapered porch columns with masonry piers and wood clapboard and/or stucco walls in earth-tone colors.

Craftsman		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story plan form with a vertical or horizontal break.	Varied plan shapes if applicable.
ROOF	Basic gable roof side-to-side or front-to-back with cross gables. 3 1/2:12 to 6:12 roof pitch. Architectural composition shingles (20-year minimum quality) or shake texture flat concrete tiles. 12" to 18" overhangs at rakes. 18" to 24" overhangs at eaves.	Varied porch roofs – shed or gabled. If applicable, masonry or simulated masonry wainscots at wall plans on front elevation of house. Open eave overhangs with shaped roof rafter tails. Decorative gable ends with wood or cementitious trim accents.
WALLS	Light to medium sand stucco finish. Wood or wood-like lap or shingle siding inside gables on front elevation.	Stone base or simulated natural material accent on front elevation of house if applicable.
WINDOWS	Vertically hung upper mullioned windows at front elevation and in high visibility areas. Often ganged in pairs. Vinyl windows.	Dormer windows if applicable. Single-hung windows at front elevation. Wood trims at doors and windows on front elevation.
CHIMNEYS	Trim element at crown of stucco chimney.	Blended stone and brick or simulated natural material chimney if appropriate.
DOORS	Paneled doors.	Single or double doors.
COLORS	Body – Medium to dark value earth tones. Trim – Dark value browns that are reminiscent of stained wood and mid value whites. Accent – Earthy, medium to dark shades of green, rust and burgundy.	
DETAILS	Entry porches. Arts and crafts styled lighting. All spark arrestors shall be low profile.	Porches with columns or posts. Stone and brick or simulated natural material base accent if appropriate. If applicable, decorative ridge beams and purlins. Triangulated knee braces.



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2.8.4 California Modern

California Modern is an architectural style that originated after WWII and the early forms were known as “mid-century modern” that reflected a style of clean simplicity and integration with nature. The attention of this style focusses on indoor-

outdoor living and open floor plans. The California Modern style home in Mesa Verde will be recognized by its rectangular forms and the use of modern building materials.

California Modern		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple two-story box-like massing form.	
ROOF	Parapet or shallow-pitched roof.	
WALLS	Light to medium stucco finish. If applicable stone veneer or simulated natural material siding on the front elevation.	
WINDOWS	Rectangular shaped windows.	
CHIMNEYS	Minimal design or wide-bodied.	Stone veneer or natural simulated wrap material.
DOORS	Contemporary doors and surrounds for entry, gateway and garage.	
COLORS	Body – Light to dark value, warm hues, earthy and saturated. Trim – Warm or cool, light to dark contrasting trim. Accent – Medium to dark value, warm or cool colors.	
DETAILS	Steel pipe balcony railings allowed. Contemporary style or shaped lights (globe or rectangular). Substantial gateway and entry feature if applicable. All spark arrestors shall be low profile.	Stucco reglets breaking up wall massing if appropriate.



2.8.5 Desert Prairie

The Desert Prairie style was pioneered by Frank Lloyd Wright in the first decade of the 20th century. The defining design characteristics of this style is the emphasis on horizontal features including flat or shallow hipped roof lines, rows of windows,

overhanging eaves and bands of stone, wood or brick veneers across the house façade. The Desert Prairie style is also known for incorporating open floors plans within the home. This architectural design will add another unique style of homes within the Mesa Verde community.

Desert Prairie		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	One-story massing with recessed second story.	Strong single-story features.
ROOF	Hip roof. 3:12 to 4:12 roof pitch. Flat concrete tile. 24" to 36" overhangs.	
WALLS	Light to medium sand stucco finish.	If appropriate ledgestone accents at wainscots and at columns. Banding or belt course at second floor.
WINDOWS	Rectangular and square-shaped windows. Banding along top or bottom of the windows if applicable. Vinyl windows.	
CHIMNEYS	Trim element at crown of stucco chimney.	Ledgestone wrapped, masonry or simulated natural material accent at the crown of stucco chimney.
DOORS	Wood-like paneled entry, gateway and garage doors if appropriate.	
COLORS	Body – Light to medium value, warm hues. Trim – Mid to dark value warm colors with emphasis on horizontal trim details. Accent – Earthy shades of warm colors in mid to dark values.	
DETAILS	Covered entry. All spark arrestors shall be low profile.	Step-up full porch. Trim detailing around entry. Flat soffited entry element if appropriate.

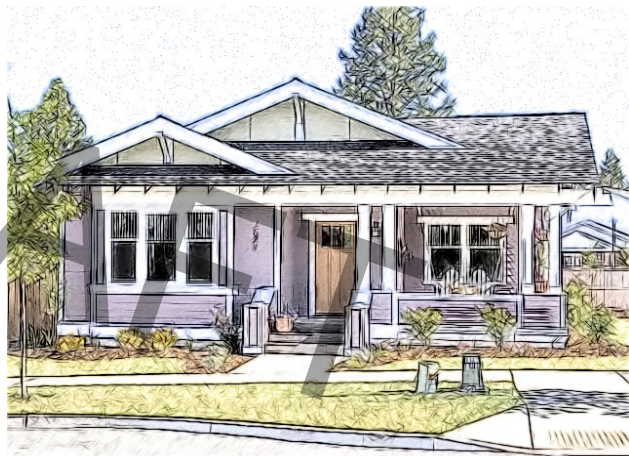


2.8.6 Bungalow

Bungalow style homes originated in the late 19th century and were a dominant architectural style in the California between 1905 and 1930. This style first appeared in New England as newly fashionable seacoast vacation homes that were constructed of

natural materials such as wood and boulders. Bungalow designed homes will be offered in Mesa Verde with typical architectural features that may include feature sloped roofs, large front windows, dormer windows, front porches with formal columns and open floor plans.

Bungalow		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story plan form with a vertical or horizontal break.	Varied plan shapes.
ROOF	Basic gable roof side-to-side or front-to-back with cross gables. 3 1/2:12 to 6:12 roof pitch. Architectural composition or shake texture flat concrete tiles. 12" to 18" overhangs at rakes. 18" to 24" overhangs at eaves.	As appropriate, open eave overhangs with shaped exposed roof rafter tails. Decorative gable ends with wood trim accents.
WALLS	Light to medium sand stucco finish. Wood or wood-like lap or shingle siding inside gables on front elevation where appropriate.	Stone or simulated natural material accent where appropriate.
WINDOWS	Mullioned windows at front elevation and in high visibility areas if appropriate. Vinyl windows.	Dormer windows where appropriate. Large window on front elevation. Wood trim at doors and windows.
CHIMNEYS	Trim element at crown of stucco chimney.	Blended stone, brick or simulated natural material accent on chimney.
DOORS	Paneled doors.	Single or double doors.
COLORS	Body – Medium to dark value earth tones. Trim – Dark value browns that are reminiscent of stained wood and mid value whites. Accent – Earthy, medium to dark shades of green, rust and burgundy.	
DETAILS	Front porches with columns or posts. Arts and crafts styled lighting. All spark arrestors shall be low profile.	Stone, brick or simulated natural material base accents where appropriate. Decorative ridge beams and purlins where appropriate.



2.8.7 Napa Valley

The Napa Valley architectural style originated in Italy and Tuscany and was designed by European-trained architects in the late 1800s in Napa Valley in northern California. The original design has evolved to reflect the textures and colors of the surrounding

vineyards and hills in Napa and Sonoma with the use of a blend of natural buildings materials. Napa Valley style homes within the community may include a mix of rustic and modern features with stone veneered and/or wood-clad walls, Victorian architectural details, raised front porches and large windows.

Napa Valley		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple two-story rectangular plan form with clustered single-story elements.	Square or rectilinear tower forms if appropriate.
ROOF	Main hip or gabled roof with secondary shed or gable roofs over one-story elements. 4:12 to 5:12 roof pitches. Concrete roof tiles. 6" to 18" overhangs at rakes. 12" to 24" overhangs at eaves.	Varied ridge heights.
WALLS	Light to medium sand stucco finish with stone veneer or simulated natural material accents.	Fine to light sand stucco finish with accent of stone or stone veneer or simulated natural material.
WINDOWS	Vertically shaped windows at front elevation. Minimum four-inch wide stucco over trim when not recessed at front or visible elevations where appropriate. White vinyl windows. Two-inch minimum recessed feature on window on front or visible elevations if within a stucco veneered field, or a four-inch recess if within a stone veneered field.	Window trim. Arches above entry and first-story front elevation windows if appropriate.
CHIMNEYS	Trim element at crown of stucco chimney.	Tile or clay architectural element at crown of stucco chimney.
DOORS	Panel doors. Wood or stucco trim.	.
COLORS	Body – Dark, earthy, warm colors. Trim – Mid to dark value browns and medium value whites. Accent – Dark, saturated, warm and cool colors.	
DETAILS	Shutters on front windows if appropriate. Stone veneer accents. Italian style lighting. All spark arrestors	Shaped roof rafter tails where appropriate. Occasional brick accents at window where appropriate. Decorative hardware on shutters if appropriate.



2.8.8 Santa Barbara

The history of Santa Barbara-style homes dates back to the 1600s during the Spanish-rule in Mexico and was revealed in a home designed by Frank Lloyd Wright in Montecito California near Santa Barbara in 1909. This style was inspired by Spanish and Mediterranean architecture and reflects design

elements of those historic homes. These design elements will be reflected in the homes in Mesa Verde and may include red-tile roofs, turret entries, arched windows and doors, recessed windows, canvas awnings, exposed rafters, wood or wrought iron railing on balconies, wrought iron accents and white stucco walls.

Santa Barbara		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple two-story box plan form.	Simple two-story form with one-story break. Round or square tower element if appropriate.
ROOF	Simple hip or gable roof with dominant forward-facing gable roofs. 3 1/2:12 to 4:12 roof pitch. Concrete roof tiles. Flush to 12" overhangs at rakes. 12" to 18" overhangs at eaves.	
WALLS	Light to medium sand finish stucco.	Smooth stucco finish. Tile accents at entries.
WINDOWS	Vertical shaped, multi-grid lines in windows approximately 12" by 12". One- to two-inch minimum recessed feature window at front elevation as applicable. All front windows to have stucco or wood trim. Vinyl windows.	Feature recessed arched window. Arched windows. Shutters with decorative hardware.
CHIMNEYS	Trim element at crown of stucco chimney.	Tile or clay element at crown of stucco chimney where appropriate.
DOORS	Panel doors. Wood or stucco trim.	Single or double doors.
COLORS	Body - Light value, warm hues and off-whites. Trim – Mid to dark value brown tones reminiscent of stained wood. Accent – Clear shades of blue, green, rust and burgundy.	
DETAILS	Decorative grilles. Wooden posts (6-inch by 6-inch minimum) or iron balcony on front elevation. 4" header trim minimum. Santa Barbara style lighting. All spark arrestors shall be low profile.	Shaped rafter tails at feature areas. Balconettes. Arched stucco column porches. Shutters at front or visible elevations.



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2.8.9 Spanish

The Spanish style evolved in California and the southwest in the early 1900s as an adaptation of Mission Revival infused with additional elements and details from South America. The identifiable design characteristics of these homes were derived

from Spanish architecture built in the US in the late 1600s. The design features of the Spanish style homes in Mesa Verde may include terracotta roofs, arched doorways and windows, exposed decorative wooden beams, courtyards and balconies and stucco walls with white or pastel colors.

Spanish		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story box plan form.	Round or square tower element if applicable.
ROOF	Simple hip or gable roof with one or more intersecting gable roof(s). 3 1/2:12 to 4:12 roof pitch. Concrete roof tiles. Flush to 12" overhangs at rakes. 12" to 18" overhangs at eaves.	
WALLS	Light to medium sand finish stucco.	Smooth stucco finish. Tile accents at entries where applicable.
WINDOWS	Multi-grid lines in windows approximately 12" by 12". One- to two-inch minimum recessed feature window at front elevation. All front and visible windows to have stucco or wood trim. Vinyl windows.	Feature recessed window. Shutters with decorative hardware.
CHIMNEYS	Trim element at crown of stucco chimney.	Tile, clay or simulated natural material element at crown of stucco chimney.
DOORS	Panel doors.	
COLORS	Body - Light value, warm hues and off-whites. Trim – Mid to dark value brown tones reminiscent of stained wood. Accent – Clear shades of blue, green, rust and burgundy.	
DETAILS	Decorative grilles where appropriate. Wooden posts or iron balcony on front elevation if appropriate. Spanish style lighting. All spark arrestors shall be low profile.	Shaped rafter tails at feature areas where appropriate. Balconettes. Shutters at front elevations.



2.8.10 Western Farmhouse

Western Farmhouse architectural style homes originated in Germany and Scandinavia and were built by early colonial families in the US in the 1700s. As time progressed, the 1930s brought about a new

era for the Western Farmhouse style. This style of home within the community may provide large front porches with wood railing and knee-braced posts, board and batten siding, gable end and shed roofs, cornices and neutral color schemes.

Western Farmhouse		
ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Asymmetrical massing with strong horizontal emphasis.	
ROOF	Gable roofs in combination with hips, sheds, and cross gables. 8-inch minimum rake. 4:12 to 8:12; possible lower pitch on main roof or porch. Flat tile, high quality architectural grade composition asphalt shingles, and/or standing seam.	
WALLS	Light or medium sand finish.	
WINDOWS	Principal window recessed two (2) to six (6) inches, or flush with articulated trim such as shutters. Windows with wood-like or stucco trim, shutters and pot shelves where appropriate.	Enhanced sills where appropriate.
CHIMNEYS	Trim element at crown of stucco chimney.	Stone, brick or simulated natural material with a simple cap.
DOORS	Rustic or multi-paneled appearance. Sidelights and transoms.	
COLORS	Body – Whites or dark stucco. Trim – Body contrasting cool or warm trims.	
DETAILS	If possible, proportionally large covered porch at entry, wraparound where feasible. All spark arrestors shall be low profile.	Front porch supported by square wood-like columns/rails with trim where appropriate.



2.9 Street Scene: Design Variation Requirements

The front setbacks of both the garage and living space of adjacent buildings shall vary to provide visual interest along street scene.

1. A variety of setbacks at porches, living spaces or covered entries are encouraged.
2. To provide visual interest along the street scene, a variety of garage placements with varying setbacks are recommended. Strict compliance with the minimum garage setback is discouraged so as not to contribute to a repetitious and monotonous appearance along the street.

Figure 2-3 Sensitive Building Design



Provide one and two story floorplans for a varied street scene

3. Varying roof planes are encouraged, when appropriate, given the architectural style of the home.
4. Neighborhoods should be laid out in a manner which provides connections into the trail and paseo system given the topography and proximity to the trail system.
2. Exposed side and rear elevations shall have articulation such as, but not limited to, modulated facades, window treatment, second story projections and balconies.
3. One-story massing on exposed side and front elevations is encouraged on corner side lots.
4. Entries should be covered, recessed or project from the building to be clearly defined and add relief to the front elevation

2.10 Building Elevations

The building design should be sensitive to the visual character of the elevations, the street scene and the pedestrian, (Refer to Figure 2-3, Sensitive Building Design). In addition, the building facades should be detailed to avoid long, plain surfaces. A combination of the following Design Guidelines should be incorporated to create building relief and quality building elevations:

1. Wall surfaces should contain a variety of articulations, such as offsets, projections, penetrations, or change of surface textures to reduce the apparent scale and provide visual interest.

5. Architecturally appropriate design features, such as pillars, columns, trellises, bay windows, and other architectural features should be incorporated into the building elevations.
 6. Second stories on front elevations should be stepped back or have projected elements to add relief to the higher building elevations.
 7. Recessed doors, windows, and wall openings should be used to create a sense of depth and shadowing for visual variety and interest.
 8. Balconies and porches are encouraged to articulate and enhance the building elevations.
 9. Ornamental features including wrought iron and exterior light features should be utilized to create interest.
 10. Detail elements such as shutters, exposed rafter tails or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/or other similar features are encouraged to provide articulation.
 11. Varied street scenes can be achieved by varying roof planes in size and pitch.
 12. Intercepting hip or gable roofs are encouraged based on the architectural style of the home.
 13. Attention should be given to the composition of the building mass. Box-like designs are discouraged, except when appropriate to the architectural style.
 14. Vary the height and roof levels of the residence so that it appears to be divided into smaller massing elements.
- Architectural projections could be used to achieve this goal.
15. Articulate building forms and elevations with varying rooflines, roof overhangs, and intermediate roof elements to create strong patterns of shade and shadow.
 16. Just as stepping the second story mass improves the side yard, it can be used to improve the front yard scene. As an example, the second story should be set back in relationship to the garage face or living space below it.
 17. The designer should envision the building form as a series of interlocking masses rather than a rectangular or "L" shaped box. Therefore, achieving a more aesthetic design solution.

2.11 Architectural Elements

Architectural elements will play a significant role in the establishment of an architectural style. Therefore, attention should be given to the application of such elements. These elements include architectural detailing, colors and materials. The encouraged architectural elements are described below:

2.11.1 Unit Entries

1. The entry serves several important architectural functions: it identifies and frames the front doorway; it acts as an interface between the public and private spaces; and it acts as an introduction to the structure while creating an initial impression.
2. The entry should be designed and located so as to readily emphasize its prime functions. Accent materials are encouraged to be used to further emphasize the entries.

Figure 2-4 – Side Entries



3. Courtyard entries are encouraged to break up the building's mass and to provide private internal outdoor space (Refer to Figure 2-4, Side Entries).
4. If the front door location is not obvious or visible because of building configuration, the entry should direct and draw the observer in the desired path. The design of the entry area in merchant-built housing should be strong enough to mitigate the impact of the garage on the facade.
5. Entry doors and doorways should be proportional to the architectural style of the structure.
6. Front porches are encouraged in order to create an inviting neighborhood street scene and promote friendly interaction among neighbors. Each neighborhood is encouraged have at least one (1) elevation per floor plan that features an at-grade front porch.
7. Porches and balconies shall be designed as an integral component of the building's architecture.
3. Either single or double doors are appropriate.
4. The door may be covered by an overhead element or recessed into the wall plane.
5. The entire door assembly should be treated as a single design element including surrounding frame, molding and glass sidelights.
6. Wood may be used for the entry door. Wood grain texture and raised or recessed panels contribute to the appeal of the door. Greater use is being made of metal entry doors but in order to be acceptable, they should possess the same residential "feel" provided by the wood grain and panels.
7. Doorways may be rectangular or round-headed and fully recessed. Spiral columns, arches, pilaster, stonework, decorative tiles, or other sculptural details are encouraged be integrated into the doorway design to enhance the visual importance of the entry door.
8. The use of glass in the door and overall assembly is encouraged. It opens the entry and provides a sense of welcome and human scale. It can be incorporated into the door panels or expressed as single sidelights, double sidelights, transom glass or fan windows.
9. Flexibility is allowed concerning the color of the door. It may match or contrast the accent trim, but is encouraged to be differentiated from the wall color.

2.11.2 Doors

1. Emphasis should be placed on the design and type of entry door used. It functions as the major introduction to the interior of the house and shall be compatible with the architectural style of the home.
2. Recessed door, window and wall openings are encouraged at all front elevations, and other side or rear elevations as viewed from public streets, when appropriate given the architectural style of the home.

2.11.3 Windows

1. Typically, the location of windows is determined by the practical consideration

of room layout, possible furniture placement, view opportunities and concern for privacy. Greater design emphasis should be directed to ensure that window placement and organization will positively contribute to the exterior architectural character. Windows greatly enhance the elevation through their vertical or horizontal grouping and coordination with other design elements. This relationship to one another and the wall/roof plane creates a composition and sense of order.

2. All windows are encouraged to be integrated into the architectural style of the building.
3. Windows should be recessed to convey the appearance of thick exterior walls. Non-recessed windows should be surrounded with articulated architectural elements such as wood trim, stucco surrounds, shutters or recessed openings, shutters, pot shelves, ledges, sills, planters, and rails, or other similar elements that complement the architecture.
4. Proper window design and placement on rear and side elevations is encouraged. Since side elevations and second story rear windows are frequently visible, greater design effort and budget prioritization should be given to these elevations.

2.11.4 Garages

1. Creative garage placement and design is encouraged
2. Driveway design and placement in relation to drive locations on adjacent lots

plays an important role in creating a quality street scene

3. 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.
4. A contrasting color, coordinated with the roof and trim gives an attractive appearance.
5. To minimize building bulk and the focus on vehicular elements, a maximum of two car garage bays shall front to the street on single family dwellings that have a front elevation width of less than 60 feet. For single-family dwellings that have a front elevation width of 60 feet or greater, a



Contrasting Garage Color



Architectural Features Around Garage

maximum of three car garage bays shall front to the street.

- 6. Garages shall be designed so they are not the primary focus in the streetscape and will be complementary to the rest of the home
- 7. Driveway approaches measured at curb face shall have a maximum width of 18' for two car garages and 30' for three car garages. For duet and duplex buildings, the maximum permitted driveway approach width may be 38'. Maximum widths do not include approach flares.

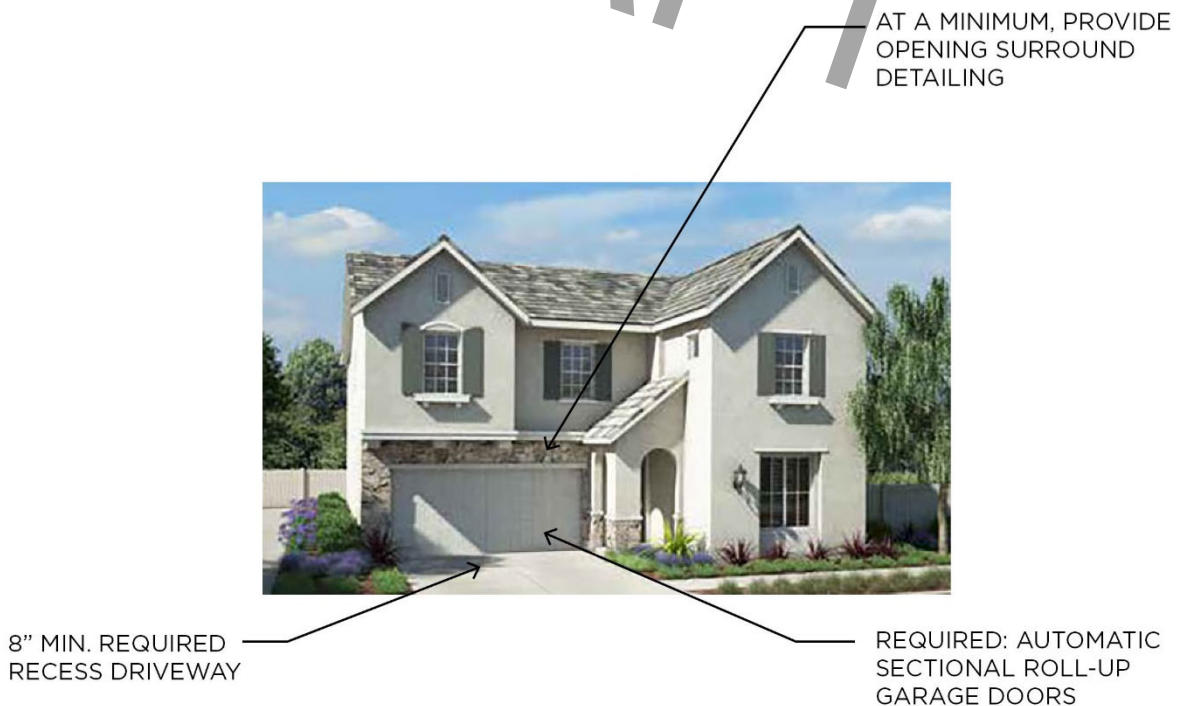
garage doors framing both sides of a residential street. Variations may include, but are not limited, to the following:

- a. Employment of second-story feature windows above the garage.
- b. Strong architectural entry elements.
- c. Designs with a mix of 2 and 3 car garages, incorporating three single doors in some three-car garage plans not facing the street.
- d. The use of tandem garages incorporated into the building design.
- e. Garage plans with a double door and a single door plan. These plans are recommended not to be placed next to each other.

2.11.5 Garage Doors (Figure 2-5)

- 1. Utilizing garage types that complement the architecture, door designs, and plotting techniques. This approach will minimize the potential for repetitious

Figure 2-5 - Garage Door Detailing



2. If applicable, where lot width permits, some plans should include swing-in or side entry garages with reduced front yard setbacks.
3. The design of the garage door should relate to the overall architectural design of the residence. Colors should be complimentary to the main structure.
4. Ornamentation of garage doors should be provided to add visual interest from the street scene when appropriate given the architectural style.
5. The use of the sectional, wood or metal, rolling garage door is recommended since it maximizes the availability of useable driveway length.
6. Several different panel designs are encouraged to be utilized. Metal doors should only be used when they include either texture or raised panels of a "residential" nature. The use of window elements is encouraged.
7. The design of the door face should result in a treatment which breaks up the expanse of the door plane while being complimentary to the architectural elevation of the residence. Architectural details consisting of cornices, applied molding or trim or applied headers are encouraged, when complimentary to the architecture of the home.

2.11.6 Shade and Shadow

Homes should be situated on site to maximize shade. Therefore, the following considerations should be incorporated to maximize the benefits of proper building orientation and environmental opportunities of the site:

1. Buildings should be oriented to take advantage of the natural light, heat, shade, and shadow, which will help reduce energy consumption and encourage energy conservation.
2. Lot configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.
3. Covered entries, balconies and porches should be incorporated to provide shadow and shade for each residential unit.
4. Windows should be framed with compatible materials to create well-defined edge treatments and are encouraged to be designed to provide distinctive shadows on the building facades.
5. Landscaping should be planted near the buildings to provide shade, shadow and reduce pavement.

2.11.7 Residential Roof Form

1. **Roof Pitch** (Figure 2-6)
 - a. Roof pitches shall be consistent with the proposed architectural style.
 - b. A single roof pitch should be used on opposite sides of a ridge. Shallow pitches tend to lessen the apparent building mass.
2. **Roof Types**
 - a. The use of different roof types will add variety and interest to the street scene. Changing the roof form also helps break up a building's mass and apparent scale. However, the roof characteristics should be consistent with the architectural style that is chosen.
 - b. Hip, gable and shake-like material may be used separately or together on the same roof. Avoid a canyon effect in side yards

when both buildings have front-to-rear gables, by providing dormer or hip elements. Repetitious gable ends along rear elevations should be avoided. Roof forms with pitch changes at a porch or projection are encouraged where it is style appropriate.

- c. Roof forms having dual pitches such as Gambrel or Mansard should not be used.
- d. Maximize variations in rooflines by offsetting roof planes and combining single-story elements with two-story elements. Long uninterrupted rooflines should be avoided.
- e. Mechanical equipment is not permitted on roofs.

Figure 2-6 - Roof Pitch

CONSISTENT PITCH ON BOTH SIDES OF ROOF
MIN 3" - 4" PITCH



3. Overhang Projections and Covered Porches
 - a. Substantial overhangs are encouraged as a response to solar and climatic conditions, as well as architectural enhancement.
 - b. The inclusion of covered porches and entries are encouraged as part of the product mix. They expand sheltered living space, create entry statements and provide visual relief.
 - c. Rear covered porches may differ from the roof in both pitch and material, but front porches should retain at least one of these two characteristics.
4. Stepping the Roof Form
 - a. Steps in the roof respond to the interior room arrangement and provide visual relief and interest.
 - b. A vertical step within the ridgeline should be at least 12" – 18" in order to create visual impact and allow for adequate weatherproofing.
5. Solar Panels (Figure 2-7)
 - a. The frames should either match the roof or fascia color.
 - b. Support equipment shall be enclosed and screened from view.

Figure 2.7 - Solar Panels

SOLAR PANELS, WHEN USED, TO BE POSITIONED PARALLEL TO ROOF PITCH



2.11.8 Accessory Items

1. Patio Covers, Trellises

- a. Patio covers, trellises, pergolas or similar exterior structures when used are encouraged to reflect the character, color and materials of the building to which they are related.
- b. Supports and framing members should conform to the guideline criteria for columns and posts.
- c. Materials of accessory structures should be limited to, and compatible with, the dwelling's exterior siding, trim and roof material.

2. Air Conditioning Units

All mechanical equipment should be ground mounted and screened from public view. Further consideration should be given as to air conditioning unit pad placement within the rear yard to minimize impact on yard use and layout.

3. Awnings

Canvas awning of solid accent color may be permitted with moderation. Metal awnings are permitted as long as they are complimentary to the architecture. The decision to provide awnings should include consideration of their maintenance and deterioration for projects without maintenance associations. The continuous maintenance of the awning is recommended to be required through the HOA or CC&Rs to ensure their intended appearance.

2.11.9 Materials and Colors

1. General: Building Materials and Colors play an important role enhancing each neighborhood and the community in general. A variety of complementary colors is encouraged.

- a. The appropriate selection of materials and colors will produce homes that possess their own individual identity, while remaining compatible with the surrounding residences and contributing to the overall quality of the community.
- b. Exterior plaster (stucco) is an acceptable exterior building material.
- c. Use of wood, pre-cast concrete, stone/stone veneer, and tile is acceptable, when in conformance with the overall building design.
- d. Exterior surfaces should have only a limited number of colors, one or two base colors and two or three trim accent colors.
- e. Exterior building materials are recommended to be compatible with the surrounding environment and the architectural style, yet varied enough to create distinct community identities.
- f. Color is intended as a primary theme element of the community consistent with the building materials and compatible with the indigenous elements of the environment. Accents are encouraged which are lighter or darker to highlight the character of the structure.

2. Roof Material

- a. It is neither necessary nor desirable that the community should have a single type or color of roof. Use of a single color or roof type creates a sense of monotony that contributes to a monolithic appearance when viewed from a distance.
- b. Clay tile, concrete tile and comparable appearing materials are acceptable roofing materials. Fiberglass and aluminum roofing is discouraged.

- c. Roof colors should relate to the wall and fascia color.
- d. Roofs should be of a generally neutral tone
- e. Tile roofs are encouraged to be a consistent blend, with one color being more neutral. Medium to strong color contrasts within the blend should be avoided, unless warranted due to the architectural style of the home.
- f. Roof vents should be the same color as the surrounding roof surface.

2.11.10 Residential Site Design

The following Site Design Guidelines will be used in the development of the residential component of Mesa Verde. To ensure quality site planning is achieved, the following elements should be incorporated and implemented consistently throughout the residential areas:

1. Street Scene
 - a. Vary building setbacks and plotting to create visual interest along the street scene. Enhanced landscaping should occur at the entries to identify the points of entry and set the tone for the development. The landscape plantings at these areas should be designed to complement the road edge transition and clearly emphasize the entry into the community.
 - b. Pedestrian walkways should incorporate bollards, or similar type of pedestrian level lighting techniques, that is uniform, unobtrusive and complementary to the architecture and entry monumentation of the Mesa Verde Specific Plan.

2. Building Placement

Buildings should be oriented with sensitivity to the site's topography, the streetscape and with consideration to the interface between structures. In addition, homes should be plotted to encourage pedestrian movement throughout the community, allowing areas for trails or sidewalks. Placement should also allow the opportunities for open space or parks within the community to provide a place where neighbors can meet and children can play. The following are elements that should be incorporated into building placement:

- a. Create a distinct sense of neighborhood and place by designing attractive and comfortable street scenes and street spaces.
- b. Develop compatible relationships between topography, building placement, and existing open spaces.
- c. Buildings should be oriented to allow for a variety of recreational and open space areas. The recreation areas should offer a variety of uses from active to passive.
- d. Incorporate connectivity through pedestrian trails, paths or sidewalks throughout the community where feasible given the site's topography and overall layout.
- e. Place buildings that create and maintain public view corridors when possible.
- f. Place buildings that allow architectural forward, recessed garages or a variety of garage conditions to create a visually interesting, varied and pleasing streetscape.
- g. Private outdoor spaces are encouraged to be designed with consideration for privacy.

2.11.11 Façade Design Articulation

1. Maximum of three houses of the same style may be located next to each other.
2. Elevations may be repeated on the same block or facing each other on the other side of the street only if they contain a different materials and color palette.
3. No two houses of the same elevation and floor plan shall be next to each other.
4. 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.
5. Long blank, unarticulated façades are prohibited.
6. Façades should be “divided” by vertical and horizontal variations in wall planes, building projections, door and window bays, and similar elements.
7. 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.
8. 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.

9. All residential buildings that face an adjacent street should have articulated elevations.



Vertical and Horizontal Variations



Different Elevations along Street

2.12 Mixed Use and Commercial Architectural Guidelines

The goal of the Mixed-Use and Commercial Design Guidelines is to ensure appropriate integration of the different uses as well as proper interfacing with the adjacent Planning Areas. The Mixed-Use Planning Area allows a higher density attached residential development (multi-family units, townhomes, condominiums, patio homes, etc.), clustered development and mixed-use of retail/commercial and residential development. The architectural design of all buildings within the Mixed-Use and Commercial Planning Areas should be compatible and complimentary with the surrounding Planning Areas. The following is a list of building elements that should be incorporated into the Mixed-Use and Commercial Planning Areas:

2.12.1 Building Elevations

1. The mixed-use and commercial areas should be designed to achieve a pedestrian-scale appearance. This could be accomplished by using building articulation and ornamentation, avoiding long flat walls.
2. All design shall incorporate the combination of compatible architecture and landscape forms to ensure that the development achieves an image that is distinctive, unified and of high architectural quality.
3. A variety of compatible architectural designs should be provided. Attention and articulation should be given to all sides of the building.
4. Building projections, recesses, and architectural elements including, but not limited to: balconies, exposed rafters, trellises, decorative brackets, niches, cornices, pilasters, belt course trim, iron accents, etc., should be incorporated.
5. Building facades should be articulated with walls with insets, pop-outs, wing walls, recessed entries, covered entries, window recesses, arches, awnings, etc., appropriate to the architectural style of the structure.
6. The buildings should be pedestrian oriented by giving special attention to the first level, as this is the predominant pedestrian relationship of the building.
7. The bulk and mass should be designed with consideration given to the varying uses contained in each structure.
8. Pedestrian-friendly spaces such as courtyards and arcades are recommended.
9. Appropriately scaled plazas with seating, paving and lighting accents are also encouraged.
10. Building elements that should be avoided include the following:
 - a. Large blank flat walls
 - b. Long walls without relief such as insets, projections, etc.
 - c. Flat roofs without a decorative element
 - d. Unpainted concrete or cinder block walls
 - e. Mixing of elements that are not compatible with one another.

2.12.2 Scale and Massing

The following elements should be considered and implemented in order to ensure that all buildings relate to each other as well as the surrounding area and adjacent land uses.

1. Buildings should not have an excessive length without separations.
2. Buildings should contain changes in roof planes, heights and setbacks. Architectural features including, but not limited to: balconies, porches, arcades, dormers, trellises, and planter boxes should be incorporated into the overall building design to enhance the elevations and create a visually pleasing streetscape. Archways, framed entries, awnings, moldings, patios, low walls, planter boxes, and other elements should be incorporated to provide human scale and break up the building scale and massing.
3. Attention should be given to the composition of the building mass. Varying roof planes should be incorporated to break up the building mass.
4. Buildings should not exceed three stories in height.
5. Vertical elements such as cupolas, columns, pilasters, towers, trellises or other architectural structures should be incorporated into the overall design as accent elements to horizontal massing when appropriate given the architectural style of the building.

Special care should be given to achieve compatibility of larger buildings next to smaller buildings.

2.12.3 Compatibility

All buildings within the Mixed-Use and Commercial Planning Areas should be designed so they are architecturally consistent with one another and the surrounding area. Exterior building design including roof design, color, materials, architectural form and details should be consistent and complimentary to achieve compatibility.

2.12.4 Façade Design and Articulation

1. Architectural details such as awnings, trellises, and canopies shall be incorporated to offer building articulation and visually interesting design.
2. Main building facades should be oriented in a way that creates optimal visibility from the main public street and freeway.
3. Break up large surfaces and add interest to a building with architectural detailing: cornices, reveals, awnings, score lines, colors, and shapes. These elements can be repeated in a fashion that creates an architectural rhythm that offers visual interest.
4. Materials and colors palette should be comprised of three or more complementary options that cover a base, trim, and accent.
5. Primary entries to buildings should be identified with a prominent architectural element such as an architectural canopy or deep building recess or other similar element and provide a sense of entry.
6. 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.

7. It is recommended that exterior walls have a varied setback creating an interesting building elevation or façade

DRAFT

Mixed Use Architectural Images



California Modern



Farmhouse

Mixed Use Architectural Images



Napa Valley



Santa Barbara



Spanish

2.12.5 Windows, Doors, and Openings

Windows, doors and openings should be designed as a part of the architectural form of the building. Windows/doors should also have similar size and shapes, and repeat rhythm along the sidewalk to create a visual pattern along the street scape. Sills, headers and moldings could also be used to frame openings.

2.12.6 Building Entries

All building entries should be enhanced to announce the point of arrival. Entries shall be consistent with the building architecture. The following elements are recommended to be incorporated into entries:

1. The entire doorway should be treated as a single architectural element and may be accented with glass or lights.
2. Flanked by columns, decorative architectural fixtures or other detailing consistent with the architectural style.
3. Recessed within a larger arched or case decorative opening, or covered by a portico projecting from the building facade.

2.12.7 Materials and Colors

Materials and colors should be varied where appropriate to provide architectural interest and differentiate between various uses. Color contrast however is encouraged to highlight architectural details. Fluorescent paints are prohibited and overly bright colors should be avoided.

1. Prefabricated metal or sheet metal sided buildings are not permitted.
2. Building materials shall be appropriate to the architectural style of the building.

3. All building sides shall be designed with a high level of detailing and quality of materials that are durable and graffiti resistant.
4. Colors, materials and finishes shall be coordinated on all exterior elevations of all buildings to achieve continuity of design. Earth tones and/or white colors shall be required. Bright orange, pink or other intense colors avoided. Materials may be concrete, stone, brick. In the event stone, brick or other similar material is used, manufactured / cultured stone materials shall be permitted. Such materials shall be of high quality and durability
5. Base materials shall be highly resistant to damage, defacing, and general wear and tear. Precast decorative concrete, stone masonry, brick, manufactured stone and commercial grade ceramic tile are examples of acceptable base material
6. Contemporary materials and colors are acceptable if they are compatible with the Community theme and are used for creating interest
7. The Mixed Use/Commercial areas are an integral part of the overall community and are located at the “front entrance” of the community. The materials and colors should be compatible with the theme and character of Mesa Verde. Color is intended to act as a primary theme-conveying element and will be reflective of the architectural style.

2.12.8 Roofs

All roofs within the Mixed-Use and Commercial Planning Areas should be an integral part of the building design and overall form of the structure. Varying roof planes and building heights are strongly encouraged to articulate the building mass and to create a quality roof design. Parapets should be given special attention to buildings with flat roofs. Parapets should be finished with cornices and/or other decoration treatment enhancing the building design. Roof designs should include the following:

1. Pitched roof elements such as hip, gable, shed, in full, or in combination of pitched or flat roof elements (with or without overhangs), should be incorporated to articulate and reduce mass and bulk of buildings.
2. Mansard roofs are generally discouraged. If used the flat portion of the roof should not be visible from the public right-of-way or from above.
3. Flat roof sections should be covered with a material to match the color of the adjacent wall or roof material if seen from elevated streets or from adjacent residential areas.
4. Roof materials should enhance and complement the roof shape and may vary from structure to structure. Acceptable roof materials include:
 - a. Clay or concrete tile in barrel shape or flat slate
 - b. Natural metals with raised or standing seams including copper
 - c. Other materials with similar appearance and quality
5. Unacceptable materials include:
 - a. Wood shingles and shakes
 - b. Corrugated metal and highly reflective surfaces such as glass, shiny metallic and glazed roofing tiles
 - c. Asphalt shingles

2.12.9 Mixed Use and Commercial Design

The following site design recommendations are intended to help guide and direct the Mixed-Use and Commercial development of the Planning Areas. To ensure quality site planning is achieved, the following guidelines should be incorporated and implemented consistently throughout the Planning Areas. Mixed Use and Commercial design elements are intended to establish a sense of place to various locations within the mixed use and commercial planning areas that are defined through well-defined pedestrian realm with interconnectivity and easy access. Permitted uses within the Mixed Use and Commercial Planning Areas should allow maximum flexibility with the intention to provide compatible and synergistic uses between residential and commercial establishments, as well as conveniently located retail, goods and services for the community.

1. Pedestrian Realm

The pedestrian realm integrates mixed and commercial uses in a cohesive walkable environment that supports compatible uses. There are layers of Mixed Use and Commercial planning principles that shall apply to create a more walkable environment.

- a. Provide focal and gathering spaces such as plazas in commercial areas and recreation centers in residential areas.

- b. Provide linkage with retail and residential within the Mixed Use areas.
- c. Mixed Use and Commercial areas should also link with nearby Public Parks.
- d. Promote a cohesive theme through design elements and pedestrian oriented amenities.
- e. Provide pedestrian access ways in parking areas.

2. Street Scene

Buildings are encouraged to provide a variety of setbacks for the living spaces and the garages to create an aesthetically pleasing street scene. Buildings are encouraged to be designed with a variety of widths and heights to add interest and depth to the streetscape. In addition, pedestrian walkways and street planting are strongly encouraged as they are very important in promoting pedestrian activity and softening the street scene.

- a. Varying roof planes with intersecting roofs and varying roof types should be incorporated into the building to help break up the building mass and create a visually interesting streetscape.
- b. Provide adequate separation between parking and storefronts to allow for comfortable pedestrian spaces. Vary this distance along the face of the building to provide visual interest.
- c. Pedestrian corridors and plazas should be integrated into the overall designs where feasible.
- d. Continuity in landscape design, placement of street furniture, sitting areas, decorative paving and pedestrian oriented lighting features should be integrated into the streetscape.

- e. Pedestrian linkages between streets, parking and buildings are required.
- f. A portion of the parking lot within the Mixed-Use or Commercial area should be considered as a transit center such as Park-N-Ride facility.
- g. Loading zones should be designed to minimize exposure to adjacent streets, highways, and residential zones by using walls, fences and site plan orientation.
- h. All telephone and electrical lines shall be placed underground.

3. Building Placement

When possible, buildings should be clustered around a central element to create a sense of place and identity within the Planning Areas. The clustering of buildings may include the following features: plazas, courtyards, private recreational space, open space, parks, turf areas or pedestrian pathways. The following elements are recommended to ensure appropriate building placement in the Mixed-Use and Commercial Planning Areas:

- a. The Mixed-Use area should be designed to attract the pedestrian. This could be accomplished by locating retail or commercial on the first level and locating residential on the upper levels.
- b. Buildings should be sited to allow for sidewalks adjacent to the store fronts and to allow for pedestrian seating opportunities, including, but not limited to: outdoor dining areas, plazas, benches, gathering spaces and landscaped areas.
- c. Buildings should also be sited to allow for pedestrian pathways throughout the site to encourage pedestrian strolling and browsing.

- d. Buildings should have a strong relationship to each other and with adjacent land uses.
- e. Buildings shall be oriented to take advantage of the views of the site when possible by designing pedestrian plazas or seating areas that can be used as viewing or outdoor dining areas.
- f. Buildings should be composed of a series of simple yet varied plans to assure compatibility and variety of the overall building form.
- g. Buildings should be oriented in random positions to avoid instances where living spaces of one structure face the living spaces of another and significantly reduce indoor privacy.
- h. Private outdoor spaces (of residential uses) should be designed with maximum consideration for privacy.
- i. Buildings should be oriented to provide a series of public open spaces for recreation and gathering spaces.
- j. Public open spaces shall be located within areas accessible to the majority of the surrounding units.

2.12.10 Parking Design

In the Mixed-Use Planning Area, the parking should be designed so it does not dominate the visual image of the development. Large expanses of paving without visual relief should be avoided. Because of the mixture of land uses within this Planning Area, creative approaches should be integrated into the overall parking design. The following are parking related elements that should be incorporated into the overall design:

1. Parking lot design should incorporate pedestrian pathways which link to the

various uses and surrounding residential neighborhoods. Pathways should be enhanced with seating areas, decorative paving and accent lighting.

2. Parking lots should contain both perimeter and internal planter areas with shade trees that will maximize coverage, and shrubs and ground cover that will break up the expanse of asphalt.
3. Parking lots should be divided into smaller parking lots with the incorporation of landscaping, decorative paving and sitting areas.
4. The parking area and driveways shall be arranged to provide safe ingress and egress. The parking area and adjacent streets should be designed to offer convenience without disrupting pedestrian circulation.
5. Adequate parking facilities should be provided for both visitors of the commercial development and employees. Adjacent parking lots are encouraged to have reciprocal ingress and egress access where appropriate given the overall circulation of the site.
6. Parking areas should be screened from view of public streets and adjacent uses by implementing landscape berms and/or may have low wall structures along the exterior boundaries of parking areas.
7. Parking facilities shall conform to City of Calimesa standards.

2.12.11 Walls

Decorative walls and/or screen walls shall to integrate into the architecture of the buildings, as well as the landscape design. Unless otherwise noted herein this Specific Plan, walls shall conform to Section 18.65 of the Calimesa Municipal Code.

2.12.12 Signage

Signage standards for the Mesa Verde Specific Plan are subject to the sign regulations of the City of Calimesa Development Code (Chapter 18.50) in place at the time a project is submitted, and shall complement these Design Guidelines and the high quality of the architecture of the buildings. These standards are intended to establish requirements for all development and are to be used in conjunction with these Design Guidelines. Placement of signage and lighting should be sensitive to adjacent residential areas.

2.12.13 Lighting

Lighting shall be screened from direct view by adjacent residential neighborhoods. All lighting on-site shall conform to applicable lighting restricted zone requirements. The illumination should not spill over and adversely affect adjacent properties. Placement of signage and lighting shall be sensitive to adjacent residential areas. Unless otherwise noted herein this Specific Plan, lighting shall conform to Section 18.120, Outdoor Lighting of the Calimesa Municipal Code.

2.12.14 Service Facilities

All service facilities, trash bins, loading areas, storage areas, utility cabinet, and mechanical equipment should be designed so they do not create a nuisance to the surrounding areas.

1. Storage Areas

a. All storage areas should be enclosed or completely screened from view outside the service area. Screening may include, but not be limited to: walls, buildings, gates, landscaping, berming or a combination acceptable to the City.

b. The design of all screening elements is recommended to be compatible with the architecture of the surrounding area.

2. Trash Enclosures

a. Trash enclosures should be enclosed with solid gates and provide a roof structure. The architecture should incorporate colors, finishes and materials compatible with the surrounding buildings or streetscape theme.

b. Enclosures should be located away from residential uses and should not create a nuisance for adjacent property owners.

c. Enclosures near residential areas and/or streets should include screens/solid covers to prevent windblown litter.

d. A pedestrian access gap to the bins is also recommended.

3. Utility Equipment

Where possible, utility equipment should be located in a utility room. If utility equipment is located outside a building, the equipment should be completely screened from view with walls and/or landscaping acceptable to the City.

4. Mechanical Equipment

a. All mechanical equipment should be concealed from view.

b. Equipment located on the roof should be screened from view by building elements that are designed as an integral part of the building design.



3 BUSINESS PARK

3.1 Business Park District

3.1.1 General Purpose

The purpose of the Business Park Zone districts is to achieve the following:

1. Provide appropriate Business Park areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, distributing, cooling, logistics or assembling of goods, merchandise, or equipment.
2. Provide adequate space to meet the needs of Business Park development, including off-street parking and loading.
3. Promote high standards of site planning and landscape design for Business Park developments within Mesa Verde³.
4. Promote a mix of Business Park uses that provide the Project with a sound, diverse employment base.
5. Ensure compatibility with adjacent land uses.

3.1.2 Use Regulations for Business Park District

Table 3-1, Business Park Planning Area Distributions provides a summary of the distribution of the Business Park Planning Areas. Table 3-2 provides the additional Uses Permitted in the Business Park zone district subject to the provisions of this title and applicable general plan policies in the Business Park zone district. These uses are in addition to the B-P uses permitted in Section 18.30.030, Use regulations for industrial districts, of the Calimesa Municipal Code.

**TABLE 3-1
BUSINESS PARK PLANNING AREA DISTRIBUTIONS**

Planning Area No.	Zoning Designation	Gross Acres	Maximum Net Usable Building Area Square Feet ¹
2	Business Park	53.6	700,000
3	Business Park	17.5	240,000
4	Business Park	38.2	700,000
5	Business Park	35.7	700,000
6	Business Park	37.3	700,000
7	Business Park	31.6	700,000
8	Business Park	27.7	700,000
69, 70, 71 ²	Business Park	0.3	NA
Total		241.9	4,440,000

¹ Net Usable Building Area Square Feet is the interior footprint of the ground floor area. Gross building area square feet equals 5% more than maximum net usable building area and includes the exterior walls and interior mezzanines.

² Planning Areas 69, 70 and 71 are monumentation/ signage lots.

³ "Mesa Verde" shall refer to "Mesa Verde Specific Plan Area 2 – Amendment 2"

TABLE 3-2
 ADDITIONAL USES PERMITTED WITHIN BUSINESS PARK PLANNING AREAS

Use		
Legend: P - Permitted Use C - Subject to Conditional Use Permit		
CC	Subject to City Council Conditional Use Permit (Warehouse and distribution)	
1.	Storage/Wholesale Trades	
	Storage of electrical energy in batteries by utilities, public entities, or private companies	P
	Warehouse/distribution/Refrigeration Facility up to 700,000 net useable building area ¹ square feet in size per building	CC
2.	Office Professional Uses	
	Medical offices	P
	Professional offices	P
3.	Ancillary Commercial Uses	
	Ancillary commercial uses (per Section 2.4.4, Commercial Zoning of this Specific Plan) ⁴	P
4.	Public/Quasi-Public Uses	
	Educational facilities (public and private)	P
5.	Accessory Uses	
	Walls, Monumentation and Signage	P
	Drainage Basins	P
	Ground-mounted Solar Panels	C
	Other Uses Similar to and Having No Greater Impact on the Surrounding Environment Than the Uses Identified Above - Subject to the provisions of Calimesa Municipal Code, "Determination of Similar Use."	

⁴ Commercial uses shall be developed per the requirements of Section 2.4.4, Commercial Zoning of this Specific Plan

3.1.3 Business Park Development Standards

1. Table 3-3, Business Park Development Standards, provides the site development standards applicable to proposed and existing development in all Business Park zone district. Figure 3-1 depicts the Business Park setbacks to Major and Secondary Arterials, and Collector and Local Streets.

a. A development of a business park may, for the purposes of meeting the minimum site size standards, consist of a

combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.

b. In addition to the development standards established in Table 3-3, Business Park Development Standards, developments within the Business Park zone districts shall comply with the provisions of Performance standards, and other applicable city regulations and ordinances and the city’s general plan.

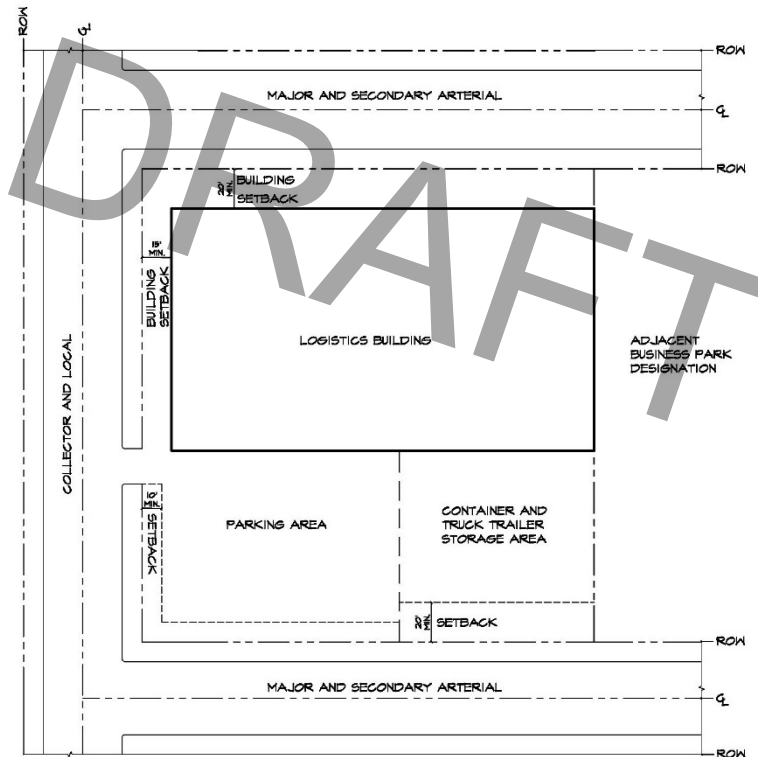


Figure 3-1
BUSINESS PARK SETBACK DIAGRAM

**TABLE 3-3
BUSINESS PARK DEVELOPMENT STANDARDS**

Minimum site area (net)	20,000 sq. ft.
Street setback	a
Side yard setback	b
Rear yard setback	c
Maximum floor area ratio (FAR) for Business Park Area ^d	0.6
Maximum height for Buildings and Structures ^e	60 feet and 5 Stories, whichever is less ^f

Table 3-2 Notes:

a. There shall be a street setback according to the street classification as set forth in the general plan as follows:

Collector and Local

- 1) Building Setback. Buildings and structures shall be located no closer than 15 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.
- 2) Parking Setback. Parking areas shall be located no closer than 10 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.
- 3) Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Calimesa Municipal Code, "Landscape Requirements".
- 4) Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than 15 feet of the property line adjacent to the public right-of-way from which primary access for the site is obtained. A 10-foot setback may be permissible for storage, if the building for the use is fenced within the storage area.

Major and Secondary Arterials

- 1) Building Setback. Buildings and structures shall be located no closer than 20 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.
- 2) Parking Setback. Parking areas shall be located no closer than 10 feet of the property line adjacent to the public right-of-way. All setback areas shall be landscaped.
- 3) Landscape Setback. Building and parking setback areas shall be landscaped in accordance with the provisions of Calimesa Municipal Code, "Landscape Requirements".
- 4) Storage Setback. All storage of materials and display areas fenced and screened, in accordance with this chapter, shall be located no closer than 20 feet of the property line adjacent to the public right-of-way from which primary access for the site is obtained. A 10-foot setback may be permissible for storage, if the building for the use is fenced within the storage area.

- b. Side Yard Setback. There shall be no required side yard except where the property adjoins a parcel zoned or shown on the general plan land use map for residential use, in which case a minimum building setback of 30 feet shall be maintained and a buffer of landscaping shall be placed adjacent to the property line in accordance with the provisions of Calimesa Municipal Code.
- c. Rear Yard Setback. There shall be no required rear yard except where the property adjoins a parcel zoned or shown on the general plan land use map for residential use, in which case a minimum building setback of 30 feet shall be maintained and a buffer of landscaping shall be placed adjacent to the property line in accordance with the provisions of Calimesa Municipal Code.
- d. Floor area ratio is calculated based on the Planning Area gross area and the total usable net floor area
- e. "Building Height" means the vertical distance from the building's finish floor to the roof structure's highest point, exclusive of rooftop mechanical and solar equipment and decorative screening. Exceptions up to 10' additional feet may be approved to accommodate special interior uses or screening of special mechanical equipment unique to these facilities. In such cases, up to 20% of the building footprint may exceed the height limit.

f. The maximum building height for Planning Area 3 shall be 60' and 4 stories. An additional 10' is permitted for special medical office uses.

2. The following standards shall apply to development in Business Park districts, except as otherwise provided in this title:

a. All uses shall be subject to development plan review and conditional use permit approval, if applicable, as determined by the Planning Director.

b. Retail sales and service incidental to a principally permitted use are allowable; provided, that the following standards are met:

- 1) The operations are contained within the main structure which houses the primary use;
- 2) Retail sales occupy no more than 15 percent of the total building square footage;
- 3) No retail sales or display of merchandise occur(s) outside the structure(s); and
- 4) All products offered for retail sales on the site are manufactured, warehoused, or assembled on the premises.

c. Outside container and truck trailer storage areas are permitted anywhere on the lot as long as they are screened from public view from any adjoining residential properties and adjacent major and secondary public rights-of-way by appropriate walls, fencing, and/or landscaping.

d. An intensity bonus of up to 12 square feet for each one square foot of

permanent space for properly designed and administered day care facilities may be approved by the review authority.

e. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted public works department standards, pursuant to Calimesa Municipal Code, and be of a sufficient size to accommodate the trash generated.

3. Business Park square footage may transfer between Business Park Planning Areas, as long as the total amount of Business Park square footage does not exceed 4,440,000 and 0.6 FAR, subject to approval of a focused traffic study.

3.1.4 Performance Standards.

All uses in the Business Park zone district shall comply with Section 18.30.050, Performance Standards of the Calimesa Municipal Code.

3.1.5 Specific development standards for Business Park district.

Specific development standards shall be pursuant to Section 18.30.060, Specific development standards for industrial districts, of the Calimesa Municipal Code.

3.1.6 Design Standards.

Access:

Every development, structure, or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement, or a recorded reciprocal access agreement.

1. Arterial Access.

- a. Access to an arterial road shall be limited to one point for every 300 feet of frontage or one point for parcels with less than 300 feet of frontage.
- b. Combined and/or reciprocal access onto arterials are encouraged between adjacent properties, wherever possible, to reduce vehicular access points and increase roadway efficiency.
- c. For corner lots, whenever possible, vehicular access points on arterial roadways shall be located a minimum of 300 feet from the centerline of the intersection.

2. Antennas, Vertical, and Satellite Dish Design Standards:

All antennas, including portable units, shall be installed in the following manner:

- a. The subject location shall conform to all standards of the land use district in which it is proposed.
- b. The antenna/satellite dish shall not be located in the following areas:
 - 1) Front setback.
 - 2) Street side setback.
 - 3) On any structure, unless architecturally screened and

approved by the planning commission. The screening restriction on antennas may be modified by the commission, if there is no alternative to maintain line of sight clearance for satellites or amateur radio antennas.

- c. The maximum overall height for ground-mounted antennas shall be 75 feet above grade.
 - d. The operation of the antenna/satellite dish shall not cause interference with any electrical equipment in the surrounding neighborhoods (e.g., television, radio, computer), unless exempted by federal regulation.
 - e. The antenna/satellite dish shall be a single, nonglossy color (e.g., off-white, cream, beige, green, black, gray).
 - f. Antennas/satellite dish facilities shall be screened on all sides with a six-foot block wall and with a solid gate six feet in height providing access to the facility.
 - g. The antenna/satellite dish shall be sited to ensure compatibility with surrounding development and not adversely impact the neighborhood.
3. Architecture:
- a. Section 3.2 – Business Park Guidelines provides architectural guidelines for the various uses permitted in the Business Park Zone District.
 - b. All building elevations visible from and within proximity of the public right-of-way, or located and oriented with access to public, employee, or patron parking, shall be architecturally treated. Architectural treatment may include one

or more of the following elements:
parapet vertical height variation,
horizontal wall offsets, color variation,
reveal lines, window treatment, variation
in materials, columns, screen lines, or
other architectural treatment that
provides an architectural value to the
building.

- c. Metal Buildings. Metal buildings are permitted per Calimesa Municipal Code section 18.30.080 C.3.
- 4. Building Orientation:
 - a. Buildings shall be oriented to provide access directly from parking areas.
 - b. Orientation of bay doors and open work areas shall be located in a manner to

minimize the view from the public right-of-way and parking areas. The application of screen walls and landscaping to screen the view may be incorporated to achieve this effect.

- 5. Bus Stops/Turnouts: Bus stops will be provided if required and addressed at the time of Tentative Tract Map approval, if applicable.
- 6. Fences and Walls:
Fences and walls are depicted on Figure 4-40 in Chapter 4, Landscape Environment, and shall comply with the provisions of Table 3-4, Fence, Wall, and Screening Height and Type Limits.

**TABLE 3-4
FENCE, WALL, AND SCREENING HEIGHT AND TYPE LIMITS – BUSINESS PARK ZONE DISTRICT**

Location	Maximum Permitted Height ^a
Front yard or side of street yard	2'6" – Solid structures or plants
	6' – Open work structures or plants ^b
Abutting residential district	8' – Solid, decorative masonry or concrete wall
Other yard area	8'
Outdoor storage areas visible from public rights-of-way (located behind required yards)	12'

Table 3-4 Notes:

- a. The limitations shall not apply in the following instances:
 - 1) Where a greater height is required by any other provision of the municipal code; or
 - 2) Where a greater height or type of fence, wall or hedge is required as a condition of approval.
- b. Open work structures or plants must permit the passage of a minimum of 90 percent of light.

- 7. Landscaping and irrigation systems shall comply with the provisions of Chapter 4, Landscape Environment.
- 8. All parking areas shall have lighting in conformance with Calimesa Municipal Code 18.120, "Outdoor Lighting".
- 9. Areas shall be designated for ride-share services for employee pickup and drop-off.
- 10. All functions and activities must be contained wholly within an enclosed building. The following activities and uses

- may occur outside of a building, subject to the applicable regulations.
- a. Nonhazardous material may be stored outside; provided, that the storage is completely screened from the public right-of-way and parking areas. Outdoor storage shall not exceed the height of fencing unless located 10 feet from fencing. Outdoor storage shall be kept in a clean, sanitary, and orderly fashion, and adequate access lanes shall be maintained.
 - b. Material, inventory, and merchandise may be displayed outdoors; provided, that an area is dedicated for said activity. Outdoor display areas shall not exceed the height of fencing unless located 10 feet from fencing. Outdoor display areas shall be kept in a clean, sanitary, and orderly fashion, and adequate access lanes shall be maintained.
 - c. Manufacturing activities may be permitted outside; provided, that all regulations of this chapter are complied with, including but not limited to screening, noise, and dust control.
11. Passive heating and cooling opportunities shall be incorporated in all developments in the following manner, as required by the California State Building Code:
- a. Future structures should be oriented to maximize solar access opportunities.
 - b. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south.
 - c. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.
 - d. No structure (building, wall, or fence) shall be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.
 - e. Roof-mounted solar collectors shall be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view.
 - f. Roof-mounted collectors shall be installed at the same angle or as close as possible to the pitch of the roof.
 - g. Appurtenant equipment, particularly plumbing and related fixtures, shall be installed in the attic.
 - h. Plumbing in new construction shall have connections for solar energy additions.
 - i. Exterior surfaces of the collectors and related equipment shall have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.
12. Utilities. All utility connections shall be coordinated with the development of the site, so as not to be exposed except where necessary. Pad-mounted transformer and/or meter box locations shall be included in the site plan with an appropriate screening treatment. No overhead utilities will be allowed, unless waived by the City Engineer.

- a. Inclusive of heating and air conditioning units and trash receptacle areas, all ground-mounted utilities and equipment shall be completely screened from surrounding properties, through use of screen walls, landscaping, or other method deemed acceptable by the City of Calimesa Planning Division.
 - b. Inclusive of heating and air conditioning units and vents, all roof-mounted utilities, including solar equipment shall be screened from adjacent Major and Secondary Arterial Street public view by decorated screening or landscaping . Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached, unless the elements are incorporated as part of the design element of the site.
 - 13. Trash compactors. Trash compactors can be utilized to meet trash bin requirements.
- 1. In addition to all other applicable development standards of this chapter, warehouse, storage and distribution facilities on a lot or parcel of more than four acres shall comply with the following additional requirements and limitations:
 - a. The maximum size of any single building for any single structure housing a warehouse, storage facility or distribution facility shall not exceed 700,000 net usable building area square feet, which excludes exterior building walls and exterior loading dock areas.
 - b. No loading dock of a warehouse or storage distribution facility shall be located within 500 feet of any sensitive receptor.
 - 1) As used in this subsection, “sensitive receptor” means and includes all of the following uses: any residential use, school, daycare center (other than daycare facilities provided for the employees of any such facility), preschool, nursery school and other care facilities for children, playground area, hospital building, youth center building, recreational facility building area, and elderly, group or congregate care facility. These uses do not include parking areas.
 - 2) The distance between any sensitive receptor and a proposed warehouse, storage or distribution facility shall be determined by measuring the distance from the proposed facility’s loading dock area to the nearest sensitive receptor.

3.1.7 Specific Development Standards for Self-Storage Warehouses

Self-storage or mini-storage warehouses, which are subject to a City Council conditional use permit, shall comply with Calimesa Municipal Code Section 18.30.100, Specific development standards for self-storage warehouses.

3.1.8 Specific Development Standards For Warehouse, Storage, and Distribution Facilities

This section replaces Calimesa Municipal Code Section 18.30.110, Specific development standards for warehouse, storage and distribution facilities, for those uses within Mesa Verde Specific Plan Area 2 – Amendment 2.

- c. There shall be no minimum distance separating a single warehouse, storage or distribution facility use from any other warehouse, storage or distribution facility located on the same lot or parcel, or adjacent lot or parcel, except as required to adhere to the California State Building Code for allowable area.
- d. Electric vehicle charging stations shall be provided per California Building Code requirements.

depth (9' x 19'). Compact spaces shall be a minimum 8.5 feet in width and minimum 16 feet in depth (8.5' x 16') and shall constitute a maximum of 20 percent of required spaces.

Parking stalls for truck trailers shall be a minimum of 12 feet by 50 feet by (12' x50') and be provided at a minimum ratio of one (1) stall per truck loading dock door. Tandem truck trailer parking is permitted.

Number of Required Parking Spaces.

The number of off-street parking spaces or amount of parking area required for each use shall be not less than that set forth in this section. Whenever more than one method of calculating the required number of spaces or area is indicated, the method which provides the greatest number of spaces shall apply.

3.1.9 Business Park Off-Street Parking Requirements

Off-street parking shall be Chapter 18.45, Off-Street Parking, of the Calimesa Municipal Code, with the following exceptions:

Standard off-street parking spaces shall be a minimum 9 feet in width and minimum 19 feet in

**TABLE 3-5
NUMBER OF REQUIRED PARKING SPACES**

Business Park Uses	Number of Required Spaces
Manufacturing	1 space for every 500 sq. ft. of gross floor area devoted to manufacturing plus the required amount of parking for gross square footage devoted to other uses.
Storage yards	1 space for every 500 sq. ft., plus required parking for other uses on site.
Warehouses, logistics and wholesaling	1 space for every 1,000 sq. ft. of gross floor area for the first 40,000 square feet and 1 space for every 4,000 sq. ft. of gross floor area greater than 40,000 square feet, plus required parking for other uses on site.
Professional, business or administrative office, including medical and dental	1 space for each 250 feet of gross leasable floor area or a minimum of 3 spaces for each office, whichever is greater.

Accessible Parking Requirements.

Handicap parking requirements shall be pursuant to Calimesa Municipal Code Section 18.45.070, Handicap parking requirements.

Bicycle and motorcycle parking requirements.

Bicycle and motorcycle parking requirements shall be pursuant to Calimesa Municipal Code Section 18.45.080, Bicycle and motorcycle parking requirements.

Carpool, Vanpool, and Zero Emission Vehicle Parking Requirements.

All nonresidential uses shall provide designated preferential parking for carpools, vanpools, and zero emission vehicles pursuant to Calimesa Municipal Code Section 18.45.090, Carpool, vanpool, and zero emission vehicle parking requirements.

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3.2 Business Park Guidelines

One of the primary goals of the Design Guidelines for Business Park areas is to create “unity in diversity”, to encourage individual and functional designs for the end user while at the same time establishing unifying elements that complement the overall community. Additional goals include: 1) provide design and solutions that over time will mature into a landscaped setting, 2) providing pedestrian and vehicular connectivity to the community, 3) accommodating the needs for functionality in order to be responsive to a broad cross-section of the market, and 4) allowing unique designs for individual parcels while at the same time establish unifying elements that complement the overall Mesa Verde community.

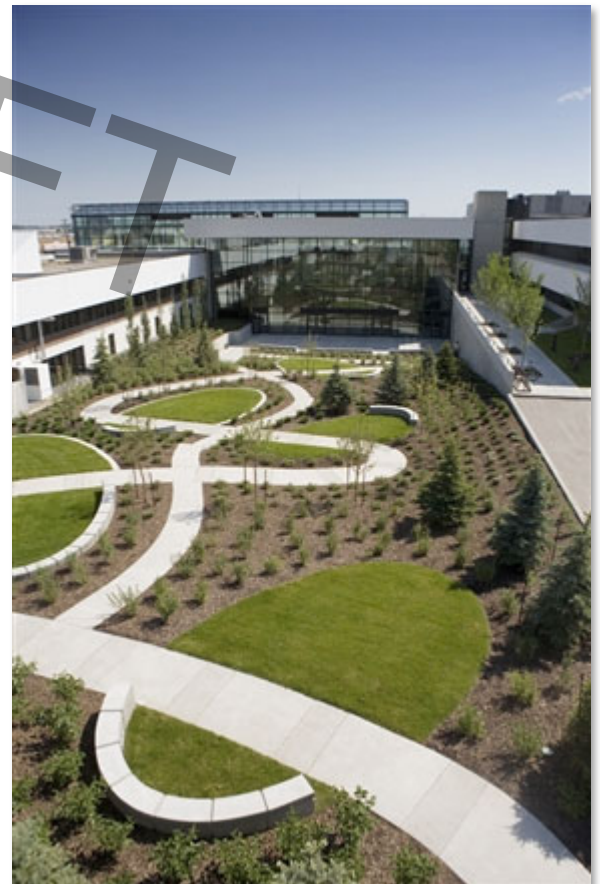
The Design Guidelines are not intended to be interpreted as rigid and mandatory requirements for design, but are to encourage creativity of and interpretation of architectural design and styles, inclusive of all architectural styles and design details.

The following is divided into three categories: 1) Office Guidelines, 2) Logistics and 3) Educational listed below.

3.2.1 Office – Site Planning

- Pedestrian walkways shall be provided to link uses between office buildings and sidewalks within the nearest street public rights-of-way. The intent is to encourage walking to and from other uses within office parks and within the community.
- Where two or more buildings are located on one lot, an outdoor courtyard, plaza or other usable space should be provided that accommodates shade trees, benches, tables, and / or seat walls.

- Landscaped building setbacks from public streets are provided in the Development Regulations to provide for a campus setting. Where parking occurs adjacent to a building, a minimum of eight and one half (8.5') feet of perimeter landscape is required, except at entry walks, service doors or docks. All landscape areas shall be planted with trees, shrubs and ground covers. Trees shall average no more than thirty-five feet (35') on center in the perimeter landscape areas.
- Parking areas shall be enhanced with canopy / shade trees. All parking areas shall be screened from public view as described in the development regulations.



Office Common Space

- All primary vehicular entry areas shall be enhanced with special paving. Examples of enhanced paving include colored concrete with decorative score lines, colored stamped concrete or stamped AC paving, brick, masonry or other similar materials. Consistency between enhanced paving within each planning area shall be provided.
- Loading docks and service areas shall be to rear of buildings and screened from public view.
- Trash bins and their enclosures shall be located behind buildings and screened with walls and landscape. A minimum of a two foot (2') wide planting area including a raised curb is required around trash enclosures and shall be planted with vines.
- Orient buildings entries toward plazas, outdoor eating areas, sidewalks, and other public gathering places. Establish connections among buildings and plazas through structural and landscape elements.
- Provide an array of pedestrian amenities that are integrated into the overall design and character of development, such as seating areas, drinking fountains, landscape planters, water fountains, shade canopies, and trash receptacles.
- Pedestrian amenities such as colonnades, arcades, loggias, arches, and overhangs are encouraged to shade the pedestrian space on either floor of the retail building and at entrances.
- Parking should be located in shared facilities to the greatest extent possible.



Office Landscaped Parking

- Large expanses of parking lots shall be broken-up with screen walls, buildings, plazas, or landscaping.
- Parking areas shall be reviewed to ensure that the clear areas for driveways and intersections, as defined by the Zoning Code that is in effect at the time a project is submitted.
- Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic.
- Where reasonably possible, commercial loading docks and storage areas should be located either behind or to the side of the building served. Screening should be used in instances where loading and storage faces the public right-of-way.
- Service-only entrances should be sited so that they do not interfere with customer access.
- Parking areas and parking lots, including cross walks shall be lighted in accordance with City requirements.
- All ingress and egress into the office uses shall be designed to minimize impacts on the surrounding uses while permitting ease of access.
- Accent landscape planting shall be provided at all vehicular access points into the site.

- Appropriate onsite service-vehicle parking and turnouts should be provided in efficient, non-obtrusive locations.

3.2.2 Office – Architectural Guidelines

1. Massing and Building Articulation
 - a. Towers and other vertical/prominent building features should be used to accentuate key elements such as building entries, and pedestrian plazas or courtyards.
 - b. Office buildings shall consider the characteristics of the site and relate to the surrounding built environment in scale and character.



Office Massing

- c. Reduce the visual impact of long building facades through the use of various paint



Office Signage

- d. Small-scale articulation of building facades, roofs, materials, colors, and textures are appropriate at locations where pedestrians will experience them.
- e. No office building façade visible to the public shall have an uninterrupted length of wall measuring greater than 65 feet without including at least one of the following:
 - 1) Change in texture
 - 2) Change in color
 - 3) Change in material
 - 4) Change in plane
 - 5) Lattice work and trellis elements (where vines can be planted)
 - 6) Pilasters
 - 7) Decorative light fixtures
 - 8) Material inlays
 - 9) Variation of architectural styles
 - 10) Murals, graphics, or other visual variations
- f. Building offsets or recesses may be used to accentuate building entries and form courtyards.
- g. Buildings should rest on a noticeable foundation base or pedestal to visually anchor the structure to the ground unless an acceptable alternative is approved by Planning Director.
- h. Fronting along perimeter streets, buildings shall be articulated to create

visual interest. This can be accomplished through the application of windows, arcades, trellises, awnings, and other architectural features, as well as color blocking, the appropriate application of detail elements, and breaking up the massing of the building.

- i. Create visual rhythms in the building's middle through repetitive façade elements such as rows of windows and columns.
 - j. Segment the building faces into a series of defined areas through the use of columns, piers, windows, awnings, and other combinations that define the vertical space.
 - k. When used, tower elements should be located at a focal point such as the terminus of the main entrance or at a major intersection.
 - l. Tower elements or other prominent building features may be used to accentuate key elements such as building entries, converging walls, and pedestrian plazas or courtyards.
 - m. Where appropriate, design building corners at highly visible locations with unique architectural features to emphasize the building entrance.
2. Materials and Colors
- a. Colors, materials and finishes shall be coordinated on all exterior elevations of all buildings to achieve continuity of design.
 - b. Materials may be concrete, stone, brick. In the event stone, brick or other similar material is used, manufactured / cultured stone materials shall be permitted. Such

materials shall be of high quality and durability.

- c. Bright orange, pink or other intense colors shall be avoided.
- d. Color and material should be used in a way that is consistent with the overall architectural expression. Masses denoting entry points should be differentiated by material or color changes. Articulation in large wall surfaces should be reinforced with variations in color. Entry areas should have finer-textured materials and more intense colors.



Office Complementary Materials

- e. Energy efficiency and energy conservation shall be implemented in all buildings in accordance with the minimum mandatory standards of the State of California Green Building Standards Code.
- f. Acceptable exterior finish materials include concrete with textured, sand-blasted, or painted finishes; stone or brick; stucco; or masonry with textured or sandblasted finishes. Glass, glazing systems, glass block, ceramic or natural stone tile, decorative metal, and metal panel systems are appropriate when used as accents. Buildings of prefabricated metal or exposed precision concrete masonry are not allowed.

- g. A dominant building material and color shall be clearly established in each building. Accents and variations may then occur within the background established by that dominant base. The dominant



Office Lighting

colors for buildings should be more neutral in nature, with the more intense colors used in the accents.

- h. Materials and colors shall match and enhance the architectural style of the building.
- i. Unless an acceptable alternative is approved by the City, all materials shall wrap architectural elements in their entirety on primary elevations and where exposed to primary public spaces.



Office Frontage

- j. Unless an acceptable alternative is approved by the City, material changes shall occur at inside corners, edges of building planes, changes in architectural


features, building-score lines, or other similar changes in a facade.

- 3. Roof Form
 - a. Incorporating architectural moldings and cornices along the roof line of buildings is encouraged to add interest and to create an overall unifying theme to the community.
 - b. A variety of roof forms are permitted with the office uses. Gable, hip and flat roofs are all acceptable. Flat roofs should be accented or hidden by a parapet wall. Whichever roof form is selected, all roof top equipment shall be screened with a wall material and color complementary to the building material.
 - c. Buildings should be crowned with a discernible roof cap or edge feature that defines the top of the building unless an acceptable alternative is approved by Planning Director.
 - d. Roof styles and materials shall be architecturally and aesthetically compatible.



Roof Lines

- e. Although the majority of roof areas may be flat, the massing of visible elevations should be broken-up with elements such as sloping roofs, including hips or gable

- forms (as appropriate to the primary architectural style), variation in roof heights, or parapet treatments with architectural details.
- f. Roof pitch shall be in proportion to the design of the building and in conformance with code regulations for the roof material.
4. Entries and Windows
- a. Primary entries to buildings should be identified with a prominent architectural element such as an architectural canopy or deep building recess or other similar element and provide a sense of entry.
- b. Entries shall be visually appealing and identifiable through the use of elements such as changes in building massing, colors, materials, roof heights, enriched materials, architectural detailing, and the use of tower elements or recesses.
- c. Primary entries should be designed so they are easily recognized, are the most prominent entry for that tenant, and are readily accessible to pedestrians and in proximity to parking.
- 
- Office Entry**
- d. Variation on the architectural theme is encouraged through simple changes such as color palette and entry treatments
- e. Windows, material changes, colors, and façade decorations should be used to create visual interest and break up flat surfaces, especially at the pedestrian level.
- f. Window treatments, where feasible, are encouraged. Exterior window treatments include, but are not limited to:
- 1) Recessing and surrounds of not less than four inches
 - 2) Trim elements
 - 3) Headers and sills
 - 4) Awnings (cloth awnings should be carefully designed due to high winds)
 - 5) Shutters (proportional to window and consistent with architectural style)
 - 6) Mullion patterns as appropriate to the architectural style
 - 7) Awnings, when provided, shall be designed to be consistent with the architectural style and color palette of the main structure.
- g. Unacceptable awning treatments include: metal louvers (except Bermuda- style shutters) or untreated fabric. Avoid continuous awnings. Awnings should frame a segmented portion of the storefront, such as a window bay or entrance.
- h. Emergency exit or egress-only doors should be treated to blend in with the adjacent walls or surfaces to discourage their perception as entries.

- i. Secondary entries should also be easily recognizable, but designed at a lesser scale than the primary entry.

3.2.3 Logistics – Site Planning

- Logistics for purposes of this section are buildings, with one or more users / tenants, devoted principally to warehousing of products for distribution to other business and retail users.
- Buildings include multiple docks for unloading and loading of goods and materials. While the main building area is generally one story with a maximum height of 60 feet (see Table 3-3, Business Park Development Standards), internally there may be multi levels for office and storage areas.
- Along Sandalwood Drive and Robert Road, provide a continuous massing of evergreen trees in the landscape setback area to screen buildings and parking lots.



Logistics Entry

- All ingress and egress from Roberts Road O/S restrict truck access to minimize impacts on the surrounding uses.
- Loading docks and service areas shall be located and screened from public view with landscaped berms, walls, hedges, or combination thereof.
- Trash bins and their enclosures shall be located behind buildings and screened with walls and landscape. A minimum of a two foot (2') wide planting area including a raised curb is required around trash enclosures and shall be planted with vines.
- Parking areas and parking lots, including crosswalks shall be well lighted in accordance with City requirements.
- Enhance parking areas with shade trees.
- Screen all parking areas from public view with a berm, wall, hedge or combination thereof pursuant to the development regulations.
- All loading areas within 100 feet of a public right of way shall be appropriately screened from public view with landscaping materials, decorative walls, or other materials.



Entry Feature

- Turf will be minimized and ground cover to achieve greater drought tolerance in setback areas. A combination of berms, walls, shrubs and trees may be used to achieve the parking lot screening intent, for the design intent.

- Loading docks shall be set back a minimum of seventy feet (70') from a public right-of-way.
- Parking stalls for trailers shall be fifty feet (50') by twelve feet (12') and be provided at a ratio of one (1) stall per truck loading dock door.
- Aisle width between loading docks shall be a minimum of fifty feet (50') in width plus an additional width of fifty feet (50') for truck parking while loading and unloading.
- Buildings should be oriented to facilitate the ease of truck parking and loading.
- Buildings should be designed with the vehicle in mind, requiring less pedestrian-scale articulation than buildings in the other land use planning areas.
- Create diversity by orienting buildings near courtyards and open areas where possible.
- Building orientation should include consideration of wind protection, solar access, and energy conserving site design principles.
- Access and circulation should be designed to provide safe and efficient system, reducing conflicts between vehicular and non-vehicular traffic. Combined driveways for adjacent lots are encouraged to minimize the number of access points from project arterials
- Parking areas should be well lit, and screened by landscape materials, low walls, or grade separation.
- Parking areas should not be a dominant feature in the overall design of the Project.
- Shade structures and outdoor eating areas for employees are encouraged.
- Whenever possible, refuse and recycling collection or storage areas should be located behind or to the side of the building served.

3.2.4 Warehousing Distribution and Logistics – Architectural Guidelines

- 1. Massing and Building Articulation
 - a. For logistics buildings, 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.
 - b. All architecture is intended to appear as an integrated design concept. Buildings will be of a contemporary style and material employing massing, scale and proportion for design implementation.
 - c. Incorporate simple, clean architectural forms along all elevations, with prominent architectural elements at corners and / or the mid-section of all buildings. Provide variation along front and sides of buildings through use of windows and / or variation in building planes or colors.
 - d. Architectural design should be clean, simple, and streamlined for a modern appearance.
 - e. Publicly visible edges of larger building types will be screened with appropriate landscape material and decorative walls
 - f. Along perimeter streets, buildings shall be articulated to create a visual interest. This can be accomplished through the application of windows, arcades, trellises, awnings, and other architectural features, as well as color blocking, the appropriate application of detail

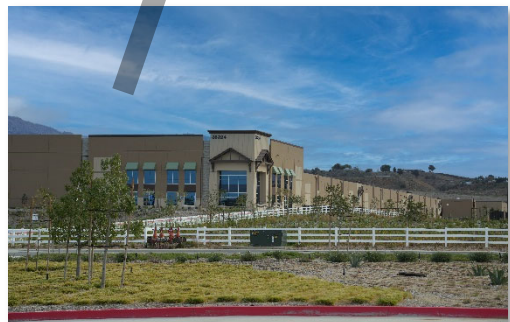
elements, and breaking up the massing of the building.

- g. Exterior wall elevations along high visibility corridors shall be architecturally treated through use of varied openings and recesses, texture and color.
- h. Segment the building faces into a series of defined areas through the use of



Logistics Loading Dock

columns, scoring, piers, and other



Logistics Façade

combinations that define the vertical space.

- i. No building façade visible to an exterior public street shall have an uninterrupted length of wall measuring greater than 130 feet in the industrial area without including at least one of the following:

- 1) Change in texture
- 2) Change in color
- 3) Change in material
- 4) Change in plane
- 5) Lattice work and trellis elements
- 6) Pilasters
- 7) Decorative light fixtures
- 8) Material inlays
- 9) Variation of architectural styles
- 10) Signage or other visual variations
- 11) A tree or equivalent landscape element

2. Materials and Colors

- a. Colors, materials and finishes shall be coordinated on all exterior elevations of all buildings to achieve continuity of design. Bright orange, pink or other intense colors are not permitted. Such materials shall be of high quality and durability.
- b. Energy efficiency and energy conservation shall be implemented in all buildings in accordance with the minimum mandatory standards of the State of California Green Building Standards Code. Voluntary green building standards are not required.
- c. Reduce the visual impact of long building facades through the use of various paint colors, building materials, recesses, reveals, offsets, decorative fixtures, landscaping, screen walls, and other methods.
- d. All facilities shall be constructed of permanent finished materials such as

concrete, masonry, and glass. Acceptable exterior finish materials include concrete with textured, sandblasted, or painted finishes; stone or brick; stucco; or masonry with textured or sandblasted



Logistics Roof Line

finishes. Glass, glazing systems, glass block, ceramic or natural stone tile, decorative metal, and metal panel systems are appropriate when used as accents. Buildings of prefabricated metal or exposed precision concrete masonry are not allowed. Metal siding may be used as an architectural detail or only when it serves a practical purpose (e.g., refrigeration units) and is limited to 15 percent of an elevation.

- e. A dominant building material and color shall be clearly established in each



Logistics Building Accents

building. Accents and variations may then occur within the background established by that dominant base. The dominant colors for buildings should be more neutral in nature, with the more intense colors used in the accents.

- f. Materials applied to any elevations shall turn the corner of the building to a logical point in relation to architectural features or massing.
- g. Variation on the architectural theme is encouraged through simple changes such as color palette and entry treatments.
- h. The use of prefabricated and all metal steel for sheathing of buildings is permitted provided that the building elevation facing the public right-of-way or visible from public view shall be architecturally treated to break up the facade and avoid excessive glare. Corrugated and unpainted metal sidings are not permitted.
- i. Materials and colors shall match and enhance the architectural style of the building. Unless an acceptable alternative is approved by the City, material changes shall occur at corners, edges of building planes, changes in architectural features, building-score lines, or other similar changes in a facade.
- j. Flat roofs shall be accented or hidden by a parapet wall. All roof top equipment shall be screened with a wall material and color complementary to the primary building material.
- k. Although the majority of roof areas may be flat, the massing of visible elevations should be broken-up with elements such

as variation in roof heights or parapet treatments with architectural details.

- l. Roof styles and materials shall be architecturally and aesthetically compatible.
- m. All roof, wall and ground surface equipment shall be located to minimize visibility from the public right of way. Such equipment, if within 100 feet of the public right of way (or within 200 feet for parcels adjacent to Sandalwood or within 300 feet from a residential district, shall be screened from public view.
- n. All screening shall be architecturally integrated and compatible with the building design and where possible, a roof parapet wall shall be used to screen roof or wall mounted equipment.
- o. Unless part of a design acceptable to the City, flashing and sheet metal materials shall be articulated and painted to be consistent with the overall architectural



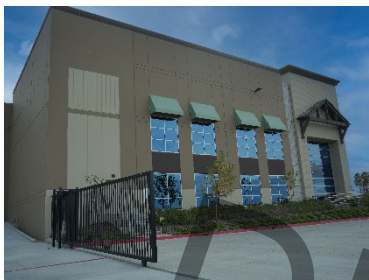
Logistics Massing

expression. Exterior downspouts should be avoided along façades that are visible from streets or walkways.

- p. Roof mounted mechanical equipment or duct work shall be screened by an architecturally designed enclosure which

exhibits a permanent nature with the building design and is detailed and integrated and compatible with the building design:

- 1) All wall- or ground-mounted equipment shall be screened so that it is not visible from unobstructed pedestrian-level views from public streets or walkways in accordance with utility requirements. Screening



Logistics Security Gate

equipment may be achieved by the building itself, a screen wall component that is consistent with the structure’s architecture, landscaping and other devices acceptable to the City.

3. Entries and Windows

- a. Identify primary entries to the office areas of buildings with an architectural element such as an architectural canopy, deep building recess, projection, additional glass or other building detailing.
- b. Building entries provide an opportunity to create building focal points with the use of varied massing, wall plane offsets, windows, colors and other architectural features.
- c. Entries shall be visually appealing and identifiable through the use of elements

such as changes in building massing, colors, materials, roof heights, enriched materials, architectural detailing, and the use of tower elements or recesses.

- d. Secondary entries should also be easily recognizable, but designed at a lesser scale



Logistics Entry

than the primary entry.

- e. When building entries are designed with a noticeable foundation base, appropriate materials include:

- 1) Plaster
- 2) Ceramic tile
- 3) Granite
- 4) Stone
- 5) Marble
- 6) Split-face concrete block

- f. Windows will be provided based on the functional requirement of the building use.

- g. Windows, doors, and other openings should unify the building façade by creating a clear pattern.



Logistics Window Treatments

- h. Window treatments, where feasible and functional, are encouraged. Exterior window treatments include, but are not limited to:
 - 1) Recessing and surrounds of not less than four inches
 - 2) Trim elements
 - 3) Headers and sills
 - 4) Awnings (cloth awnings should be carefully designed due to high winds)
 - 5) Shutters (proportional to window and consistent with architectural style)
 - 6) Mullion patterns as appropriate to the architectural style
- i. Awnings, when provided, shall be designed to be consistent with the architectural style and color palette of the main structure. Unacceptable awning treatments include: metal louvers (except

Bermuda- style shutters) or untreated fabric.

- j. Windows, material changes, colors, and façade decorations should be used to create visual interest and break up flat surfaces, especially at the pedestrian level.
- k. Avoid continuous awnings. Awnings should frame a segmented portion of the storefront, such as a window bay or entrance.
- l. Emergency exit or egress-only doors should be treated to blend in with the adjacent walls or surfaces to discourage their perception as entries.

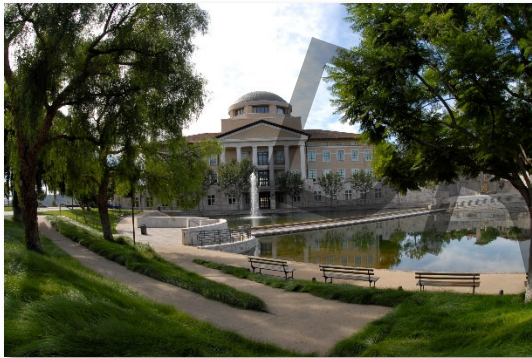
3.2.5 Educational – Site Planning

- A minimum of one (1) primary vehicular entry area shall be enhanced with special paving. Examples of enhanced paving include colored concrete with decorative score lines, colored stamped concrete or stamped AC paving, brick, masonry or other similar materials. Consistency between enhanced paving within each planning area shall be provided.
- Provide attractive landscape areas within building and landscape setbacks adjacent to public streets that will reinforce a campus setting.
- Provide accent landscape planting at a minimum of one primary vehicular access points into the site.
- Locate loading docks and service areas to rear of buildings and screened from public view.
- Provide well lighted parking areas and parking lots, including crosswalks, in accordance with City requirements.

- Design all ingress and egress into the office uses to minimize impacts on the surrounding uses while permitting ease of access.
- Enhance parking area with shade trees. Screen all parking areas from public view with a berm, wall, and / or hedge pursuant to the development regulations.

2. Site Design

- a. Buildings should be sited to create opportunities for outdoor common areas such as patios, plazas, and courtyards for employees to use.



Campus Landscaping

- b. Provide an array of pedestrian amenities that are integrated into the overall design and character of development, such as seating areas, drinking fountains, landscape planters, water fountains, shade canopies, and trash receptacles.
- c. Changes in levels may be articulated through material changes, colors, caps, columns, or other distinguishing features.
- d. Windows and entries should face the street or pedestrian walkways, avoiding facing dominant blank walls.
- e. Large blank, flat surfaces should be avoided through offsets, recesses, windows.

