MESA VERDE

SPECIFIC PLAN

Amendment

FINAL DOCUMENT



City of Calimesa

NOVEMBER 2017

MESA VERDE SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT
(SPA 13-01)
Final Document

Prepared for:

CITY OF CALIMESA
Community Development Department

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November 2017

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OVERVIEW

A. Introduction

The Mesa Verde Specific Plan is an amendment to the Mesa Verde Estates Specific Plan approved in 2007. The entire Specific Plan Area encompasses approximately 1,492.4 acres, of which, 1,463.1 acres are in the city limits of Calimesa, within Riverside County, and 29.3 acres are located within San Bernardino County **(refer to Figure A, Regional Map)**. The site is generally located in the northwesterly portion of the City, at the current terminus of Sandalwood Drive and County Line Road and extending northerly toward County Line Road **(refer to Figure B, Vicinity Map)**.

The Mesa Verde Specific Plan permits a maximum of 3,650 residential units with a gross density of 2.4 dwelling units per acre and includes 3,292 single-family units on 735.3 acres; 358 residential units (multi-family, attached or detached) and minimum 250,000 square feet of commercial (up to 350,000 square feet maximum) on 46.5 acres of mixed use; 2 elementary school sites totaling 25.4 acres. All open space for the project area totals 594.7 acres and is comprised of: 519.0 acres of natural open space (457.3 acres within the City and 29.3 acres referenced as, “Not A Part” or N.A.P. within San Bernardino County), 48 acres of Public Parks, 8.2 acres of private parks, and 19.6 acres of drainage basin.

B. Project Location and Setting

1. Project Location

Approximately 1,463.1 acres are located within the City of Calimesa in Riverside County and 29.3 acres (N.A.P.) is located within San Bernardino County. This 29.3 acres of the original Oak Valley Specific Plan and the Mesa Verde Estates Specific Plan (Specific Plan Amendment No. 1) is located outside the City limits. No development is currently proposed in this area **(refer to Figure A, Regional Map)**. The Project area 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 B, Vicinity Map)**. The Mesa Verde property is generally bounded on the east by Interstate 10 (I-10), on the north by the Riverside/San Bernardino County Line, and on the south by Garden Air Wash, as shown in **Figure B, Vicinity Map.**

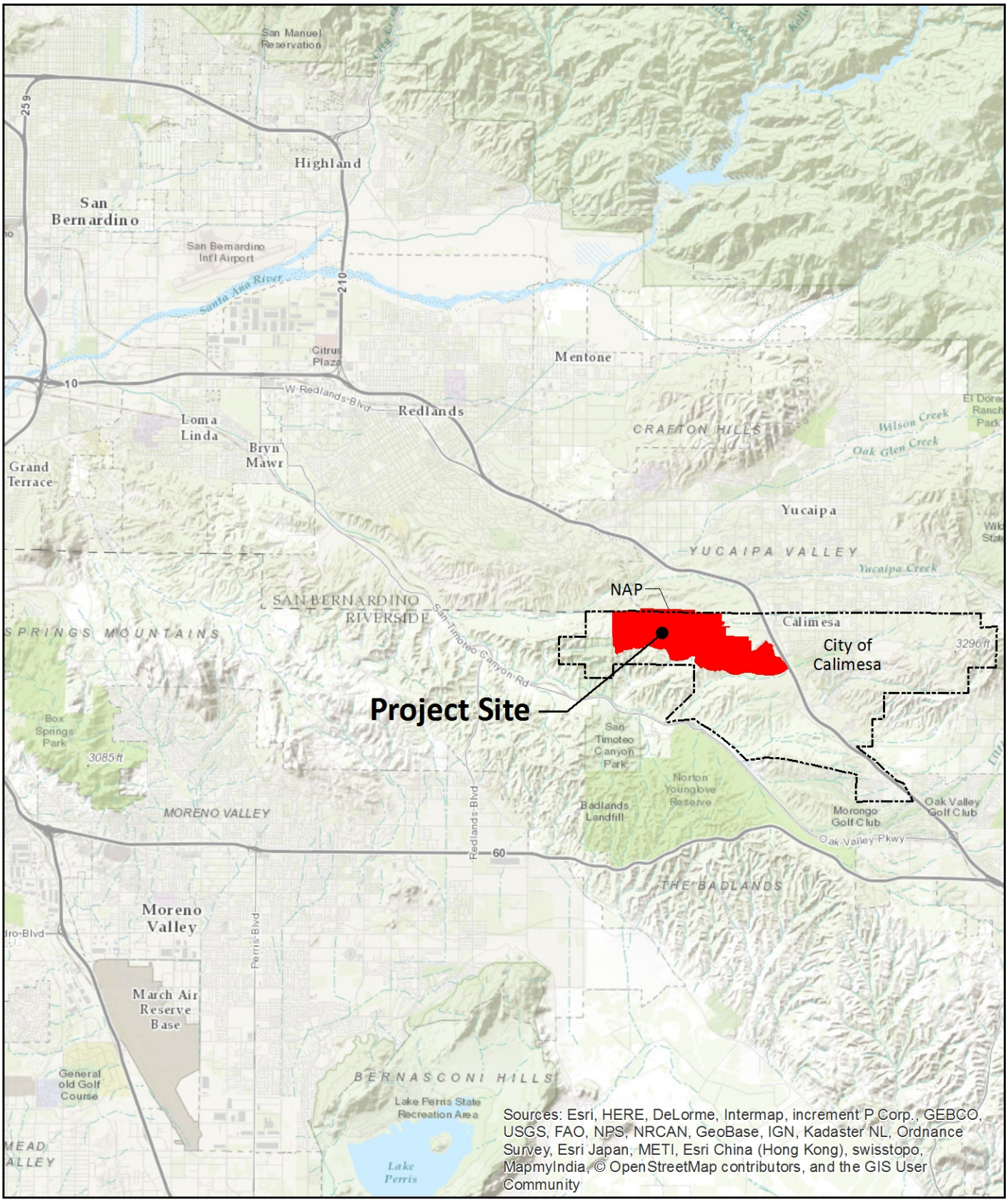
Regional access to the Specific Plan Area is provided via I-10 located to the east of the site **(refer to Figure A, Regional Map)**. Local access is provided via Sandalwood Drive, County Line Road, and extension of Roberts Road **(refer to Figure B, Vicinity Map)**.

2. Existing Land Uses

a. Land Uses Within and Adjacent to the Specific Plan Area

The property is currently vacant. Adjacent and to the north of the Project site are residential developments and the Yucaipa Valley Water District (YVWD) treatment facility. 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 on the south of the property **(refer to Figure C, Aerial Photography and Existing Uses)**.