- f. Use a variety of walkway surfaces, patterns, and textured materials to guide pedestrians and create a sense of location and place.



Campus Walkways

- g. Orient loading bays to the rear to structures and screen with landscaped walls.

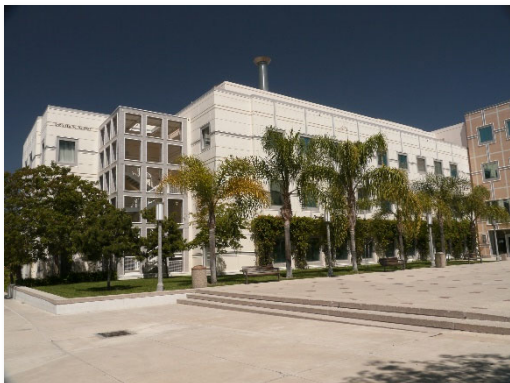
3. Parking Areas

- a. Parking should be located in shared facilities to the greatest extent possible.
- b. Utilize landscaping treatments such as berms, vegetation, and decorative fencing to minimize the potential visual dominance of surface parking lots from perimeter streets and create distinction between the roadway and adjacent development.
- c. Parking lots should be screened and entry points distinguished by formal groupings of landscaping.
- d. Parking areas shall be reviewed to ensure that the clear areas for driveways and intersections, as defined by the Zoning Code that is in effect at the time a project is submitted.

- e. Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic.
- 4. Service and Storage Areas
 - a. Where reasonably possible, loading docks, roll-up doors, and storage areas should be located either behind or to the side of the building served and should be oriented toward industrial land uses.
 - b. Screening should be used in instances where loading and storage faces the public right-of-way

3.2.6 Educational – Architectural Guidelines

- 1. Massing and Building Articulation
 - a. Simple, clean forms and lines are recommended for all sides of building and roofs.
 - b. Massing and building form should be scaled appropriate to the functions of spaces within buildings and/or their prominence in the overall building composition, such as atriums, gymnasiums, and assembly spaces.
 - c. Hierarchical elements include building features such as towers, grand building



Campus Building Entry

- d. Each building or complex should be distinguishable from its surrounding context with hierarchical elements that utilize fenestration, roof forms, enhanced materials, and scale to articulate building façades.
- e. Buildings should generally exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a change in material, style or color, recessed base, enhanced floor-to-floor dimensions, horizontal banding (cornices or belt molding), or other methods such that the base of buildings are articulated to a pedestrian scale.
- f. Where buildings orient around an internal or private courtyard or plaza, through-lobbies are encouraged to create secondary entrances and facilitate better connectivity between private open space and the public realm (streets or public spaces), as appropriate to the functionality or security needs of the building or its’ associated complex.
- g. Reduce the visual impact of long building facades through the use of various paint colors, building materials, recesses, offsets, decorative fixtures, landscaping, screen walls, and other methods.
- h. Articulate building façades through the use of reveals and color and material changes.
- i. Small-scale articulation of building facades, roofs, materials, colors, and textures are appropriate at locations where pedestrians will experience them.

- j. Reduce the visual impact of long building facades through the use of various paint colors, building materials, recesses, offsets, decorative fixtures, landscaping, screen walls, and other methods.



Campus Building Massing

- k. Articulate building façades through the use of reveals and color and material changes.
- l. Small-scale articulation of building facades, roofs, materials, colors, and textures are appropriate at locations where pedestrians will experience them.
- m. No building façade visible to the public shall have an uninterrupted length of wall measuring greater than 65 feet in the business park areas without including at least one of the following:
- 1) Change in texture
 - 2) Change in color
 - 3) Change in material
 - 4) Change in plane
 - 5) Lattice work and trellis elements
 - 6) Pilasters
 - 7) Decorative light fixtures

- 8) Material inlays
- 9) Variation of architectural styles
- 10) Murals, graphics, or other visual variations
- 11) A tree or equivalent landscape element

- n. Building offsets or recesses may be used to accentuate building entries and form courtyards.
- o. Building design should employ simple, clean lines and shapes to produce a unity in design.
2. Materials and Colors
- a. Color and material should be used in a way that is consistent with the overall architectural expression.
 - b. Building masses denoting entry points should be differentiated by material or color changes. Articulation in large wall surfaces should be reinforced with variations in color.
 - c. Entry areas should have finer-textured materials and more intense colors.
 - d. Acceptable exterior finish materials include concrete with textured, sand-



Campus Building Materials

- blasted, or painted finishes; stone or brick; stucco; or masonry with textured or sandblasted finishes.
- e. Glass, glazing systems, glass block, ceramic or natural stone tile, decorative metal, and metal panel systems are appropriate when used as accents.
- f. Buildings of prefabricated metal or exposed precision concrete masonry are not allowed.
- g. A dominant building material and color shall be clearly established in each building.
- h. Accents and variations may then occur within the background established by that dominant base.
- i. The dominant colors for buildings should be more neutral in nature, with the more intense colors used in the accents.
- j. Materials and colors shall match and enhance the architectural style of the building.
- k. Unless an acceptable alternative is approved by the City, all materials shall wrap architectural elements in their entirety on primary elevations and where exposed to primary public spaces.
- l. Unless an acceptable alternative is approved by the City, material changes shall occur at inside corners, edges of building planes, changes in architectural features, building-score lines, or other similar changes in a facade.
- m. Coordinate colors, materials and finishes on all exterior elevations of all buildings to achieve continuity of design. Bright orange, pink or other intense colors are not permitted. Such materials shall be of high quality and durability.
- n. Colors, materials, and finishes should be coordinated on all exterior elevations to achieve continuity of design.
- o. Stone, metal, exterior plaster, exterior insulated finishing systems (EIFS), concrete, wood, metal, and glass are acceptable materials for building walls.
- p. Metal, wood, and glass are acceptable materials for railings.
- q. High density foam finished with plaster or stone is an acceptable material for molding.
- r. Stripes and patterns are not appropriate.
- s. Use of highly reflective building materials, such as polished metals and reflective glass, is not allowed as a primary building material, but may be considered in limited applications as accent elements.
- t. Tile, metal, and “green roof” systems are acceptable materials for roofs.
- u. Material changes should occur at plane breaks, preferably at inside corners or at step-backs and should be visually integral to the structure of the building.

- v. The change of materials within a continuous horizontal plane is discouraged.



Campus Plaza

- w. Colors, materials, and finishes should be coordinated on all exterior elevations to achieve continuity of design.
- x. Stone, metal, exterior plaster, exterior insulated finishing systems (EIFS), concrete, wood, metal, and glass are acceptable materials for building walls.
- y. The palette of building colors should generally be warm and rich in tone but be appropriate to the style of the buildings.
- z. Accent colors should be used purposefully to express entries, bases or special areas and should not be highly contrasting, arbitrary, or graphic.
- aa. Changes in color should be applied to clearly define horizontal or vertical building planes and should not be applied at outside corners.
- bb. The change of color within a vertical façade should occur in conjunction with cornices, other horizontal elements, or

changes in plane such as a recess, step back or projecting building element.

- cc. The changing of color in an uninterrupted horizontal or vertical plan is discouraged.
- dd. Roof flashing, rain gutters, drains, vents, and scuppers should harmonize in color with the building's architecture.
- ee. Energy efficiency and energy conservation shall be implemented in all buildings in accordance with the minimum mandatory standards of the State of California Green Building Standards Code.

3. Roof Form

- a. Roof styles and materials shall be architecturally and aesthetically compatible.
- b. Although the majority of roof areas may be flat, the massing of visible elevations should be broken-up with elements such as sloping roofs, including hips or gable forms (as appropriate to the primary architectural style), variation in roof



Pedestrian Amenity

- heights, or parapet treatments with architectural details.
- c. Accent or hide flat roofs with a parapet wall. Screen all roof top equipment with a wall material and color complementary to the primary building material.
- d. Roof forms should be integrated into the overall massing composition of each major building component and be complete or appear complete including flat roofs and pitched roofs.
- e. Flat roofs should promote visual interest. Cornices, shade devices and other such horizontal projections may be utilized to create additional visual definition to the profile of flat roofs.
- f. Where roofs are sloped, they should generally maintain a relatively shallow pitch (5:12 pitch or less). Where a combination of flat and pitched roof forms is incorporated into individual

- g. Roof treatments should generally screen utility and communication devices when viewed from the public realm.
- 4. Entries and Windows
 - a. Identify primary entries to buildings with an architectural element such as an architectural canopy or deep building recess or other similar element to provide a sense of entry.
 - b. Entries shall be visually appealing and identifiable through the use of elements such as changes in building massing, colors, materials, roof heights, enriched materials, architectural detailing, and the use of tower elements or recesses.



Campus Roof Variation

buildings, transitions between the roof forms should be associated with horizontal breaks in massing.



Campus Building Entry

- c. Primary entries should be designed so they are easily recognized, are the most prominent entry for that tenant, and are readily accessible to pedestrians and in proximity to parking.
- d. Secondary entries should also be easily recognizable, but designed at a lesser scale than the primary entry.
- e. Educational buildings should include public entrances on primary frontages, such as a street or public open space.
- f. Recessed building planes, projecting elements, and embellished framing

- provide visual cues to entrances to building lobbies.
- g. Associated pedestrian signage should be located and be clearly visible at entries.
- h. Windows between floors should be vertically aligned whenever possible. If opening widths are not vertically consistent between floors, the wider of the openings should be incorporated into the lower levels.
- i. Windows should generally be recessed from the exterior wall surface to depict the substance of the exterior wall mass and introduce shade and shadow.
- j. Window surrounds may be utilized to create the appearance of a recessed condition.



Campus Window Treatment

- m. Windows, material changes, colors, and façade decorations should be used to create visual interest and break-up flat surfaces, especially at the pedestrian level.
- n. Window treatments, where feasible, are encouraged. Exterior window treatments include, but are not limited to:
- 1) Recessing and surrounds of not less than four inches
 - 2) Trim elements
 - 3) Headers and sills
 - 4) Awnings (cloth awnings should be carefully designed due to high winds)
 - 5) Shutters (proportional to window and consistent with architectural style)
 - 6) Mullion patterns as appropriate to the architectural style
- o. Awnings, when provided, shall be designed to be consistent with the architectural style and color palette of the main structure.
- p. Unacceptable awning treatments include: metal louvers (except Bermuda- style shutters) or untreated fabric.
- q. Avoid continuous awnings. Awnings should frame a segmented portion of the storefront, such as a window bay or entrance.
- Emergency exit or egress-only doors should be treated to blend in with the adjacent walls or surfaces to discourage their perception as entries.
- k. Windows and doors with articulated frames are encouraged.
- l. Operable windows are encouraged, as appropriate to the functionality or security needs of the building.

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4 | LANDSCAPE ENVIRONMENT



The City of Calimesa’s mission is to “preserve and enhance the open space atmosphere and quality of life and honor its beautiful natural setting through open space preservation, wildlife corridors, and extensive trail systems.”

Mesa Verde masterplan builds upon this mission,

AND SUPPORTS

the interdependence between healthy humans and the open space systems surrounding them,

THROUGH

a robust and connected open space system,

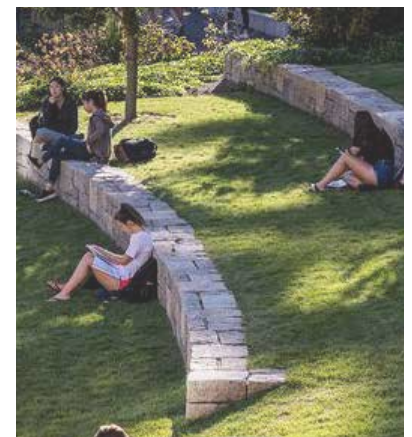
THAT ALLOWS

both human and habitat environments to coexist and thrive.

4.1 INTRODUCTION

4.1.1 PURPOSE AND INTENT

The purpose of the Landscape Design Guidelines is to establish a unique character for the Mesa Verde community that is contextual and seamlessly blends with the immediate natural setting. The sections within this chapter establish the vision, character, and anticipated level of quality for the parks, trail systems, streetscapes, monumentation and the open space environment. The established criteria is key to achieving the Specific Plan's vision and its objectives and is to be considered when evaluating individual development proposals within project boundaries. This section will guide future development and ensure that landscape and open space character is designed and maintained as originally envisioned. Within this chapter, where graphics/figures are used to illustrate design concepts or depict the intent of the issues addressed, they should be viewed as "conceptual representations" of the guidelines and are not meant to convey exact design requirements. The images used are taken from several online sources and are intended to support the conceptual illustrations. All property owners (public and private) and developments within the community are subject to the intent of the Design Guidelines.





The following open space development goals establish the ethos for the project:

- Transform Mesa Verde project into a vibrant residential community that will meet the needs of a diverse population across a variety of income levels including families, seniors, and young professionals.
- Maintain the integrity of the natural environment through preservation of viable wildlife corridors, biological diversity, natural drainage channels and sensitive habitat areas.
- Develop community character that provides a relaxing setting for the residents and a comfortable and safe environment for children and seniors.
- Establish a unique identity within the open space fabric that offers a sense of pride to its residents and allows them to maximize their living experience.
- Build upon the site's striking topography and landforms by providing interpretive/educational areas and nature-inspired spaces within the park and trail systems.
- Celebrate the natural character of the existing site using organic compositions, untreated or minimally treated materials, and understated scale of built components.
- Utilize an informal design vocabulary that blends with the site's surroundings. Formal/architectural landscapes are allowed for key areas within the open space system that are intended to highlight specific components of the plan such as entrances, view corridors, public spaces, and etc.
- Create a pedestrian-friendly environment using a connected open space system of walks and trails that lead to destinations within the parks, schools and elevate the human connection with surrounding mesas and waterways.
- Maximize the open spaces uses with a diverse mix of active and passive recreation areas that cater to all age groups and interests.
- Design open spaces that promote an active lifestyle and encourage walkability, emotional wellness, and therapeutic outdoor experiences.



4.1.2 PLANNING CONTEXT

This document is intended to be utilized to establish aesthetic standards and guidelines for discretionary permit review and approval. These actions may include Subdivision Maps, Planned Development Permits, Site Development Permits, and other permitting actions. Future permits and subsequent development within Mesa Verde should be consistent with the intent of these Design Guidelines. The Mesa Verde Landscape Design Guidelines include numerous community features, such as monumentation, community signage, walls, fences, and trails that are intended to serve and enhance the entire community. The implementation of the Design Guidelines will influence and shape the design of each project within the

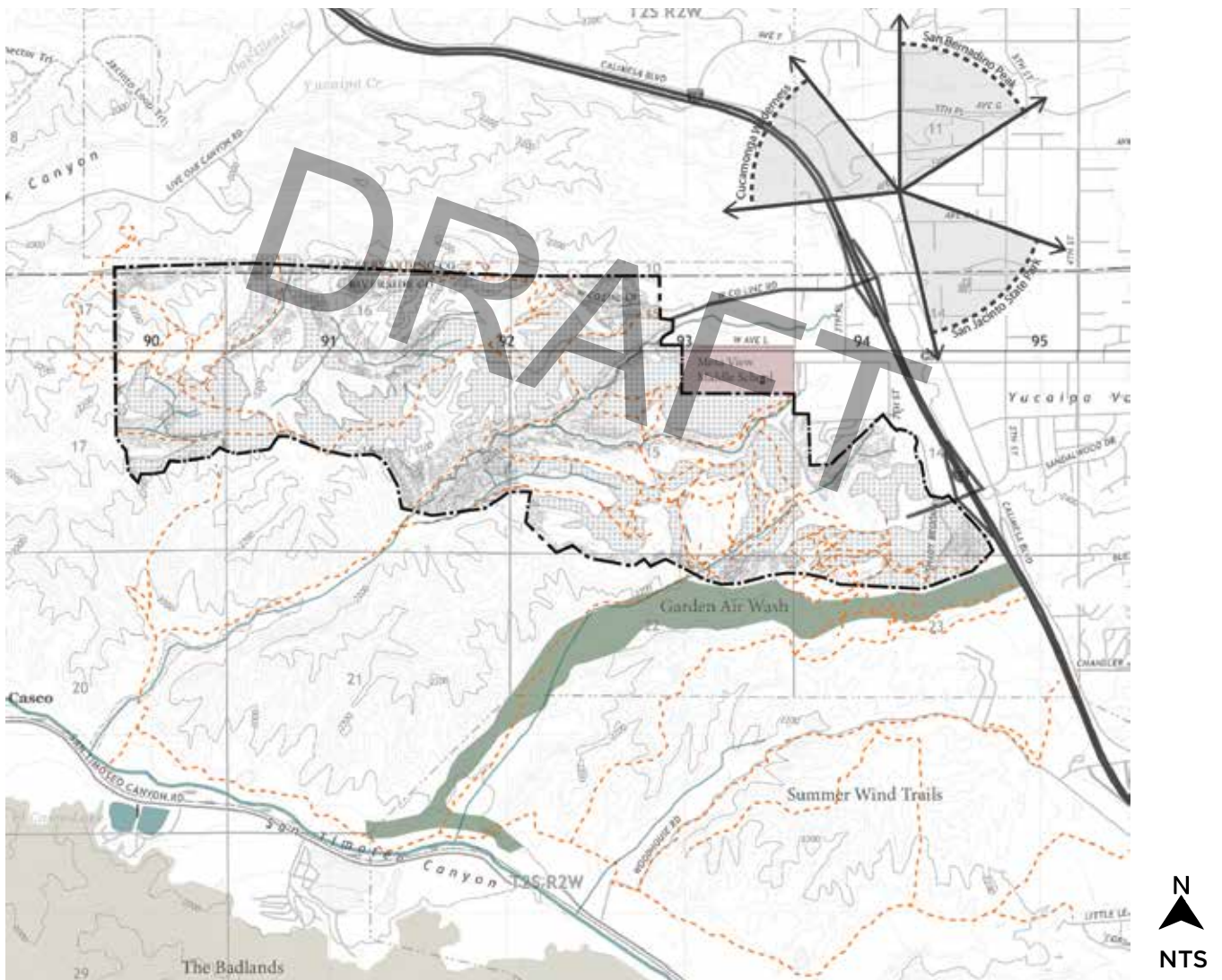


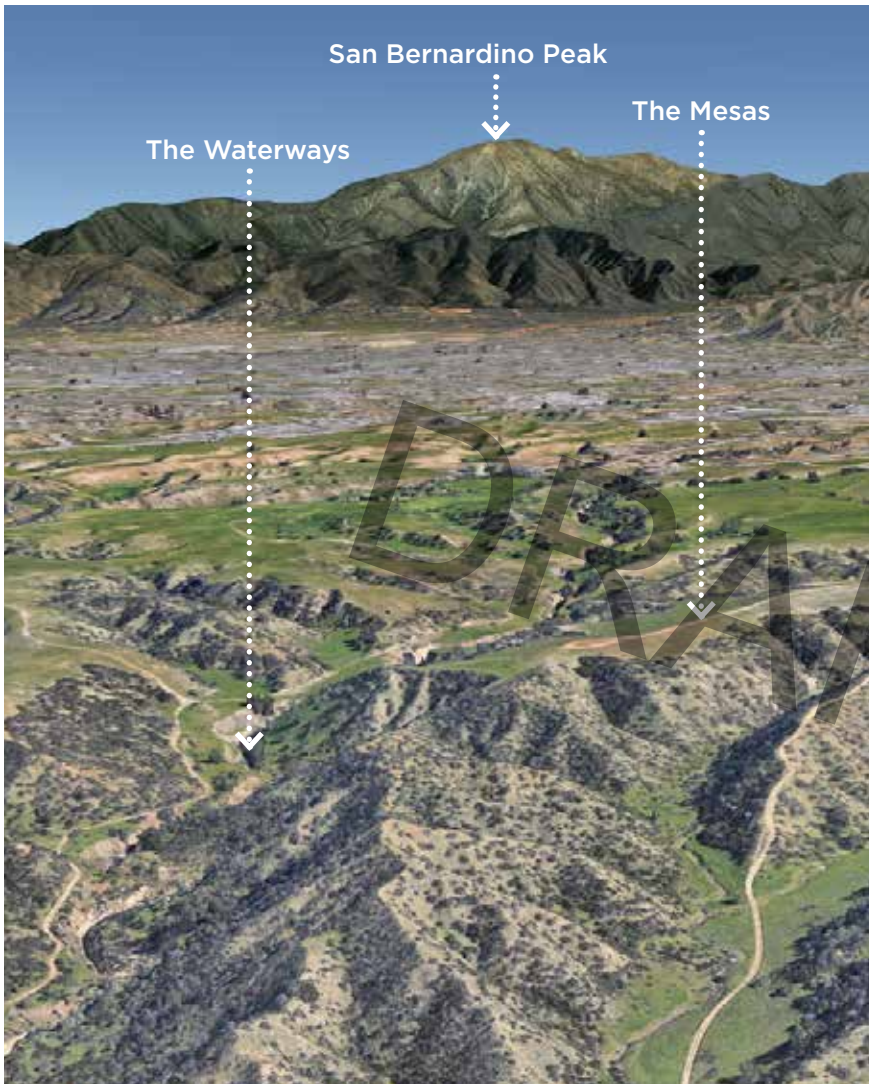
FIGURE 4-1: EXISTING NATURAL FEATURES



Source: El Casco & Yucaipa Quadrangle - USGS Topo, EIR Mitigation Map



SITE INFLUENCES



community.

The project site is characterized by dramatic geological formations including flat-topped hills or “mesas” with steep sides and large groupings of existing tree canopy. Vertical escarpments occur at low points between the mesas and allow water to travel through. Iconic peaks within the San Bernardino National Forest, Cucamonga Wilderness and Mt. San Jacinto State Park provide striking back drop on the northern, western and eastern sides.

The mesas and waterways represent the ecological importance of the site and function as a crucial component of the watersheds’ hydrologic cycle . The awe-inspiring view towards the backdrop mountain peaks provide an iconic symbol for the community. These components combined together have been highly influential factors in establishing the vision and goals for the community.



4.1.3 COMMUNITY LANDSCAPE THEME

The landscape theme for the Mesa Verde community is inspired by and builds upon the existing natural systems traversing through the project site. Given the location and topography, the project site lends itself to developing a community where natural areas and slope landscapes uniquely weave ‘in and out’ establishing a thriving “Human Ecology.”

Human Ecology theory holds that the quality of life of humans and the quality of their environment are interdependent. Adequate focus on both habitat reconstruction and human connectivity creates a mutually beneficial setting where the built component can achieve a restorative and welcoming hometown feel.

HABITAT RECONSTRUCTION

Utilizing naturally occurring environments, habitat preservation and reconstruction focuses on strengthening the native flora and fauna and allowing them to carry on their normal life processes. Open space design extends this concept to create awareness of ecological processes among community residents promoting positive relationship with their surroundings. The existing planting typologies are extended and/or restored within the disturbed areas to reestablish the native habitats lost to overgrazing activities of the last few decades. The planting design emulates the character of native landscapes including informal plant massing, a mix of deciduous and evergreen trees, naturalistic foundation of grasses, shrubs and perennials, wildflower ‘meadows’ and textured cactus and succulents. Leaf color changes and rotating periods of flower blooms provide a tapestry of color and texture that offer seasonal interest throughout the year.

HUMAN CONNECTIVITY

Human connectivity guides the development of open space infrastructure. The infrastructure provides seamless connectivity between the conservation areas and the mesas encouraging an open space-oriented lifestyle among the residents. The social spaces are embedded within this structure and establish an environment that promotes walking to destination spaces that offer myriad experiences and gathering opportunities. The social structure offers spaces to cater to different age and user groups including community wide gathering spaces, smaller groups such as families and small spaces for individual use. This ensures all groups have spaces that are adequately designed to cater to their specific group size needs.

HOMETOWN FEEL

The aesthetics and design of built-in landscape component are crucial in establishing a distinctive character for a community. Set amidst a functional native environment, vertical landscape elements (monumentation, signage, lighting, bridges, and park buildings) are proposed with a balanced massing of natural materials to extend a warm and welcoming hometown feel.

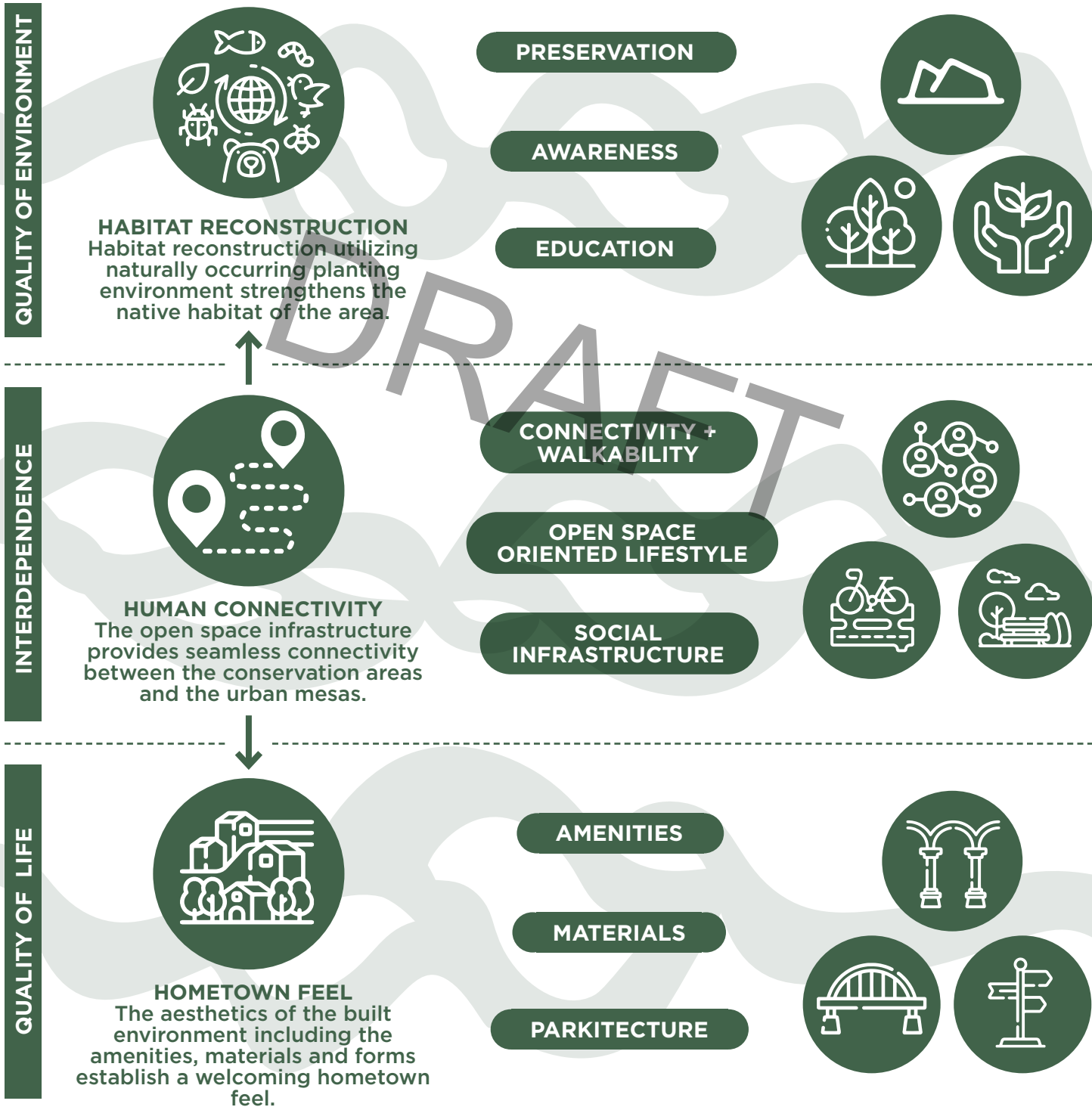
The following approaches help establish the vibe:

- Develop aesthetics that create an upscale and elegant “modern-rustic” style that radiates a relaxing and welcoming vibe,
- Incorporate natural, timeless materials such as stone, wood and raw/corten steel,
- Incorporate a palette of warm, neutral and earth tones,
- Integrate sleek industrial-inspired touches for an informal elegance across the project.



Establish a Thriving Human Ecology

Human Ecology theory holds that the quality of life of humans and the quality of their environment are interdependent.



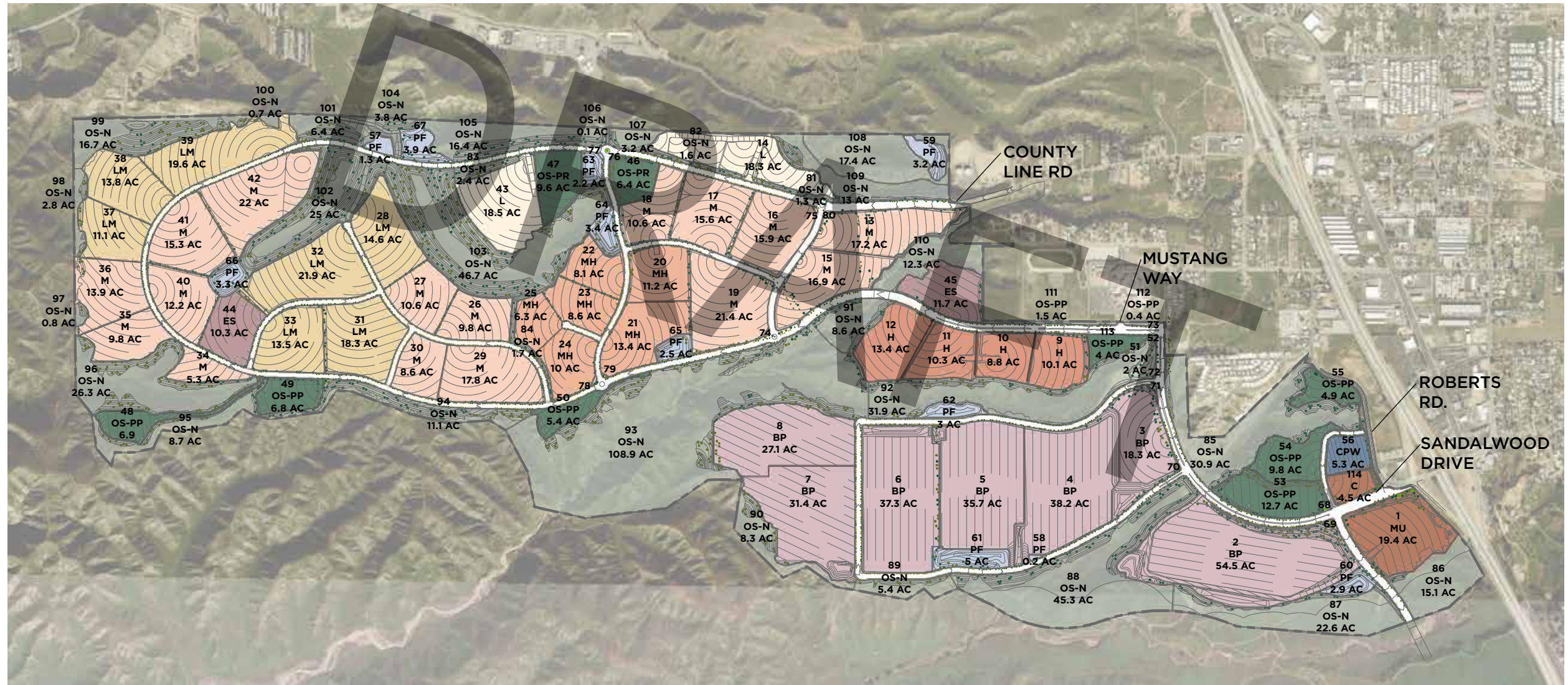


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4.2 LANDSCAPE DESIGN CRITERIA

4.2.1 CONCEPTUAL LANDSCAPE PLAN

Composed of a series of greenway typologies, the landscape plan proposes a connected system of conservation areas, trails, parks and basins providing safe pedestrian access to schools, commercial areas and the Business Park. While neighborhood edges blend with surrounding natural environments, the street network provides an impressive arrival in to the community integrating a natural hierarchy of streets towards the residential zone.



LANDUSE



FIGURE 4-2: OVERALL ILLUSTRATIVE LANDSCAPE PLAN

Source: El Casco & Yucaipa Quadrangle - USGS Topo



4.3 OPEN SPACE GREENWAYS MASTER NETWORK

4.3.1 COMPONENTS AND GOALS

Open spaces are a lifeline for a community. Access to both programmed and natural areas provide a source of recreation as well as respite for residents. A high quality and diversified open space system can help preserve significant environmental resources while protecting species and natural habitat while providing the residents with numerous health and social benefits.

Mesa Verde community is envisioned for exploring, with a variety of trails to trek and parks/respites to discover. The master network is composed of a diverse network of “Greenways” including:

- Park Greenways, and
- Trail Greenways (Promenade)

The spaces proposed within this network offers opportunities to retreat, gather, play, and learn, while the residents celebrate the land and develop an innate connection to it. The hierarchy of Greenways proposed for the project seek to achieve the following goals:

- Establish an “open space system approach” to accommodate a “connected” organization of greenways that maximize convenient access to a majority of residents. A “biophilic ribbon” is proposed in all parks to celebrate connectivity, provide access to individual amenities and organize wellness garden at strategic locations. Encourage shared connectivity for pedestrians and bicycles and strategize safe routes to schools.
- Provide experiential amenities and programming within each greenway typology that are tied to the site context/ view potential and build upon the needs of resident demographic/lifestyle.
- Incorporate respites along Promenade Greenways as quick stops, exploratory/ discovery moments, comfort nodes, view parks and social destinations.
- Vary programming focus within the different greenway zones encouraging residents to visit different spaces for different amenities.
- Allow variable spaces for individual use, family use and for larger community gatherings/events.
- Emphasize architecture as beacons within open spaces providing visual focus, shade, and indoor activity spaces.

This section discusses and describes various open space amenities that include private recreation/ public parks and trails structured within the “Greenways” system described above. Although Park Designs included in this section are conceptual, Figure 4-19: Park Greenways Infrastructure provides the specific park locations, amenities proposed, and connectivity with the overall Greenways network. Refer to Figure 4-4: Open Space Greenways Infrastructure for additional detail. Parks, both public and private, shall provide appropriately designed parking facilities in proportion to the needs generated by the varying types of amenities provided. Parks will be reviewed and approved during the Development Plan Review process and/or per an approved development agreement. The minimum number of parking spaces shall be provided for each type of park use is summarized with Figure 4-19: Park Greenways Infrastructure. Other parking requirements not identified within this Specific Plan shall follow Chapter 18.45 from the Calimesa Municipal Code, Off Street Parking requirements of the Zoning Code in effect at the time the project is submitted.

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TRAIL GREENWAY



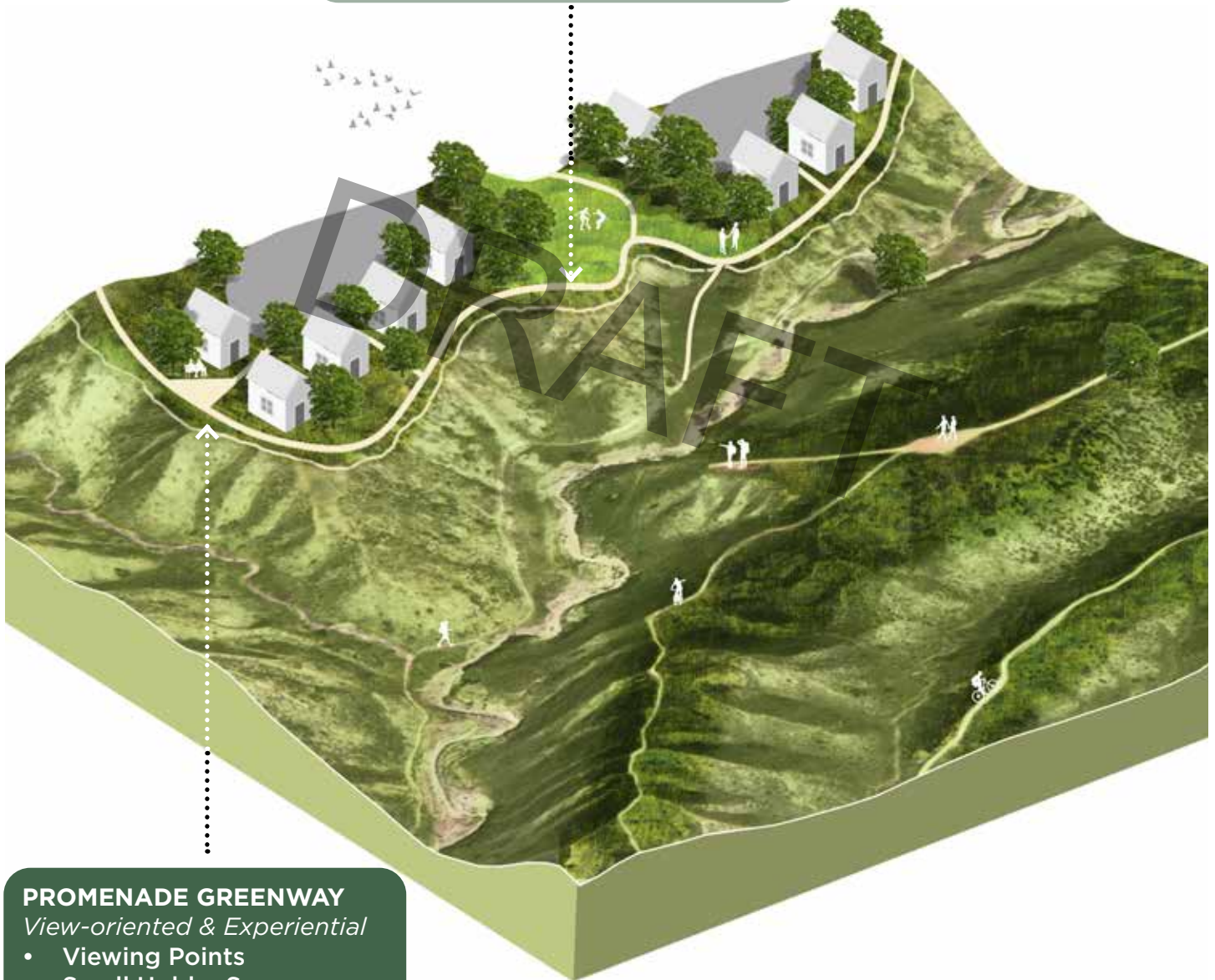
PARK GREENWAY



PARK GREENWAY

Recreation and Social Cohesion

- Sports (Ball Fields & Game Courts)
- Water Amenities
- High Impact Fitness
- Destination Tot Lots



PROMENADE GREENWAY

View-oriented & Experiential

- Viewing Points
- Small Hobby Spaces
- Intimate Gathering Spaces
- Pocket Parks

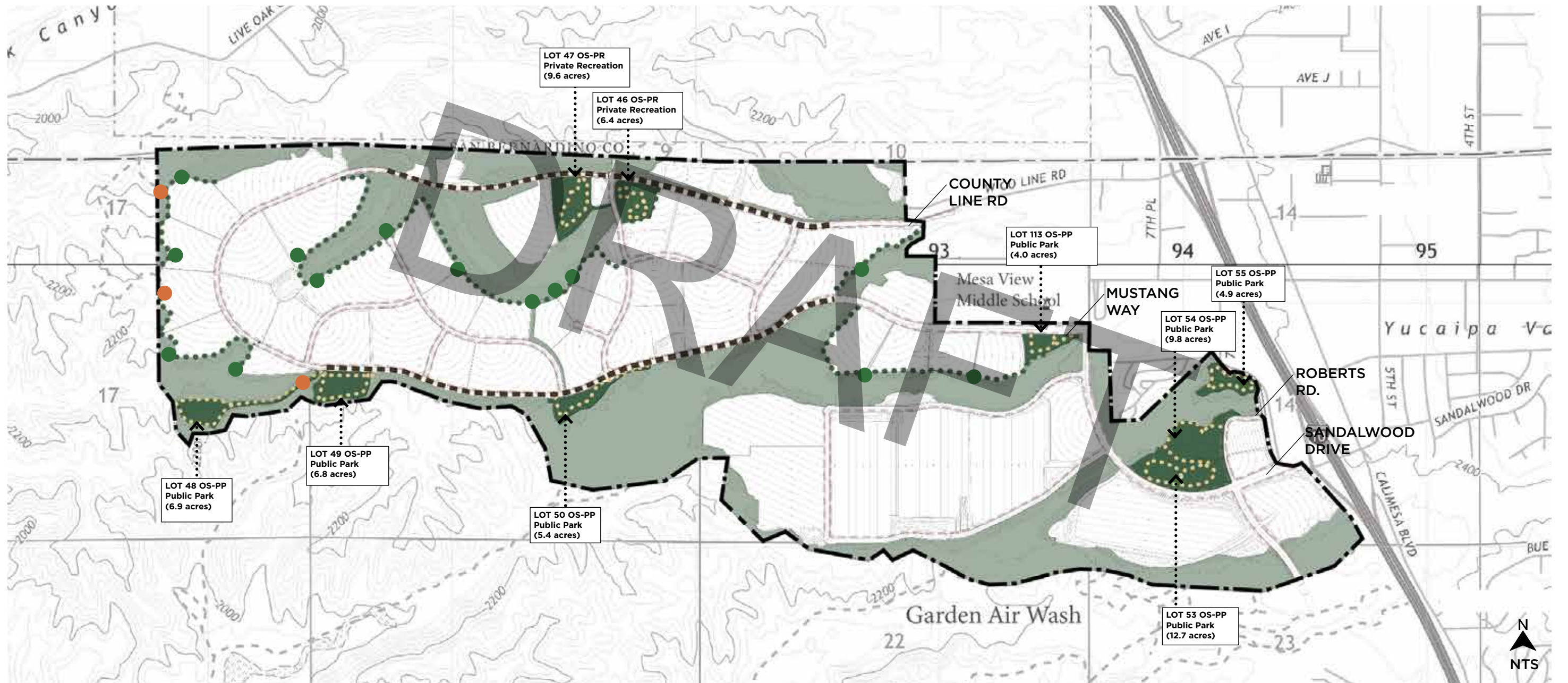
FIGURE 4-3: CONCEPTUAL GREENWAYS APPLICATION



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FIGURE 4-4: OPEN SPACE GREENWAYS MASTER NETWORK



TRAIL GREENWAYS

- Potential Promenade Greenways
- ▬▬▬▬▬▬ Potential Extended Pedestrian Zone

- Potential Scenic Overlooks
- Trailhead*

PARK GREENWAYS

- Parks
- Biophilic Ribbon

- Open Space
- Street Sidewalks
- Existing Trails outside Property Line

*Locations subject to change pending final design



4.3.2 TRAIL GREENWAYS

An extensive Trail Greenways system within Mesa Verde promotes alternative modes of transportation to residents. As designed, the trails are intended to connect neighborhoods within the community as well as to the surrounding areas. The trail system will offer students a safe and aesthetic route to school with minimal road crossings while also providing residents convenient connections to other site amenities including the mixed-use areas, Business Park, public and private parks, and the natural open space areas. To supplement the street system, which includes sidewalks and bike lanes, the following Trail Greenway systems have been incorporated within the community.

- Street Sidewalks / Bike Lanes
- Promenade Greenways
- Extended Pedestrian Zones
- Trailheads and Scenic Overlooks

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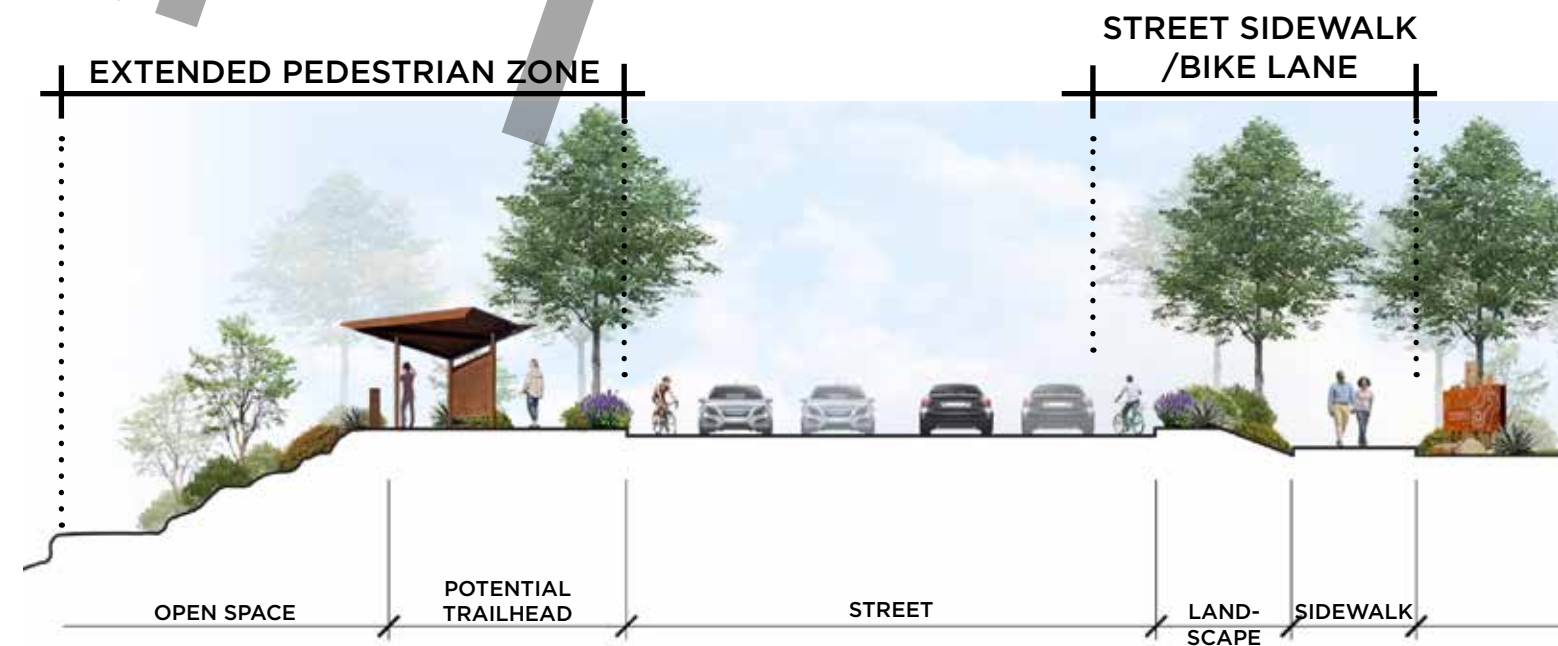


FIGURE 4-5: CONCEPTUAL TRAIL GREENWAYS

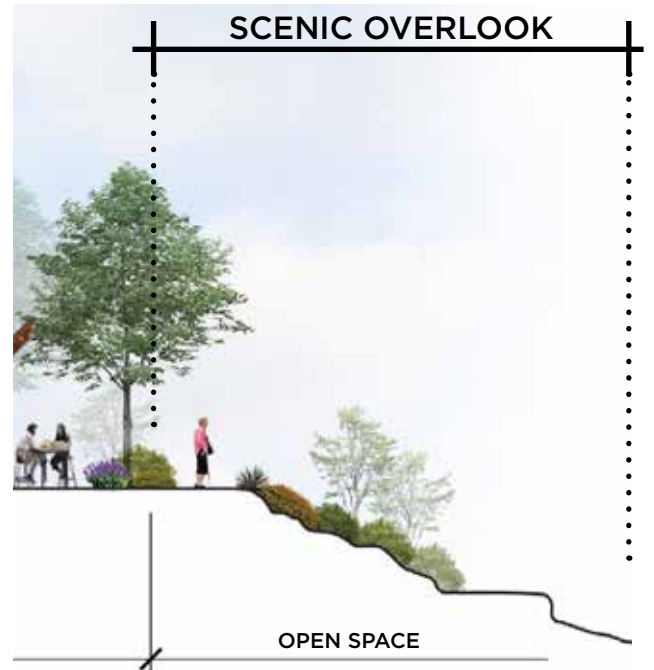


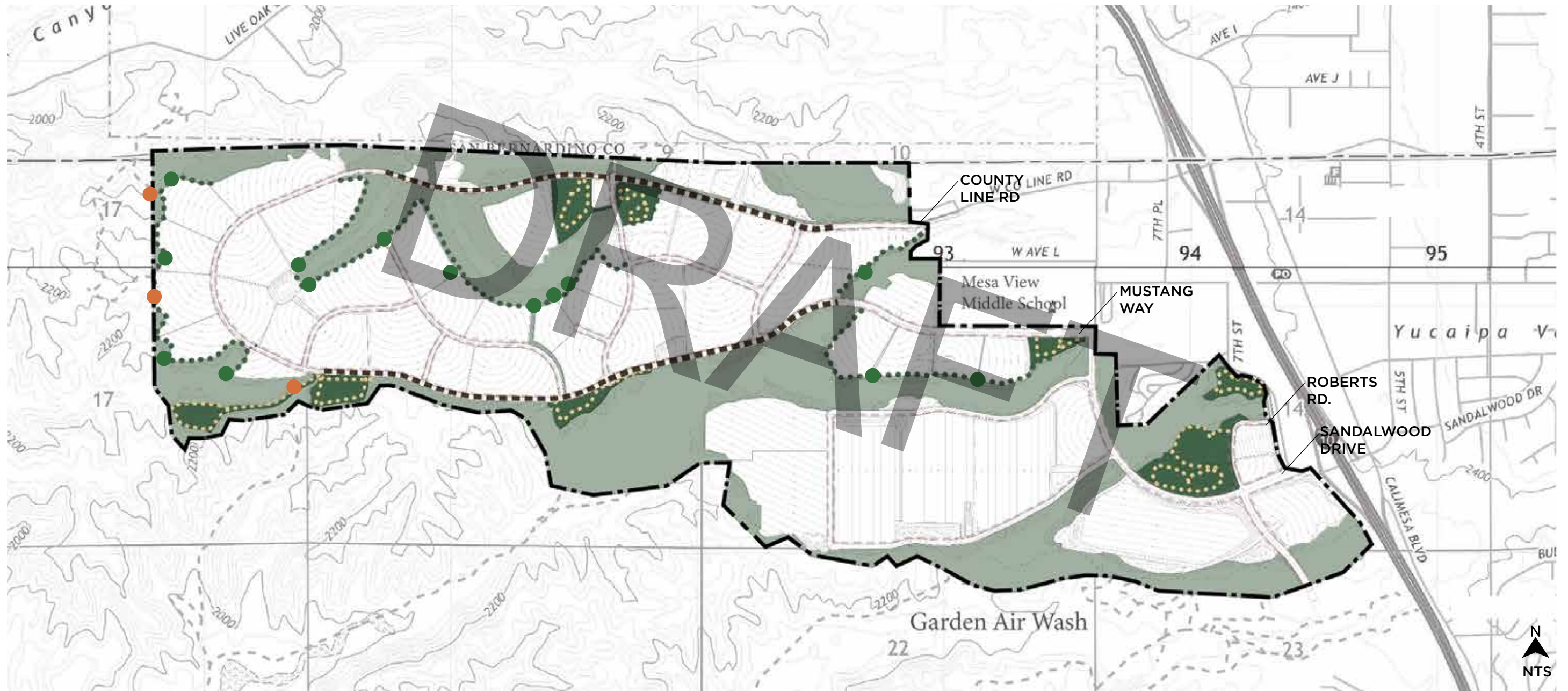
FIGURE 4-6: CONCEPTUAL SCENIC OVERLOOK



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FIGURE 4-7: TRAIL GREENWAYS INFRASTRUCTURE



- Potential Promenade Greenways
- Potential Extended Pedestrian Zone
- Potential Scenic Overlooks
- Trailhead*
- Open Space
- Street Sidewalk
- - - Existing Trails outside Property Line

*Locations subject to change pending final design



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PROMENADE GREENWAYS

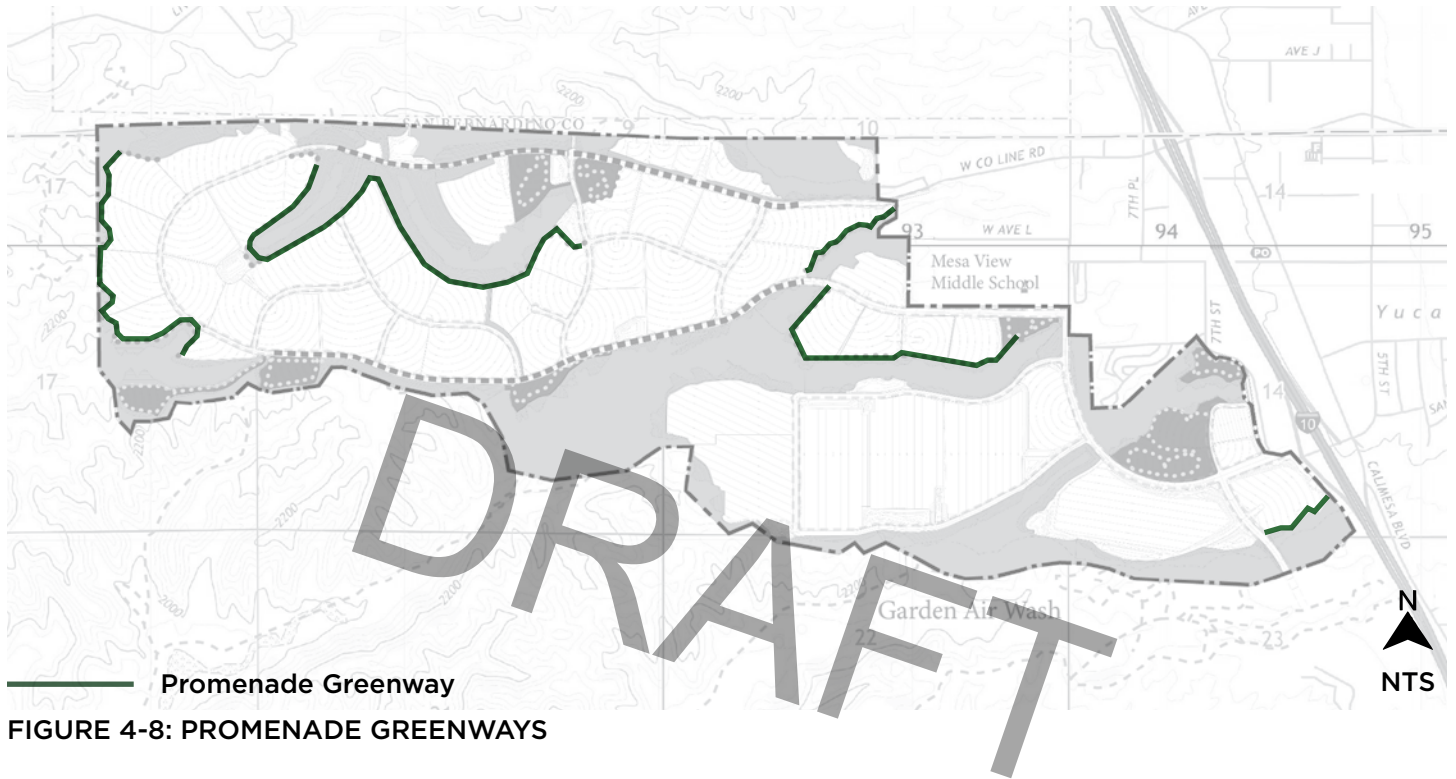


FIGURE 4-8: PROMENADE GREENWAYS



*Tree and ground plane plant material and density within the Promenade Greenways zone will be compliant with Fuel Modification Zone requirements.

FIGURE 4-9: TYPICAL PROMENADE GREENWAY SECTION



Promenade Greenways capture residual areas along site edges and allow a continuous pedestrian experience encouraging walkability, exploration and views towards undisturbed waterways. Small pocket parks or respites can be situated where possible to act as refuge areas designed to facilitate neighborhood scale activities and gathering. Distribution of these amenities between 1/8th to 1/4th mile would function as mile markers that encourage walkability and provide comfort for all age groups. Amenities suggested for this area may include:

- Seating/Viewing Areas
- Shade Pavilion
- Fitness Areas
- Flexible Lawn + Demonstration Gardens
- Small Play Respite (flora/fauna)
- Art & Sculpture



EXTENDED PEDESTRIAN ZONE

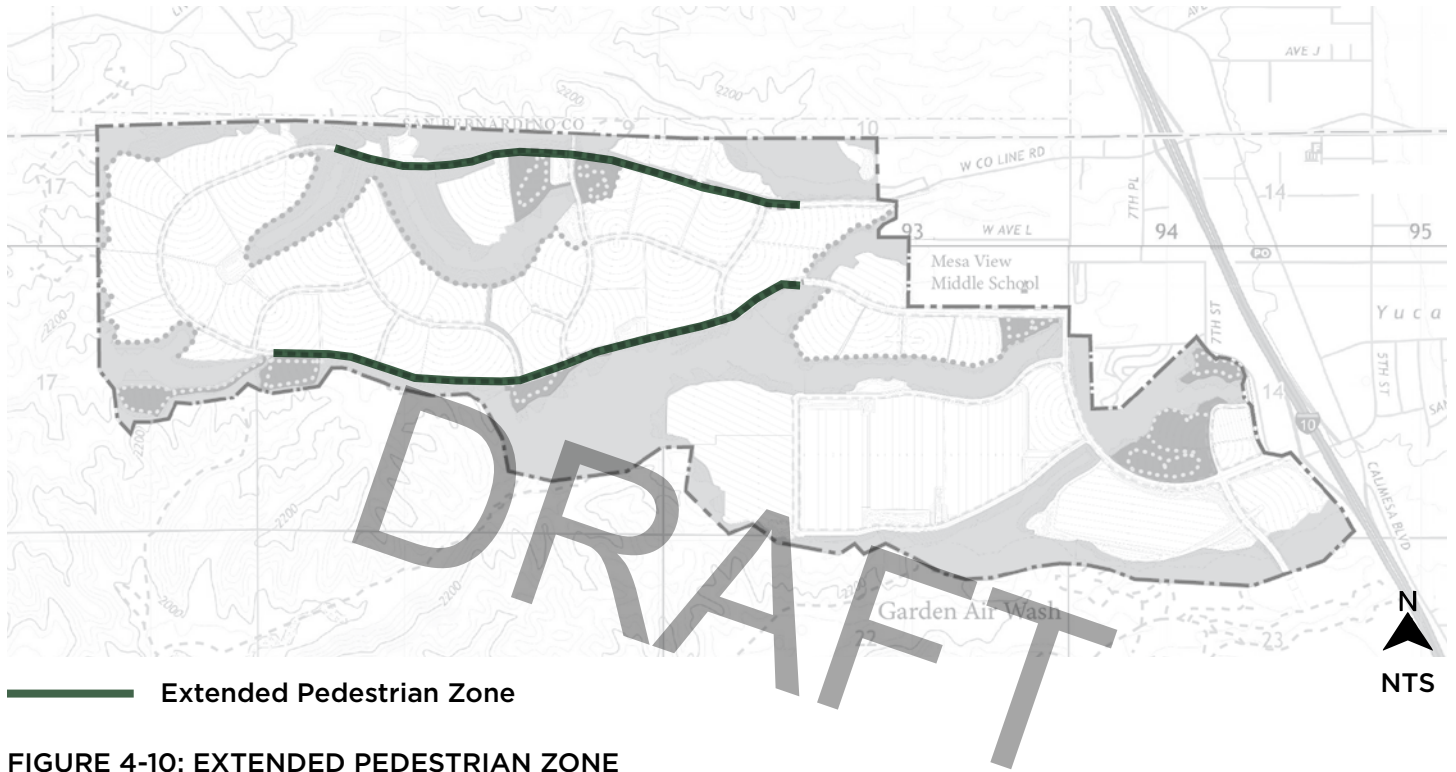


FIGURE 4-10: EXTENDED PEDESTRIAN ZONE

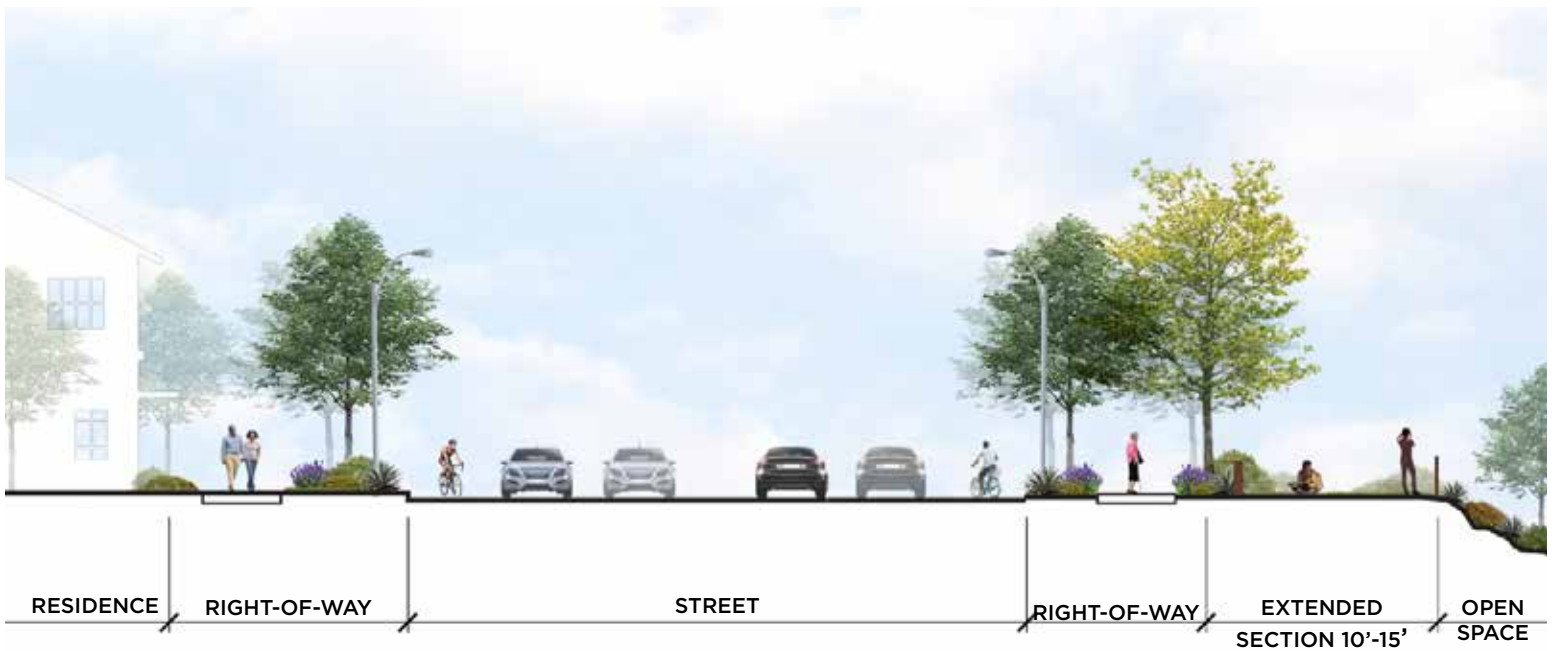


FIGURE 4-11: TYPICAL EXTENDED PEDESTRIAN ZONE SECTION



Extended pedestrian zones include critical streetside connectors that conveniently link different open space access points, view zones and parks. a 10'-15' wide area attached to the street right-of-way creates a pedestrian friendly zone that allows users to take a pause and experience the natural surroundings beyond just commuting between point "A" to point "B." This expanded zone also allows walkers and joggers to have some separation facilitating the open space oriented way of life.

These zones may include the following amenities:

- Specimen trees
- Small seating areas
- Viewing Areas
- Multi-purpose play seating
- Game Tables
- Bike respites
- Interpretive signage
- Guardrail





TRAILHEADS AND SCENIC OVERLOOKS

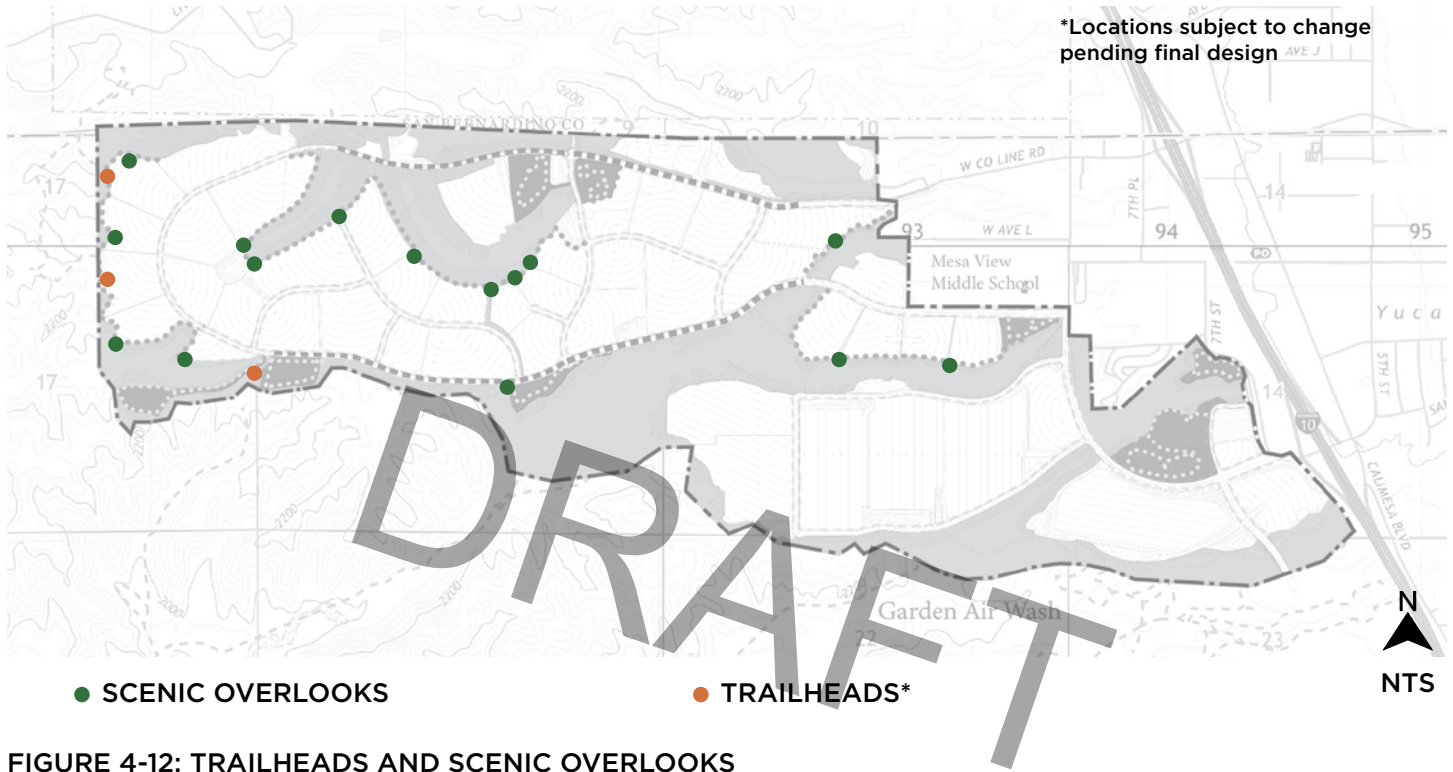


FIGURE 4-12: TRAILHEADS AND SCENIC OVERLOOKS



FIGURE 4-13: TYPICAL TRAILHEAD AND SCENIC OVERLOOKS SECTION



Trailheads and Scenic Overlooks will be a part of the overall Trail Greenway system.

Trailheads mark important locations including key start and stop points, and important trail crossings/ forks. The intent of the Scenic Overlooks is to celebrate the striking view to existing waterways and promote public awareness of surrounding natural topographic features and native flora and fauna.

Depending on space available, the trailheads may include a trailhead monument, seating, and an area for initiating and terminating hikes. These will be provided where feasible, limited by environmental and/or legal constraints. The scenic overlooks may include benches, informational signage, and guardrails as needed for safety. Final trailhead and overlook design and alignments will be determined during the subdivision map design and review process.





4.3.3 PARK GREENWAYS

Park greenways are structured as part of the overall greenways system offering views towards adjacent open spaces at some locations and conveniently located allowing residents to walk or bike to them. They function as the heart of the community with gathering spaces that cater at a community, family, and individual levels.

While providing neighborhood identity, recreational amenities, and synergistically working with school sites, all proposed park sites are planned to be interconnected through a network of promenade greenways and public sidewalks that provide pedestrians, hikers, and bicyclists access to the open space canyon trails.

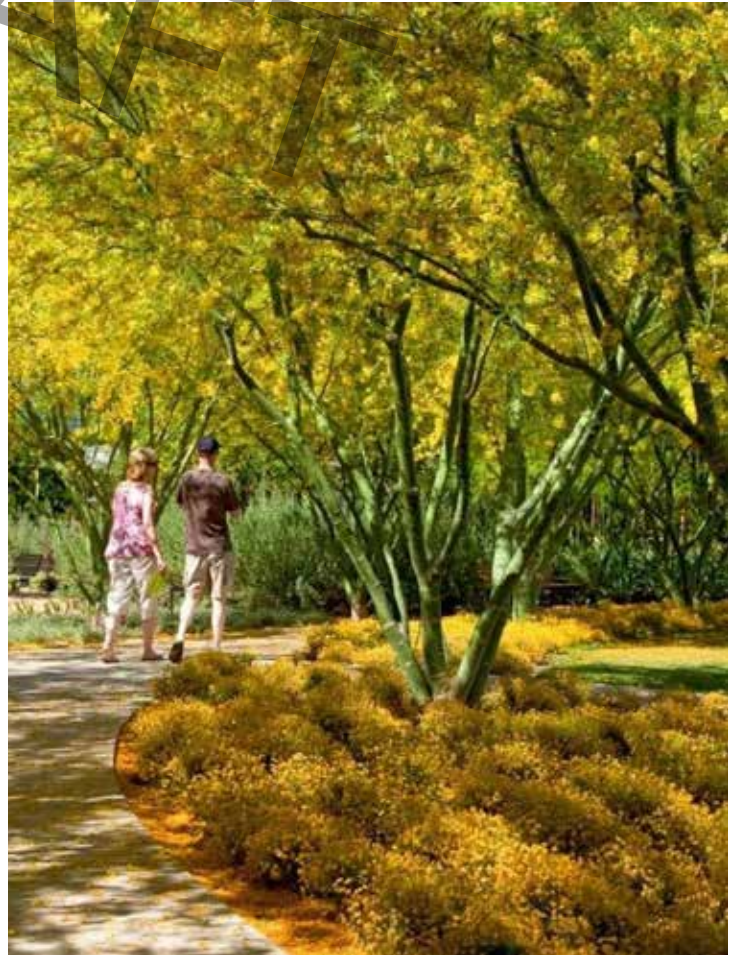
Designed with a multitude of amenities, that may include built structures, water amenities, sports fields, tot lots and signature programming, the spaces are geared towards learning, exploration, play and discovery. The site layout offers a variety of unique experiences within each park creating a variety geared to different activities and age groups. The suggested programming for the public parks maximizes flexibility during final design. Park designs as shown are conceptual and are intended to maximize sport facilities and fields. Final design will be determined by the Parks, Trails, and Community Services Commission with input from the public. All Park names provided in this section are recommendations only. Final park name selection will be determined by the City Council upon recommendation of the Parks, Trails, and Community Services Commission.

Examples of potential programming in parks include:

- Fitness Loop
- Sports Courts
- Game Tables & Courts
- Playground
- Splash Pad / Fountain
- Flexible lawn
- Shade Pavilion
- Dog Run
- Food truck venue
- Barbecues
- Seating & Dining Areas
- Event Plaza
- Outdoor Kitchen
- Performance Venue
- Pools and Spas
- Recreation Center/ Clubhouse
- Fireplace
- Art & Sculpture



FIGURE 4-14: CONCEPTUAL PARK GREENWAY SECTION

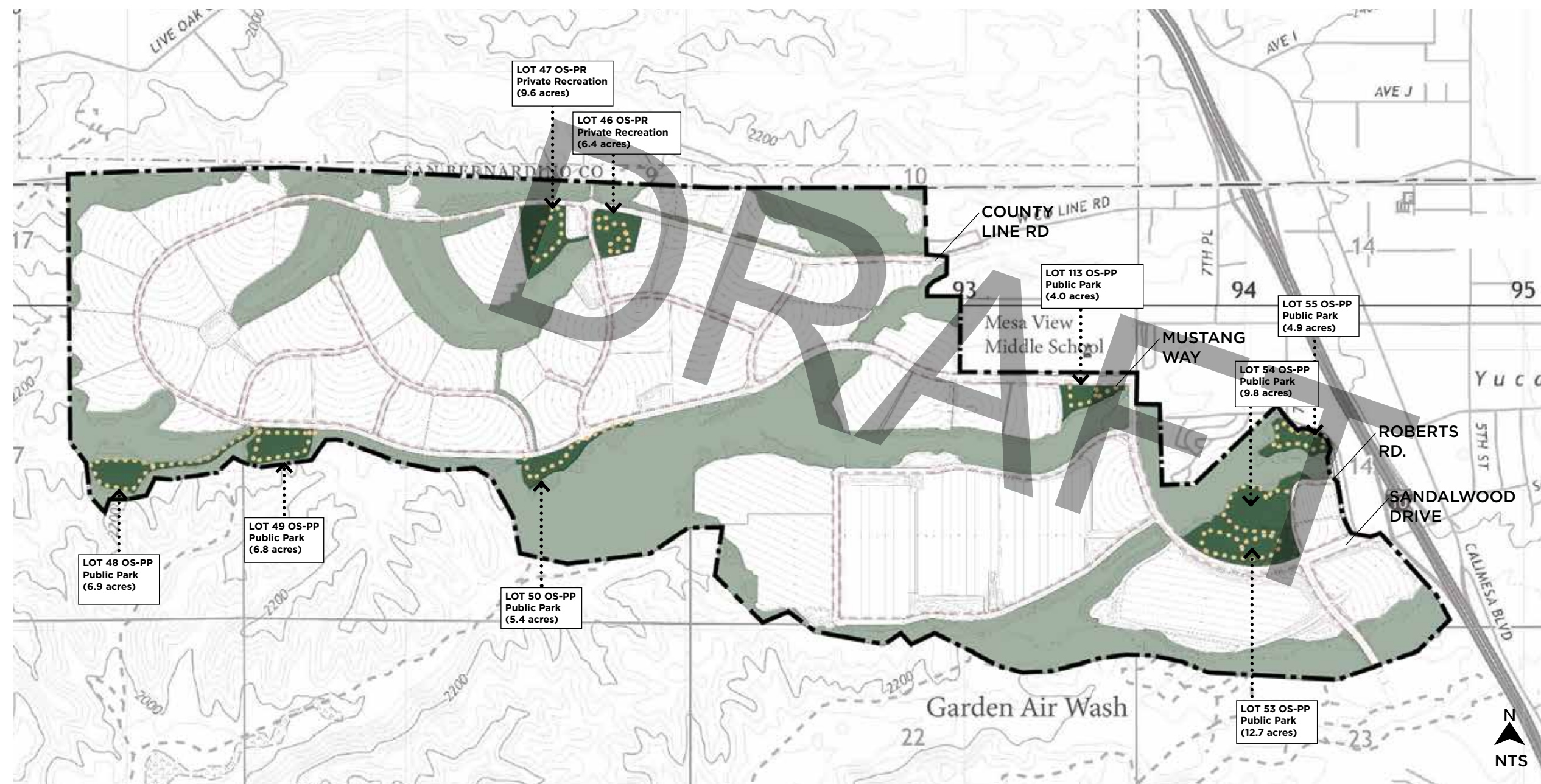




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FIGURE 4-15: PARK GREENWAYS INFRASTRUCTURE



PARK USE	NUMBER OF REQUIRED PARKING SPACES
BASEBALL FIELD	20 SPACES
SOCCER FIELD	20 SPACES
BASKETBALL COURT	4 SPACES
VOLLEYBALL COURT	4 SPACES
TENNIS COURT	3 SPACES
TOT LOT	2 SPACES
SWIMMING POOL/ SPA	1 SPACE/ 100 SQ FT

PARK GREENWAYS

- Park
- Biophilic Ribbon

- Open Space
- Sidewalk

Parking spaces required per use are for dedicated or permanent facilities. Parks may share parking lots with other park facilities that are adjacent or within proximity to accommodate park amenities and/or activities that necessitate extra parking during periods of peak use.



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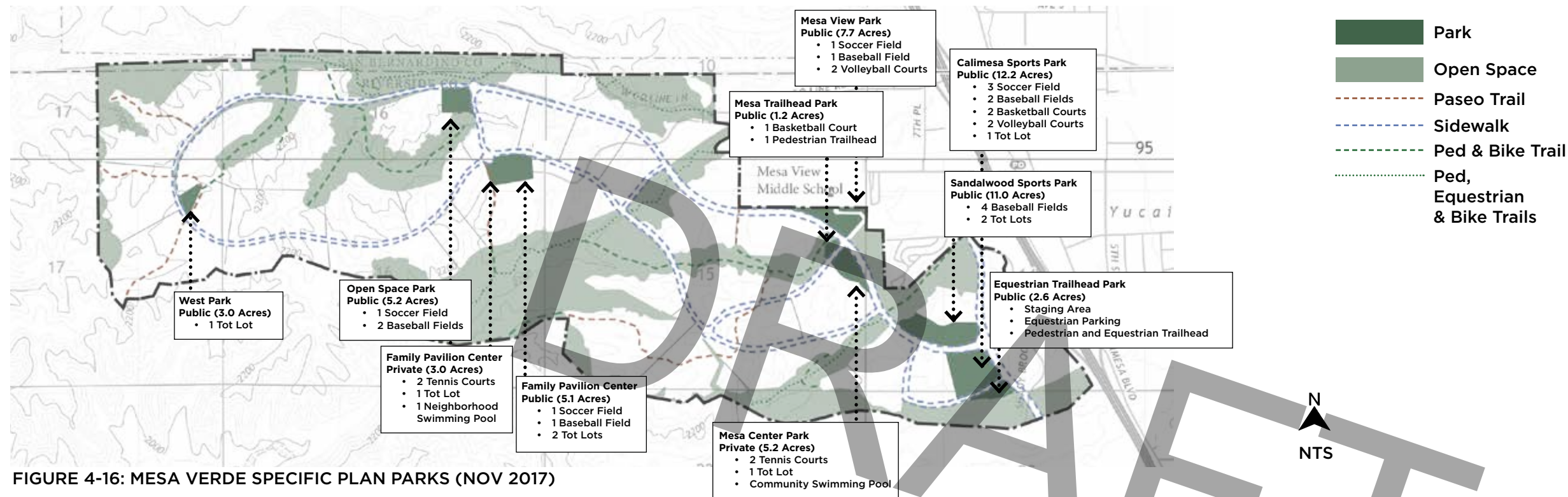


FIGURE 4-16: MESA VERDE SPECIFIC PLAN PARKS (NOV 2017)

PUBLIC PARK

SPECIFIC PLAN	TOTAL ACRES	47.9
	BASEBALL FIELD	6
	BASEBALL OVERLAY	4
	BASKETBALL	3
	SOCCER FIELD	4
	SOCCER OVERLAY	2
	TOT LOT	6
	VOLLEY BALL	4
TRAILHEAD	2	

PRIVATE RECREATION

SPECIFIC PLAN	TOTAL ACRES	8.2
	POOL	2
	TENNIS	4
TOT LOT	2	

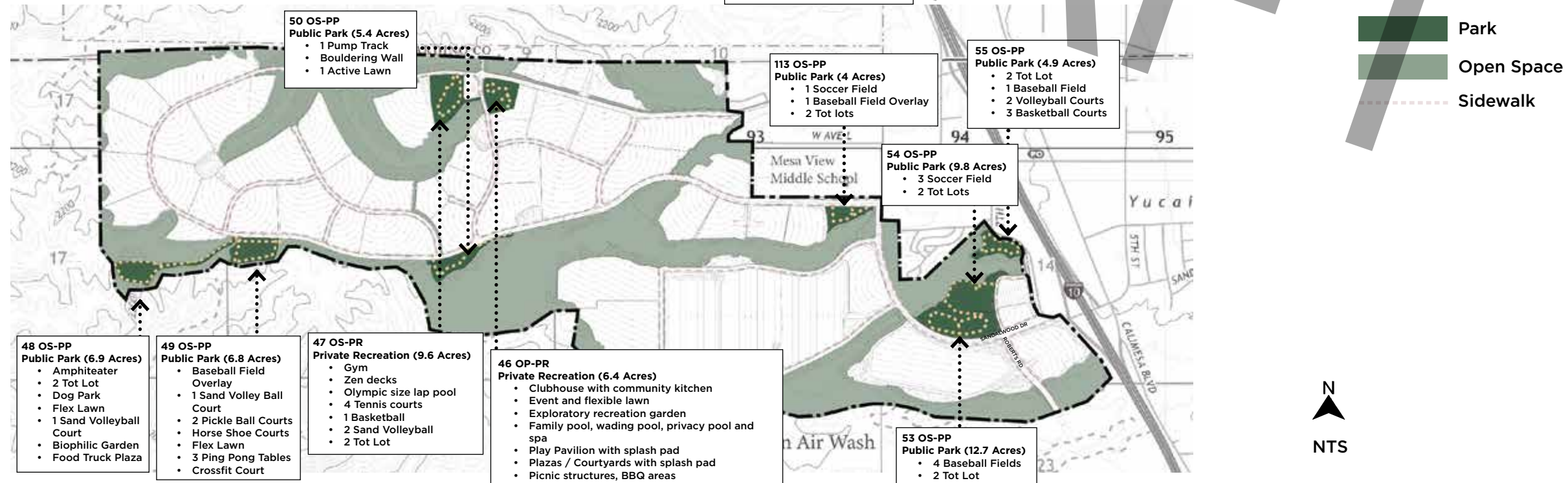


FIGURE 4-17: MESA VERDE - SPECIFIC PLAN AREA 2 AMENDMENT 2

PUBLIC PARK

PROPOSED	TOTAL ACRES	50.5	+2.6
	BASEBALL FIELD	5	-1
	BASEBALL OVERLAY	2	-2
	BASKETBALL	3	0
	SOCCER FIELD	4	0
	SOCCER OVERLAY	1	-1
	TOT LOT	10	+4
	VOLLEY BALL	4	0
POTENTIAL TRAILHEAD	7	+5	

PRIVATE RECREATION

PROPOSED	TOTAL ACRES	16.1	+7.9
	POOL	4	+2
	TENNIS	4	0
	TOT LOT	2	0
	VOLLEYBALL	2	+2
BASKETBALL	1	+1	

Note:
Additional amenities are suggested for the park; see park enlargement for detail.



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PAVILION PARK
LOT 55 OS-PUBLIC PARK (4.9 ACRES)



FIGURE 4-18: LOT 55 OS-PUBLIC PARK PLAN

- ① Baseball Fields (Little League)
- ② Basketball Courts
- ③ Sand Volleyball Courts
- ④ Gateway Pavilion
- ⑤ Gateway Overlook
- ⑥ Parking Lot (46 Spots)
- ⑦ Market Place Plaza
- ⑧ Food Truck Plaza
- ⑨ Tot Lot (2-5)
- ⑩ Tot Lot (5-12)
- ⑪ Flex Lawn



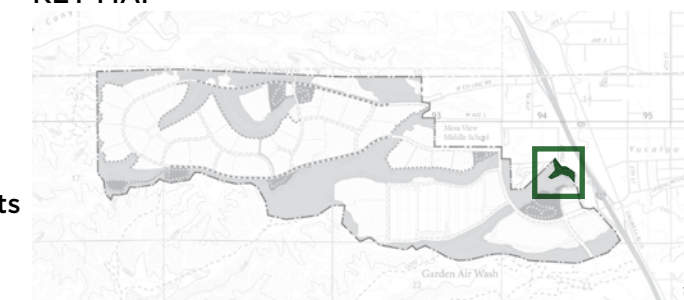
Due to its unique location, Pavilion Park builds upon the opportunity to provide a portal towards both the city and the community. The proposed pavilion creates a distinctive visual landmark from the freeway providing an introduction to the community of Mesa Verde. It is strategically located for easy accessibility from the city of Calimesa's downtown area and has regional access with its close proximity to the sandalwood drive interchange.

Utilizing a sequence of shade structures and site walls embedded in the park slopes that support entry monumentation, the park provides a series of ball fields and play courts. The park will provide a venue for community sports leagues, schools, and residences of Mesa Verde and Calimesa to compete/take part in various athletics.

This park may include the following amenities:

- Play fields such as baseball and soccer fields, basketball and sand volleyball courts (may be lighted for night time use)
- Shade structures and/or bleachers for spectators
- Sports pavilion with restrooms
- Shade picnic structures with bbq
- Tot lot (active play)
- Open turf or decomposed granite courts
- Parking lot

KEY MAP





SUMMIT PARK
 LOT 54 OS-Public Park (9.8 Acres)

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FIGURE 4-19: LOT 54 OS-PUBLIC PARK PLAN

LEGEND

- | | |
|--------------------------|--------------------------|
| ① Soccer Field (U13) | ⑧ Soccer Field (U11) |
| ② Shade structures | ⑨ Restroom Building |
| ③ Tot lot (active play) | ⑩ Access to Gateway Park |
| ④ Flexible Lawn | ⑪ Overlook Lawn |
| ⑤ Parking Lot (76 Spots) | ⑫ Picnic Area |
| ⑥ Drop-off Area | ⑬ Exploratory Garden |
| ⑦ Overlook | ⑭ Monumentation |

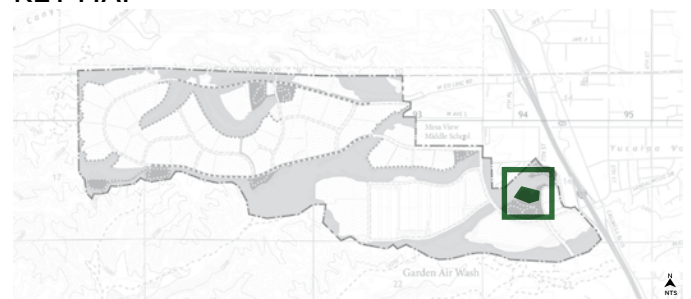


Summit Park is located along Roberts Road and adjacent to Pavillion and Gateway Parks. The park is part of the visual open space connection along this community entry road and adds to the visual relief of the Community's entry statement. Structured within the biophilic ribbon that connects the different soccer fields, this park provides exceptional views towards the conservation area located toward the north. The north and west edge include areas for exploration with an age separated tot lot, small viewing respites, gardens and small lawn areas for casual play.

The park and may include the following amenities:

- Soccer fields
- Tot lot (nature play)
- Group picnic structures and BBQ areas
- Respite/Viewing areas
- Shade Structures
- Open turf areas for casual picnicking and play
- Restroom Building

KEY MAP





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GATEWAY PARK
LOT 53 OS-PUBLIC PARK (12.7 ACRES)



FIGURE 4-20: LOT 53 OS-PUBLIC PARK PLAN

LEGEND

- | | |
|----------------------------------|-------------------------|
| ① Baseball Field (Little League) | ⑥ Flexible lawn |
| ② Parking (90 Spots) | ⑦ Restroom |
| ③ Tot Lot | ⑧ Access to Summit Park |
| ④ Shade Structure | ⑨ Park Monumentation |
| ⑤ Gathering Area | |

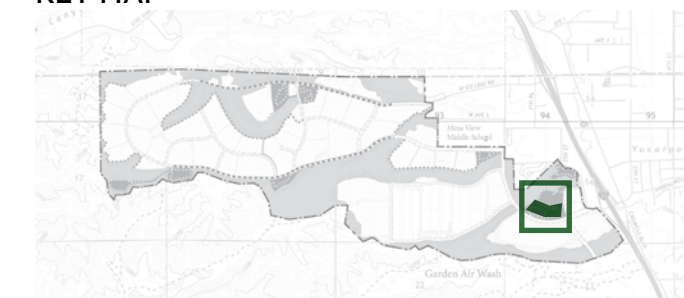
Gateway Park is a public park located along Sandalwood Drive and adjacent to Summit Park. The park further adds to the visual open space and activates the drive through the community entrance zone. Structured within the biophilic ribbon that connects the different ball fields and provides connection through the slope to the park to its north, this park provides a venue for community sports leagues and residents of Mesa Verde/City of Calimesa to compete and take part in.

The park may include the following amenities:

- Baseball fields
- Tot lot
- Group picnic structures and BBQ areas
- Shade Structures
- Open turf areas for casual picnicking, general play and pickup sports
- Restroom Building



KEY MAP





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DISCOVERY CREEK PARK
LOT-113 OS-PUBLIC PARK (4.0 ACRES)



- LEGEND**
- 1 Baseball Overlay (Pinto League)
 - 2 Soccer Field (U10)
 - 3 Tot Lot (2-5 and 5-12)
 - 4 Parking Lot (44 Spots)
 - 5 Shade Structure
 - 6 Council Ring Activity Area (Outdoor Classroom)
 - 7 Foot Bridge
 - 8 Dry Creek
 - 9 Restroom
 - 10 Homework Court
 - 11 Turnaround/Drop-Off
 - 12 View Respite
 - 13 Monumentation



Discovery Creek Public Park is dedicated for the community's younger demographic due to its location adjacent to Mesa Verde Middle School and proposed elementary school. The site is designed as a series of learning gardens where children can learn more about nature and different science concepts. These include water and sand play at the tot lot, landforms, light and shadow, astronomy, and the arts. Planting palette selection is guided by the local pollinator species in an effort to protect and educate children about native habitats and local wildlife.

Flexible spaces are integrated along the sports fields for spectators, families, and friends to allow leisurely experience during games and events. Overall, the park has a recreation core that caters to wide range of age groups. The park may include the following amenities:

FIGURE 4-21: LOT 113 OS-PUBLIC PARK PLAN



- Nature Play (boulders, dry river, sand, water, foot bridges)
- Art Chalkboard
- Soccer Field
- Baseball Field Overlay
- Tot Lot
- Light and Shadow Play (patterns, sundial)
- Outdoor Learning Panels and Structures
- Homework Court
- Flexible Plaza
- Picnic Pavilions





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THE HANGOUT TRAILS
LOT 50 OS-PUBLIC PARK (5.4 ACRES)



FIGURE 4-22: LOT 50 OS-PUBLIC PARK PLAN

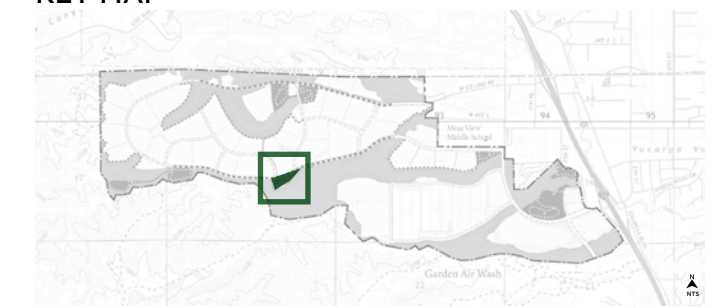


This park is a must-visit destination for outdoor enthusiasts. The park offers stunning views of the surrounding waterways, making it the perfect spot for a picnic or a leisurely stroll as well. The pump track is designed for the adventure-seeker. It winds through the park with obstacle courses that offer a thrilling ride. The park also features bouldering walls, providing a challenging and fun workout for climbers of all levels. The park pavilions offer spaces to hangout and gathering. The eastern end is a quiet zone with walking paths that meander through planted mounds. Small respites with seating are located along the park edge to facilitate viewing and bird-watching.