Other uses located adjacent to the Specific Plan boundary are single-family residential dwellings and a mobile home park near the northeast corner of the Project site. Calimesa's downtown area and business district is 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 Project site, within the San Bernardino County and City of Yucaipa, is developed with agricultural uses, single-family homes, and the YVWD wastewater treatment facility. **Figure C, Aerial Photography and Existing Uses** show the existing land uses for properties within and adjacent to the Specific Plan Area.



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MESA VERDE SPECIFIC PLAN

Figure A

Regional Map

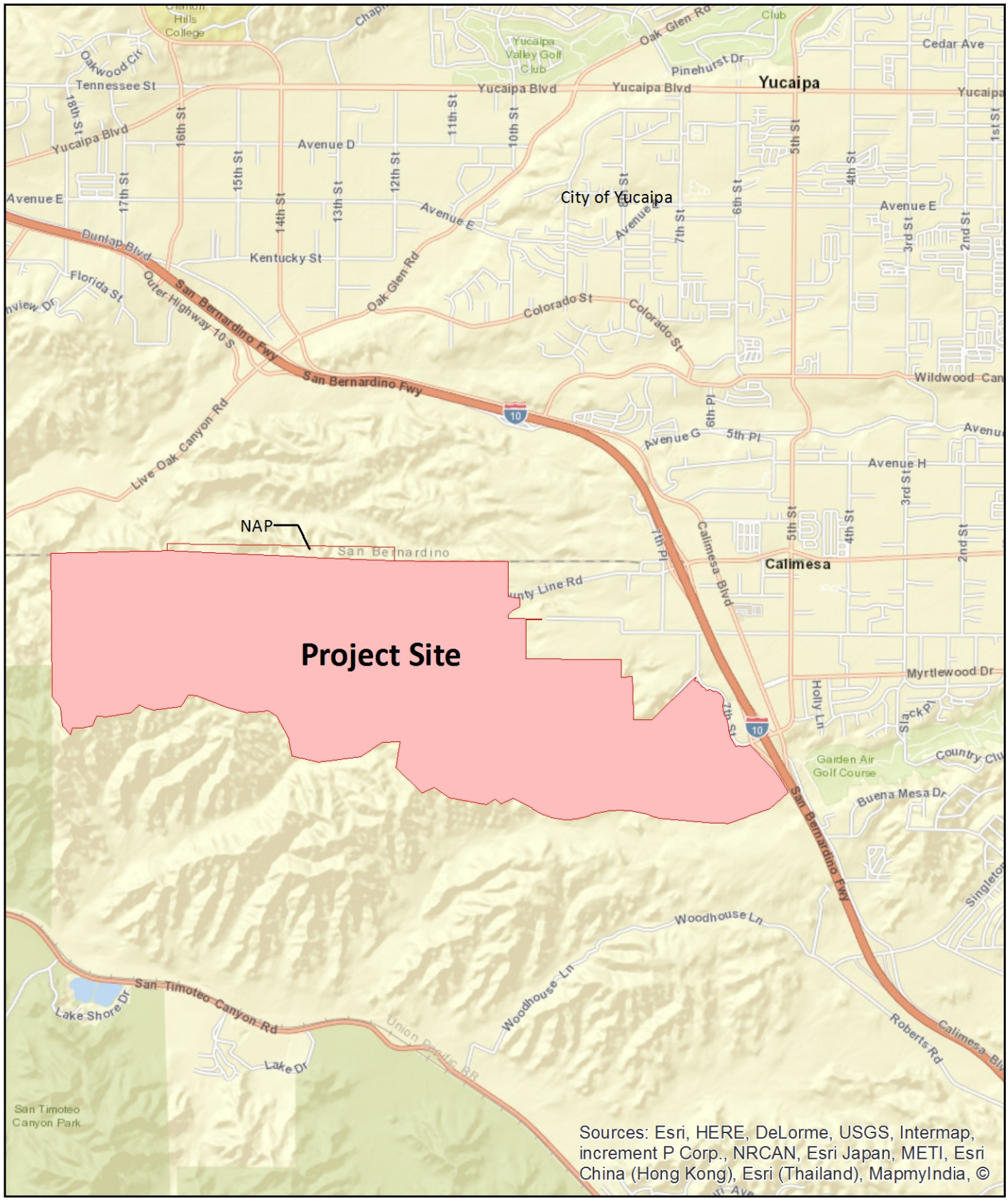
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MESA VERDE SPECIFIC PLAN

Figure B
Vicinity Map

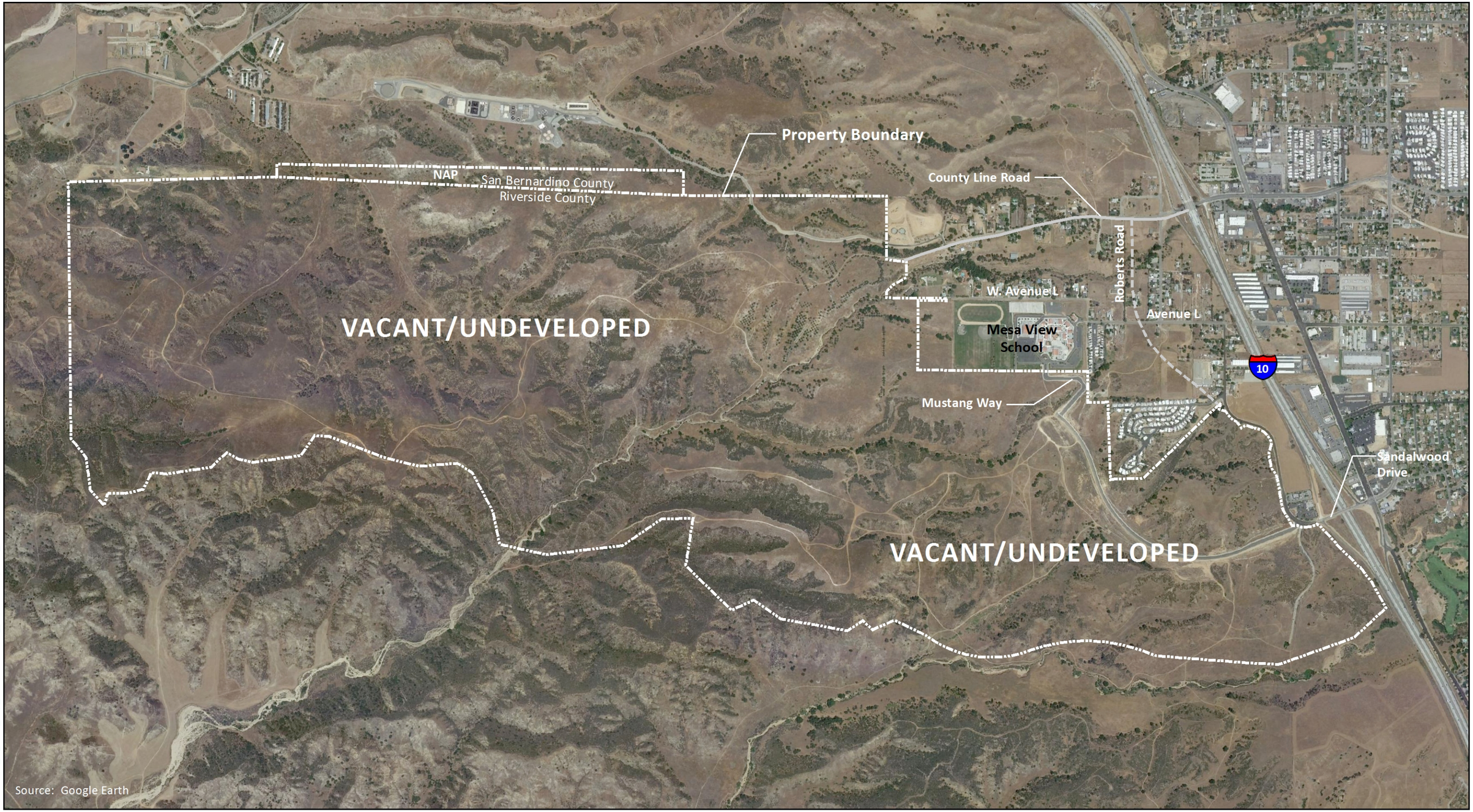
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Figure C
Aerial Photography and Existing Uses

MESA VERDE SPECIFIC PLAN

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b. Topography

The Project site has varied topography including extensive plateaus and flat-bottomed valleys **(refer to Figure D, Existing Topography; and Figure E, Existing Topography 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 Project's EIR for more detailed information.

c. Jurisdictional Areas

Approximately 3.28 acres of Army Corps of Engineers jurisdictional waters, of which 0.03 acres consist of jurisdictional wetlands, were identified on site and an additional 0.13 acre, none of which consist of jurisdictional wetlands, was identified off site as part of the proposed off site road extension to County Line Road. The Project, as proposed, will permanently impact 0.45 acre of Corps jurisdictional waters, (on- and off-site combined), none of which acre consist of jurisdictional wetlands, temporarily impact 0.004 acre of Corps jurisdictional waters, none of which consist of jurisdictional wetlands, and impact 0.16 acre of isolated (non-federal) waters, none of which consist of wetlands.

Approximately 5.42 acres of California Department of Fish and Wildlife (CDFW) jurisdiction, of which 1.63 acres consist of CDFW vegetated riparian habitat, were identified on-site and an additional 0.46 acres of CDFW jurisdiction, all of which consist of vegetated riparian habitat, were identified off-site as part of the proposed road extension to County Line Road. The Project, as proposed, will permanently impact 1.05 acres of CDFW jurisdiction (on- and off-site combined), of which 0.48 acres consist of vegetated riparian habitat, and temporarily impact 0.005-acres of CDFW jurisdiction, none of which consists of vegetated riparian habitat. **(Refer to Figure F, Jurisdictional Waters Within Project Boundaries; and Figure G, Typical Roadway Crossing of Jurisdictional Waters).** Refer to Project's EIR for more detailed information.

d. Biological Resources

The habitat value of the site is low due to decades of intense sheep and cattle grazing and human habitat degrading activities performed over the majority of the site (e.g., fire prevention and weed control disking, poultry farming, olive grove planting/maintenance activities, etc.). Refer to Project's EIR for more detailed information.

e. Oak Tree Assessment

An oak tree assessment (updated November 2014 and August 2016), was performed over the entirety of the site, and identified 924 Coast Live Oak (Quercus agrifolia; CLA) trees that measured two (2) inches diameter at breast height or larger **(refer to Figure I.9, Oak Tree Preservation Plan)**. All trees were permanently tagged and assessed. Refer to Project's EIR for more detailed information.

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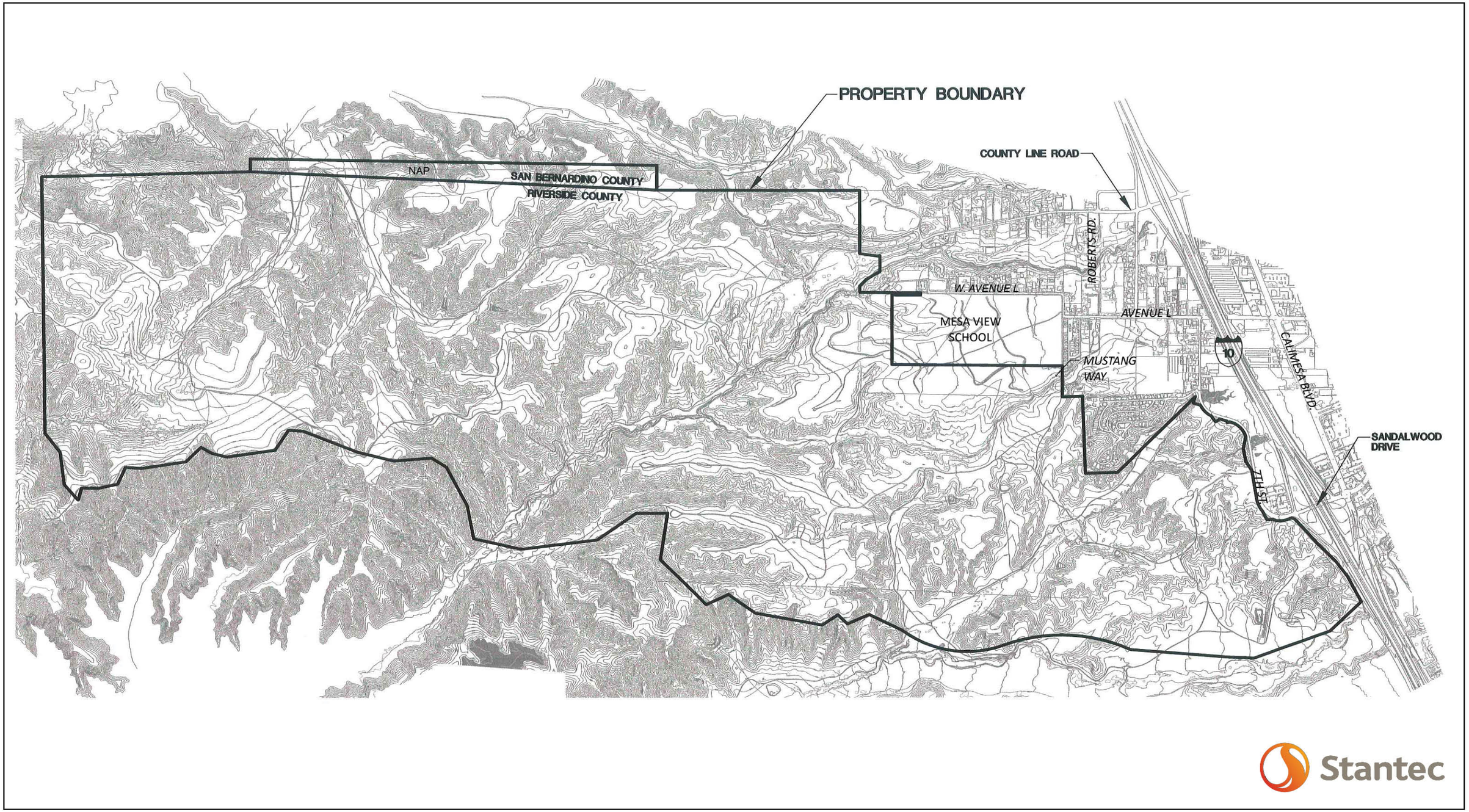