Park amenities may include:

- Pump Track
- Bouldering Wall
- Pavilion
- Landform Garden
- Flexible Lawn
- Biophilic Trail

KEY MAP





PULSE PARK
LOT 49 OS-PUBLIC PARK (6.8 ACRES)

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FIGURE 4-23: LOT 49 OS-PUBLIC PARK PLAN





LEGEND

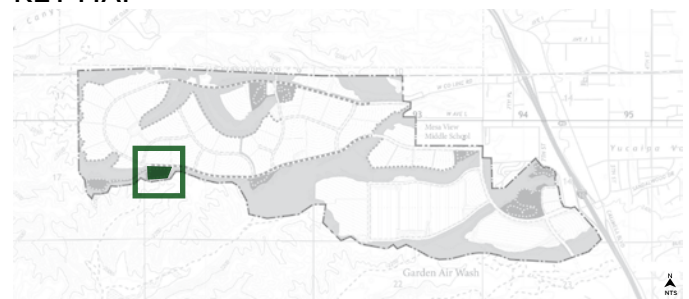
- ① Sand Volleyball Court
- ② Parking (45 Spots)
- ③ Workout Respite
- ④ Flex Lawn
- ⑤ Group Workout Area
- ⑥ Pickle Ball
- ⑦ Ping Pong Court
- ⑧ Horse Shoe Court
- ⑨ BBQ
- ⑩ Fire Pit
- ⑪ 1/3 Mile Circuit
- ⑫ Sand Volleyball Court
- ⑬ Biophilic Trail
- ⑭ Restroom Building
- ⑮ Baseball Field Overlay



Pulse Park is focused on fitness oriented recreation. The park features a biophilic trail for runners and walkers alike, providing a naturalized connection to the surrounding environment. At the end of the trail and overlooking surrounding open space, there is a shade structure with bbq that offer opportunities for picnics, barbecues and social gatherings. The central area of the park includes pickle ball courts and a flexible lawn area, providing ample space for physical activity and relaxation. The game space provides spaces for horseshoe and ping-pong. There is a large group workout area that allows a container/airstream to be brought in occasionally for fitness classes. The park also includes seating respites with fire pits to relax while enjoying the beautiful views and peaceful surroundings. Park amenities may include:

- Baseball Field
- Sand Volley Ball Courts
- Pickle Ball Courts
- Horse Shoe Courts
- Flex Lawn
- Ping Pong Tables
- Crossfit Court
- Workout Stations
- 1/3-mile Biophilic Trail

KEY MAP





MESA PARK
LOT 48 OC-PUBLIC PARK (6.9 ACRES)



FIGURE 4-24: LOT 48 OS-PUBLIC PARK PLAN

LEGEND

- ① Food Truck Parking
- ② Flexible Lawn
- ③ Amphitheater
- ④ Pavilion
- ⑤ Sand Volleyball Court
- ⑥ Tot Lot
- ⑦ Dog Park
- ⑧ View Court
- ⑨ Potential Trailhead/ Access
- ⑩ Parking (55 Spots)
- ⑪ Biophilic Ribbon
- ⑫ Restroom Building



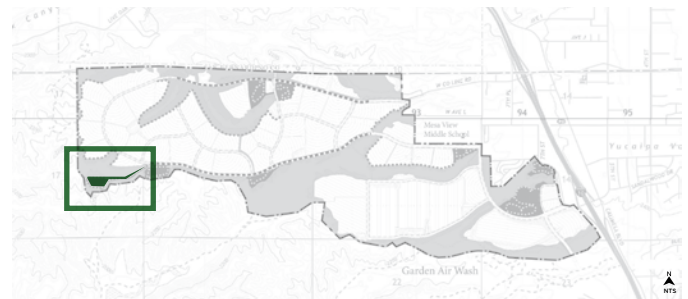


Mesa Park is designed to showcase the natural beauty of the area and provide a connection for residents to their local surroundings. The park features a variety of amenities, including a biophilic trail that seamlessly connects different areas of the park while also providing a sense of visual and auditory separation. This trail ultimately leads visitors to the park’s centerpiece, a pavilion located at the highest point that offers breathtaking views of the open space and the surrounding community. The park also features an amphitheater that offers stunning views of the gorge below, making it the perfect backdrop for music performances or productions. The attached lawn area can be used for a variety of activities or as overflow seating and picnicking. Additionally, the park includes a tot lot and a dog park that are nestled closer to the ridge, ensuring that children and dogs are kept away from the gorge. Park amenities may include:

- Amphitheater
- Tot Lot
- Dog Park
- Flex Lawn
- Volleyball
- Biophilic Garden
- Food Truck Plaza



KEY MAP





THE CLUBHOUSE
LOT 47 OS-PRIVATE RECREATION (9.6 ACRES)



LEGEND

- ① Parking Lot (88 Spots)
- ② Basketball Court
- ③ Volleyball Sand Court
- ④ Tot Lot
- ⑤ Olympic Pool
- ⑥ Zen Deck
- ⑦ Pool/Restroom Building
- ⑧ Vitality Pool
- ⑨ Gym/ Recreation Center
- ⑩ Restroom
- ⑪ Biophilic Ribbon
- ⑫ Tennis Court
- ⑬ Courtyard
- ⑭ Flexible Lawn

FIGURE 4-25: LOT 47 OS-PRIVATE RECREATION PLAN

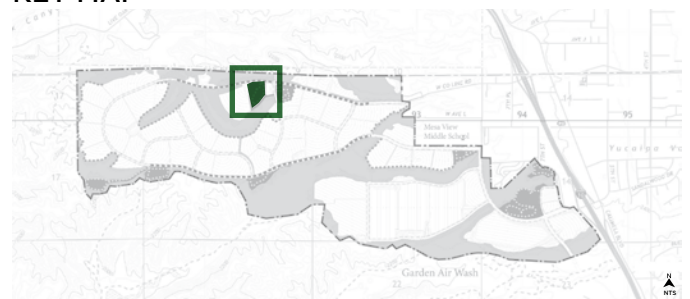


A fitness-oriented wellness park, the purpose of the Gym/Recreation Center is to provide a fitness venue along with a multi-purpose room for community events. The different fitness zones are oriented towards pulse (heart) fitness, zen (mental) fitness, water wellness and play (social) fitness. The gym/recreation center will be accessible to the Mesa Verde Community only and may include the following amenities:

Park amenities may include:

- Gym/Recreation Center with activity rooms
- Restrooms/change rooms, storage, and pool equipment room
- Play Pavilion may include office space, restrooms, and storage
- Plazas / Courtyards with splash pad
- Zen decks (yoga, tai chi, meditation etc.)
- Olympic size lap pool and vitality pools
- Tennis courts (may be lighted)
- Crossfit court/ lawn
- Basketball and Sand Volleyball
- Age separated tot lots
- Picnic structures, BBQ areas
- Parking lot

KEY MAP





LEISURE GARDENS
LOT 46 OS-PRIVATE RECREATION (6.4 ACRES)

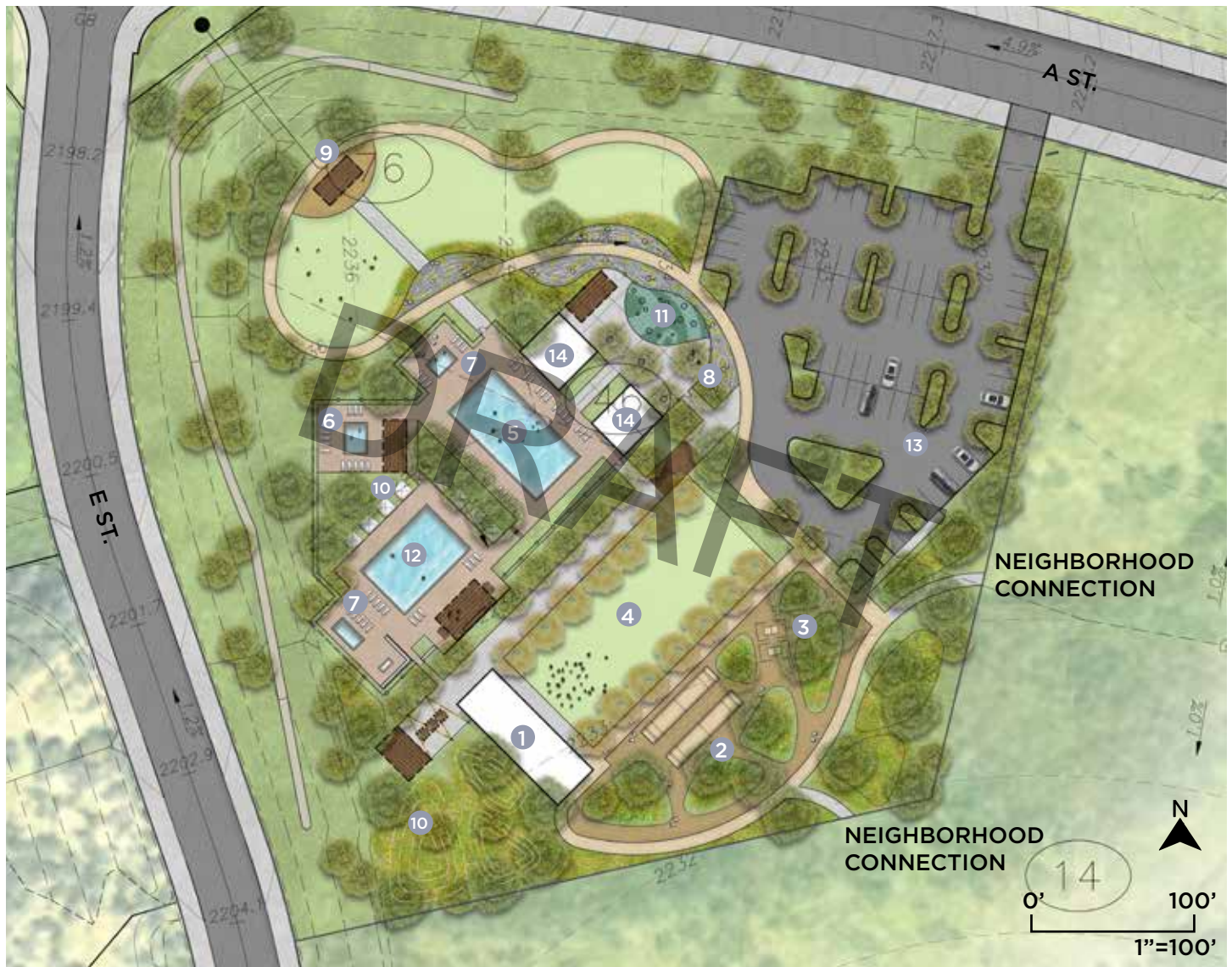


FIGURE 4-26: LOT 46 OS-PRIVATE RECREATION PLAN

LEGEND

- | | |
|-------------------|-------------------------------|
| ① Club House | ⑧ Dry River Play |
| ② Bocce Ball | ⑨ Shade Structure with Picnic |
| ③ Ping Pong Table | ⑩ Dining/Catering Area |
| ④ Event Lawn | ⑪ Splash Pad |
| ⑤ Family Pool | ⑫ Privacy Pool with Bar |
| ⑥ Wading Pool | ⑬ Parking (71 Spots) |
| ⑦ Spa | ⑭ Pool/Restroom Building |

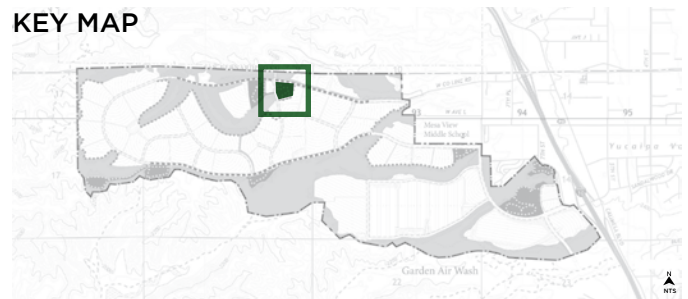


Envisioned as a grand event space for the community, the park boasts of an iconic clubhouse structured around community recreation activities. The building orients towards the San Bernardino Peak with a large great lawn in the foreground. An exploratory garden with planting beds, DG walkways and leisure games provides year round recreation. The clubhouse includes a separate community kitchen with a dedicated dining court for intimate receptions. The pool area may include a family and wading pool, a privacy pool and spa. An outdoor plaza provides water play for children to include a splash pad and dry river.

Park amenities may include:

- Clubhouse with community kitchen
- Event and flexible lawn
- Exploratory recreation garden
- Family pool, wading pool, privacy pool and spa
- Restrooms/change rooms, storage, and pool equipment room
- Play Pavilion with splash pad
- Plazas / Courtyards with splash pad
- Picnic structures, BBQ areas

KEY MAP



4.4 BUILT ENVIRONMENT

4.4.1 COMPONENTS OF BUILT ENVIRONMENT

At Mesa Verde, the aesthetics of the built environment including the amenities, materials and forms establish a welcoming hometown feel. While the different architectural styles define the homes, the architecture within the parks and, the forms expressed in vertical landscape components tie strongly to and allow a smooth transition with the natural open spaces.

The materials and colors used within the following site components accentuate pedestrian experience throughout the community and stitch the site together seamlessly with the surrounding open space:

- Lighting
- Bridges
- Parkitecture (Structures & Buildings)
- Corridor Framework
- Signage and monumentation
- Community walls and fences

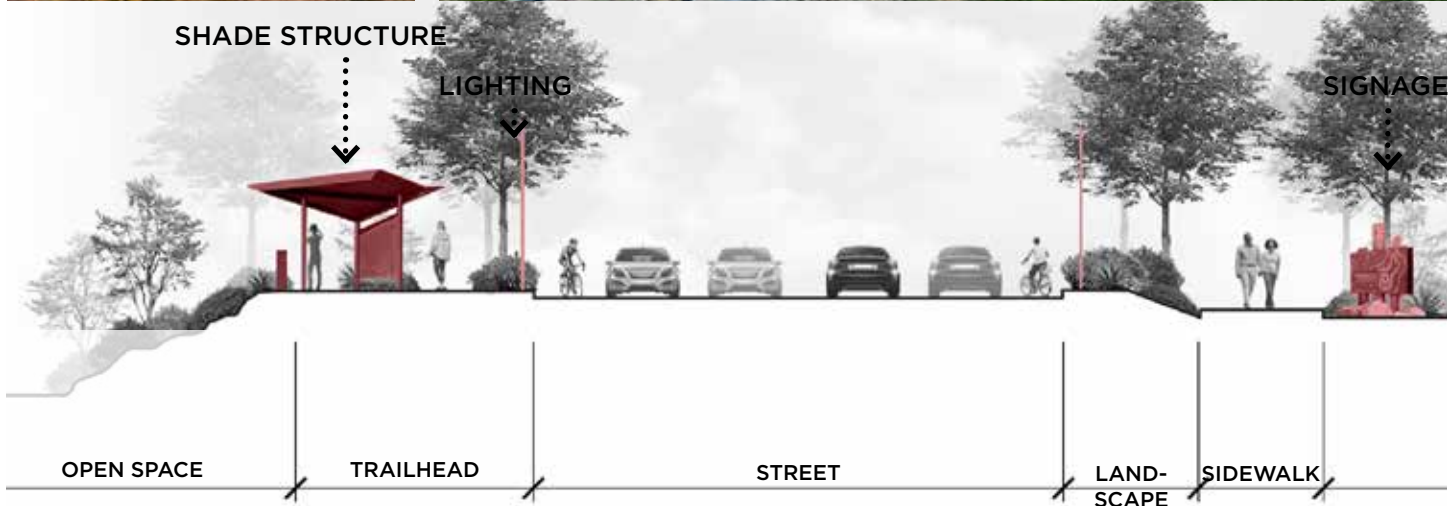
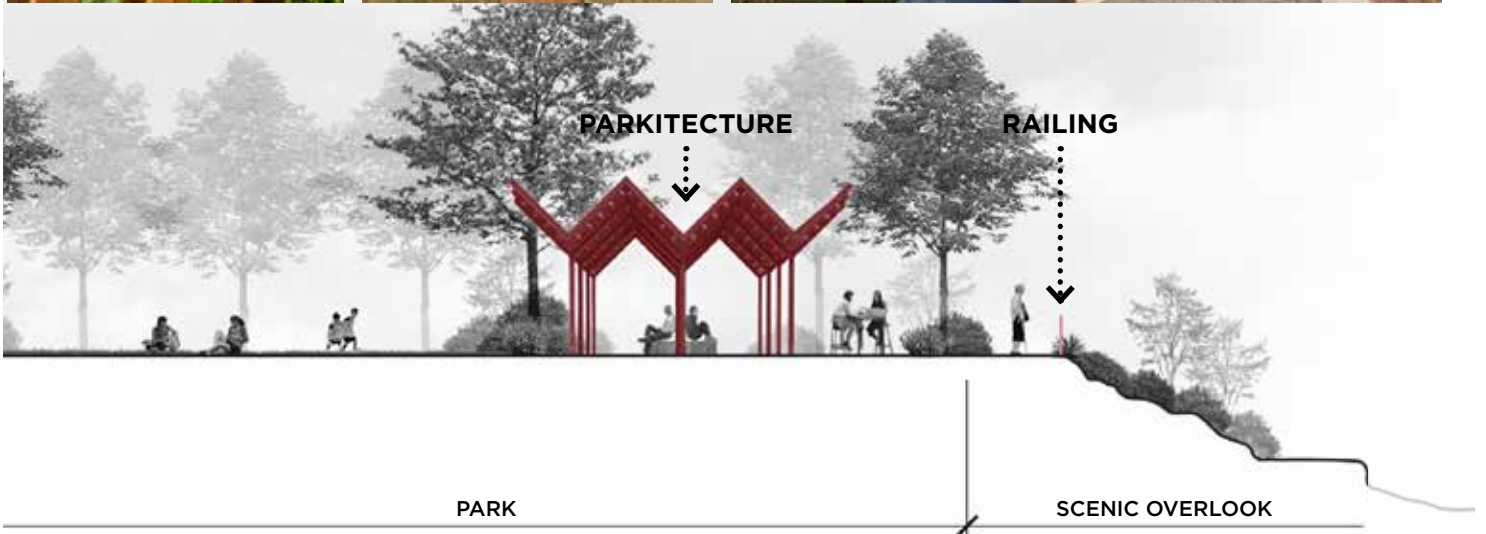
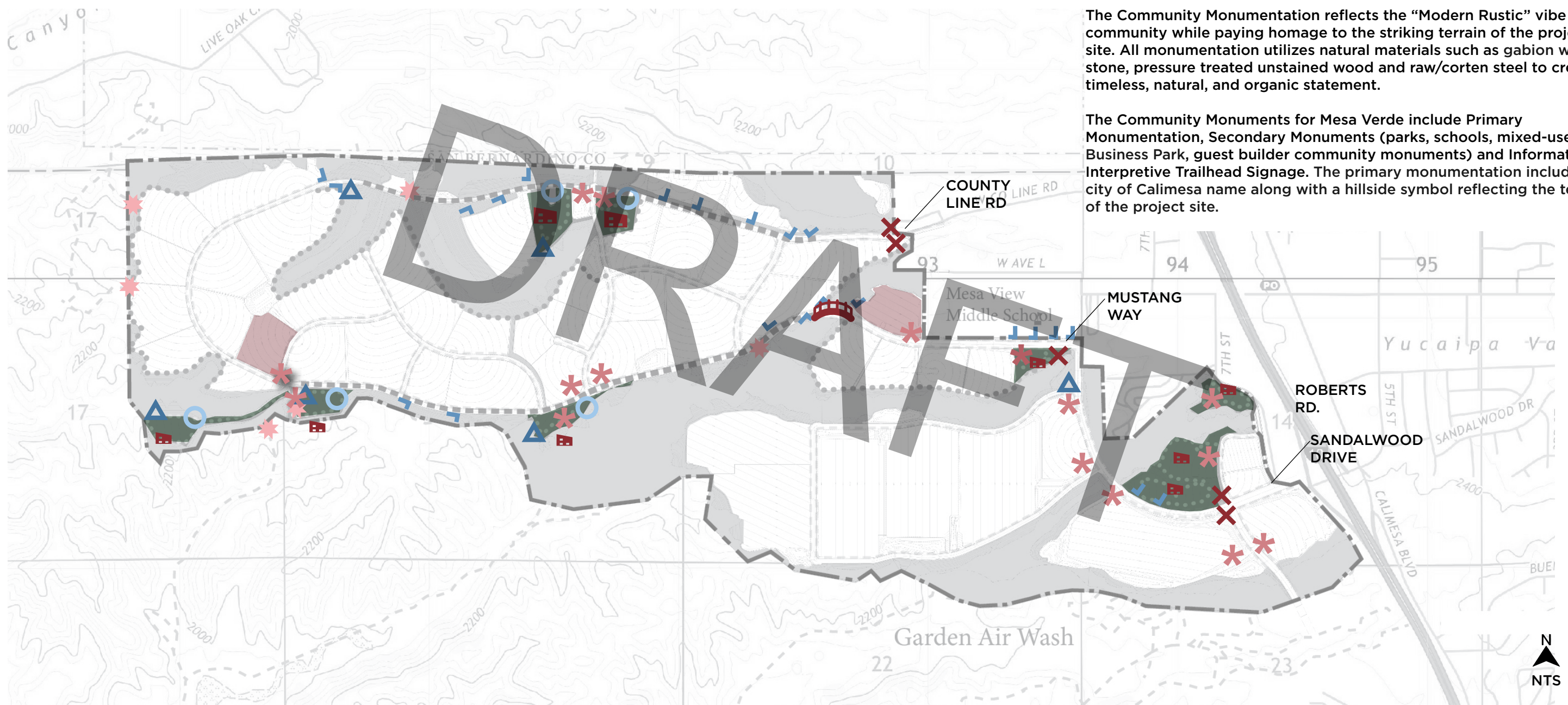


FIGURE 4-27: COMMUNITY BUILT ENVIRONMENT CONCEPT SECTION





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The Community Monumentation reflects the “Modern Rustic” vibe of the community while paying homage to the striking terrain of the project site. All monumentation utilizes natural materials such as gabion walls, stone, pressure treated unstained wood and raw/corten steel to create a timeless, natural, and organic statement.

The Community Monuments for Mesa Verde include Primary Monumentation, Secondary Monuments (parks, schools, mixed-use, Business Park, guest builder community monuments) and Informational/ Interpretive Trailhead Signage. The primary monumentation includes the city of Calimesa name along with a hillside symbol reflecting the terrain of the project site.

FIGURE 4-28: COMMUNITY BUILT ENVIRONMENT INFRASTRUCTURE CORRIDOR FRAMEWORK

- ▲ Corridor Landmarks
- Corridor Walls
- Tactile Walls

MONUMENTATION

- ✕ Primary Monumentation
- ✱ Secondary Monumentation
- ⌒ Bridge
- ✱ Potential Trailhead Signage
- Parkitecture (buildings/shade structure)
- Park
- School



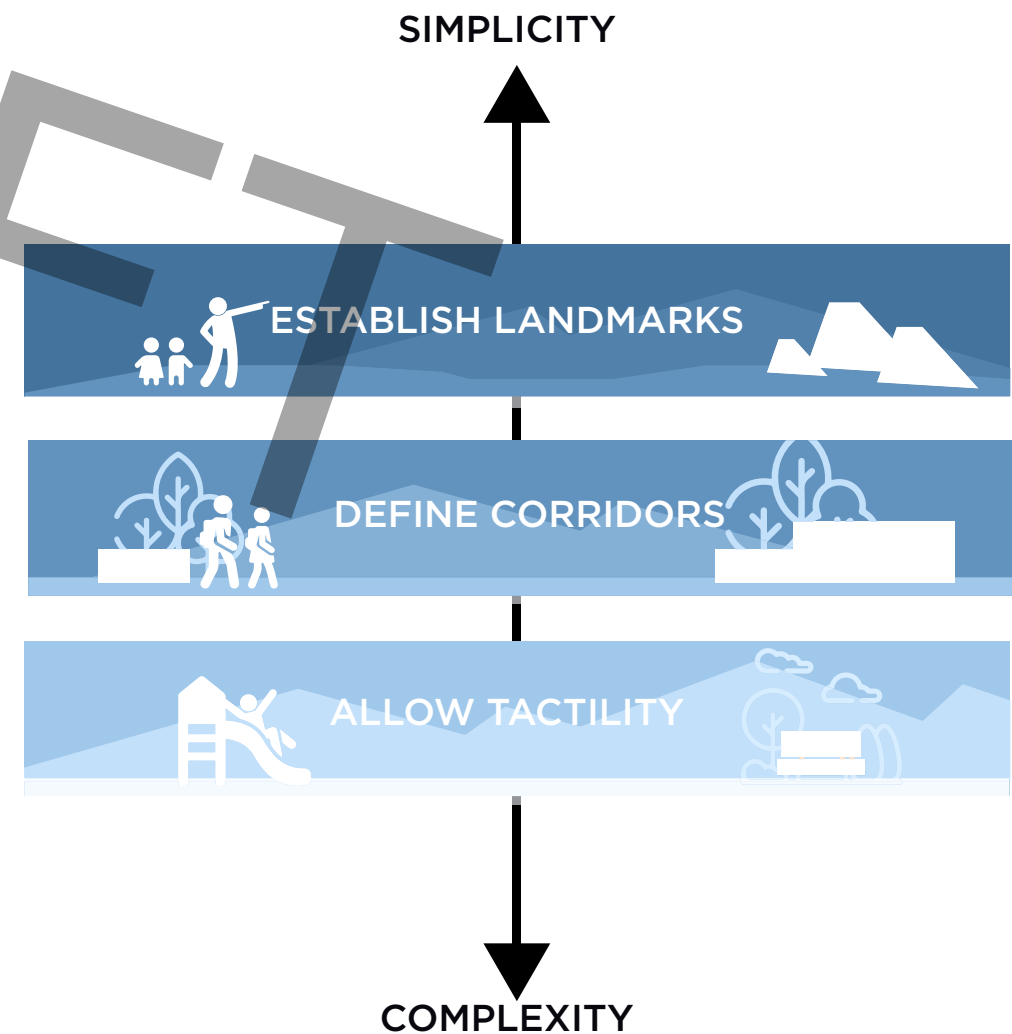
4.4.2 CORRIDOR FRAMEWORK

Corridor Walls are the most important built component, providing structure to a community and creating a hierarchy of site components serving the following functions:

- Retaining
- Tree support
- Way-finding
- Monumentation
- Landscape furniture

Walls at Mesa Verde help establish a sense of place and provide a unique landscape vocabulary for the community. In addition to establishing landmarks and defining the corridors, the walls allow tactility while stitching the different land uses together. Landmarks are simpler but larger wall components that provide interest as pedestrians and vehicles move through the key project corridors. Corridor walls allow large trees to occur on steep slopes and provide a consistent visual rhythm. Tactile walls mix different materials together to provide interest and exploration for park users.

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ESTABLISH LANDMARKS

- Establish community landmarks such as sculptures, shade elements, gateways, etc.
- Creates artful pedestrian spaces
- Located at key intersections/orientation points/view points
- Singular wood and corten steel wall panels
- Situated at prominent locations away from pedestrian and vehicular circulation creating strong visual statement



DEFINE CORRIDORS

- Defines community corridors
- Collection of slope or free standing walls
- Designed as monuments or located between key intersections as monumentation extensions
- Mix of gabion walls and corten steel panels
- Situated along pedestrian and vehicular circulation and offers continuous visual experience



ALLOW TACTILITY

- Identifies key pedestrian components
- Collection of slope or free standing walls
- Located at parks and open spaces as site furniture, signage, etc.
- Mix of rammed earth/ concrete form liner walls, pour-in-place concrete and corten steel panels
- Composed as part of the overall pedestrian environment offering infrastructure for individual spaces



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PANORAMA TERRACE

The panorama terrace is a component of the open space system and enhanced to achieve the dual purpose of screening of the Business Park while establishing key vistas towards the San Bernardino Peak, Mount San Jacinto, Santiago Peak and Mount Baldy. This enlargement provides a conceptual illustration of a typical corridor landmark and corridor walls integrated to create a community space for celebrating the project terrain and vistas.



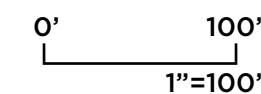
The design is intended to incorporate a grand gesture at the highest elevation of the site with a viewing platform and vista walls framing views towards the open space. Additional enhancements may include pathways, pedestrian respites, flexible lawn area, ornamental walls with lighting and upgraded trees and shrubs/grasses.

LEGEND

- 1 Landmark Art Walls
- 2 Corridor Walls
- 3 View Lawn
- 4 View Deck
- 5 DG Access Walk
- 6 Ornamental Planting
- 7 Slope Planting
- 8 Open Space Transition Planting
- 9 Monumentation Sign



FIGURE 4-29: PANORAMA TERRACE





4.4.3 SIGNAGE AND MONUMENTATION

Signage and monumentation are key to emphasizing site entry points and providing directionality for both traffic and pedestrians while creating verticality within the landscaped environment. Composed of a collection of primary, secondary and trailhead monuments, the signs establish a clear hierarchy through different scales and distribution of materials.

PRIMARY MONUMENTATION

Located at the intersection of Sandalwood Drive and Roberts Road, the Primary Entry Monumentation will provide the first impression to the visitor of the Mesa Verde Community. The Community and City of Calimesa names are included within the monumentation while incorporating the mountain ridge profile within the metal panel background.

Reflecting the natural terrain and materials, this monument is envisioned to be an abstraction of a mesa. A composition of architectural gabion walls and corten steel is accentuated by large specimen trees celebrating the natural environments surrounding Mesa Verde. Just like the sharp lines of the mesa in the horizon are softened by native vegetation, the monument sign will reflect this juxtaposition by having layered planting at the base of the sign.

LEGEND

- ① Gabion Wall
- ② Corten Steel Accent Panels
- ③ Raised Planter for Layered Planting
- ④ Steel Cut Letters with Decorative Lighting

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FIGURE 4-30: PRIMARY MONUMENTATION ELEVATION

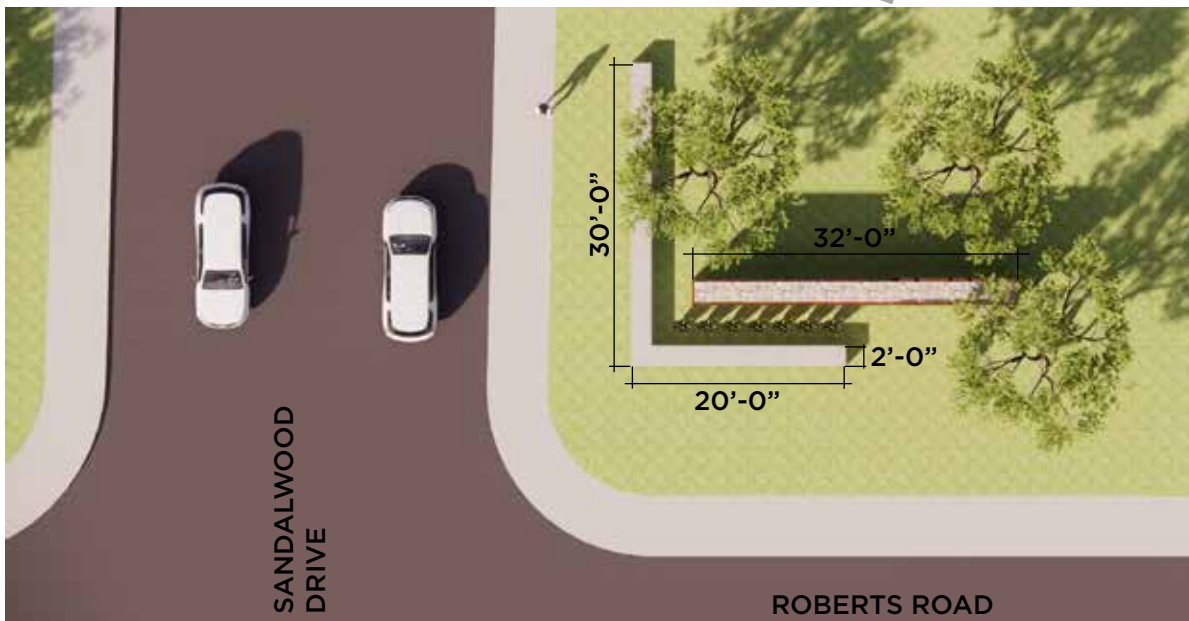


FIGURE 4-31: PRIMARY MONUMENTATION PLAN VIEW



SECONDARY MONUMENTATION

The Secondary Monumentation will be located at the entries to public and private park sites, mixed use, Business Park, school sites and builder development areas. The design is consistent with the Primary Monumentation and enhances the overall theme of Mesa Verde. Secondary Community Monuments are scaled appropriately (smaller than primary monumentation) as amenity markers that highlight the entry/ arrival to specific development locations. A mix of vertical and accent trees create a planted background. Boulders, succulents and low flowering shrubs add a visually pleasing foreground to the sign. The monumentation may be parallel or perpendicular to the street or facing the intersection as needed.

LEGEND

- ① Gabion Wall
- ② Corten Steel Accent Panels
- ③ Steel Cut Letters with Decorative Lighting
- ④ Boulders and Accent Planting
- ⑤ Shade Tree
- ⑥ Vertical Backdrop Trees
- ⑦ Foreground Accent Planting
- ⑧ Sidewalk
- ⑨ Parkway
- ⑩ Street



FIGURE 4-32: SECONDARY MONUMENTATION ELEVATION



FIGURE 4-33: SECONDARY MONUMENTATION PLAN VIEW



TRAILHEAD MONUMENTATION

Trailhead Monumentation signs are low key and will be located at important trail starting points and trail crossings. They will incorporate information regarding adjoining trail links, the Mesa Verde Trail System, and may include features that reflect the native open space environment. The design will be consistent with the Primary Monumentation and Secondary Monumentation and enhance the overall theme of Mesa Verde. Trail Markers and a designation bollard will be provided to restrict equestrian travel on pedestrian and bike designated trails.

LEGEND

- ① Gabion Wall
- ② Corten Steel Accent Panels
- ③ Steel Cut Letters
- ④ Boulders and Accent Planting
- ⑤ Specimen Tree
- ⑥ Trail

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FIGURE 4-34: TRAILHEAD MONUMENTATION ELEVATION

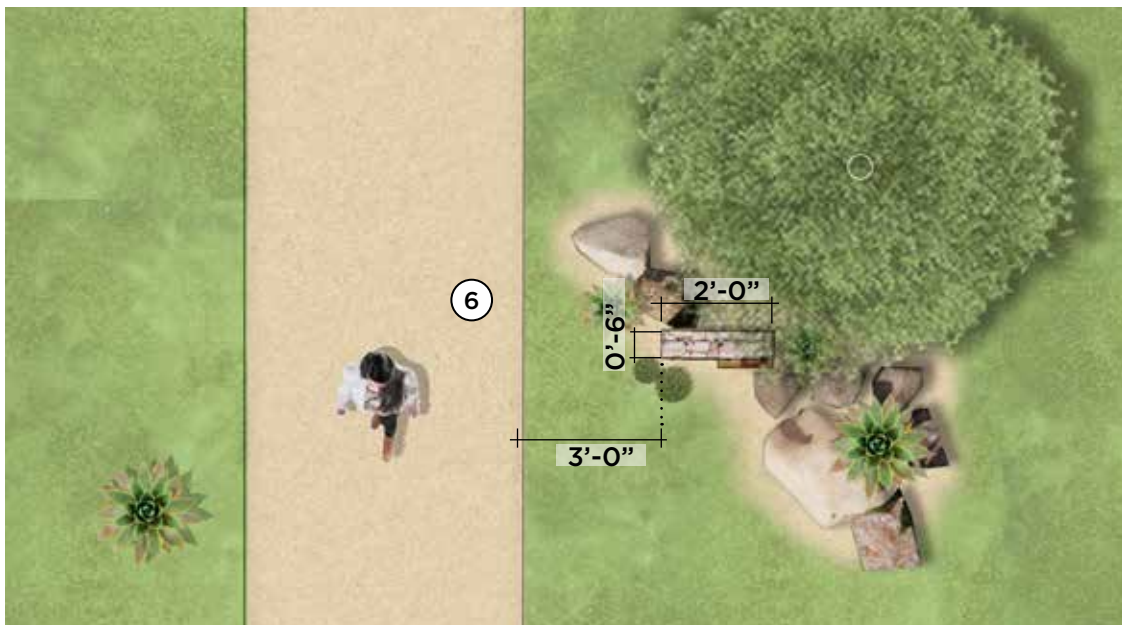


FIGURE 4-35: TRAILHEAD MONUMENTATION PLAN VIEW



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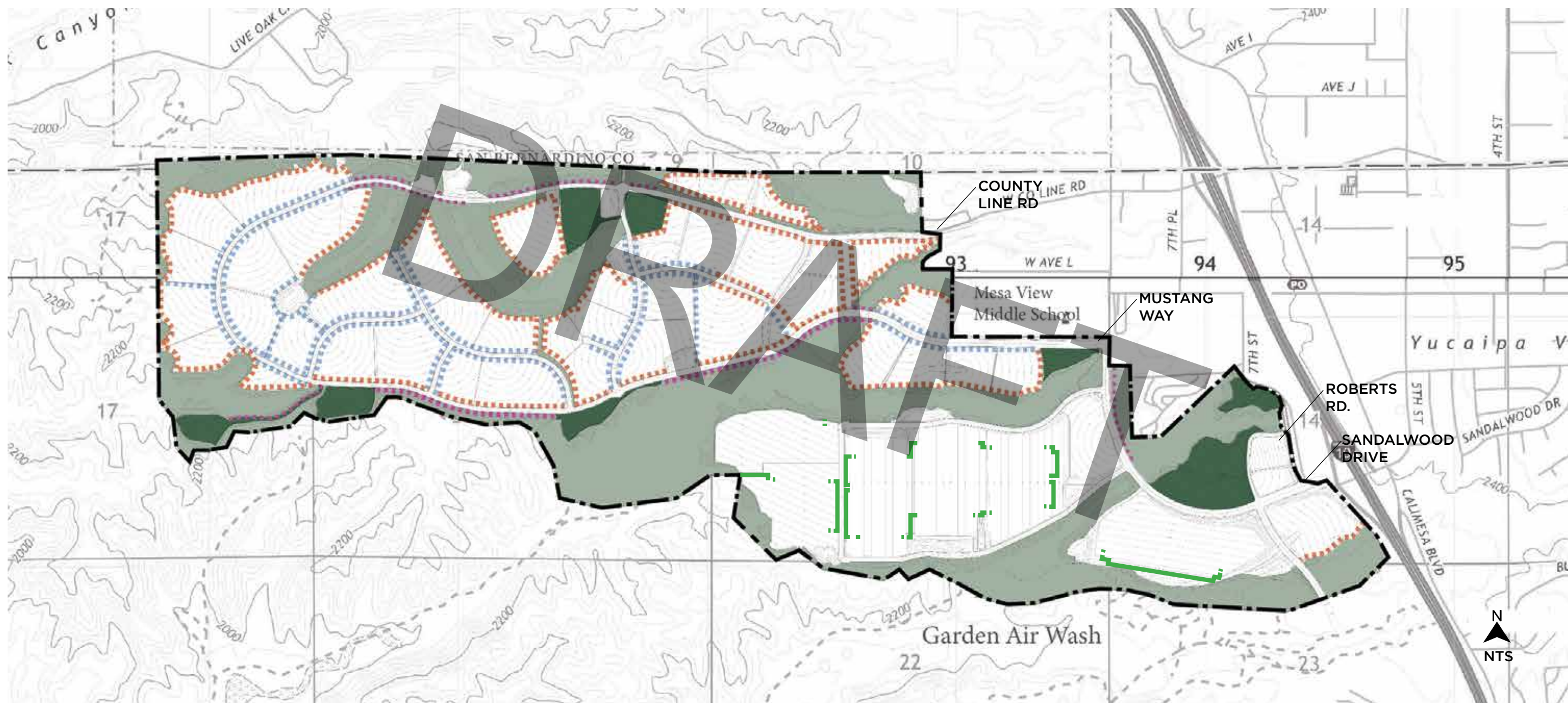


FIGURE 4-36: COMMUNITY WALL AND FENCE CONCEPT PLAN

- — — — Community Wall or Front Yard Wall
- — — — Community View Fence
- — — — Open Space Fence
- — — — Industrial Screen Wall

Walls and fences shown are conceptual. Final locations will be determined during final design.



4.4.4 COMMUNITY WALLS AND FENCING

As described previously, walls and fencing are key components of the built environment, intended to create a sense of community space, increase privacy and security, provide noise attenuation, act as a buffer between residences and the neighborhood, and provide opportunities to capture views where possible. An overall Community Wall and Fence Plan has been established to reinforce the architectural style and landscape typologies of Mesa Verde. The development standards for walls is prescribed in Chapter 5 of this document including the application on slopes and areas within significant elevation change. This section focuses on the aesthetics and materials only. The wall elevation colors presented in this section are for illustrative purposes only. Final colors will be selected during the Development Plan Review Process; swatches are provided for color range currently being considered for the community.

STANDARDS

1. Slope maintenance access and fire department access shall be considered when developing final wall and fence design. Walls at corner lots shall be located to keep the line of sights clear at all intersections.
2. Pilasters shall be used wherever possible to interrupt long wall runs, elevation changes, and changes in direction. Wall runs longer than 100' shall receive a pilaster every 50' on center, minimum, and/or at property line intersections.
3. Front yard walls are encouraged to be lower to a height of 3'-6" to activate the streets and allow a pedestrian friendly walking environment. Back yard walls are allowed as view fences where there is view potential towards parks and open spaces or where there is an elevation change of more than 6' from the adjacent street.
4. Side yard property line walls may transition to meet and match height of perimeter property line walls.
5. Materials specifically not acceptable for walls and fences include but are not limited to the following: aluminum or sheet metal, chicken wire or other type of woven wire, chain link or plastic chain link, plastic webbing, reed or straw-like materials, plastic or fiberglass sheets or panels, rope or other fibrous strand elements, lattice panels, grape-stake.
6. Tops of all fencing, walls or gates installed on level ground shall be level. Tops of fencing, walls and gates installed on slopes, (where permitted) may be parallel with the slope, or may be stepped.
7. Walls, fences and gates visible to streets must be simple in design. All colors must be compatible with the residence color palette. Plantings in front of all walls and fences are encouraged to soften their appearance. Bold arches, elaborate filigree, and other highly distinctive elements that establish an independent theme that conflicts with the overall community theme are not permitted.
8. The maximum step is 8" with a minimum 64" (four courses) horizontal before the next step.
9. Builder installed walls shall be constructed in conjunction with project development and shall be completed prior to individual sales. Where a product wall meets a community wall or a view fence, the product wall must meet the elevation of the community wall at the point of connection. Such elevation shall be held back for at least 10' from the community wall before stepping.
10. For community pilaster condition, top of builder wall cap must be 2" minimum below the bottom of the community pilaster cap.
11. All walls shall be constructed and engineered per local codes and regulations.



COMMUNITY WALLS

The Community Walls are perimeter walls that provide an added identity for the community while separating the residential areas from the major streets and separating the residential tracts in different planning areas. Within Business Park parcels, these may be located in combination with planting where outdoor storage areas are visible from public rights-of-way.

Depending on the location, Community Walls serve the purpose of a visual barrier, security fencing or noise attenuation. Per the conceptual wall section below, the walls shall consist of decorative split face CMU block set within pilasters. In all cases, the colors shall be earth tone and consistent with the character of Mesa Verde. Pilasters should occur at intervals appropriate to the wall run and at least every 50 feet along long spans. At locations where the wall changes direction, pilasters should be used. Community walls and pilasters shall be topped with a CMU cap. Cap and grout color should seamlessly match CMU block color.

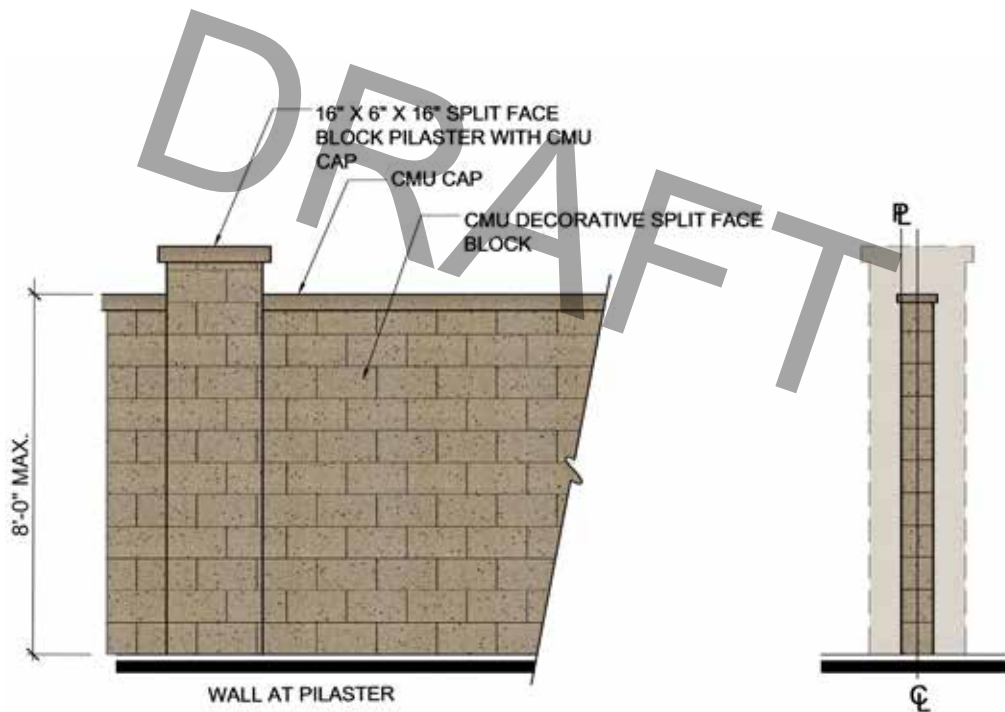


FIGURE 4-37: COMMUNITY WALL

SPLIT FACE CMU EARTH TONE COLOR RANGE EXAMPLE





CORNER LOT WALL

The Residential Tract Corner Lot Wall separates residential corner lots from streets. Per the conceptual wall detail below, Corner Lot Walls shall consist of decorative split face CMU block set within pilasters. In all cases, the colors shall be earth tone and consistent with the character of Mesa Verde. Pilasters should occur at intervals appropriate to the wall run and at least every 50 feet along long spans. At locations where the wall changes direction, pilasters should be used. Corner Lot walls and pilasters shall be topped with a CMU cap. Cap and grout color to match CMU block color.

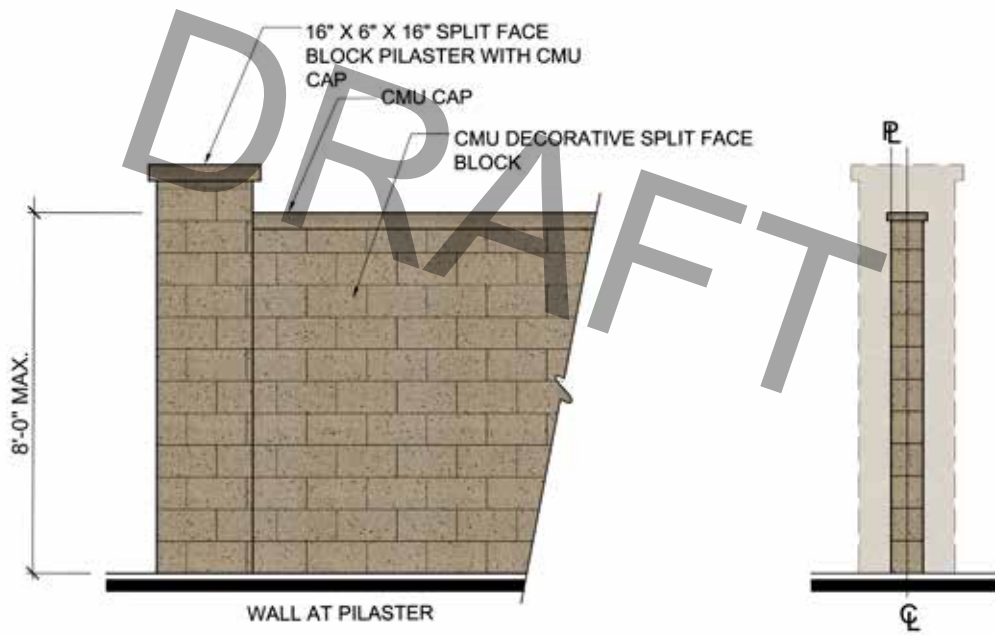


FIGURE 4-38: RESIDENTIAL CORNER LOT WALL

SPLIT FACE CMU EARTH TONE COLOR RANGE EXAMPLE





RESIDENTIAL FRONT YARD LOW WALL

The Residential Front Yard Low Wall is part of the community wall family as it provides identity for the community while separating the property from the street. As a low wall, it acts as a physical buffer while allowing for interaction between neighbors from their front yard thus activating the street. Front Yard Low Walls shall consist of 36"-42" high walls set within pilasters. Pilasters occur to define the entryway towards individual residential structures. Where walls for different lots meet, pilasters are not required.

Alternative colors and materials shall be considered to complement architectural material and color palettes and may include poured in place concrete walls or CMU block with stucco, stone or brick veneer. Materials that do not complement the architectural style, materials and palette are prohibited. Walls and pilasters, regardless of materials, shall be topped with a cap. The only exception shall be in case of poured-in-place concrete and stucco where only pilaster caps are required. Cap and grout color shall seamlessly blend with the wall color.

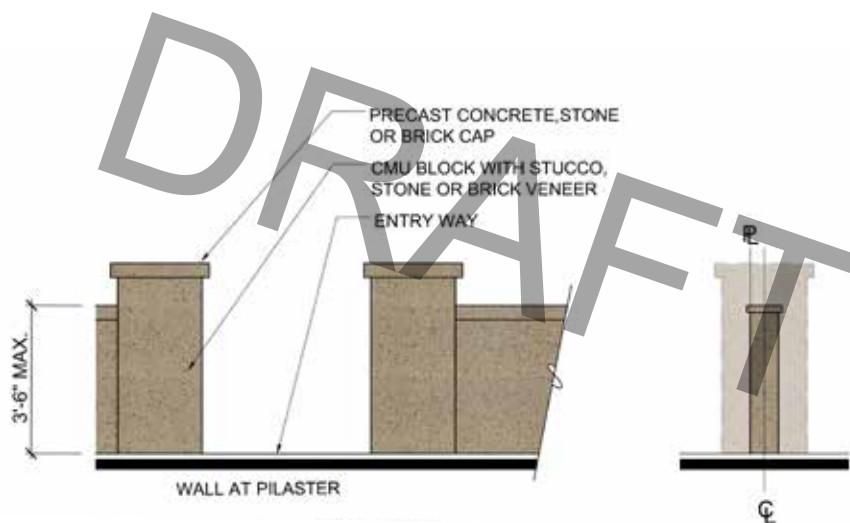


FIGURE 4-39: RESIDENTIAL FRONT YARD LOW WALL



RESIDENTIAL INTERIOR AND REAR YARD FENCE

The Residential Interior and Rear Yard Fence separate individual residences from each other along the side and rear property lines where Community View Fence or Community Walls are not required. These fences shall be no shorter than 5 feet minimum and 6 feet maximum. For combination retaining walls they shall be no taller than 8 feet. All fencing shall be faux wood aluminum fence or similar and of a natural wood color/stain. Within Fuel Modification zones, fences shall be per recommendations provided within Fuel Modification Plans. Colors shall seamlessly match fences used outside this zone.

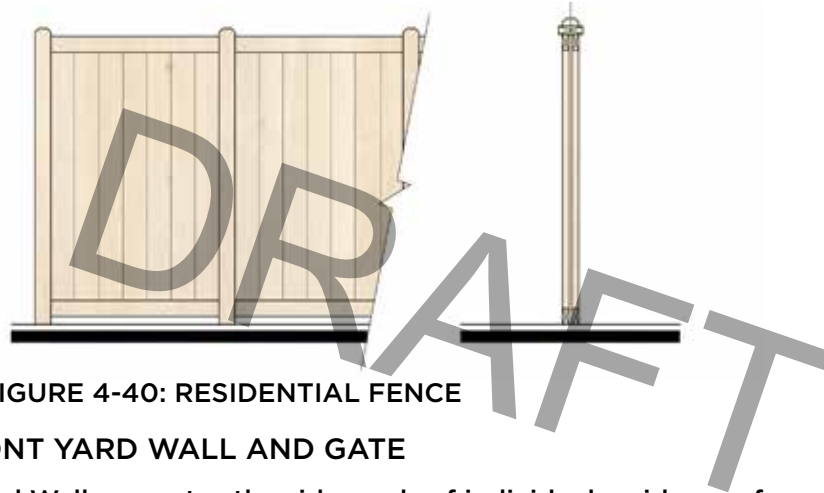


FIGURE 4-40: RESIDENTIAL FENCE

RESIDENTIAL FRONT YARD WALL AND GATE

Residential Front Yard Wall separates the side yards of individual residences from the front yard. Faux wood aluminum or similar sideyard gates will be set in precision CMU walls with pilasters at property lines. Pilasters will have a CMU cap, grout and cap shall be consistent in color with the CMU block. Faux wood aluminum or similar side yard gate shall match the color of the interior faux wood aluminum or similar fencing. In all cases, the colors for the CMU wall shall be earth tone and consistent with the character of Mesa Verde.



CMU EARTH TONE COLOR RANGE EXAMPLE



FIGURE 4-41: FRONT YARD WALL AND GATE



COMMUNITY VIEW AND SCREEN FENCE

The Community View Fences are perimeter fences separating the residential and Business Park from natural open space areas and areas with view opportunities. They are also the proposed fencing for the perimeter of school sites. The combination wall should be composed of a block wall foundation with vertical portions of tubular steel panels. On exposed wall runs exceeding 100', a pilaster shall be located every 50' on center, at terminus and/or at property line intersections. Pilasters shall be constructed of the same split face CMU as the stem wall with a decorative cap. The CMU cap and grout color shall be consistent with the block color. Within Fuel Modification zones, view fences shall be per recommendations provided within Fuel Modification Plan in the appendix section. Colors shall seamlessly match view fences used outside this zone. The slope view fence shall follow grade as needed and eliminate the continuous block stem wall/pilasters. The screen fence along the business park shall incorporate vines and other shrubs to provide maximum coverage. Pilasters shall be incorporated at the ends of the fence where street and pedestrian connections are provided. Colors and pilaster design shall match with the residential zone.

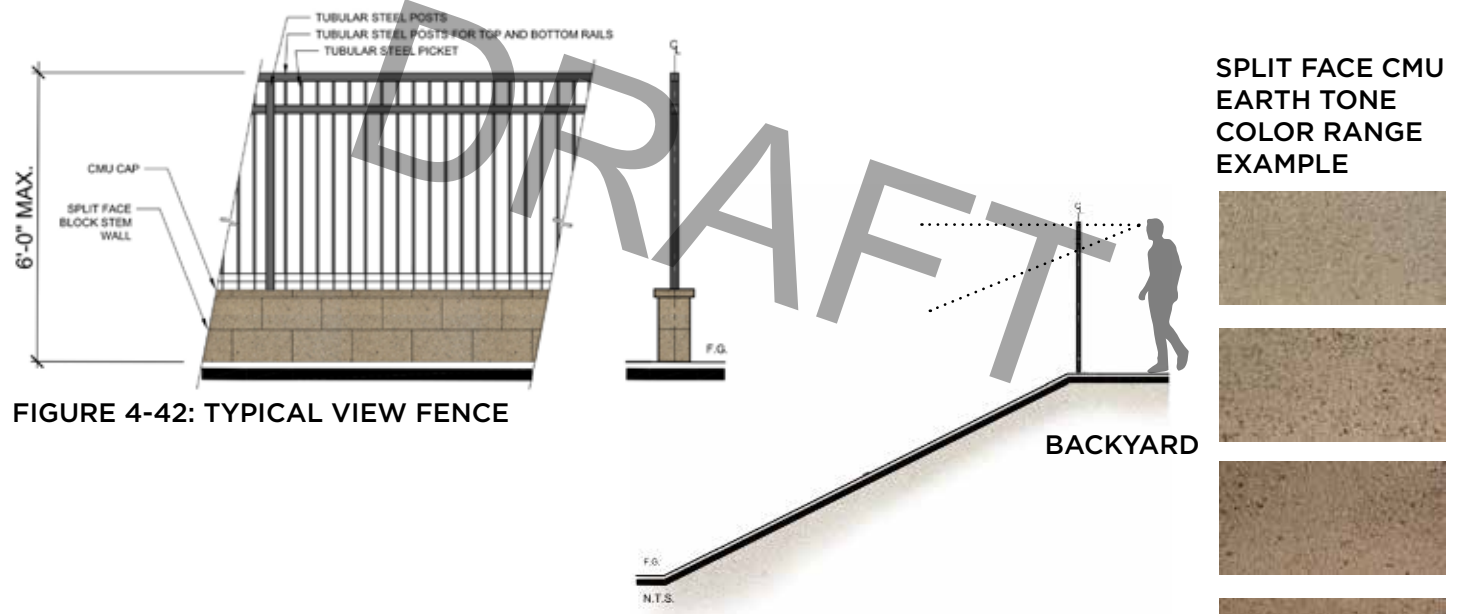


FIGURE 4-42: TYPICAL VIEW FENCE

SPLIT FACE CMU
EARTH TONE
COLOR RANGE
EXAMPLE



STEEL COLOR:

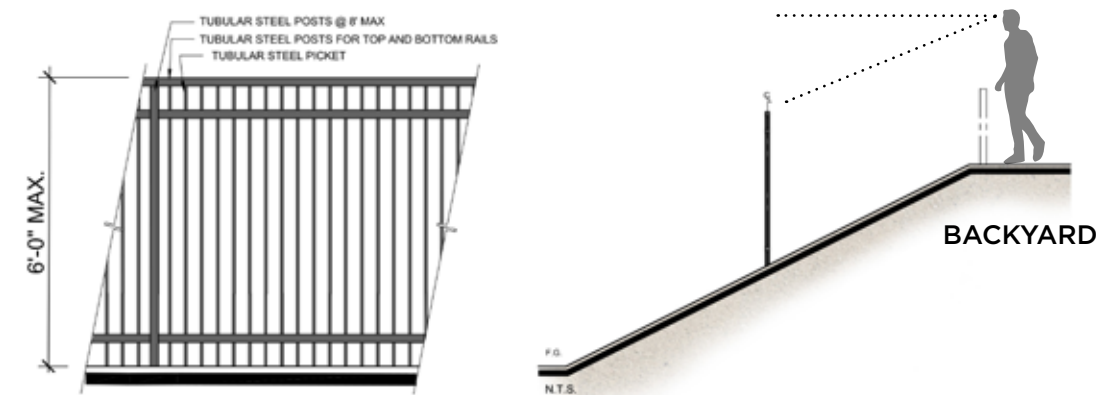


FIGURE 4-43: SLOPE VIEW AND SCREEN FENCE



BUSINESS PARK FENCE

The Business Park will have 4 wall types:

- Concrete tilt-up at truck courts that require screening from street view - up to 12'
- Tube steel fence between loading dock areas not visible from street - 8' - 12'
- Tube steel fence at property line conditions at truck yards not visible from adjacent land uses (PAs 7 and 8)
- Tube steel fence at bio-detention basin that will hold water deeper than 2' - height per Code (6', TBD)

OPEN SPACE FENCE

Open Space fencing separates and defines trails from adjacent open space areas. The Wall and Fence Concept Plan shows the locations along streets that abut conservation areas. Additional locations will be determined at the design stage of Trail Greenways especially where separation is desired for safety and access control. Trail fencing shall be consistent with the character of Mesa Verde. Fencing will have posts every 8 foot on center. Posts will consist of faux wood aluminum posts.

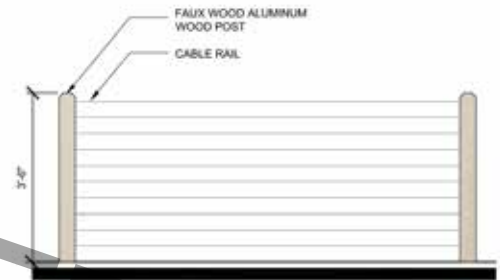


FIGURE 4-44: OPEN SPACE FENCE



UTILITY & BASIN FENCE

Utility and basin fencing separates and defines these sites from adjacent open space or residential areas. Vertical cable rail fencing will provide non climbable protection to these spaces. Similar to the Open Space Fence, the posts will be faux wood aluminum located every 8-foot on center and stainless steel cables.

Solid walls that match Community Walls shall be utilized where a solid visual barrier is desired. Alternatively, stucco finish can be used and shall match the color tone of adjacent Community Walls. Material variation is encouraged

4.5 STREETSCAPE MASTER PLAN

4.5.1 STREETSCAPE CLASSIFICATION

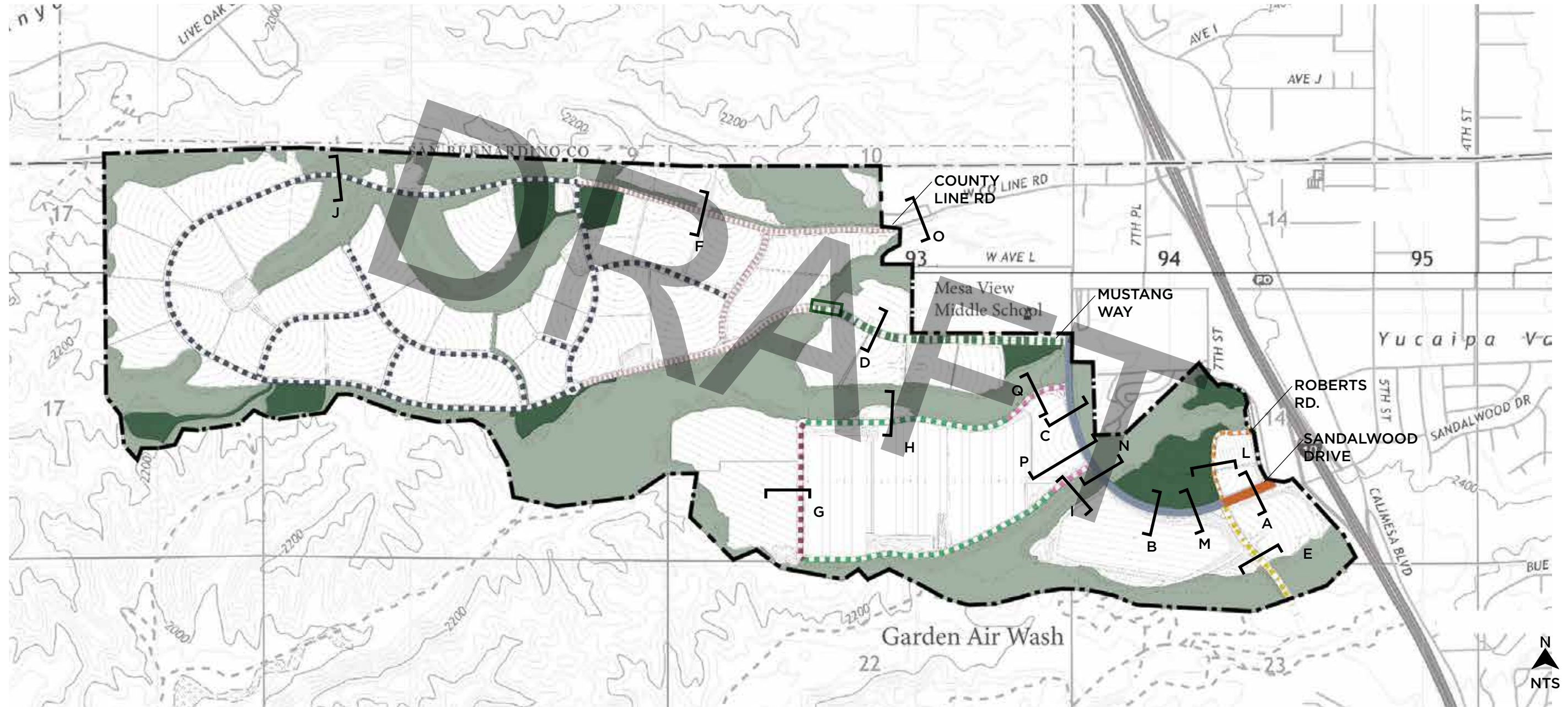
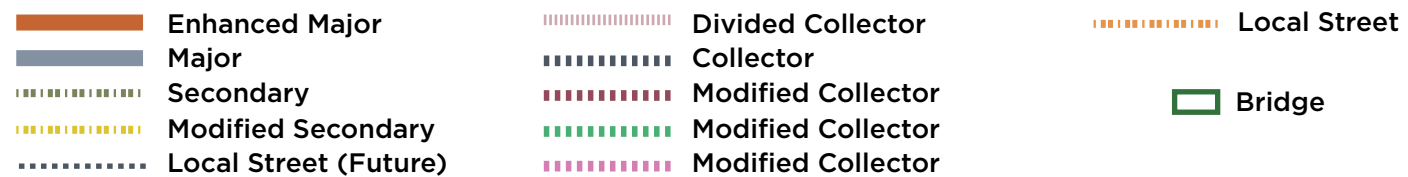


FIGURE 4-45: STREET TYPOLOGIES PLAN



The streets of Mesa Verde form a hierarchy which shall be reinforced by proposed right-of-way widths and variable landscape palette. The streetscape design will incorporate a combination of California native and adaptive species that will strengthen the community's identity while responding to the surrounding natural environment. Most streets include sidewalks with parkways on both sides of the road. Larger roads will include a landscaped median. The Streetscape Master Plan provides primary street alignments except for the Local Streets within parcels which will be determined during preparation of tentative tract maps.



ENHANCED MAJOR STREET

This segment acts as the primary gateway connecting the Mesa Verde community to the Interstate-10 Highway. It consists of 3 traffic lanes and a 6' wide Class II bike lane on both directions. 5' sidewalks on both sides are buffered with 5' parkway for the road. A 6' planting zone separates the right-of-way from adjacent parcels.

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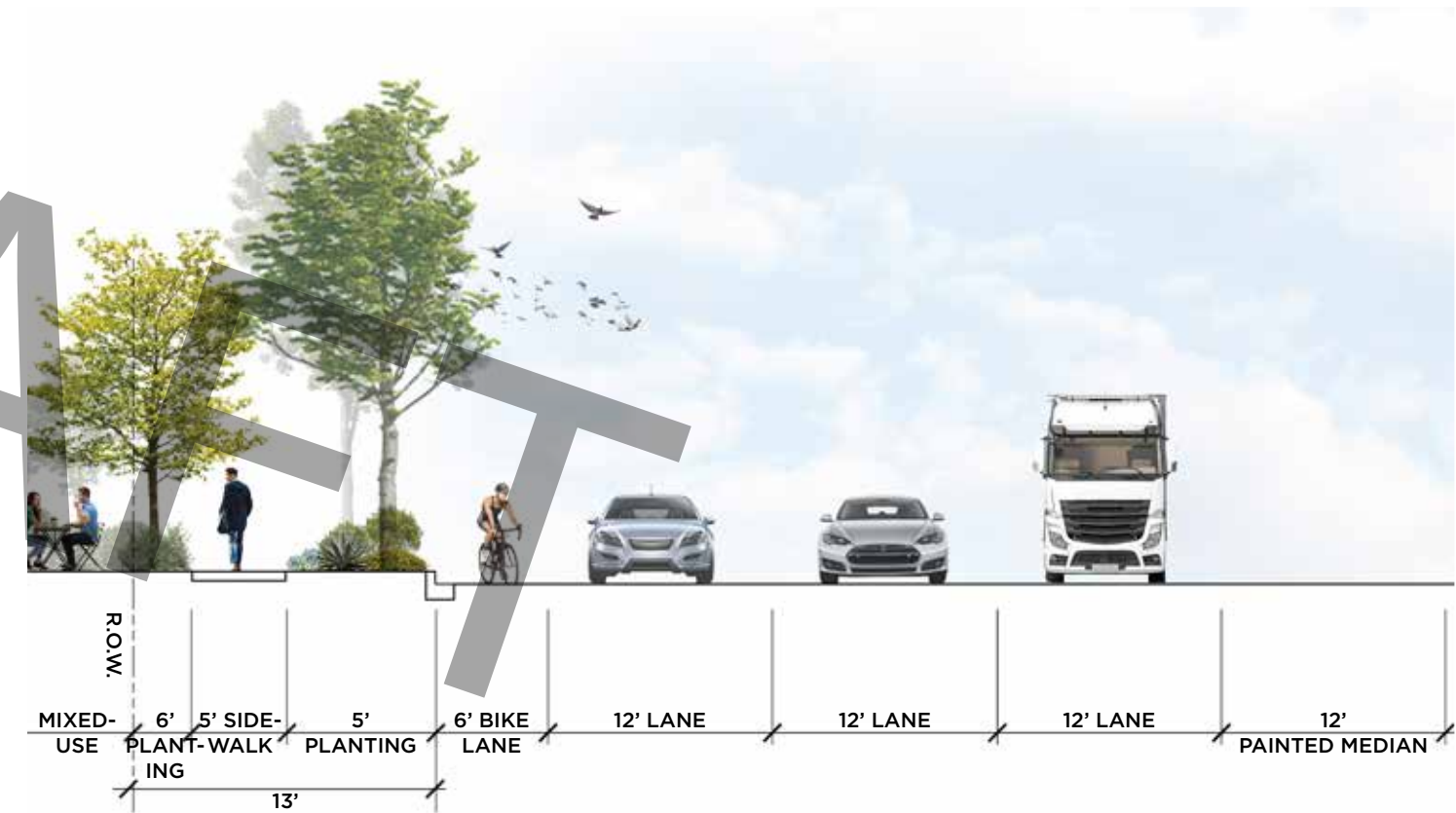
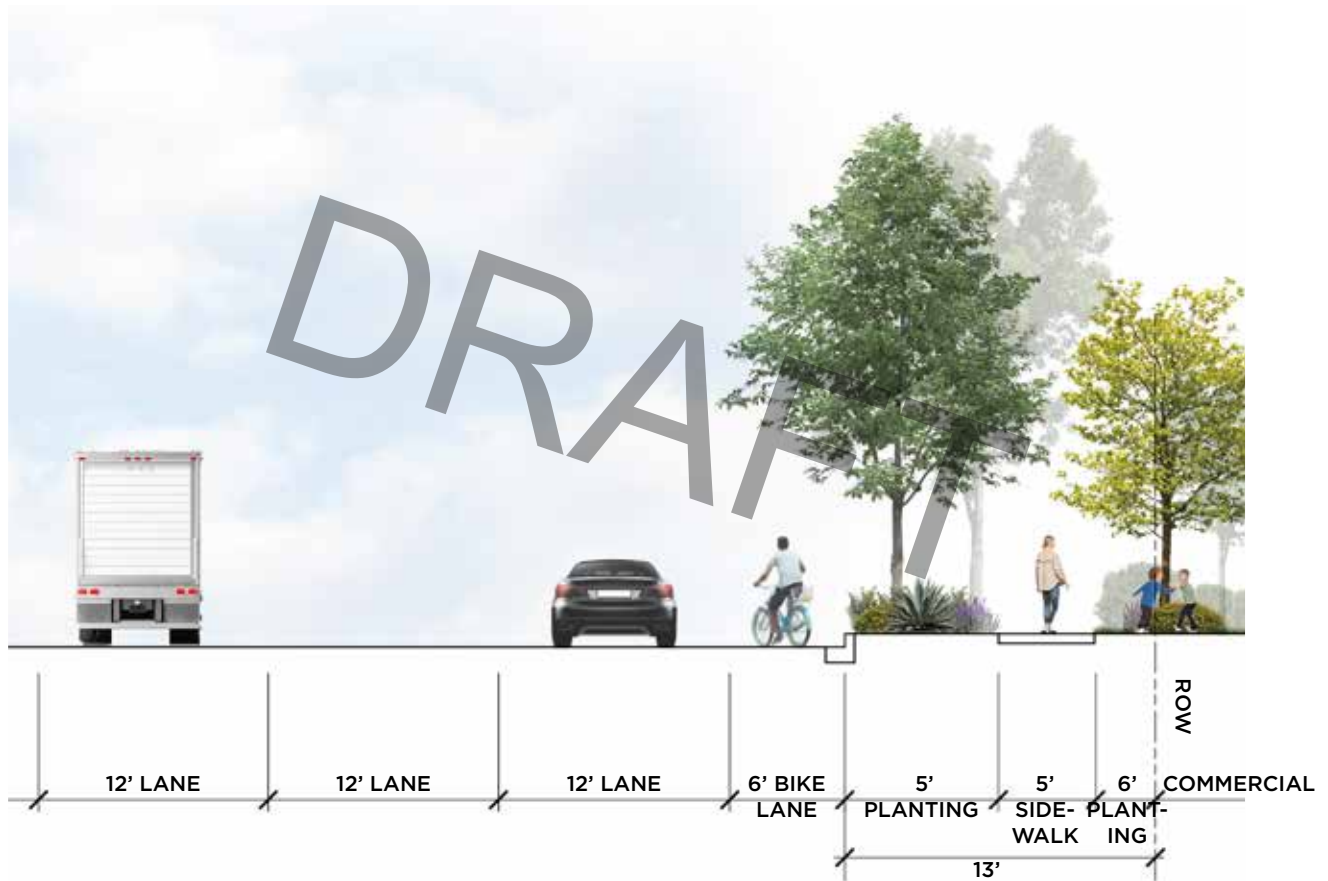


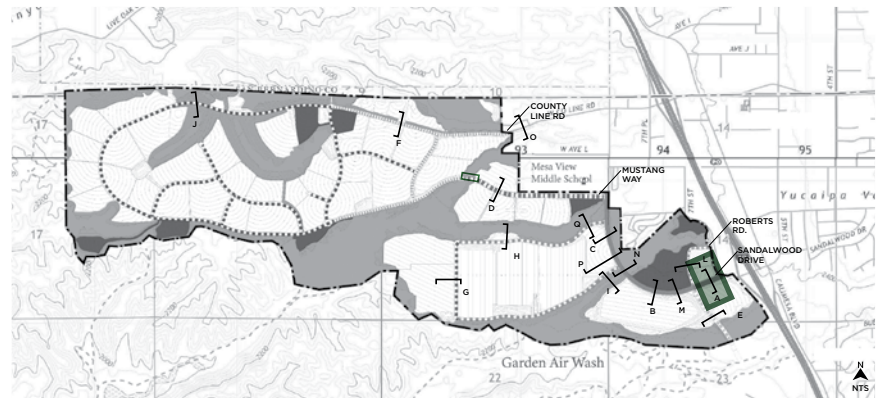
FIGURE 4-46: ENHANCED MAJOR STREET SECTION A



Streetscape is designed to incorporate large canopy trees with strong architectural features to emphasize the sense of arrival as you enter the community. Monumental trees are strategically laid out to allow views towards the park and commercial areas. Landscape zones outside the right-of-way are utilized to create denser tree clusters while keeping views open in prominent viewing zones. Enhanced planting is placed along the parkway to adequately buffer the sidewalks. This creates a safe, shaded and pleasant walking experience for pedestrians.



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER

Sandalwood Drive functions as the gateway to the community and provides a first impression while accommodating shared access to the Business Park, schools and the residential zone. Visual buffers along this stretch of Sandalwood Drive are critical to address views towards the low lying Business Park. The planting slope allows heavy screening trees to be planted that maintain the naturalized feel of the community and provides a pedestrian and vehicular friendly entry experience.

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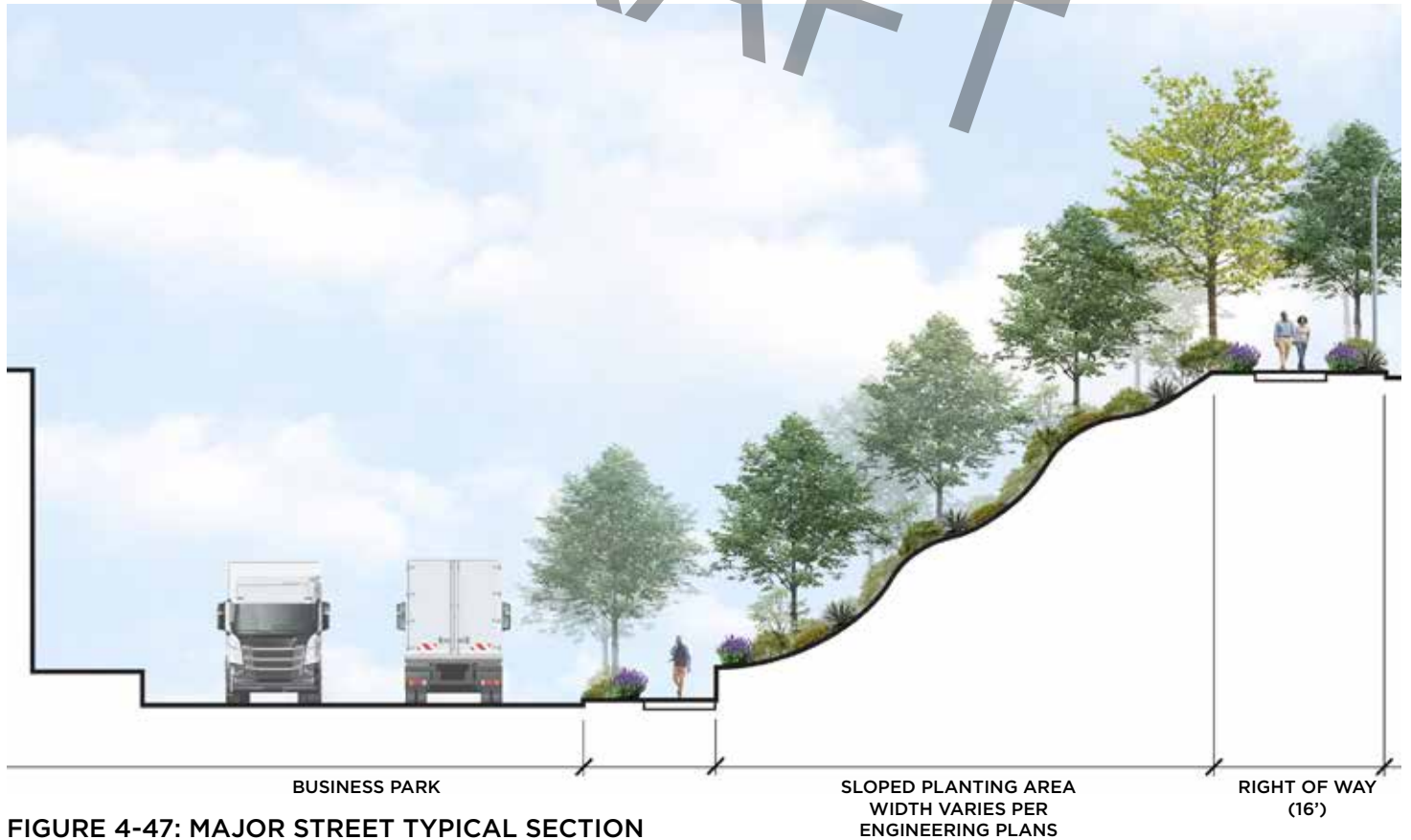
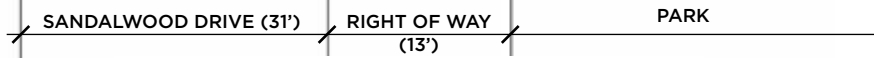
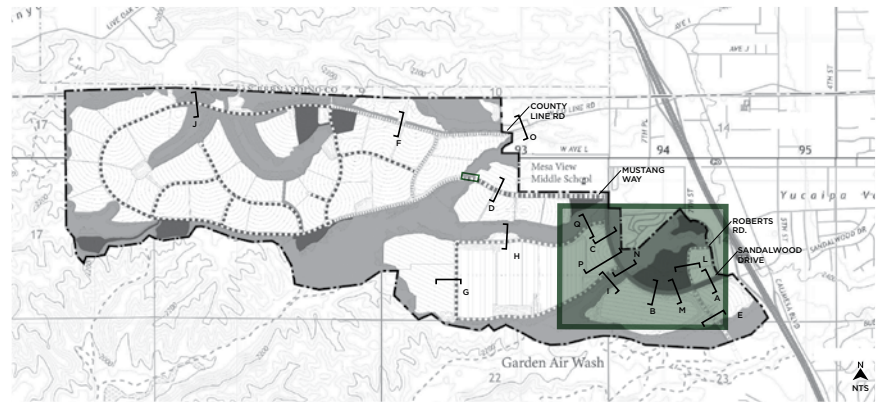


FIGURE 4-47: MAJOR STREET TYPICAL SECTION



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER (M)

Overall, the goals for streetscape experience along the Business Park include:

- Create planting screens to block undesirable views,
- Where available, frame views towards open space , and
- Orient sight lines towards focal points such as art, sunset, natural icons, viewpoints, and specimen trees.

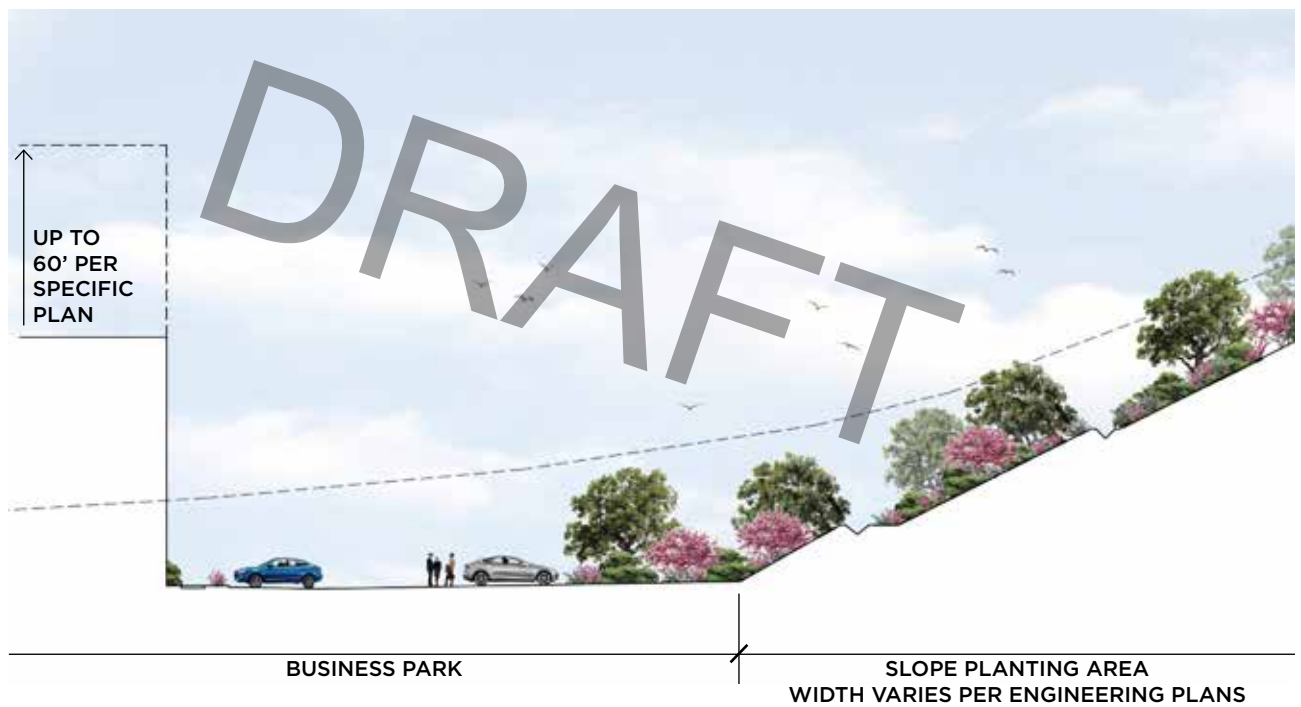
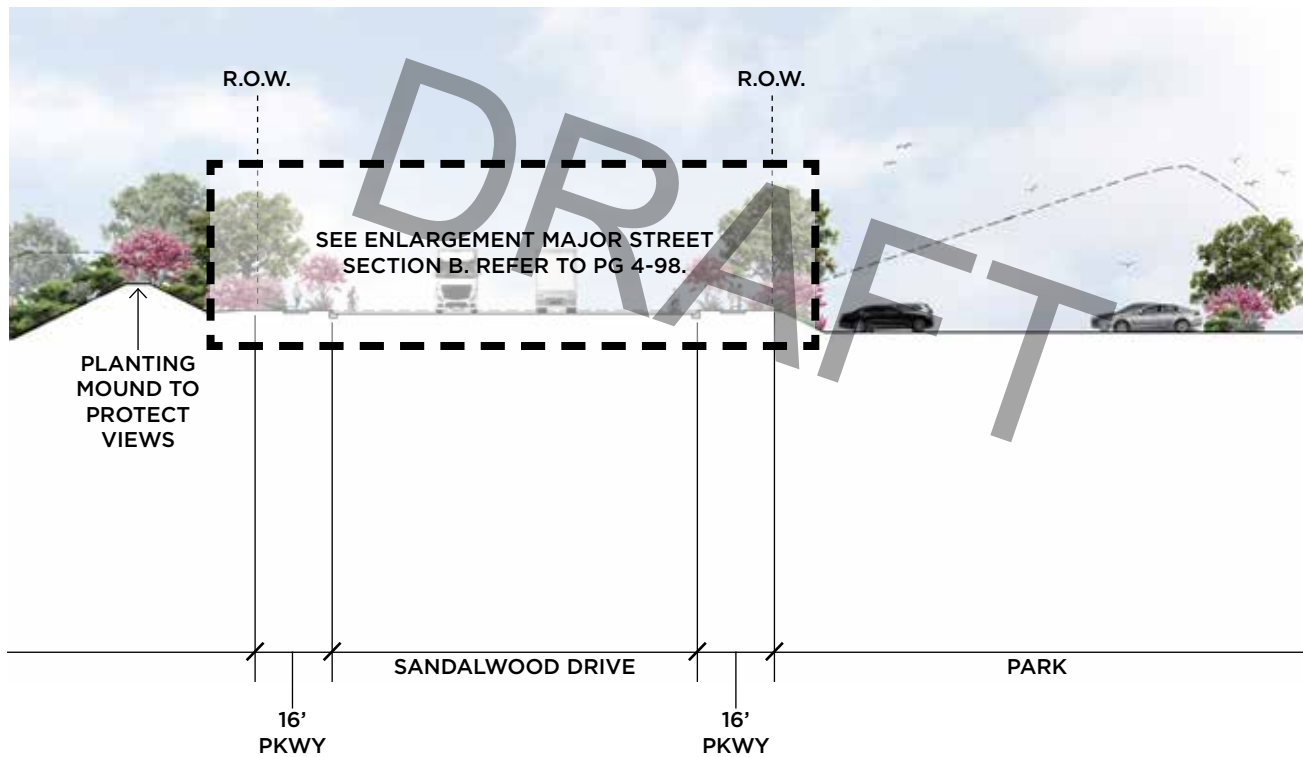


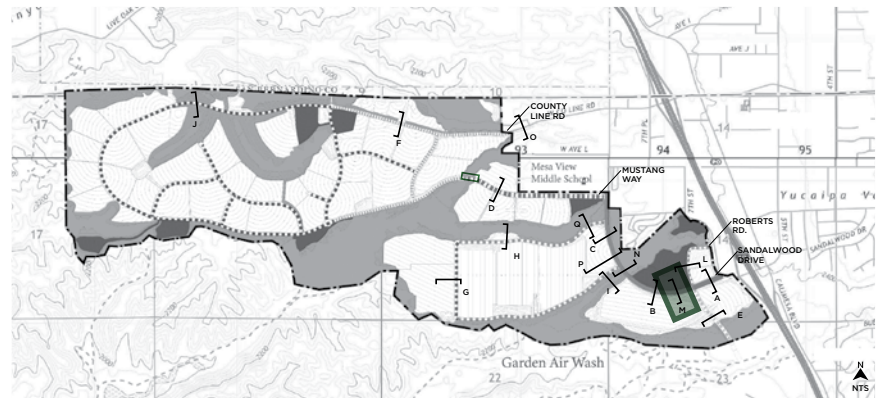
FIGURE 4-48: MAJOR STREET BUSINESS PARK BUFFER SECTION M



For most of this stretch, continuous planting buffers run along Sandalwood Drive. In locations where the buffer is slightly narrower and where space is available, mounding is provided along the street to further protect views. Mounding combined with planting creates a pleasing edge along the street. Clusters of dense trees provide upper-level screening and thick ground plane provide screening at the lower-level. Planting palette follows the typology map provided within the planting section. Where applicable, planting density and groupings will follow the Fire Fuel Modification requirements.