Figure D

MESA VERDE SPECIFIC PLAN

Existing Topography

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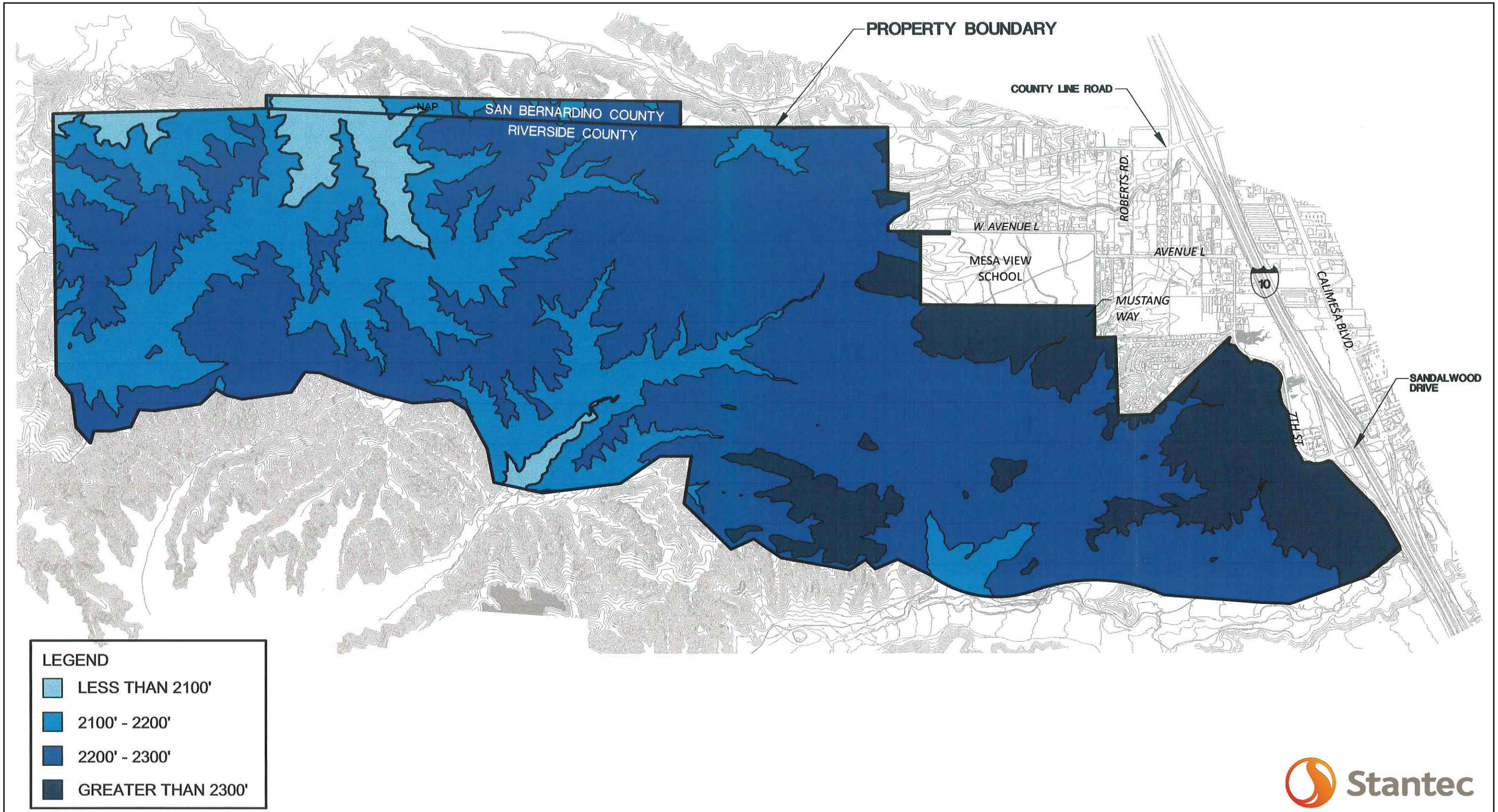


Figure E

Existing Topography Analysis

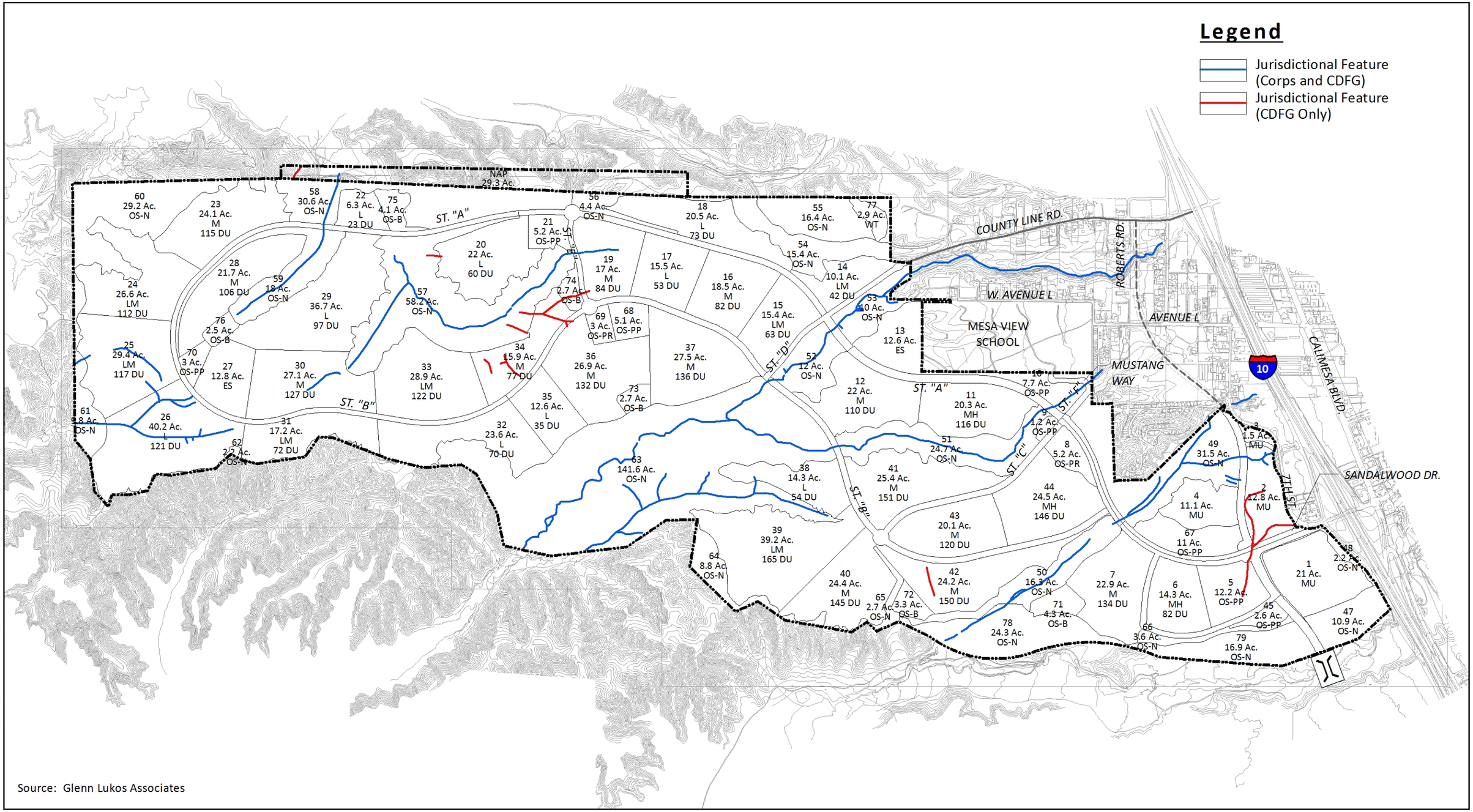
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Figure F

Jurisdictional Waters within Project Boundaries

MESA VERDE SPECIFIC PLAN

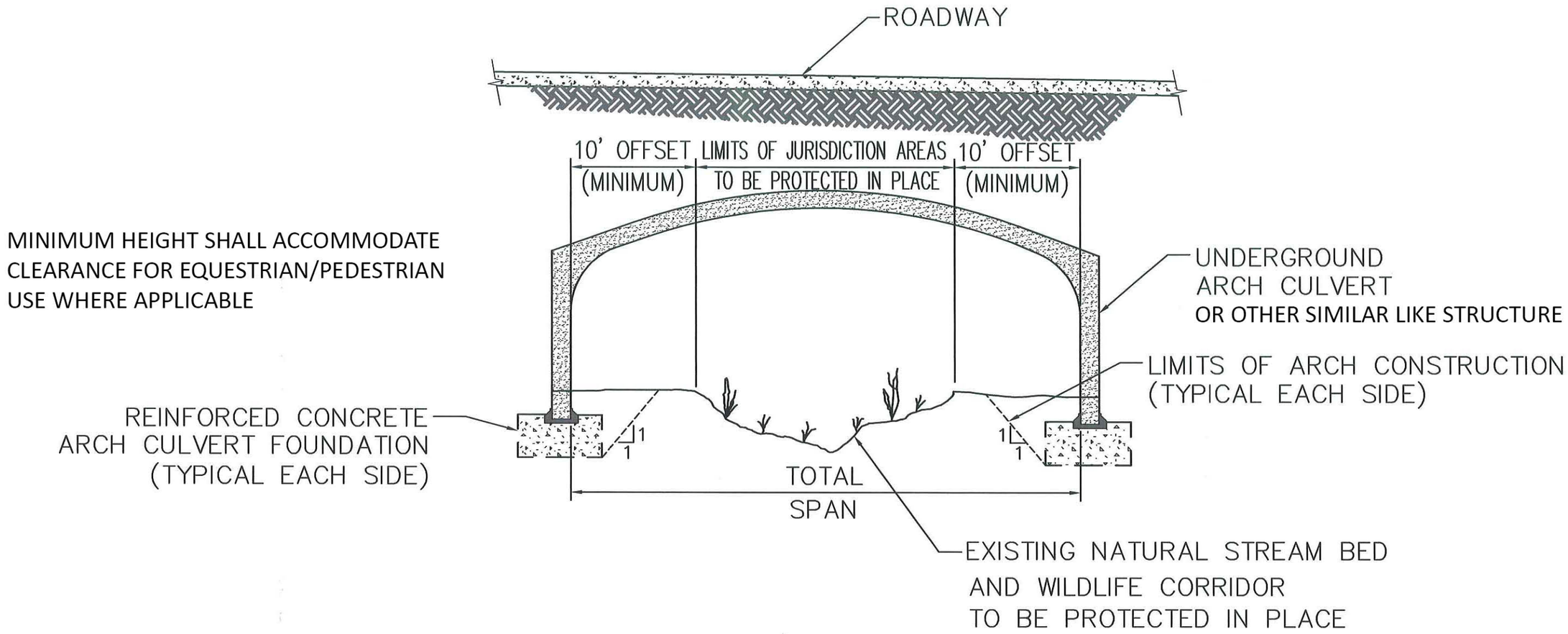
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TYPICAL ROADWAY CROSSING OF JURISDICTIONAL AREAS

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Figure G
Typical Roadway Crossing of Jurisdictional Waters

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f. Fault Zones

A western strand of the San Gorgonio Pass Fault Zone, the Cherry Valley Fault, extends onto the site from the east, and "dies out" toward the west within the property. The Cherry Valley Fault is a thrust fault with a low to moderate northerly dip. Petra Geotechnical has completed a Fault Investigation Report and has recommended that the setback zone on the hanging wall (north side of the fault) be at least 150 feet wide and the setback on the footwall (area on the south side of the fault) be a minimum of 75 feet **(refer to Figure H, Seismic Constraints)**. Habitable structures are prohibited in this setback area; however, uses such as parking lots and recreation areas are permitted. Refer to Project's EIR for more detailed information.

g. Cultural Resources

The results of the record searches conducted at both UC Riverside and the San Bernardino County Museum indicated that no prehistoric or historic resources have been previously documented within the subject property. The results of the field survey for prehistoric resources were also equally negative. The Project has started compliance with Senate Bill (SB) 18 that requires Projects involving either a Specific Plan (or SP Amendment) or General Plan (or General Plan Amendment) to conduct a consultation process with the Native American Heritage Commission and local Native American representatives. Refer to Project's EIR for more detailed information.