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER (B)

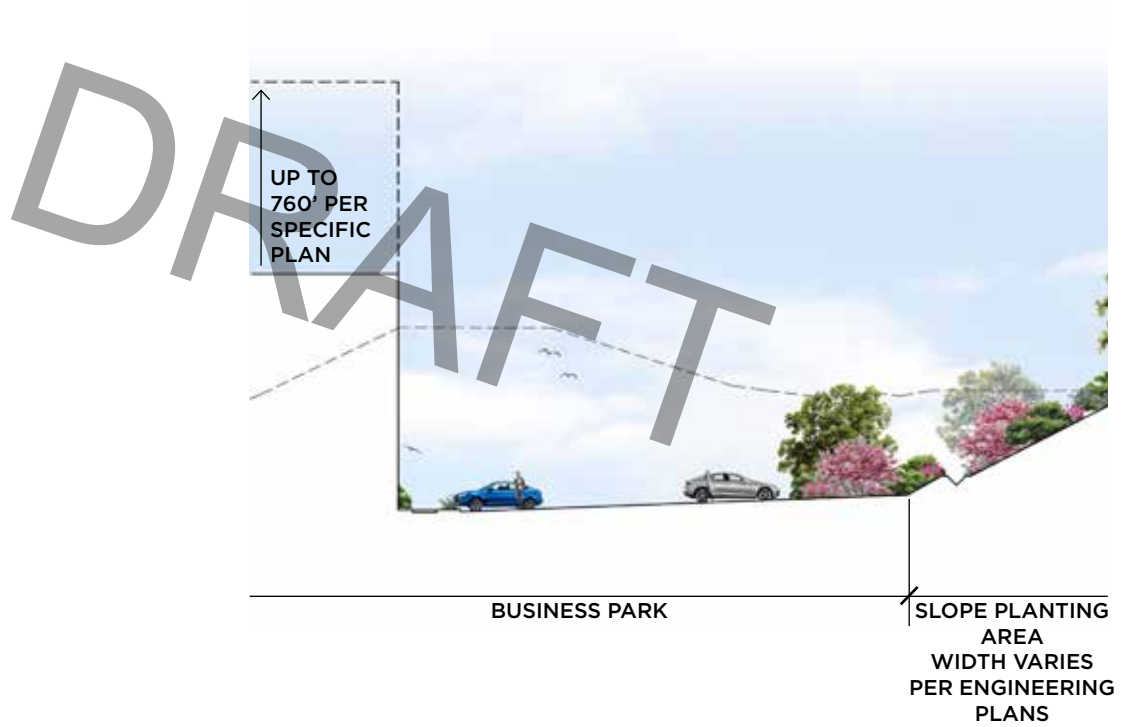
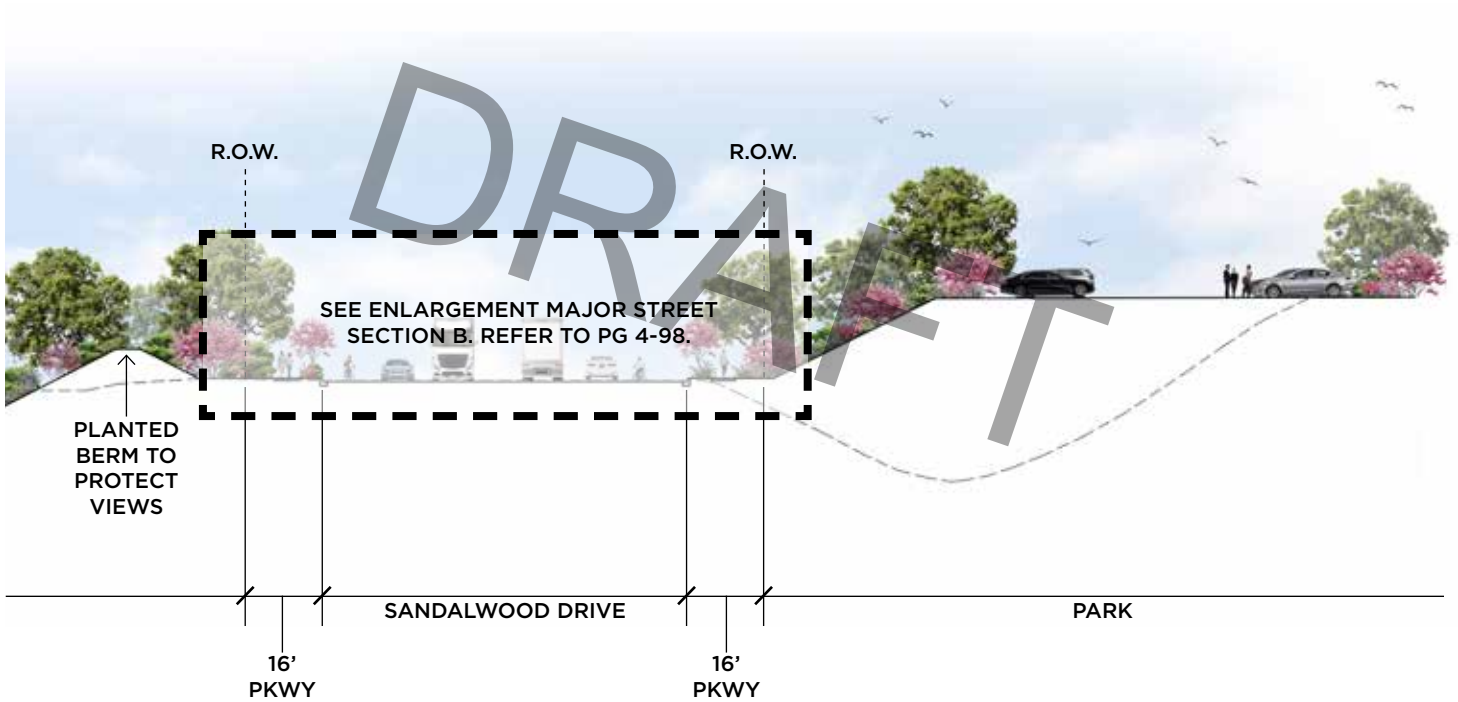
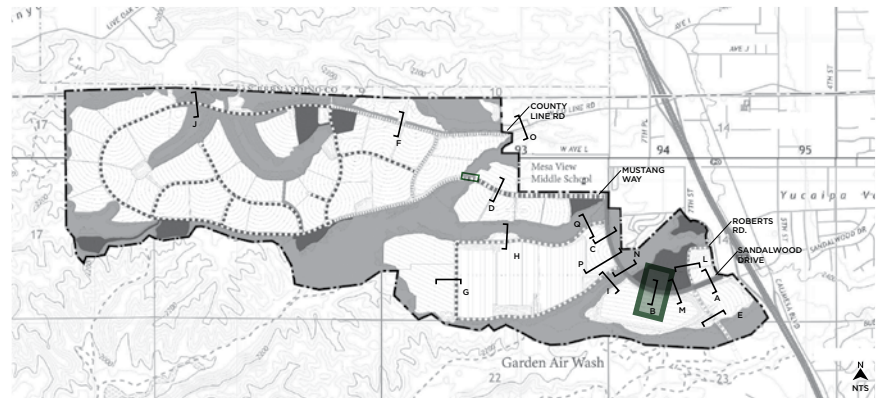


FIGURE 4-49: MAJOR STREET BUSINESS PARK BUFFER SECTION B



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER (N)

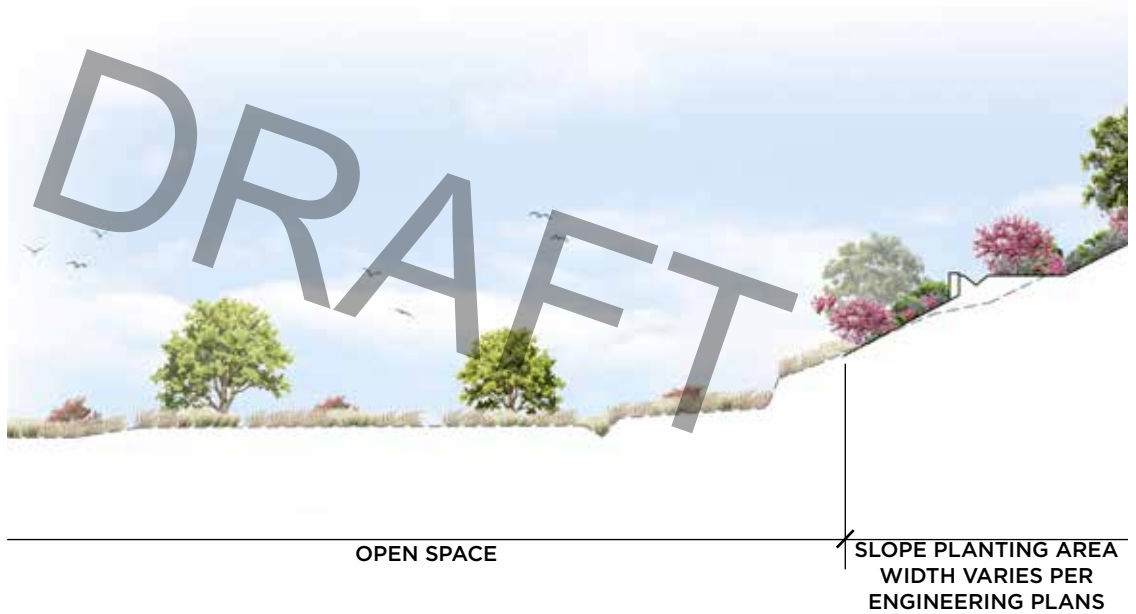
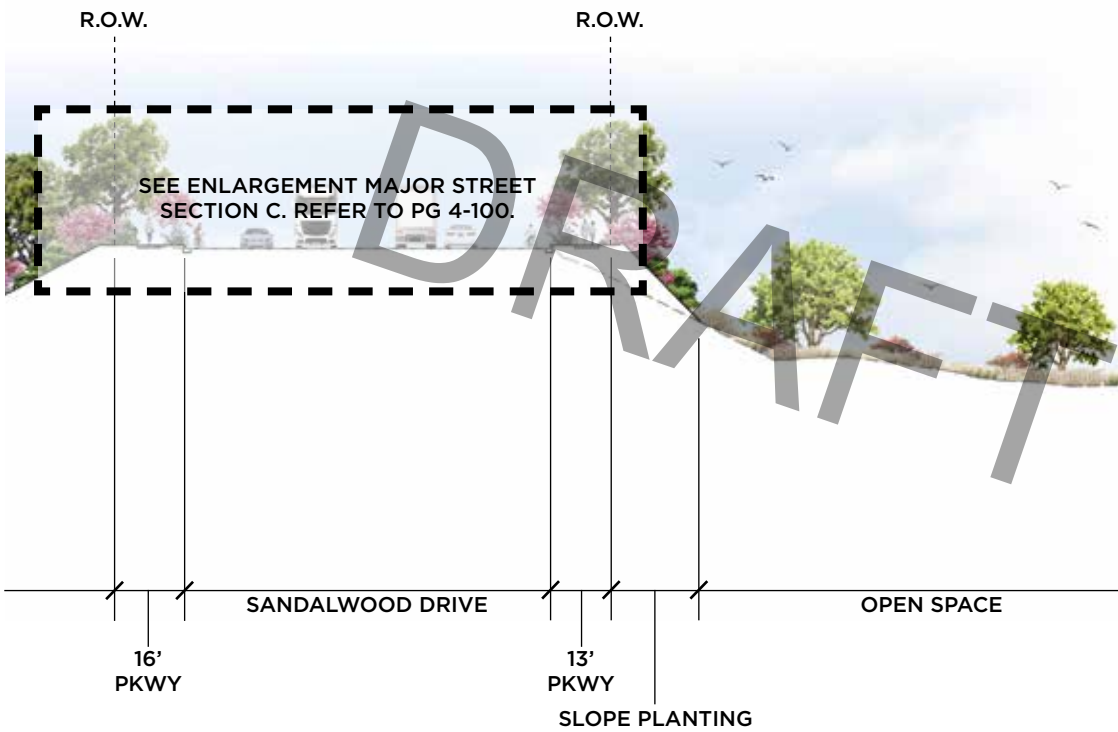
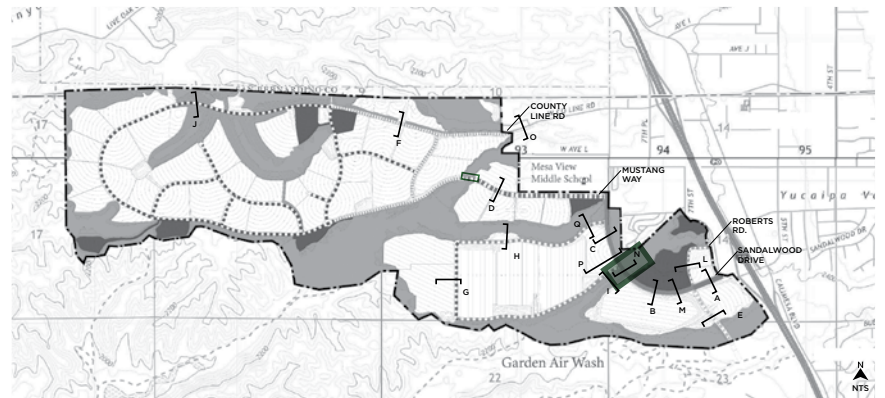


FIGURE 4-50: MAJOR STREET BUSINESS PARK BUFFER SECTION N



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER (P)

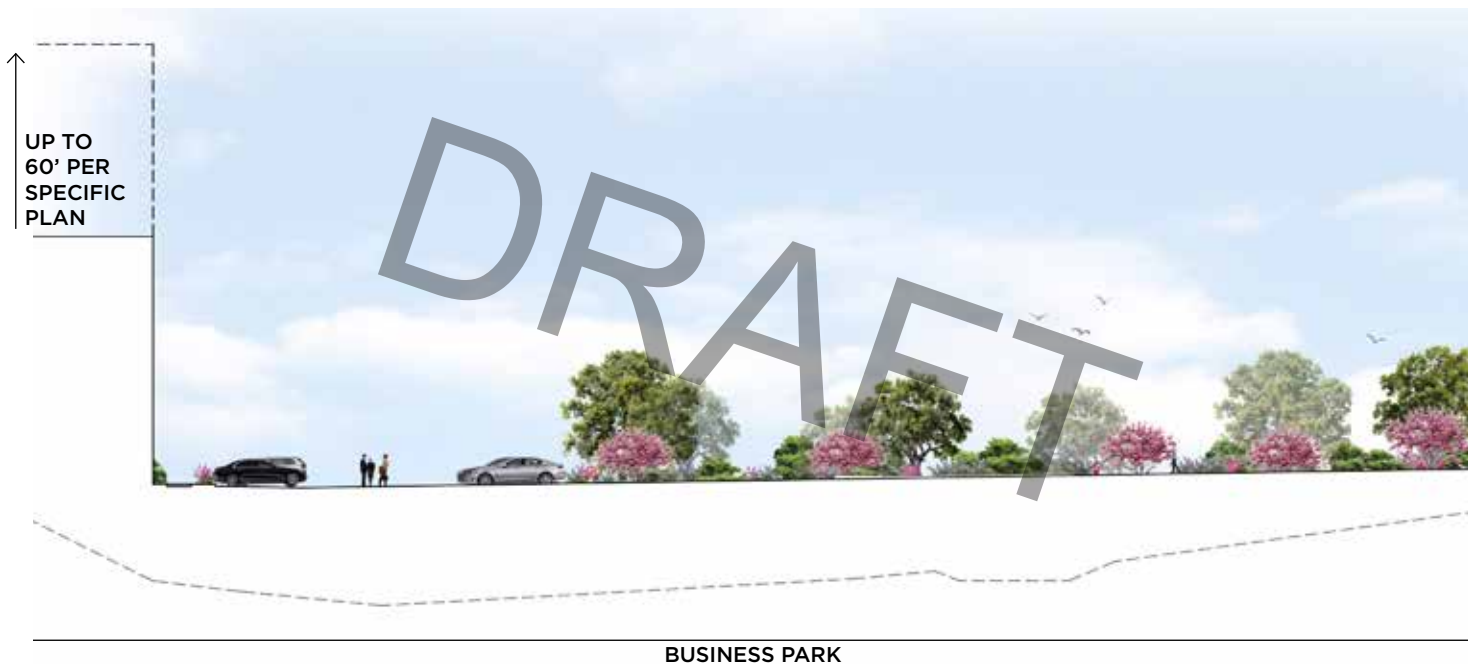
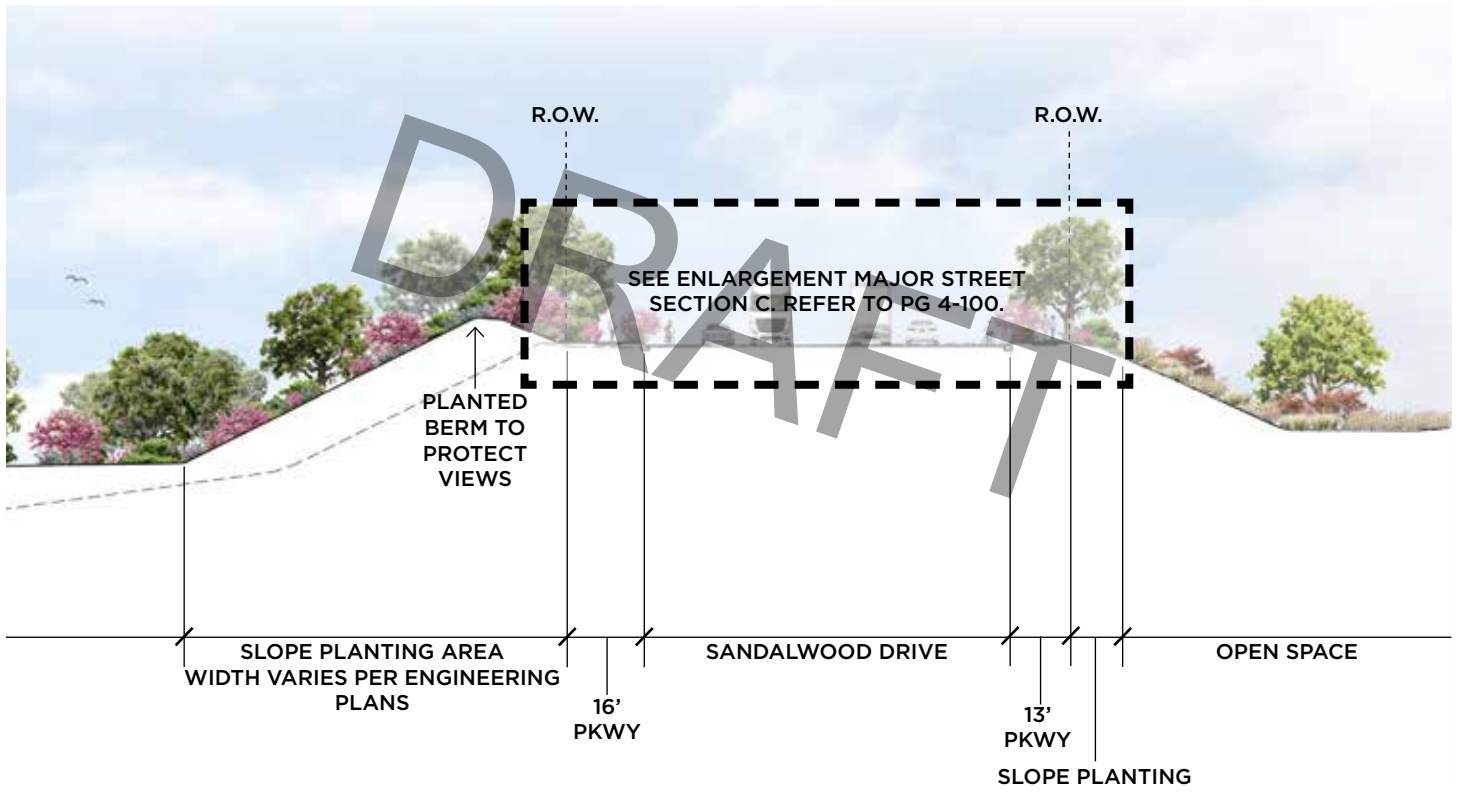
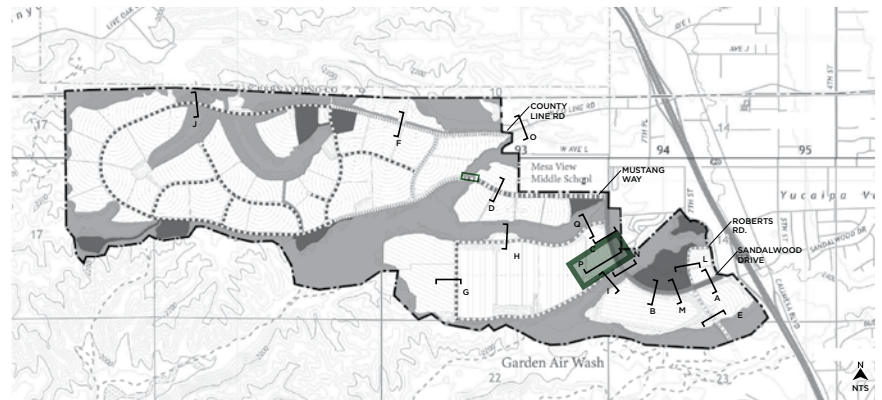


FIGURE 4-51: MAJOR STREET BUSINESS PARK BUFFER SECTION P



KEY MAP





MAJOR STREET BUSINESS PARK BUFFER (C)

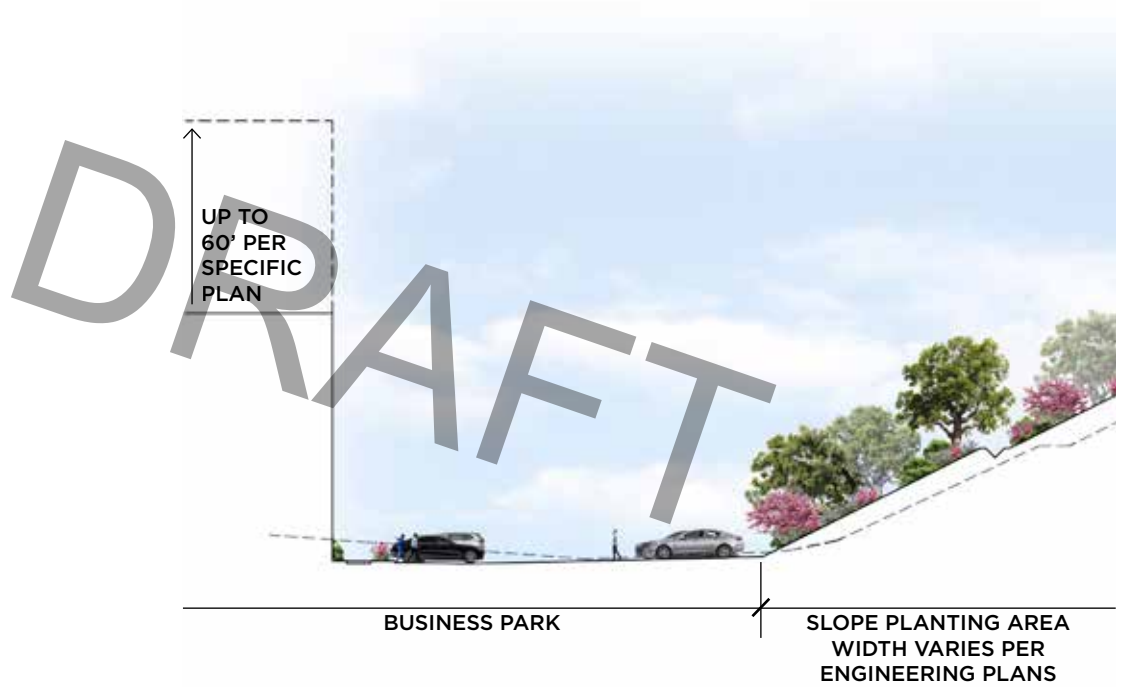
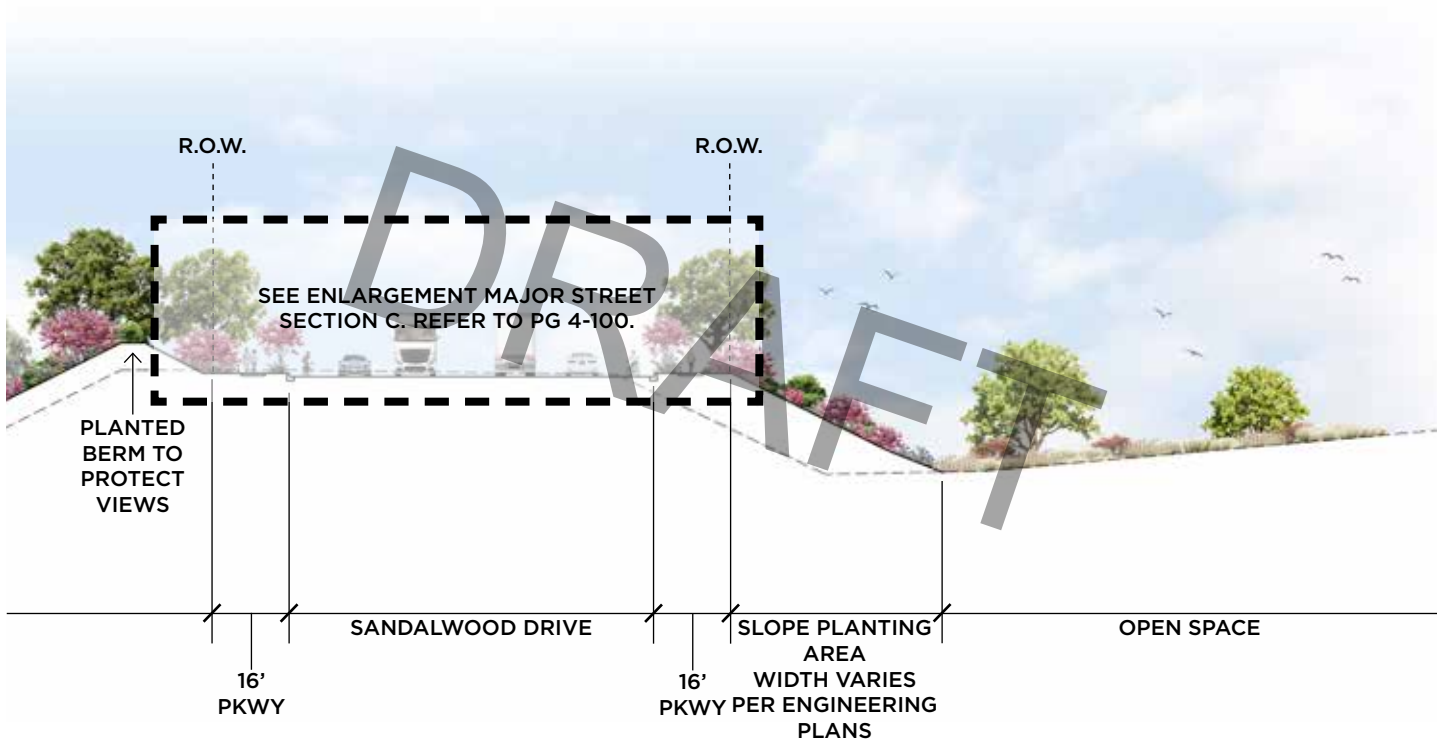
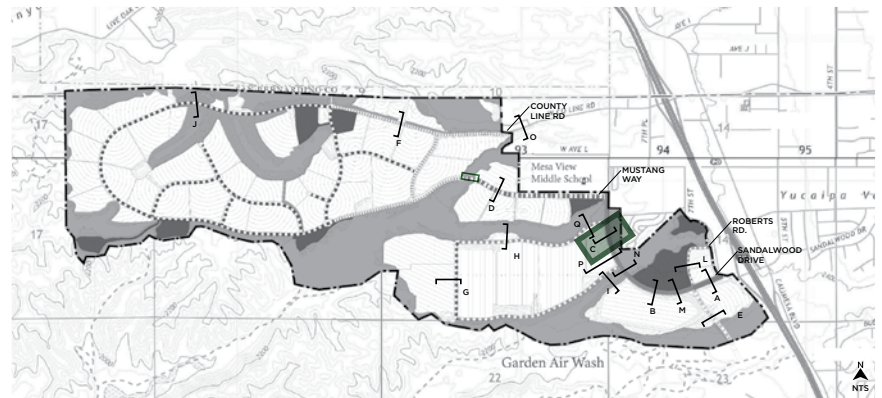


FIGURE 4-52: MAJOR STREET BUSINESS PARK BUFFER SECTION C



KEY MAP



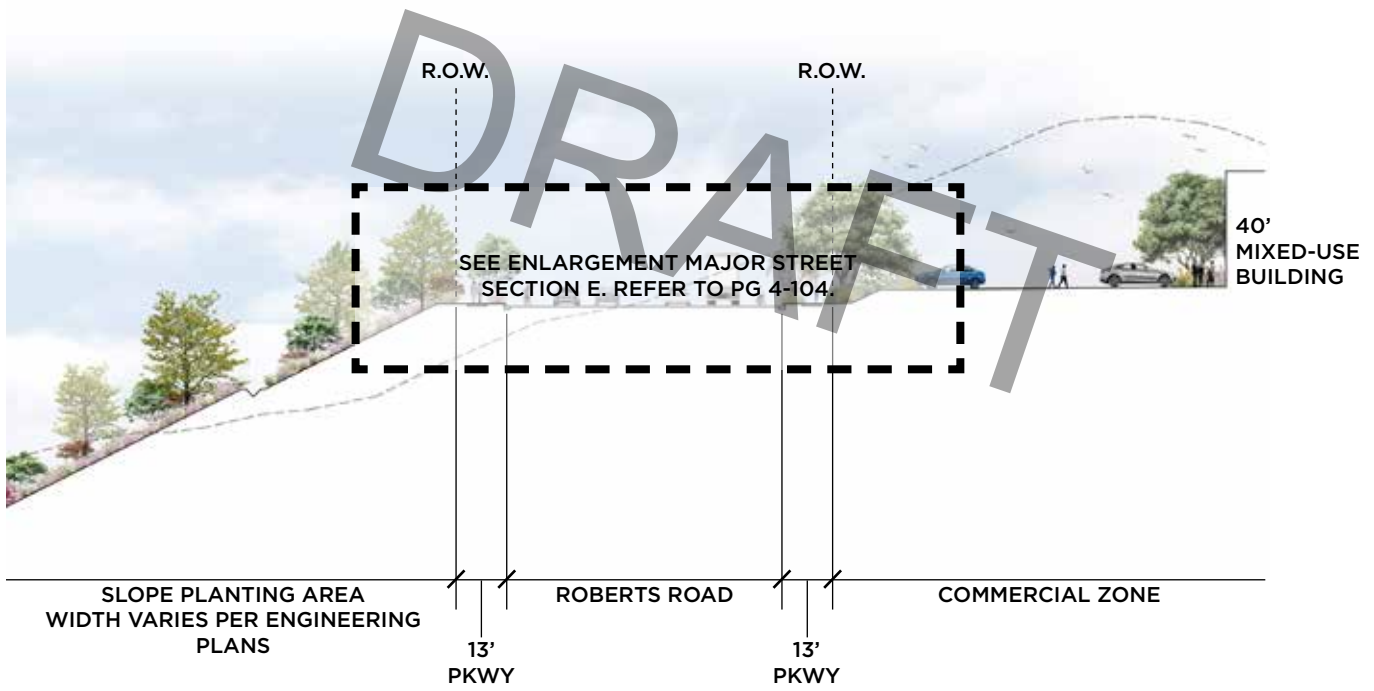


MODIFIED SECONDARY BUSINESS PARK BUFFER (E)

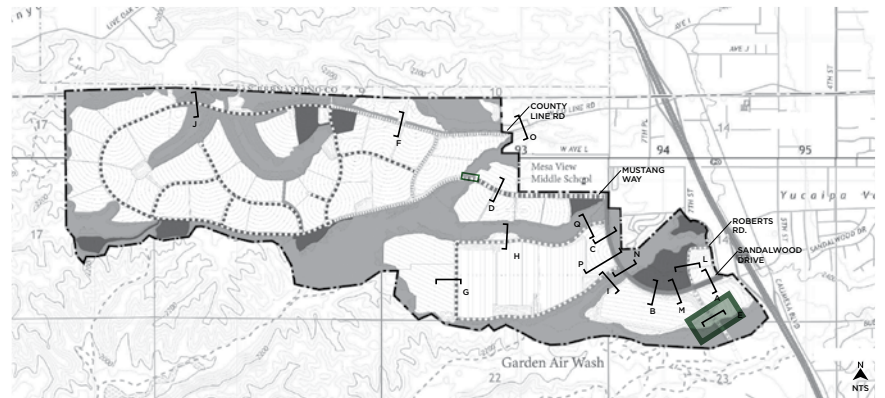
Large planting buffers define the edge along Roberts Road to soften views towards the Business Park. A mix of evergreen and deciduous trees are proposed to create a green visual buffer for cars and pedestrians walking along the street. Proposed planting typologies will be emphasized through variable planting palettes through this section. Diverse planting typologies will encourage users to focus on those details and away from the Business Park.



FIGURE 4-53: MODIFIED SECONDARY STREET BUSINESS PARK BUFFER SECTION E



KEY MAP





MODIFIED COLLECTOR BUSINESS PARK BUFFER (I)

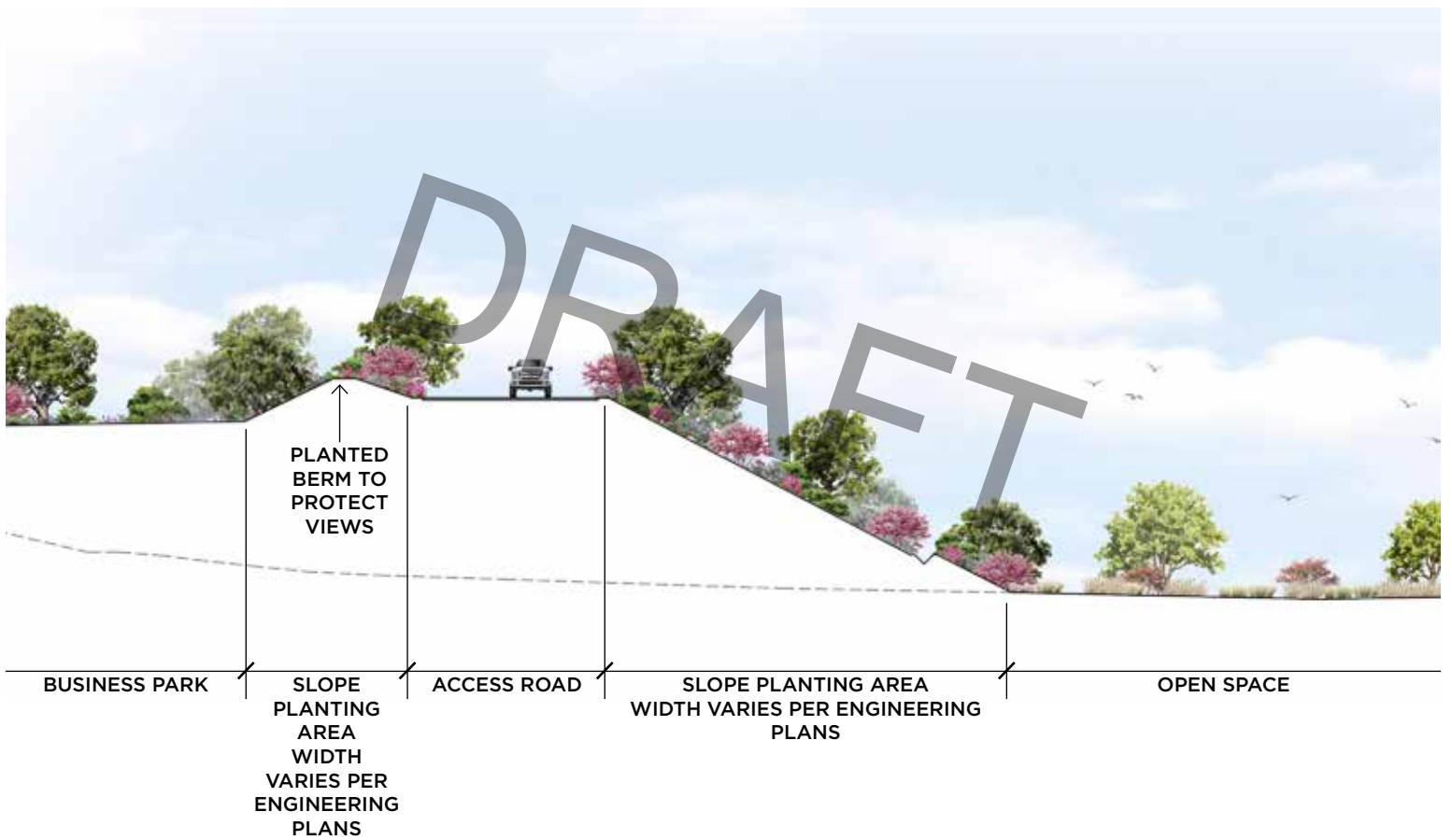
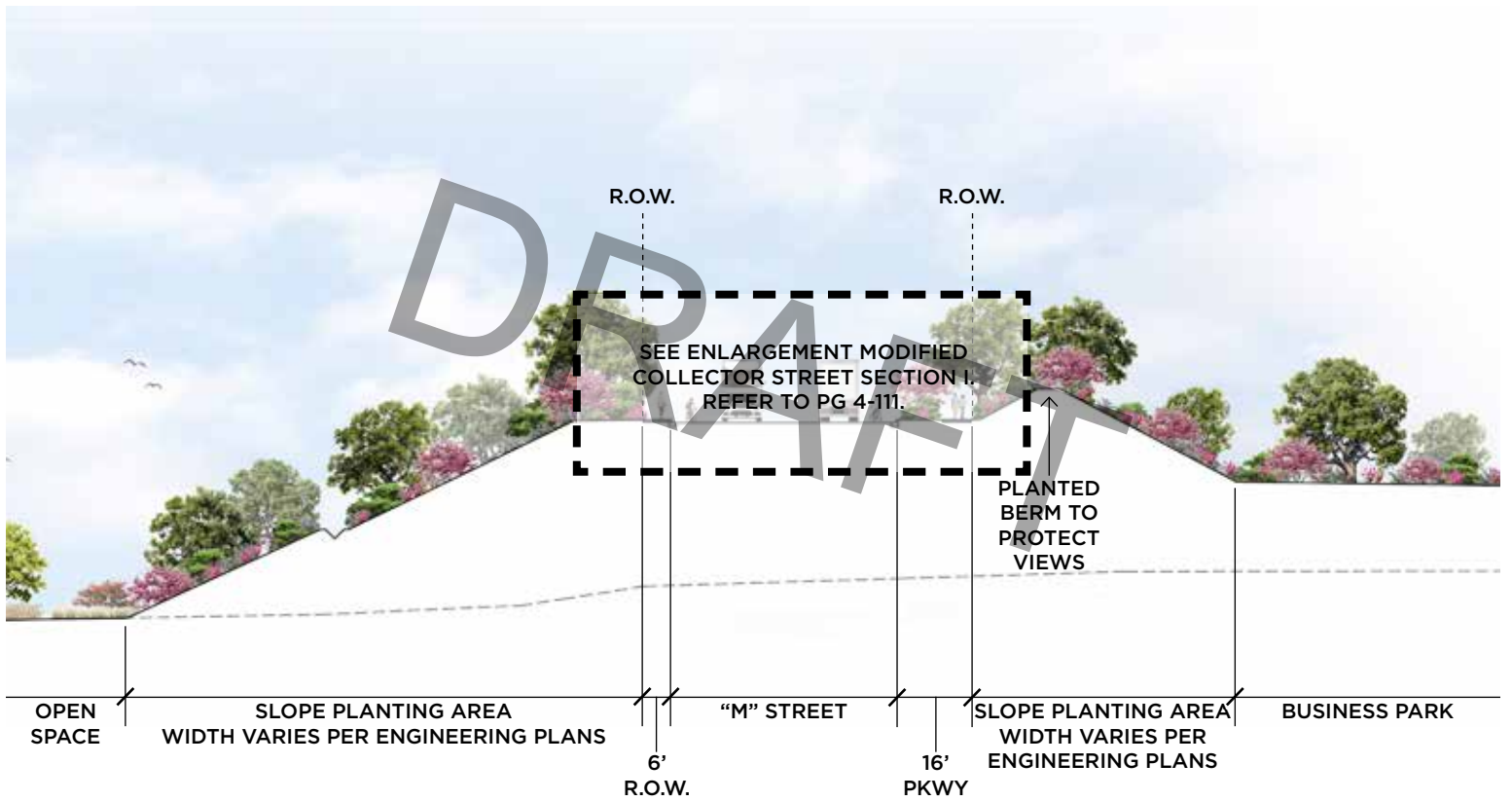
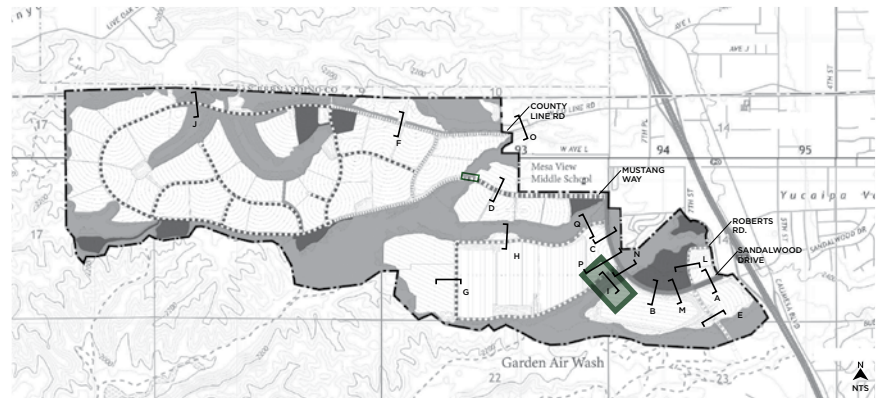


FIGURE 4-54: MODIFIED COLLECTOR STREET BUSINESS PARK BUFFER SECTION I



KEY MAP





MODIFIED COLLECTOR BUSINESS PARK BUFFER (Q)

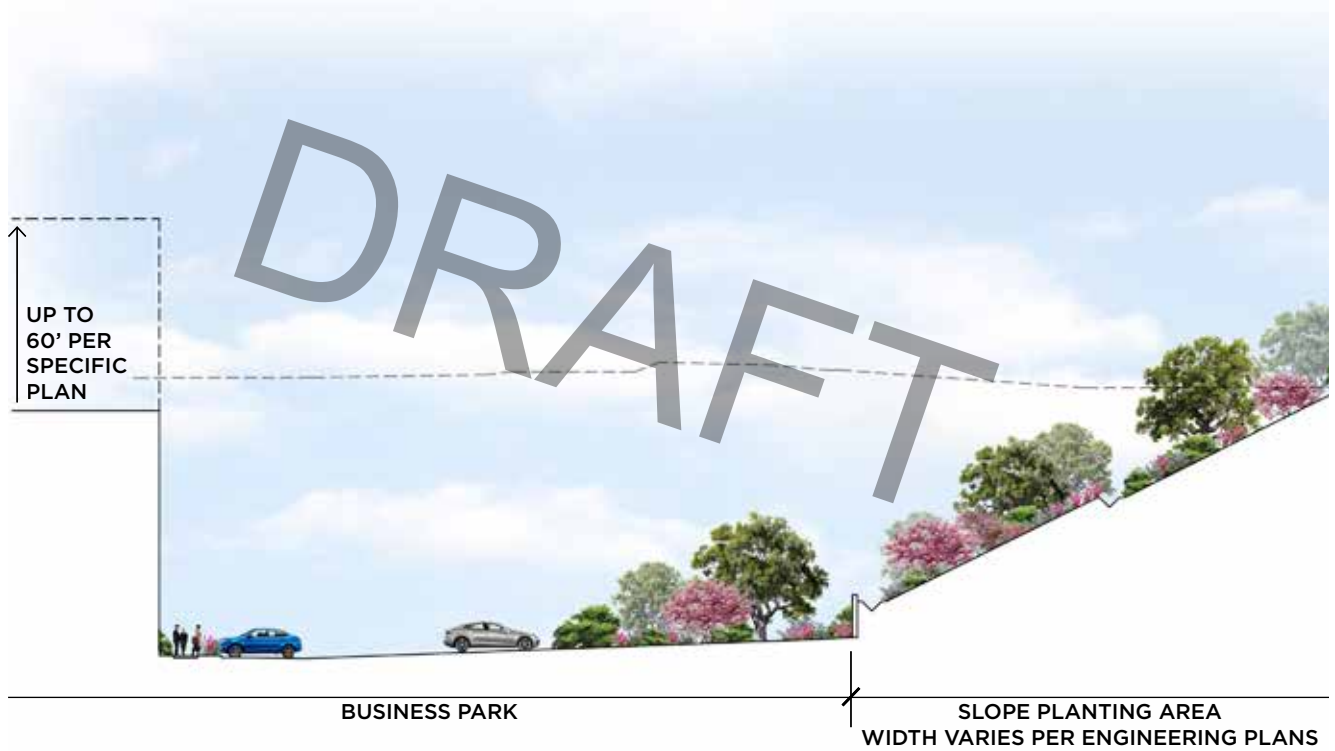
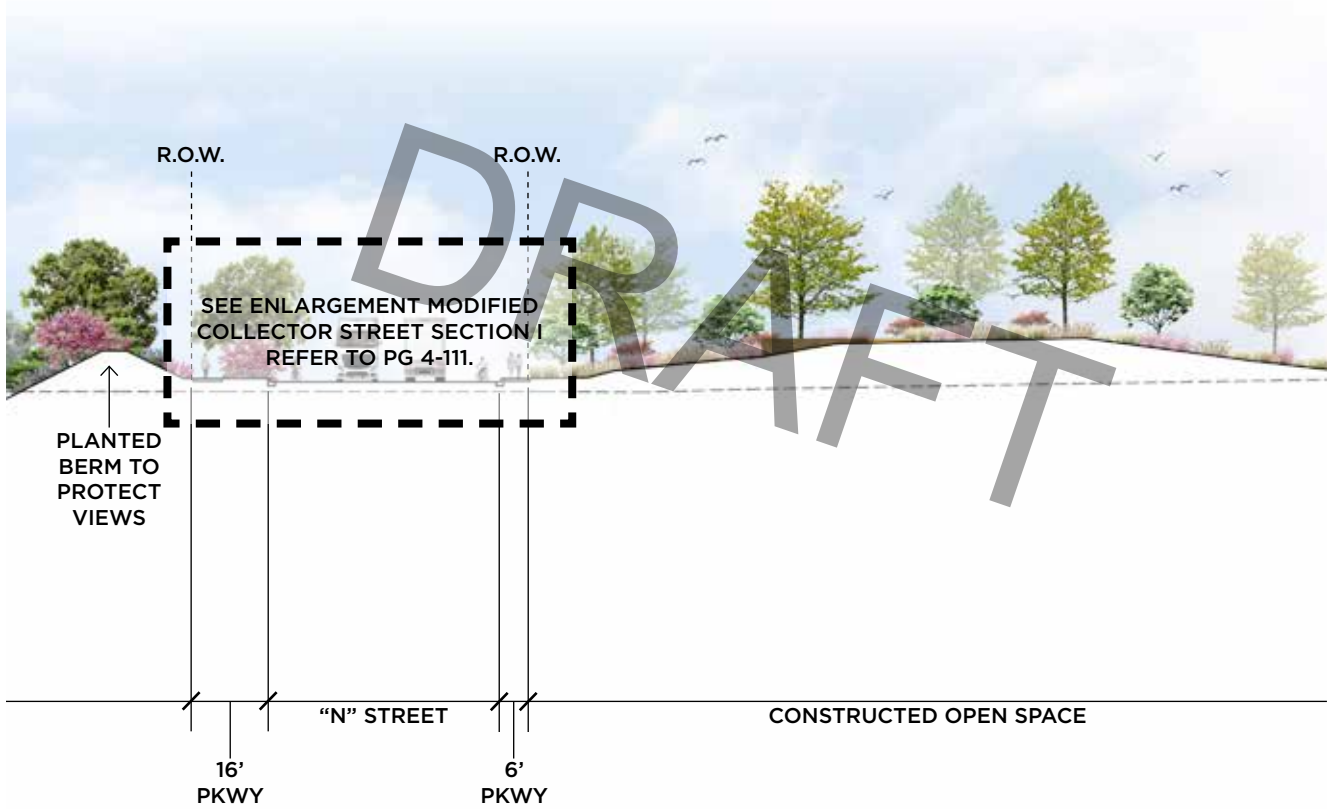
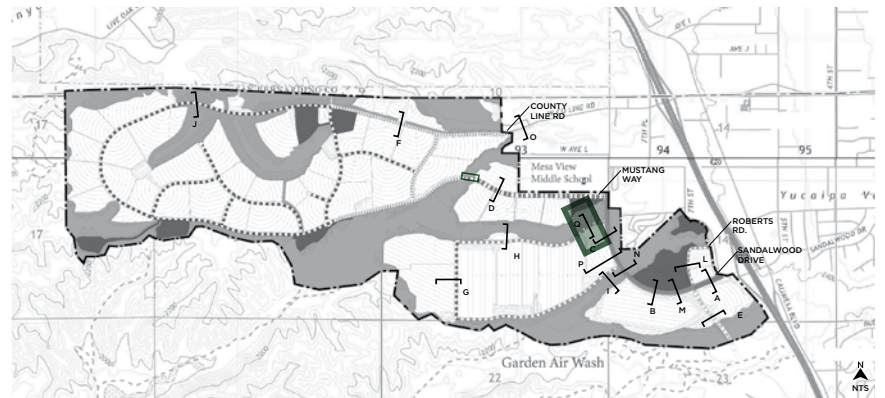


FIGURE 4-55: MODIFIED COLLECTOR BUSINESS PARK BUFFER SECTION Q



KEY MAP





MAJOR STREET

The design intent of this street segment complements Enhanced Major Street as it continues to reflect gateway streetscape character. Each side of the street, divided by a 14' raised median, has a 6' bike lane and two travel lanes. This is further supplemented by a 5' wide parkway and a meandering/straight sidewalk on both sides. A 6' wide planting zone behind the walkway on both sides allows a double row of trees within this zone.

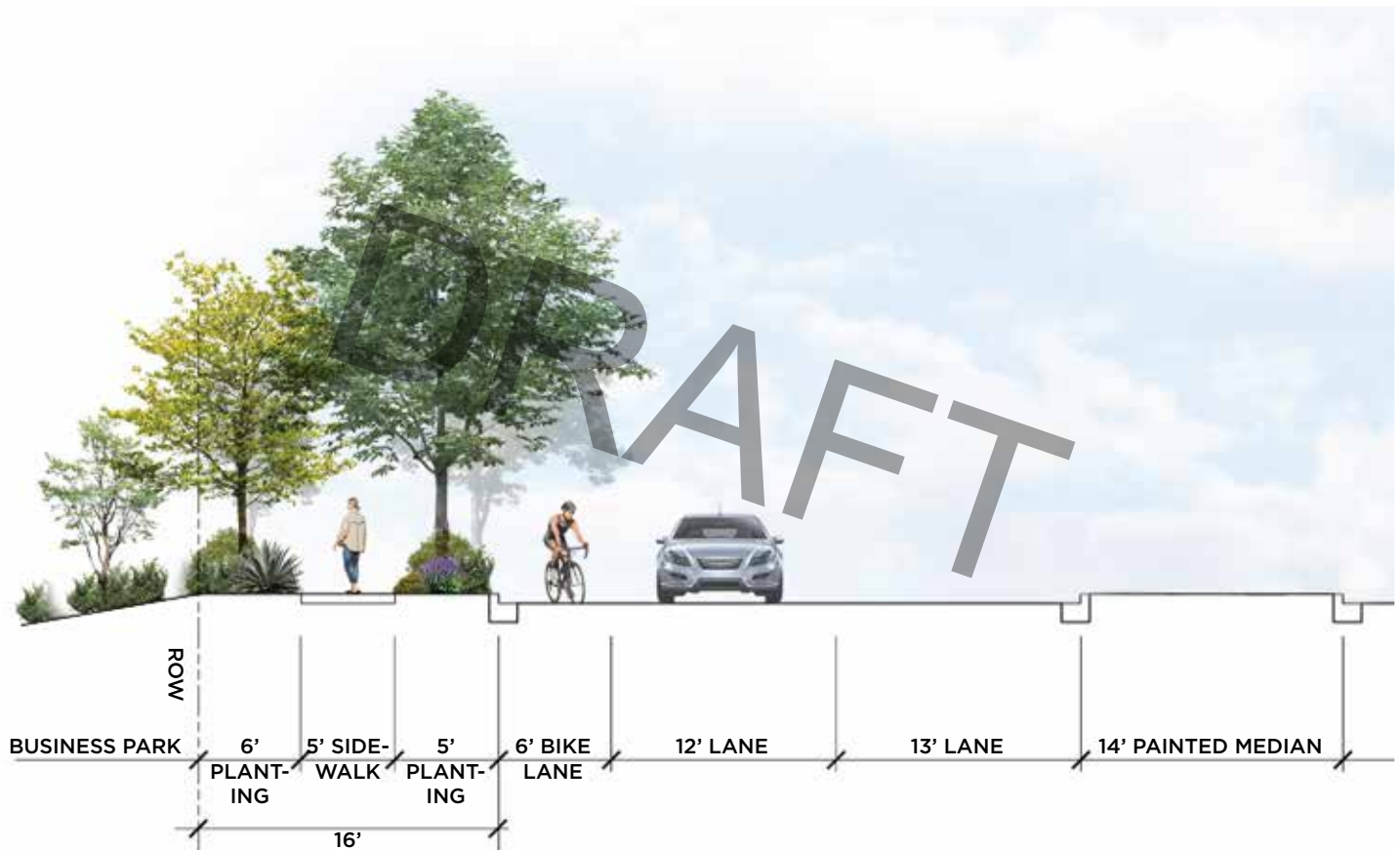
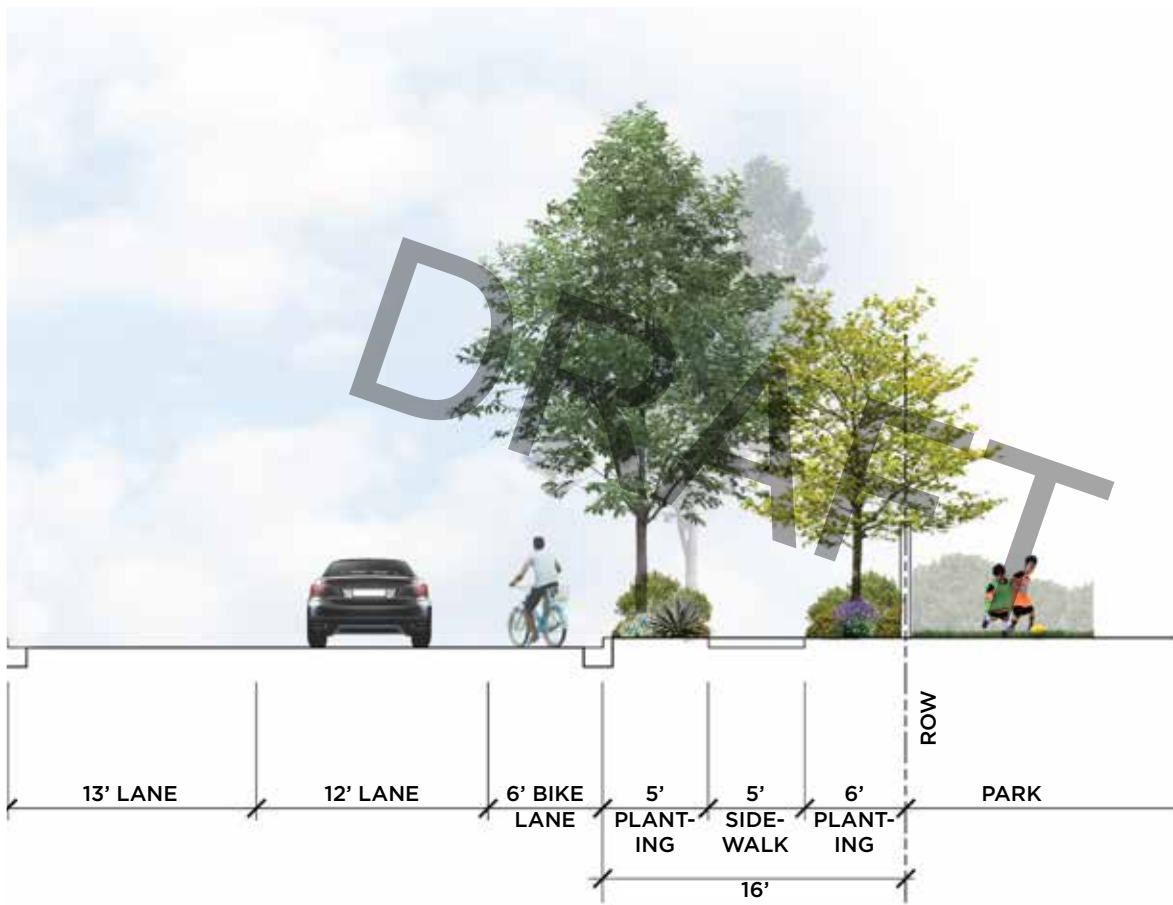


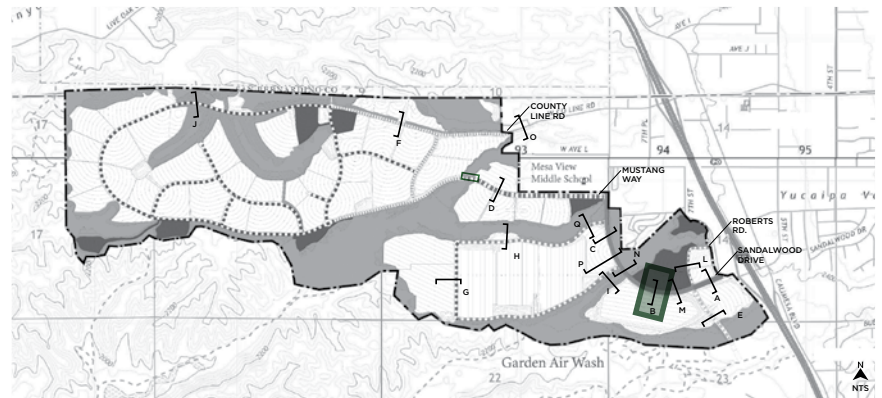
FIGURE 4-56: ENLARGEMENT MAJOR STREET SECTION B



Adjacent slopes are utilized to create larger cluster of trees and shrubs that act as a natural screening to block the views towards the Business Park. Overall, trees along this segment are monumental/vertical in form and triangular in layout. Medians planted with trees scale down the street further for a pleasant driving experience through this section.



KEY MAP





MAJOR STREET

Gateway style of street-scaping continues in this section. A 14' raised median divides the street with (2) traffic lanes and a bike lane on each side. This is further supplemented by a parkway that buffers the meandering/straight sidewalk from the street.

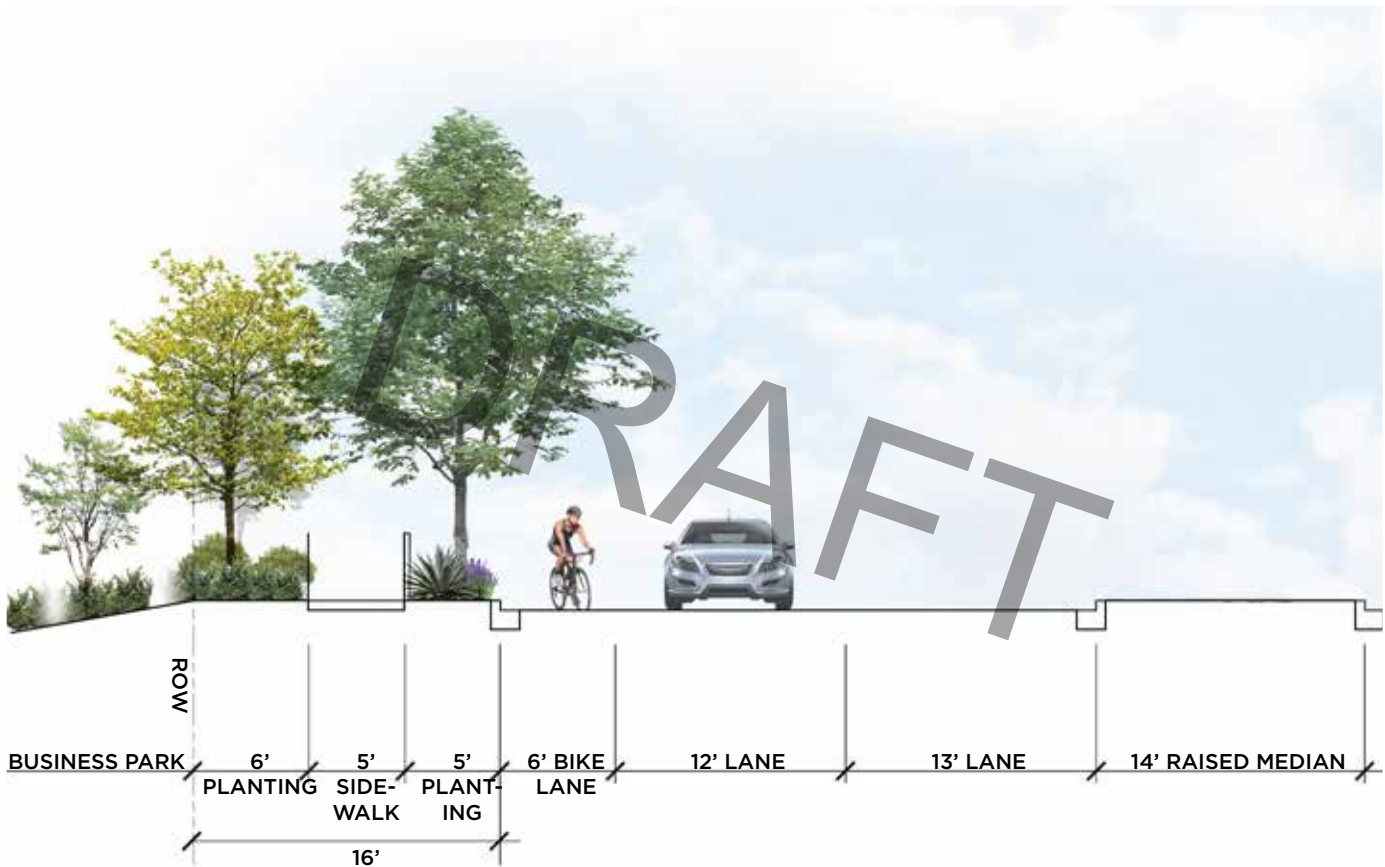
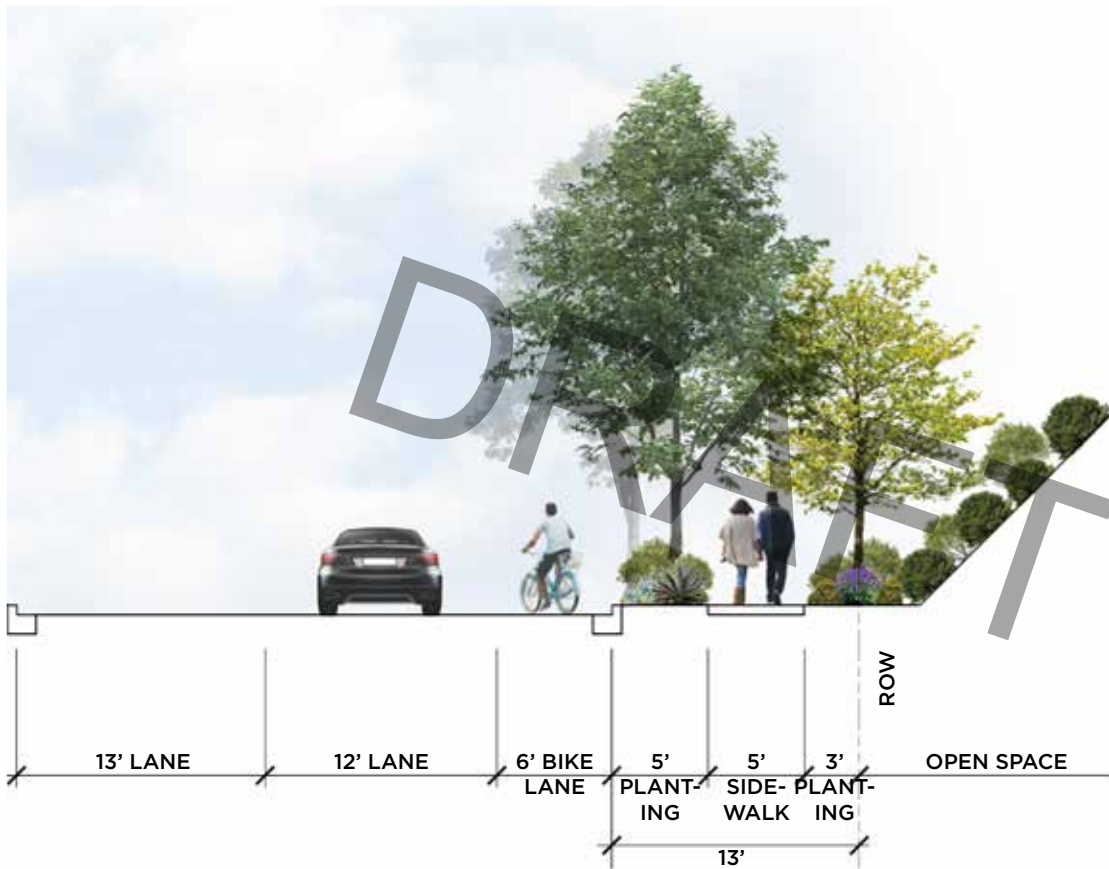


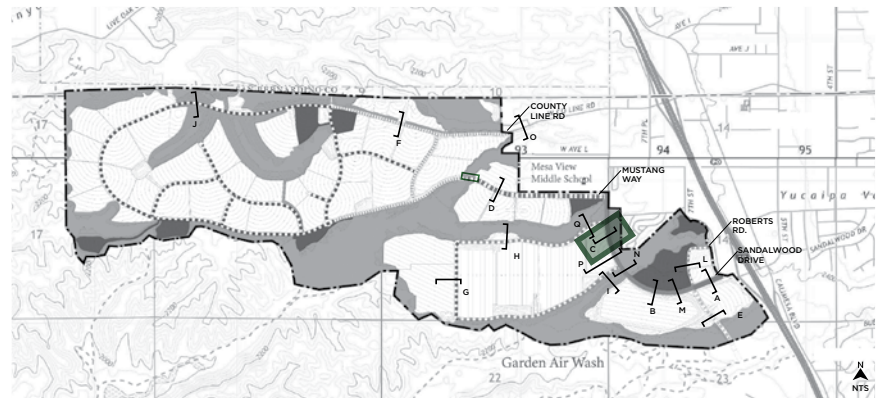
FIGURE 4-57: ENLARGEMENT MAJOR STREET SECTION C



Design strategies similar to Section B will be utilized as the cluster of trees and shrubs act as a natural screening to block the views towards the Business Park. Trees along this segment are monumental/vertical in form and triangular in layout.



KEY MAP





SECONDARY STREET

This section marks the beginning of residential uses along Sandalwood Drive. A 12' painted median divides the street with (2) traffic lanes and a 6' bike lane on each side.

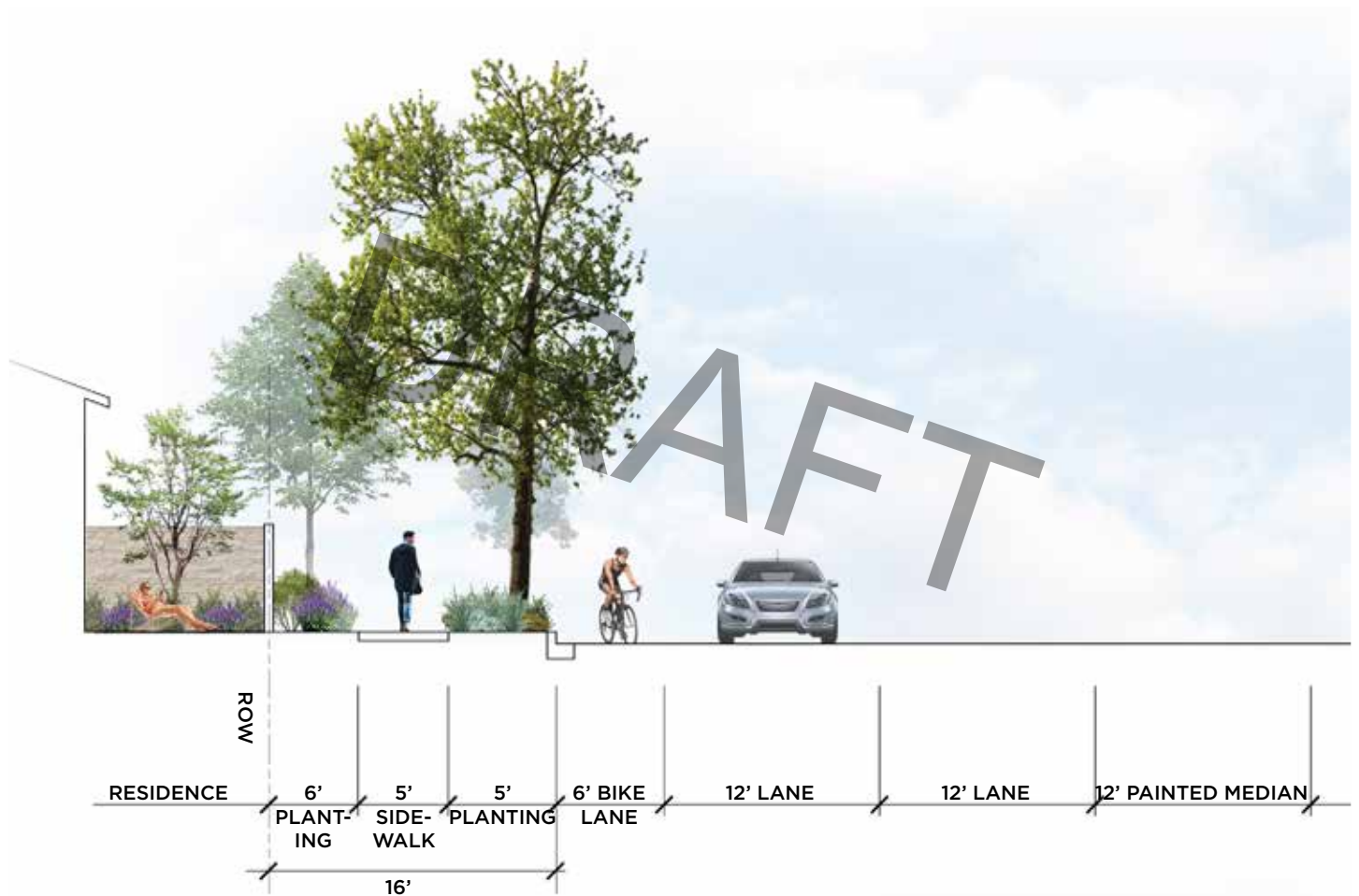


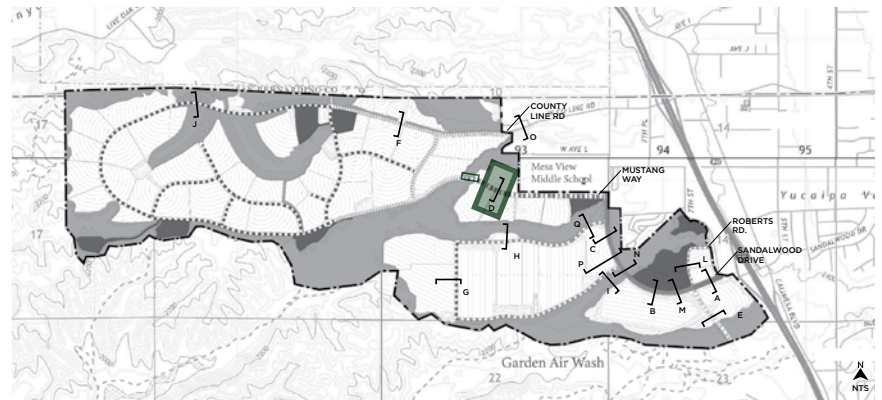
FIGURE 4-58: ENLARGEMENT SECONDARY STREET SECTION D



A larger landscape zone behind the sidewalk allows a mix of canopy and vertical trees to be laid out along the street. The northern street edge skirts a park and school site opens extended landscape zone to view. This creates a comfortable and visually pleasing walking experience for pedestrians and kids walking to school.



KEY MAP





MODIFIED SECONDARY STREET

Modified Secondary street section applies to Roberts Road and provides a wider sidewalk but a narrow planting area behind the walk. This allows views towards adjacent parks and mixed use zones to remain open and where grades permit, facilitates access along the parcel boundary. Proposed trees have a tall vertical canopy to promote views across both sides of the street.

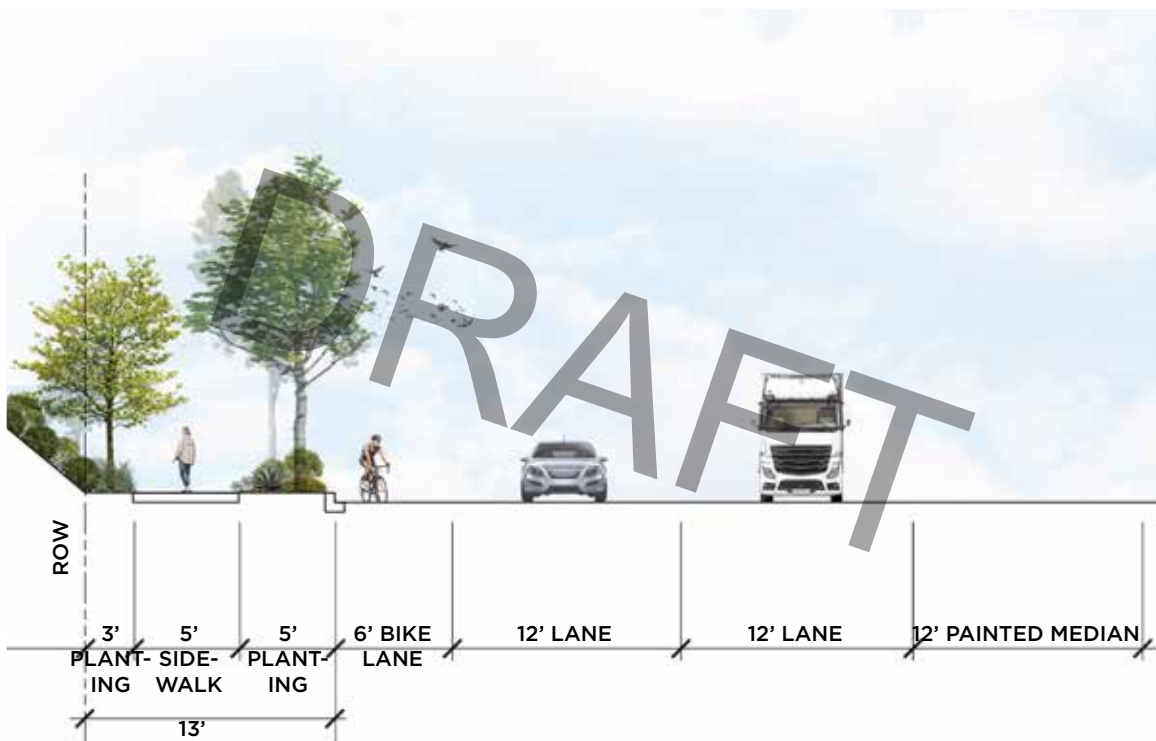
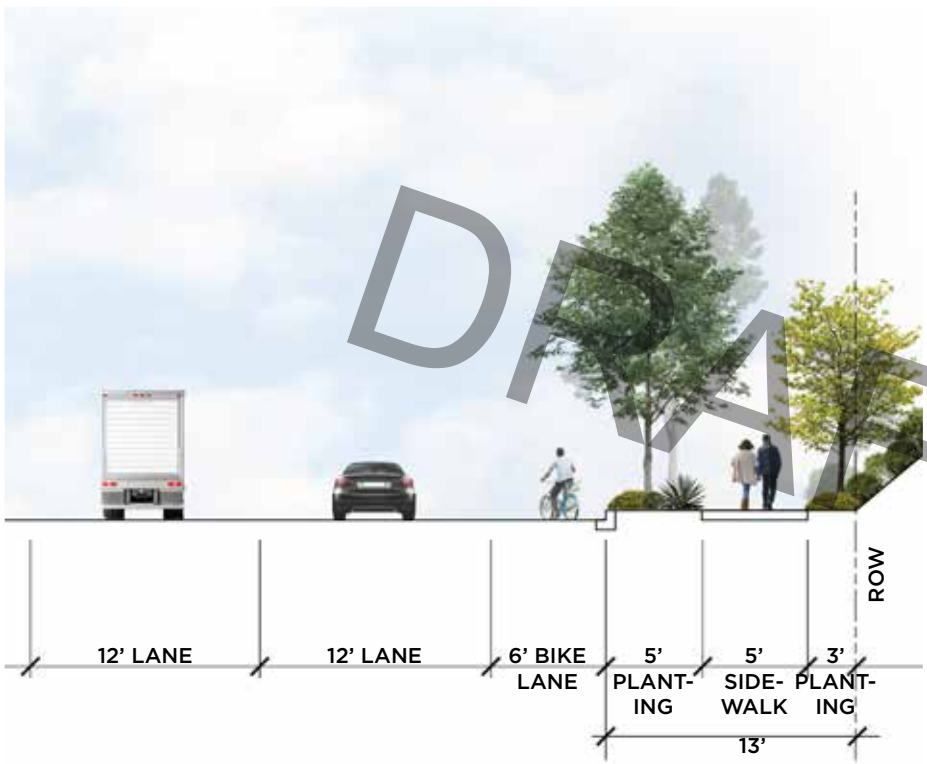
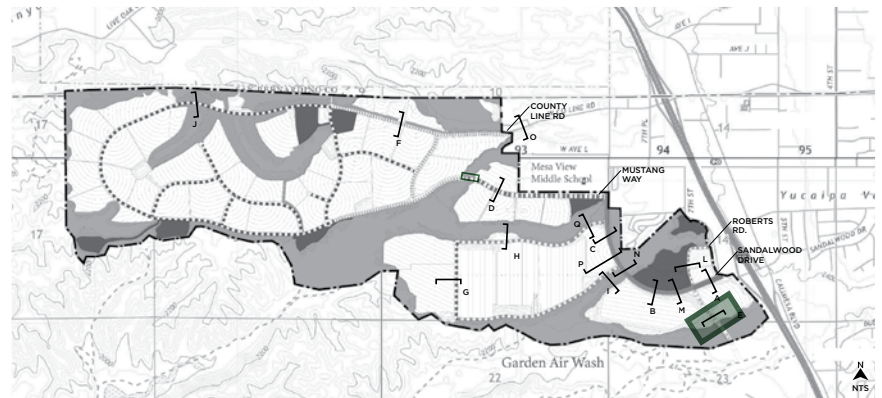


FIGURE 4-59: ENLARGEMENT MODIFIED SECONDARY STREET SECTION E



KEY MAP





DIVIDED COLLECTOR STREET

As the secondary entrance into the community, this portion Divided Collector Street narrows down to evoke a pedestrian-scale street scape environment. The street, divided by a 4' painted median, consists of one traffic lane and a bike lane on both sides. This area has retaining walls with natural open space on either side.

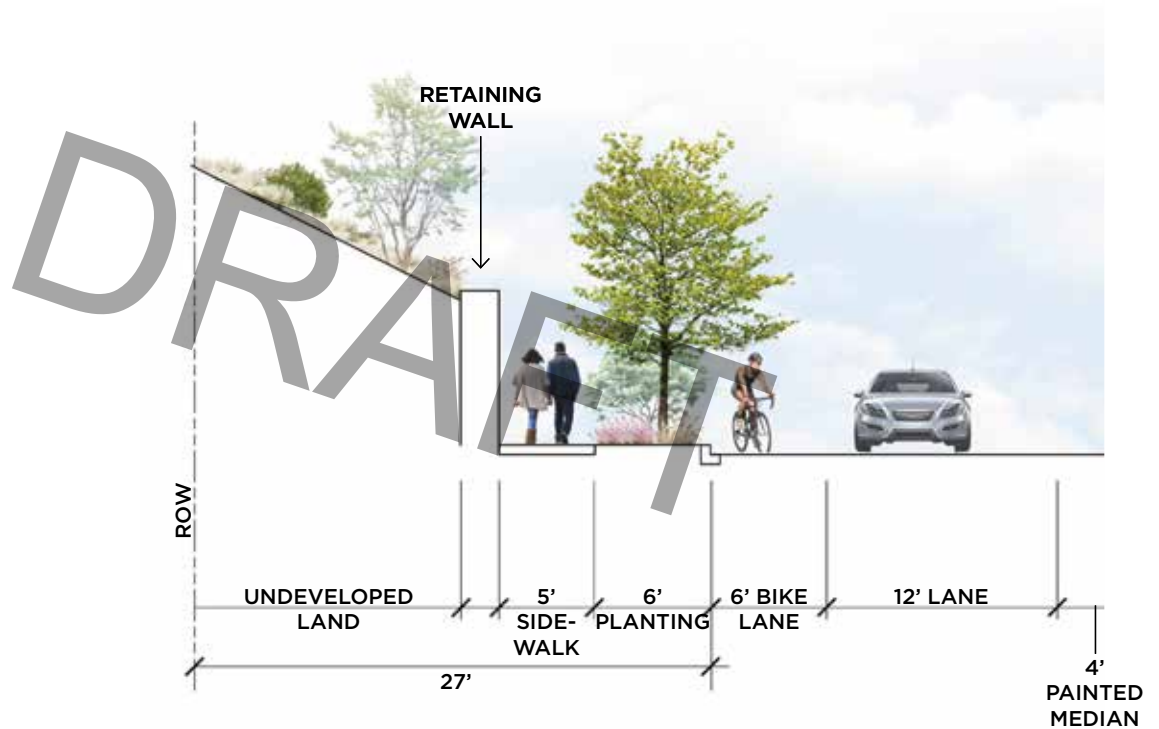
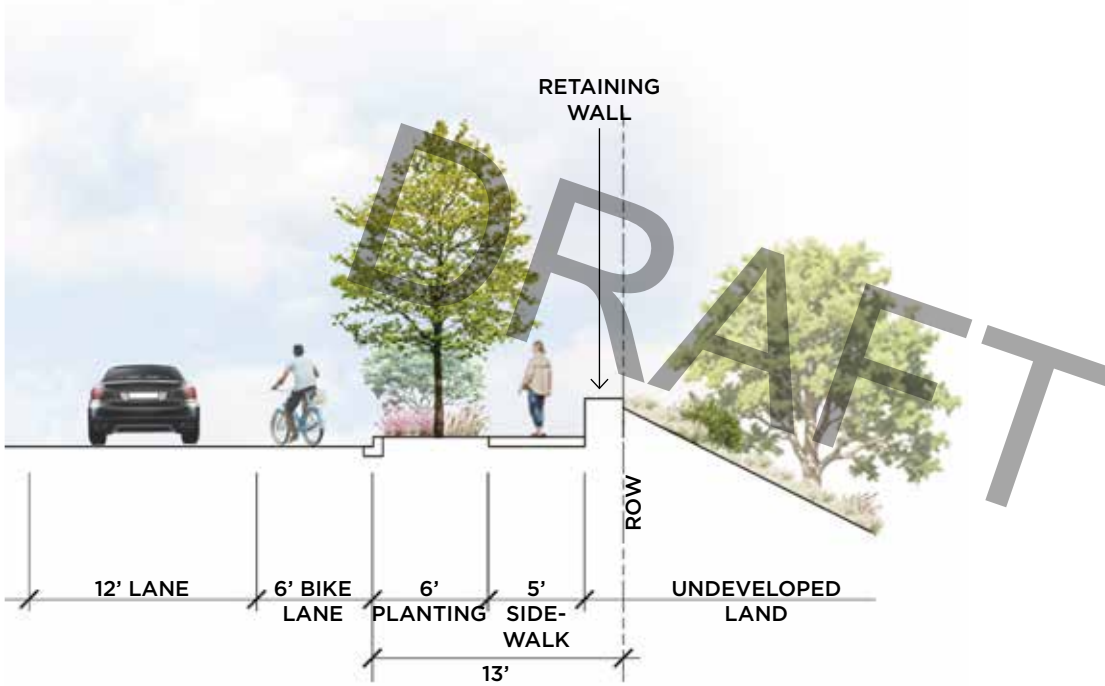
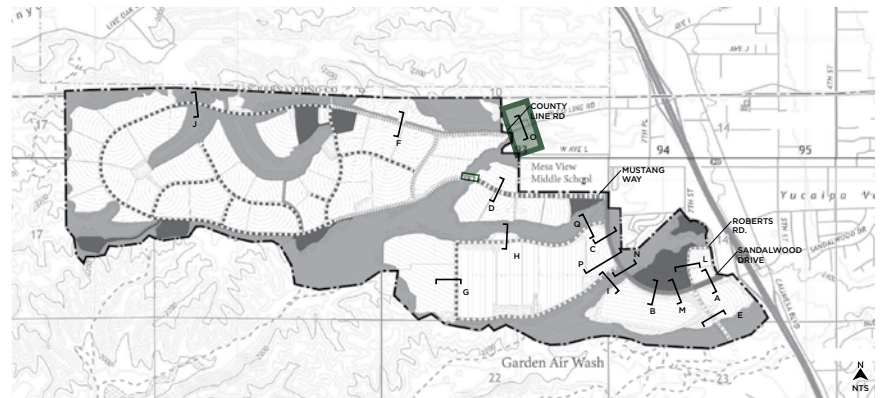


FIGURE 4-60: ENLARGEMENT DIVIDED COLLECTOR STREET SECTION O



KEY MAP





DIVIDED COLLECTOR STREET

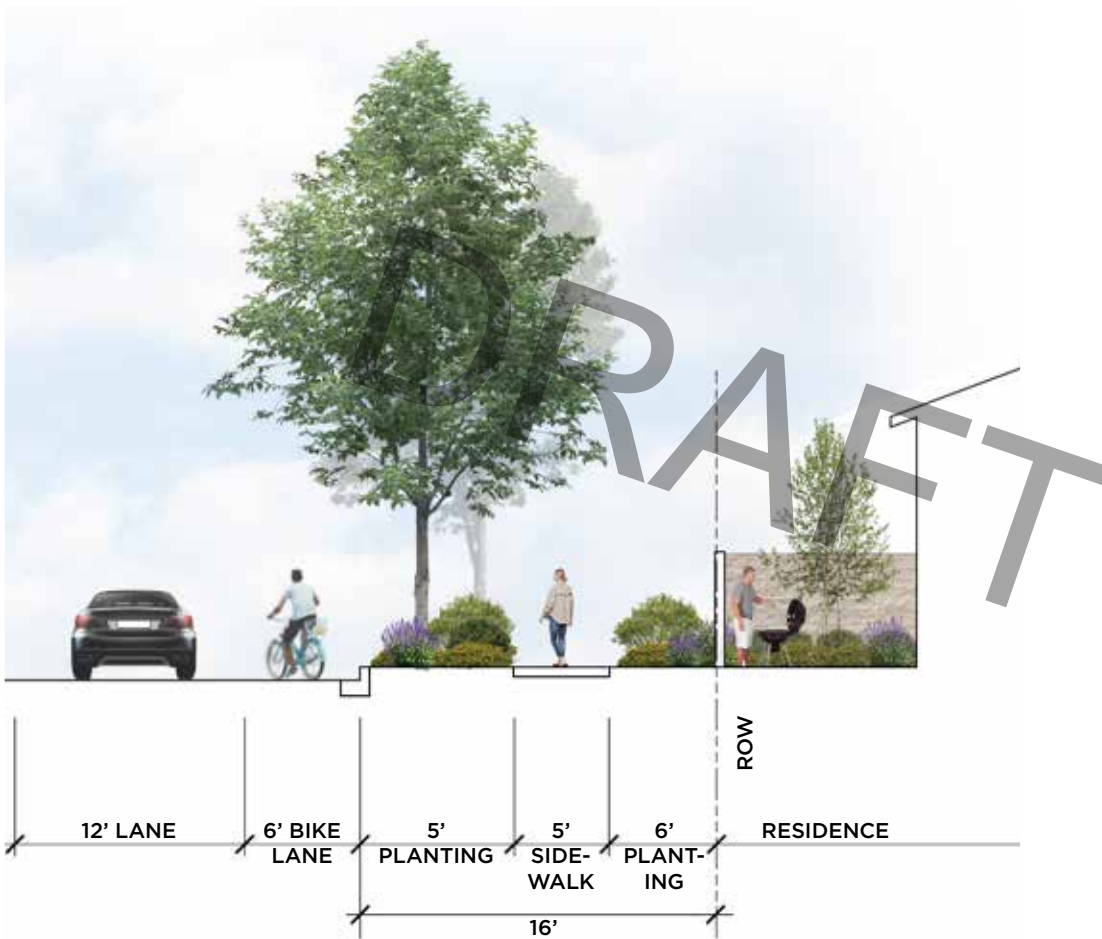
A gateway into the main residential zone, the Divided Collector Street narrows down to evoke a pedestrian-scale street scape environment. The street, divided by a 12' painted median, consists of one traffic lane and a bike lane on both sides.



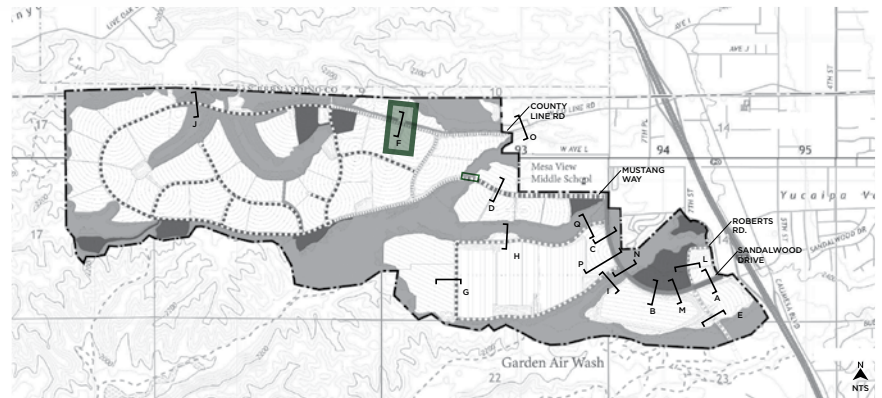
FIGURE 4-61: ENLARGEMENT DIVIDED COLLECTOR STREET SECTION F



Tree groupings meander on both sides of the meandering/straight sidewalk. This planting intent then responds to adjacent parks and open space areas with drifts of larger tree diversity and naturalized ground plane planting. Some portions of this section provide views towards the conservation zones with extended flat areas for respites and viewpoints.



KEY MAP





MODIFIED COLLECTOR STREETS

Modified Collector Streets primarily define the Business Park and create a continuous loop with open space areas around most edges.

Section I provides a raised median to allow additional landscape at entrances to the Business Park buffering views to the interior areas. The medians is painted beyond Section I. The inner street edge along

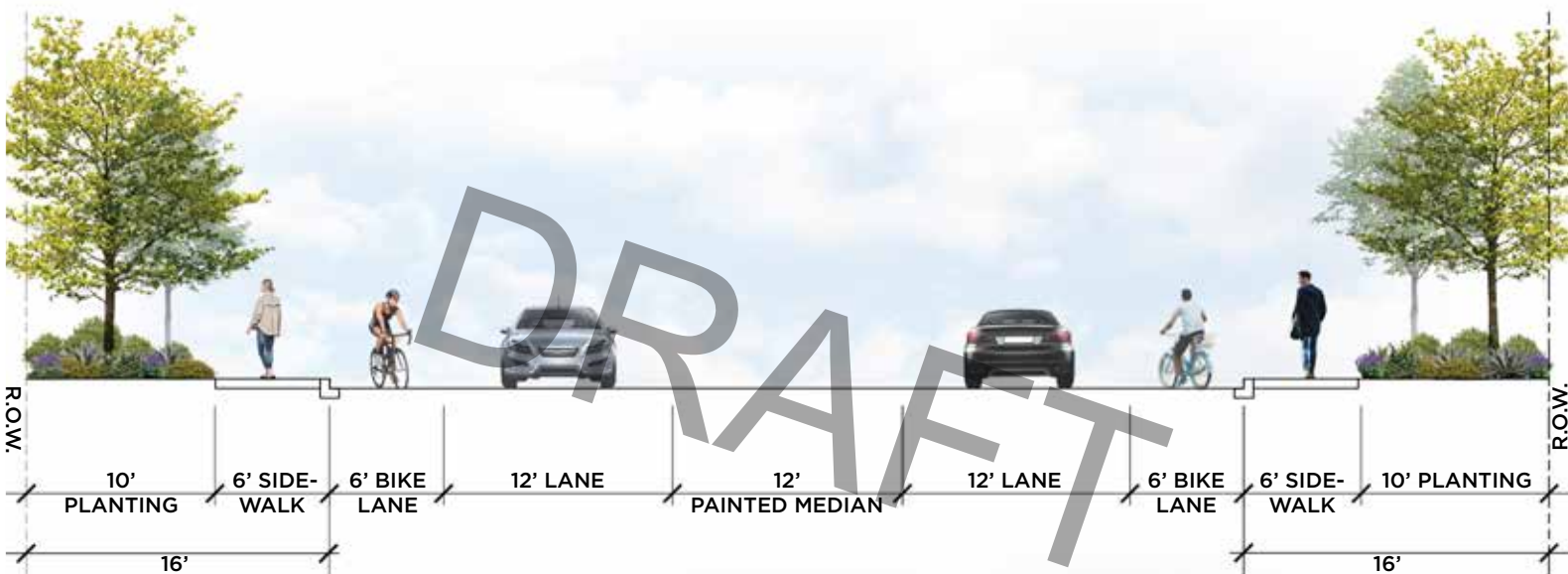


FIGURE 4-62: ENLARGEMENT MODIFIED COLLECTOR STREET SECTION G

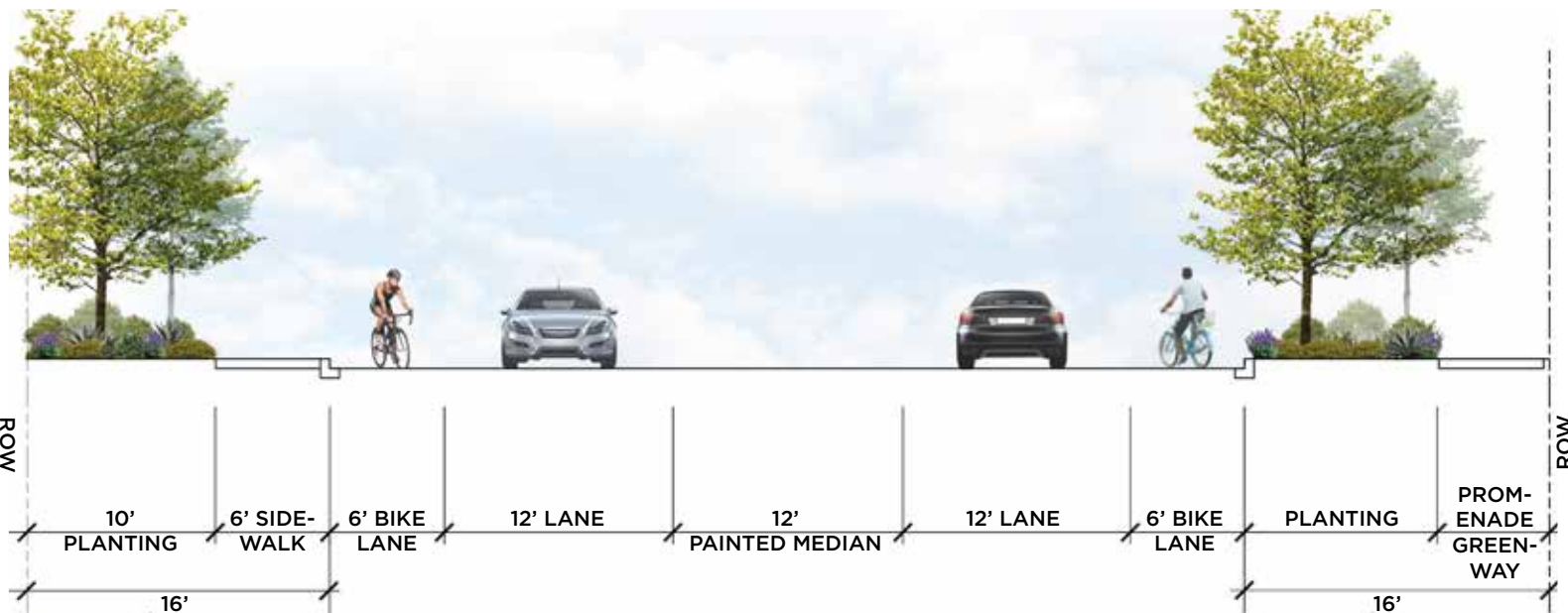


FIGURE 4-63: ENLARGEMENT MODIFIED COLLECTOR STREET SECTION H



Sections G and H provide curb adjacent walkways. Trails along the conservation edges are buffered away by wide parkways to create opportunities for pedestrians to appreciate and take a peek over the adjacent open spaces.

Street tree selection within these sections is influenced by the natural species occurring along the edges. Drifts of trees are clustered in to small groupings to integrate respites and viewpoints for pedestrians and seamlessly integrate with the open space zones.

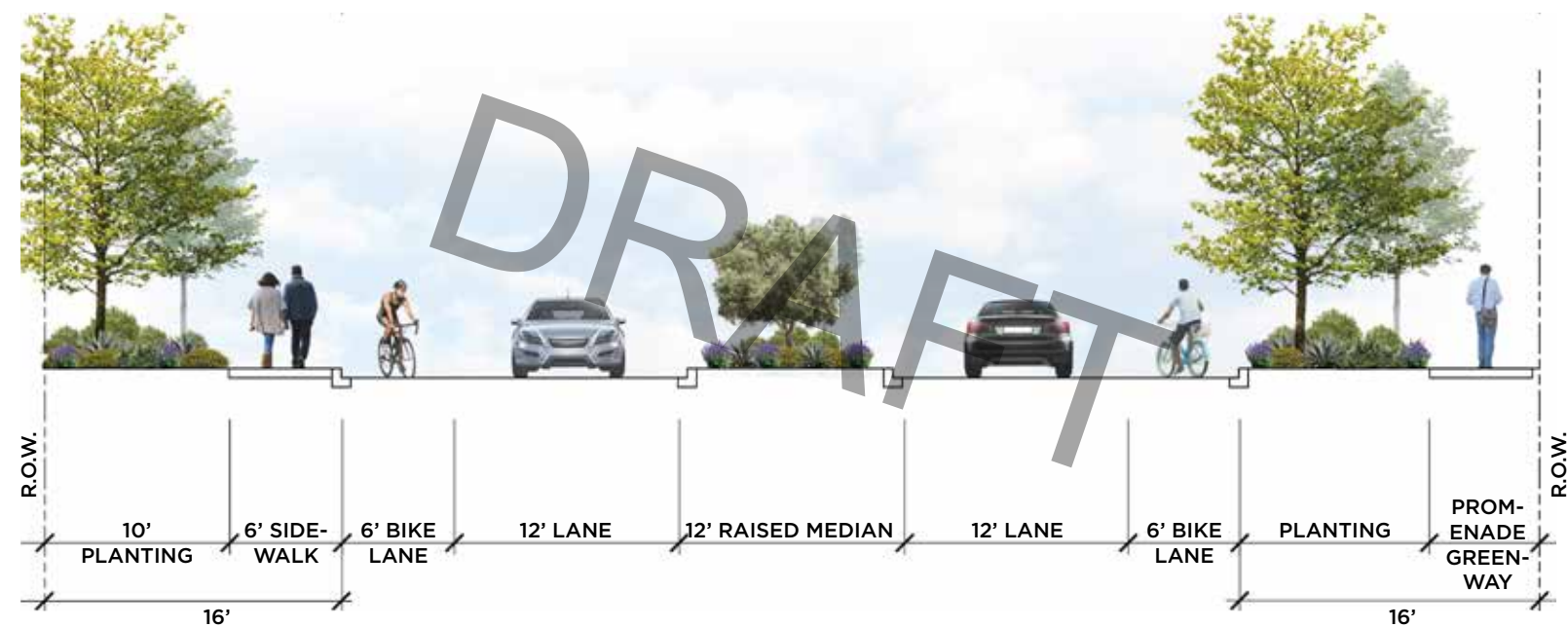
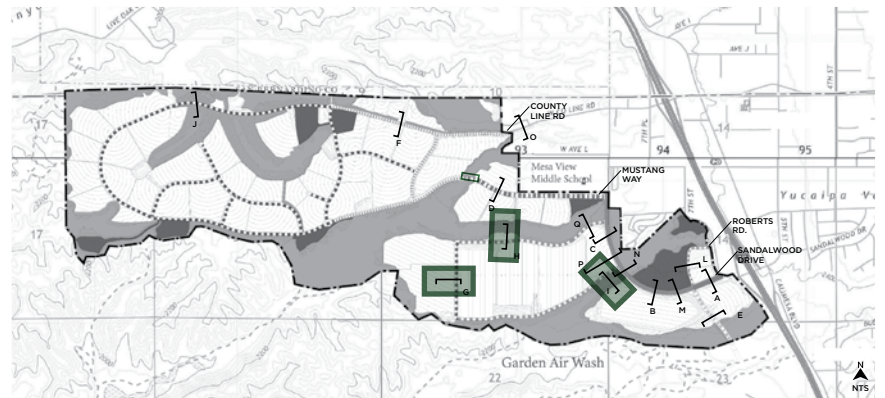


FIGURE 4-64: ENLARGEMENT MODIFIED COLLECTOR STREET SECTION I

KEY MAP





COLLECTOR STREET

Collector Streets are designed as pedestrian friendly intimate streets defining the main thoroughfare through the key residential zones. Large portions of these streets open towards conservation areas and parks providing a highly landscaped environment.

Groups of canopy trees are proposed in singular rows along the parkway which then buffers the sidewalk from the traffic lanes. The trees and planting materials provide visual screening of the residential units from the street and a shaded walking experience for pedestrians.

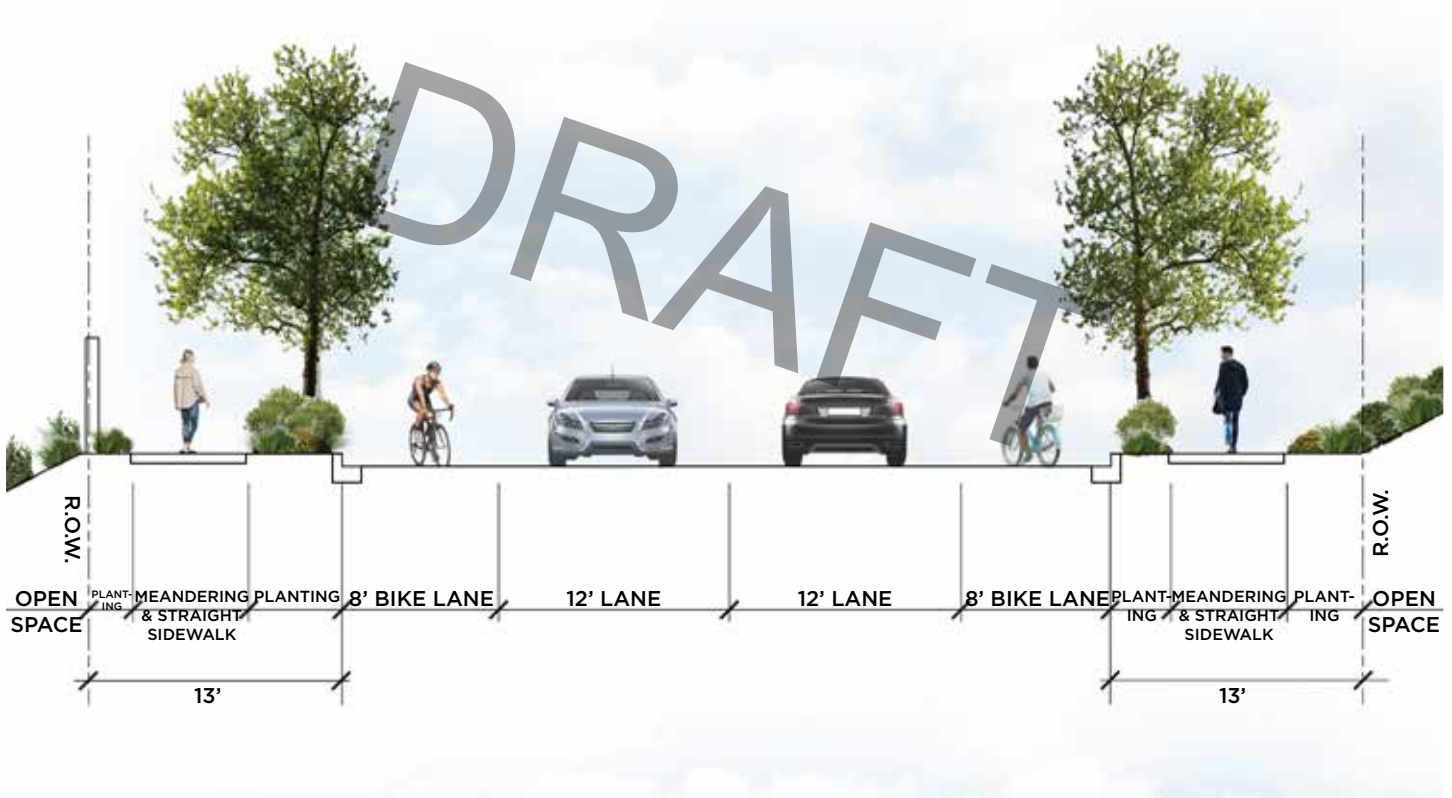


FIGURE 4-65: ENLARGEMENT COLLECTOR STREET SECTION J



LOCAL STREET (FUTURE)

Local streets will provide access through and between the different residential planning areas. These narrow streets provide curb adjacent walks with parking on both sides. Medium sized trees will define these sections and follow the typology zones an area falls within. This will vary the streetscape experience and allow streets to be visually distinct from each other.

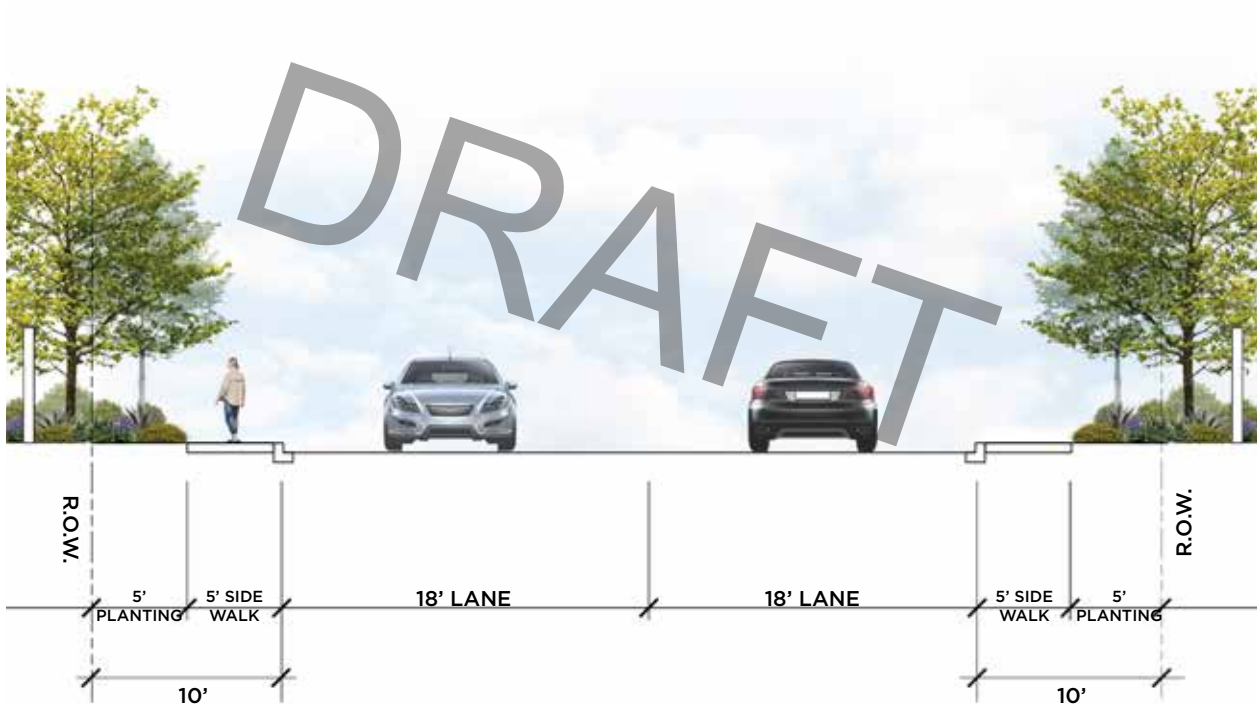
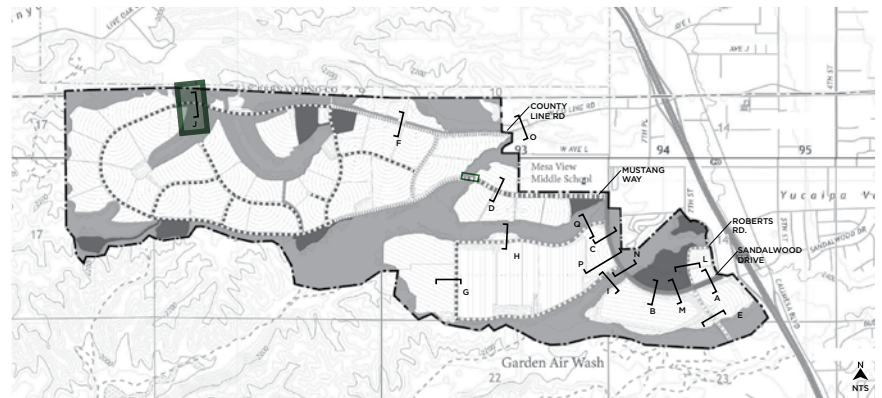


FIGURE 4-66: ENLARGEMENT LOCAL STREET SECTION U

KEY MAP





LOCAL STREET

This portion of Roberts roads will provide access to a few of the park areas. Medium sized trees will define these sections and follow the typology zones an area falls within. The sidewalk is adjacent to the right of way to give views of the recreational space.

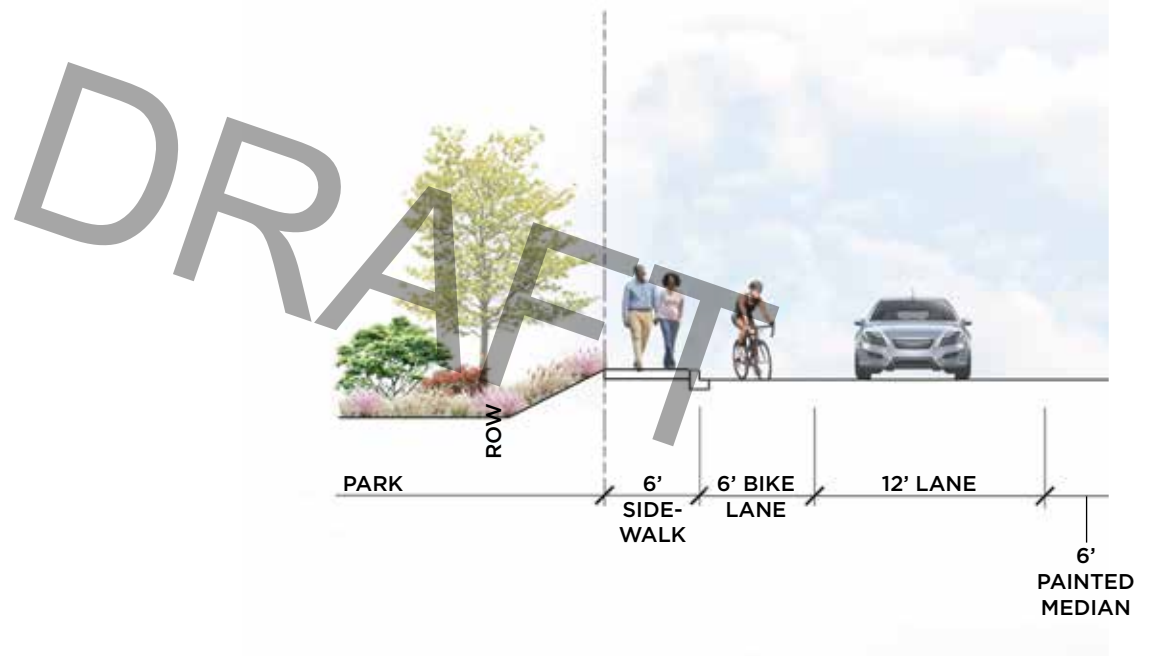
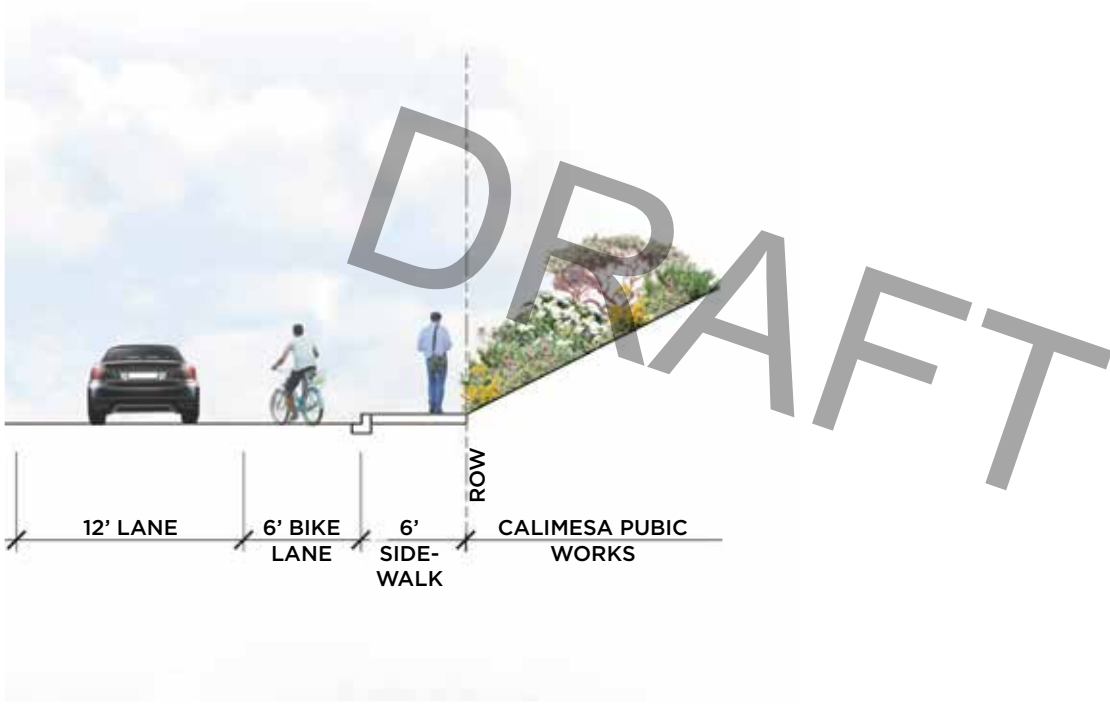
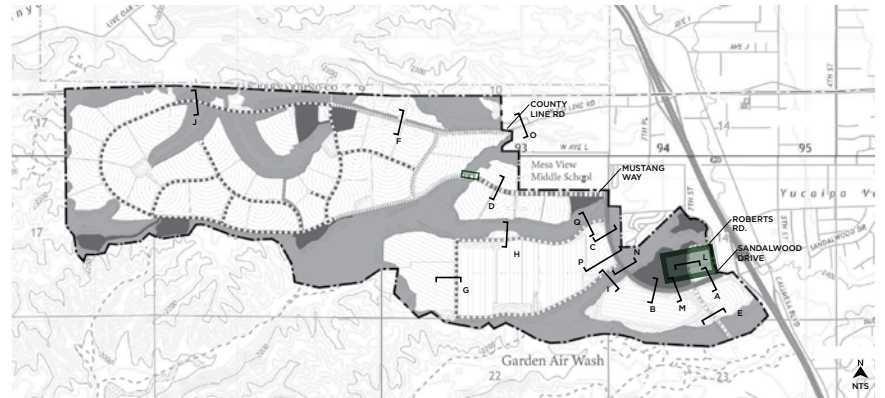


FIGURE 4-67: ENLARGEMENT LOCAL STREET SECTION L



KEY MAP





TYPICAL STREET DESIGN CRITERIA

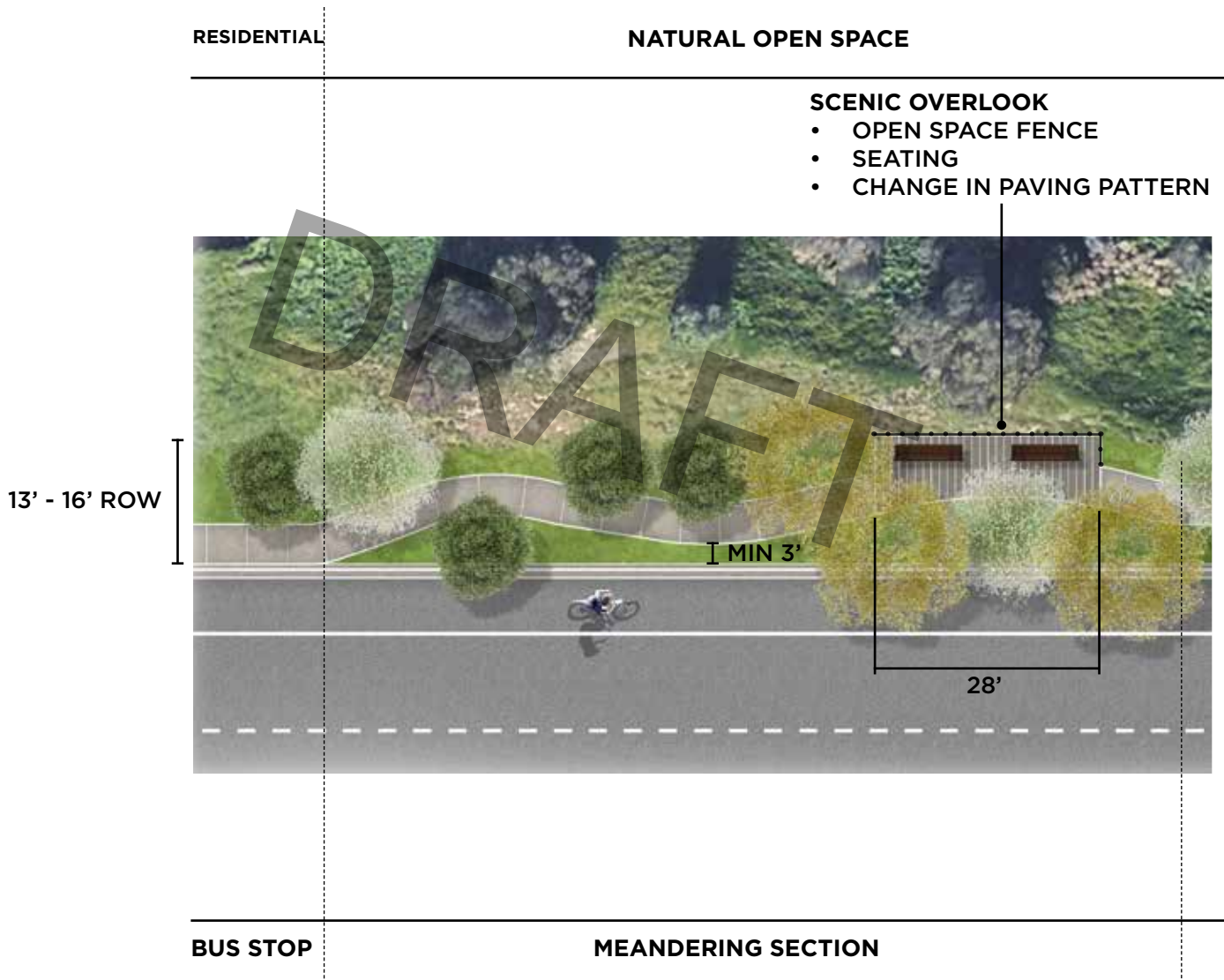


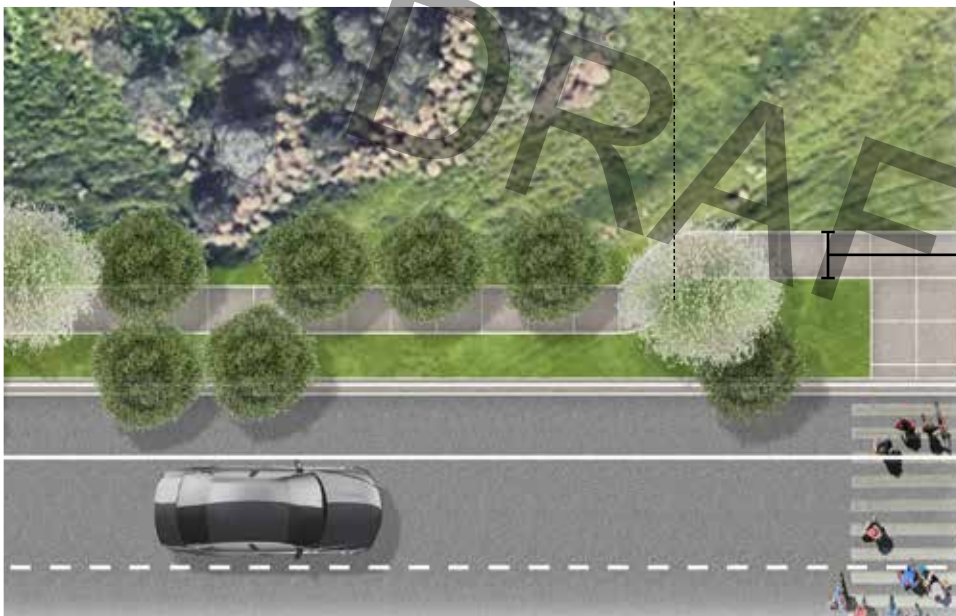
FIGURE 4-68: TYPICAL STREET VIGNETTE



NATURAL OPEN SPACE

SCHOOL/PARK FRONTAGE

- EXTENDED PAVING FOR PEDESTRIAN CROSSWALKS
- FACILITATE SCHOOL AND PARK ACCESS FOR PEDESTRIANS



SIDEWALK WIDTH
PER STREET
SECTIONS

STRAIGHT SECTION



TYPICAL ROUNDABOUT DESIGN VIGNETTE

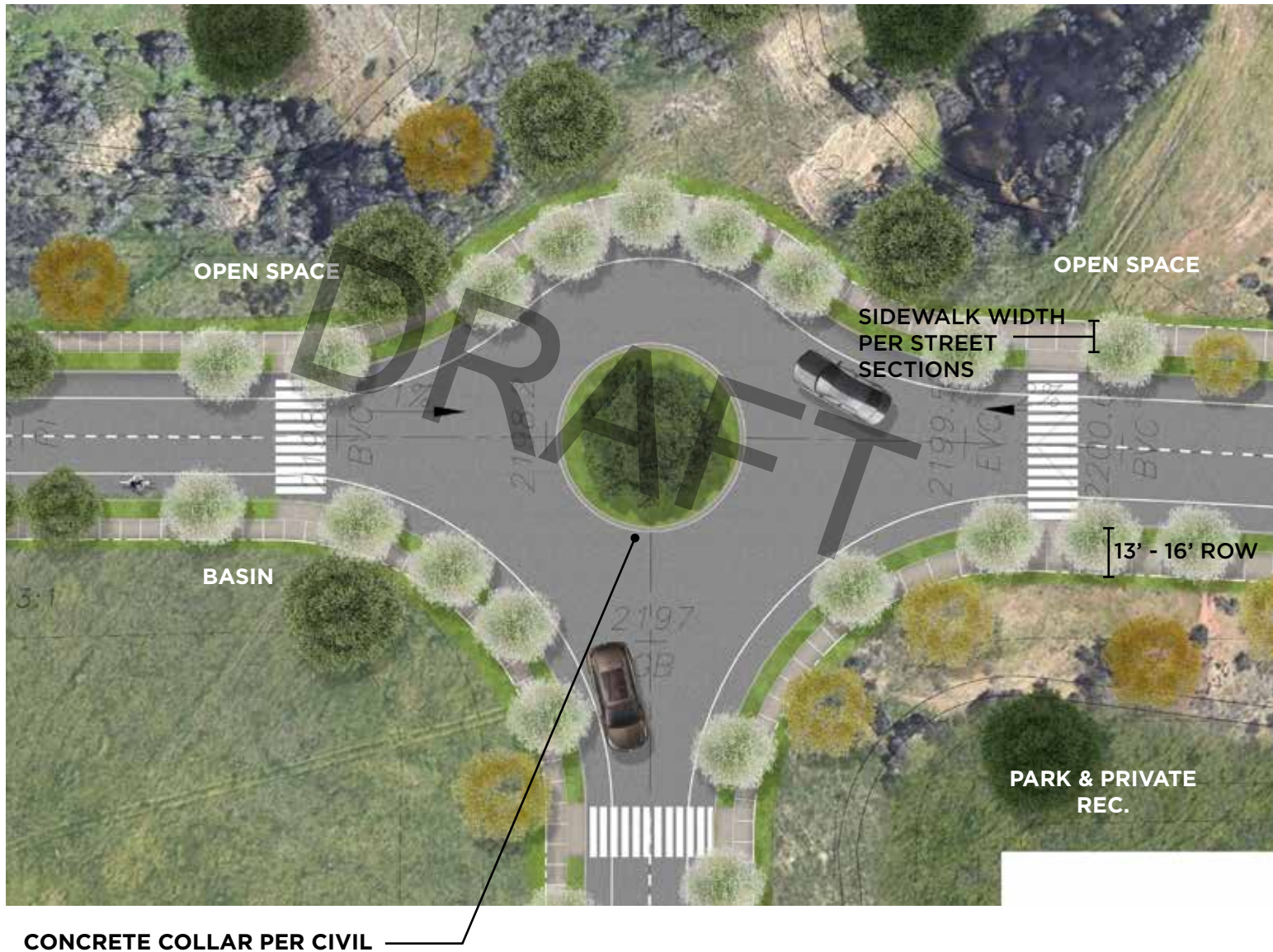


FIGURE 4-69: TYPICAL ROUNDABOUT VIGNETTE

Roundabouts will be subject to City review during subsequent subdivision map approval process. Roundabout standards shall comply with applicable standards outlined within this Specific Plan as well as pertinent portions of the City Municipal Code, and the State Subdivision Map Act. Proposed planting will follow the typologies map in this section for the plant palette. The plan above illustrates application of that concept.



EVERGREEN STREET TREES:

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE



DECIDUOUS STREET TREES:

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE



ACCENT TREES:

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE



ROUND-ABOUT TREES

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE



EVERGREEN SLOPE TREES:

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE



DECIDUOUS SLOPE TREES:

- REFER TO APPENDIX E FOR GRASSLANDS AND CHAPARRAL PALETTE

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4.6 PLANTING GUIDELINES

4.6.1 PLANTING DESIGN APPROACH

The habitat value of the site is currently considered low due to decades of intense sheep and cattle grazing and human activities such as fire prevention, weed control disking, poultry farming and olive production. In order to address the lack of habitat value, one of the primary goals for the masterplan includes an attempt to recreate it through “Habitat Reconstruction.” This approach creates open space systems that allow plant habitats to flow and animal habitats to move through seamlessly. The implementation focuses on:

- Planting California natives and California adaptive species
- Promoting safe habitat and pollinator movement
- Integrating effective on-site stormwater management
- Minimizing disturbance within the conservation areas

While preparing planting designs that encourage habitat reconstruction, especially within Fuel Modification Zones, all requirements and zone treatments noted in the Fire Protection plan (prepared by Dudek) shall always be followed for the following three zones:

- Ember-Resistant Zone - Non-combustible
- Zone B: Lean, Clean and Green Zone - Fully irrigated zone extending from structure outward
- Zone C: Reduce Fuel Zone - Thinning Zone extending from the outer edge of Zone B

Plants used in the fuel modification areas or landscapes will include drought-tolerant, fire-resistive trees, shrubs, and groundcovers. The planting list and spacing will be reviewed and approved by CFD, included on submitted landscape plans.



FIGURE 4-70: TYPICAL EXISTING CONDITION





RE-ESTABLISH HABITATS SPECIES WITHIN THE OPEN SPACE SYSTEM THROUGH THE USE OF NATIVE PLANTING TYPOLOGIES.

- Celebrate natural planting typologies
- Create functional landscapes for local flora and fauna:

EXPAND REGIONS OF CHAPARRAL AND GRASSLAND WITHIN DEVELOPMENT AREAS

- Encourage species movement between conservation areas
- Promote visual interest within the ground plane

INTRODUCE WOODLAND AND FORESTS IN DEVELOPMENT AREAS.

- Support pollinators and birds
- Accentuate elevation changes
- Provide summer shade canopy

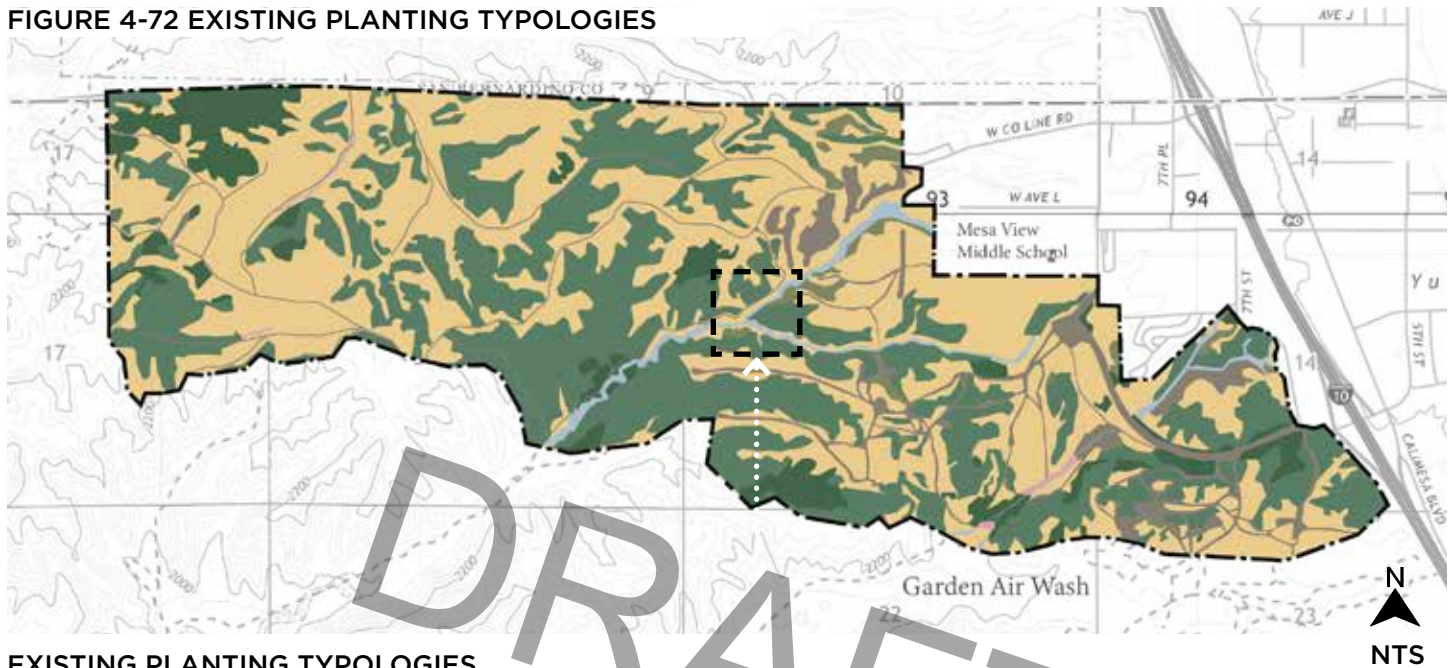


FIGURE 4-71: PROPOSED LANDSCAPE VISION





FIGURE 4-72 EXISTING PLANTING TYPOLOGIES



EXISTING PLANTING TYPOLOGIES



CHAPARRAL

A shrub-dominated vegetation community that is composed largely of evergreen species that range from 3 to 13 ft in height.



GRASS AND HERB DOMINATED

Valley and foothill grasslands typically containing non-native species such as annual brome grasses, wild oats, and mouse barley.



RIPARIAN

Sapling tree and shrub-dominated community with water-adjacent species such as mulefat and willows.



SCRUB

Dominated by a characteristic suite of low-statured, aromatic, drought-tolerant deciduous shrubs and sub-shrub species.



UNVEGETATED

Characterized by the sandy, unvegetated river-bottom of drainage features.



WOODLAND

Composed of uniform stands of coast live oak trees with a shrub understory of scrub oak, chamise, and sugar bush.

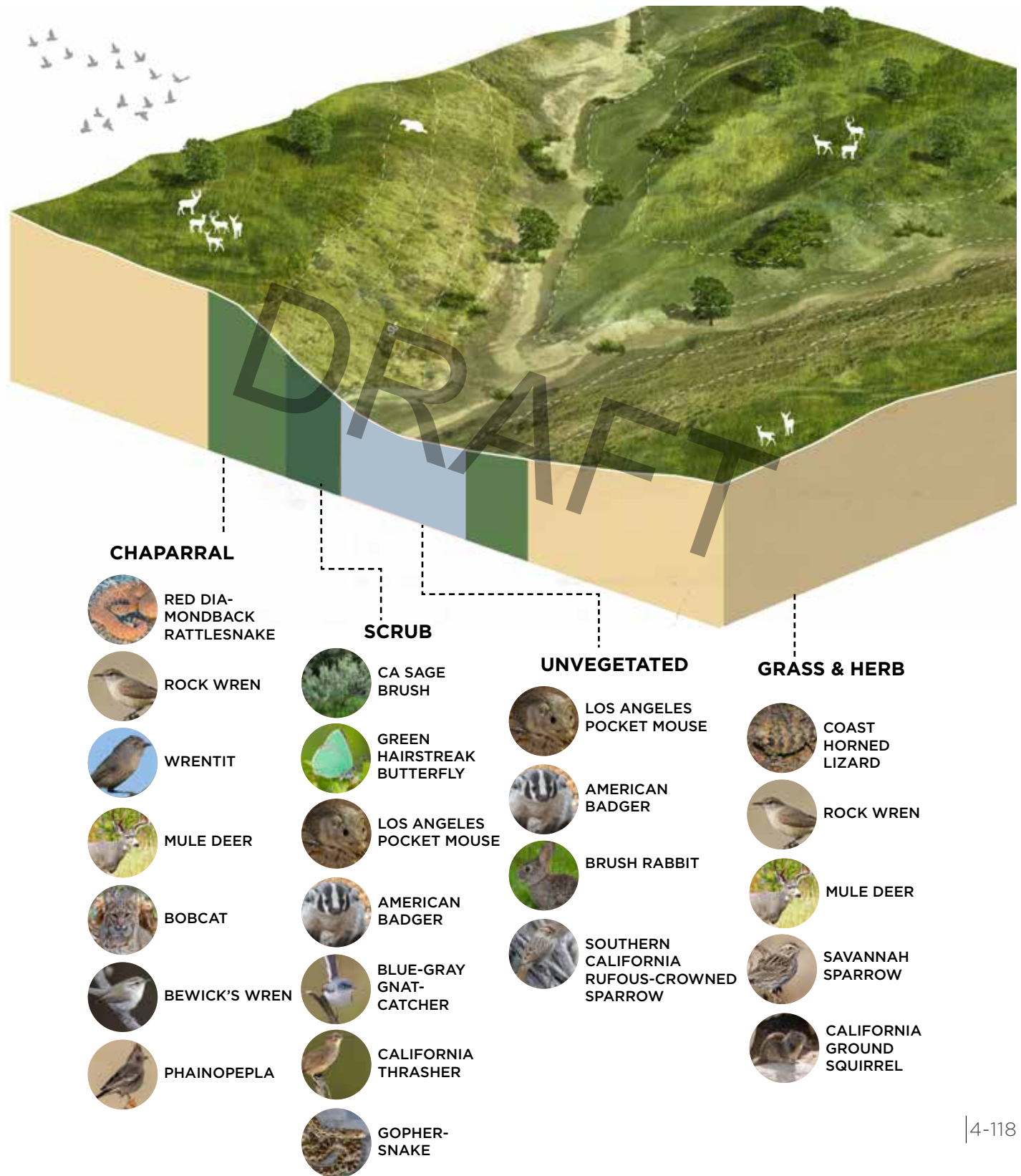


DISTURBED AND DEVELOPED

Consists of roadways, existing structures, and ornamental plantings.



FIGURE 4-73: OVERVIEW OF SITE HABITATS AND SPECIES





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THE FOLLOWING ARE KEY GOALS OF THE PROPOSED PLANTING TYPOLOGY ZONES:

- CONNECT CONSERVATION AREAS THROUGH DEVELOPMENT ZONES THAT ENCOURAGE BOTH POLLINATORS AND GROUND DWELLERS.
- CREATE VISUALLY DISTINCT PLANTING ZONES ALONG THE MAJOR THOROUGHFARES.
- MAINTAIN PLANTING DIVERSITY ALONG CONSERVATION AREA EDGES TO BLEND IN SEAMLESSLY.
- INCLUDE WOODLANDS/FORESTS WITHIN DEVELOPMENT AREAS FOR USE FOR SHADE AND VISUAL BARRIER
- DURING FINAL DESIGN, MODIFY AND UPDATE THE PROPOSED TYPOLOGY ZONES TO COMPLY WITH AGENCY REQUIREMENTS, WHILE KEEPING THE DESIGN GOALS INTACT.

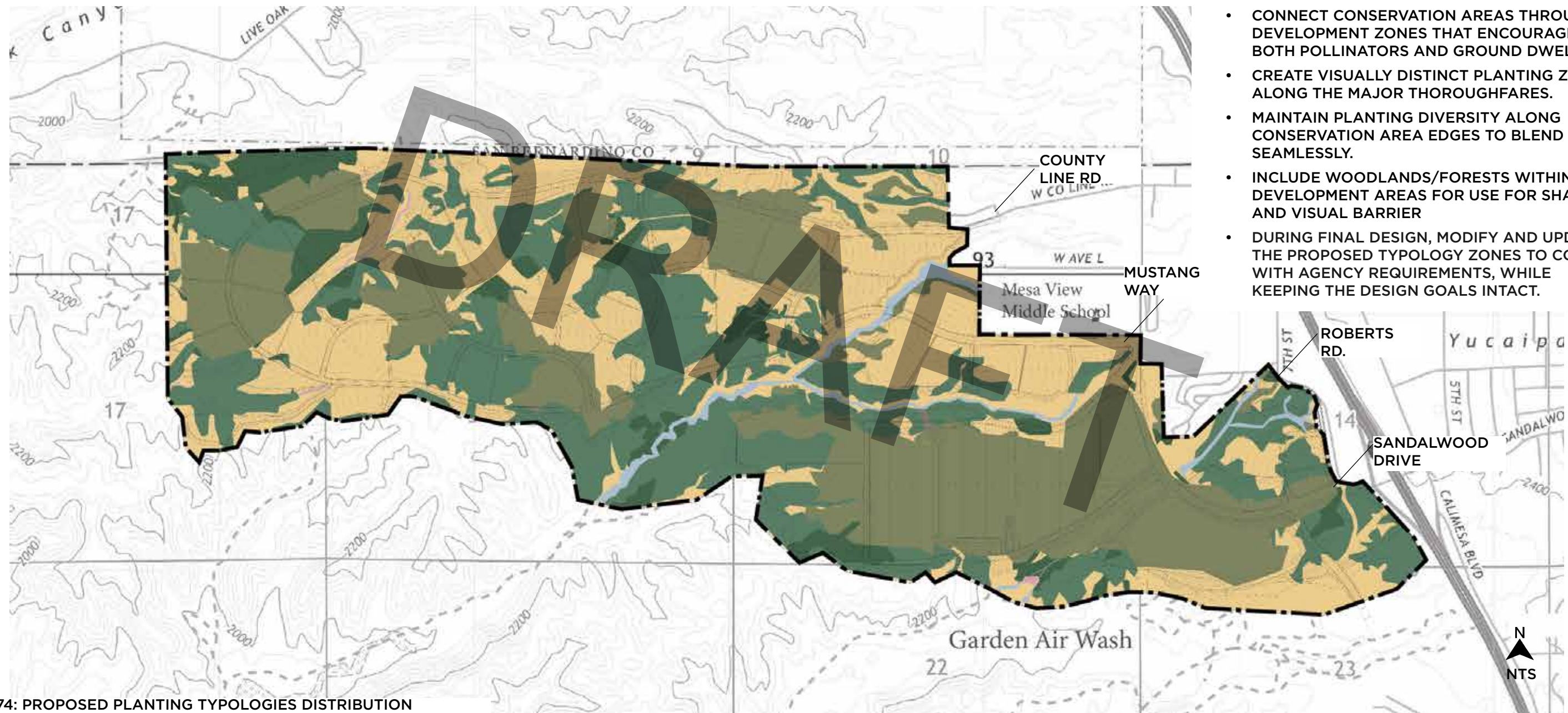
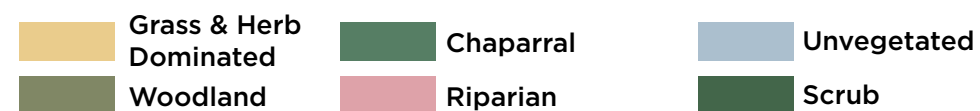


FIGURE 4-74: PROPOSED PLANTING TYPOLOGIES DISTRIBUTION





GRASS-AND HERB DOMINATED TYPOLOGY LAYOUT

Emulating natural systems, Grass-and Herb Dominated areas should be planted with canopy trees and grasses grouped and planted in patterns similar to natural distribution. With a relative lack of shrub layer, the Grasslands are patches of open expanses. Mulched areas would only occur below the dripline, depending upon canopy tree species. Lizards, squirrels and similar small ground species use the native/ adaptive tall grass species as cover to safely traverse the open space, while avian species utilize the canopy trees' large continuous canopies for protection and shelter.

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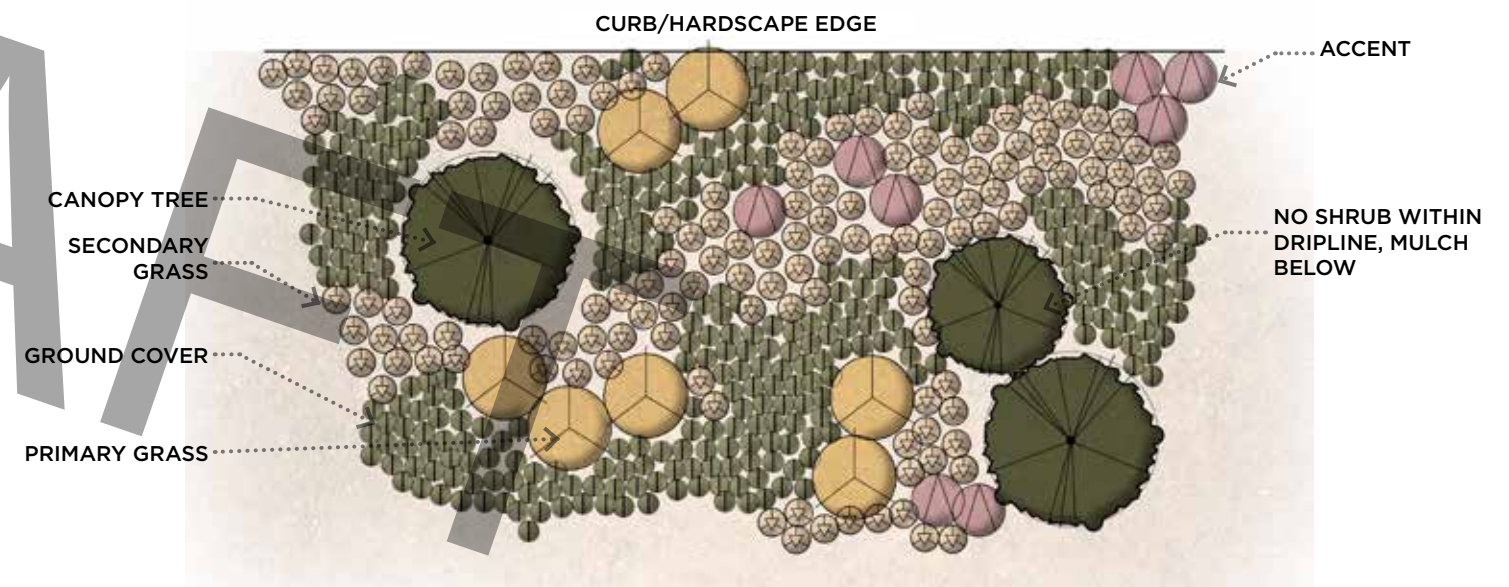


FIGURE 4-75: GRASS HERB DOMINATED TYPOLOGY VIGNETTE





CHAPARRAL PLANTING TYPOLOGY LAYOUT GUIDELINES

This Chaparral planting community is composed of broadleaved evergreen shrubs, bushes and small trees with scattered larger canopy trees. This planting typology is incredibly bio-diverse boasting a large palette of woody flowering shrubs. Planting should be laid out with groupings of trees with larger continuous swaths of shrubs. Deer and birds often inhabit the chaparral primarily during the wet season where as lizards, rabbits, and quail will inhabit year round.

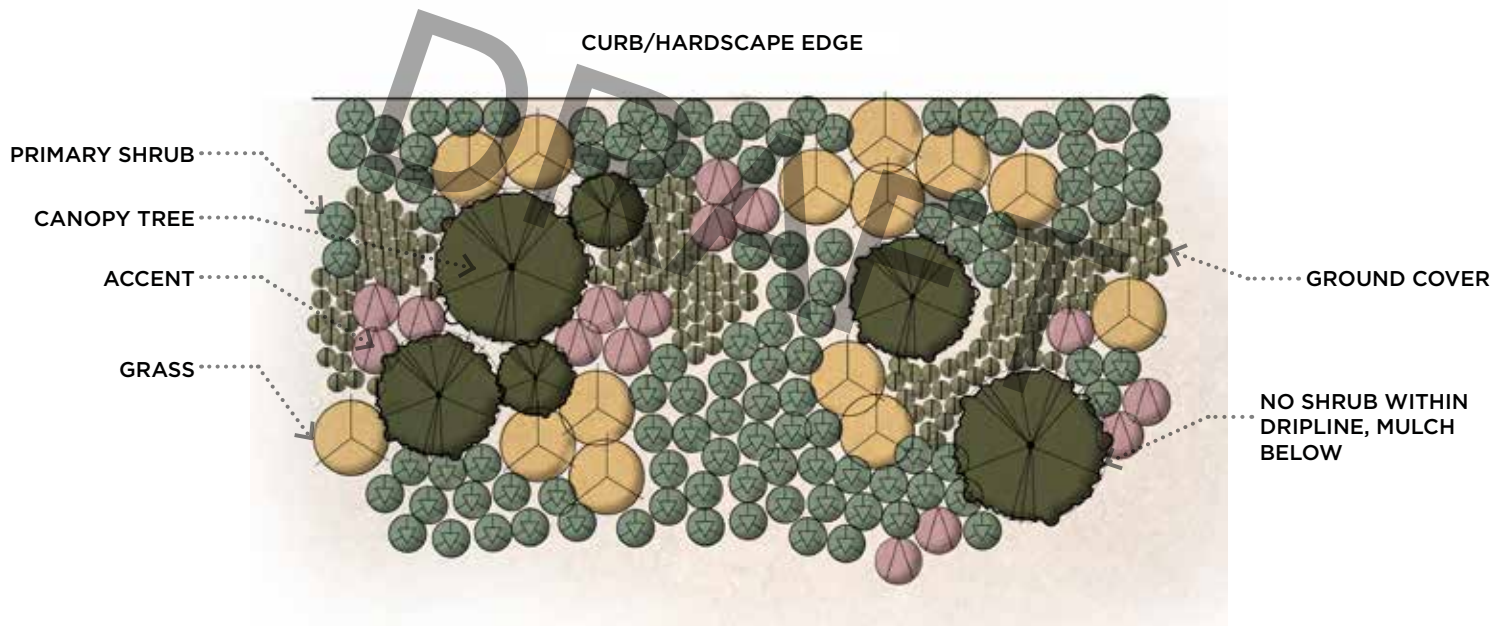


FIGURE 4-76: CHAPARRAL TYPOLOGY VIGNETTE





SCRUB PLANTING TYPOLOGY LAYOUT

Scrub areas should be planted with small canopy trees and shrubs grouped and planted in patterns similar to natural distribution. Comprised of deciduous and evergreen trees in loosely grouped planting patterns. Shrub areas are grouped and overlapping in height with mulch areas occurring between plant groupings. Ground dwellers utilize the interconnected, low under-story of shrubs for habitat while birds forage the productive species as a food source.

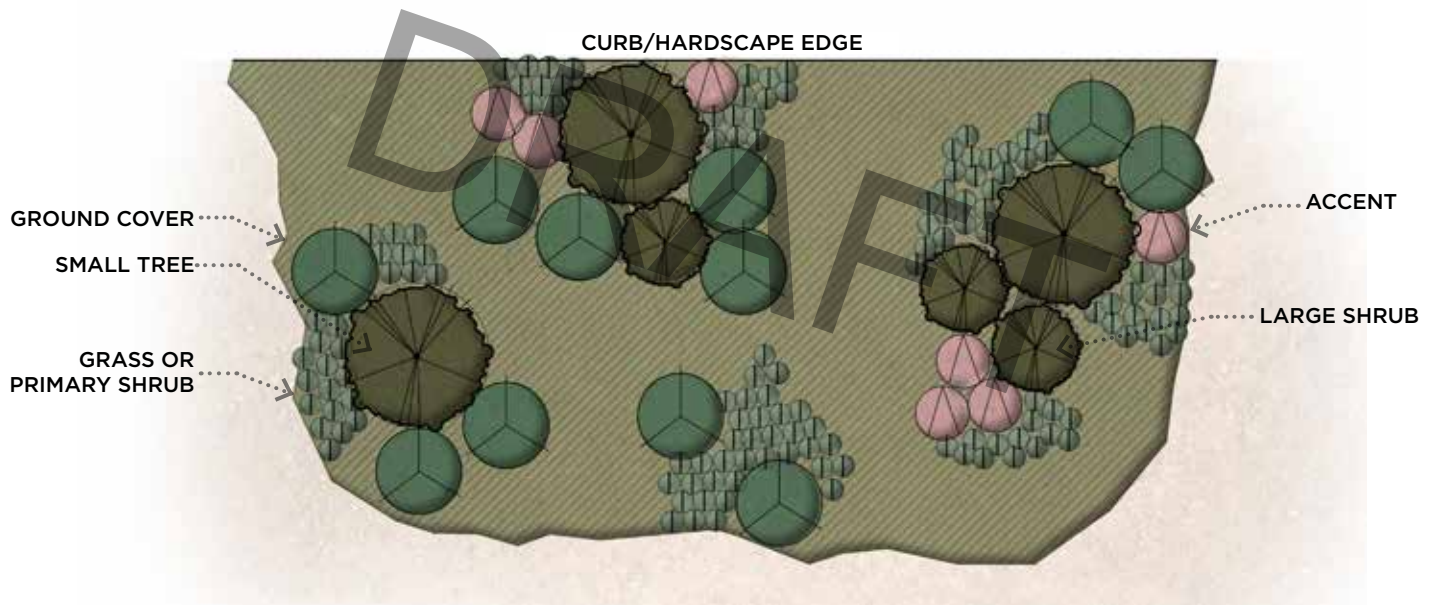
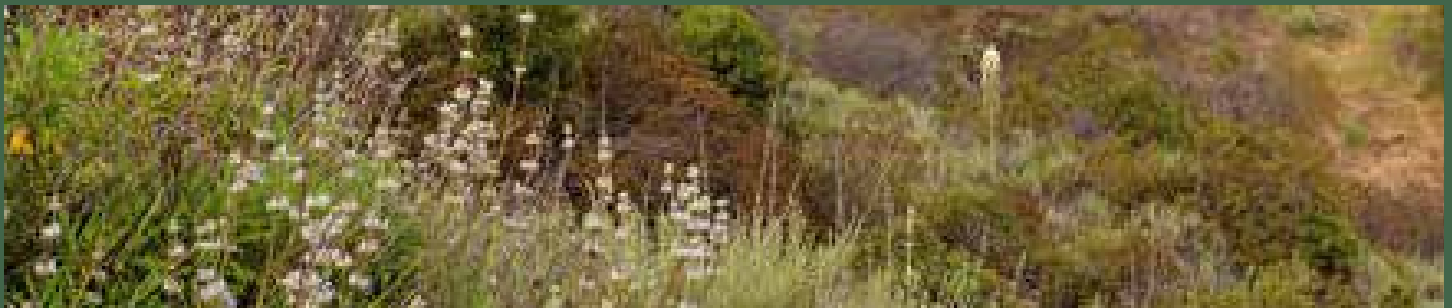


FIGURE 4-77: SCRUB TYPOLOGY VIGNETTE





WOODLAND PLANTING TYPOLOGY LAYOUT GUIDELINES

The Woodland planting typology in Mesa Verde will be comprised of mostly oaks, predominately the Coast Live Oak, interspersed with other broadleaf trees. The understory consists of grasses, ground covers and small shrubs. Tree clusters will be grouped together providing minimal light below their canopies preventing understory growth. In open spaces between canopy cover grasses, small and medium sized shrubs, and occasional larger shrubs or accent planting will appear. This planting typology consists of both evergreen and deciduous trees. The Oak Woodland is usually rich with animal biodiversity.

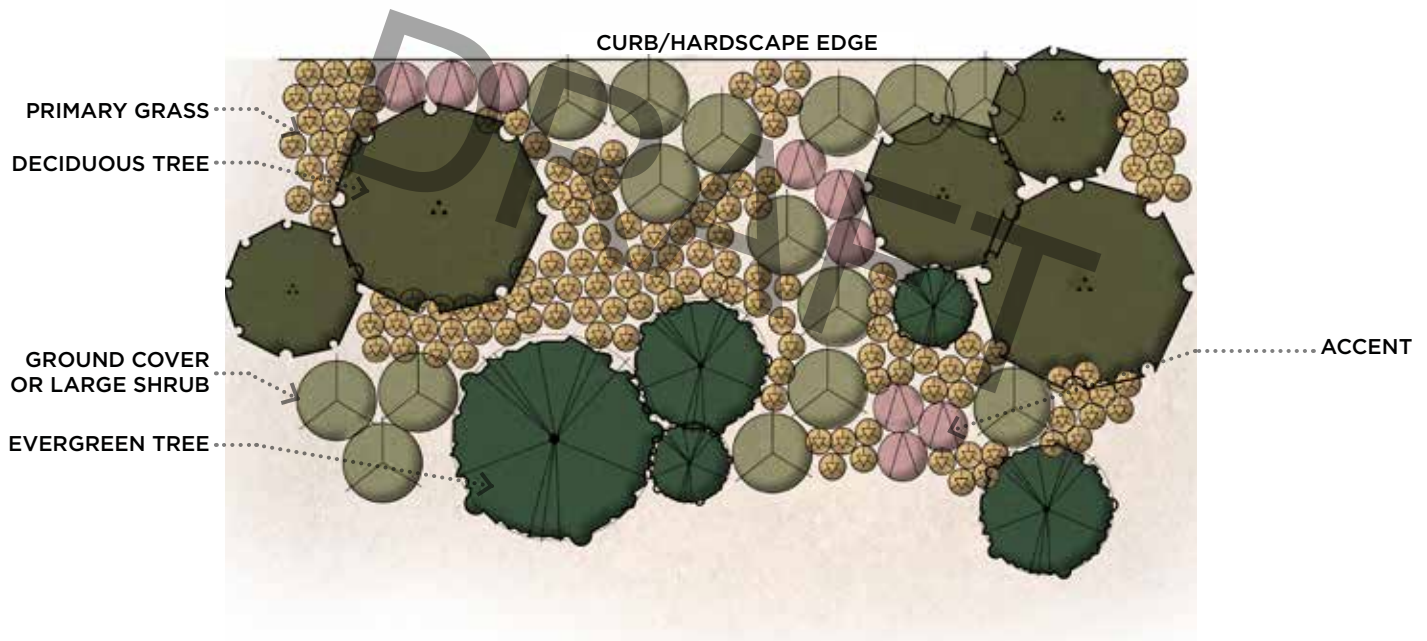


FIGURE 4-78: WOODLAND TYPOLOGY VIGNETTE





RIPARIAN PLANTING TYPOLOGY LAYOUT

Riparian typology areas should be located at swales, basins and other low points and water capture corridors on site. These zones should be planted with canopy trees following the edges and borders of the flow lines. Shrub density will increase closer to the center and decrease further from the water source. Taller, deciduous canopy trees provide food and habitat for bird species while low-growing riparian plants provide food and shelter for ground dwellers and beneficial insects.

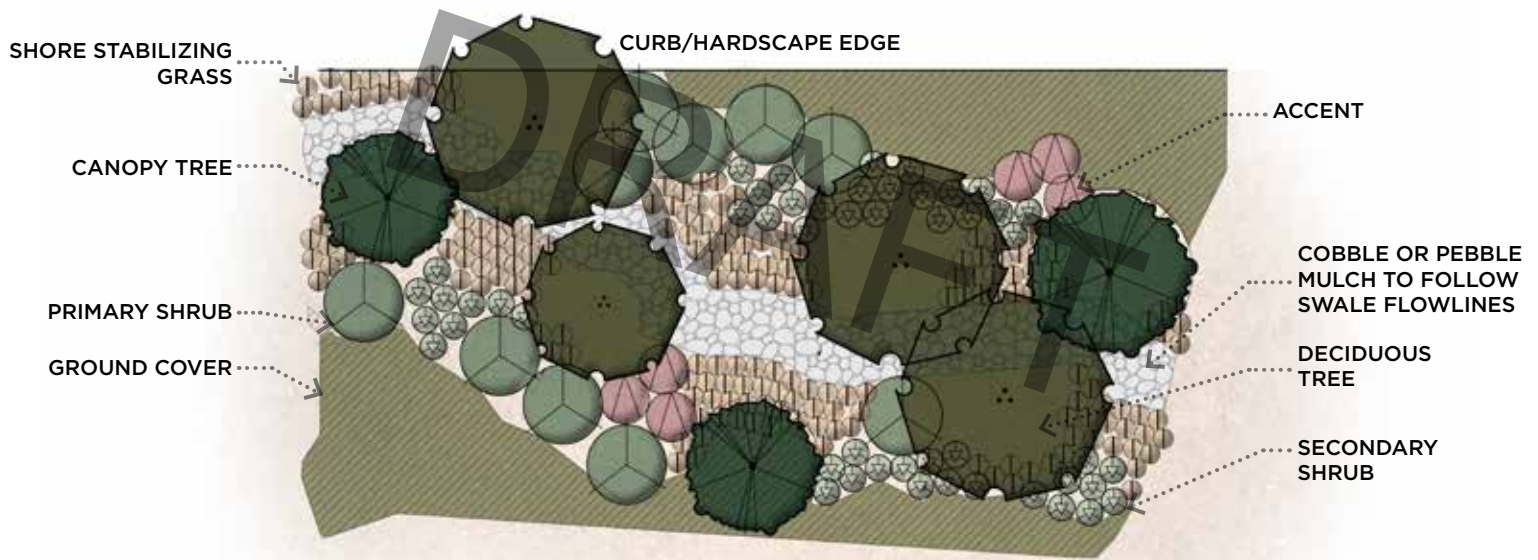


FIGURE 4-79: RIPARIAN TYPOLOGY VIGNETTE





4.6.2 PLANTING DESIGN/CRITERIA

This section establishes criteria for planting design for different development zones to ensure landscape moves through the community seamlessly and addresses the individual need of each zone. Landscape notes approved by the city of Calimesa are provided and shall be followed during final design/construction documentation phases.

LANDSCAPE STANDARD NOTES

1. All habitat restoration and preservation areas shall be designed to not conflict with the defensible space requirements of the City Fire Marshal.
2. No tree species shall be more than 15% of the total plant palette used within the project unless required for mitigation purposes.
3. The plant palette is a guideline and will be refined during subsequent reviews. Street Trees, Open Space / Trails, Erosion Control / Slopes and Fuel Modification Areas plant palette shall be refined during the construction document review phase.
4. Oak trees and significant tree mitigation shall be incorporated in landscape construction documents and identified on the plans.
5. All landscape plans shall be consistent with the Calimesa Municipal Code Title 18.75, Water Conservation for Landscaping, Title 18.70, Landscape Requirements.
6. Fuel modification plans shall be submitted for all areas adjacent to natural open space.
7. All commonly maintained landscape shall be constructed with Public Works Standards.
8. All areas where conflicting use are adjacent, shall be provided with screening for sound, and visual buffer. Combination of walls and vegetation.
9. Planting areas along streets shall have approved street trees provided at the min. rate of 30 feet on center. Trees shall not block site distance at driveways and should not block signage.
10. Landscaping should be used to define outdoor spaces, such as street edges and outdoor plazas, to screen features such as storage areas, trash enclosures, parking lots, and screen utility equipment.
11. Vegetative screening is required along project perimeter adjacent to existing residential, commercial and educational uses. Vegetative screening will not be required if existing uses is separated from the project perimeter by open space or a street.
12. Root Barriers for all trees within 8' of hardscape.
13. The irrigation system shall be designed per City Water Conservation Ordinance.
14. Non-residential irrigation systems shall use recycled water, including HOA-maintained residential areas. Plans are to be reviewed and approved by Yucaipa Valley Water District prior to City of Calimesa permit issuance.



15. A weather-based smart irrigation controller shall be installed that adjusts irrigation schedules per seasonal changes and measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller.
16. All plants shall be hydro-zoned to low-medium water use according to WUCOLS IV in Region 4, Inland Valley as a general guide.
17. A copy of the soil fertility recommendations and soil management plan specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape construction documents.
18. Project shall use recycled composted organic mulch and shall comply with 14 CCR Section 18993.1(e). “Contractor shall procure recovered organic waste products where applicable on behalf of the City and provide written documentation of such procurement (by cubic yard) to the City.”
19. The water quality basins or infiltration trench shall utilize hand planted shrubs and ground cover on all slopes. The bottom of the basin shall be as planted as recommended by the WQMP and approved by the City Landscape Architect.

SLOPE PLANTING

Interior Slope Planting

All interior slopes (those not located within the Natural Open Space Areas) that will not be maintained by the individual property owners are to be designed and planted by the developer. These slopes are to meet the following criteria:

- Each slope is to be planted in a style consistent to the planting typology it lies within. Trees must be a minimum of 15 gal (refer to Mesa Verde Community Landscape Plant Palette).
- Groundcover and shrubs are to be planted to insure 100% slope coverage depending on species for 2:1 slopes. This planting format can deviate from the planting typology, but should stay consistent with the plant material for that planting typology.
- Planting and support/staking of trees and shrubs should be consistent with the planting details as described and illustrated on planting plans.
- An automatic irrigation system with a smart controller is to be provided to irrigate the slope.
- In public areas, lawn or turf plantings shall not occur outside of the parcels dedicated for parks or active recreation areas.

Transitional Slope Planting

Transitional Slopes are located within the Natural Open Space Areas. Their purpose is to transition between manufactured slopes and natural undisturbed open space vegetation. The plant palette includes both planting specimens from the plant typology and natural environment. All planted slopes shall be irrigated, (refer to Mesa Verde Community Landscape Plant Palette).

SINGLE FAMILY DWELLINGS

Front Yard Landscaping

Builders are required to provide front yard landscaping for Single Family Dwelling. The following criteria need to be met:

- All plant material to be selected from Mesa Verde Community Landscape Plant Palettes and consistent with the planting typology the community falls within.



- At least one tree (minimum size – 15 gallon) in addition to the required (1) street tree is to be planted per lot.
- Sun exposure and the ability for trees to provide shade in the summer and allow penetration of the sun in the winter should also be a determining factor.
- Minimum shrub sizes shall be 1 gallon. Each lot is also to incorporate 5 gallon accent shrubs, vines or espaliers. A 50:50 mixture of 1 and 5 gallon shrubs and groundcover shall be planted at appropriate spacing to fill in to relative maturity at 2 years from planting.
- Shrub areas shall receive ground cover installed from 1 gallon containers and a 3-inch layer of approved wood bark mulch.
- Turf shall not be planted directly adjacent to the house or side yard wall returns. Shrub material must be installed at these areas.
- All private areas shall be irrigated by an automatic system developed for each individual lot. The irrigation controller shall be a Smart Controller with weather-sensing capabilities and technologies.
- Enhanced paving is also encouraged to help reinforce the architectural character of each individual home.
- Planting and irrigation installation shall meet or exceed the minimum requirements set forth by the City of Calimesa.
- All private lots or parcels shall be subject to the requirements of the current statewide Model Water Ordinance or the City of Calimesa’s landscaping or landscape water ordinance as determined applicable.

Corner Lot Landscaping

Corner lots will require multiple trees depending on the depth of the lot. Shrubs and groundcover planting between the side yard wall and sidewalk are also required to be installed by the Neighborhood Builder. Planting for this area shall follow the principals set forth in the planting typologies. The following criteria must also be met:

- Vines on walls must be 5 gallon at maximum spacing of 10’ on center.
- A minimum of two rows of shrubs is to be planted.
- Shrubs are to be a minimum of 1 gallon in size.
- Shrubs are to be spaced a maximum of 80% of their ultimate spread.

MULTI-FAMILY DWELLINGS

Standards

- All Multi-family development common area landscaping shall have foundation shrub planting. Shrubs are to be selected from the approved palette and be consistent with the planting typology.
- Where space allows, shrub planting shall consist of a minimum of two rows with the background being 5 gallon in size and the foreground 1 gallon in size. Groundcover or low-growing spreading shrubs shall be planted from 1 gallon containers.
- Trees should be planted per the vignettes found in the planting typology section. Minimum size is to be 15 gallon. Larger sizes are encouraged where massing of buildings require softening.
- Utilize groundcover planting and/or decorative mineral mulch.
- No turf shall be permitted in parkways, with exception to parkways that are adjacent to parks or parallel roadway parking at trailheads.



- Sidewalks are encouraged to receive special finishing or score patterns to help further reinforce the neighborhood character.
- All landscape areas shall be irrigated by an automatic system that incorporates a Smart Controller with weather sensing capabilities and technologies.
- Planting and irrigation installation shall meet or exceed the minimum requirements set forth in the Landscape and Irrigation Installation Guidelines
- All design will require a submittal and approval by all City agencies.
- Backflow preventers should not be located at visually prominent locations, such as the end of drive aisles or at site entries, subject to approval by the local fire department.
- All private lots or parcels shall be subject to the requirements of the current statewide Model Water Ordinance or the City of Calimesa's landscaping or landscape water ordinance as determined applicable.

SCHOOL SITES

The Mesa Verde Master Plan includes two (2) Elementary Schools. Since these schools are unifying elements and major land uses within the community, the design unity between the school facilities and the surrounding developments within the community is critical. All school facilities should conform to the land use policies of the Mesa Verde Specific Plan. Therefore, it is recommended that the School District submit their site plans to the Master Developer for compliance with the Specific Plan and these Design Guidelines. The landscape should be consistent with the planting typologies the school falls within.

MIXED-USE/COMMERCIAL SITES

Site Landscaping

Mixed-Use sites can include multi-family and commercial sites. Landscaping will include tree plantings around buildings and in parking areas to provide shade and reduce the scale to a Community/Neighborhood level. Planting shall stay consistent with the planting typologies the site falls within. Specialty pedestrian spaces will be developed that will include specialty paving to provide interest, destinations and places for people to gather.

Parking Area Design Criteria

The water conservation features include irrigation systems to manage water usage to ensure efficient use of water. Where parking lots occur within the community of Mesa Verdes, the following criteria is to be met.

- All parking lot design shall incorporate water conservation features including irrigation systems to manage water usage to ensure efficient use of water. Planting and irrigation installation shall meet or exceed the minimum requirements set forth in the City standards.
- A minimum of one 24" box tree is to be planted at between 25 and 36 feet on center. Trees shall be planted at the intersections of the stalls or in adjacent islands.
- Minimum planting space for any tree is to be 5' by 5'. Planters are to have curbs to protect plant materials.
- Tree species are to be selected from the approved palette and for their ability to thrive in these planting conditions as well as provide shade in the summer months (refer to Mesa Verde



Community Landscape Plant Palettes).

- Root barriers and deep watering practices are to be incorporated to encourage deep root growth and protect adjacent hardscape.
- Parking lot trees should be planted in an informal layout whenever possible keeping consistent with their landscape typology.
- Shrubs and groundcovers are to be planted in all planters.
- Plant material should be selected for its ability to provide color and seasonal change.
- Fronts of cars are to be screened from all major roads by incorporating landscaped berms and/or plant material that will grow to a height to accomplish this.
- Where utilities, trash enclosures, etc. occur, a combination of screen walls, trellises, vines or espaliers and shrubbery are to be used to screen them from sight.
- All private lots or parcels shall be subject to the requirements of the current statewide Model Water Ordinance or the City of Calimesa's landscaping or landscape water ordinance as determined applicable.

PARKS

An important element of Mesa Verde is the provision of open spaces and parks to enhance the quality of living for residents of the community. The Mesa Verde Master Plan includes nine (9) parks. Since these parks are unifying elements and major land uses within the community, the design unity between the parks and the surrounding developments within the community is critical. All park sites shall conform to the land use policies of the Mesa Verde Specific Plan, including the design element. The landscape should be consistent with the planting typology the park falls within.

- Tree species are to be selected from the approved palette and for their ability to thrive in these planting conditions as well as provide shade in the summer months (refer to Figure 4-67: Mesa Verde Community Landscape Plant Palettes).
- Tree canopy should be heavy around seating and socializing areas within parks to help provide shade.
- Root barriers and deep watering practices are to be incorporated to encourage deep root growth and protect adjacent hardscape.
- In cases where residential uses adjoin a park, a minimum residential ten-foot side yard or twenty-foot rear yard separated from a ten-foot wide landscape buffer shall be required. The landscape buffer shall be located on the public facility side, supplemented by a minimum thirty-foot building setback.
- Hardscape areas and pedestrian routes should be identical and coordinated to provide a unified identity and consistent way-finding.
- Enhanced paving materials should be used to identify areas of special interest or function.
- All hardscape should be ADA accessible and made of approved ADA-compliant materials.
- Concentrate areas of higher-interest planting types, density, and design near buildings and respite areas.



WATER QUALITY BASINS

The basins will serve as detention basins during storm events and facilitate drainage across the community. These basins shall be visually attractive with their own unique layout and well-integrated within their planting typology. The basins are not to provide any active recreational or park amenities, but they will serve as an open space amenity for the community. Landscaping shall be used to provide screening and buffering from public view.

- The basin landscape shall not interfere with the performance and functionality of the water quality basins, however, trees and shrubbery will be installed around the upper areas of the basins for aesthetics.
- The interior slopes of the basins will be landscaped with grasses along with the floor of the water quality portions of the basin.
- Only the top 2/3 of the interior slope will have permanent irrigation.
- Adequate landscaping shall be provided to deter erosion along the slopes and create an aesthetically pleasing environment.

BUSINESS PARK

The landscape typologies and planting requirements for Business Park areas help to tie these utilitarian spaces into the overall design of Mesa Verde. Landscape edges are incorporated to soften and buffer boundaries between different land uses through placement of plant materials that are consistent with their planting typology. These edge treatments provide opportunities to strengthen the community theme and create aesthetically pleasing transitions with adjacent land uses. Landscape transitions between land uses should carefully blend the edges of plant materials from one treatment type to another while at the same time blocking unattractive views into the Business Park. These transitions should appear gradual and seamless. Smaller structures can be buffered with shrubbery and berms. Larger structures can be buffered through a combination of slopes/berming/tree clusters. All plants should be chosen from their planting typology based on location within the community.

- Planting on slopes should be focused on view sheds, preventing unsightly views into more utilitarian areas both for Mesa Verde and surrounding communities such as Summerwind Trails.
- Tree canopies should be planted in groupings to help minimize the impact of the Business Park buildings.
- Where walls are required for building or the Business Park, large expanses of fences or wall surfaces should be offset with landscape pockets and vines to help soften harsher elements.
- There should be a minimum of fifteen-foot landscape buffer between the Right-of-Way and adjacent Business Park buildings.
- A seven-foot minimum landscaping area is required between the parking or drive aisle and the building, except in loading areas.
- Concentrate areas of higher-interest planting types, density, and design near building entries and respites.
- A minimum landscape zone of fifteen-feet is required along building perimeters facing a roadway frontage.
- A minimum landscape zone of seven-foot is required along all other building perimeters except loading areas.



- A minimum landscape zone of five-feet is required along all internal property lines except in secured loading dock areas.
- All projects which include designated truck loading areas shall screen such areas from view from adjacent public streets and from on and off site residential areas.
- Trees along screen walls, buildings, and site perimeters are required at a minimum average spacing of one tree per 30 linear feet of the perimeter, this may differ from the planting typology.

UTILITIES, MECHANICAL EQUIPMENT AND SERVICES

Utilities, mechanical equipment and services should be buffered from view whenever possible, but still conveniently accessible for service use.

- Transformers should be placed underground whenever possible to maximize safety and minimize visual impact. Where this location cannot be achieved, transformers should be well screened (per utility company standards and approval).
- Where screening of equipment is required, a combination of elements should be used including masonry walls, berms, and landscaping.
- All mechanical equipment should be screened from public view.
- Outdoor storage areas, including trash and recycling enclosures, should be located to the rear or sides of a building and screened from public view with walls, berms, or landscaping.

5 PUBLIC/QUASI-PUBLIC FACILITIES AND OPEN SPACE

5.1 Public/Quasi-Public Facilities Zoning

The Specific Plan proposes two elementary school sites. The locations of these school sites have been coordinated with the YCJUSD to ensure their safety, pedestrian and vehicular accessibility, and the potential for joint-use of sports fields and facilities with the City. In the event the School District determines that one or both of the school sites are not needed, the Specific Plan allows the development of these sites with residential units under the RM zone.

The Mesa Verde Land Use Plan designates storm drain detention basins, the water tank, and the

sewer lift station as Public/Quasi-Public Facilities. These uses are scattered throughout the Project and located in areas where they are needed.

Planning Area 56 is designated CPW (Calimesa Public Works). This 5.3-acre Planning Area is intended for the use of the City's Public Works department and will include offices, equipment storage, and other uses as determined by the Public Works Department. A City Fire Station is also envisioned within Planning Area 56.

Open Space uses include Public Parks, Private Recreation, and Natural Open Space, which serve as major components of the Mesa Verde Land Use Plan.



Figure 5-1 depicts the location of the Public/Quasi-Public Facilities (which includes the Elementary Schools and Calimesa Public Works Yard) and Open Space Planning Areas in Mesa Verde.

Table 5-1 depicts the proposed uses within the ES, CF, and CPW Planning Areas, and Table 5-2 depicts the zoning standards for those Planning Areas.

**TABLE 5-1
PUBLIC/QUASI-PUBLIC DISTRIBUTIONS**

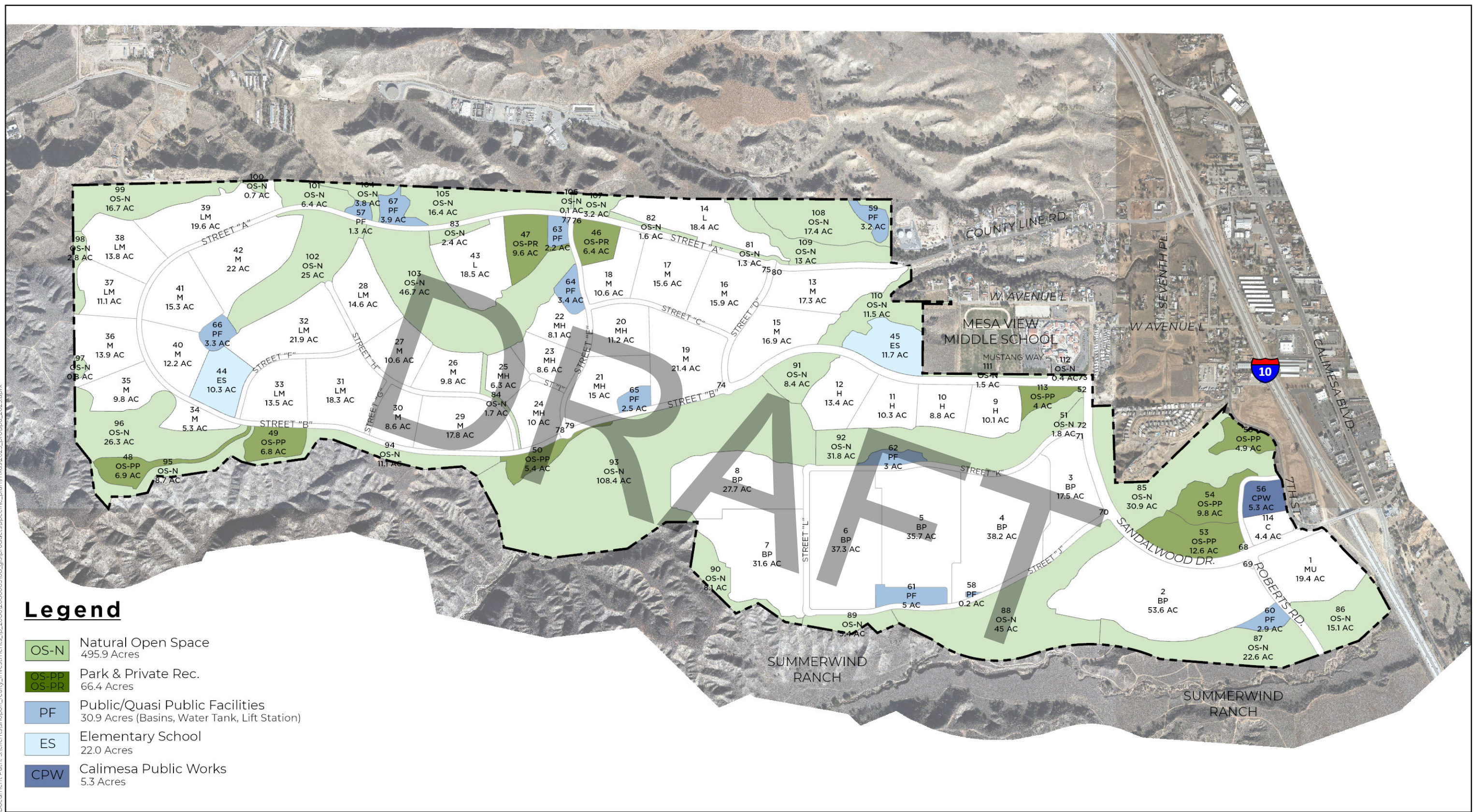
Zoning Designation	Proposed Uses	Acres
ES	Elementary School ¹	22.0
PF	Water Storage Tank, Detention Basins, Sewer Lift Station	30.9
CPW	Calimesa Public Works Yard	5.3

**TABLE 5-2
ZONING STANDARDS FOR PUBLIC/QUASI-PUBLIC PLANNING AREAS**

Zoning Designation	Zoning Standards
ES ²	Per Calimesa Municipal Code 18.40.020
CF	Per Calimesa Municipal Code 18.40.020
CPW	Per Calimesa Municipal Code 18.40.020

- Public/Quasi-Public Use Regulations – Public/Quasi-Public use regulations for the public/quasi- public districts shall be per Calimesa Municipal Code 18.40.020.
- Allowable uses – In addition to the uses in Calimesa Municipal Code 18.040.020, walls, monumentation, and signage are permitted uses.

¹ If the school district determines that one or both sites are not needed, the Planning Area(s) will be designated as MH and be developed as residential not to exceed the total number of 3,650 dwelling units utilizing the MH Zoning Standards in Chapter 2.



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Figure 5-1

Public/Quasi Public Facilities & Open Space

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5.2 Open Space Zoning

This Specific Plan consists of the following three zoning districts for open space: Open Space – Natural (OS-N), Open Space – Public Park (OS-PP), and Open Space – Private Recreation (OS-PR). These districts govern the standards for open space conservation and improvements. Permitted uses are per Opens Space Use Regulations (section 18.35

of the Calimesa Municipal Code) and those identified on Table 5-5 , Uses Permitted within Open Space Zoning Districts. Uses, facilities, elements and components described and depicted in the Landscape Environment, Chapter 4 are conceptual in nature. To allow for flexibility during the build-out of Mesa Verde, these items may be added or deleted at the time of a final site plan.

**TABLE 5-3
OPEN SPACE ZONING DISTRICT DISTRIBUTIONS**

Zoning Designation	Gross Acres	% of Total
Open Space – Natural (OS-N)	495.9 ²	88%
Open Space – Public Park (OS-PP)	50.3	9%
Open Space – Private Recreation (OS-PR)	16.1	3%
Total (all open space):	562.3	100%

**TABLE 5-4
ZONING STANDARDS FOR THE OPEN SPACE DISTRICT**

Zoning Designation	Open Space District
OS-PP	Per Calimesa Municipal Code Chapter 18.35
OS-PR	Per Calimesa Municipal Code Chapter 18.35

²Open Space – Natural (OS-N) areas includes graded slopes.

TABLE 5-5
DEVELOPMENT STANDARDS FOR THE OPEN SPACE DISTRICT

Development Standard	OS—PP and OS—PR
Building Site Area	No Minimum
Lot Width	No Minimum
Building Setback from Public Street	Minimum 10 feet
Building setback from Residential Property Line	Minimum 25 feet
Distance Between Buildings	No Minimum

5.2.1 Open Space Use Regulations

Open Space use regulations for the open space districts shall be per Calimesa Municipal Code 18.35, plus the additional uses depicted in Table 5-6.