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Legend

Limited Development

NAP 29.3 Ac.
60 29.16 Ac. OS-N
23 24.07 Ac. M 115 DU
58 30.59 Ac. OS-N
22 6.26 Ac. L 23 DU
75 4.1 Ac. OS-B
ST. "A"
56 4.4 Ac. OS-N
18 20.47 Ac. L 73 DU
55 16.39 Ac. OS-N
77 2.94 Ac. WT
COUNTY LINE RD.
21 5.16 Ac. OS-PP
ST. "E"
19 16.95 Ac. M 84 DU
17 15.48 Ac. L 53 DU
16 18.51 Ac. M 82 DU
15 15.43 Ac. LM 63 DU
54 15.44 Ac. OS-N
14 10.12 Ac. LM 42 DU
53 10.02 Ac. OS-N
W. AVENUE L
ROBERTS RD.
AVENUE L
MESA VIEW SCHOOL
MUSTANG WAY
CALIMESA BLVD.
10
13 12.58 Ac. ES
ST. "D"
52 12 Ac. OS-N
12 21.99 Ac. M 110 DU
ST. "A"
11 20.3 Ac. MH 116 DU
10 7.71 Ac. OS-PP
ST. "F"
9 1.19 Ac. OS-PP
3 1.48 Ac. MU
49 31.47 Ac. OS-N
SANDALWOOD DR.
ST. "H"
2 12.84 Ac. MU
4 11.15 Ac. MU
67 10.98 Ac. OS-PP
48 2.24 Ac. OS-N
1 21.03 Ac. MU
5 12.18 Ac. OS-PP
45 2.6 Ac. OS-PP
47 10.94 Ac. OS-N
79 16.88 Ac. OS-N
66 3.59 Ac. OS-N
6 14.32 Ac. MH 82 DU
7 22.88 Ac. M 134 DU
50 16.29 Ac. OS-N
71 4.26 Ac. OS-B
78 24.34 Ac. OS-N
72 3.32 Ac. OS-B
65 2.7 Ac. OS-N
42 24.22 Ac. M 150 DU
40 24.37 Ac. M 145 DU
64 8.8 Ac. OS-N
39 39.23 Ac. LM 165 DU
63 141.64 Ac. OS-N
38 14.32 Ac. L 54 DU
41 25.45 Ac. M 151 DU
ST. "B"
43 20.1 Ac. M 120 DU
44 24.48 Ac. MH 146 DU
51 24.66 Ac. OS-N
ST. "C"
8 5.17 Ac. OS-PR
61 9.79 Ac. OS-N
26 40.16 Ac. L 121 DU
62 2.18 Ac. OS-N
31 17.2 Ac. LM 72 DU
32 23.61 Ac. L 70 DU
35 12.59 Ac. L 35 DU
73 2.7 Ac. OS-B
36 26.95 Ac. M 132 DU
34 15.95 Ac. M 77 DU
37 27.48 Ac. M 136 DU
33 28.85 Ac. LM 122 DU
ST. "B"
25 29.43 Ac. LM 117 DU
70 3 Ac. OS-PP
27 12.78 Ac. ES
30 27.1 Ac. M 127 DU
24 26.64 Ac. LM 112 DU
76 2.51 Ac. OS-B
28 21.68 Ac. M 106 DU
59 18.03 Ac. OS-N
29 36.72 Ac. L 97 DU
57 58.17 Ac. OS-N
20 22.04 Ac. L 60 DU
74 2.71 Ac. OS-B
69 3.02 Ac. OS-PR
68 5.09 Ac. OS-PP

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Figure H
Seismic Constraints

MESA VERDE SPECIFIC PLAN

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C. Project Description

The proposed 1,492.4-acre Mesa Verde Specific Plan is divided into Planning Areas (PA) and includes:

- A maximum of 3,650 total residential units, including approximately:
  - 3,292 detached single-family units on 735.3 acres and
  - 358 multi-family attached or detached residential units
- 46.5 acres of Mixed-Use development, (includes the approximate 358 multi-family, attached or detached residential units), and minimum 250,000 square feet of commercial, up to 350,000 square feet maximum;
- 594.7 acres of All Open Space including:
  - 519.0 acres of Natural Open Space, (and includes 29.3 acres N.A.P.) (See Figure I, Neighborhood Plan for reference);
  - 19.6 acres of Basins;
  - 56.2 acres of Parks and Private Recreation includes approximately 48 acres of Public Parks, and 8.2 acres of Private Recreation Facilities:
  - Public Parks
    - PA 5 – Calimesa Sports Park – 12.2 acres
    - PA 9 – Mesa Park – 1.2 acres
    - PA 10 – Mesa View Park – 7.7 acres
    - PA 21 – Open Space Park – 5.2 acres
    - PA 45 – Equestrian Park – 2.6 acres
    - PA 67 – Sandalwood Sports Park – 11.0 acres
    - PA 68 – Family Pavilion Park – 5.1 acres
    - PA 70 – West Park - 3.0 acres

    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.
  - Private (HOA) Recreation Facilities
    - PA 8 – 5.2 acres – Mesa Park – Private Recreation Facility
    - PA 69 – 3.0 acres – Family Pavilion Center - Private Recreation Facility
- 28.3 acres of Public/Quasi-public Uses including:
  - 2 elementary school sites (PA 13 – 12.6 acres and PA 27 – 12.8 acres)
  - A water reservoir site (approximately 2.9 acres);
- Approximately 23.1 miles of trails and paseos; and
- 87.5 acres of roads.

D. Community Components and Features

1. Four Residential Villages

Adhering to the sustainable development principal of minimizing adverse environmental impacts, the Project site's physical characteristics were identified, listened to, and embraced in preparing the Land Use Plan. The alternating sequence of mesas and arroyos within the 1,492.4-acre Mesa Verde site naturally divides the community into four interconnected but topographically distinct "Villages."

The master planned Mesa Verde Community is cohesively tied together by an overall, "California Ranch", landscape theme. The intended aesthetic for each Village should be served by local parks and schools, and linked by trails to the Natural Open Space areas. Each Village, in turn, should be divided into Neighborhoods which may have their own unique identity, including their own entry announcement and access to at least one landmark amenity – such as a public park, HOA recreation center, or school – that is within a quarter mile walking distance of its residents.

The four Villages of Mesa Verde combine for a maximum of 3,650 total residential units. Each Village is briefly described below, moving from east (near the I-10 Freeway corridor) to west. **(Refer to Figure I, Neighborhood Plan.)**

a. **East Village** is envisioned to contain approximately 113.7 acres, 574 residential units, and a minimum 250,000 sq. ft. (up to 350,000 sq. ft. maximum) of commercial/office space (either as a stand-alone use and/or as a mixed use development with the residential units), with interchange access to the I-10 Freeway.