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TABLE 5-6
ADDITIONAL USES PERMITTED WITHIN OPEN SPACE ZONING DISTRICTS

<i>Legend: P – Permitted; C – Conditionally Permitted</i>	
Use	
Public Park (OS-PP)	
Amphitheater	C
Athletic fields (baseball and soccer -all sizes)	P
Detention Basins	P
Dog Parks	P
Food truck courtyards	C
Group workout area	P
Lighted sports fields and courts	C
Parking	P
Pavilions	P
Pedestrian bridges	P
Plazas	P
Picnic and BBQ areas	P
Playgrounds	P
Pump track	P
Restrooms	P
Shade structures	P
Sports courts (basketball, sand volleyball, pickleball, and tennis)	P
Tot lots	P
Trails and trailheads	P
Walls, Monumentation and Signage	P
Private Recreation (OS-PR)	
Clubhouses with or without meeting rooms	P
Detention Basins	P
Fitness deck	P
Food preparation and dining facilities	P
Game courts (ping pong, horse shoe, and bocce)	P
Gym and recreation centers	P
Miniature golf	P
Parking	P
Pavilions	P
Picnic and BBQ areas	P
Shade structures	P
Solar equipment ⁴	P
Sports courts	P
Spas	P
Sports courts (basketball, sand volleyball, pickle ball, and tennis)	P
Swimming pools, spas, and pool buildings	P
Trails and trailheads	P

Legend: P – Permitted; C – Conditionally Permitted	
Use	
Walls, Monumentation and Signage	P
Open Space Natural (OS-N)	
Detention Basins	P
Fuel Modification	P
Limited passive use	P
Manufactured Slopes	P
Parking	P
Seating areas	P
Streets and access roads	P
Telecommunications equipment, including cell towers	P
Trails and trailheads	P
Vehicular and pedestrian bridges	P
Walls, Monumentation and Signage	P

5.2.2 Open Space – Natural (OS-N)

These Planning Areas provide public access to all the preserved Natural Open Space areas of the Project and will be owned and maintained by the City or other agency acceptable to the City. The open space areas could serve as wildlife corridors since these areas are connected to preserved regional open space areas. These public open space areas may include wildlife preserves and corridors, multi-use public trails, limited passive uses, natural drainage courses, manmade drainage facilities, fuel modification areas, emergency access roads, manufactured slopes, preserved oak woodlands, and other preserved vegetation. The incorporation and use of existing trails within the natural open space areas will help to minimize impacts to natural drainage courses such as designated blue-line streams.

5.2.3 Open Space – Public Park (OS-PP)

Seven park sites for a total of 50.3 acres have been provided within the Project to meet the public park requirements for the Project. The proposed 50.3 acres of public parks, meets the City’s requirement of 50.2 acres (based on 2.75 persons per dwelling unit and 5 acres of public parkland per 1,000 people).

Table 5-6, Park Acreages provides a summary of the Planning Areas and the public park acreages. Parks will be phased with residential development and may include parkland dedication, park facility improvements and / or payment of in-lieu park fees and / or subject to an approved Development Agreement. The final names of public parks shall be at the discretion of the City.

Conceptual design and amenities of the parks are provided in Chapter 4, Landscape Environment. The design and development of these public park sites will be negotiated between the City and the Developer in the Development Agreement.

Parks and recreation facilities, not including parking areas, shall be located at least 500 feet from

Business Park loading docks and shall meet City Noise Regulations.

**TABLE 5-7
PUBLIC PARK ACREAGES**

Park ⁴	Planning Area	Gross Acres
Mesa Park	48	6.9
Pulse Park	49	6.8
The Hangout Trails	50	5.4
Discovery Creek Park	113	4.0
Gateway Park	53	12.6
Summit Park	54	9.8
Pavilion Park	55	4.9
Total:		50.3

5.2.4 Open Space – Private Recreation (OS-PR)

Approximately 16.1 acres of Private Recreation is proposed within PA's 46 and 47. The location of the private recreation centers may be moved to other Planning Areas. In this scenario, the Private Recreation Planning Areas may be developed with residential units with the same density as the new Planning Area where the relocated recreation center is being proposed. No change of location shall result in changes to the total number of units or to the mix of the residential district designations. If a recreation center is moved, the size of the new

site shall accommodate the private recreation facilities envisioned in this Specific Plan. These privately owned and maintained recreation centers will be used by future homeowner/residents of Mesa Verde and their guests. With a wide range of recreational opportunities such as pools, spas, tennis and basketball courts, – these centers will reduce the homeowner/resident demands on the public park sites.

Private recreation facilities, not including parking lots, shall be located at least 500 feet from Business Park loading docks and shall meet City Noise Regulations.

⁴ Park names will be determined by the City Council upon recommendation of the Parks, Trails, and Community Services Commission.



6 INFRASTRUCTURE

6.1 Circulation

6.1.1 Circulation Master Plan

Regional access to the Specific Plan Area is provided via Interstate 10 interchanges at Sandalwood Drive/Calimesa Boulevard, and County Line Road. Figure 6-1, Circulation Master Plan; Figure 6-2a, Road Cross Sections Key Map, and Figure 6-2b, Road Cross Sections define the location and classification of the on-site and off-site circulation network. Note Letter street names are temporary. Other street names like Roberts Road, Sandalwood Drive, Mustang Way, 7th Street, County Line Lane, and County Line Road remain. Some roads are off-site and currently exist thus not changing, however, they are key to various circulation needs for Mesa Verde Specific Plan Area 2 – Amendment 2.

1. Backbone Roads

Sandalwood Drive is the backbone road for Mesa Verde¹. It connects from the I-10 Freeway to Street B near the Mesa View Middle School.

Street A and Street D provide connection to Street B and County Line Road. “Street B” west of the Sandalwood Drive intersection connects to “Street A” at the “Street F” intersection. “Street B” and “Street A” create a looped road traversing throughout the residential community with Street D and Street E serving as north/south connectors between Street A and Street B.

Mesa View Middle School is bound by W Avenue L on the north and east. The entry to Mesa View Middle School is from “Street B”. Street B is

planned to be the main connection to Mustang Way, the current school access.

“Street K”, “Street L” and “Street J” complete a looped road that serves the Mesa Verde Business Park land use. These three roads main purpose are to serve as the backbone circulation system for trucking and employment needs for the Business Park.

Roberts Road is a south to north connection between Summerwind Ranch and 7th Street. It begins at the south boundary of Mesa Verde and extends north crossing Sandalwood Drive and connects to the proposed 7th Street intersection. North of the proposed 7th Street/Roberts Road intersection, 7th Street continues north connecting to W Avenue L.

Signage shall be posted on Streets “A” and “B” within 300 feet of Sandalwood Drive that Semi-Truck and Employee parking is prohibited in residential areas.

2. Other Roads

Proposed letter “Streets C”, “F”, “G”, “H”, and “I” are community roads that provide access to proposed development areas.

The circulation network will be developed in a systematic fashion as required by Mesa Verde Traffic Study and Grading Study. The circulation system for the Specific Plan Area provides multi-modal access serving vehicles, bicycles, and pedestrians. These components are designed to provide safe and efficient access to the residential neighborhoods, Business Park land use, natural open space, and recreational amenities within open space areas.

¹ “Mesa Verde” shall refer to “Mesa Verde Specific Plan Area 2 – Amendment 2”

3. Administrative Adjustments

All streets can be adjusted as needed for future development purposes as long as right of way does not change in width. If the right of way changes, then administrative alternative development standards are permitted with approval by City traffic engineer, City Engineer and Community Development Director as substantial conformance. Minor deviations may occur based on design constraints or to make a better plan. Minor street deviations may include up to 110' on either side of proposed rights of way as long as the intent of the new alignment follows the planned development pattern of the site plan. If right of way adjustments affect planning area size, then the change in area and density may be permitted in this specific plan and maps in accordance with Chapter 7 Implementation.

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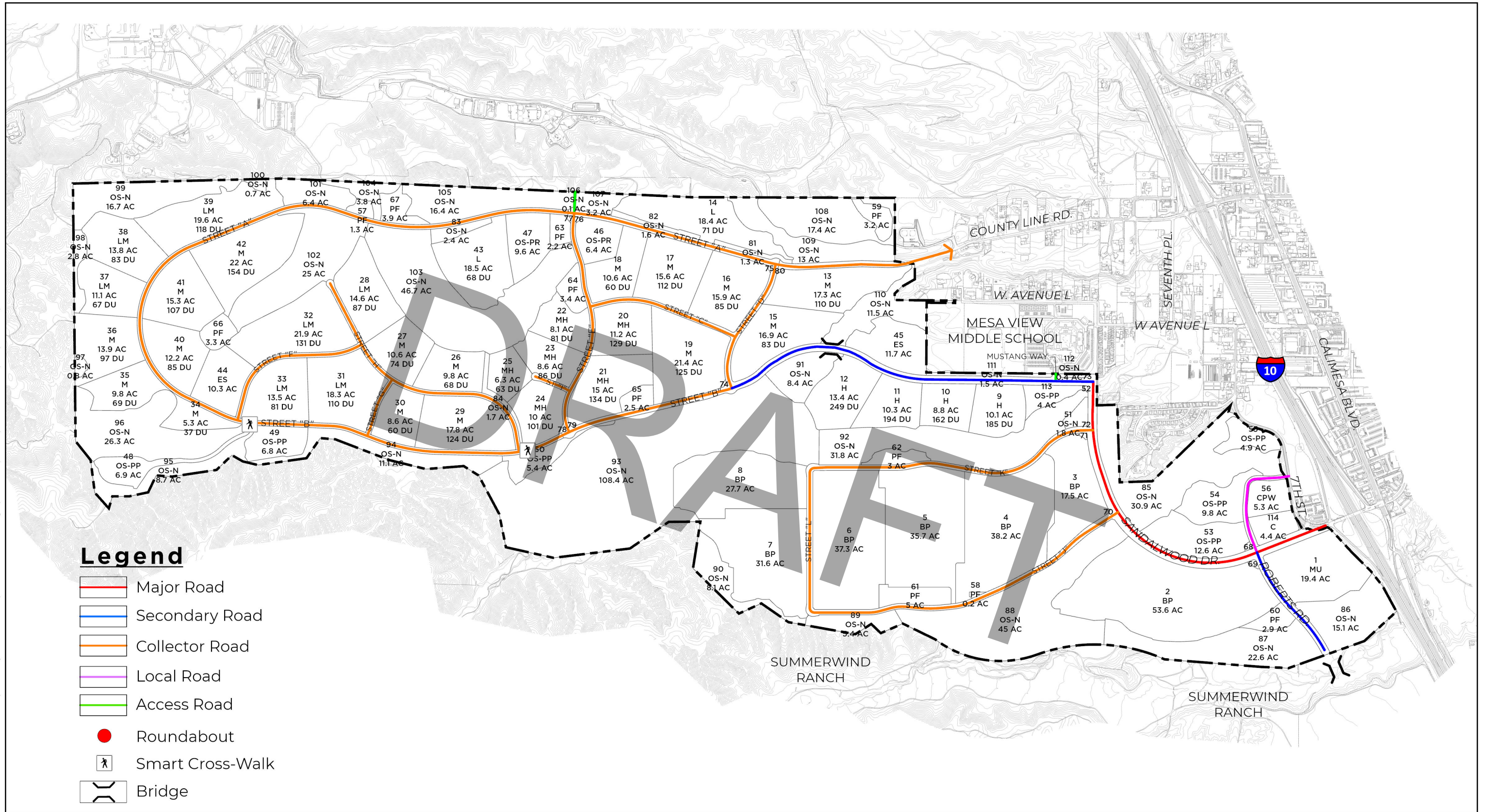


Figure 6-1

Circulation Master Plan

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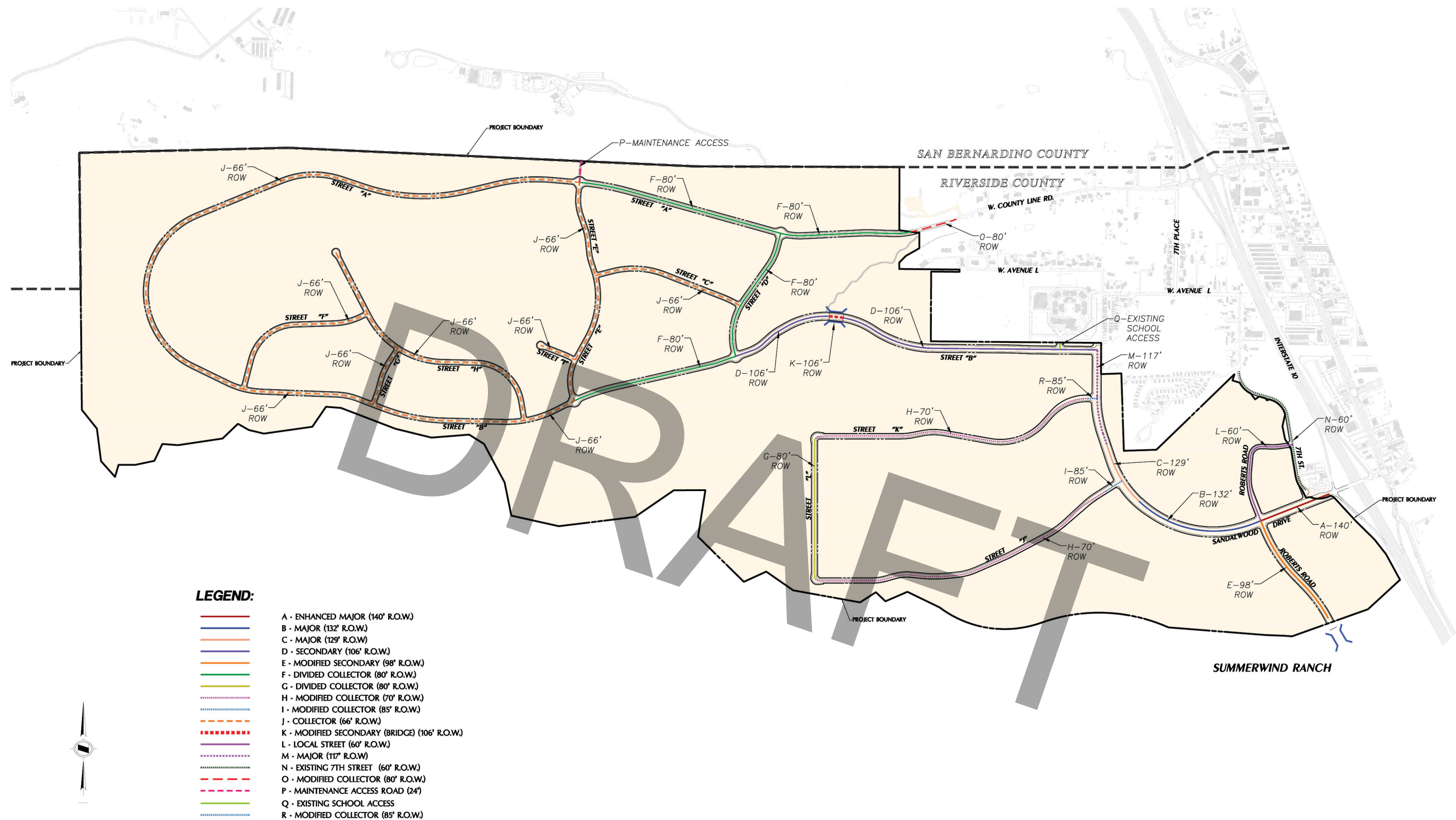
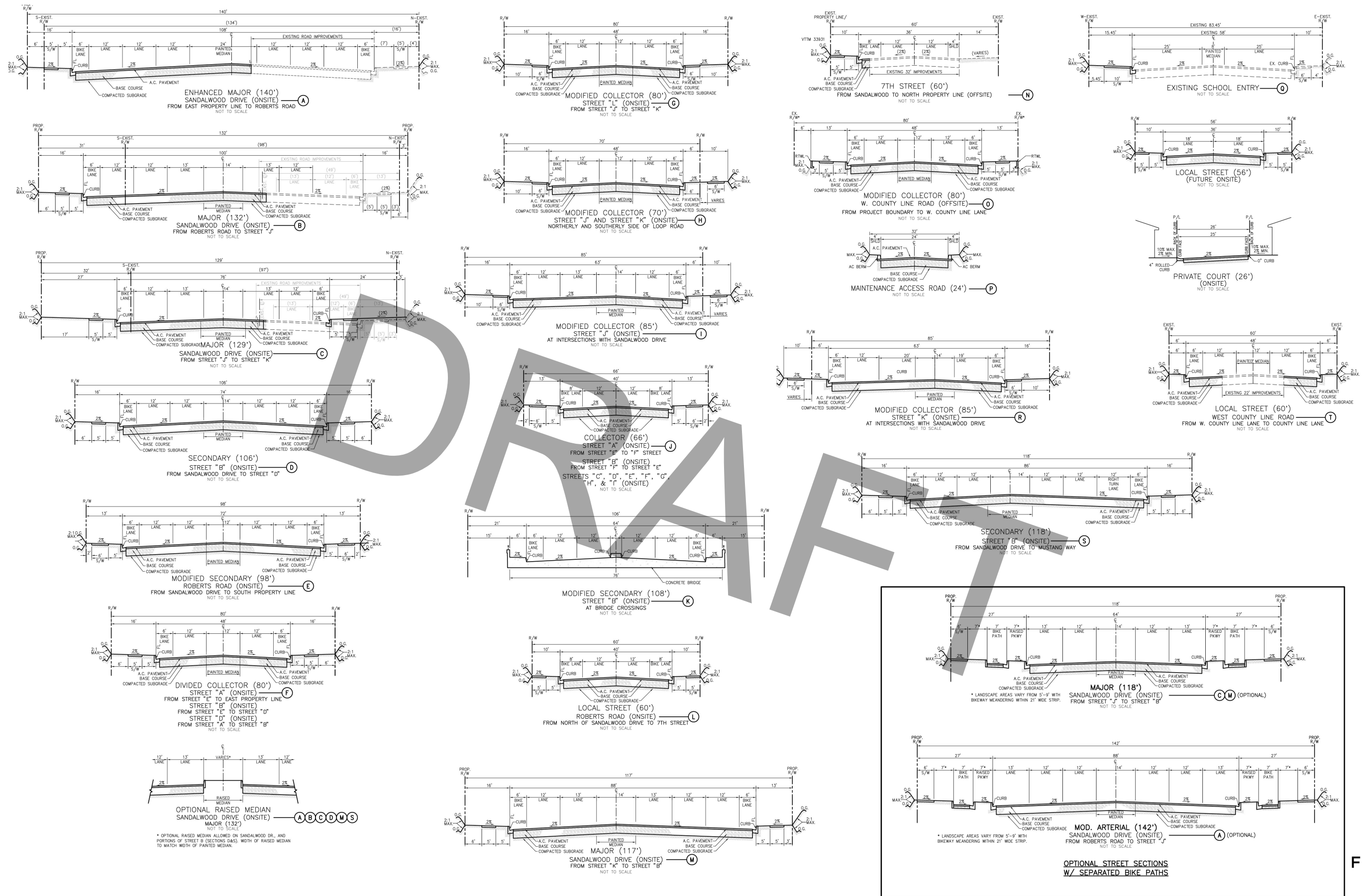


Figure 6-2a

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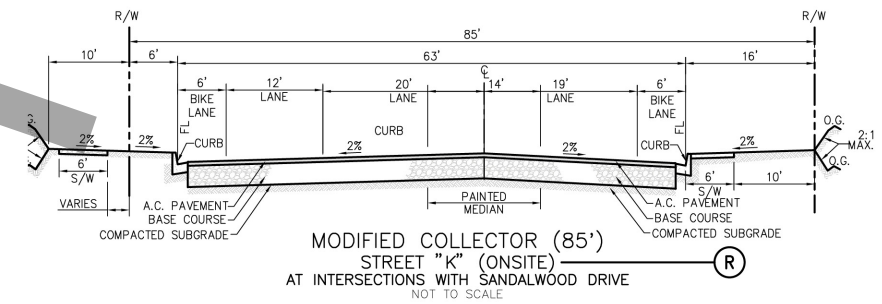
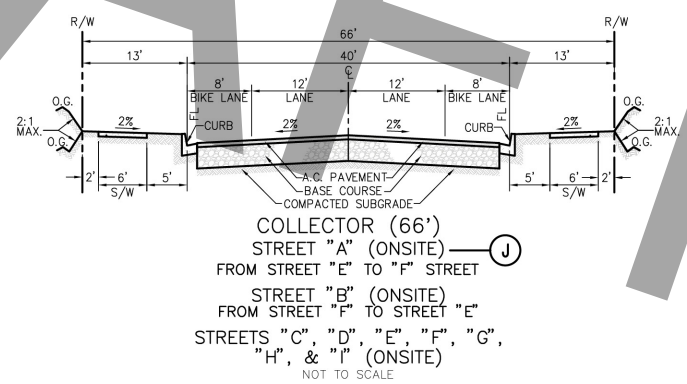
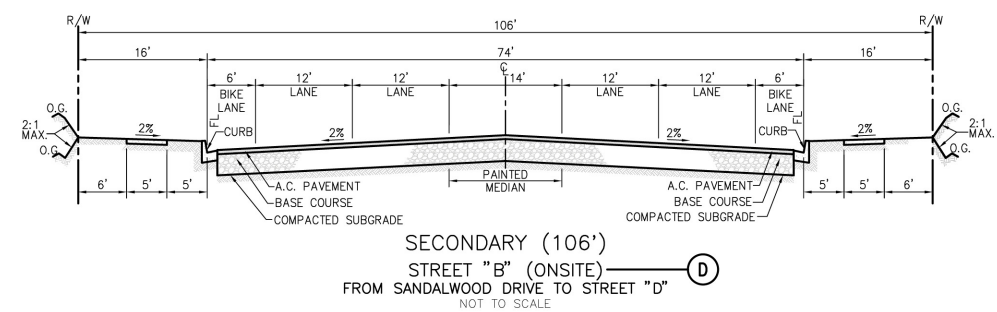
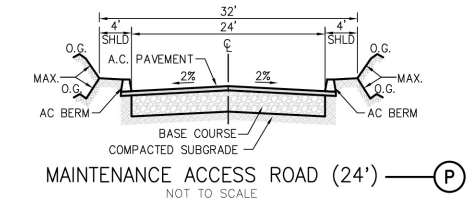
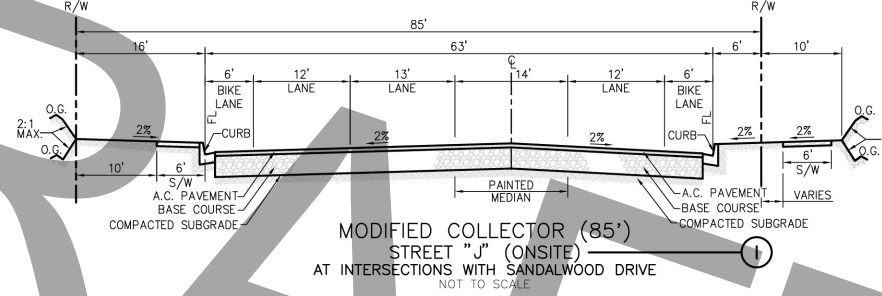
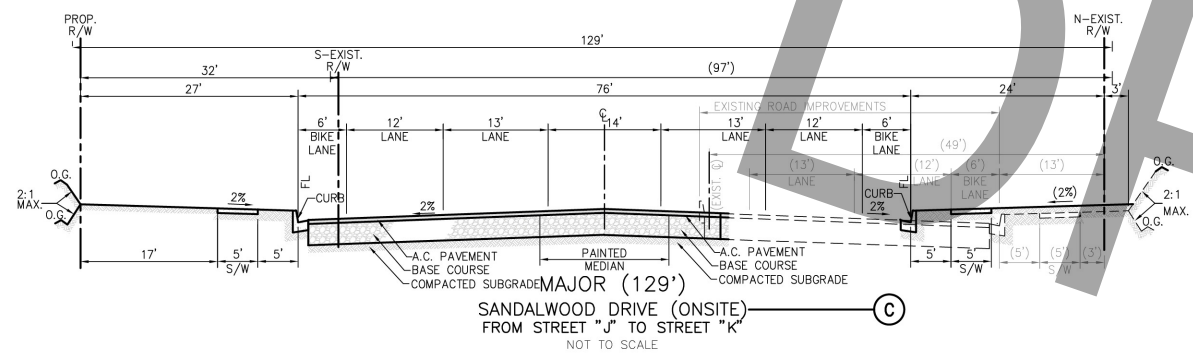
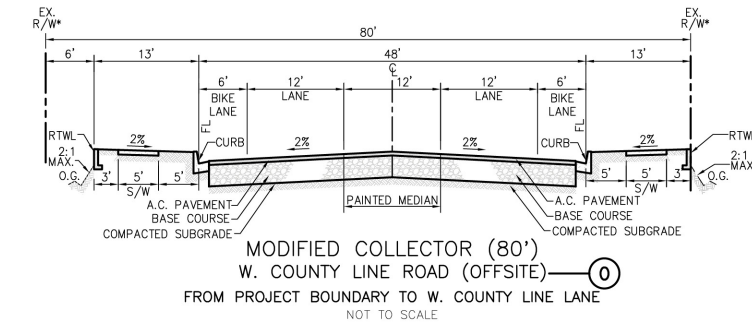
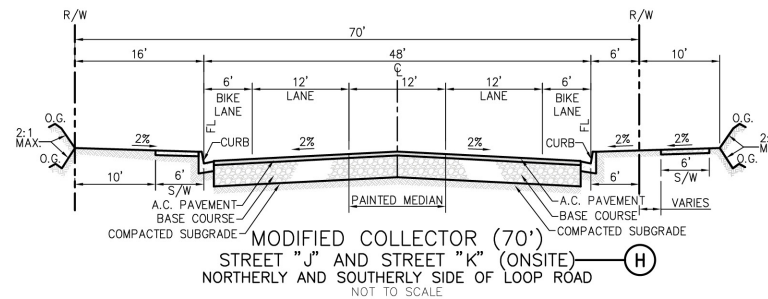
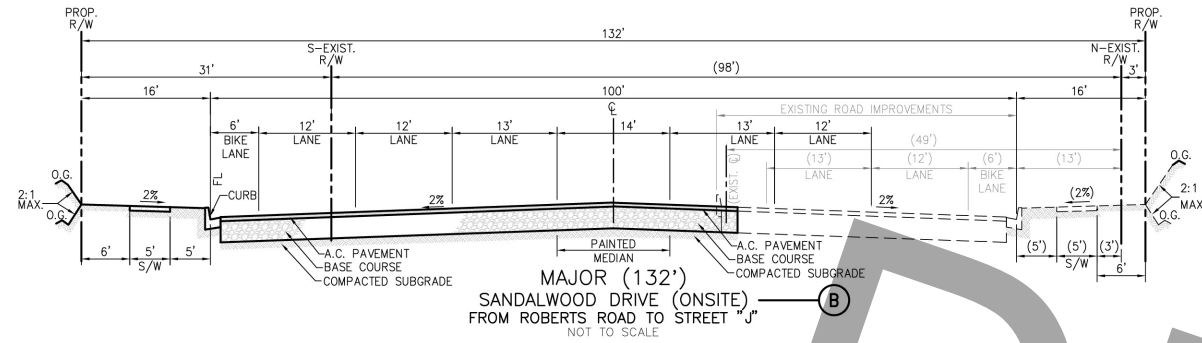
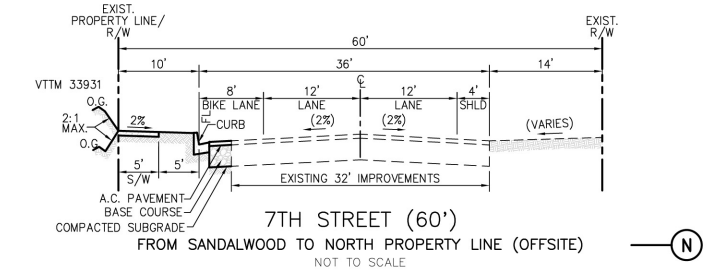
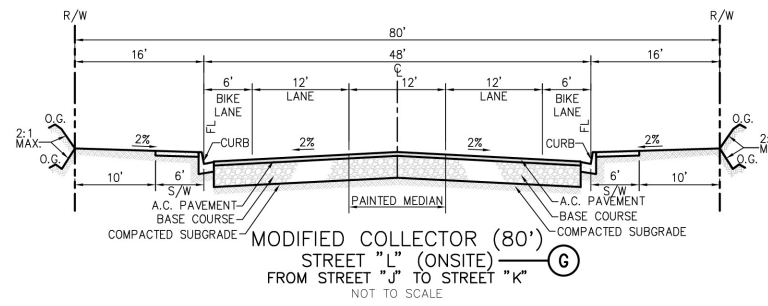
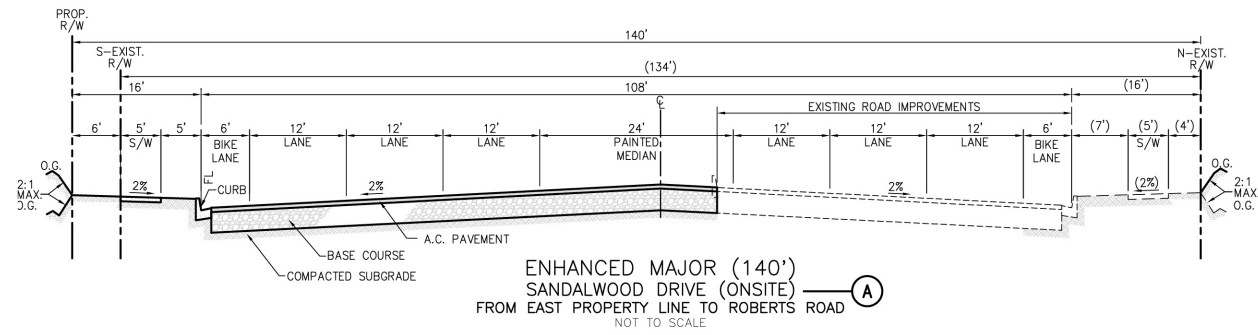


Figure 6-2c



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6.1.2 Primary Access

There are two primary access points to the I-10 Freeway, Sandalwood Drive that currently crosses from the east intersection of Calimesa Boulevard to west intersection of 7th Street and, County Line Road from east intersection of Calimesa Boulevard to west intersection of 7th Place. These two overpasses connect the City of Calimesa across the I-10 Freeway joining the west side of Calimesa to the east side of Calimesa.

Interim improvements may be required depending on Traffic Impact Analysis for these interchanges prior to completing more extensive improvements during the later phases of development. To the extent permissible by Caltrans, all improvements within Caltrans right-of-way will include sidewalks.

a. Sandalwood Drive

Sandalwood Drive will be the primary access road for Mesa Verde and is currently improved starting at the 7th Street intersection to Mustang Way. It is currently a two lane road, but graded as a 4 lane road. As development occurs, Sandalwood Drive will be fully improved and 7th Street will end in a cul de sac just north of Sandalwood Drive. It will extend west of Roberts Road to K Street as a six lane Major Road, then north to Mesa View Middle School as a four lane Major Road where it will intersect with Street "B".

Sandalwood Drive and "Street B" intersection provide the primary connection to Mesa View Middle School. West Avenue L provides a connection to Mesa View Middle School via 7th Street and 7th Place street intersections. The school has two points of access when fully implemented.

Sandalwood Drive and "Street K" intersection connects to Streets "J" and "L" west of Sandalwood Drive. These three streets serve the future Business Park.

b. County Line Road

Existing County Line Road connects to the I-10 Freeway. As this interchange is further north and off-site from Mesa Verde, it currently serves as a meandering secondary access through existing 7th Place, West Avenue L, and 7th Street to Sandalwood Drive.

Mesa Verde Street "A" is proposed to extend to existing County Line Road to create a permanent access connection.

c. Roberts Road

Roberts Road will provide a third access point to Mesa Verde. Roberts Road south of Sandalwood Drive is planned to be fully developed with a bridge built by others south in Summerwind Ranch, crossing over Garden Air Wash linking the two master planned communities. Mesa Verde will pay its fair share of bridge improvements.

The future and proposed extension of Roberts Road between Sandalwood Drive and Singleton Drive provides a parallel alternative to the I-10 Freeway similar to Calimesa Boulevard on the east side of I-10. It also connects the Summerwind Ranch community to the Sandalwood Drive interchange north of its boundary.

Roberts Road north of Sandalwood Drive traverses north and connects to 7th Street and provides a full signalized intersection. This connection supports future community park sites, future fire station and city yard locations.

6.1.3 Emergency Access

YVWD Property

An emergency access route will be provided through the YVWD property, westerly to Live Oak Canyon Road. Access to Mesa Verde will be by an extension of Street E, north of Street A into the YVWD property.

6.1.4 Internal Circulation

1. Roadways

Several classifications of roadways provide service to the community. The various types of roadway classifications are illustrated in Figure 6-1, Circulation Master Plan, and Figure 6-2b, Road Cross Sections. The cross sections provide developer and builder reference when the planning areas move forward in subdivision process and more detailed development occurs within each plan area.

The internal circulation system crosses over natural drainage courses that requires bridging, others will be storm pipe crossings. The use of private court streets, cul de sacs, and typical single family residential streets will be available. Street designs may be altered to better suit future development patterns and development deviations for streets may be approved by the City Engineer and Community Development Director as described in Chapter 7, Implementation.

2. Trails

Refer to Landscape Chapter 4 for trails master plan, which incorporates the design for the pedestrian trail system.

3. Gates

A Card-Key Gate may be installed at the entry drives of Private Recreation Centers. These centers are for the use of the homeowners/ residents of Mesa Verde and their guests, and will be maintained by

the Homeowners Association. If a future developer chooses to have a gated community for specific planning area(s) then an HOA and emergency services will be provided such as a Knox box or similar key pad access rights.

Gates will be located at the entry to YVWD property north of "Street A" roundabout. Mesa View Middle School has existing gated entries, now at Mustang Way and W Avenue L.

Future development types such as age restricted communities may have secured entries, depending on housing product type.

4. Access Roads in Open Space Areas

A ten-foot (10') wide access path may provide access to all the major drainage areas. In addition to providing possible access to emergency vehicles and/or personnel, these access roads will be an integral part of the multi-purpose trails system within Mesa Verde. Refer to landscape trail sections in Chapter 4.

6.2 Grading

6.2.1 Conceptual Mass Grading Plan

A Conceptual On-Site Mass Grading Plan has been prepared as part of the Mesa Verde Specific Plan Area 2 – Amendment 2 (refer to Figure 6-3, Conceptual On-Site Mass Grading Plan). The Plan provides context and general guidelines similar to past planning and tentative tract efforts. Grading guidelines are based on geotechnical requirements and residential and business park development area needs.

The Conceptual On-Site Mass Grading Plan is designed to minimize the aesthetic impacts of graded slope areas adjacent to roads and highly visible locations. Contour grading with variable gradients with a maximum of a 2:1 ratio (ratio may adjust per soil engineer) should blend the graded landforms to simulate existing natural topography. This technique avoids uniform slopes. When revegetated, the graded areas next to open space areas will be restored back to a more natural condition similar to its original form. Refer to Chapter 6, Section 7. Hillside Grading Standards g. The Conceptual On-Site Mass Grading Plan shows approximately 33,500,000 cubic yards of cut and fill for the Project. At designed locations, conventional slope treatments are utilized.

The mass grading will result in an on-site balanced grading operation which reduces the need for transferring fill to off-site locations. The streets within the existing neighborhoods adjacent to the Project will not be used for construction activities without written consent from the Public Works Director. The main construction route for the site will be from the Sandalwood Drive Interchange (I-10 Freeway) and along West County Line Road prior to bridge construction on Street B..

Rough Grading Plans will be completed in coordination with the processing of the Final Maps and will generally follow the Conceptual On-Site Mass Grading Plan. All grading (improvements) will comply with the standards and requirements of the Hillside Grading Regulations in the Mesa Verde with allowable adjustments based on the following:

Type A Map – TTM 33931 – Rough grade pads may have up to 15' vertical difference from one end of the pad to the other end of the pad. Future subdivisions of large rough grade pads may adjust grades to balance on site for design purposes, such as Business Park area, in leveling the site that could range +/- 15 vertical feet. Future residential subdivisions of rough graded pads may adjust pad elevations to balance within the rough graded pad area +/- 15 vertical feet. This may either be as a condominium project or single family residential lot subdivision.

Type B maps that refine subdividing larger rough grade pad areas may adjust grades to balance earthwork on and within rough grade pad area and may adjust vertical grades +/- 15 vertical feet. Type B maps would be detached single family residential lots that meet the minimum lot area requirements based on specific plan land use designation.

- Grading is subject to geotechnical approval and necessary safety factors. Proposed grades for this specific plan are necessary to ensure that planning areas are buildable.
- Contour grading may occur where feasible to provide relief rather than standard 2:1 slope. Special contouring may only occur if the additional changes to standard grading practices do not jeopardize the integrity of the manufactured slopes (cut/fill areas).

- The tentative tract map preliminary grading plan will be subject to adjustments as further engineering efforts move forward. Flexible grading practices are necessary to be able to rectify “unknown” discoveries.
- California Building Code recommendations will be considered as part of future grading solutions.

2. Flexible Grading Conditions

The following standards are applied to Mesa Verde and all property within its boundaries:

- a. Proposed grades for rough grade pad areas may adjust up to 15’ in vertical elevation, above or below preliminary grades in the mass grading plan. This is to accommodate road alignments or changes that occur based on future building and architectural products.
- b. Earthwork may be stockpiled and distributed throughout the project site to balance rough grade pads with issuance of a temporary stockpile permit by the Public Works Department.
- c. Interior slopes may adjust in elevation and shift toe and top of slopes as long as the integrity of the development pad is intact.
- d. All grading activities shall be in substantial conformance with the Specific Plan and Projects Tentative Tract Map.
- e. The Conceptual Grading Plan should be used as a guideline for the preparation and evaluation of subsequent detailed grading plans for individual stages of development within a given neighborhood (plan area).
- f. After entitlement approval of a vesting or tentative tract map and regulatory

permits, the developer may submit grading plans for rough grading.

- g. A grading permit shall be required from the City of Calimesa prior to grading (City Standard).
- h. The conceptual grading plans for any neighborhood (plan area) shall include preliminary pad and roadway elevations. Grading plans submitted for City of Calimesa review and approval should include a plan for the mass grading and movement of large quantities of dirt from one area to another in order to determine if the site will be balanced.
- i. A specific project grading plan will be considered to significantly deviate from the tentative subdivision map and the Conceptual Grading Plan when it:
 1. Proposes slopes over fifteen feet in height which are steeper slopes than the slopes initially approved.
 2. Proposes slope heights in excess of the limits contained in this specific plan unless authorized as an alternative development standard or deviation by the Community development director and City Engineer.
 3. Proposed changes to rough grade pad elevations in excess of fifteen feet for lots adjacent to arterial highways, tract perimeter, or a park, greenbelt or other public or common open space area.
 4. Proposes changes to rough grade pad elevations in excess of 15 feet for lot locations other than those specified in 3 above.

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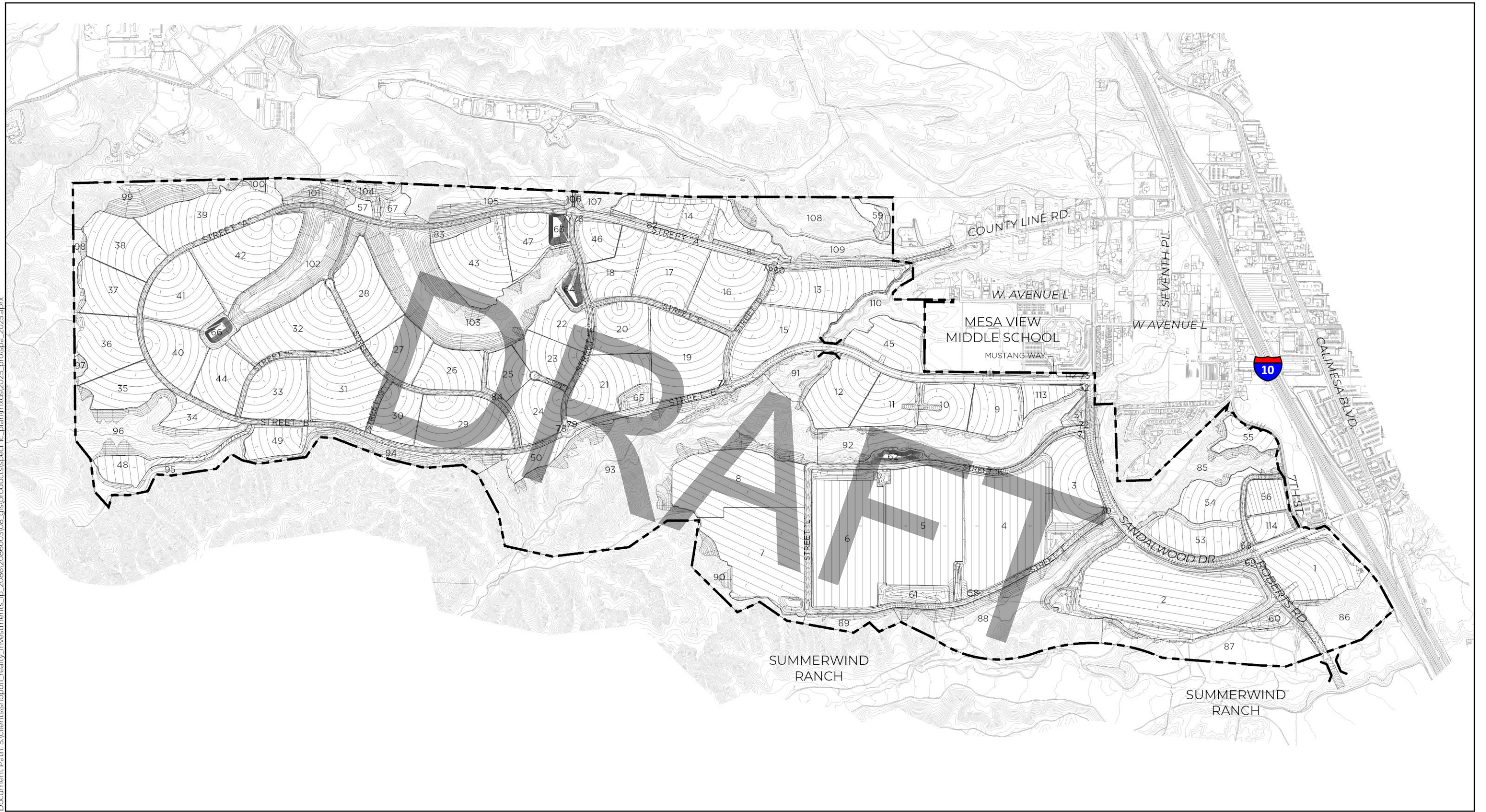


Figure 6-3

Conceptual On-Site Mass Grading Plan

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5. Substantially alters the overall project configuration illustrated in the Mesa Verde Specific Plan Area. Generally, minor changes to building location, driveway location and street configuration shall not be considered to result in significant deviations identified in the Mesa Verde Specific Plan Area 2 – Amendment 2.

3. Administrative Adjustments

All grades and development pads can be adjusted as needed for future development purposes as long as pad integrity does not change significantly. If pad elevations change greater than fifteen feet, for Type B Map subdivision then administrative alternative development standards are permitted with approval by City Engineer and Community Development Director considered within substantial conformance with Tentative Tract Map approvals.

The Mesa Verde Development Agreement allows administrative action for such changes to occur. Refer to the administrative chapter.

6.2.2 Hillside Development Regulations

1. Purpose and Intent

This Specific Plan takes precedence over the Calimesa Hillside Development Ordinance. City Municipal Code Chapter 18.55 does not take precedence for Hillside development in Mesa Verde

Specific Plan. Chapter 18.55 may be used as a reference but not a requirement as this specific plan sets the guidelines for development.

These provisions are designed to address impacts of development in existing hillside areas and to ensure that Mesa Verde is developed in an environmentally sensitive manner which protects the public health, safety, and welfare.

These guidelines are intended to minimize the alteration, reduction, and removal of the natural viewshed in the general plan resource management areas and to create a more living environment by creating design standards and criteria for hillside development.

This chapter provides for the implementation of varied site design, land planning, and development through the application of and working in conjunction with the Specific Plan. This further encourages the preservation of sensitive environmental areas and natural features in natural open space areas by application of the Specific Plan development requirements.

Ungraded open space areas under the maintenance responsibility of a third party conservancy similar to Riverside Conservation Authority (RCA) will be responsible for stewardship of the conserved open space areas, to be specified through CC&Rs. The development direction included in this section are to meet the overall intent and purpose of the City of Calimesa's Hillside Development Ordinance.

2. Definitions

Term	Definition
As-graded:	The surface configuration upon completion of grading.
Balance:	The grading of a site which requires neither the export nor 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 gunited 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/Setback:	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.
Condominium	A form of air right ownership. Not a structure or building type.
Contour:	A line drawn on a plan which connects all points of equal elevation.
Contour Grading:	Earth forms that follow natural contours by minimizing long straight manufactured cut or fill slopes. Techniques may include slope rounding and variable slope ratios.
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.
Fill:	A deposit of earth material placed by artificial means.
Finish Grade:	The final grade of the site which conforms to the approved plan.

Term	Definition
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 at either road.
Grading:	Any excavating or filling or combination thereof.
Grading Plan(s)	Conceptual Grading Plan – concept for grading for initial design. Preliminary Grading Plan – grading plan for Tentative Tract Map purposes Rough Grading Plan – Mass grading plan supports initial engineering design of mass grade pads and slopes. Precise Grading Plan – performed during final engineering efforts. Final grading design.
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 one (1) foot vertically for each six (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 Body of Water	A natural body of water is a lake or standing pond. It is not a stream, creek, or dry wash. It is not a detention or water quality basin.
Natural Open Space:	Natural open space will refer to the landform as created by nature, or as subsequently modified by either agricultural activities or to meet fuel modification fire standards. Revegetated slopes adjacent to natural open space shall be classified as natural open space. 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, slopes, 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.

Term	Definition
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 irrigation systems that consist of 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.
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.
Pad:	A generally flat or stepped area created by grading to accommodate development.
Peak:	The highest part of a mountain; usually steep sided at the summit.
Public health, safety and welfare.	Open space provided in this specific plan is compliant to current development standards for residential, commercial, recreation, and business park development. Open space based on fault lines, floodways, seismic or geologic concerns are incorporated into this specific plan. Setback or new open space requirements adopted by the City after the original TTM 33931 and Mesa Verde Specific Plan are not applicable as this is an amendment to an approved project and standards are “grand fathered” to run with the specific plan.
Public View (ROW)	Public view is the view from public street right of way towards a slope or wall. Includes line of sight distance triangles at driveways and street intersections.
Retaining Wall	Walls that retain soil for slope stability. Walls that may be mechanical stabilized earth (MSE), walls that may be concrete block, poured in place concrete, tie back walls, caissons, and similar earth retaining structures. Walls taller than 3’ and retain soil.
Retaining Wall Heights	Retaining wall heights may be greater than 3’. Retaining wall heights are permitted taller than the City standard of 6’. Retaining wall heights may vary in vertical and horizontal design for slope stabilization, drainage purpose, and development pad needs. Retaining walls visible from public right of way may be terraced with landscape features at toe of wall and in between walls, with supportive irrigation and drainage facilities. Retaining wall heights may vary to support maintenance access and trail systems with appropriate cable fencing.
Ridge:	A long, narrow or sharply defined conspicuous elevation of land.
Rough Grade Pad	A large lot or pad areas that has a varied vertical elevation difference from one end of the pad to the other for drainage purposes. Vertical height may vary from one end to the other.
Sensitive Environmental Areas:	Areas identified in this Specific Plan that are considered of high environmental value and have been preserved as Natural Open Space.
Setback Area:	The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Term	Definition
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.
Single-loaded Street:	A street with lots fronting on one side only.
Site:	Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.
Slope Ratio (Side 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:	A manufactured slope consisting wholly or partly of either cut or fill.
Slope Man-made Transition:	The area where a slope bank meets the natural terrain or a level graded area either vertically or horizontally. Where developed land “daylights” to natural terrain.
Substantial Conformance	Examples: When the grading and road alignments in the same horizontal and vertical context as the approved specific plan. Road connections are +/-110'. Graded development pads are +/-15' vertical feet. Drainage courses follow downstream direction of flow as originally planned but deviated to avoid conflicts. Slope adjustments are not beyond proposed mass grading toe of slopes +/- 15' abutting natural areas as explained in other chapters and Chapter 7 Implementation.
Summit:	Highest part of a hill or mountain.
Terraced Retaining Walls	Retaining walls that are separated by a space for either drainage, slope stability, or landscape purposes. Wall heights may vary above 3' and according to slope stability needs.
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.
Type A Map – TTM 33931	An overall subdivision of larger pad /lot areas that provide enough area for future subdividing as a Type B Map. Type A Map may be subdivided as a single lot condominium and not require a Type B Map. Site Plan delineates air rights.
Type B Map	Is a refined subdivision of a Type A Map within the confines of a large parcel. Type B Maps subdivide areas into smaller areas for lotting such as single family homes with local residential street networks. Detached single family lots are example. Type B Maps may also be a condominium map. Site Plan delineates air rights.
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.

Term	Definition
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.

3. Policies

Development within this Specific Plan is intended to advance the following:

- a. To conserve select canyons, valleys, and wildlife corridors based on Riverside Conservation Authority (RCA) insight which gives Mesa Verde its distinctive environmental character .
- b. To create open spaces that may preserve wildlife corridors, major drainage areas, valleys, and oak woodland areas.
- c. To provide site dwellings and other structures in a manner which is compatible with natural drainage patterns and physical landforms through appropriate grading design.
- d. To encourage grading designed to complement and integrate with the natural terrain where possible.
- e. To provide safe vehicular circulation patterns for residents, safety and service providers.
- f. To provide recreational trails in open space for the enjoyment of the public. Trails may have certain specific types of restrictions / limitations to preserve conservation areas.
- g. To protect the health and safety of the residents by providing fuel modification areas within the open space.

- h. 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 appropriate plant materials and their strategic placement.

4. Hillside Classifications

Hillside classifications consistent with the 2017 plan are 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:

0-15%	Flat, Gentle, Rolling Land
16-20%	Hillside
21-25%	Steep Hillside
26% +	Very Steep Hillside, Mountainside Terrain, and Steep Mountainside Terrain

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. This category begins to be restricted in terms of access and the ability to grade flat sites.

In hillside areas of sixteen to twenty percent (**16-20%**), twenty-one to twenty-five percent (**21-25%**) and twenty-six percent and above (**26%+**) slope, the required quantities of earthwork necessary for grading to create flat pads increases dramatically, as does the significance of view opportunities and visual prominence.

Refer to Figure 6-4, Slope Analysis for existing slope analysis and proposed slope analysis.

5. Ridgeline Preservation

The site does not contain prominent ridgelines. Therefore, no further analysis of the ridgelines is required for the development of this Project and no standards are provided.

6. Design Criteria

a. The slope/open space relationship as shown in Table 6-1, Open Space Required for Each Slope Category is to be used to determine open space requirements for this development based on the slope of the land. The left column defines the percentages of slope within a project that are to be categorized. The right column indicates the proportion of each slope category that should be left as natural open space. In any case where the minimum percent of open space is not achievable in one particular slope category, the equivalent amount of open

space shall be transferred and preserved elsewhere within the Project.

**TABLE 6.1
OPEN SPACE REQUIRED
FOR EACH SLOPE CATEGORY**

Slope Category (%)	Minimum Required % of Natural Open Space Area
0-15%	0
16%-20%	20%
21%-25%	35%
26%+	66%

b. The relationship in the table above is designed so that, as the steepness of the land increases, the project-wide open space requirement increases. This criterion does not necessarily, however, prohibit development on steep slopes, nor does it necessarily reduce the permitted density. This is not a requirement but a target to strive towards.

c. Other public health, safety or welfare considerations could also increase the open space requirements for a project. Open space provided in this specific plan is compliant to current development standards for residential, commercial, recreation, and business park development. Open space based on fault lines, floodways, seismic or geologic concerns are incorporated into this specific plan. Setback or new open space requirements adopted by the City after the original TTM 33931 and Mesa Verde Specific Plan are not applicable as this is an amendment to an approved project and standards are "grandfathered" to run with the specific plan unless property owner requested otherwise.

- d. Figure 6-4, Slope Analysis was prepared to determine the areas in each slope category. This topographic map of the proposed Project area was prepared by a registered civil engineer at a scale of one (1) inch equals to two hundred feet (200').
- e. The amount of land to be required to be left in natural open space for this Project has been computed by multiplying the number of acres within each average slope category by the required percentage of natural open space for that category.

The totals for each category have been summed to yield the total natural open space requirement for the Project. Table 6-2, Open Space Required and Provided, compares this required natural open space to the natural open space provided in the Project, and concludes that the Project meets the open space requirements of this section. No further analysis of this section will be required as the master TTM 33931 substantiates development areas.

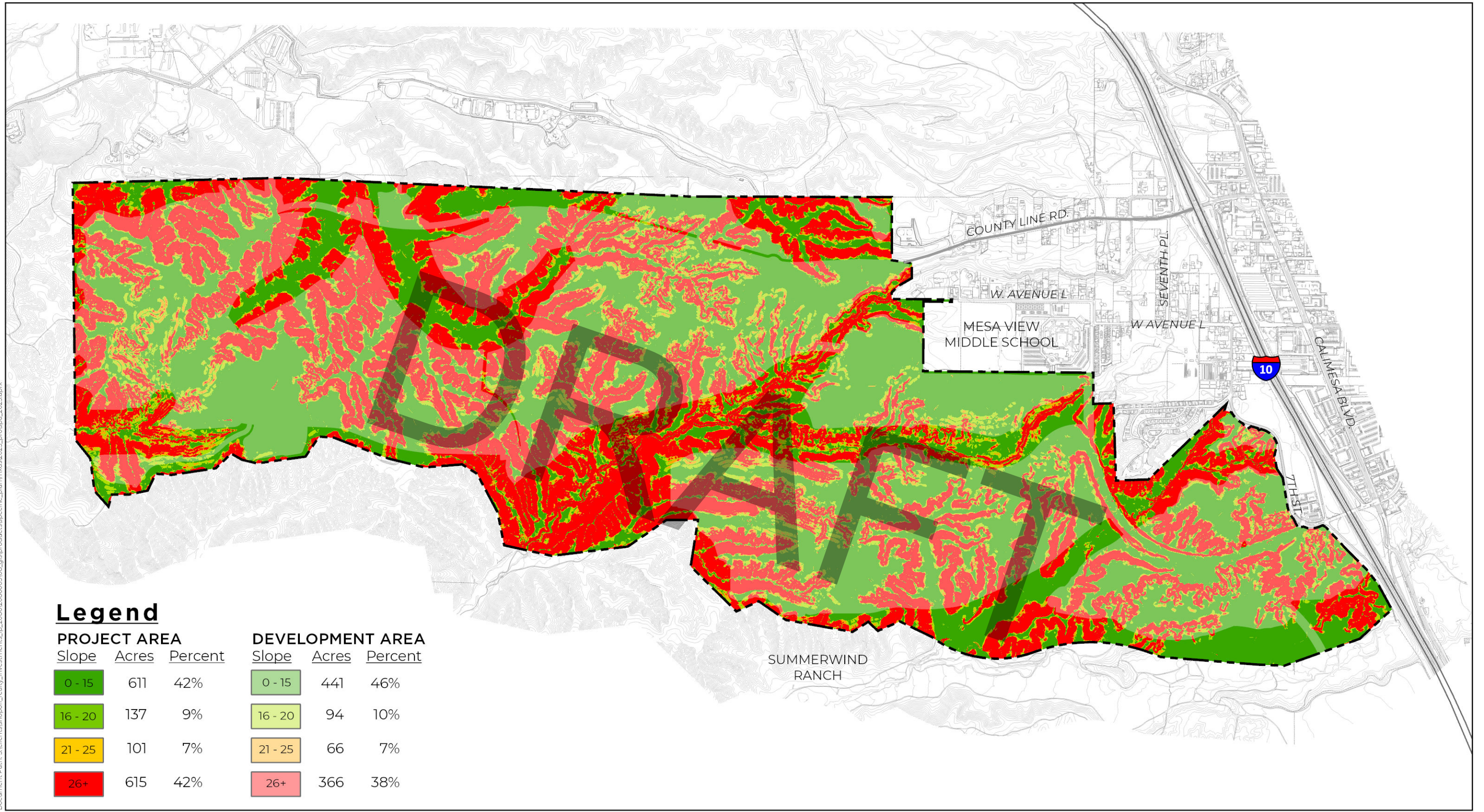
**TABLE 6.2
OPEN SPACE REQUIRED AND PROVIDED**

Slope Category (%)	Site Area (Acres)	Required Percentage of Natural Open Space	Required Natural Open Space Area (Acres)	Provided Natural Open Space Area (Acres)	Natural Open Space Area Balance (Acres)
0-15	610	0%	0	170	+170.0
16-20	137	20%	27.4	43	+15.6
21-25	101	35%	35.4	35	--0.4
26+	615	66%	405.9	249	-156.9
Total	1,463	N/A	468.7	497	+28.3

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PROJECT AREA			DEVELOPMENT AREA		
Slope	Acres	Percent	Slope	Acres	Percent
0 - 15	611	42%	0 - 15	441	46%
16 - 20	137	9%	16 - 20	94	10%
21 - 25	101	7%	21 - 25	66	7%
26+	615	42%	26+	366	38%

Figure 6-4

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7. Hillside Grading Standards

The following standards shall apply, unless the City Engineer modifies the standards in special circumstances.

If the Mesa Verde Specific Plan Area 2 – Amendment 2 does not have an established standard and is silent then the City and property owner may collaboratively determine if they should apply the closest City Standard that may be applicable or choose to implement a new standard subject to Community Development Director approval, not requiring a Specific Plan amendment or municipal code amendment, unless the new standard may occur more than once and be applicable in other parts of Calimesa.

- a. Grading will be performed so that revegetation or construction will control erosion. Revegetated slopes will consist of two primary types: Interior Slopes and Slopes Adjacent to Natural Open Space.
 - 1. Interior Slopes: These slopes consist of manufactured slopes three feet or greater that are not adjacent to open space areas but are adjacent to built structures including walls and/or are adjacent to streets. These manufactured slopes will utilize a permanent irrigation system to assist in plant development for slope stabilization. Refer to the Chapter 4, Landscape Environment for interior slope planting.
 - 2. Slopes Adjacent to Natural Open Space: These slopes consist of manufactured slopes three feet or greater that are adjacent to open space areas. Natural slope restoration techniques will be used on these slopes. These

manufactured slopes are to be landscaped. Refer to landscape chapter of this specific plan.

- b. Grading operations will be subject to city grading permit requirements. Including processing haul routes, construction access, erosion and sediment control in compliance with National Pollutant Discharge Elimination System (NPDES) (standard process).
- c. Contour grading: Applicable where geologist/soil engineer determine that proposed contours do not impact development pads affecting safety factors or create conditions that jeopardize slope integrity/stability. Contour grading may be applied to areas visible from public right of way if deemed appropriate.
- d. Slope Placement: Slope placement follows the Conceptual Mass Grading Plan. Slopes may be required to be adjusted pending any new geologic, seismic, or soil findings beyond what was prepared for this specific plan area.
- e. Building Orientation . Building orientation is based on most efficient use of development pad area. Grading design and slope design will not be considered in architectural treatment or elements.
- f. Slope Maintenance:
 - 1. No final subdivision map shall be approved without Covenants, Conditions and Restrictions (CC&Rs) for slope maintenance.
 - 2. No final subdivision will be approved without maintenance provisions for landscape, lighting and slope

- maintenance in sub area or other City approved arrangement.
- g. The typical 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. New slope design techniques may be used if approved by a geotechnical engineer where slopes are stabilized in a "step/terraced" fashion and landscaped, 1:1 slope may be used if proven safe.
- h. Slopes for development areas, mass grade area, may have a maximum 160' vertical height as designed according to geologist/soils engineer with their approval, with a possible additional +/-15' for unknown earth adjustments or adjusted pad elevations. Slopes will be subject to standard drainage, maintenance access, irrigation, and landscape requirements, with controlled access if trail systems are incorporated in slope design (typically 30' vertical slope height increments require drainage channels or access for maintenance per California Building Code).
- i. Setbacks from top and toe of slopes are subject to typical building and grading standards for development. Minimum setbacks may start at 7' subject to engineering, slope design, wall construction, building design and building foundation locations.
- j. Prohibited Development/Grading Locations:
1. A natural body of water has not been identified on this project site therefore no setback requirement.
 2. Development may occur adjacent to Jurisdictional waters per California Department of Fish and Wildlife (CDFW) or U.S. Army Corps of Engineers (USACE) conditions. Limited development may occur if necessary to fill in jurisdictional water areas per prescribed requirements by the two regional agencies.
 3. In unmitigated geologic hazard areas, or any other area identified to be unsafe in the geologic report.
 4. In areas subject to flooding or other hazards, except as required for utilities and road crossings.
- k. Setbacks of the Specific Plan - Generally minimizing required setbacks, especially front and rear setbacks, consolidates development to reduce grading by reducing the overall width of road and structure arrangements. Varying the use of reduced and standard setbacks will allow the flexibility to adapt to hillside features and avoid monotonous application of a consistent grading standard.
- l. There are no building height, building type, or architecture design restrictions for this specific plan beyond what is identified within the Mesa Verde Specific Plan Area 2 – Amendment 2 chapters. Development standards in this specific plan take precedence. Exceptions or variances may be granted by the Community Development Director

- administratively if within substantial conformance.
- m. All slopes shall be constructed at a maximum ratio of 2:1 unless otherwise indicated (mentioned in 7g. above) or as applied for specific plan alternative development standards subject to Development Plan Review (DPR) and administrative Variance.
- n. Alternative slope and geotechnical techniques may be used as alternative development standards as recommended by geotechnical engineer that supports slope stability and efficient use of land subject to substantial conformance, DPR and administrative Variance required .
- 8. Retaining Walls (block wall or poured in place)
 - a. Retaining walls are necessary for development. Retaining walls support consolidated development areas and more efficient use of property. Retaining walls will be designed to stay out of sight distance triangles as much as possible. Walls that are not adjacent, setback, or visible from public right of way view may be as tall as necessary, and designed according to geologic needs.
 - b. Walls may be terraced (stepped) accordingly for aesthetic or soil stability and preferred landscape slope techniques.
 - c. Retaining walls are to be provided to support developable building areas. Wall heights may vary depending on geotechnical and soils condition needs. Wall heights vary for consolidating development areas.
 - d. Retaining walls will be designed with smooth, continuous lines that conform to the topography (work with topography).
 - e. No wall or fence or combination wall and fence shall be higher than twelve feet (12') when viewed from the public right-of-way (beyond building setback), including combination retaining walls with property line fence or fire radiant heat wall, as necessary for slope stability, fuel modification, and developable pad areas.
 - f. Multiple retaining walls may be terraced to provide higher slopes. Landscape at toe of wall may be used to help screen taller walls and soften the appearance of walls.
 - g. Landscaping may be applied in between retaining walls and property line walls or fences. Landscaping may be added as terraced retaining wall features. Refer to Landscape Environment chapter 4 and the Fuel Modification requirements of this specific plan for guidelines.
 - h. Walls may be terraced in twelve foot (12') vertical sections and visible from the public right of way subject to DPR and administrative variance request.
 - i. Taller walls subject to approval by a geotechnical engineer may be provided if additional landscape screening is provided at toe of wall or have a "terraced separation" in between walls. Separations may vary for drainage, irrigation, and plant material purposes at designers' discretion and according to building code subject to DPR and administrative variance request.
 - j. As substantial conformance the City Engineer and Community Development Director may grant exceptions to the

- retaining wall standards if different standards are required to meet public health and safety issues such as, but not limited to, meeting fuel modification standards, more efficient use of the land.
- k. Mesa Verde Specific Plan is an exception to the City Chapter 18.55 Hillside Regulations and city standard wall designs to allow flexible design solutions for retaining walls.
 - l. Retaining walls in park areas, are discouraged if land is available to design for the necessary amenities. Retaining walls may be applied if limited space for park hardscape and fixtures and equipment is constrained by topography.
9. Mechanically Stabilized Earth (MSE) walls which may go up to any height subject to substantial conformance, DPR or administrative variance in coordination with Community Development Director and City Engineer. MSE walls may exceed the block wall or poured in place retaining wall requirements. MSE walls may be plantable and may be constructed according to building code and geology/soils engineer. MSE walls may be terraced or not. Landscape may be placed at toe and top of slopes or in between walls on terraced slopes or slopes up to 1:5-1 ratio.
 10. Privacy Fences and Property Line Walls
 - a. Fencing of individual lots is not recommended on natural slope areas exceeding sixteen percent (16%) slope, although allowed, and may be necessary for protection of habitat. View fences may be permitted within steep slope areas.
 - b. Fencing of individual lots will be allowed on manufactured or graded slopes where the homeowner or homeowner's association has maintenance responsibilities.
 - c. Privacy walls and fences, are permitted adjacent to structures in order to provide a private outdoor area up to eight feet (8') (combination walls vary in height 6' to 12') vertical height. All fences which are adjacent to or visible from public roads or major public spaces may exceed eight feet (8') in height and shall be constructed of building materials allowed in this specific plan or other approved materials which blend with the surrounding landscape. Exceptions to 8' heights are retaining walls, combination walls, and other retaining types.
 - d. Free standing walls integral to a structure are permitted. The height of such walls may vary in height depending on structure type and use of wall. Materials and textures may vary but should complement architecture themes if feasible.
 - e. Fencing of public natural open space areas, as it pertains to limiting public access, is permitted as it relates to trail restrictions, public safety, and to prevent trespassing. Refer to Landscape Environment Chapter 4.
 - f. Free standing wall setbacks along front yards will be varied to avoid creating an unbroken, uniform streetscape. The height of such walls will not impede vehicle line of sight at driveways. Walls may exceed four (4) feet in the side front yards if not blocking vehicle and pedestrian line of site. Courtyards created

by taller walls are permitted as a landscape feature/amenity.

- g. Continuous rear yard privacy fences and walls across tops of slopes may be view fences or walls and will be coordinated in design and use of materials, if different than original builder provides. Neighborhoods should have uniform material for walls at top of slopes and along rights of way.
- h. Privacy block wall setbacks on slopes, toe and top, will be setback at 2-foot minimum .
- i. If any inconsistency is determined to exist between the development standards as set forth in this Mesa Verde Specific Plan Area 2 – Amendment 2 and the development standards set forth in the City's Zoning Ordinance Section 18.65, Fencing Standards for Residentially Zoned Properties in effect at the time a project is submitted then the specific plan shall govern subject to HOA approval. The Community Development Director may grant exceptions to the wall and fence standards if different standards are required to meet public health and safety issues such as, but not limited to, meeting fuel modification standards.

11. Additional Standards

Category	Dimension
Setbacks	
From top of slope	7' from structure
From toe of slope	7' from structure
Line of Height Sights	
Within line of sight vertical height limit	30"
Outside line of sight vertical height limit	Greater than 30"

Wall Heights	
Retaining wall vertical height in limited public view	Up to 12'
Combination wall vertical height in public view	Up to 12'
Retaining wall vertical height not in public view	Any height per Geotech approval
Privacy walls interior and side yard vertical height	Up to 8'
MSE walls subject to Geotechnical Engineer/ Soils Engineer	Varies based on use and need. Subject to Substantial Conformance, DPR or administrative variance

6.3 Water and Recycled Water Master Plan

6.3.1 Domestic Water

The Yucaipa Valley Water District (YVWD) will provide water service for the Project that includes a dual water system. YVWD approved a Water Supply Assessment and Water Delivery Study for Mesa Verde in March 2024. This system will include pipes for backbone services ranging in size from 10” to 24” for potable water in backbone streets as approved by YVMD. Standard water line sizes will extend into the individual planning areas as they develop. Recycled water will be provided by pipes for backbone services ranging in size from 10” to 24” for irrigation or other applicable uses in backbone roads as well.

Pressure zones 11 and 12 are serviced by either existing or future water line systems. (refer to Figure 6-5, Conceptual Potable Water Master Plan, and Figure 6-6, Conceptual Recycled Water Master Plan, Figure 6-7, Off-Site Water Facilities, and Figure

6-8, Off-Site Recycled Water Facilities). A Domestic Water Demand Study was conducted based on the 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.

The service elevation for the proposed development ranges from approximately 2,100 feet to 2,601 High Water Line (HWL) feet, resulting in a total differential of about 280 feet. To effectively serve this site, YVWD has identified three operating pressure zones.

Pressure Zone	Elevation Range
Zone 10	2,034' to 2,177'
Zone 11	2,174' to 2,317'
Zone 12	2,312' to 2,455'

The first pressure zone designated as Zone 10, with a High Water Level (HWL) of approximately 2,323 feet, will serve the development located within elevation range of 2,034 feet to 2,177 feet. There are lower areas of open space in Pressure Zone 10 but most planned residential, park facilities, sewer lift stations, drainage basins, and similar land uses are at higher elevations. Pressure Zone 10 is mostly off site to the north in San Bernardino County. Proposed Planning Area 59 is a possible on-site potable water reservoir to serve Pressure Zone 10 which includes the YVWD water treatment plant to the north. This area is mainly in San Bernardino County as it relates to Mesa Verde.

Areas that may be considered in pressure zone would be subject to pump devices or pressure reduction devices to provide service as Zone 11.

The second pressure zone designated as Pressure Zone 11, with a HWL of approximately 2,463 feet will serve the development located within an elevation range of 2,174 feet to 2,317 feet. The

majority of Mesa Verde is designed in its conceptual mass grading plan to be serviced within Pressure Zone 11. Only a few planning areas are outside of this zone (Planning Areas 9, 10, 53, 54, 55, in Pressure Zone 12) and those are mainly north of Sandalwood Drive and east of Mesa View Middle School.

The third pressure zone designated as Pressure Zone 12, with a HWL of approximately 2,601 feet, will serve the development located within an elevation range of 2,312 feet to 2,455 feet. Pressure Zone 12 will serve Planning Areas 9, 10, 53, 54, 55, 56.

Two new water wells for extraction and injection will be located within the Project. The well locations shall be subject to YVWD.

6.3.2 Off-Site Water

A potable water reservoir will be constructed by YVWD for Pressure Zone 11 in the vicinity of Singleton Road East of I-10 Freeway. YVWD will construct a potable water reservoir for Pressure Zone 12. These reservoirs are planned as part of the Summerwind Ranch Development and will require a 24" domestic, and a 24" recycled water line to be placed in Roberts Road, and Sandalwood Drive, "Street B" and extend into other parts of TTM 33931 as needed. Mesa Verde requires the 24" water line to support its overall development in Pressure Zone 11. This line will enter from the south on Roberts Road and connecting to Sandalwood Drive. The developer will be required to enter into agreements with YVWD to pay their fair share of the costs for development of these facilities and their related infrastructure. In addition, fee credits will be available to offset direct costs.

Summerwind Ranch and YVWD coordination is necessary as Summerwind Ranch is required to

construct Roberts Road Bridge that all water lines are required to cross Garden Air Wash.

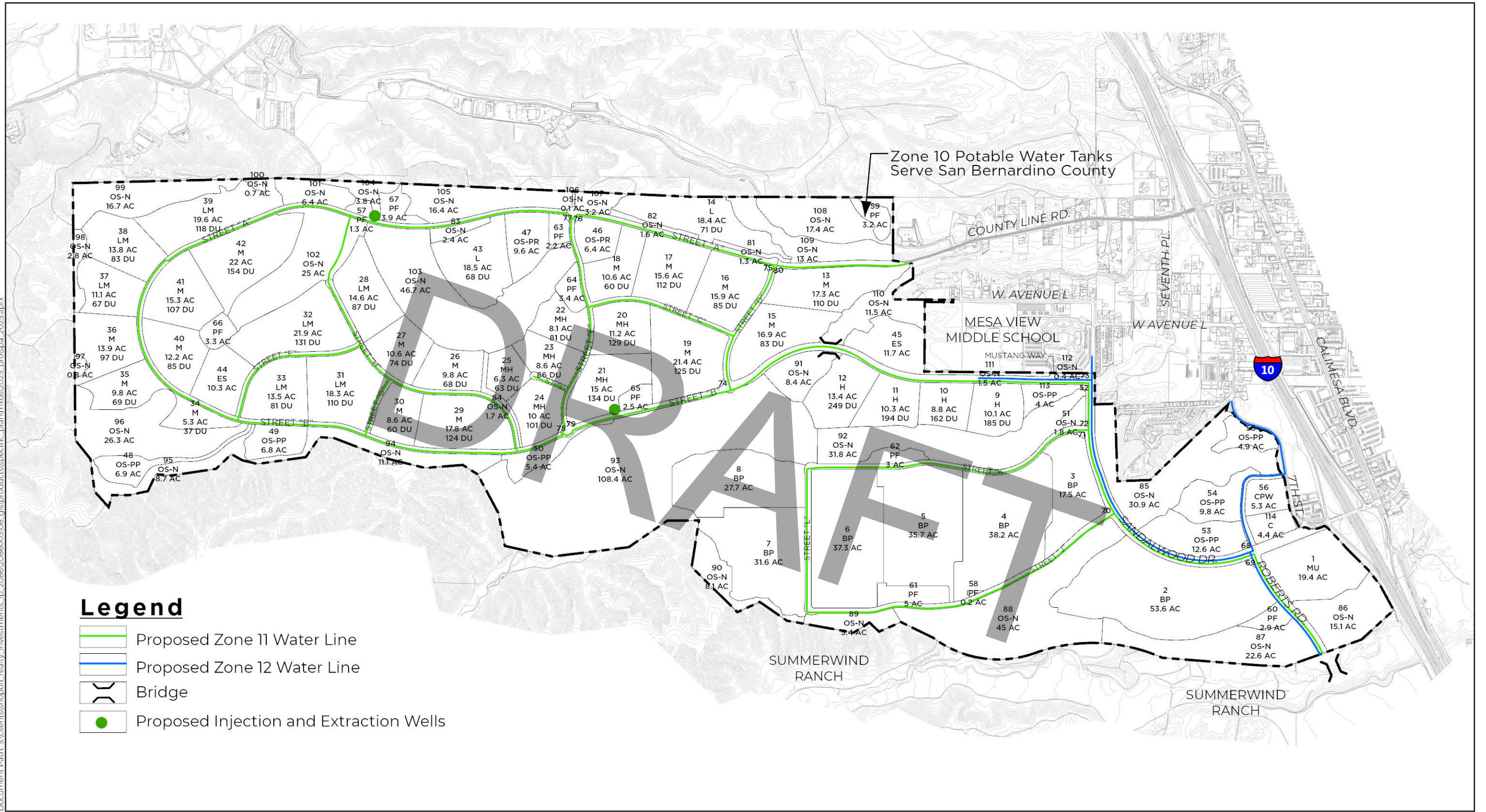
6.3.3 Recycled Water

The non-potable (recycled) water to Pressure Zone 10 planning areas may be served from a reservoir on site. A non-potable reservoir will be constructed by YVWD for Pressure Zone 11 in the vicinity of


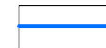


Singleton Road. The Pressure Zone 12 non-potable will be supplied to the Project via the District's existing reservoir. The developer will be required to enter into agreements with YVWD to pay their fair share of the costs for development of this facility and its related infrastructure. In addition, fee credits will be available to offset direct costs.

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-  Proposed Zone 11 Water Line
-  Proposed Zone 12 Water Line
-  Bridge
-  Proposed Injection and Extraction Wells

Zone 10 Potable Water Tanks
Serve San Bernardino County

Figure 6-5

Conceptual Potable Water Plan

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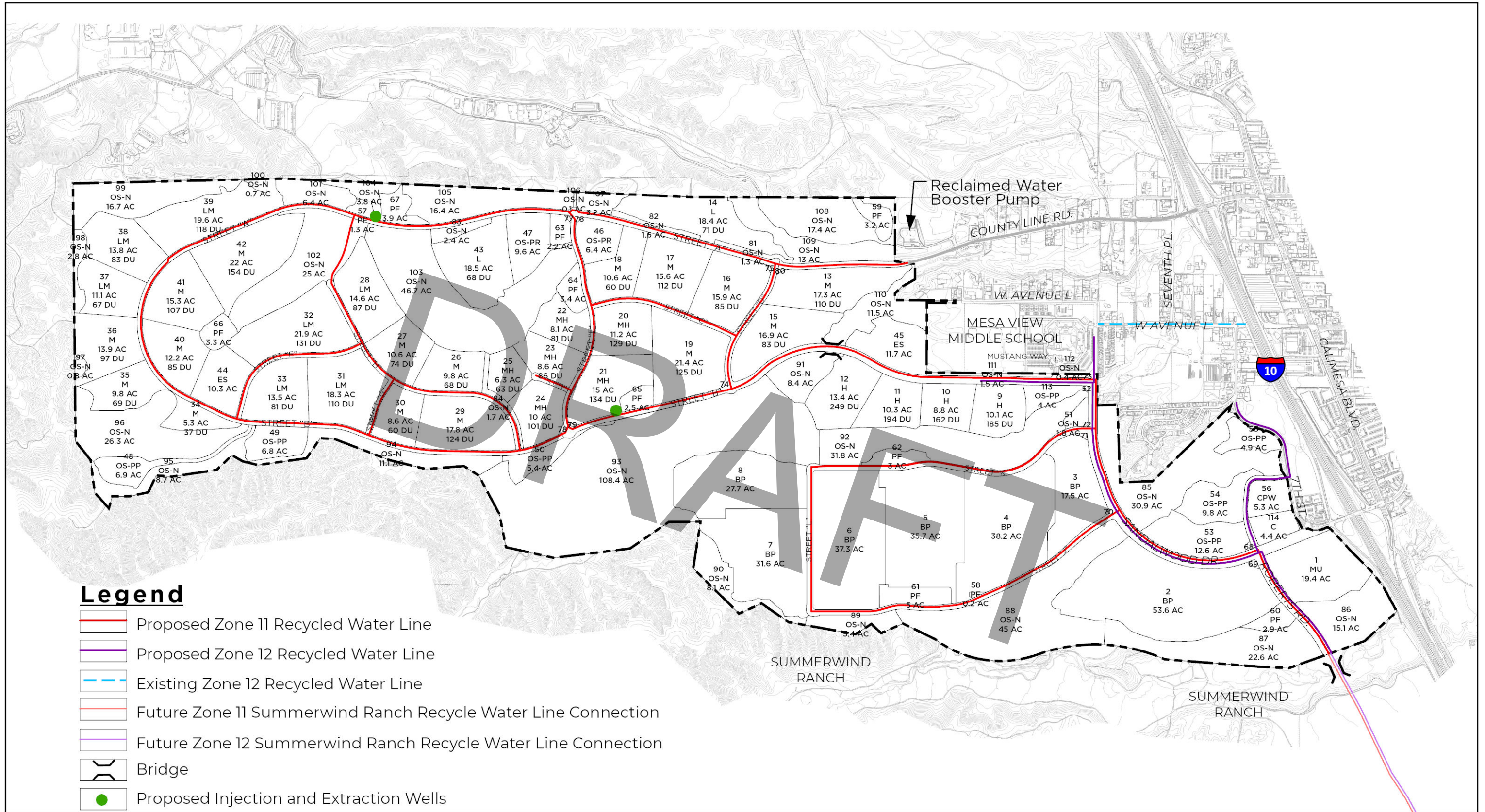
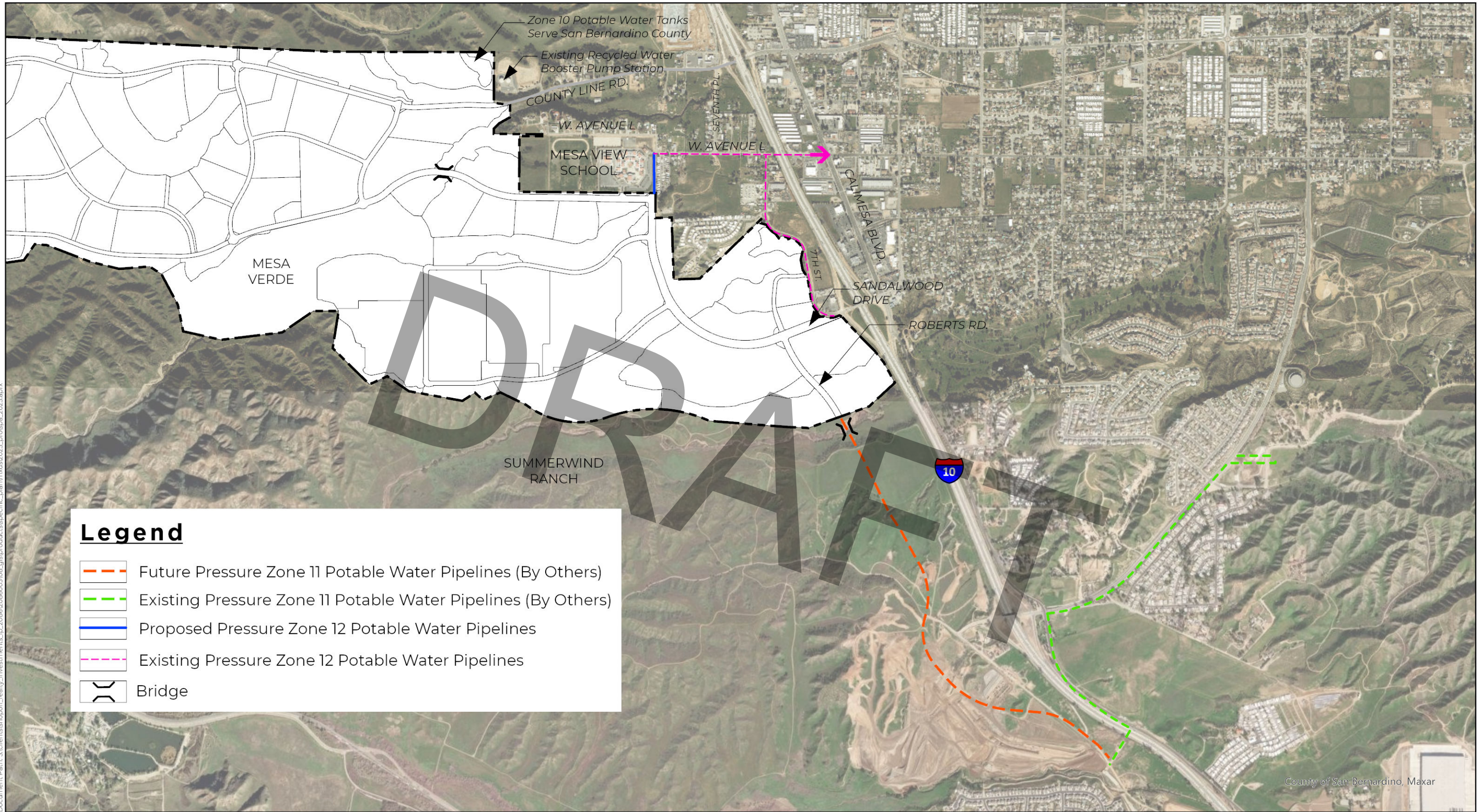


Figure 6-6

Conceptual Recycled Water Plan

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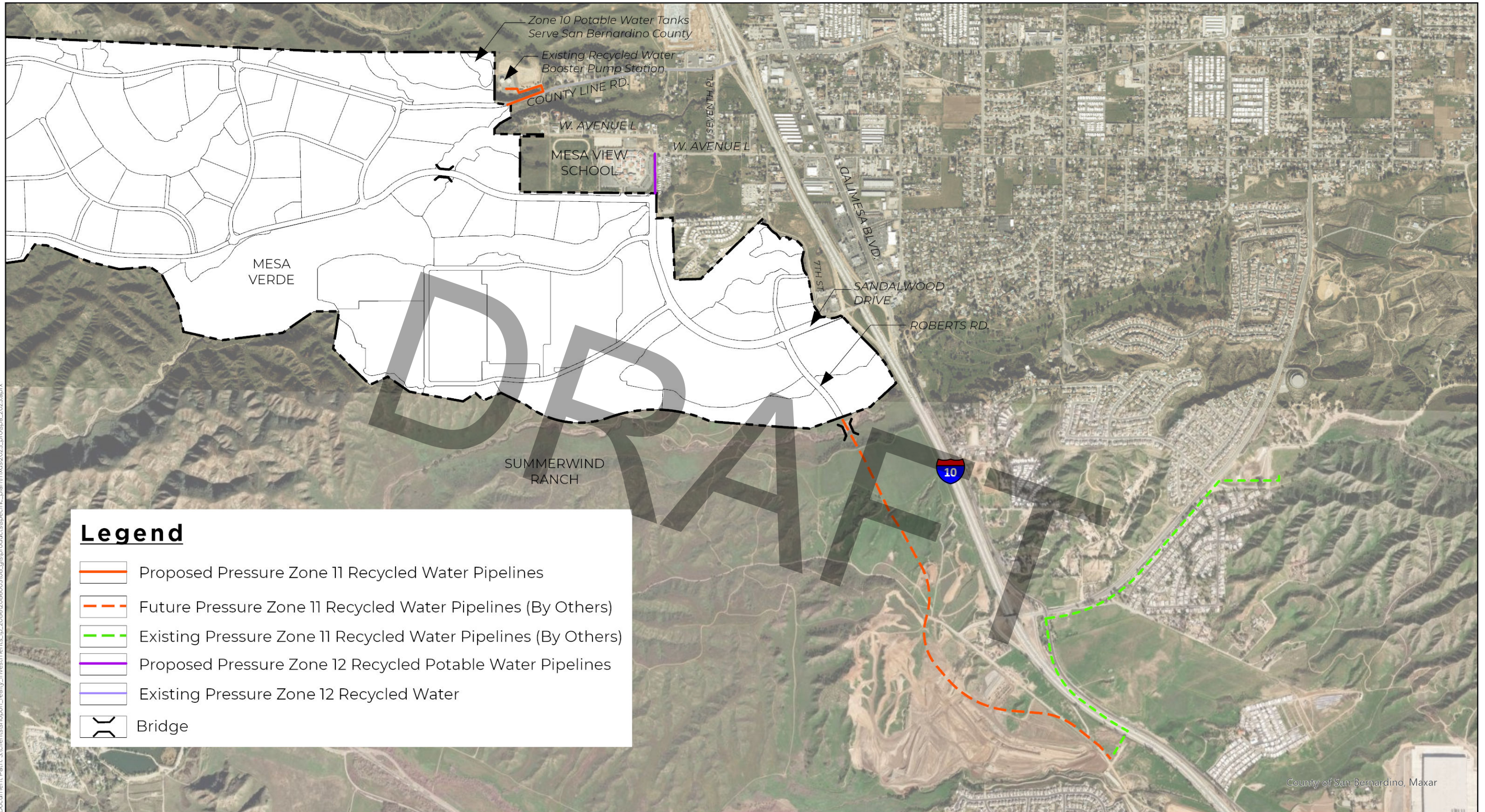
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County of San Bernardino, Maxar

Figure 6-7

Off-Site Potable Water Facilities

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County of San Bernardino, Maxar

Figure 6-8

Off-Site Recycled Water Facilities

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6.4 Wastewater Master Plan

6.4.1 Onsite Wastewater

Wastewater systems are maintained and treated by Yucaipa Valley Water District (YVWD). The Sanitary Sewer System was designed using sewer system design criteria for new development (Resolution No. 01-1998) (refer to Figure 6-9, Conceptual Wastewater Master Plan). The sewer generation rate used in the YVWD Sewer Master Plan was reduced as a result of water conservation efforts and actual metering data. The sewer generation rate for the Project is based on the number of residential units and an acreage factor for all other types of development. All sewer facilities are sized using YVWD's peak demand.

Wastewater management incorporates guidance and direction from YVWD. Sandalwood Drive, "Street A" and "Street B" are the backbone for waste water and the proposed system maximizes the use of gravity flow lines with a few exceptions where the specific plan area has a few planned topographic low spots that require a sewer lift station or forced main sewer lines. One area is in the Business Park land use area and another on the north side of "Street A" and the north property line at a low point in the site west of proposed roundabout ("Street E" and Street A). These two locations are necessary to ensure a more efficient wastewater system.

All "on-site" waste water flows will ultimately connect to "Street A" that connects to the water treatment plant north of the project boundary in San Bernardino County, (City of Yucaipa). All backbone roads will connect to "Street B", "Street D" and "Street A", intersection at proposed roundabout. "Street E" is a south to north connection for "Street B" wastewater connections.

There may be an occasional need for temporary sewer pipe systems to connect to gravity flow lines on an interim basis where private sewer lines may need to connect to public sewer lines until the gravity line public wastewater system is in place and fully functional. This situation will be coordinated with YVWD on a case by case basis, but integrated into the overall plan for Mesa Verde.

Refer to Figure 6-9 for conceptual wastewater system. It identifies the regional system lines, gravity flow lines, and forced main sewer lines.

Additional waste water analysis is necessary when each development area begins engineering design and will be reviewed by YVWD to ensure pipe size and capacity is viable based on designated land use.

6.4.2 Regional Wastewater

Construction began in August 2024 on a regional sewer forced line system (two 12" lines) to be extended from Summerwind Ranch south of the Project. The planned alignment is from the south boundary, traverses to the north from Roberts Road Bridge continuing north on Roberts Road then east on Sandalwood Drive then north and off-site on 7th Street. The two forced sewer lines will ultimately connect to County Line Road and the Water Treatment Facility in San Bernardino County. Right of way and easements in Mesa Verde Specific Plan Area 2 – Amendment 2 are provided for the regional system that supports Summerwind Ranch.

To accommodate Calimesa's growth in the area, YVWD is planning to expand the Wochholz treatment facility. The initial expansion of the Wochholz facility will provide a total capacity of about 8 MGD.

Any wastewater system design changes are subject to Yucaipa Valley Water District review and approval.

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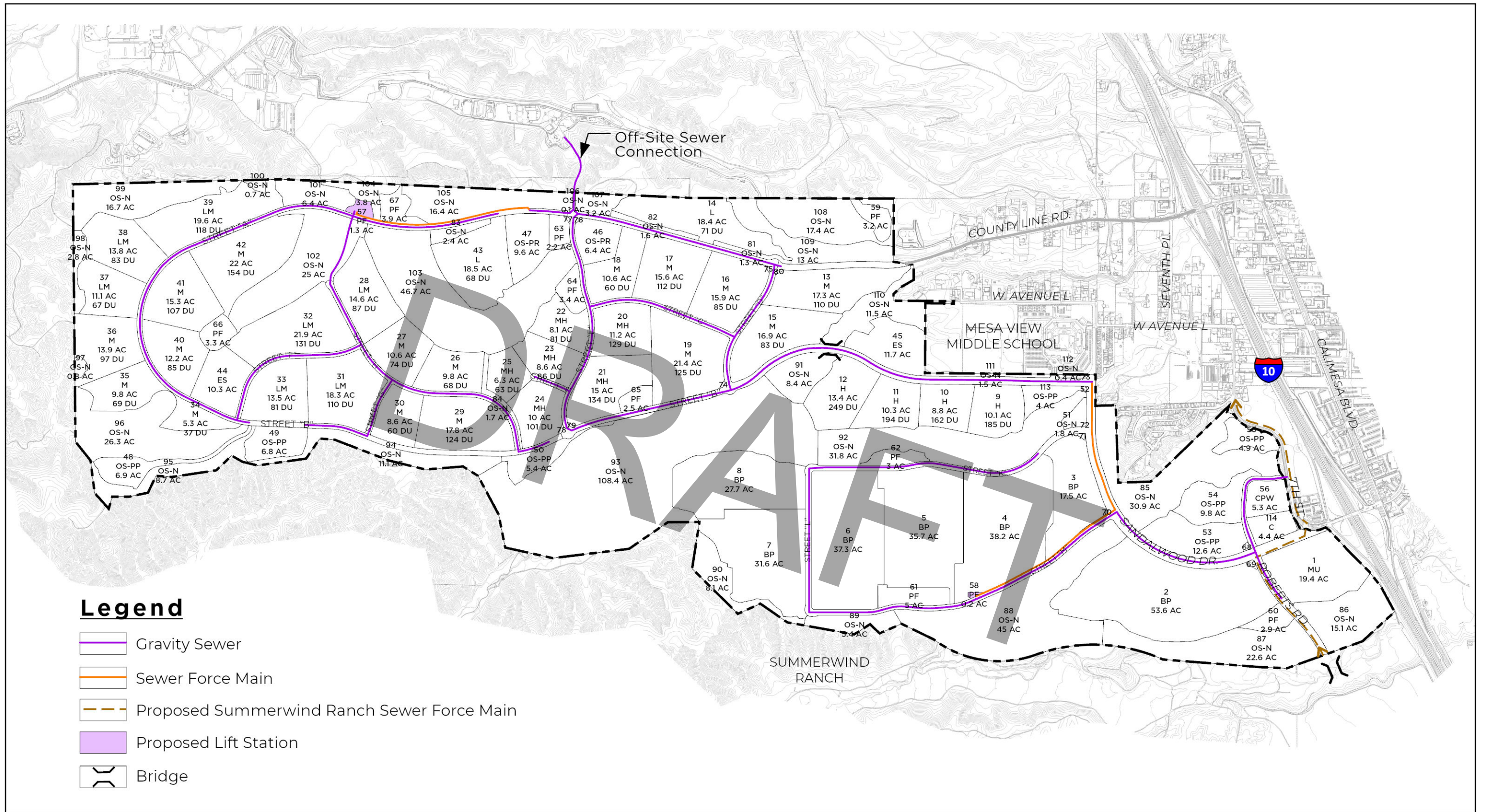


Figure 6-9
**Conceptual
 Waste Water Plan**

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6.5 Conceptual Drainage Master Plan

The City of Calimesa and Riverside County Flood Control and Water Conservation District (RCFC and WCD) may work jointly to resolve and provide public services to the public storm drain system and storm water basins used to protect the planned Mesa Verde community. There are public basins and private basins that address storm water control and water quality treatment.

In its existing state, the Mesa Verde Specific Plan Area 2 – Amendment 2 site is located at the upper portions of a plateau that generally aligns in an east-west direction. As such, the minor drainage courses tend to begin towards the center of the site and flow radially towards the Project boundaries. Storm water flows that exit across the southerly Project boundary are tributary to San Timoteo Creek and flows that exit across the northerly boundary are tributary to Yucaipa Creek. Refer to Existing Drainage Areas, Figure 6-10.

In addition to the existing minor drainage courses that begin on-site, two existing off-site drainage systems enter Mesa Verde from the east, flow in a southwesterly direction through the site, exit the site across the southerly Project boundary and drain into San Timoteo Creek. One of these drainage courses is known as Garden Air Wash within the Summerwind Ranch community where Roberts Road Bridge crosses. This wash is not within Mesa Verde Specific Plan limits but Mesa Verde has development areas that drain towards and into Garden Air Wash.

Hydrology studies for both of these off-site drainage systems were published in July of 1992 as a part of the report entitled City of Calimesa Master Flood Control and Drainage Plan (Calimesa Master Plan). The first of these systems is known as the Calimesa

System, which conveys flows immediately downstream of the Interstate 10 Freeway (I-10). The second system is known as the “Avenue L” System, and conveys flows downstream of the I-10.

A third system that was studied as a part of the Calimesa Master Plan flows parallel to, and just south of the southerly Project boundary. This system is known as the Garden Air Wash System and conveys flows downstream of the I-10. The existing on-site and southwesterly drainage courses flow into this system prior to its confluence with San Timoteo Creek. Figure 6-10, Existing Drainage Areas, shows the location of all existing drainage courses and watershed boundaries.

The proposed drainage improvements will maintain or reduce the 100-year peak runoff rates presently exiting all project boundaries. Mitigation of the increases to runoff caused by the development will consist of reductions to the overall drainage area tributary to individual drainage courses. The Mesa Verde Specific Plan Area 2 – Amendment 2 will also use on-site detention and water quality basins to reduce the storm water flows to or below the existing condition flows prior to their discharge to areas located downstream. Figure 6-11, Storm Drains and Basin Plans, shows the post-Project drainage boundaries and the location of the proposed detention basins, however, is subject to change until final review and approval. As reviewed by RCFC and WCD, the drainage system is planned and will support the Mesa Verde Specific Plan Area 2 – Amendment 2 according to standard regulatory requirements. Where feasible, storm water basins may be part of landscape plans.

Storm water within the Mesa Verde Specific Plan Area 2 – Amendment 2 will be conveyed by streets and local storm drains to points of discharge proposed detention basins or existing drainage courses. All storm drain outlets and detention

basins will be situated in a manner that minimizes or avoids impacts to natural stream courses that are considered jurisdictional by the U.S. Army Corps of Engineers (USACE) and/or California Department of Fish and Game (CDFG). Proposed storm drain outlets will be designed to protect against erosion at the point of discharge. The two existing drainage systems that traverse the Project site will be crossed internally in a manner that minimizes or avoids impacts to the natural creek bottoms.

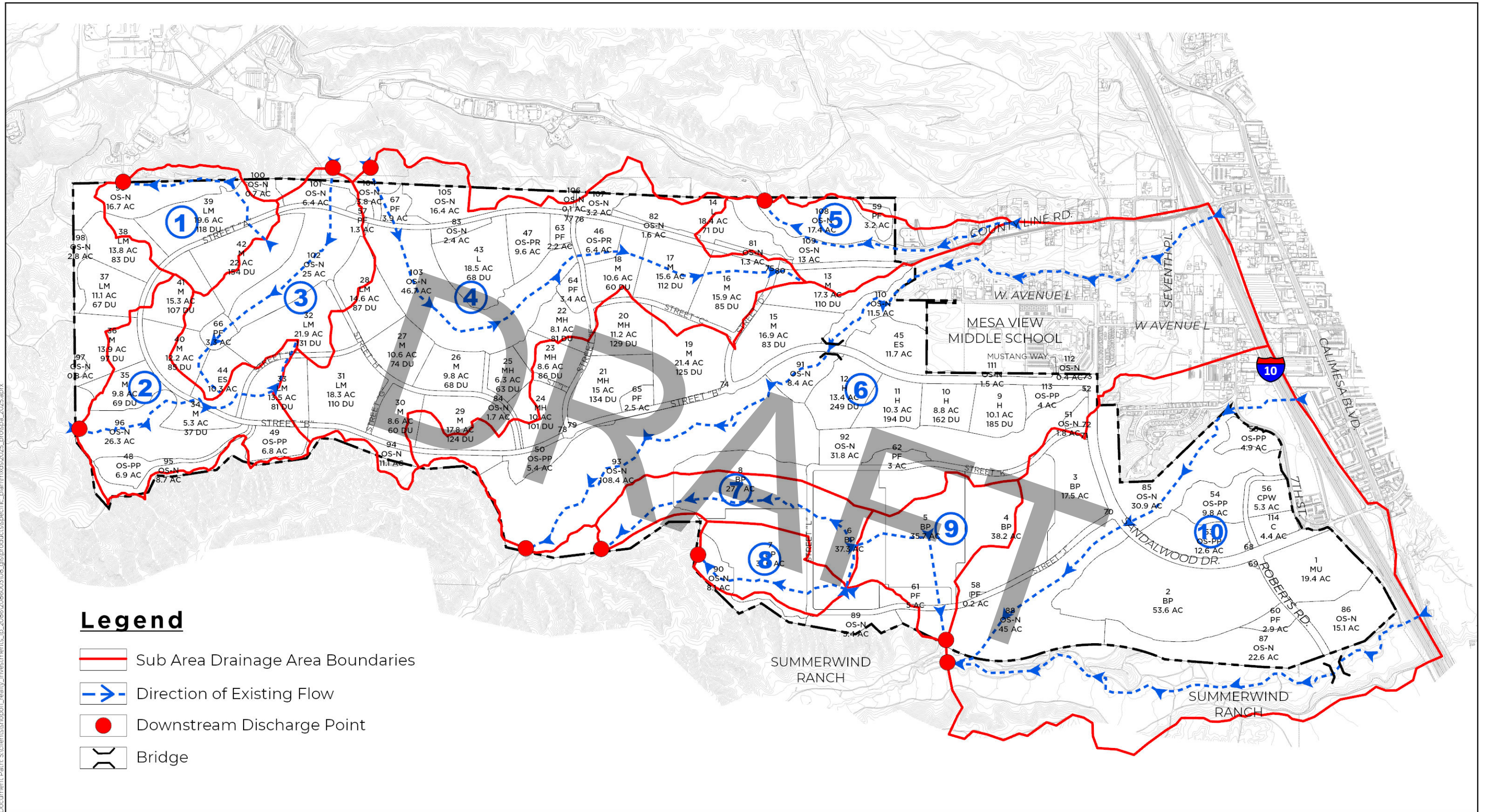
6.5.1 Water Quality

A Water Quality Management Plan is part of the tentative tract map approval process and required by the City of Calimesa, to identify proposed structural and non-structural Best Management Practices (BMPs). The proposed BMPs will serve to improve the water quality of storm water runoff from the proposed development areas.

Water quality treatment practices vary in a broad range of improvements and facilities. These include combined storm water and water quality basins, specific water quality basins for “first flush”, mechanical devices in tight locations and areas where percolation and infiltration is difficult, dry wells, swales and landscaped drainage ditches may be used as current examples. These “BMP’s” are current practice and may be expanded as technology improves.

A Storm Water Pollution Prevention Plan (SWPPP) will be prepared as a part of the improvement plans to protect water quality during construction activities. This is also subject to grading plans and permits that will also be required to provide erosion control plans.

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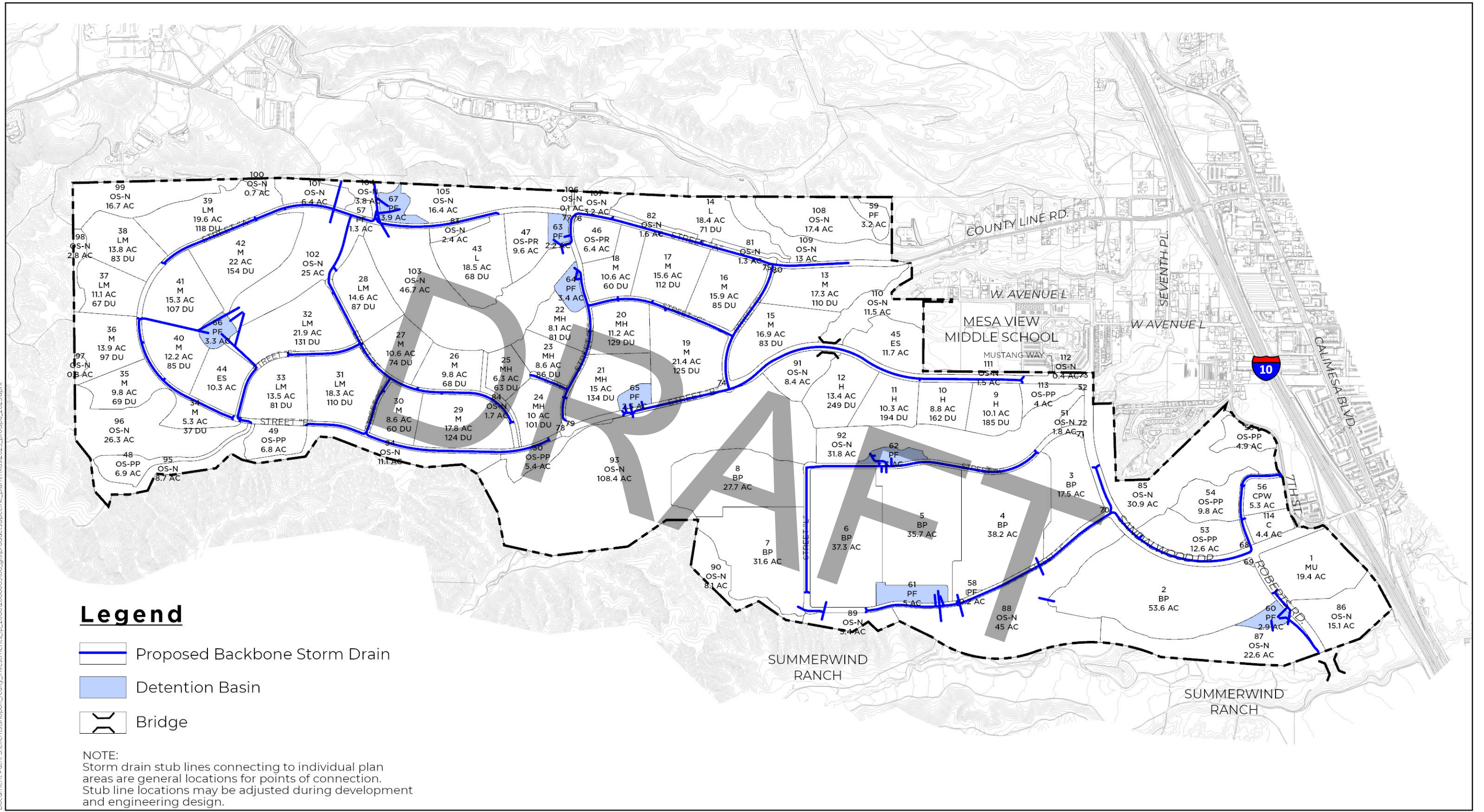
-  Sub Area Drainage Area Boundaries
-  Direction of Existing Flow
-  Downstream Discharge Point
-  Bridge

Figure 6-10



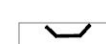
Existing Drainage Areas

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-  Proposed Backbone Storm Drain
-  Detention Basin
-  Bridge

NOTE:
 Storm drain stub lines connecting to individual plan areas are general locations for points of connection. Stub line locations may be adjusted during development and engineering design.

Figure 6-11
Conceptual Storm Drain Plan

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6.6 Public Facilities and Services

Utilities and public services are provided to the Specific Plan Area by the agency/entities indicated in Table 6-3, Public Facilities and Service Providers. Mesa Verde Specific Plan Area 2 – Amendment 2 area is subject to development fees that contribute towards the City services. Fees are established in

2023 and subject to the Development Agreement for this master planned community.

All electric, gas, telephone, and cable television (telecommunication) lines will be installed underground. Utility lines primarily follow street alignments and connect into existing lines located in the vicinity.

**TABLE 6-3
PUBLIC FACILITIES AND SERVICE PROVIDERS**

PUBLIC UTILITY/SERVICE	AGENCY/ENTITY
Water	Yucaipa Valley Water District (YVWD)
Sewer	Yucaipa Valley Water District (YVWD)
Storm Drain/Flood Control	Riverside County Flood Control and Water Conservation District (RCFC & WCD)
Electricity	Southern California Edison Company (SCE)
Gas	Southern California Gas Company (SCGC)
Telephone	Verizon California
Cable Television	Spectrum
Refuse	CR & R Sanitation
Police	Riverside Sheriff's Office (RSO)
Fire	City of Calimesa Fire Department
Schools	Yucaipa-Calimesa Joint Unified School District (YCJUSD)
Parks and Recreation	City of Calimesa

6.6.1 Public Schools

The Specific Plan Area is within the jurisdictional area of the Yucaipa-Calimesa Joint Unified School District (YCJUSD). YCJUSD currently utilizes a student generation rate of 0.44 students per single family unit and 0.798 for multi-family units. The Project's 3,650 residential units are estimated to generate approximately 1,735 students attending grades K through 12. Students are projected to utilize the two new proposed elementary schools and Mesa View Middle School. The developer and the YCJUSD will enter into agreements to transfer

ownership of the school sites to the school district. In the unlikely event that the school district does not purchase the school sites, the Mesa Verde Specific Plan Area 2 – Amendment 2 allows the development of these sites with residential units pursuant to the Development Agreement and outlined in Chapter 7, Implementation.

6.6.2 Fire

City of Calimesa Fire Department provides fire protection to the City. Fire protection services will be provided to the Specific Plan Area by the

Calimesa Fire Department. The Fire Station closest to the Specific Plan Area is Station No. 21 located at 906 Park Avenue. A proposed fire station with two truck bays is tentatively planned to be located within the future City of Calimesa Public Works Yard between future Roberts Road and 7th Street north of Sandalwood Drive (Planning Area 56).

6.6.3 Police Protection

Riverside Sheriff's Office (RSO) provides police protection to the City on a contractual basis. Police protection services will be provided to the Specific Plan Area by the RSO from the Cabazon Sheriff Station on 50290, Main Street, Cabazon.

6.6.4 Waste Management

CR & R Sanitation will provide collection of solid waste for the Project. The waste is transported by CR & R to the Lambs Canyon Landfill and Recycling Center located at the Palm Springs Recycling Center in Cathedral City.

6.6.5 Street Lighting

The public streets are maintained by the City of Calimesa. Private streets maintained by HOA or a Property Owner District. Street light fixtures are subject to an adopted lighting district.

The lighting concept for the Specific Plan Area is designed to provide a balance between safe, well-lit streets and the prevention of light spillage onto adjacent properties and open space areas. Therefore, fixtures within the pedestrian areas, such as the trailheads and pedestrian nodes, may be lower than the more traditional-fluted fixtures in keeping with the overall open space-oriented design of Mesa Verde Specific Plan Area 2 – Amendment 2. Refer to the Landscape Environment Chapter for decorative lighting guidance.



7 IMPLEMENTATION

Subsequent to the adoption of the Specific Plan, implementation of the Mesa Verde Specific Plan Area 2 – Amendment 2 is carried out through the application of standard City entitlement procedures, unless otherwise indicated herein. Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in the Municipal Code at the time shall govern such amendments, unless otherwise indicated herein.

7.1 Authority of the Specific Plan

Mesa Verde¹ has been prepared pursuant to the provisions of California Government Code, Title 7, Article 8, Section 65450 et seq., which grants local planning agencies the authority to prepare a Specific Plan for any area covered by a General Plan for the purpose of establishing systematic methods for implementation of the General Plan. A Specific Plan is designed to address site-specific issues such as existing on-site conditions relative to topography and existing environmental constraints, site designs and layout, including building setbacks and visual appearance, as well as Project-wide concerns such as on-site and off-site circulation, utility provisions, and infrastructure financing alternatives.

A General Plan addresses a city at a macro scale, while a Specific Plan concentrates on the individual development issues and opportunities of a particular area or Project. In addition, the General Plan establishes objectives which mandate the

preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental preservation, safety, infrastructure, landscape design and quality planning, and include provisions to maintain aesthetic quality and cultural identity.

California Government Code, Sections 65450 through 65454, identifies the required contents of a Specific Plan and mandates consistency with the General Plan.

Mesa Verde serves as the policy and regulatory document for the development of the Mesa Verde Specific Plan Area. In this regard, all development plans, tentative parcel and/or tract maps, and/or other entitlements shall be consistent with regulations set forth in this document and, for issues not covered in Mesa Verde with all applicable City regulations unless otherwise modified or permitted by this Mesa Verde Specific Plan and/or per an approved Development Agreement.

¹ “Mesa Verde” shall refer to “Mesa Verde Specific Plan Area 2 – Amendment 2”

7.2 Specific Plan Adoption

Mesa Verde has been prepared, submitted, and approved in a manner consistent with California Government Code Section 65451, as well as all pertinent sections of the Calimesa Municipal Code. Adoption of this Mesa Verde Specific Plan shall be by Ordinance of the City Council, except that the Architectural Design Guidelines and the Landscape Guidelines may be adopted by Resolution of the City Council.

Mesa Verde is zoned to reflect appropriate Zone Districts as follows:

- Residential Low (L)
- Residential Low Medium (LM)
- Residential Medium (M)
- Residential Medium High (MH)
- Residential High (H)
- Commercial (C)
- Mixed-Use (MU)
- Business Park (BP)
- Open Space – Natural (OS-N)
- Open Space – Public Park (OS-PP)
- Open Space – Private Recreation (OS-PR)
- Public/Quasi Public Facilities (PF)
- School (ES)

The foregoing base zones are followed by the suffix (SP2) to signify that, in each case, the zone district is controlled by this Mesa Verde Specific Plan which is designated by the General Plan as “Specific Plan Area 2.” Mesa Verde describes the land use designations and standards associated with each of these zoning districts.

7.3 Zoning Ordinance

Mesa Verde essentially functions as a zoning code for the Mesa Verde Project Area. Mesa Verde is also consistent with the provisions of the Municipal Code in effect at the time of approval of the Mesa Verde Specific Plan unless it is otherwise amended by the Development Agreement. The Municipal Code requirements and standards in effect at the time the Development Agreement is executed shall apply to this development unless amended by the Development Agreement itself. In cases where this Mesa Verde Specific Plan contains differing standards from the Municipal Code, the Mesa Verde Specific Plan standard shall prevail.

Pursuant to and as required by Government Code Section 65451, the contents of Mesa Verde address the following:

1. The distribution, location, and extent of the proposed land uses including open space within the area covered by the Mesa Verde Specific Plan;
2. Standards for the provision of essential urban services: the proposed distribution, location, and extent and intensity of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities to be located within and required by the proposed development;
3. Standards and criteria by which the development will proceed and standards for the conservation, development, and utilization of natural resources;
4. A program of implementation measures including regulations, programs, public works projects, and financing; and

5. A statement of the relationship of the Mesa Verde Specific Plan to the General Plan.

7.4 Concurrent Approvals

A number of permits and applications are required to implement the Specific Plan, including the concurrent approval of the Development Agreement Amendment, General Plan Amendment, Specific Plan Amendment, Tentative Tract Map Revisions, Business Park Development Plans, Conditional Use Permit, and Environmental Assessment.

7.5 Subsequent Approvals

A number of permits and applications are required to implement Mesa Verde including Development Plan Reviews, Conditional Use Permits, Tentative Tract and Parcel Maps, and Final Maps. The Development Plans and Conditional Use Permits shall comply with the standards and the regulations of Mesa Verde Specific. The Tentative Tract Maps and Final Parcel Maps shall comply with the standards outlined within Mesa Verde and associated permits, as well as with pertinent portions of the Municipal Code and the State Subdivision Map Act.

The grading, street and infrastructure improvements, including underground utility lines, streetlights and parkway landscaping, shall be constructed in a logical manner, and will be offered to the City (in the case of public street rights-of-way), or easements will be dedicated to the various utility providers as a condition of recordation of any Final Tract Map(s). The master developer shall construct the various improvements, and the

customary performance bonds shall be established pursuant to City Ordinance to ensure that the improvements are completed in accordance with City standards. Generally, the school sites, if purchased by the school district, will be developed by the school district. Development of school sites shall be in accordance with the requirements of the California Division of the State Architect, with all driveway locations and required offsite improvements determined by the City Engineer's Office.

7.5.1 Approval Authority

Any subsequent development or construction shall be reviewed by the City and in cases where the Municipal Code requires discretionary and/or City administrative approval; said approval shall be in accordance with the provisions of the Municipal Code at the time a project is submitted unless otherwise noted in Table 7-1 – Approval Authority which specifies the approval bodies for all subsequent planning approvals of the Project.

7.5.2 Applicable Regulations

All applicable development standards and Codes of the State of California, and Federal Government shall apply to this development. In addition, all standards and Codes of the City, with the exception of those development issues and standards contained herein, shall apply to this development. In cases where Mesa Verde does not address specific development standards, the development standards contained within appropriate sections of the Municipal Code shall be followed.

TABLE 7-1
APPROVAL AUTHORITY

Application Type	Requires City Council Approval	Requires Planning Commission Approval and/or Recommendation	Requires Planning Director Approval	Requires Issuance of Building Permit	Requires approval Consistent with the Municipal Code
Specific Plan Amendment	X	X			
Minor Adjustments to Specific Plan Requirements that do not require a Specific Plan Amendment			X		
Tentative Tract Maps	X ²	X			
Tentative Parcel Maps	X ²	X			
Minor Modifications to Tentative Maps per Section 7.7			X ³		
Development Plan Review for Commercial Projects		X		X	
Development Plan Review for Business Park Projects	X ⁴	X		X	
Development Plan Review for Multi Family Projects		X		X	
Development Plan of Single-Family Dwellings, and all Structures within all Open Space Zones. Some structures within the Open Spaces Zone may qualify for approval by the Planning Director with a Minor Development Plan Review based on the requirements in the City of Calimesa Zoning Code in effect at the time a project is submitted.		X		X	
Development Plan review of architectural floorplans and elevations and landscape architecture associated with a previously approved map		X			
Temporary Uses such as, but not limited to model home complexes and construction trailers/yards.			X		
Condominium Site Plans		X			
Other Applications			X		X

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² If City Council approval required for another related application.

³ With concurrent approval by the City Engineer

⁴ When a City Council Conditional Use Permit is also required

7.6 Administration of the Specific Plan

Allowing flexibility in the administration of Mesa Verde enhances the effectiveness of the Specific Plan as a comprehensive planning document.

7.6.1 Major Modifications Requiring a Specific Plan Amendment

For the purposes of this subsection, a Specific Plan Amendment will be required if the Planning Director finds a modification sought is any of the following:

1. An increase in the total number of units beyond 3,650;
2. An increase in the amount of square footage for the business park and/or commercial uses beyond that permitted under this specific plan; and/or
3. A change in any other provision, purpose or standard of Mesa Verde which would significantly alter the basic intent, identity, or concepts of the Mesa Verde Specific.

Amendments to Mesa Verde will be in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457, and reviewed and approved by the Planning Commission and the City Council.

7.6.2 Minor Adjustments Not Requiring a Specific Plan Amendment

The Planning Director has the authority to review and approve minor adjustments which includes any change or adjustment to any provision, purpose or standard of Mesa Verde which would not significantly alter the basic intent of the Specific Plan. This includes but is not limited to the following minor adjustments, which are specifically identified

below for clarity in the City's future administration of Mesa Verde:

1. Changes in Planning Area boundaries which would not create additional environmental impacts per the Minor Land Use and Planning Area Adjustment Process, 7.6.3.
2. Transfers of any residential units, from one Planning Area to other Planning Area(s) with different density classifications are permitted, provided that the total number of dwelling units does not exceed the 3,650 residential unit maximum nor is below the 3,000 residential unit minimum for Mesa Verde per the Minor Land Use and Planning Area Adjustment Process, 7.6.3. Transfers of any residential units from one Planning Area to other Planning Area(s) within the same density classification are permitted and do not require a Minor Adjustment.
3. If the school district determines that one or both school sites are not needed, the Planning Area(s) become Residential Medium. Dwelling units shall be transferred from other residential Planning Areas to assure the 3,650 unit maximum is not exceeded.
4. Changes in the precise locations and parcel boundaries of public parks and private recreation centers based upon more detailed site planning and City review.
5. Minor adjustments in development standards, not to exceed 10% of any minimum dimension or requirement.
6. Minor adjustments to the schematic layout and sizing of infrastructure plans based on more detailed site planning and

- civil engineering, including increasing the height of retaining walls, with the prior approval of the City Engineer and/or the City's Public Works Director.
7. Increases in slopes above 2:1 with written approval from a Soils Engineer and review and approval of the City Engineer. New slope design techniques may be used if approved by a geotechnical engineer where slopes are stabilized in a "step/terraced" fashion and landscaped, 1:1 slope may be used if proven safe.
 8. Alternative development standards up to 10% with the prior approval of the City Engineer.
 9. Approval of Condominium Site Plans by the Planning Commission.
 10. Minor adjustments to the grading plans based on more detailed site planning and civil engineering, provided such modifications will neither substantially affect approved drainage patterns nor result in pad elevation changes of more than 15 feet, and also have the prior approval of the City Engineer and/or the City's Public Works Director.
 11. Minor adjustments to the Architectural Guidelines, including additional architectural styles and details, and variation from stated guidelines, provided they remain consistent with the purpose and intent of the Architectural Guidelines.
 12. Minor adjustments to the Landscape Guidelines, including the inclusion of additional plants within the various plant palettes, provided any new plants are not potentially invasive to natural open space areas and further provided that, if applicable, any new plants are consistent with City of Calimesa Fire Prevention Bureau's list of approved plants within or adjacent to Fuel Modification Zones.
 13. Minor adjustments to sidewalk and parkway widths within public street rights-of-way, and/or to the widths of pedestrian paths and trails within public parks and natural open space areas.
 14. Adjustments to Fuel Modification Plans and related management and maintenance guidelines with the prior approval of the City of Calimesa Fire Prevention Bureau.
 15. The Planning Director may also grant exceptions and minor modifications to other Mesa Verde plans and standards if doing so would equally or better protect public health and safety.
 16. Public Parks and Private Recreation plans and amenities are conceptual in nature. Final uses and amenities will be determined at final site plan. Amenities and features may vary from those stated in the Landscape Environment Chapter.
 17. Minor adjustments to the affordable housing schedule and process as addressed in the Development Agreement.
 18. Designation of Planning Area as age restricted and the provision of private gates (if applicable).
 19. Minor adjustments and modifications to approved Conditional Use Permits and approved Development Plan Review approvals. The Planning Director may grant a minor adjustment for the following:
 - a. Lot dimensions;

- b. On-site parking (except temporary recreational vehicle guest parking standards), loading, and landscaping;
- c. Setbacks;
- d. Structure heights. within height limits within the development standards of the Specific Plan;
- e. Business Park building size not to exceed allowable square feet of 700,000 for Planning Areas 2, 4, 5, 6, 7, 8, and 240,000 square feet for Planning Area 3. Business Park Planning Areas may exceed 700,000 or 240,000 square feet total with multiple buildings, as long as the total Business Park uses do not exceed 4,440,000 square feet;
- f. Creation of two smaller Business Park buildings from one larger building not exceed allowable square feet of 700,000 for the two combined square footage of the two buildings, with no additional traffic impacts based on a focused traffic study;
- g. Transfer of Business Park square feet between Business Park Planning Areas as long as the total Business Park square footage does exceed 4,440,000 and the Planning Areas do not exceed 0.65 FAR.
- h. Elevation color and material consistence to the Design Guidelines;
- i. Access and access point, provided that adjustments meet fire code; and
- j. Grading and pad elevation adjustments within 20% of approved grade

7.6.3 Minor Land Use and Planning Area Adjustment Process

Minor Adjustments resulting in changes in Planning Area boundaries, transfer of dwelling units, changes in density, and changes of land use shall be approved by the Planning Director and shall utilize the Minor Adjustment process described below:

1. Submittal Requirements
 - a. Master Land Use Entitlement Application – Application Type – Miscellaneous
 - b. Adjusted Comprehensive Statistical Summary (Appendix)
 - c. Adjusted Land Use Plan (Appendix)
 - d. Environmental Checklist
 - e. Any other items, such as a focused traffic or environmental study, the Planning Director deems necessary
2. Required Findings
 - a. Dwelling Units do not exceed 3,650
 - b. The adjustment does not create any additional grading impacts
 - c. There is no decrease in the number of acres in Open Space Natural, Open Space Public Parks, and Open Space Private Recreation Districts
 - d. Granting of the adjustment will not be materially detrimental to the public health, safety, or welfare or injurious to the property or improvements in such vicinity and land use district in which the property is located.

7.6.4 Initial Development and Subsequent Construction

Initial development and construction shall be in accordance with this Specific Plan. Subsequent modifications and/or construction, such as room additions, remodels, and construction of accessory structures shall be consistent with Mesa Verde and shall otherwise be undertaken in accordance with the processes and procedures set forth in the Municipal Code, the Building Code, and the Planning and Zoning Code.

7.7 Minor Modifications to Tentative Tract Maps

The Planning Director with concurrence by the City Engineer shall have the authority to review, and approve the following:

1. Grading changes that will not substantially affect approved drainage patterns and will result in pad elevation changes of more than 15 feet.
2. Increases and decreases in lot sizes that meet the minimum lot size requirements of the Specific Plan to respond to changes in grading, circulation, and marketing conditions.
3. Reconfiguration of lots that do not result in more than 15% increase in the number of lots and substantial change to the major circulation system per Section 7.6.3, Minor Land Use and Adjustment Process.
4. Other minor modifications to Tentative Tract Maps that are necessary to implement or provide consistency with the minor modifications to Mesa, as identified in Section F.2 above, that do not require a Specific Plan Amendment.

7.8 Dedication of Open Space and Parks

It is the intent of Mesa Verde to provide the infrastructure necessary to serve the Project in a timely manner.

7.8.1 Dedication of Natural Open Space

The developer may dedicate the Natural Open Space to the City or to another public agency or qualified non-profit entity acceptable to the City prior to or concurrent with commencement of all grading activities, placement of utilities, completion of the fuel modification zones, construction of access roads to the open space area, construction of detention basins and other drainage related items, installation of fencing, and all landscaping operations within the natural open space area are completed. Such dedication(s) may be in phases or altogether in its entirety as set forth in the Development Agreement. After the dedication, the developer reserves the right to enter the property for maintenance purposes. This right shall be included in the title of the property when transferred to the City or other public agency or non-profit entity.

7.8.2 Dedication of Public Parks

The developer is required to provide public parks per the City's requirement of 5 acres per 1,000 population, based on an estimate of 2.75 persons per household. This responsibility may be satisfied in park land dedication, park improvements, park in-lieu fees, and/or a combination of each or all. The naming of the public park sites shall be at the discretion of City Council. Development of the public parks are subject to the approved Development Agreement.

7.9 Energy Conservation

The Mesa Verde area is located within the arid inland areas of Riverside County. Temperatures often reach 90 degrees in summer months, and overnight winter temperatures often get as low as 40 degrees but rarely reach freezing. The need for energy conservation is important in an area with such a diverse seasonal climate. Mesa Verde will comply with Title 24 requirements. Residential, Business Park, Commercial and other development within the Project area will incorporate energy saving features and resource conserving fixtures. All new development will incorporate insulated water heaters, efficient insulation in walls and ceilings, thermostats, pilot less gas appliances, newer more energy-efficient water and space heaters, low electrical-usage appliances and energy efficient windows and doors. Furthermore, trees have been included adjacent to paved areas to provide shade and help mitigate the effects of solar heat absorption. The Sustainability section in Appendix F provides further requirements and recommendations.

In addition to the foregoing construction-related measures, Mesa Verde encourages the use of alternative modes of transportation for local circulation. These include paseos, walkways, bikeways, and trails that connect the residential areas to shopping, schools, and recreation areas.

7.10 Water Conservation

A number of ordinary water-conserving measures are incorporated into the Project, including the use of low-flow showerheads, low-flush toilets, and use of drought-tolerant plant species pursuant to City guidelines and the Landscape Guidelines set forth in Mesa Verde. However, the most significant water-saving measure of the Project is the use of recycled

water for irrigation of all private and public common areas.

7.11 Backbone Infrastructure Construction

The master developer shall construct or cause to construct the on-site backbone infrastructure system, including roads and utilities for the Project. The infrastructure necessary for each individual Mesa Verde Planning Area shall be installed as necessary by the master developer and/or the builders.

The developer shall be responsible for the project's off-site fair share improvement costs as allocated by use, based on the number of units. This shall be applied for all applicable off-site improvements including roads, interchange improvements, water, wastewater, drainage, and other applicable improvements related to the project. The percentage of fair share improvement costs shall be negotiated and defined in a Development Agreement with the City of Calimesa, or other appropriate agencies.

7.12 Financing

An infrastructure-financing program is critical to the implementation of the Specific Plan. The financing program needs to assure the timely financing of interchange improvements, public streets, utilities, and other necessary capital improvements. The development of public facilities and the provision of public services associated with the Mesa Verde area may occur through formation of a Community Facilities District (CFD). The formation of the CFD is critical for the successful completion of the infrastructure and the Project; therefore, the Development Agreement will include language that the City will assist the developer in forming the CFD. Other possible financing solutions may be:

1. Impact fees;
2. Land reservation, offers of dedication, fee dedications and/or easements;
3. Transportation Uniform Mitigation Fee (TUMF) Credits;
4. Per unit hook up charges;
5. Reimbursement agreements and fee credit agreements; and/or
6. State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs).

7.13 Maintenance Responsibilities

This section describes the various agencies or groups that will be responsible for maintaining the different land uses within the Specific Plan Area and is summarized in Table 7-2, Construction, Ownership and Maintenance Responsibilities.

7.13.1 City of Calimesa

The City will maintain the public rights-of-way including streets, on-street bikeways, sidewalks (i.e., long term maintenance, see Table 7-2), and public parks upon their dedication to the City.

7.13.2 Master Homeowners Association/Maintenance District

A Master Homeowners Association (MHOA) or Maintenance District shall maintain all private large scale common areas such as community monumentation areas, walls/fencing, paseos, and the community-wide private recreation center. Landscape maintenance may include, but is not necessarily limited to, weeding, removal and

replacement of dead or dying plants, pruning, irrigation management, and periodic fertilization. The MHOA will maintain all emergency access roads and the gates associated with them. These provisions shall be included in the CC&Rs and shall be enforced by the MHOA. Mesa Verde residents will pay a monthly assessment to the MHOA, which will pay for the costs of maintaining and operating the common areas.

7.13.3 Sub Homeowners Association(s)

Sub Homeowners Associations (Sub HOAs) may be created for maintenance of common areas within a Planning Area or areas that comprise a neighborhood. This may include smaller scale neighborhood monumentation areas, walls/fencing, paseos, and village recreation centers or private parks. Landscape maintenance may include, but is not necessarily be limited to, weeding, removal and replacement of dead or dying plants, pruning, irrigation management, and periodic fertilization. These provisions shall be included in the CC&Rs and shall be enforced by the Sub HOAs. Mesa Verde residents may pay a monthly assessment to a Sub HOA, which will pay for the costs of maintaining and operating the smaller common areas within the Sub HOA.

7.13.4 Phasing

Mesa Verde will primarily be developed from east to west. Figure 7-1, Phasing Plan, depicts the proposed phases. Phasing may proceed sequentially, concurrently or independently subject to environmental mitigation measures and traffic impact analysis improvements with approval of the Planning Director and City Engineer.

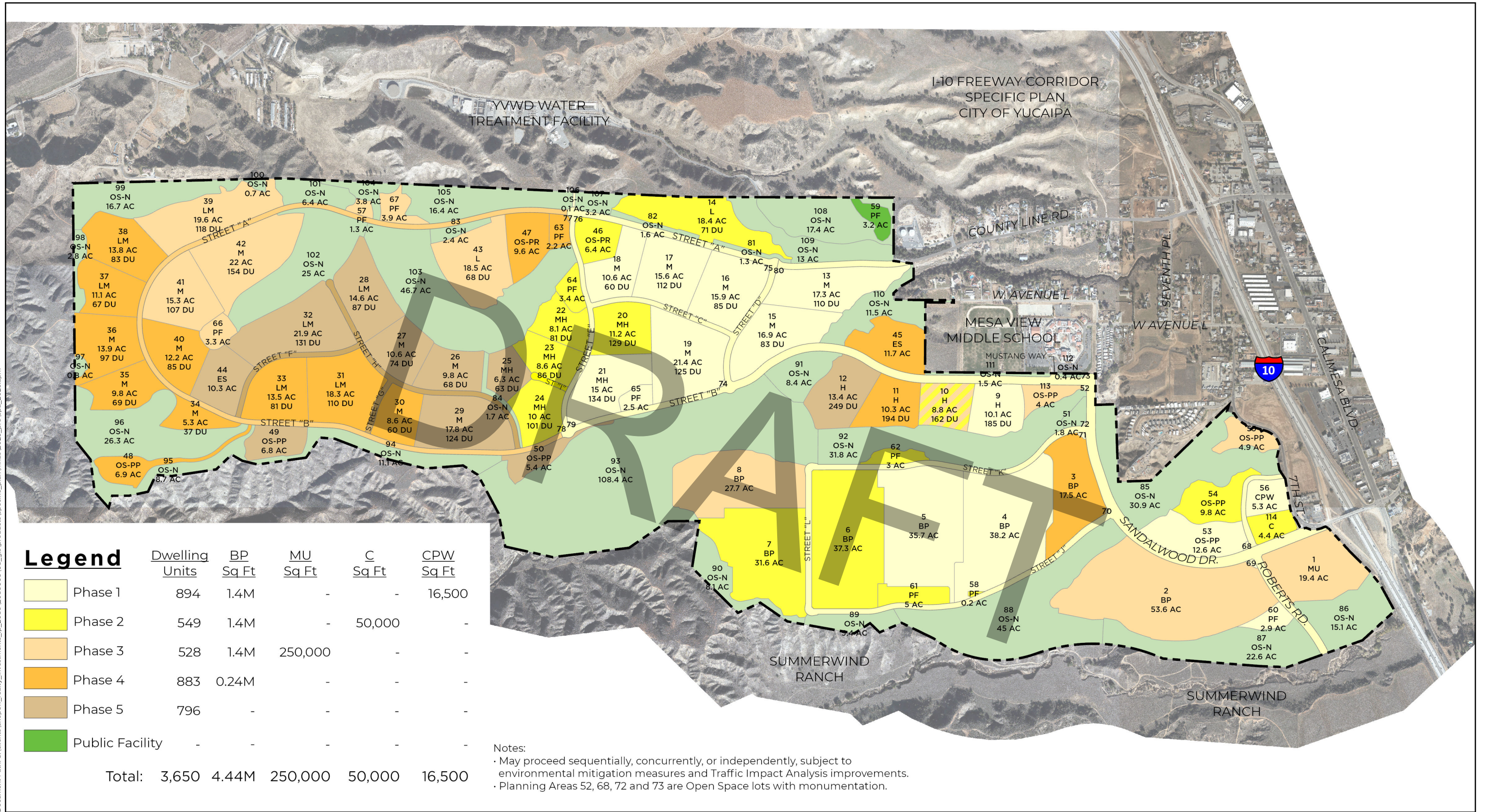


Figure 7-1

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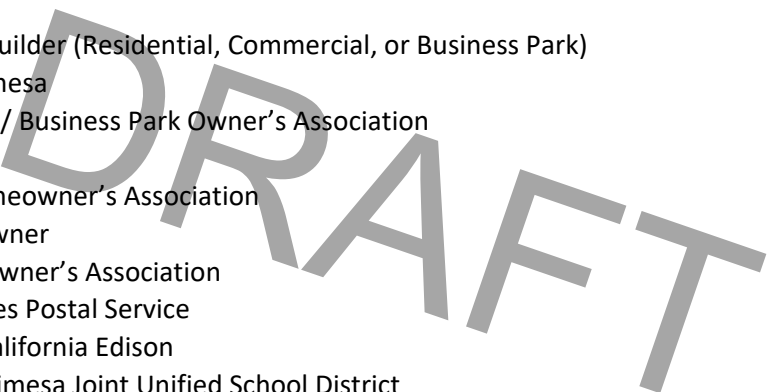
TABLE 7-2
CONSTRUCTION, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES

	Construction	Ownership	Maintenance
Open Space			
Natural Open Space	N/A	D/SHOA/MHOA	MHOA/MD/COA
Restored Slopes	D	MHOA	MHOA/MD/COA
Fuel Modification Zone A	D/MHOA/O	O	MHOA/MD/COA
Fuel Modification Zone B	D	RCFC/MHOA	MHOA/MD/COA
Trails			
Main Trail – Pedestrian and Bike within public ROW	D	CC	CC
Main Trail – Pedestrian and Bike within natural open space	D	MHOA	MHOA/MD/COA
All other Trails/Paseos	D	MHOA	MHOA/MD/COA
Paseo Greenways	D	MHOA	MHOA/MD/COA
Promenade Greenways	D	MHOA	MHOA/MD/COA
Extended Pedestrian Zone	D	MHOA	MHOA/MD/COA
Improved Landscape Areas and Amenities			
Medians	D	CC	MHOA/MD
Parkways – Major and Collector Roads	D	CC	MHOA/MD
Slope Landscaping – Major Streets	D	MHOA	MHOA/MD
Slope Landscaping – Residential	D	MHOA/SHOA/O	MHOA/SHOA/O
Public Park	D	CC	MD
Community Recreation Facility	D	MHOA	MHOA
Private Recreation Areas	B	MHOA/SHOA	MHOA/SHOA
Schools	YCJUSD	YCJUSD	YCJUSD
Interior Slopes	B	MHOA/SHOA/O	MHOA/SHOA/O/COA
Street and Other Improvements			
Emergency Access Gates	D/B	MHOA	MHOA
Public Streets	D/B	CC	CC
Public Sidewalks (regular maintenance, i.e., cleaning)	D/B	CC	MHOA/MD
Public Sidewalks (long-term maintenance, i.e., repair/replace)	D/B	CC	CC
Primary Community Monuments	D	MHOA	MHOA/COA
Secondary Community Monuments	D	MHOA	MHOA/COA
Schools Monuments	YCJUSD	YCJUSD	YCJUSD
Public Parks Monuments	D	CC	MD
Retail/Mixed Use	B	COA	COA
Trail Monumentation	D	MHOA	MHOA/MD
Trailhead Monuments	D	MHOA	MHOA/MD
Scenic Overlooks	D	MHOA	MHOA/MD
Fencing –Open Space	D	MHOA	MHOA/MD

	Construction	Ownership	Maintenance
Fencing – Theme (Master Developer)	D	MHOA	MHOA
Community Wall	D	MHOA/O	MHOA/O
Community View Fence	D	MHOA/O	MHOA/O
Lighting – Paseo Trails	D	MHOA	MHOA
Lighting – Commercial	B	COA	COA
Lighting – Business Park	B	COA	COA
Business Park and Commercial Monumentation	B	COA	COA
Street Lighting	D/B	CC, or SCE	SCE or MD
Mailbox Structures	D/B	USPS/MHOA	USPS/MHOA
Storm Drain Facilities	D	RCFC/CC	MHOA/MD/RCFC /COA
Water Quality Basins	D/B	MHOA/RCFC	MHOA/MD/RCFC /COA

Legend

- B Merchant Builder (Residential, Commercial, or Business Park)
- CC City of Calimesa
- COA Commercial/ Business Park Owner’s Association
- D Developer
- MHOA Master Homeowner’s Association
- O Property Owner
- SHOA Sub-Homeowner’s Association
- USPS United States Postal Service
- SCE Southern California Edison
- YCUJSD Yucaipa-Calimesa Joint Unified School District
- RCFC Riverside County Flood Control
- MD Maintenance District



General Plan Consistency Analysis

A. Land Use Element

GOAL LU-1: Preserve and enhance the small-town atmosphere of Calimesa.

The proposed project preserves the natural character of the area by designing and locating new development so that it conforms with the constraints of the natural environment. This design preserves the character of the area by preserving the natural oak woodlands, preserving the natural landforms, and preserving the natural drainage areas and major canyons and wildlife corridors on site, which amount to approximately one third of the site. In addition, the quality of life for Calimesa residents is enhanced through the benefits of this project including provision of employment, public schools, public parks, and other necessary infrastructure such as major road improvements that benefit the entire community. The proposed project is consistent with the Land Use Element of the General Plan since it proposes less density than is permitted by the General Plan and preserves more open space than currently shown on the General Plan.

GOAL LU-2 A logical and efficient pattern of development that reduces infrastructure costs and maintains the character of Calimesa.

The proposed project will result in orderly development of Calimesa since it proposes to provide all necessary infrastructure. This infrastructure will be paid for entirely by the developer and the future residents of the project through future assessments. Therefore, this project will not have an adverse financial impact on the City or the existing residents.

GOAL LU-3 An arrangement of land uses that achieves maximum compatibility between land uses and especially with existing neighborhoods.

The Land Use Plan has been developed with the surrounding areas in mind. Mixed Use, commercial, business park, and higher density residential areas are proposed closer to the I-10 freeway. Open space areas have been designed to complement other local and regional open space areas, to promote connections to regional trails, and to promote continued use of these areas by wildlife through wildlife corridors for their movement in the drainage areas. Sensitive buffering will create a community that is compatible with the surrounding residential areas. The proposed project includes more natural open space areas than the General Plan requires. The project also provides access to the Mesa View Middle School.

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.

Business Park uses and adequate commercial areas have been designated close to the I-10 freeway to create desirable and sustainable business park and commercial centers for the future project residents and other Calimesa residents and create a closer jobs/housing balance. The access to these business park and commercial centers has been designed to provide efficient access from the project site and from other parts of the City. The development of these commercial areas will expand the City's tax base.

B. Transportation and Mobility Element

GOAL TM-1 A Transportation system that ensures the safe and efficient movement of people and goods throughout the city.

The project proposes an efficient on-site and off-site transportation system to provide means of access from the project site to regional facilities such as the Interstate 10. These on-site and off-site roads such as County Line Road and Sandalwood Drive are General Plan Roadways essential for the long-term movement of people and goods throughout the City. Emergency access through County Line Road will be for ingress of emergency access vehicles only, and will either be provided within the existing right-of-way or through the realignment of County Line Road to the South. This system also includes bikeways, walkways, paseos, and trails, which connect the residential areas of the project with the schools, parks, and shopping areas of the project. This design reduces the need to use automobiles and results in a more enjoyable community.

The proposed project will construct a transportation system that will serve the internal needs of the project. In addition, extensive off-site infrastructure improvements will be necessary for the development of this project including major improvements to the Sandalwood Drive Interchange, enhancements to the County Line Interchange as required by the Traffic Study, and the on-site construction of 7th Street/7th Place that will eventually serve as a parallel road to the I-10 connecting Singleton Road to County Line Road. The project will contribute its fair share for the future construction of Roberts Road to the Singleton interchange. These improvements will mitigate some existing deficiencies in the local and regional transportation system.

GOAL TM-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.

The proposed project will provide bus turnouts as required by the RTA during the Tentative Tract Map process to promote public transit to and from the site.

The proposed project will be designed with trip reduction in mind. This will be accomplished by strategically placing schools in areas accessible by an integrated system of trails, paseos, sidewalks, and bikeways. In addition, the on and off-road trails and bike lanes will provide access to the parks, recreational areas, employment, and shopping areas. In addition, the Master Homeowners Association will develop programs for ride sharing. The combination of these measures will reduce the number of vehicle miles traveled during peak periods.

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.

The proposed project will introduce a network of on and off-road pedestrian and hiking trails and bikeways to connect the different components of the site together. The project will connect to regional trails along the southern boundary of the site.

GOAL TM-4 Promote mobility for the disabled, in accordance with state and federal law.

The proposed project will be designed for full compliance with applicable state and federal laws to promote mobility for the disabled including compliance with the Americans with Disability Act.

C. Infrastructure and Public Services Element

GOAL IPS-1 Ensure that existing and future land uses have an adequate water supply system.

All necessary infrastructure Proposed Storage tanks and transmission lines for the Pressure Zones 10, 11, and 12 for potable and recycled water will be extended to the site consistent with Conceptual Potable Water Master Plan and Conceptual Recycled Water Master Plan. This infrastructure will ensure availability of water for everyday use and for emergency purposes for the future residents and public facilities on the project site, such as parks and streetscape. In addition to standard water conservation methods, dual plumbing systems with recycled water to be provided for irrigation of landscaped areas. The Yucaipa Valley Water District (YVWD) has prepared a water availability study for the development in accordance with state mandated guidelines.

GOAL IPS-2 Ensure that existing and future land uses have a safe and efficient wastewater collection, treatment, and disposal system.

In coordination with the YVWD, the proposed project will be financed through formation of a Community Facilities District (CFD) or similar financing method and provide the necessary sewer system to serve the future residents and users of this project. This system will comply with all applicable local, state, and federal guidelines to ensure an adequate and safe wastewater collection and treatment system.

GOAL IPS-3 Ensure that adequate flood control facilities are provided prior to or concurrent with development.

The proposed project has conducted the appropriate studies to ensure adequate flood control protection for its future residents and the surrounding properties. Major natural drainage

courses have been preserved and on site detention basins will be provided to control and mitigate the increased runoff from the site as a result of the development. Appropriate measures will be taken to comply with all local, county, state, and regional requirements.

GOAL IPS-4 Ensure adequate service from utility purveyors of natural gas, electricity, and communication services.

The proposed project will ensure provision of adequate and safe natural gas, electricity, telephone, and cable to its future residents.

GOAL IPS-5 Plan and provide adequate infrastructure for all new development, including but not limited to, integrated infrastructure planning, financing, and implementation.

The proposed project will ensure timely extension of all infrastructure to its residents. This infrastructure will be funded by a CFD or similar financing methods that assesses the future residents of the project to pay for these improvements. Therefore, the project will not have negative fiscal impacts on the City's budget and the existing residents of the City.

GOAL IPS-6 Plan for the convenient location and adequate size of public facilities.

The proposed project will ensure provision of conveniently located and adequate public facilities for its future residents. (Refer to parks and schools and Calimesa Public Works site).

GOAL IPS-7 Maintain a level of public safety service that will ensure the safety of residents and businesses.

The proposed project will ensure the provision of adequate fire, police, and library services to its residents through payment of City's established impact fees. The proposed project will reserve adequate land for schools as requested by the

School District for future purchase and development of the school sites by the School District.

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.

Infrastructure will be funded by a CFD or similar financing methods that assesses the future residents of the project to pay for these improvements. Therefore, the project will not have negative fiscal impacts on the City's budget and the existing residents of the City.

D. Resource Management Element

Goal RM-1 Conserve and protect significant landforms and hillside areas.

Through the implementation of the Hillside Development Regulations, the proposed project will conserve significant landforms by reducing grading on the steepest slopes and preserving the natural topography on approximately one third of the site. The proposed development will include Hillside Development Regulations to implement these objectives.

Goal RM-2 Conserve water resources and improve water quality.

The proposed project is designed to protect and conserve natural resources including major natural drainage areas. Ground water will be recharged by preservation of major natural drainage areas and detention through construction of basins on site to retain and recharge storm water. Recycled water will be utilized for common areas, public parks, and parkways. Moreover, the discharge into the natural drainage areas will comply with all applicable local and state requirements.

Goal RM-3 Conserve and protect native species and habitats.

The proposed project is designed to preserve important biological resources such as habitat, oak woodlands, major drainage courses, and promote long term habitat value by setting aside natural open space and preserving wildlife corridors. The open space set aside by the project is approximately one third of the site. The Mesa Verde Oak Tree Preservation Plan is provided in the project EIR and identifies the location and number of oak trees preserved on site.

Goal RM 4 Preserve the city's historical, cultural, archaeological, paleontological, and architectural resources.

Archaeological and paleontological studies have been commissioned to determine the presence of significant resources on the site.

Goal RM 5 Protect prime agricultural lands from encroachment from urban development.

The proposed project site is not designated as agricultural land. It has already been designated for development in the City's General Plan; therefore, the proposed project is not prematurely converting the site into agricultural uses.

The proposed project will ensure preservation of large natural areas within the property by preserving approximately one third of the project site as open space. Most of these open space areas have high environmental and visual values. The proposed project includes more natural open space areas than the General Plan requires. Where grading is necessary, the project proposes sensitive grading techniques consistent with the Hillside Development Regulations of the Specific Plan and re-vegetation using native plant species when and where permissible by the fuel modification restrictions. The project proposes to save the three

major drainage areas running through the project site.

E. Open Space and Parks

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.

The proposed project will preserve approximately one third of the site as open space. The majority of this area includes valuable habitat. In addition, wildlife corridors will be preserved for continued movement of wildlife through the area even after the project is fully built.

Goal OSPR-2 Develop active and passive park sites and multi-use trails that will serve all segments of the community based on reasonable service needs.

Based on the City's standard of 5 acres of parkland for every 1,000 persons, the project is required to provide approximately 50.2 acres of public parkland. The Specific Plan Area 2 - Amendment 2 designates approximately 50.3 acres of public parkland and recreational opportunities and approximately 8.5 miles of trails to be used by the existing residents of the City and the future residents of the project area. The project's obligation to improve these parks is through the payment of the Park Improvement Fee. Further development of the parklands, beyond the payment of these fees or in lieu of improvements equivalent to these fees, should be negotiated between the City and the developer in the Development Agreement.

The proposed project will exceed all City standards for dedication of parkland. The improvement of the parklands will be financed through the payment of Park Improvement Fee. The City needs to set up a Landscape and Lighting District or other similar assessment mechanism to pay for the maintenance

of these parks. The developer is willing to assist the City to define the most efficient way to maintain these parks and assist in setting up such a maintenance district.

Goal OSPR-3 Develop and maintain facilities for the use of all community members for recreation, relaxation, and social interaction based on reasonable service needs.

The proposed project will provide sites for 7 public parks for active and passive uses and two private recreation areas. It will be necessary for the City and the developer to negotiate development of these sites. The ultimate development of these sites will address the impacts of the proposed project.

Goal OSPR-4 Provide opportunities for the joint use of public facilities for recreational purposes.

The Mesa View Middle School is located next to a public park site (Discovery Creek Park, PA 113, 4.0 acres). This presents an excellent opportunity for joint use of these facilities by the School District and the City. Other opportunities may exist that the City and the School District can explore for joint use facilities.

F. Safety Element

Goal SAF-1 Minimize injury, loss of life, property damage, and other impacts caused by safety hazards of all types.

The proposed project has prepared a Preliminary Geotechnical Report and a Fault Investigation Report. These reports have determined there are no hazards resulting from seismic shaking, fault rupture, ground failure, and landslides. To the extent possible, through the implementation of sound engineering practices and adequate mitigation measures, the future residents of the project will be protected from these elements.

The proposed project will ensure, through the use of sound engineering practices, the safety of its future residents. Detailed geotechnical studies will be prepared that will guide the future grading and development of the site in accordance with sound engineering practices. Furthermore, the Hillside Development Regulations of the Specific Plan ensures minimizing grading which results in designating approximately one third of the project as open space.

The proposed project will be designed to ensure the protection of the future residents and the surrounding neighborhoods from flooding and inundation hazards. The proposed project will meet all local, county, and state requirements in regards to flood and inundation hazards.

The proposed project will install or cause to be installed new water storage tanks and water lines as required by the YVWD and the City's Fire Department to ensure adequate fire flow to assist the fire department in providing adequate service to protect the public from wild land and urban fire hazards. In addition, the proposed project will mitigate its impacts on fire services by paying its fair share through the development impacts fees. Furthermore, the proposed project will provide adequate fuel modification zones as required by the Fire Department throughout the development to prevent the spread of wild fires into the developed areas. The Conceptual Fuel Modification Plan, provides the location of the proposed fuel modification areas. In addition to Sandalwood Drive, Street A will provide an emergency access connection to County Line Road as requested by the Fire Department to further protect the public from wild land fire hazards.

The development within the proposed project will ensure safety of the structures and facilities by designing them to the latest engineering and structural standards in the industry. The site

includes two elementary school sites in addition to the Mesa View Middle School that can be used during major disasters.

The proposed project will provide adequate access for emergency purposes by allowing the police, fire, and other emergency personnel to access the site during an emergency. In addition, the future residents could participate in the City-wide emergency preparedness programs conducted by the City.

Goal SAF-2 Reduce the potential for health and safety exposure caused by hazardous waste contamination in the city.

The proposed project is primarily a residential, business park and commercial development. All local and state requirements for handling hazardous material will be adhered to by the project.

G. Noise Element

Goal N-1 Ensure that all land uses are protected from excessive and unwanted noise.

The proposed project will be designed in a manner to mitigate the noise impacts on its future residents by providing noise attenuation measures such as walls, setbacks, and good acoustical design as recommended in the acoustical studies conducted for the project. The development within the project will meet all interior noise level standards required by the General Plan. In addition, the project has been designed to be compatible with the existing residential neighborhoods surrounding the site by providing compatible uses adjacent to these areas or providing buffering.

Goal N-2 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses in Calimesa. Ensure that all land uses are protected from excessive and unwanted noise.

The proposed project will ensure complying with all General Plan requirements for noise mitigation through conducting acoustical studies and implementing the mitigation measures recommended by these studies.

H. Air Quality Element

Goal AQ-1 Improve air quality in Calimesa.

The proposed project promotes walking and bicycling by providing a network of trails, paseos, walkways, and bikeways that connect residential areas to schools, the commercial center, parks and recreational areas. In addition, the Master Home Owners Association will create a forum for residents for seeking ridesharing opportunities to and from employment centers.

Goal AQ-2 Reduce vehicle trips and resulting emissions.

The proposed project will provide roadway widths and traffic control devices to promote an efficient vehicular transportation system, which in turn will reduce emissions by increasing traffic flow. The proposed project will provide a variety of off and on-road trails, paseos, walkways, and bikeways to promote non-vehicular trips which will also reduce emissions.

The proposed project includes areas dedicated for business park, commercial and mixed-use development. When developed, these business park and mixed-use areas will reduce vehicle miles traveled and reduce emissions by providing an opportunity to work and live on the same general vicinity without the need to travel to distant employment or commercial centers. In addition, the proposed project provides a variety of on and off-road trails to schools, parks, recreational facilities, and shopping to reduce the vehicle miles traveled.

Goal AQ-3 Conserve energy, fuel, and water throughout the community.

The proposed project will provide a variety of programs to reduce emissions associated with energy consumption such as energy conservation measures in the construction of the project consistent with Title 24 of the California Code of Regulations, utilization of passive solar design in new construction where possible, participation in the City's recycling program, and using drought tolerant landscaping materials as well as utilizing recycled water for applicable areas.

Goal AQ-4 Minimize exposure of sensitive uses to air pollution

The proposed project will utilize all feasible techniques to control fugitive dust during the construction stage of the site. The future project residents will be required to comply with all City requirements to control fugitive dust. The proposed project has minimized the grading of the site as much as possible; however, substantial grading of the site is necessary to achieve the unit count necessary to meet the other goals of the General Plan and Mesa Verde. During the grading operations the project has to meet the mitigation measures identified in the EIR such as regular watering during the grading operations. The eventual landscaping of the disturbed areas by the developer and the future residents will also reduce the long term impacts of fugitive dust.

The proposed project will use the latest in conventional construction design techniques and materials that may promote reducing pollution emissions. More sensitive uses such as single-family residential areas have been strategically placed with a setback from the freeway and have been connected to the destinations within the project such as schools, parks, and recreation areas, to reduce air pollution emissions. The school sites

have also been setback from I-10 freeway to reduce the exposure of school children to carbon monoxide hotspots.

Goal AQ-5 Reduce greenhouse gas emissions and adapt to the anticipated effects of climate.

The proposed project has been designed to reduce greenhouse gas emission impacts by providing alternative transportation modes in form of a network of pedestrian and bicycle trails that provide a connection between the residential areas and the parks, schools, business park, and shopping opportunities within the project. The proposed project will utilize the latest technologies in energy savings in the homes by complying with current standards set forth in Title 24 of the California Code of Regulations. The project will provide mitigation measures as identified in the EIR to further reduce greenhouse gas emission impacts. In addition, the proposed project will comply with all requirements of the California Environmental Quality Act (CEQA) as it relates to reduction of greenhouse gas emissions.

I. Sustainability Element

Goal SUS-1 Improve health and wellness through community design.

The proposed project preserves the natural character of the area by designing and locating new development so that it conforms with the constraints of the natural environment. The proposed project promotes walking and bicycling by providing a network of trails, paseos, walkways, and bikeways that connect residential areas to schools, the business park and commercial centers, parks and recreational areas.

The Land Use Plan has been developed with the surrounding areas in mind. The more intensive business park, commercial and higher density residential areas are proposed closer to the I-10

freeway. Open space areas have been designed to complement other local and regional open space areas, to promote connections to regional trails, and to promote continued use of these areas by wildlife through wildlife corridors for their movement in the drainage areas. Sensitive buffering will create a community that is compatible with the surrounding residential areas. Appendix F, Sustainability, provides additional requirements and recommendations.

Goal SUS-2 Expand business growth and job opportunities.

Adequate business park and commercial areas have been designated close to the I-10 freeway to create desirable and sustainable business park opportunities and commercial centers for the future project residents and other Calimesa residents. The access to these employment and commercial centers has been designed to provide efficient access from the project site and from other parts of the City.

Goal SUS-3 Support infill multi-family and commercial development with adequate public facilities.

(Not Applicable.)

Goal SUS-4 Improve downtown public infrastructure, transportation routes, and recreation uses.

(Not Applicable)

Goal SUS-5 Reduce automobile use and fuel consumption.

The project has been designed to reduce automobile use and fuel consumption by land planning the more intensive business park, commercial and higher density residential areas closer to the I-10 freeway. The proposed project promotes walking and bicycling by providing a network of trails, paseos, walkways, and bikeways

that connect residential areas to schools, the business park and commercial centers, parks and recreational areas. This combination of residential and business park uses also provide a better jobs/housing balance for the City.

Goal SUS-6 Conserve and manage water resources.

Water conservation methods for the project include dual plumbing systems with recycled water to be provided for irrigation of community landscaped areas that will also install drought tolerant landscaping materials.

The proposed project will utilize the latest technologies in water conservation in homes by installing water saving plumbing, fixtures that comply with current standards set forth in Title 24 of the California Code of Regulations.

Goal SUS-7 Reduce energy use and improve energy efficiency.

The proposed project has been designed to reduce greenhouse gas emission impacts by providing alternative transportation modes in the form of a network of pedestrian and bicycle trails that provide a connection between the residential areas and the parks, schools and shopping opportunities within the project. The proposed project will utilize the latest technologies in energy savings in the homes by complying with current standards set forth in Title 24 of the California Code of Regulations.

Goal SUS-8 Support commercial development that serves local and regional needs.

The commercial areas have been designated close to the I-10 freeway to create desirable and sustainable commercial centers for the future project residents, other Calimesa residents. The access to these commercial centers has been designed to provide efficient access for regional needs.

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Historical Background

Beginning in the late 1980s, the Oak Valley Specific Plan was approved and EIR were certified for over 6,000 acres of land located between the communities of Calimesa and Beaumont. On October 6, 1988, Oak Valley Specific Plan 216 was approved and EIR 229 was 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, for Phases 2-5 of the Specific Plan. These Plans resulted in an approval for Landmark Land Development Company to develop 6,045 acres between the communities of Calimesa and Beaumont. The proposed development included a planned golf/recreation-oriented master planned community including single-family and multifamily residential dwelling units, commercial, recreational, and community uses; and related infrastructure to be implemented over a 30-year period.

The City of Calimesa was incorporated in December 1990. The Calimesa City Council adopted those portions of Specific Plan 216 and 216A and its accompanying EIR that were situated within the newly incorporated City, and renamed the Specific Plan to “Oak Valley SP 1.” The proposed project by Oak Mesa Investors, LLC includes the northerly half of the SP1 with the remaining southerly half being developed by Sun-Cal Communities as the Summerwind Ranch Specific Plan.

Subsequent to the adoption of Oak Valley SP1 by the City, a lawsuit was filed on the portions of the Oak Valley Specific Plan 318, which was approved in unincorporated Riverside County and subsequently annexed into the City of Beaumont resulting in a settlement agreement. Terms of the agreement provided an opportunity for the purchase of a portion of the Oak Valley SP1 site now within the Summerwind Ranch Specific Plan for open space purposes and an option for the purchase of

additional lands for similar open space purposes. The Riverside Land Conservancy has purchased approximately 358 acres of Oak Valley SP1 with an option for the conversion of an additional 581 acres for open space.

Subsequent to approval of Oak Valley Specific Plan 216 and 216A, the City of Beaumont annexed a portion of the Specific Plan east of Interstate 10 into the City. Thereafter, on August 14, 2001, the County of Riverside Board of Supervisors approved Oak Valley Specific Plan 318 and certified EIR 418 on approximately 1,747.9 acres of the Oak Valley Specific Plan 216 and 216A located between the Cities of Beaumont and Calimesa. Specific Plan 318 provided for the development of up to 4,367 residential dwelling units, 53 acres of commercial development, 796 acres for institutional and open space, and 52 acres for roadway purposes.

On October 15, 2007, the City adopted the Mesa Verde Estates Specific Plan (Resolution No. 2007-61, Oak Valley Specific Plan Amendment SPA 04-02,) and certified a Final Environmental Impact Report (Resolution No. 2007-59, FEIR SCH No. 2004071045). The Mesa Verde Estates Specific Plan permitted the development of a mixed-use residential and commercial project on 1,493 acres with 571.6 acres in open space. The Mesa Verde Estates Specific Plan modified planning areas to provide more cohesive open space areas, modified access to the site.

In November 2017, the City adopted the Mesa Verde Specific Plan Amendment (SPA 13-01). The revisions to the Specific Plan Area 2 – Amendment 2, compared to the 2007 approved Specific Plan, included an increase of 200 dwelling units, decrease of 16 acres of Mixed-Use, increase of 37 acres of Open Space, decrease of 9 acres of Public Park, increase of 1.6 miles of trails, and removal of Middle School.

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COMPARISON BETWEEN THE PROPOSED MESA VERDE SPECIFIC PLAN AND THE ADOPTED 2017 MESA VERDE ESTATES SPECIFIC PLAN

The Mesa Verde Estates Specific Plan Amendment was approved by the Calimesa City Council in 2017. **Table A, Comparison between the Proposed Specific Plan and the Adopted 2017 Mesa Verde Estates Specific Plan** provides a detailed summary of the major differences between the Mesa Verde Estates Specific Plan and the proposed Specific Plan:

**TABLE C-1
COMPARISON BETWEEN THE PROPOSED SPECIFIC PLAN
AND THE ADOPTED 2017 MESA VERDE ESTATES SPECIFIC PLAN**

	Adopted 2017 Specific Plan	Revised 2025 Specific Plan	Description of Changes
Land Use			
Very Low Residential	158 lots	0 Lots	Decrease of 158 lots – Elimination of Very Low Residential category
Low Residential	428 lots	139 lots	Decrease of 289 lots – Change of density, and product type
Low Medium Residential	693 lots	677 lots	Decrease of 16 lots – Change of density, and product type
Medium Residential	1,669 lots	1,450 lots	Decrease of 219 lots – Change density, and product type
Medium High Residential	344 lots	594 lots	Increase of 250 lots – Change of density, and product type
Multi-Family (High Density Residential)	358 units	790 lots	Increase of 432 lots – Change of density, and product type
Total Units	3,650 units	3,650 units	No Change
Mixed Use	46.5 acres	19.4 acres	Decrease of 27.1 acres
Commercial	0 acres	4.4 acres	Increase of 4.4 acres
Business Park	0 acres	241.9 acres	Increase of 241.9 acres
Calimesa Public Works Site	0 acres	5.3 acres	Increase of 5.3 acres
Open Space	489.7 acres	497.2 acres	Increase of 7.5 acres
Public Parks	47.9 acres	50.3 acres	Increase of 2.4 acres
Private Recreation	8.2 acres	16.1 acres	Increase of 7.9 acres
Elementary Schools	2 schools	2 schools	No Change in number of schools or acreage
Roads	87.5 acres	101.0 acres	Increase of 13.5 acres
Environmental and Development Limits			
Oak Trees Preserved	628 Oak Trees	580 Oak Trees	See Oak Tree Report Addendum
Oak Trees Impacted	289 Oak Trees	540 Oak Trees	See Oak Tree Report Addendum
Grading - Cut and Fill	19,000,000 cy	33,500,000 cy	Increase of 14,500,000 cy

APPENDIX C – SPECIFIC PLAN COMPARISON

C

	Adopted 2017 Specific Plan	Revised 2025 Specific Plan	Description of Changes
Roads and Circulation¹			
Sandalwood Drive to Roberts Road	Enhanced Major	Enhanced Major	No Change
Sandalwood Drive from Roberts Road to Street B	Major Highway	Major	No Change
Street B from Sandalwood Drive to Street D	Secondary Highway	Secondary	No Change
Roberts Road from Sandalwood Drive to South Property Line	Modified Secondary	Modified Secondary	No Change
Street A from Street E to East Property Line	Divided Collector	Divided Collector	No Change –New Alignment
Street B from Street E to Street D	Collector Street	Divided Collector	Increased 14' to Divided Collector
Street D from Street A to Street B	Collector Street	Divided Collector	Increased 14' to Divided Collector
Street B west of Street E	Collector Street	Collector	No Change
Street A west of Street E	Collector Street	Collector	No Change
Street E	Collector Street	Collector	No Change
Street F	Divided Collector	Collector	Decreased to 66' Collector – New Alignment
7th Street	Modified Collector	Local	Decreased to 60' Local
Roberts Road from north of Sandalwood Drive to 7 th Street	Modified Secondary	Local ²	Decreased to 60' Local
Roberts Road off-site bridge connection to Summerwind Ranch Specific Plan	Future off-site bridge connection TBD	Future off-site bridge connection TBD	No Change – Mesa Verde will pay its fair share of improvements for the Roberts Road Bridge connecting it to the Summerwind Ranch Specific Plan to the south.
Enhanced Major	ROW 134	ROW 134	No Change
Major	ROW 105'-108'	ROW 105'-108'	No Change
Secondary	ROW 80'-104'	ROW 98'-104'	Increased Modified Secondary to 98'
Divided Collector Street	ROW 80'	ROW 80'	No Change
Collector Street	ROW 66'	ROW 66'	No Change
Modified Divided Collector	ROW 72'	ROW 60'	Decreased 12'
Local Street	ROW 56'	ROW 56'	No Change
Emergency Access	Pavement 24'	Pavement 24'	No Change

¹ All listed roadways reflect the proposed Mesa Verde Specific Plan 2 Amendment 2 names.

² May require additional turn lanes at 7th Street and Sandalwood Drive.

A. Neighborhood Structure

1. Mesa Verde Estates (2017) Approved Specific Plan

The Approved Specific Plan contains four intimate Villages that are “Neighborhood Centered”. This means that each of the Villages will have a community amenity such as a park, recreation center, or school, as an anchor. This will require more and smaller parks and recreation centers to be distributed evenly to provide a quarter mile access to all future residents of the community. The “Quarter Mile Radius Map on the Neighborhood Plan” shows that based on the proposed park and recreation centers distribution, only 4% of the single family area is not within a quarter mile walking distance.

2. Proposed Mesa Verde Specific Plan Area 2 - Amendment 2

The Mesa Verde Specific Plan contains a Business Park area, Commercial area and a Residential area. A comprehensive greenway system is designed to connect the Business Park and Residential areas to each other and the surrounding Open Space. A wide variety of public and private parks/recreation areas are scattered throughout the development area.

B. Community Landscape Theme

1. Mesa Verde Estates (2017) Approved Specific Plan

The Approved Specific Plan provides a Conceptual Landscape Master Plan and Landscape Design Guidelines. It also includes a landscape zones map and landscape plant palettes for trees, shrubs, and groundcovers modified to be more “California Friendly” – more drought tolerant, employing attractive native plants in appropriate areas (including transplanted oak trees from impacted areas within the site), and prohibiting invasive

plants that are inconsistent with Natural Open Space habitat areas.

The Approved Specific Plan proposes a “California Friendly” landscape planting palette. The cornerstone of this concept is to utilize seedlings, plants and trees that will be required for the Oak Tree Mitigation program. This extends the open space character and theme into the development areas. The California Friendly palette relies on trees and plants that require less water, therefore reducing water use and cost for maintenance. In order to fully implement this concept, the loop street parkways have been increased at key locations. This allows more flexibility in tree selection and improves the pedestrian experience. Mesa Verde Specific Plan Proposal

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The landscape theme for the Mesa Verde community is inspired by and builds upon the existing natural systems traversing through the project site. Given the location and topography, the project site lends itself to developing a community where natural areas and slope landscapes uniquely weave ‘in and out’ establishing a thriving “Human Ecology.”

Human Ecology theory holds that the quality of life of humans and the quality of their environment are interdependent. Adequate focus on both habitat reconstruction and human connectivity creates a mutually beneficial setting where the built component can achieve a restorative and welcoming hometown feel.

C. Parks

1. Approved Specific Plan

The Approved Specific Plan provides 47.9 acres of parks and 8.2 acres of Private Recreation. This meets the City Park requirement of 5 acres/1,000 population.

2. Proposed Mesa Verde Specific Plan Area 2 - Amendment 2

Mesa Verde proposes 50.3 acres of public parks and would be consistent to the City requirements of providing a minimum of 5 acres/1,000 population. In addition, the Project provides Private Recreation Centers totaling 16.1 acres. The table below compares the proposed amenities for each park program with the 2017 Approved Specific Plan.

**TABLE C-2
COMPARISON BETWEEN THE PROPOSED SPECIFIC PLAN PARK PROGRAM
AND THE ADOPTED 2007 MESA VERDE ESTATES SPECIFIC PLAN PARK PROGRAM**

Features	2017 Specific Plan Park Program	Proposed Specific Plan Amendment Park Program³
Major Pool	1	2
Minor Pool	1	2
Tennis Courts	4	4
Sport Fields (baseball)	10	7
Sport Fields (soccer)	6	5
Basketball Courts	3	4
Volleyball Courts (Sand)	4	6
Amphitheater	0	1
Tot Lots	8	12
Picnic	19	6
Trailhead	2	5
Parking	10	9
Pump Track	0	1
Pickle Ball	0	2
Dog Park	0	1

³ Park Features are based on conceptual park plans included within the Specific Plan. Final park features may change in character and/or numbers.

D. Trails

1. Approved Mesa Verde Estates Specific Plan

The approved Mesa Verde Estates Specific Plan proposed trails plan provides the following system.

- Public sidewalks and bikeways
- Pedestrian and bike trails
- Multi-use trails
- Paseos

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The proposed Mesa Verde Specific Plan Area 2 - Amendment 2 provides an Open Space Greenways Master Network of approximately 8.5 miles of trails composed of a diverse network of “Greenways” including Park Greenways and Trail Greenways (Paseo and Promenade).

The Trail Greenways system within Mesa Verde promote alternative modes of transportation to residents. As designed, the trails are intended to connect neighborhoods within the community as well as to the surrounding areas. The trail system will offer students a safe and aesthetic route to school with minimal road crossings while also providing residents convenient connections to other site amenities including the mixed-use areas, employment locations, and public and private parks.

Park greenways are structured as part of the overall greenways system offering views towards adjacent open spaces at some locations and conveniently located allowing residents to walk or bike to them. They function as the heart of the community with gathering spaces that cater at a community, family, and individual levels.

While providing neighborhood identity, recreational amenities, and synergistically working with school

sites, all proposed park sites are planned to be interconnected through a network of pedestrian paseos and public sidewalks that provide pedestrians, hikers, and bicyclists access to the open space canyon trails.

E. No Increase in Residential Units

1. Approved Mesa Verde Estates Specific Plan

The Mesa Verde Estates Specific Plan text permits a maximum 3,650 dwelling units.

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The proposed Mesa Verde Specific Plan Area 2 – Amendment 2 also designates a maximum of 3,650 dwelling units and a minimum of 3,000 dwelling units. This satisfies the requirements of SB 330 and also helps the City obtain its regional housing requirements.

The proposed Mesa Verde Specific Plan Area 2 – Amendment 2 provides for denser residential housing and a wider variety of housing opportunities, including traditional single family detached, attached homes, townhomes, and multi-family developments.

F. Residential Density

1. Approved 2017 Mesa Verde Estates Specific Plan

The 2017 approved Specific Plan provides for larger lots, 10,000 square feet, 7,000 square feet, 6,000 square feet, 5,000 square feet, and 4,000 square feet. The overall density within the residential planning areas is 4.9 dwelling units per acre.

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The proposed Mesa Verde provides for higher density residential development as well as paired

homes, single family cluster, townhomes and multi-family units. The overall density within the residential planning areas is 7.7 dwelling units per acre.

G. Residential Land Use Categories

1. Approved 2017 Mesa Verde Estates Specific Plan

The Mesa Verde Estates Specific Plan has four Residential Land Use Categories: Low, with a maximum density of 4 units per acre; Low Medium with a maximum density of 7 units per acre; Medium, with a maximum density of 10 units per acre; and Medium High, with a maximum density of 12 units per acre.

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The proposed Mesa Verde adds a High designation and increases the density in the other four designations. The proposed categories and densities are: Low, with a maximum density of 8 units per acre; Low Medium, with a maximum density of 10 units per acre; Medium, with a maximum density of 16 units per acre; Medium High, with a maximum density of 20 units per acre; and High, with a maximum density of 24 units per acre.

H. Business Park and Commercial Uses

1. Approved 2017 Mesa Verde Estates Specific Plan

The Mesa Verde Estates Specific Plan does not provide for any employment uses other than those in 46.5 acre Mixed-Use center.

2. Proposed Mesa Verde Specific Plan Area 2 – Amendment 2

The Proposed Mesa Verde provides for 241.9 acres of Business Park uses, 4.4 acres of Commercial uses and a 19.4 acre Mixed-Use center, all in locations with easy access to I-10.

I. Summary

We believe that the proposed changes will result in a better plan and document. The proposed Specific Plan Area 2 – Amendment 2 retains the 3,650 maximum dwelling units currently approved with a wider variety of residential opportunities and also provides 241.9 acres of Business Park uses, and 4.4 acres of Commercial uses; creating a more-balanced jobs/housing community. In addition, Mesa Verde provides additional parks and private recreation areas while keeping over a third of the project site in open space.

Sustainability

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. To pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations.

Sustainability has three fundamental pillars – sometimes called the triple bottom line or the Three Ps. First, something that is sustainable is beneficial to us and our communities: – People. Second, it is good for the environment: – Planet. Third, it makes economic sense: – Profit.

The size and scale of Mesa Verde provides a unique opportunity to plan an integrated, connected community intended to encourage day-to-day interaction between the mix of complementary land uses and incorporate numerous sustainable principals and concepts.

A. Natural Resources and Environmental Health

Natural Resources involve the balance of natural open space preservation and management, and creating a living environment that will complement and integrate with the natural open space. The goals of this element are threefold: First, it provides mechanisms for ensuring a balance between the urban and natural environments within the Community; Second, it recognizes and addresses the man-made hazards which might potentially affect the Environmental Health of the community as development occurs; and Finally, it proposes methods for preserving, managing, and using natural and man-made resources.

1. **Sensitive Land and Wildlife Habitat**
 - a. Mesa Verde provides over 560 acres of **Open Space Preservation** – Over 35 percent of the site is open space.
 - b. Adherence to the Calimesa Municipal Code and Title 24 will reduce **Light and Glare** impacts to wildlife by prohibiting light trespass on adjacent properties.
2. **Low Impact Development and Stormwater Management (WQMP)**
 - a. **Retention Basins** are located throughout Mesa Verde to retain stormwater, reduce flooding and filter out trash and impurities.
 - b. After the stormwater exits the Retention Basins, the **Filtered Stormwater** is then reintroduced into existing streams and flows to off-site Recharge Zones where it percolates into the aquifer.
3. **Solid Waste Management and Recycling**
 - a. Potential **Recycling Center** location in the proposed Public Works Planning Area.
 - b. Mandatory **Recycling** programs by the waste disposal hauler (CR&R) for the City separates recyclables (glass, metal, plastic, and paper) and organics (yard and kitchen waste) from the trash, reducing the amount of waste in local landfills.
4. **Climate Change**
 - a. Mesa Verde provides a **Balanced Community** containing Residential, Employment, Commercial, Recreation, Education, and Open Space land uses integrated into a cohesive community, reducing vehicle trips and greenhouse gasses.

- b. **Mixed Use** land uses are located near the Sandalwood Drive – Interstate 10 interchange and allow for mixed commercial and residential projects. This compacted development reduces parking and vehicle trips.
- c. **Alternative Energy** provisions have been accommodated with the inclusion of solar roofs and electric vehicle charging stations within residential and commercial/employment developments.
- d. **Alternative Mobility** options are provided that include Complete Streets, Bicycle Mobility, and Pedestrian Greenways, allowing for mobility alternatives and reducing trips.
- e. **Energy Conservation** through Title 24 requirements shall reduce the amount of energy used within Mesa Verde through the provision of:
 - Energy efficient appliances
 - Energy efficient air conditioning and heating systems
 - Energy efficient windows and doors
 - Energy efficient lighting systems
 - Meet roof and exterior wall insulation requirements
- f. **Water Conservation** through use of drought-tolerant material, the provision of reclaimed water, and water efficient fixtures shall reduce the amount of water used within the project.
 - Native and Naturalized drought-tolerant Landscape Material will be provided throughout the development project utilizing less water

- A Reclaimed Water system is integrated into the design of the project to provide reclaimed water for landscape irrigation throughout the project
- Water Efficient Fixtures shall reduce water use throughout Mesa Verde

g. Solar Energy

- Solar energy panels will be located throughout Mesa Verde to meet the requirements of the California Solar Mandate and Title 24 reduce the need for fossil fuels
- Zero net energy (if feasible)

B. Natural Hazards

Natural Hazard are existing conditions that may pose a danger to future residents and guests of the community. The potential natural hazards of the site are flooding, earthquake fault and potential wildfires fueled by the existing vegetation. As part of this element, the natural hazards are identified and assessed to minimize the potential dangers.

1. Flooding

- a. The only **Floodplains** within Mesa Verde are located along the streams, which will remain in open space and do not affect any of the development area.

2. Earthquake

- a. There are no active **Faults** within the project area.

3. Wildfire

- a. A Fuel Modification Report has been prepared for Mesa Verde and identifies **Fuel Modification Zones** and planting, irrigation and maintenance requirements for those zones.
- b. **Emergency evacuation routes** are provided via County Line Road, Sandalwood Drive, and Roberts Road.

C. Land Use and Community Character

Community Design establishes the mechanisms that support the realization of a community that integrates open lands, circulation, land use, and built character to create a contemporary, sustainable, community neighborhood. It includes the concept of a balanced community with varying development densities and compact development utilizing mixed use, a commercial center, and business park uses integrated into a complete community.

1. Balanced Community

- a. Mesa Verde provides a **Balanced Community** containing Residential, Employment, Commercial, Recreation, Education, and Open Space land uses integrated into a cohesive community with over 3,790 employees, 3,650 homes, over 20 acres of Mixed Use and Commercial, 66.4 acres of park and recreation, two elementary schools and over 560 acres of Open Space.

2. Connectivity

- a. **Pedestrian ways** are provided throughout the project to allow for easy connectivity to all of the land uses and recreation areas.

- b. **Bicycle path/lanes** are integrated into the street circulation system as well as off-street bike paths.

- c. **Gathering places** are provided throughout Mesa Verde and include schools, commercial centers, pocket parks, private recreation facilities, and public parks.

3. Development Densities

- a. **Varying sizes of homes** are permitted and include Single Family Traditional, Paired Homes, Single Family Cluster, Single Family Court, Front-loaded Townhomes, Alley-loaded Townhomes, and Garden Multi-family.

- b. One of the primary design principles in designing Mesa Verde is **Clustering** the project in the flatter portions of the site and leaving the steeper slopes and sensitive streambeds in open space.

4. Mixed Use

- a. **Work live opportunities** are provided for in the 20.9-acre Mixed Use Planning Area

- b. The 4.5-acre Commercial Planning Area is located at the Sandalwood Drive/Interstate 10 interchange, the Gateway to Mesa Verde, providing **Residential/Commercial proximity.**

5. Landscape Environment

- a. **Shade Trees** will be provided to create an **Urban Woodlands.** Existing oak trees may be relocated to major entries and park areas to provide shade and serve as project amenities.

- b. **Signage and Kiosks** provide education opportunities describing the surrounding native landscape and highlight the native and naturalized plants within the parks.

- c. **Demonstration gardens** will be incorporated into the parks.
- d. Mesa Verde will conform to the State Model Water Efficient Landscape Ordinance (**MWELO**) to promote the conservation and efficient use of water by utilization of smart irrigation controllers and water conserving plant material.

D. Mobility and Transportation

Mobility focuses on alternative transportation opportunities in providing connectivity with the community neighborhoods, parks, recreation facilities, open space, shopping, and employment areas. Providing Complete Streets enhances the quality of place by increased bicycling and walking and are indicative of vibrant and livable communities. In addition to Complete Streets, mobility is enhanced by internal pedestrian/bike greenways throughout the community fabric.

1. Complete Streets

- a. Automobile travel lanes of 12 feet
- b. Pedestrian sidewalks of 5 feet
- c. Bicycle lanes of 6 feet
- d. Safe/Smart intersections
- e. Traffic Calming Roundabouts

2. Bicycle Mobility

- a. Bike lanes of 6 feet
- b. Bike paths

3. Pedestrian Mobility

- a. Promenade Greenway – 15 to 20 feet wide, including landscaping
- b. Paseo Greenway of 5 feet

4. Public Transit

- a. Collector streets are wide enough for transit stop opportunities if a transit service is provided in the future.

5. Electric Vehicles

- a. New one- and two-unit single family dwellings or townhouses with attached private garages must have electrical conduit and outlet installed that is capable of supporting a Level 2 EV charging station.
- b. New multifamily dwellings, 10% of parking spaces must be EV-capable and 25% of parking spaces must be EV-ready. New multifamily dwellings with more than 20 units must install Level 2 EV charging stations at 5% of all parking spaces.
- c. Non-residential uses must provide a certain number of EV-capable spaces based on the number of automobile parking spaces required.

E. Residential Community Diversity

The Focus of Residential Community Diversity is threefold: One, to create a sense of place through site planning, architecture style, varying housing types/footprint and landscape architecture; Two, to provide a wide range of homes to meet market demand and promote product absorption; and Three to accommodate a wide range of income and life styles. The hopes are this will facilitate a more diverse, eclectic and interesting community that will appeal to a greater population.

- 1. Mesa Verde will meet the City of Calimesa's affordable housing requirements – 183 Low Income (80% of Median Family Income) rental units will be provided within Planning Areas 9-12.

2. Housing diversity is provided with the land use plan permitting varying sizes of homes from traditional single family to multi-family up to 24 dwelling units an acre. Projected single family detached and small lot single family units – 2,266, projected single family attached and multi-family – 1,384.

F. City of Calimesa General Plan Sustainability Goals

Sustainability is generally defined in the City of Calimesa General Plan as meeting the needs of current generations without compromising the ability of future generations to meet their own needs. In practical terms, a sustainable approach reduces resource consumption, avoids pollution, develops in harmony with the environment, and helps people live healthier lives by establishing eight Sustainability Goals. We meet and address six of the applicable goals that relate to Mesa Verde. Two of the goals do not apply to our community.

1. **GOAL SUS-1: Improve health and wellness through community design.** Mesa Verde has been designed to provide a variety of non-vehicular mobility options, including promenade greenways, paseo greenways, and conservation greenways, as well as bike lanes and bike paths throughout the project.
2. **GOAL SUS-2: Expand business growth and job opportunities.** The Mesa Verde land use plan provides for up to 4,440,000 square feet of business park and office uses, 50,000 square feet of commercial uses, and 250,000 square feet of mixed use which will provide a significant number of job opportunities within the City of Calimesa.