   East Village is a logical extension of the existing Calimesa community and is anchored by the Calimesa Sports Park that will be a venue for community sports leagues and a gathering place for all City residents.

   East Village will provide a range of commercial/office uses that will complement the existing business district.

   East Village will focus higher density residential so it has convenient access to the freeway, mixed-use, commercial/office uses, and existing business district.

   Sandalwood Sports Park will provide active recreational opportunities with ball fields and a tot lot. Equestrian Park in East Village will provide public access to Citywide and regional trails within the Natural Open Space.

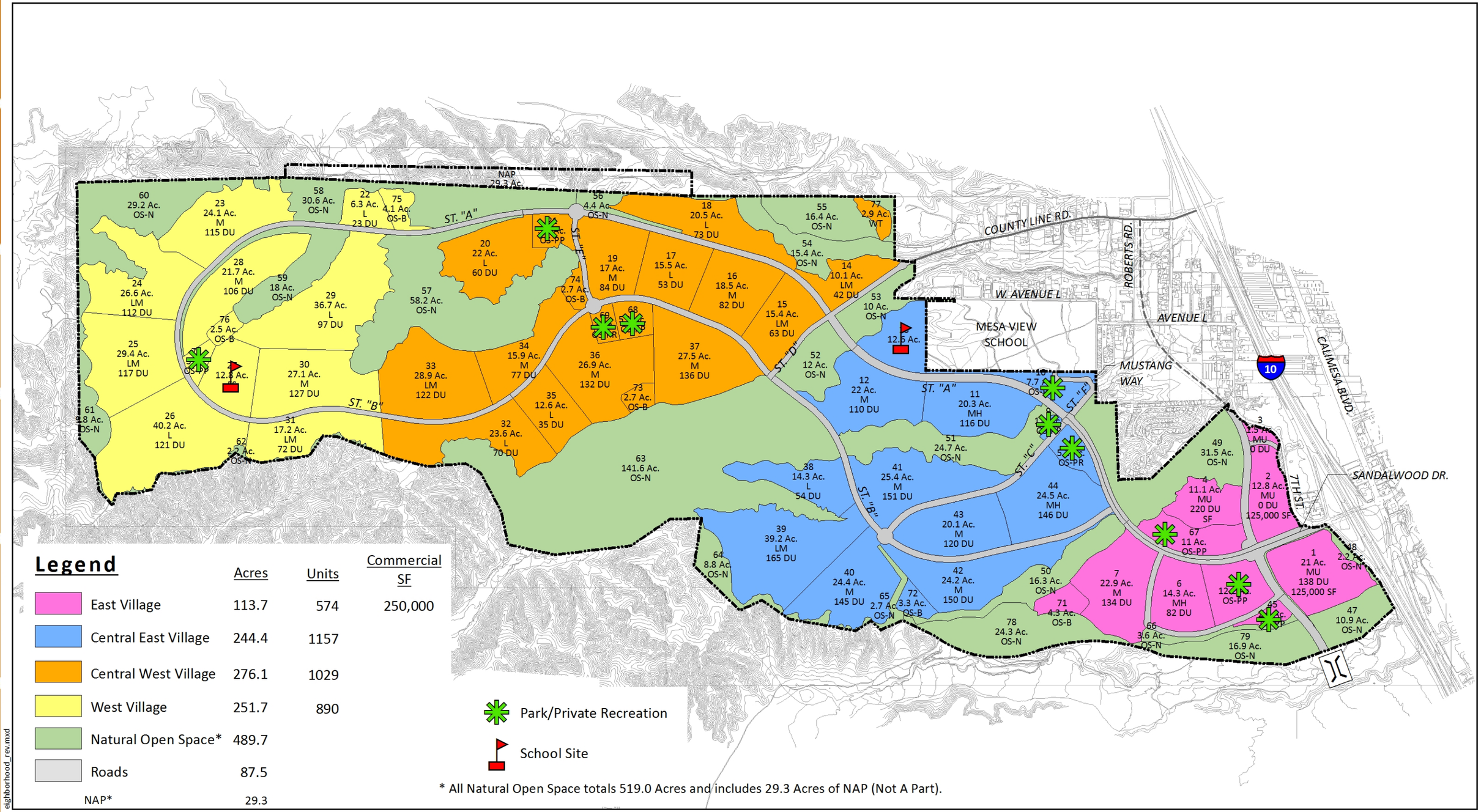
b. **Central East Village** is the formal "Front Door" to the Mesa Verde Community, and is anchored by a visually prominent Mesa Park (which includes a private community-wide recreation center) as well as access to regional trails within the adjacent Natural Open Space. Central East Village is envisioned to contain approximately 244.4 acres and1,157 residential units. Central East Village adjoins the recently built Mesa View High School. With a rich variety of single-family homes, Central East Village also is envisioned to contain one of Mesa Verde's two elementary schools.

c. **Central West Village** comprises the heart of the Mesa Verde Community, and contain approximately 276.1 acres and 1,029 residential units. Central-West Village will be anchored by the centrally-located Family Pavilion Park, which will include both a public neighborhood park and some adjacent HOA recreation facilities. Other

parks within the Village will provide access to regional trails within the Natural Open Space.

d. **West Village** is anchored by an elementary school and a public park facility, West Park. West Village is envisioned to contain approximately 251.7 acres and 890 residential units, and will have a lower density than the other villages, with excellent access to regional trails within the Natural Open Space.

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	Acres	Units	Commercial SF
East Village	113.7	574	250,000
Central East Village	244.4	1157	
Central West Village	276.1	1029	
West Village	251.7	890	
Natural Open Space*	489.7		
Roads	87.5		
NAP*	29.3		

Park/Private Recreation

School Site

* All Natural Open Space totals 519.0 Acres and includes 29.3 Acres of NAP (Not A Part).

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MESA VERDE SPECIFIC PLAN

Figure I
Neighborhood Plan

NORTH

0 600 1,200 Feet

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2. Natural Open Space

The 519.0 acres of Natural Open Space (includes 29.3 acres of N.A.P. open space) will be fully maintained in the Specific Plan, thus preserving habitat and wildlife corridors consistent with the City General Plan's vision.

The Specific Plan will also fully maintain the City-approved Oak Tree Protection Program. Where oak tree avoidance is not possible, the best existing trees will, where feasible, be transplanted into important public park nodes and other highly visible areas of the Community.

3. Multi-Purpose Greenways

Natural Open Space trails as well as travel corridors within the Community need to serve as Multi-Purpose Greenways that connect the Villages and Neighborhoods (refer to Figure II.3, Public and Private Park Programming Plan). These Greenways are composed of walkable and bikeable pathways, short-cuts, and scenic overlooks that encourage people to walk and bike, rather than drive their cars. They provide access to the regional trail systems, both on and off-site, and benefit wildland firefighter access on the Communities perimeter.