3. **GOAL SUS-3: Support infill multi-family and commercial development with adequate public facilities.** Not applicable.
4. **GOAL SUS-4: Improve downtown public infrastructure, transportation routes, and recreation uses.** Not applicable.
5. **GOAL SUS-5: Reduce automobile use and fuel consumption. As described in GOAL SUS-1, Mesa Verde is providing significant non-vehicular mobility option.** Electric vehicle charging stations and infrastructure will also be provided in the residential, commercial, and business park developments to reduce fuel consumption for the project.
6. **GOAL SUS-6: Conserve and manage water resources.** Reclaimed water will be provided throughout the project for landscape irrigation, reducing the need for potable water. Native and naturalized drought-tolerant plants are utilized to further reduce water use. Smart irrigation controllers are utilized to assure that watering will only occur when needed, and in the appropriate amounts, and low flow fixtures are required to further reduce Mesa Verde's water use.
7. **GOAL SUS-7: Reduce energy use and improve energy efficiency.** Mesa Verde will utilize solar power throughout the residential, business park and commercial developments. Photovoltaic panels will generate a portion of clean energy throughout the project, reducing the overall electricity need. Energy efficient appliances will also be used in the residential projects to further reduce energy needs.

8. **GOAL SUS-8: Support commercial development that serves local and regional needs.** Mesa Verde is providing up to 50,000 square feet of commercial uses and 250,000 square feet of mixed use, located at the sandalwood drive/interstate 10 interchange.

G. LEED Criteria –Some of The Criteria Are Encouraged

Leadership in Energy and Environmental Design (LEED) is a green building and project rating system created by the U.S. Green Building Council (USGBC). USGBC, founded in 1993, is a private, membership-based non-profit organization that promotes sustainability in building design, construction, and operation. Highlighted in this section are LEED Neighborhood Development criteria for a greener community, which are encouraged at time of implementation of the development.

1. **Habitat Conservation Plan - adhere to Riverside County multiple species habitat conservation plan (MSHCP)**

- a. Preservation of wildlife corridor
- b. Landscape - naturalized/native
- c. Preservation of blueline streams
- d. Bridges to accommodate wildlife

2. **Rainwater Management**

3. **Public Access to Natural Open Space**

4. **Removal of Hazardous Trees**

5. **Avoidance of Floodplains**

6. **Connectivity - Access to Freeway**

- a. County Line Road
- b. Sandalwood Drive
- c. Roberts Road to Singleton Road

7. **Encourage Bike Storage**

a. Multi-Unit Residential Buildings

- Provide short-term bicycle storage for at least 2.5% of all peak visitors, but no fewer than four storage spaces per building.
- Provide long-term bicycle storage for at least 30% of all regular building occupants, but no less than one storage space per residential unit.

b. Retail Buildings

- Provide at least two short-term bicycle storage spaces for every 5,000 square feet but no fewer than two storage spaces per building.
- Provide long-term bicycle storage for at least 5% of regular building occupants, but no fewer than two storage spaces per building in addition to the short-term bicycle storage.
- Provide at least one on-site shower with changing facility for the first 100 regular building occupants and one additional shower for every 150 regular building occupants thereafter.

c. Mixed-Use Buildings

- Meet the above requirements for the project's multi-unit residential, and retail spaces.

d. For All Projects:

- Short-term bicycle storage must be within 100 feet walking distance of any main entrance. Long-term bicycle storage must be within 100

feet walking distance of any functional entry. It must be easily accessible to all building users.

- Shower and changing facility requirements may be met by providing the equivalent of free access to on-site health club shower facilities, if the health club can be accessed without going outside.

e. Bikeable Location

- Locate the project such that the project boundary is within ¼ mile bicycling distance of an existing bicycle network that connects to at least one of the following.
- at least 10 diverse uses;
- a school or employment center, if the project total floor area is 50% or more residential; or
- All destinations must be within a 3-mile bicycling distance of the project boundary.

f. Bicycle Network

- Design the project such that at least 50% of dwelling units and nonresidential use entrances are located on an existing or planned bicycle network extending at least 3 continuous miles. Within those 3 miles the network must connect to one of the following:
- a school;
- an employment center; or
- at least 10 diverse uses.

g. Calimesa Municipal Code requires bicycle and motorcycle parking spaces for all

nonresidential uses. Number of spaces is dependent on number of automobile parking space required.

8. Encourage Neighborhood Pattern Design and Build The Project To Achieve All of The Following:

- a. 90% of new buildings have a functional entry onto the circulation network or other public space, such as a park or plaza, but not a parking lot. Whether opening to the circulation network or other public space, the functional entry must be connected to a sidewalk or equivalent provision for walking. If the public space is a square, park, or plaza, it must be at least 50 feet deep, measured at a point perpendicular to each entry.

- b. Continuous sidewalks or equivalent all-weather routes for walking are provided along both sides of 90% of the circulation network block length within the project, including the project side of circulation network bordering the project. Bicycle- and pedestrian-only paths meet this requirement. New sidewalks must be at least 8 feet wide on retail or mixed-use blocks and at least 4 feet wide on all other blocks.

- c. No more than 20% of the block length of the roadways within the project is faced directly by garage and service bay openings. Local streets and alleys may be omitted from the calculations.

9. Encourage Internal Connectivity

- a. Design and build the project such that its internal connectivity is at least 140 intersections per square mile.

b. Any part of the circulation network counted toward the connectivity requirement must be available for general public use at all times and not gated. Additionally, no more than 10% of the project area may be accessed via circulation network that is gated. Education campuses, health care campuses, and military bases where gates are used for security purposes are exempt from the 10% limit, and intersections within those projects may be counted toward the connectivity requirement.

c. Design and build the project with at least one through-connection (of the circulation network) intersecting or terminating at the project boundary at least every 800 feet, or at existing abutting intervals and intersections of the circulation network, whichever is the shorter distance. These requirements do not apply to portions of the boundary where connections cannot be made because of physical obstacles, such as prior platting of property, construction of existing buildings or other barriers, slopes steeper than 15%, wetlands and water bodies, railroad and utility rights-of-way, existing limited-access motor vehicle rights-of-way, and parks and dedicated open space.

10. Compact Development

- a. Cluster Residential consists of Single Family Cluster, Townhomes, and Multi-Family
- b. Employment uses include Business Park, Office, Education, and Logistics
- c. Commercial and Mixed Use

11. Mixed Use - Variety of Uses

- a. Residential
- b. Commercial
- c. Employment
- d. Recreation, and
- e. Education

12. Affordability-Size of Units - Variety of unit sizes at densities from 5 dwelling units an acre to 24 dwelling units an acre to provide affordable options.

13. Carpool or Shared Use Parking

- a. Preferred spaces for carpool or shared use are provided. Number of spaces is dependent on the number of automobile spaces provided per the Calimesa Municipal Code

14. Community Outreach will be Administered by the City during the public hearing process

15. Neighborhood Garden is located in Planning Area 46, Private Recreation.

16. Treelined Streets

- a. Tree-Lined Blocks – Option 1 – Provide trees at intervals of no more than 50 feet (exempting driveways) along at least 60% of the total existing and planned block length within the project, and on the project side of blocks bordering the project, between the vehicle travel way (if there is one) and walkway. Alleys may be exempted from the block length calculations.

AND/OR

- b. Shaded Sidewalks – Option 2 – Provide shade from trees or permanent structures over at least 40% of the total length of

existing and planned sidewalks within or bordering the project (alleys may be exempted). Trees must provide shade within 10 years of landscape installation. Use the estimated crown diameter to calculate the length of sidewalk shaded.

AND

- c. For All Projects with Street Tree Plantings – From a registered landscape architect, obtain a determination that planting details are appropriate to growing healthy trees, taking into account tree species, root medium, and width and soil volume of planter strips or wells, and that the selected tree species are not considered invasive in the project context according to USDA or the state agricultural extension service.

17. Construction Practices

- a. Create and implement an erosion and sedimentation control plan for all new construction activities associated with the project. The plan must incorporate best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The BMPs must be selected from EPA's BMPs for construction and post-construction site runoff control.
- b. The erosion and sedimentation control plan must list the BMPs employed and describe how the project team will do the following:
- preserve vegetation and mark clearing limits;
 - establish and delineate construction access;
 - control flow rates;

- install sediment controls;
- stabilize soils;
- prevent soil loss during construction;
- stockpile topsoil for reuse;
- protect slopes;
- protect drain inlets, all rainwater conveyance systems, and receiving water bodies;
- stabilize channels and outlets;
- control pollutants including dust and particulate matter;
- control dewatering;
- maintain the BMPs; and
- manage the erosion and sedimentation control plan.

18. Encourage Heat Island Reduction

- a. Nonroof – Option 1 - Use any combination of the following strategies for 50% of the nonroof site paving (including roads, sidewalks, courtyards, parking lots, parking structures, and driveways):
- Use the existing plant material or install plants that provide shade over the paving areas on the site within 10 years of plant material installation.
 - Install and plant planters, either at grade or raised. Plant material cannot include artificial turf.
 - Provide shade with structures covered by energy generation systems, such as solar thermal collectors, photovoltaics, and wind turbines, that produce energy used to offset some nonrenewable resource use.

- Provide shade with architectural devices or structures that have a three-year aged solar reflectance (SR) value of at least 0.28. If three-year aged value information is not available, use materials with an initial SR of at least 0.33 at installation.
- Provide shade with vegetated structures.
- Use paving materials with a three-year aged solar reflectance (SR) value of at least 0.28. If three-year aged value information is not available, use materials with an initial SR of at least 0.33 at installation.
- Use an open-grid pavement system (at least 50% unbound).

- b. High-Reflectance and Vegetated Roofs – Option 2 - Use roofing materials that have an SRI equal to or greater than the values in Table 1 of the LEED for Neighborhood Development Heat Island Reduction section. Meet the three-year aged SRI value (if three-year aged value information is not available, use materials that meet the initial SRI value) for a minimum of 75% of the roof area of all new buildings within the project, or install a vegetated ("green") roof for at least 75% of the roof area of all new buildings within the project.

19. Solar Orientation

- a. Design and orient 75% or more of the project's total building floor area (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west. The length-to-

width ratio applies only to walls enclosing conditioned spaces; walls enclosing unconditioned spaces, such as garages, arcades, or porches, cannot contribute to credit achievement. The surface area of equator-facing vertical surfaces and slopes of roofs of buildings counting toward credit achievement must not be more than 25% shaded at the time of initial occupancy, measured at noon on the winter solstice.

20. Light Pollution

- a. Exterior Lighting for Circulation Network – For any portions of the circulation network not governed by national, state, or other superseding regulations, do not install street lighting unless conditions warrant the need for street lighting. New and existing street lighting luminaires must not emit any light above 90 degrees (horizontal), based on the photometric characteristics of each luminaire when mounted in the same orientation and tilt as specified in the project design or as currently installed.
- b. Exception for ornamental luminaires: Using the lowest MLO lighting zone for immediately adjacent properties, meet the requirements of the IES/IDA MLO, Table H. AND Exterior Lighting for All Other Areas Use either the BUG method (Option 1) or the calculation method (Option 2) to meet uplight and light trespass requirements.

APPENDIX E: PLANT PALETTE



APPENDIX E: PLANT PALETTE

PLANT SPECIES

GRASSLANDS								
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks	
TREES								
Arbutus 'Marina'	N.C.N	M	●	●	●	●	●	
Brachychiton populneus	Bottle Tree	L	●	●	●	●	●	
Ceratonia siliqua	Carob	L	●	●	●	●	●	
Cercis canadensis	Eastern Redbud	M	●			●	●	
Cercis occidentalis	Western Redbud	L	●	●		●	●	
Citrus spp.	Citrus	M	●	●	●	●	●	
Eriobotrya deflexa	Bronze Loquat	M	●	●	●	●	●	
Feijoa sellowiana	Pineapple Guava	M				●	●	
Ginkgo biloba	Maidenhair Tree	M	●	●		●	●	
Jacaranda mimosifolia	Jacaranda	M			●	●	●	
Koelreuteria paniculata	Golden Rain Tree	L			●	●	●	
Lagerstroemia indica	Crape Myrtle	M	●	●	●	●	●	
Platanus racemosa	California Sycamore	M	●	●			●	
Platanus x acerifolia 'Columbia'	Planetree	M	●	●	●	●	●	
Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	M	●	●	●	●	●	
Pyrus calleryana 'Bradford'	Bradford Callery Pear	M	●	●	●	●	●	
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	M	●	●	●	●	●	
Quercus agrifolia	Coast Live Oak	L	●	●			●	
Quercus engelmannii	Engelmann Oak, Mesa	L	●	●			●	
Quercus lobata	Valley Oak	M	●	●			●	
Quercus virginiana	Southern Live Oak	M	●	●	●	●	●	
Robinia X ambigua 'Purple Robe'	Purple Robe Locust	L			●	●	●	
Yucca brevifolia	Joshua Tree	VL	●			●	●	

NOTES:

List of abbreviations can be found on page E-68.

No tree species shall be more than 15% of the total plant palette used within the project



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●		B			●	●	
●		●	B	●		●	●	●
●		●		●		●		
●	●			●	●		●	
●	●	●		●	●		●	
●		●		●		●		
●		●	B	●		●	●	
●		●	B	●		●	●	
●	●	●	B	●	●			
●				●	●			
●		●	B		●			
●		●	B	●	●		●	
●	●	●	B,C,D	●	●			
●			B	●	●			
●				●	●		●	
●				●	●		●	
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●		B	●		●		
●	●	●		●	●			
●	●	●	A,B	●		●	●	





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - LARGE

Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dendromecon rigida	Bush Poppy	VL					●
Dodonaea viscosa	Hopseed Bush	M	●	●		●	●
Echium candicans 'Select Blue'	Select Blue 'Pride of Madera'	L	●	●			●
Heteromeles arbutifolia	Toyon	L	●	●		●	●
Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●
Ligustrum J. 'Texanum'	Texas Privet	M	●	●		●	●
Osmanthus fragrans	Sweet Olive	M	●				●
Prunus caroliniana	Carolina Laurel Cherry	M	●	●	●	●	●
Rhamnus californica	Coffee Berry	L				●	●
Rhus ovata	Sugar Bush	L	●	●		●	●
Romneya coulteri	Matilija Poppy	VL	●	●		●	●
Westringia fruticosa	Coast Rosemary	L	●	●	●	●	●

SHRUBS - MIDSTORY

Anigozanthos flavidus 'Velvet series'	Kangaroo Paw	L	●	●	●	●	●
Arctostaphylos refugioensis	Rufio Manzanita	L	●	●	●	●	●
Arctostaphylos spp.	Manzanita	VL-M	●	●	●	●	●
Arctostaphylos x 'Greensphere'	Greensphere Manzanita	L	●	●	●	●	●
Artemisia tridentata	Sagebrush	VL					
Calliandra californica	Baja Fairy Duster	L	●			●	●
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

No tree species shall be more than 15% of the total plant palette used within the project



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●	●	●	B,C,D		●	●		
●	●	●				●		
●	●	●		●		●		●
●	●	●				●		
●	●	●		●		●		●
●		●		●		●		●
●	●	●	B	●		●		●
	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C		●			
●		●	B	●		●		

●		●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
						●		
●	●		B,C,D	●		●		
●		●	B,C,D			●		
●	●	●	B,C,D	●		●		





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - MIDSTORY

Cistus sp.	Rockrose	L	●	●	●	●	●
Encelia californica	California Encelia	L					●
Epilobium canum	California Fuschia	L					
Fremontodendron californicum	California Flannel Bush	VL					●
Fremontodendron spp.	Flannel Bush	VL					●
Galvezia speciosa	Bush Snapdragon	L	●	●		●	●
Kniphofia uvaria	Red Hot Poker	L	●	●	●	●	●
Leptospermum spp.	New Zealand Tea Tree	L	●	●	●	●	●
Leucophyllum spp.	Texas Ranger	L	●	●	●	●	●
Liriope spp.	Lilyturf	M	●	●	●	●	●
Phormium spp.	Flax	M	●	●	●	●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosa californica	California Wild Rose	L	●	●	●	●	●
Strelitzia reginae	Bird of Paradise	M	●	●	●	●	●
Yucca filamentosa 'Color Guard'	Adam's needle	VL	●			●	

SHRUBS - LOW OR ACCENT

Acacia redolens	N.C.N	L	●	●	●	●	●
Achillea millefolium 'Heidi'	Yarro 'Heidi'	L		●	●		●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●		●
Agave macroacantha	Black-spined Agave	L	●	●		●	●
Agave shawii	Shaw's Century Plant	L	●	●		●	●
Agave weberi	Smooth-edge Agave	L	●	●		●	●

NOTES:

List of abbreviations can be found on page E-68.

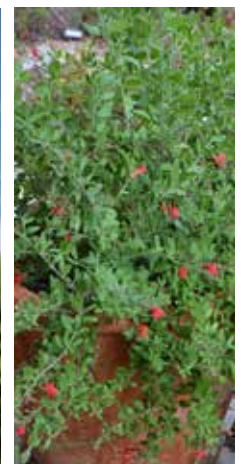
No tree species shall be more than 15% of the total plant palette used within the project



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●		●	B	●		●		
●	●	●	B,C,D	●		●		
	●	●				●		
	●	●	B,C,D		●			
	●	●	B,C,D		●			
●	●	●				●		
●		●	A,B	●		●	●	
●		●		●		●		
●		●	B,C,D	●		●		
●		●	A,B	●		●		
●		●		●		●		
●		●		●		●		
●		●	A,B	●		●	●	
●		●		●		●	●	
●		●	A,B	●		●	●	

●				●		●		
●	●	●	A,B,C	●		●		
●	●	●	A,B,C	●		●		
●	●	●	A,B			●	●	
●	●	●	A,B			●	●	
●	●	●	A,B	●		●	●	





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - LOW OR ACCENT

Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●	●	●
Asclepias californica	California Milkweed	L				●	●
Asclepias eriocarpa	Woollypod Milkweed	L				●	●
Asclepias incarnata	Pink Milkweed	M				●	●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Callistemon 'Little John'	Little John Bottlebrush	L	●	●	●	●	●
Carex divulsa	Grassland Sedge	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●
Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Cistus hybridus	White Rockrose	L	●	●	●	●	●
Cistus incanus	Mauve Rockrose	L	●	●	●	●	●
Cistus spp.	Rockrose	L	●	●	●	●	●
Cistus x purpureus	Orchid Rockrose	L	●	●	●	●	●
Echinocactus grusonii	Golden Barrel Cactus	L	●			●	
Hesperaloe parviflora	Red Yucca	L	●	●	●	●	●
Keckiella spp.	Penestemon	L				●	●
Lavandula dentate	French Lavender	L	●	●	●	●	●
Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	L	●	●	●	●	●
Lavendula spp.	Lavender	L	●	●	●	●	●
Mimulus bolandrei	Bolander's Monkeyflower	L	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●	●	●	B,C,D			●		
●	●	●			●			
●	●	●			●			
●	●	●		●	●			
●			B	●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D	●		●		
●		●	B	●		●		
●		●	B	●		●		
●		●	B	●		●		
●		●	B	●		●		
	●			●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●			B,C,D	●		●		
●			B,C,D	●		●		
●	●	●	B,C,D	●		●		





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - LOW OR ACCENT

Mimulus congdonii	Congdon's Monkeyflower	L	●	●	●	●	●
Mimulus douglasii	Purple Mouse Ears	L	●	●	●	●	●
Mimulus glaucescens	Shieldbract Monkeyflower	L	●	●	●	●	●
Mimulus gracilipes	Slenderstalk Monkeyflower	L	●	●	●	●	●
Mimulus inconspicuus	Smallflower Monkeyflower	L	●	●	●	●	●
Mimulus pulchellus	Yellowlip Pansy Monkeyflower	L	●	●	●	●	●
Mimulus shevockii	Kelso Creek Monkeyflower	L	●	●	●	●	●
Mimulus viscidus	Sticky Monkeyflower	L	●	●	●	●	●
Penstemon parryi	Parry's Penstemon,	L	●	●	●	●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Salvia apiana var. compacta	Compact White Sage	L	●		●	●	●
Salvia clevelandii 'Winifred Gillman'	Winnifred Gilman Cleveland Sage	L	●		●	●	●
Salvia greggii	Autumn Sage	L	●		●	●	●
Salvia leucophylla 'Point Sal'	Purple Sage	L	●		●	●	●
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	L	●		●	●	●
Salvia sonomensis	Sonoma Creeping Sage	L	●	●		●	●
Salvia species	Sage	L-M	●	●	●	●	●
Sedum albomarginatum	Feather River Stonecrop	L	●	●		●	●
Teucrium spp.	Germander	L-M					
Verbena spp.	Verbena	L-M	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	A,B,C,D	●		●		
●		●	A,B	●		●		
			X	●		●		
			X	●		●		
●	●	●	X	●		●		
			X	●		●		
			X	●		●		
●	●	●	B,C,D	●		●		
●	●	●	X	●		●		
●	●	●	A,B	●		●		
	●	●	A,B	●		●		
●	●	●	A,B	●		●		





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - GROUNDCOVER

Aloe brevifolia	Aloe	L	●			●	●
Arctostaphylos edmundsii	Little Sur Manzanita	L	●	●	●	●	●
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	●	●	●	●	●
Arctostaphylos uva-ursi	Bearberry	L-M	●	●	●	●	●
Artemesia caucasia	Caucasian Artemesia	L					●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Baileya multiradiata	Desert Marigold	L	●				
Bulbine frutescens 'Orange'	Orange Stalked Bulbine	L	●	●	●	●	●
Ceanothus griseus horizontalis	Yankee Point	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Erigeron 'Wayne Roderick'	Wayne Roderick Daisy	L		●	●	●	●
Gilia capitata	Globe Gilia	L	●	●	●	●	●
Lantana camara 'Radiation'	Radiation Bush Lantana	L	●	●	●	●	●
Lantana spp.	Lantana	L	●	●	●	●	●
Santolina chamaecyparissus	Lavender Cotton	M	●	●	●	●	●

SHRUBS - GRASSES

Bouteloua gracilis 'Blond Ambition'	Blue Grama	L	●	●	●	●	●
Festuca mairei	Atlas Fescue	M	●	●	●	●	●
Festuca 'Siskyou Blue'	Siskyou Blue Fescue	L	●	●	●	●	●
Festuca californica	California Fescue	M	●	●	●	●	●
Festuca glauca	Blue Glow Fescue	M	●	●	●	●	●
Festuca ovina glauca	Blue Fescue	M	●	●	●	●	●

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●	A,B	●		●	●	
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●		●		●		
●	●	●		●		●		
	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●		A,B,C,D	●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●				●	●	●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●				●		●		
●				●		●		





GRASSLANDS

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - GRASSES

Helictotrichon sempervirens	Blue Oat Grass	M	●	●	●	●	●
Leymus condensatus	Giant Wild Rye	L	●	●	●	●	●
Miscanthus spp.	N.C.N	M	●	●	●	●	●
Muhlenbergia rigens	Deergrass	M	●	●	●	●	●
Muhlenbergia capillaris	Pink Muhly Grass	L	●			●	●
Muhlenbergia porteri	Bush Muhly	L					
Nassella lepida	Foothill Needlegrass	VL	●	●	●	●	●
Nassella pulchra	Purple Needlegrass	VL	●	●	●	●	●
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	L	●	●		●	●
Sesleria autumnalis	Autumn Moor Grass	M	●	●	●	●	●
Sesleria 'Greenlee'	Greenlee Moor Grass	M	●	●	●	●	●

SHRUBS - VINES

Clytostoma callistigiodes	Violet Trumpet Vine	M	●	●	●	●	●
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●		●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	X	●	●	●		
●	●	●	X	●	●	●		
●			X	●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●			●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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TREES

Arbutus 'Marina'	N.C.N	M	●	●	●	●	●
Cercis canadensis	Eastern Redbud	M	●			●	●
Cercis occidentalis	Western Redbud	L	●	●		●	●
Cinnamomum camphora	Camphor Tree	M	●	●	●	●	●
Eriobotrya deflexa	Bronze Loquat	M	●	●	●	●	●
Feijoa sellowiana	Pineapple Guava	M				●	●
Jacaranda mimosifolia	Jacaranda	M			●	●	●
Juglans californica	California Black Walnut	L					
Koelreuteria paniculata	Golden Rain Tree	L			●	●	●
Lagerstroemia indica	Crape Myrtle	M	●	●	●	●	●
Pinus canariensis	Canary Island Pine	M	●	●		●	●
Pinus eldarica	Afghan Pine	L	●	●	●	●	●
Pinus torreyana	Torrey Pine	M	●			●	●
Podocarpus species	N.C.N.	M	●	●	●	●	●
Prunus cerasifera 'Krauter Versuvius'	Krauter Versuvius Flowering Plum	M	●	●	●	●	●
Prunus cerasifera 'Thundercloud'	Flowering Plum	M	●	●	●	●	●
Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	M	●	●	●	●	●
Pyrus calleryana 'Chanticlear'	Chanticlear Callery Pear	M	●	●	●	●	●
Quercus agrifolia	Coast Live Oak	L	●	●			●
Quercus engelmannii	Engelmann Oak, Mesa	L	●	●			●
Quercus ilex	Holly Oak	L	●	●	●	●	●
Quercus lobata	Valley Oak	M	●	●			●
Rhus lancea	African Sumac	L	●	●	●	●	●
Robinia X ambigua 'Purple Robe'	Maidenhair Tree	L			●	●	●
Umbellularia californica	California Laurel	M	●	●	●	●	●

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●	●		B	●		●	●	
●	●			●	●		●	
●	●	●		●	●		●	
●	●			●		●		
●		●		●	●	●	●	
●		●	B	●	●	●	●	
●				●	●			
		●	B,C,D	●	●			
●		●			●			
●		●	B	●	●		●	
●	●		X	●		●		●
●	●		X	●		●		●
●	●	●	X	●		●		●
●			B	●		●		●
●			B	●	●		●	
●			B	●	●		●	
●				●	●		●	
●				●	●		●	
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B	●		●		
●	●	●		●	●			
●	●			●		●		





CHAPPARAL							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - LARGE							
<i>Arbutus unedo</i> 'compacta'	Compact Strawberry Tree	L				●	●
<i>Buxus microphylla japonica</i> 'Green Beauty'	Japanese Boxwood	M	●	●		●	●
<i>Ceanothus</i> spp.	Wild Lilac	VL-M	●	●	●	●	●
<i>Dendromecon rigida</i>	Bush Poppy	VL					●
<i>Dodonaea viscosa</i>	Hopseed Bush	M	●	●		●	●
<i>Echium candicans</i> 'Select Blue'	Select Blue Pride of Madera	L	●	●			●
<i>Elaeagnus pungens</i>	Silverberry	L					●
<i>Euonymus japonica</i> cultivars	Japanese Euonymus	M	●	●		●	●
<i>Heteromeles arbutifolia</i>	Toyon	L	●	●		●	●
<i>Laurus nobilis</i> 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●
<i>Ligustrum</i> J. 'Texanum'	Texas Privet	M	●	●		●	●
<i>Osmanthus fragrans</i>	Sweet Olive	M	●				●
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	M	●	●	●	●	●
<i>Rhamnus californica</i>	Coffee Berry	L				●	●
<i>Rhamnus rubra</i> (<i>Frangula rubra</i>)	Sierra Coffeeberry						
<i>Rhaphiolepis indica</i>	Indian Hawthorn	M	●	●		●	●
<i>Rhus ovata</i>	Sugar Bush	L	●	●		●	●
<i>Romneya coulteri</i>	Matilija Poppy	VL	●	●		●	●
<i>Viburnum suspensum</i>	Sandankwa Viburnum	M	●	●	●	●	●
<i>Westringia fruticosa</i>	Coast Rosemary	L	●	●	●	●	●

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●	●		B	●		●		
●		●		●		●		
●	●	●	B,C,D			●		
●	●	●		●		●		●
						●		
	●	●	B			●		
●			B			●		
●	●	●	B,C,D			●		
●	●			●		●		●
●		●		●		●		●
	●	●				●		
●		●	B	●		●		●
	●	●	B,C,D			●		
	●	●	B,C,D			●		
●		●	B,C,D			●		
●	●	●	B,C,D			●		
●	-	●	B,C			●		
●		●	B			●		
●		●	B	●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - MIDSTORY

Anigozanthos flavidus 'Velvet Series'	Kangaroo Paw	L	●	●	●	●	●
Arctostaphylos refugioensis	Rufio Manzanita	L	●	●	●	●	●
Arctostaphylos spp.	Manzanita	VL-M	●	●	●	●	●
Arctostaphylos x 'Greensphere'	Greensphere Manzanita	L	●	●	●	●	●
Artemisia tridentata	Sagebrush	VL					
Buddleja davidii 'Black Knight'	Butterfly Bush	M	●			●	●
Calliandra californica	Baja Fairy Duster	L	●			●	●
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Cistus sp.	Rockrose	L	●	●	●	●	●
Dietes spp.	Fortnight Lily	M	●	●	●	●	●
Encelia californica	California Encelia	L					●
Epilobium canum	California Fuschia	L					
Eremophila maculata 'Valentine'	Valentine Emu Bush	L	●		●	●	●
Fremontodendron spp.	Flannel Bush	VL					●
Galvezia speciosa	Bush Snapdragon	L	●	●		●	●
Kniphofia uvaria	Red Hot Poker	L	●	●	●	●	●
Leptospermum spp.	New Zealand Tea Tree	L	●	●	●	●	●
Leucophyllum spp.	Texas Ranger	L	●	●	●	●	●
Liriope spp.	Lilyturf	M	●	●	●	●	●
Phlomis fruticosa	Jerusalem Sage	L	●	●	●	●	
Phormium spp.	Flax	M	●	●	●	●	●
Pittosporum spp.	Mock Orange	M	●	●	●	●	●

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●		●	A,B	●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
						●		
●	●		B	●		●		
●	●		B,C,D	●		●		
●		●	B,C,D			●		
●	●	●	B,C,D			●		
●		●	B	●		●		
●	●		B	●		●		
●	●	●	B,C,D		●			
	●	●				●		
●	●			●		●		
	●	●	B,C,D		●			
●	●	●	A,B	●		●		
●		●		●		●	●	
●		●	B,C,D	●		●		
●			A,B	●		●		
●	●		B	●		●		
●		●		●		●		
●		●	B	●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - MIDSTORY

Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	M	●			●	●
Rhaphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●
Ribes speciosum	Fuchsia Flowering Gooseberry	M				●	●
Rosa 'Iceberg'	White Shrub Rose	M	●	●		●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosa californica	California Wild Rose	L	●	●	●	●	●
Rosmarinus officinalis	Rosemary	L	●	●	●	●	●
Yucca filamentosa 'Color Guard'	Adam's needle	VL	●			●	

SHRUBS - LOW OR ACCENT

Acacia redolens	N.C.N	L	●	●	●	●	●
Achillea millefolium 'Heidi'	Yarrow 'Heidi'	L		●	●		●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●		●
Agave macroacantha	Black-spined Agave	L	●	●		●	●
Aloe striata	Coral Aloe	L	●	●	●	●	●
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●	●	●
Asclepias californica	California Milkweed	L				●	●
Asclepias eriocarpa	Woollypod Milkweed	L				●	●
Asclepias incarnata	Pink Milkweed	M				●	●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Callistemon 'Little John'	Little John Bottlebrush	L	●	●	●	●	●
Carex divulsa	Grassland Sedge	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●				●		●		
●		●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	A,B	●		●		
●		●	A,B	●		●		
●		●	A,B	●		●		
●		●	X	●		●		
●			A,B	●		●	●	

●						●		
●	●	●	A,B,C	●		●		
●	●	●	A,B,C	●		●		
●	●	●	A,B			●	●	
●	●		A,B	●		●	●	
●	●	●	B,C,D			●		
●	●	●			●			
●	●	●			●			
●	●	●		●		●		
●			B	●		●		
●	●	●		●		●		
●	●	●		●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification	Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - MIDSTORY

Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	M	●				●	●
Rhaphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●	●
Ribes speciosum	Fuchsia Flowering Gooseberry	M					●	●
Rosa 'Iceberg'	White Shrub Rose	M	●	●			●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●		●	●
Rosa californica	California Wild Rose	L	●	●	●		●	●
Rosmarinus officinalis	Rosemary	L	●	●	●		●	●
Yucca filamentosa 'Color Guard'	Adam's needle	VL	●				●	

SHRUBS - LOW OR ACCENT

Acacia redolens	N.C.N	L	●	●	●	●	●	●
Achillea millefolium 'Heidi'	Yarrow 'Heidi'	L		●	●			●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●			●
Agave macroacantha	Black-spined Agave	L	●	●			●	●
Aloe striata	Coral Aloe	L	●	●	●		●	●
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●		●	●
Asclepias californica	California Milkweed	L					●	●
Asclepias eriocarpa	Woollypod Milkweed	L					●	●
Asclepias incarnata	Pink Milkweed	M					●	●
Baccharis pilularis	Coyote Bush	L	●	●	●		●	●
Callistemon 'Little John'	Little John Bottlebrush	L	●	●	●		●	●
Carex divulsa	Grassland Sedge	L	●	●	●		●	●
Carex tumulicola	Foothill Sedge	L	●	●	●		●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●				●		●		
●		●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	A,B	●		●		
●		●	A,B	●		●		
●		●	A,B	●		●		
●		●	X	●		●		
●			A,B	●		●	●	

●						●		
●	●	●	A,B,C	●		●		
●	●	●	A,B,C	●		●		
●	●	●	A,B			●	●	
●	●		A,B	●		●	●	
●	●	●	B,C,D			●		
●	●	●			●			
●	●	●			●			
●	●	●		●		●		
●			B	●		●		
●	●	●		●		●		
●	●	●		●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - LOW OR ACCENT

Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Cistus hybridus	White Rockrose	L	●	●	●	●	●
Cistus incanus	Mauve Rockrose	L	●	●	●	●	●
Cistus spp.	Rockrose	L	●	●	●	●	●
Cistus x purpureus	Orchid Rockrose	L	●	●	●	●	●
Dianella spp.	Flax lily	M	●	●	●	●	●
Echinocactus grusonii	Golden Barrel Cactus	L	●			●	
Hesperaloe parviflora	Red Yucca	L	●	●	●	●	●
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	L	●	●		●	●
Keckiella spp.	Penestemon	L				●	●
Lavandula dentate	French Lavender	L	●	●	●	●	●
Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	L	●	●	●	●	●
Lavendula spp.	Lavender	L	●	●	●	●	●
Mimulus bolandrei	Bolander's Monkeyflower	L	●	●	●	●	●
Mimulus congdonii	Congdon's Monkeyflower	L	●	●	●	●	●
Mimulus douglasii	Purple Mouse Ears	L	●	●	●	●	●
Mimulus glaucescens	Shieldbract Monkeyflower	L	●	●	●	●	●
Mimulus inconspicuus	Smallflower Monkeyflower	L	●	●	●	●	●
Mimulus viscidus	Sticky Monkeyflower	L	●	●	●	●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosmarinus officinalis	Rosemary	L	●	●	●	●	●
Salvia chamaedryoides	Germander Sage	L	●		●	●	●
Salvia greggii	Autumn Sage	L	●		●	●	●
Salvia spathacea	Hummingbird Sage	L	●		●	●	●
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	L	●		●	●	●
Salvia sonomensis	Sonoma Creeping Sage	L	●	●		●	●
Salvia species	Sage	L-M	●	●	●	●	●

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●		●	B	●		●		
●		●	B	●		●		
●		●	B	●		●		
●	●		A,B	●		●		
	●			●		●	●	
●	●	●	B,C,D	●		●	●	
●				●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●			B,C,D	●		●		
●			B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	A,B	●		●		
●		●	X	●		●		
●			X	●		●		
●	●	●	X	●		●		
●			X	●		●		
			X	●		●		
●	●	●	B,C,D	●		●		
●	●	●	X	●		●		





CHAPPARAL							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - LOW OR ACCENT

Sedum albomarginatum	Feather River Stonecrop	L	●	●		●	●
Teucrium spp.	Germander	L-M					
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●
Verbena spp.	Verbena	L-M	●	●	●	●	●
Zephyanthes spp.	Rain Lily	M	●	●	●	●	●

SHRUBS - GROUNDCOVER

Aloe brevifolia	Aloe	L	●			●	●
Arctostaphylos edmundsii	Little Sur Manzanita	L	●	●	●	●	●
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	●	●	●	●	●
Arctostaphylos uva-ursi	Bearberry	L-M	●	●	●	●	●
Artemesia caucasia	Caucasian Artemesia	L					●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Ceanothus griseus horizontalis	Yankee Point	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Correa pulchella	Australian Fuchsia	L					●
Dymondia margaretae	Silver Carpet	L	●	●	●	●	●
Gilia capitata	Globe Gilia	L	●	●	●	●	●
Lantana camara 'Radiation'	Radiation Bush Lantana	L	●	●	●	●	●
Lantana spp.	Lantana	L	●	●	●	●	●
Rosmarinus officialis 'Prostrate Rosemary'	Prostrate Rosemary	L	●	●	●	●	●
Santolina chamaecyparissus	Lavender Cotton	M	●	●	●	●	●
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●

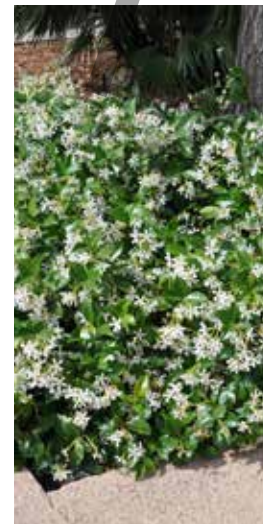
NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●	A,B	●		●		
	●	●	A,B	●		●		
●			B	●		●		
●	●	●	A,B	●		●		
●	●	●		●		●		
●	●	●	A,B	●		●	●	
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●				●		
●	●	●				●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●		●		●		
●	●		A,B			●		
●	●	●		●		●		
●	●	●		●		●		
●		●		●		●		
●		●	X	●		●		
●	●	●		●		●		
●	●	●	B	●		●		





CHAPPARAL

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - GRASSES

Bouteloua gracilis 'Blond Ambition'	Blue Grama	L	●	●	●	●	●
Festuca mairei	Atlas Fescue	M	●	●	●	●	●
Festuca 'Siskyou Blue'	Siskyou Blue Fescue	L	●	●	●	●	●
Festuca californica	California Fescue	M	●	●	●	●	●
Festuca glauca	Blue Glow Fescue	M	●	●	●	●	●
Festuca ovina glauca	Blue Fescue	M	●	●	●	●	●
Miscanthus spp.	N.C.N	M	●	●	●	●	●
Muhlenbergia rigens	Deergrass	M	●	●	●	●	●
Muhlenbergia capillaris	Pink Muhly Grass	L	●			●	●
Nassella lepida	Foothill Needlegrass	VL	●	●	●	●	●
Nassella pulchra	Purple Needlegrass	VL	●	●	●	●	●
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	L	●	●		●	●
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	L	●	●		●	●
Sesleria autumnalis	Autumn Moor Grass	M	●	●	●	●	●
Sesleria 'Greenlee'	Greenlee Moor Grass	M	●	●	●	●	●

SHRUBS - VINES

Clytostoma callistigiodes	Violet Trumpet Vine	M	●	●	●	●	●
Distictis buccinatoria	Blood Red Trumpet Vine	M	●	●	●	●	●
Ficus pumila	Creeping Fig	M	●	●	●	●	●
Hardenbergia violacea	Lilac Vine	M	●	●	●	●	●
Rosa Spp.	Rose	L	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●				●	●	●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●				●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	X		●	●		
●	●	●	X		●	●		
●				●		●		
●			X	●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		





RIPARIAN SCRUB

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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TREES

Acer macrophyllum	Big Leaf Maple	H	●	●		●	●
Acer palmatum spp.	Maple	H	●			●	●
Alnus rhombifolia	White Alder	H					●
Fraxinus velutina	Arizona Ash	M	●	●	●	●	●
Fraxinus velutina 'Modesto'	Modesto Ash	M	●	●	●	●	●
Liquidambar styraciflua	Sweet Gum	M	●	●	●	●	●
Liquidambar styraciflua 'Rotundiloba'	American Sweet Gum (Fruitless)	M	●	●	●	●	●
Liriodendron tulipifera	Tulip Tree	H	●	●	●	●	●
Pistacia chinensis	Chinese Pistache	M			●	●	●
Platanus racemosa	California Sycamore	M	●	●			●
Platanus X acerifolia 'Bloodgood'	Bloodgood London Plane Tree	M	●	●	●	●	●
Platanus x acerifolia 'Columbia'	Columbia Planetree	M	●	●	●	●	●

SHRUBS - LARGE

Arbutus unedo 'compacta'	Compact Strawberry Tree	L				●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Heteromeles arbutifolia	Toyon	L	●	●		●	●
Rhamnus californica	Coffee Berry	L				●	●
Raphiolepis indica	Indian Hawthorn	M	●	●		●	●
Rhus ovata	Sugar Bush	L	●	●		●	●
Ribes viburnifolium	Evergreen Currant	M				●	●

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
----------------------------	---------------------	--------------------------	--	------------------------	-----------	-----------	--------	-------------------

●	●	●		●	●			
●	●	●		●	●		●	
●	●	●	B	●	●			
●	●		B	●	●			
●	●		B	●	●			
●	●	●		●	●			●
●	●			●	●			●
●		●	B	●	●			
●		●	B	●	●			
●	●	●	B,C,D	●	●			
●	●			●	●			
●				●	●			

●	●		B	●		●	●	
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
	●	●	B,C,D			●		
●		●	B	●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		





RIPARIAN SCRUB

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - MIDSTORY

Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Diets spp.	Fortnight Lily	M	●	●	●	●	●
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●
Liriope spp.	Lilyturf	M	●	●	●	●	●
Rhaphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●
Ribes aureum	Golden Currant	L				●	●

SHRUBS - LOW OR ACCENT

Achillea millefolium 'Heidi'	Yarro 'Heidi'	L		●	●		●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●		●
Asclepias californica	California Milkweed	L				●	●
Asclepias eriocarpa	Woollypod Milkweed	L				●	●
Asclepias incarnata	Pink Milkweed	M				●	●
Carex divulsa	Grassland Sedge	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dianella spp.	Flax lily	M	●	●	●	●	●
Heuchera spp.	Coral Bells	L-H	●	●	●	●	●
Penstemon parryi	Parry's Penstemon,	L		●	●	●	●
Zephyanthes spp.	Rain Lily	M	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
----------------------------	---------------------	--------------------------	--	------------------------	-----------	-----------	--------	-------------------

●		●	B,C,D	●		●		
●	●	●	B,C,D			●		
●	●		B	●		●		
●	●	●				●		
●			A,B	●		●		
●		●	B	●		●		
●	●	●	B,C,D			●		

●	●	●	A,B,C	●		●		
●	●	●	A,B,C	●		●		
●	●	●				●		
●	●	●				●		
●	●	●				●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●		A,B	●		●		
●	●	●				●		
●	●		A,B,C,D	●		●		
●	●	●		●		●		





RIPARIAN SCRUB							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - GROUNDCOVER							
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Erigeron 'Wayne Roderick'	Wayne Roderick Daisy	L		●	●	●	●
SHRUBS - GRASSES							
Juncus acutus	Spiny Rush	VL-M	●	●	●	●	●
Juncus patens	California Grey Rush	L					●
Muhlenbergia rigens	Deergrass	M	●	●	●	●	●
SHRUBS - VINES							
Distictis buccinatoria	Blood Red Trumpet Vine	M	●	●	●	●	●
Hibbertia scandens	Gold Guinea Vine	M	●	●	●	●	●

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Private Parks / Recreation								
Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●	B,C,D			●		
●	●			●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●			●		●		
●	●			●		●		





ALLUVIAL FAN								
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks	
TREES								
<i>Alnus cordata</i>	Italian Alder	M						●
<i>Alnus rhombifolia</i>	White Alder	H						●
<i>Fraxinus velutina</i>	Arizona Ash	M	●	●	●	●	●	●
<i>Fraxinus velutina</i> 'Modesto'	Modesto Ash	M	●	●	●	●	●	●
<i>Ginkgo biloba</i>	Maidenhair Tree	M	●	●		●	●	●
<i>Liquidambar styraciflua</i> 'Rotundiloba'	American Sweet Gum (Fruitless)	M	●	●	●	●	●	●
<i>Liriodendron tulipifera</i>	Tulip Tree	H	●	●	●	●	●	●
<i>Platanus racemosa</i>	California Sycamore	M	●	●				●
SHRUBS - LARGE								
<i>Ceanothus</i> spp.	Wild Lilac	VL-M	●	●	●	●	●	●
<i>Euonymus japonica</i> cultivars	Japanese Euonymus	M	●	●		●	●	●
<i>Heteromeles arbutifolia</i>	Toyon	L	●	●		●	●	●
<i>Ligustrum</i> J. 'Texanum'	Texas Privet	M	●	●		●	●	●
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	M	●	●	●	●	●	●
<i>Rhamnus californica</i>	Coffee Berry	L				●	●	●
<i>Rhaphiolepis indica</i>	Indian Hawthorn	M	●	●		●	●	●
<i>Rhus Ovata</i>	Sugar Bush	L	●	●		●	●	●
<i>Ribes viburnifolium</i>	Evergreen Currant	M				●	●	●
SHRUBS - MIDSTORY								
<i>Arctostaphylos</i> spp.	Manzanita	VL-M	●	●	●	●	●	●
<i>Ceanothus griseus</i> var. <i>horizontalis</i>	Carmel Creeper Ceanothus	M	●	●	●	●	●	●
<i>Ceanothus</i> spp.	Wild Lilac	VL-M	●	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

No tree species shall be more than 15% of the total plant palette used within the project



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●		●	●			
●	●	●	B	●	●			
●	●		B	●	●			
●	●		B	●	●			
●	●	●	B	●	●		●	
●	●			●	●			●
●		●	B	●	●		●	
●	●	●	B,C,D	●	●			
●	●	●	B,C,D	●		●		
●				●		●		
●	●	●	B,C,D	●		●		
●		●		●		●		
●		●		●		●		
	●	●	B,C,D	●		●		
●		●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●		●	B,C,D	●		●		
●	●	●	B,C,D	●		●		





ALLUVIAL FAN							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - MIDSTORY							
Dietes spp.	Fortnight Lily	M	●	●	●	●	●
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●
Leptospermum spp.	New Zealand Tea Tree	L	●	●	●	●	●
Liriope spp.	Lilyturf	M	●	●	●	●	●
Rhaphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●
Ribes aureum	Golden Currant	L				●	●
Yucca filamentosa 'Color Guard'	Adam's needle	VL	●			●	
SHRUBS - LOW OR ACCENT							
Achillea millefolium 'Heidi'	Yarro 'Heidi'	L		●	●		●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●		●
Asclepias californica	California Milkweed	L				●	●
Asclepias eriocarpa	Woollypod Milkweed	L				●	●
Asclepias incarnata	Pink Milkweed	M				●	●
Carex divulsa	Grassland Sedge	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dianella spp.	Flax lily	M	●	●	●	●	●
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●
Salvia apiana var. compacta	Compact White Sage	L	●		●	●	●
Salvia clevelandii 'Winifred Gillman'	Winnifred Gilman Cleveland Sage	L	●		●	●	●
Salvia leucophylla 'Point Sal'	Purple Sage	L	●		●	●	●
Zephyranthes spp.	Rain Lily	M	●	●	●	●	●
SHRUBS - GROUNDCOVER							
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Gilia capitata	Globe Gilia	L	●	●	●	●	●

NOTES:

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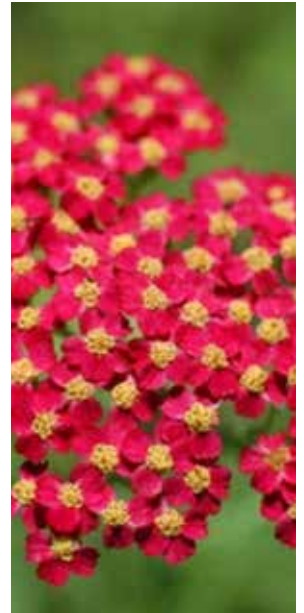


Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●	●		B	●		●		
●	●	●		●		●		
●		●		●		●		
●			A,B	●		●		
●		●		●		●		
●	●	●	B,C,D	●		●		
●			A,B	●		●		

●	●	●	A,B,C			●		
●	●	●	A,B,C			●		
●	●	●			●			
●	●	●			●			
●	●	●			●			
●	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●		A,B	●		●		
●	●	●		●		●		
			X	●		●		
			X	●		●	●	
			X	●		●		
●	●	●				●		

●	●	●	B,C,D			●		
●	●	●		●		●		





ALLUVIAL FAN							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - GRASSES

Festuca mairei	Atlas Fescue	M	●	●	●	●	●
Juncus acutus	Spiny Rush	VL-M	●	●	●	●	●
Juncus patens	California Grey Rush	L					●
Leymus condensatus	Giant Wild Rye	L	●	●	●	●	●
Miscanthus spp.	N.C.N	M	●	●	●	●	●
Muhlenbergia rigens	Deergrass	M	●	●	●	●	●
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	L	●	●		●	●
Sesleria autumnalis	Autumn Moor Grass	M	●	●	●	●	●
Sesleria 'Greenlee'	Greenlee Moor Grass	M	●	●	●	●	●

SHRUBS - VINES

Distictis buccinatoria	Blood Red Trumpet Vine	M	●	●	●	●	●
Hibbertia scandens	Gold Guinea Vine	M	●	●	●	●	●

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●	●	●		●		●		
●	●	●				●		
●	●	●				●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	X	●		●		
●	●	●				●		
●	●	●				●		
●	●	●				●		
●	●	●		●		●		
●	●	●		●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
TREES							
Arbutus 'Marina'	N.C.N	M	●	●	●	●	●
Cercis canadensis	Eastern Redbud	M	●			●	●
Cercis occidentalis	Western Redbud	L	●	●		●	●
Geijera parviflora	Australian Willow	M			●	●	●
Juglans californica	California Black Walnut	L					
Lagerstroemi indica	Crape Myrtle	M	●	●	●	●	●
Magnolia grandiflora (Varieties)	Southern Magnolia	M	●	●	●	●	●
Pinus canariensis	Canary Island Pine	M	●	●		●	●
Pinus eldarica	Afghan Pine	L	●	●	●	●	●
Pinus pinea	Italian Stone Pine	L	●			●	●
Pinus strobus 'Contorta'	Contorted White Pine	M					
Pinus strobus 'Nana Pendula'	Dwarf Weeping White Pine	M					
Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine	L					
Pinus sylvestris 'Nana'	Dwarf Scotch Pine	L					
Pinus torreyana	Torrey Pine	M	●			●	●
Podocarpus species	N.C.N.	M	●	●	●	●	●
Prunus cerasifera 'Krauter Versuvius'	Krauter Versuvius Flowering Plum	M	●	●	●	●	●
Prunus cerasifera 'Thundercloud'	Flowering Plum	M	●	●	●	●	●
Quercus agrifolia	Coast Live Oak	L	●	●			●
Quercus engelmannii	Engelmann Oak, Mesa	L	●	●			●
Robinia X ambigua 'Purple Robe'	Maidenhair Tree	L			●	●	●
Tipuana tipu	Tipu Tree (Semi-evergreen)	M	●	●	●	●	●

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●		B	●		●	●	
●	●			●	●		●	
●	●	●		●	●		●	
●	●		B	●		●		
		●	B,C,D	●	●			
●		●	B	●	●		●	
●			B	●		●		
●	●		X	●		●		●
●	●		X	●		●		●
●	●	●	X	●		●		●
			X			●		●
			X			●		●
			X			●		●
			X			●		●
●	●	●	X	●		●		●
●			B	●		●		●
●			B	●	●		●	
●			B	●	●		●	
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●		●	●			
●	●		B	●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - LARGE							
Abelia species	Glossy Abelia	M	●	●		●	●
Abelia x grandiflora	Glossy Abelia	M	●	●		●	●
Arctostaphylos species	Manzanita	VL-M	●	●		●	●
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	M	●	●		●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dendromecon rigida	Bush Poppy	VL					●
Dodonaea viscosa	Hopseed Bush	M	●	●		●	●
Elaeagnus pungens	Silverberry	L					●
Euonymus japonica cultivars	Japanese Euonymus	M	●	●		●	●
Heteromeles arbutifolia	Toyon	L	●	●		●	●
Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●
Ligustrum J. 'Texanum'	Texas Privet	M	●	●		●	●
Myrsine africana	African Boxwood	M	●	●	●	●	●
Prunus caroliniana	Carolina Laurel Cherry	M	●	●	●	●	●
Rhamnus californica	Coffee Berry	L				●	●
Rhamnus rubra (Frangula rubra)	Sierra Coffeeberry						
Rhaphiolepis indica	Indian Hawthorn	M	●	●		●	●
Rhus ovata	Sugar Bush	L	●	●		●	●
Ribes spp.	Currant	L-M				●	●
Ribes viburnifolium	Evergreen Currant	M				●	●
Romneya coulteri	Matilija Poppy	VL	●	●		●	●
Viburnum suspensum	Sandankwa Viburnum	M	●	●	●	●	●
Viburnum tinus	Laurustinus	M	●	●	●	●	●
Westringia fruticosa	Coast Rosemary	L	●	●	●	●	●

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●		●	A,B			●		
●	●	●	A,B			●		
●	●	●	B,C,D			●		
●		●				●		
●	●	●	B,C,D			●		
●	●	●				●	●	●
	●	●	B			●		
●						●		
●	●	-	B,C,D			●		
●	●					●		
●		●				●		●
●		●	B			●		●
	●	●	B,C,D			●		
	●	●	B,C,D			●		
●		●	B			●		
●	●	●	B,C,D			●		
●	●	●				●		
●	●	●	B,C,D			●		
●	-	●	B,C			●		
●		●	B			●		
●			B			●		
●		●	B			●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - LARGE							
Abelia species	Glossy Abelia	M	●	●		●	●
Abelia x grandiflora	Glossy Abelia	M	●	●		●	●
Arctostaphylos species	Manzanita	VL-M	●	●		●	●
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	M	●	●		●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dendromecon rigida	Bush Poppy	VL					●
Dodonaea viscosa	Hopseed Bush	M	●	●		●	●
Elaeagnus pungens	Silverberry	L					●
Euonymus japonica cultivars	Japanese Euonymus	M	●	●		●	●
Heteromeles arbutifolia	Toyon	L	●	●		●	●
Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●
Ligustrum J. 'Texanum'	Texas Privet	M	●	●		●	●
Myrsine africana	African Boxwood	M	●	●	●	●	●
Prunus caroliniana	Carolina Laurel Cherry	M	●	●	●	●	●
Rhamnus californica	Coffee Berry	L				●	●
Rhamnus rubra (Frangula rubra)	Sierra Coffeeberry						
Rhaphiolepis indica	Indian Hawthorn	M	●	●		●	●
Rhus ovata	Sugar Bush	L	●	●		●	●
Ribes spp.	Currant	L-M				●	●
Ribes viburnifolium	Evergreen Currant	M				●	●
Romneya coulteri	Matilija Poppy	VL	●	●		●	●
Viburnum suspensum	Sandankwa Viburnum	M	●	●	●	●	●
Viburnum tinus	Laurustinus	M	●	●	●	●	●
Westringia fruticosa	Coast Rosemary	L	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●		●	A,B			●		
●	●	●	A,B			●		
●	●	●	B,C,D			●		
●		●				●		
●	●	●	B,C,D			●		
●	●	●				●	●	●
	●	●	B			●		
●						●		
●	●	-	B,C,D			●		
●	●					●		
●		●				●		●
●		●	B			●		●
	●	●	B,C,D			●		
	●	●	B,C,D			●		
●		●	B			●		
●	●	●	B,C,D			●		
●	●	●				●		
●	●	●	B,C,D			●		
●	-	●	B,C			●		
●		●	B			●		
●			B			●		
●		●	B			●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - MIDSTORY

Arctostaphylos refugioensis	Rufio Manzanita	L	●	●	●	●	●
Arctostaphylos spp.	Manzanita	VL-M	●	●	●	●	●
Arctostaphylos x 'Greensphere'	Greensphere Manzanita	L	●	●	●	●	●
Artemisia tridentata	Sagebrush	VL					
Buddleja davidii 'Black Knight'	Butterfly Bush	M	●			●	●
Calliandra californica	Baja Fairy Duster	L	●			●	●
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Cistus sp.	Rockrose	L	●	●	●	●	●
Epilobium canum	California Fuschia	L					
Eremophila maculata 'Valentine'	Valentine Emu Bush	L	●		●	●	●
Galvezia speciosa	Bush Snapdragon	L	●	●		●	●
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●
Leptospermum spp.	New Zealand Tea Tree	L	●	●	●	●	●
Leucophyllum spp.	Texas Ranger	L	●	●	●	●	●
Myrsine africana	African Boxwood	M				●	●
Phlomis fruticosa	Jerusalem Sage	L	●	●	●	●	
Phormium spp.	Flax	M	●	●	●	●	●
Pittosporum spp.	Mock Orange	M	●	●	●	●	●
Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	M	●			●	●
Raphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●
Ribes aureum	Golden Currant	L				●	●
Ribes speciosum	Fuchsia Flowering Gooseberry	M				●	●

NOTES:

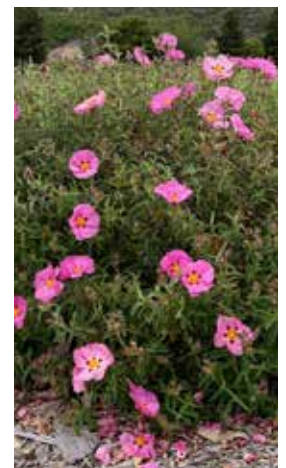
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●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
						●		
●	●		B	●		●		
●	●		B,C,D	●		●		
●		●	B,C,D			●		
●	●	●	B,C,D			●		
●		●	B	●		●		
	●	●				●		
●	●			●		●		
●	●	●		●		●		
●	●	●				●		
●		●		●		●		
●		●		●		●		
●	●		B	●		●		
●		●		●		●		
●		●	B	●		●		
●				●		●		
●		●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - MIDSTORY							
Rosa californica	California Wild Rose	L	●	●	●	●	●
Rosa 'Iceberg'	White Shrub Rose	M	●	●		●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosa californica	California Wild Rose	L	●	●	●	●	●
SHRUBS - LOW OR ACCENT							
Acacia redolens	N.C.N	L	●	●	●	●	●
Achillea millefolium 'Heidi'	Yarrow 'Heidi'	L		●	●		●
Achillea millefolium 'Paprika'	Paprika Yarrow	L		●	●		●
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●	●	●
Asclepias californica	California Milkweed	L				●	●
Asclepias eriocarpa	Woollypod Milkweed	L				●	●
Asclepias incarnata	Pink Milkweed	M				●	●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Callistemon 'Little John'	Little John Bottlebrush	L	●	●	●	●	●
Carex divulsa	Grassland Sedge	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●
Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	M	●	●	●	●	●
Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Cistus hybridus	White Rockrose	L	●	●	●	●	●
Cistus incanus	Mauve Rockrose	L	●	●	●	●	●
Cistus spp.	Rockrose	L	●	●	●	●	●

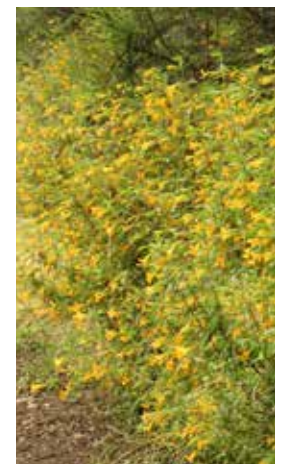
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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●		●	A,B	●		●		
●	●	●	A,B	●		●		
●		●	A,B	●		●		
●		●		●		●		
●						●		
●	●	●	A,B,C	●		●		
●	●	●	A,B,C	●		●		
●	●	●	B,C,D			●		
●	●	●			●			
●	●	●			●			
●	●	●				●		
●			B			●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D	●		●		
●		●	B	●		●		
●		●	B	●		●		
●		●	B	●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - LOW OR ACCENT							
Cistus x purpureus	Orchid Rockrose	L	●	●	●	●	●
Heuchera spp.	Coral Bells	L-H	●	●	●	●	●
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	L	●	●		●	●
Mimulus congdonii	Congdon's Monkeyflower	L	●	●	●	●	●
Mimulus glaucescens	Shieldbract Monkeyflower	L	●	●	●	●	●
Mimulus viscidus	Sticky Monkeyflower	L	●	●	●	●	●
Penstemon parryi	Parry's Penstemon,	L		●	●	●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosmarinus officinalis	Rosemary	L	●	●		●	●
Salvia chamaedryoides	Germander Sage	L	●		●	●	●
Salvia greggii	Autumn Sage	L	●		●	●	●
Salvia spathacea	Hummingbird Sage	L	●		●	●	●
Salvia x 'Bee's Bliss'	Bee's Bliss Sage	L	●		●	●	●
Salvia sonomensis	Sonoma Creeping Sage	L	●	●		●	●
Salvia species	Sage	L-M	●	●	●	●	●
Sedum albomarginatum	Feather River Stonecrop	L	●	●		●	●
Teucrium spp.	Germander	L-M					
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●
Verbena spp.	Verbena	L-M	●	●	●	●	●
Zephyranthes spp.	Rain Lily	M	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

No tree species shall be more than 15% of the total plant palette used within the project



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●		●	B	●		●		
●	●	●				●		
●				●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●		A,B,C,D	●		●		
●		●	A,B	●		●		
●		●	X	●		●		
●			X	●		●		
●	●	●	X	●		●		
●			X	●		●		
			X	●		●		
●	●	●	B,C,D	●		●		
●	●	●	X	●		●		
●	●	●	A,B	●		●		
	●	●	A,B	●		●		
●			B	●		●		
●	●	●	A,B	●		●		
●	●	●		●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - GROUNDCOVER

Arctostaphylos edmundsii	Little Sur Manzanita	L	●	●	●	●	●
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	●	●	●	●	●
Arctostaphylos uva-ursi	Bearberry	L-M	●	●	●	●	●
Artemesia caucasia	Caucasian Artemesia	L					●
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●
Bulbine frutescens 'Orange'	Orange Stalked Bulbine	L	●	●	●	●	●
Ceanothus griseus horizontalis	Yankee Point	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Correa pulchella	Australian Fuchsia	L					●
Dymondia margaretae	Silver Carpet	L	●	●	●	●	●
Erigeron 'Wayne Roderick'	Wayne Roderick Daisy	L		●	●	●	●
Fragaria chiloensis	Beach Strawberry	M	●	●	●	●	●
Gilia capitata	Globe Gilia	L	●	●	●	●	●
Lantana camara 'Radiation'	Radiation Bush Lantana	L	●	●	●	●	●
Lantana spp.	Lantana	L	●	●	●	●	●
Rosmarinus officinalis 'Prostrate Rosemary'	Prostrate Rosemary	L	●	●	●	●	●
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●				●		
●	●	●		●		●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●				●		
●	●		A,B			●		
●	●		A,B,C,D	●		●		
●	●	●				●		
●	●	●				●		
●	●	●		●		●		
●		●		●		●		
●		●	X	●		●		
●	●	●	A,B	●		●		





COASTAL SAGE							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
SHRUBS - GRASSES							
Bouteloua gracilis 'Blond Ambition'	Blue Grama	L	●	●	●	●	●
Festuca mairei	Atlas Fescue	M	●	●	●	●	●
Festuca 'Siskyou Blue'	Siskyou Blue Fescue	L	●	●	●	●	●
Festuca glauca	Blue Glow Fescue	M	●	●	●	●	●
Miscanthus spp.	N.C.N	M	●	●	●	●	●
Muhlenbergia rigens	Deergrass	M	●	●	●	●	●
Muhlenbergia capillaris	Pink Muhly Grass	L	●			●	●
Pennisetum 'Fairy Tails'	Evergreen Fountain Grass	L	●	●		●	●
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	L	●	●		●	●
Sesleria autumnalis	Autumn Moor Grass	M	●	●	●	●	●
Sesleria 'Greenlee'	Greenlee Moor Grass	M	●	●	●	●	●
SHRUBS - VINES							
Clytostoma callistigiodes	Violet Trumpet Vine	M	●	●	●	●	●
Ficus pumila	Creeping Fig	M	●	●	●	●	●
Hardenbergia violacea	Lilac Vine	M	●	●	●	●	●
Hibbertia scandens	Gold Guinea Vine	M	●	●	●	●	●
Jasminum polyanthum	Pink Jasmine	M	●	●	●	●	●
Parthenocissus tricuspidata	Boston Ivy	M	●	●	●	●	●
Rosa Spp.	Rose	L	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
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●				●	●	●		
●	●	●		●		●		
●	●	●		●		●		
●				●		●		
●	●	●		●		●		
●	●	●		●		●		
●			X	●		●		
●			X	●		●		
●	●	●		●		●		
●	●	●		●		●		

●	●			●		●		
●	●			●		●		
●	●	●		●		●		
●	●			●		●		
●	●			●		●		
●	●			●		●		
●	●	●		●		●		





WOODLAND							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
TREES							
<i>Abies concolor</i>	White Fir	M				●	●
<i>Arbutus unedo</i>	Strawberry Tree	L	●	●		●	●
<i>Calocedrus decurrens</i>	Incense Cedar	M					●
<i>Cedrus deodara</i>	Deodar Cedar	M	●	●		●	●
<i>Cinnamomum camphora</i>	Camphor Tree	M	●	●	●	●	●
<i>Pinus canariensis</i>	Canary Island Pine	M	●	●		●	●
<i>Pinus eldarica</i>	Afghan Pine	L	●	●	●	●	●
<i>Pinus pinea</i>	Italian Stone Pine	L	●			●	●
<i>Pinus strobus</i> 'Contorta'	Contorted White Pine	M					
<i>Pinus strobus</i> 'Nana Pendula'	Dwarf Weeping White Pine	M					
<i>Pinus sylvestris</i> 'Hillside Creeper'	Hillside Creeper Scotch Pine	L					
<i>Pinus sylvestris</i> 'Nana'	Dwarf Scotch Pine	L					
<i>Pinus torreyana</i>	Torrey Pine	M	●			●	●
<i>Prunus cerasifera</i> 'Krauter Versuvius'	Krauter Versuvius Flowering Plum	M	●	●	●	●	●
<i>Prunus cerasifera</i> 'Thundercloud'	Flowering Plum	M	●	●	●	●	●
<i>Quercus agrifolia</i>	Coast Live Oak	L	●	●			●
<i>Quercus engelmannii</i>	Engelmann Oak, Mesa	L	●	●			●
<i>Quercus ilex</i>	Holly Oak	L	●	●	●	●	●
<i>Quercus kelloggii</i>	California Live Oak	M	●	●			●
<i>Quercus lobata</i>	Valley Oak	M	●	●			●
<i>Quercus virginiana</i>	Southern Live Oak	M	●	●	●	●	●
<i>Rhus lancea</i>	African Sumac	L	●	●	●	●	●

NOTES:

List of abbreviations can be found on page E-68.

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●		●		●		●
●		●	B	●		●	●	
	●	●		●		●		●
●	●	●		●		●		●
●	●		X	●		●		●
●	●		X	●		●		●
●	●	●	X	●		●		●
			X			●		●
			X			●		●
			X			●		●
●	●	●	X	●		●		●
●			B	●	●		●	
●			B	●	●		●	
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B	●		●		
●	●	●	B,C,D	●		●		
●	●	●	B,C,D	●		●		
●	●		B	●		●		
●	●	●	B	●		●		





WOODLAND							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
TREES							
Ulmus parvifolia	Chinese Evergreen Elm	L	●	●	●	●	●
Umbellularia californica	California Laurel	M	●	●	●	●	●
SHRUBS - LARGE							
Abelia species	Glossy Abelia	M	●	●		●	●
Abelia x grandiflora	Glossy Abelia	M	●	●		●	●
Arbutus unedo 'compacta'	Compact Strawberry Tree	L				●	●
Arctostaphylos species	Manzanita	VL-M	●	●		●	●
Calliandra californica	Baja Fairy Duster	L	●			●	●
Dodonaea viscosa	Hopseed Bush	M	●	●		●	●
Elaeagnus pungens	Silverberry	L					●
Heteromeles arbutifolia	Toyon	L	●	●		●	●
Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●
Ligustrum J. 'Texanum'	Texas Privet	M	●	●		●	●
Mahonia nevenii	Nevin Mahonia	L					
Myrsine africana	African Boxwood	M	●	●	●	●	●
Prunus caroliniana	Carolina Laurel Cherry	M	●	●	●	●	●
Rhamnus californica	Coffee Berry	L				●	●
Rhamnus rubra (Frangula rubra)	Sierra Coffeeberry						
Rhaphiolepis indica	Indian Hawthorn	M	●	●		●	●
Rhus ovata	Sugar Bush	L	●	●		●	●
Ribes spp.	Currant	L-M				●	●
Ribes viburnifolium	Evergreen Currant	M				●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●		●		●		
●	●			●		●		
●		●	A,B	●		●		
●	●	●	A,B	●		●		
●	●		B	●		●		●
●	●	●	B,C,D			●		
●	●		B,C,D	●		●		
●	●	●		●		●		●
	●	●	B			●		
●	●	●	B,C,D			●		
●	●			●		●		●
●		●		●		●		●
	●	●	B,C,D	●		●		
●		●		●		●		
●		●	B	●		●		
	●	●	B,C,D			●		
	●	●	B,C,D			●		
●		●	B	●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		





WOODLAND							
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks

SHRUBS - LARGE

Viburnum suspensum	Sandankwa Viburnum	M	●	●	●	●	●
Viburnum tinus	Laurustinus	M	●	●	●	●	●
Westringia fruticosa	Coast Rosemary	L	●	●	●	●	●

SHRUBS - MIDSTORY

Arctostaphylos refugioensis	Rufio Manzanita	L	●	●	●	●	●
Arctostaphylos spp.	Manzanita	VL-M	●	●	●	●	●
Arctostaphylos x 'Greensphere'	Greensphere Manzanita	L	●	●	●	●	●
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Eremophila maculata 'Valentine'	Valentine Emu Bush	L	●		●	●	●
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●
Myrsine africana	African Boxwood	M				●	●
Pittosporum spp.	Mock Orange	M	●	●	●	●	●
Polygala fruticosa 'Petite Butterflies'	Petite Butterflies Sweet Pea Shrub	M	●			●	●
Raphiolepis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●
Ribes aureum	Golden Currant	L				●	●
Ribes speciosum	Fuchsia Flowering Gooseberry	M				●	●
Rosa californica	California Wild Rose	L	●	●	●	●	●
Rosa 'Iceberg'	White Shrub Rose	M	●	●		●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosa californica	California Wild Rose	L	●	●	●	●	●
Rosmarinus officinalis	Rosemary	L	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●		●	B			●		
●			B	●		●		
●		●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●		●	B,C,D			●		
●	●	●	B,C,D	●		●		
●	●			●		●		
●	●	●				●		
●		●	B	●		●		
●				●		●		
●		●	B	●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●		●	A,B	●		●		
●	●	●	A,B	●		●		
●		●	A,B	●		●		
●		●	A,B	●		●		
●		●	X	●		●		





WOODLAND

Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks
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SHRUBS - LOW OR ACCENT

Acacia redolens	N.C.N	L	●	●	●	●	●
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●	●	●
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●
Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Heuchera spp.	Coral Bells	L-H	●	●	●	●	●
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	L	●	●		●	●
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●
Rosmarinus officinalis	Rosemary	L	●	●	●	●	●
Salvia apiana var. compacta	Compact White Sage	L	●		●	●	●
Salvia greggii	Autumn Sage	L	●		●	●	●
Salvia spathacea	Hummingbird Sage	L	●		●	●	●
Salvia sonomensis	Sonoma Creeping Sage	L	●	●		●	●
Salvia species	Sage	L-M	●	●	●	●	●
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●
Zephyranthes spp.	Rain Lily	M	●	●	●	●	●

SHRUBS - GROUNDCOVER

Arctostaphylos uva-ursi	Bearberry	L-M	●	●	●	●	●
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●
Dymondia margaretae	Silver Carpet	L	●	●	●	●	●
Fragaria chiloensis	Beach Strawberry	M	●	●	●	●	●
Gilia capitata	Globe Gilia	L	●	●	●	●	●

NOTES:

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Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
----------------------------	---------------------	--------------------------	--	------------------------	-----------	-----------	--------	-------------------

●						●		
●	●	●	B,C,D			●		
●	●	●		●		●		
●	●	●	B,C,D			●		
●	●	●	B,C,D	●		●		
●				●		●		
●		●	A,B	●		●		
●		●	X	●		●		
			X	●		●		
●	●	●	X	●		●		
●			X	●		●		
●	●	●	B,C,D	●		●		
●	●	●	X	●		●		
●			B	●		●		
●	●	●		●		●		

●	●	●	B,C,D			●		
●	●	●	B,C,D			●		
●	●		A,B			●		
●	●	●				●		
●	●	●				●		





WOODLAND								
Botanical Name	Common Name	Water Use Classification Of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscapes	Commercial / School / Other Non-Residential	Public Parks	
SHRUBS - GROUNDCOVER								
Lantana camara 'Radiation'	Radiation Bush Lantana	L	●	●	●	●	●	
Rosmarinus officinalis 'Prostrate Rosemary'	Prostrate Rosemary	L	●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●	
SHRUBS - VINES								
Ficus pumila	Creeping Fig	M	●	●	●	●	●	
Hardenbergia violacea	Lilac Vine	M	●	●	●	●	●	
Hibbertia scandens	Gold Guinea Vine	M	●	●	●	●	●	
Jasminum polyanthum	Pink Jasmine	M	●	●	●	●	●	
Parthenocissus tricuspidata	Boston Ivy	M	●	●	●	●	●	
Rosa Spp.	Rose	L	●	●	●	●	●	

NOTES:

Fuel Modification Symbol Legend:

A = Setback Zone - 20'-0" setback minimum from the property line. No combustible construction allowed.

B = Irrigated Zone 50'-0" minimum width outside of A. Cleared, irrigated, and re-planted with fire resistive/drought tolerant vegetation. Some native vegetation may remain with Fire Department approval.

C = Thinning Zone - 50'-0" minimum width outside of B. All dead and/or dying vegetation removed. Per Fire Department, a percentage of native vegetation to be removed.

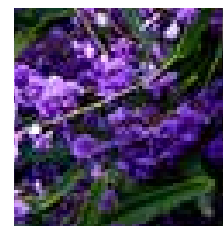
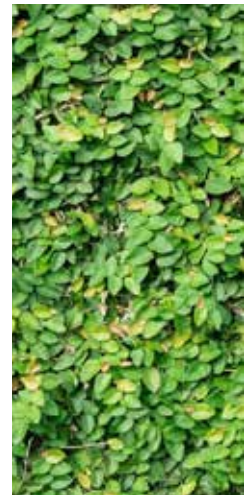
D = Interface Zone - 50'-0" minimum width outside of C. All dead and/or dying vegetation removed. Per Fire Department, a percentage of native vegetation to be removed.

X = Plant not appropriate for Fuel Modification Zones

N.C.N = No Common Name



Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas (Refer to Legend at end of tables)	Individual Residential	Deciduous	Evergreen	Accent	Vertical / Screen
●	●	●		●		●		
●		●	X	●		●		
●	●	●	B	●		●		
●	●			●		●		
●	●	●		●		●		
●	●			●		●		
●	●			●		●		
●	●	●				●		





Prohibited Plants and Trees For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

The following plant species are highly flammable and are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio.

Botanical Name	Common Name	Plant Form
Acacia species	Acacia	Shrub/Tree
Adenostema fasciculatum	Chamise	Shrub
Adenostema sparsifolium	Red Shank	Shrub/Tree
Arborvitae	Thuja	Shrub/Tree
Artemisia californica	California Sagebrush	Shrub
Anthemis cotula	Mayweed	Weed
Arundo donax	Giant reed	Grass/weed
Bambusa species	Bamboo	Shrub
Brassica nigra	Black Mustard	Weed
Brassica ropa	Yellow Mustard	Weed
Cedrus species	Cedar	Tree
Cirsium vulgare	Wild Artichoke	Weed
Conyza canadensis	Horseweed	Weed
Cortaderia selloana	Pampas Grass	Tall Grass
Cupressus species	Cypress	Tree
Cytisus species	Broom	Shrub
Eriogonum fasciculatum	Common Buckwheat	Shrub
Eucalyptus species	Eucalyptus	Shrub/Tree
Gensita species	Broom	Shrub
Hedera canariensis	Algerian Ivy	Ground Cover
Heterotheca grandiflora	Telegraph plant	Weed/shrub
Juniperus species	Junipers	Shrub
Lactuca scariola	Prickly lettuce	Weed
Liquidambar styraciflua	Sweet Gum	Tree
Miscanthus sinensis	Maiden Grass	Tall Grass
Nicotiana bigelovii	Indian tobacco	Shrub
Nicotiana glauca	Tree tobacco	Shrub
Palmae species	Palms	Tree
Pennisetum species	Fountain Grass	Ground cover
Picea species	Spruce	Tree
Pinus species	Pines	Tree
Rosmarinus species	Rosemary	Shrub
Retama monosperma	Broom	Shrub
Salvia species *	Sage	Shrub
Silybum marianum	Milk thistle	Weed
Spartium junceum	Spanish Broom	Shrub
Ulex europea	Gorse	Shrub
Urtica urens	Burning nettle	Weed
Botanical Name	Common Name	Plant Form
Washingtonia species	Palms	Tree

* Except -Salvia columbariae (chia), Salvia sonomensis (Creeping Sage)



Prohibited Plants and Trees For Fuel Modification Zones in Moderate, High & Very High Hazard Areas

Notes:

- A. Certain natives are suitable to use in Fuel Modification Zone 2, where noted, if maintained. See comments in Comment column.
- B. Plants that freeze should not be planted.
- C. Not all plants could be listed. Here are the characteristics of more fire prone species:
 - Dry and dead leaves or twigs
 - Dry, leathery leaves
 - Abundant, dense foliage
 - High oil or resin content including gums or terpenes.
 - Shaggy, rough, or peeling bark
 - Abundant number of dead leaves underneath the plant (litter)
 - Needle-like or very fine leaves
 - Foliage with low moisture

Information:

1. Some plants on this list that are considered invasive. There are many other plants considered invasive that should not be planted in a fuel modification zone and they can be found on The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php. Other plants not considered invasive at this time may be determined to be invasive after further study.
2. For the purpose of using this list as a guide in selecting plant material, it is stipulated that all plant material will burn under various conditions.
3. The absence of a particular plant, shrub, groundcover, or tree from this list does not necessarily mean it is fire resistive and does not imply that a particular plant, shrub, groundcover, or tree will be approved by the fire code official or H.O.A. for landscaping in a Wildland Urban Interface Fire Area.
4. Landscape architects may submit proposals for use of certain vegetation on a project specific basis. They shall also submit justifications as to the fire resistivity of the proposed vegetation.
5. Mesa Verde is located USDA Climate Zone 9b or Climate Zones 9b as defined in Sunset Western Garden Book. Plants, shrubs, groundcover, or trees recommended for this climate zone can be submitted for approval for landscaping purposes unless the plant is listed in this prohibited list.
6. Native, drought tolerant plants are encouraged unless they are on this list or otherwise known as flammable or invasive. Note that invasive species tend to require more maintenance are therefore discouraged.
7. Notwithstanding the type of plant not included on this list, spacing and configuration of plantings in relationship to structures is critical to stopping fire spread. Spacing and configuration shall be approved by the H.O.A.
8. This list was created by Firewise 2000, LLC. It is based on a review of several public agencies, non-profits and firesafe councils lists utilized in central and northern California.

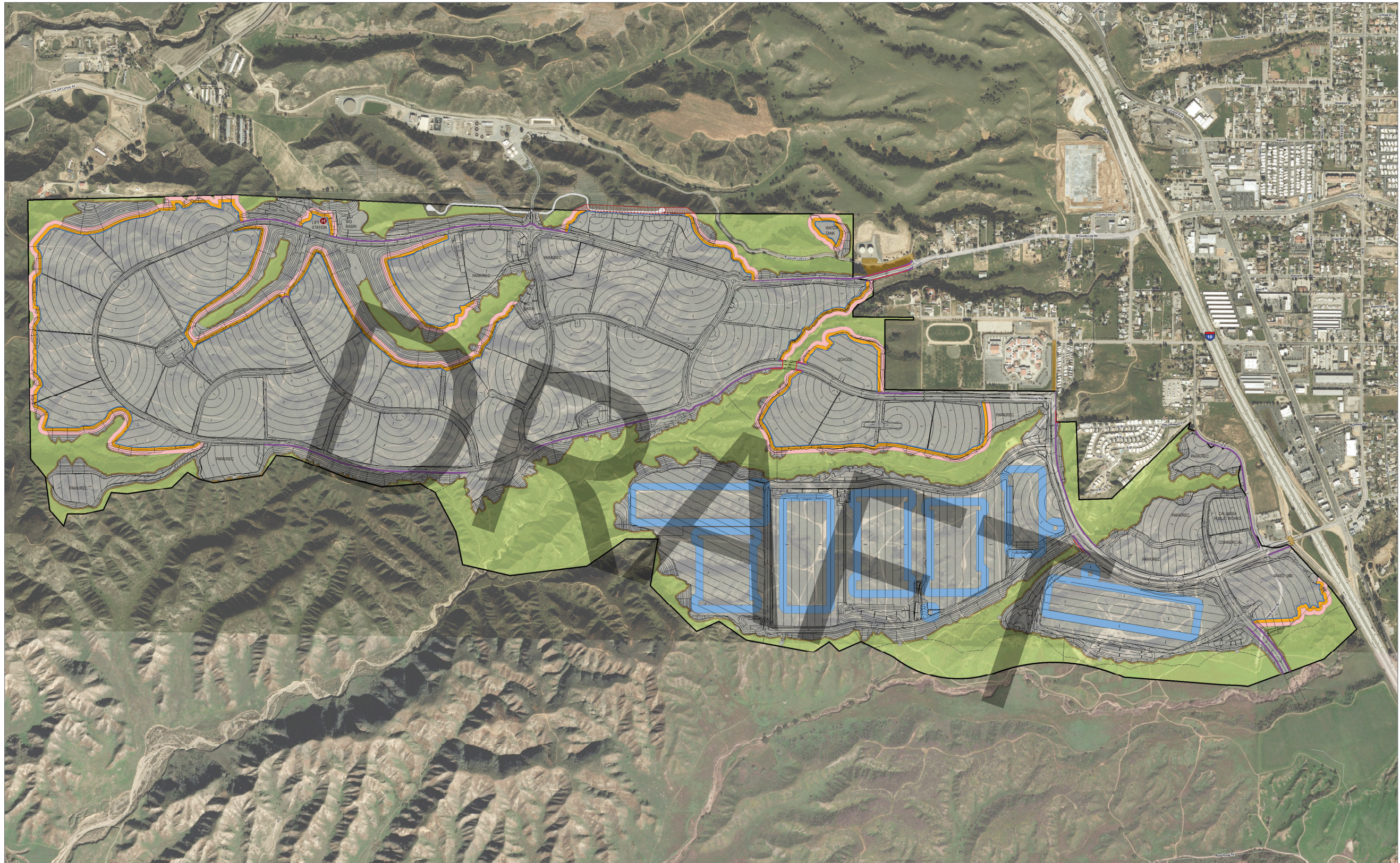
Planning Area	Land Use		Residential Category		Residential Density		Acres			Dwelling Units			Square Feet		
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	% Change	Existing	Proposed	% Change	Existing	Proposed	% Change
9	Residential		High		18.3		10.1			185			N/A		
10	Residential		High		18.4		8.8			162			N/A		
11	Residential		High		18.8		10.3			194			N/A		
12	Residential		High		18.6		13.4			249			N/A		
Residential High Sub Total					18.5		42.6			790					
20	Residential		Medium High		11.5		11.2			129			N/A		
21	Residential		Medium High		8.9		15.0			134			N/A		
22	Residential		Medium High		10.0		8.1			81			N/A		
23	Residential		Medium High		10.0		8.6			86			N/A		
24	Residential		Medium High		10.1		10.0			101			N/A		
25	Residential		Medium High		10.0		6.3			63			N/A		
78[1]	Residential		Medium High		N/A		0.1			N/A			N/A		
79[1]	Residential		Medium High		N/A		0.1			N/A			N/A		
Residential Medium High Sub					10.0		59.4			594					
13	Residential		Medium		6.4		17.3			110			N/A		
15	Residential		Medium		4.9		16.9			83			N/A		
16	Residential		Medium		5.3		15.9			85			N/A		
17	Residential		Medium		7.2		15.6			112			N/A		
18	Residential		Medium		5.7		10.6			60			N/A		
19	Residential		Medium		5.8		21.4			125			N/A		
26	Residential		Medium		6.9		9.8			68			N/A		
27	Residential		Medium		7.0		10.6			74			N/A		
29	Residential		Medium		7.0		17.8			124			N/A		
30	Residential		Medium		7.0		8.6			60			N/A		
34	Residential		Medium		7.0		5.3			37			N/A		
35	Residential		Medium		7.0		9.8			69			N/A		
36	Residential		Medium		7.0		13.9			97			N/A		
40	Residential		Medium		7.0		12.2			85			N/A		
41	Residential		Medium		7.0		15.3			107			N/A		
42	Residential		Medium		7.0		22.0			154			N/A		
74[1]	Residential		Medium		N/A		0.07			N/A			N/A		
75[1]	Residential		Medium		N/A		0.06			N/A			N/A		
80[1]	Residential		Medium		N/A		0.07			N/A			N/A		
Residential Medium Sub Total					6.5		223.2			1,450					
28	Residential		Low Medium		6.0		14.6			87			N/A		
31	Residential		Low Medium		6.0		18.3			110			N/A		
32	Residential		Low Medium		6.0		21.9			131			N/A		
33	Residential		Low Medium		6.0		13.5			81			N/A		
37	Residential		Low Medium		6.0		11.1			67			N/A		
38	Residential		Low Medium		6.0		13.8			83			N/A		
39	Residential		Low Medium		6.0		19.6			118			N/A		
Residential Low Medium Sub Total					6.0		112.8			677					
14	Residential		Low		3.9		18.4			71			N/A		
43	Residential		Low		3.7		18.5			68			N/A		
Residential Low Sub Total					3.8		36.9			139					
Residential Total					7.7		474.6			3,650					
57	Public Facility						1.3			N/A			N/A		
58	Public Facility						0.2			N/A			N/A		
59	Public Facility						3.2			N/A			N/A		
60	Public Facility						2.9			N/A			N/A		
61	Public Facility						5.0			N/A			N/A		
62	Public Facility						3.0			N/A			N/A		

Planning Area	Land Use		Residential Category		Residential Density		Acres			Dwelling Units			Square Feet		
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	% Change	Existing	Proposed	% Change	Existing	Proposed	% Change
63	Public Facility						2.2			N/A			N/A		
64	Public Facility						3.4			N/A			N/A		
65	Public Facility						2.5			N/A			N/A		
66	Public Facility						3.3			N/A			N/A		
67	Public Facility						3.9			N/A			N/A		
77[1]	Public Facility						0.1			N/A			N/A		
Public Facility Total							31.0								
46	OS-PR						6.4			N/A			N/A		
47	OS-PR						9.6			N/A			N/A		
48	OS-PP						6.9			N/A			N/A		
49	OS-PP						6.8			N/A			N/A		
50	OS-PP						5.4			N/A			N/A		
53	OS-PP						12.6			N/A			N/A		
54	OS-PP						9.8			N/A			N/A		
55	OS-PP						4.9			N/A			N/A		
76[1]	OS-PR						0.1			N/A			N/A		
113	OS-PP						4.0			N/A			N/A		
Open Space - PP and PR							66.5								
51	OS-N						1.8			N/A			N/A		
52	OS-N						0.1			N/A			N/A		
68	OS-N						0.2			N/A			N/A		
72	OS-N						0.04			N/A			N/A		
73	OS-N						0.03			N/A			N/A		
81	OS-N						1.3			N/A			N/A		
82	OS-N						1.6			N/A			N/A		
83	OS-N						2.4			N/A			N/A		
84	OS-N						1.7			N/A			N/A		
85	OS-N						30.9			N/A			N/A		
86	OS-N						13.8			N/A			N/A		
87	OS-N						22.6			N/A			N/A		
88	OS-N						45.0			N/A			N/A		
89	OS-N						5.4			N/A			N/A		
90	OS-N						8.1			N/A			N/A		
91	OS-N						8.4			N/A			N/A		
92	OS-N						31.9			N/A			N/A		
93	OS-N						108.4			N/A			N/A		
94	OS-N						11.1			N/A			N/A		
95	OS-N						8.7			N/A			N/A		
96	OS-N						26.3			N/A			N/A		
97	OS-N						0.8			N/A			N/A		
98	OS-N						2.8			N/A			N/A		
99	OS-N						16.7			N/A			N/A		
100	OS-N						0.7			N/A			N/A		
101	OS-N						6.4			N/A			N/A		
102	OS-N						25.0			N/A			N/A		
103	OS-N						46.7			N/A			N/A		
104	OS-N						3.8			N/A			N/A		
105	OS-N						16.4			N/A			N/A		
106	OS-N						0.1			N/A			N/A		
107	OS-N						3.2			N/A			N/A		
108	OS-N						17.4			N/A			N/A		

Planning Area	Land Use		Residential Category		Residential Density		Acres			Dwelling Units			Square Feet			
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	% Change	Existing	Proposed	% Change	Existing	Proposed	% Change	
109	OS-N						13.0				N/A		N/A			
110	OS-N						11.5				N/A		N/A			
111	OS-N						1.5				N/A		N/A			
112	OS-N						0.4				N/A		N/A			
Open Space - Natural							496.2									
Total Open Space							562.7									
2	Business Park						53.6				N/A		700,000			
3	Business Park						17.5				N/A		240,000			
4	Business Park						38.2				N/A		700,000			
5	Business Park						35.7				N/A		700,000			
6	Business Park						37.3				N/A		700,000			
7	Business Park						31.6				N/A		700,000			
8	Business Park						27.7				N/A		700,000			
69[1]	Business Park						0.2				N/A		N/A			
70[1]	Business Park						0.03				N/A		N/A			
71[1]	Business Park						0.1				N/A		N/A			
Business Park Total							241.9						4,440,000			
1	Mixed Use		High				20.7				500		250,000			
44	Elementary School						10.3				N/A		N/A			
45	Elementary School						11.7				N/A		N/A			
56	CPW						5.3				N/A		N/A			
114	Commercial						4.4				N/A		50,000			

[1] These lots are for monument signs.

DRAFT



SOURCE: Hunsaker 2024; County of Riverside 2023; ESRI Imagery Service 2023

- Project Boundary
- Proposed 2 Heli-Hydrants Location
- Impact Type**
- Permanent
- Temporary
- Open Space
- 6-Ft CMU Fire Wall
- Retaining Wall
- Solar Farm Access Roadway
- Fuel Modification Zones**
- 20-Ft Roadside Zone
- Zone A (0-5-ft)
- Zone B (5-50-ft)
- Zone C (50' thinning)
- FMZ Equivalent Hardscape & Landscape
- Offsite Equivalent Area (i.e. maintained groundcover-up to 100-ft from Structures)
- Offsite Thinning Zone-Equivalent to Zone C

FIRE NOTE:
If there are buildings within the parks, depending on the location of the building, fuel modification may be needed.

Fuel Mododification Zones

Calimesa Mesa Verde Project