4. Public Parks and HOA Recreation Areas

Mesa Verde's public parks should, taken as a whole, comprise a comprehensive and multi-faceted park system that ranges from larger community and neighborhood parks and trail staging areas that serve as access points into the larger Natural Open Space Areas of the community.

Mesa Verde's public parks should seek to significantly contribute toward solving the deficit in public park facilities that exists in the City of Calimesa today. To this end, Mesa Verde's largest community park should serve as a recreation and sports facility not only for Mesa Verde residents, but for all residents of Calimesa. This park should provide a full range of sports fields and hard court, and is currently referred to as Calimesa Sports Park.

Neighborhood Parks should be strategically distributed among Mesa Verde's, four Villages so that they can be conveniently walked and biked to. Neighborhood parks should be tailored to their unique settings and opportunities, and should be strategically located not only to serve Village and City residents but to take advantage of site visibility and views.

If possible, neighborhood parks should adjoin public school sites, so that joint use of recreation facilities and parking can be considered in programming the parks and schools.

HOA recreation facilities should be used to provide for resident recreation to augment public neighborhood parks, (e.g., swimming pools, meeting space, etc.). Where possible, HOA recreation facilities should be located adjacent to public parks because of the synergy of certain facilities such as parking.

Finally, other smaller recreation facilities should be distributed within the Villages, and especially within higher densities residential areas to provide families with convenient

opportunities for parents with toddlers, seniors, and others to get out the home and socially share a safe and healthy setting.

Included among smaller parks are trails staging areas, including a staging area for equestrians, that allow families and groups to meet and get themselves together before setting out into the natural open spaces of Mesa Verde and beyond.

The Specific Plan envisions that Mesa Verde's parks and recreation system will be composed of eight (8) public parks totaling 48 acres, and two (2) HOA private recreation facilities totaling 8.2 acres.

Anticipated facilities within the public parks and private (HOA) recreation centers is defined in this Specific Plan. Ultimately, the public parks and recreation centers should be site planned in cooperation with Calimesa City Staff so that they complement one another in terms of access and parking, specific facilities, landscape, and operation and maintenance.

5. Elementary Schools

Two new elementary schools, each containing approximately 12.7 acres, are envisioned within the Mesa Verde Community.

The Specific Plan envisions that one of the elementary schools be located in Central West Village, near Mesa View Park and west of the existing Mesa View High School site, which is currently being utilized as a middle school. This school would become part of an educational cluster to serve early phases of community development, and potentially become a K-8 school site as the current middle school operation transitions into a high school as needed in the future. The second elementary school is planned to be located in the West Village, near West Park. This school site is envisioned as conveniently located to support primary student needs. Development phasing and delivery of school sites will be determined in consultation with the Yucaipa-Calimesa Joint Unified School District.

6. Mixed-Use

This area is targeting a minimum 250,000 sq. ft. (up to 350,000 sq. ft. maximum) of mixed-use commercial/office development with up to 358 multi-family, attached or detached residential units, is planned as part of East Village, immediately west of the I-10 Freeway Corridor. The specific mix and location of commercial (and potentially vertically or horizontally mixed residential development) may have "main street" or "market square" qualities, but this will depend upon market demand for goods and services, and higher density residential and specialty loft development in the area, as well as competition from other sites within the same service area.

It is anticipated that a supermarket will provide the anchor for the mixed use development area, which may also include professional and business offices also potentially in a vertical or horizontally mixed use configuration, both of which should be allowed in the Specific Plan to broaden employment opportunities and jobs-housing balance within Mesa Verde. Major objectives of this development include provision of local employment as well as convenience and an expanded range of goods and services for Mesa Verde and other City residents.

7. "California-Friendly" Landscape Theme

To honor and respect the natural setting of the site, the landscape concept for Mesa Verde should be based on a "California Ranch" theme, with an emphasis on a California friendly plant palette, which is fully consistent and compatible with the native habitat and wildlife of Mesa Verde's Natural Open Space areas.

The vision is to blend the landscaped streetscapes and slope areas with the natural corridors to create a rural, informal, seasonally colorful, and natural character for the Mesa Verde Community. Within a concept of layered deciduous and evergreen trees, oak trees will be featured within the streetscapes, within landscaped slope areas, and especially at intersections and other high-visibility locations.

In terms of landscape theme and plant palette, the Specific Plan should be consistent with the increasing trend toward California-Friendly landscapes in master planned communities, a trend which require less irrigation and is more compatible with the native habitat and wildlife of Mesa Verde's Natural Open Space areas than are the conventional landscape plans developed 10 years ago. In public areas, lawn or turf plantings shall not occur outside of the parcels dedicated for parks or active recreation areas or paseos. All private lots or parcels shall be subject to the requirements of the current statewide Model Water Ordinance, or the City of Calimesa's Ordinance 18.75, Water Conservation for Landscaping, as determined applicable.

The plant palettes for trees, shrubs, and groundcovers will be more California-Friendly, more drought tolerant, employing attractive native plants in ecotones and high-visibility areas (including transplanting, where feasible, high quality oak trees from grading areas), and prohibiting invasive plants that are inconsistent with nearby Natural Open Space areas, while also prohibiting fire prone plants within wildland fuel modification areas consistent with recent State and County fire management policies.

The rich diversity of community identity and wayfinding elements will be identified in the Specific Plan, and include a Public Park and Trail Plan, a hierarchy of Community and Village monumentation and signage, a Wall and Fence Master Plan, and an updated Fuel Modification Master Plan. Enlarged and enhanced parkways will be added along major roadways to support a more rural, richly textured and multi-layered street scene and landscape.

This California-Friendly plant palette, and updated landscape architectural solutions will result in a Mesa Verde Community that – in keeping with Calimesa's overall vision – has a more rural character, is more respectful of the lands natural oak tree heritage, and more successfully blends Mesa Verde's natural open space into the Community.

E. Scope of the Specific Plan

The Mesa Verde Specific Plan (Specific Plan) establishes the policy and regulatory framework for the future development of the Specific Plan Area consistent with the General Plan. (Refer to Appendix A, Historical Background; Appendix B, Comparison between the Adopted Oak Valley Specific Plan and Mesa Verde Estates; and Appendix C, Comparison between the Specific Plan (current) and 2007 Mesa Verde Estates Specific Plan; for background and previous project statistics comparisons). 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. General Plan Consistency

The Mesa Verde Specific Plan is consistent with the Calimesa General Plan, **(refer to Figure J, General Plan Land Use Designation Map)**. The Mesa Verde Specific Plan 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.

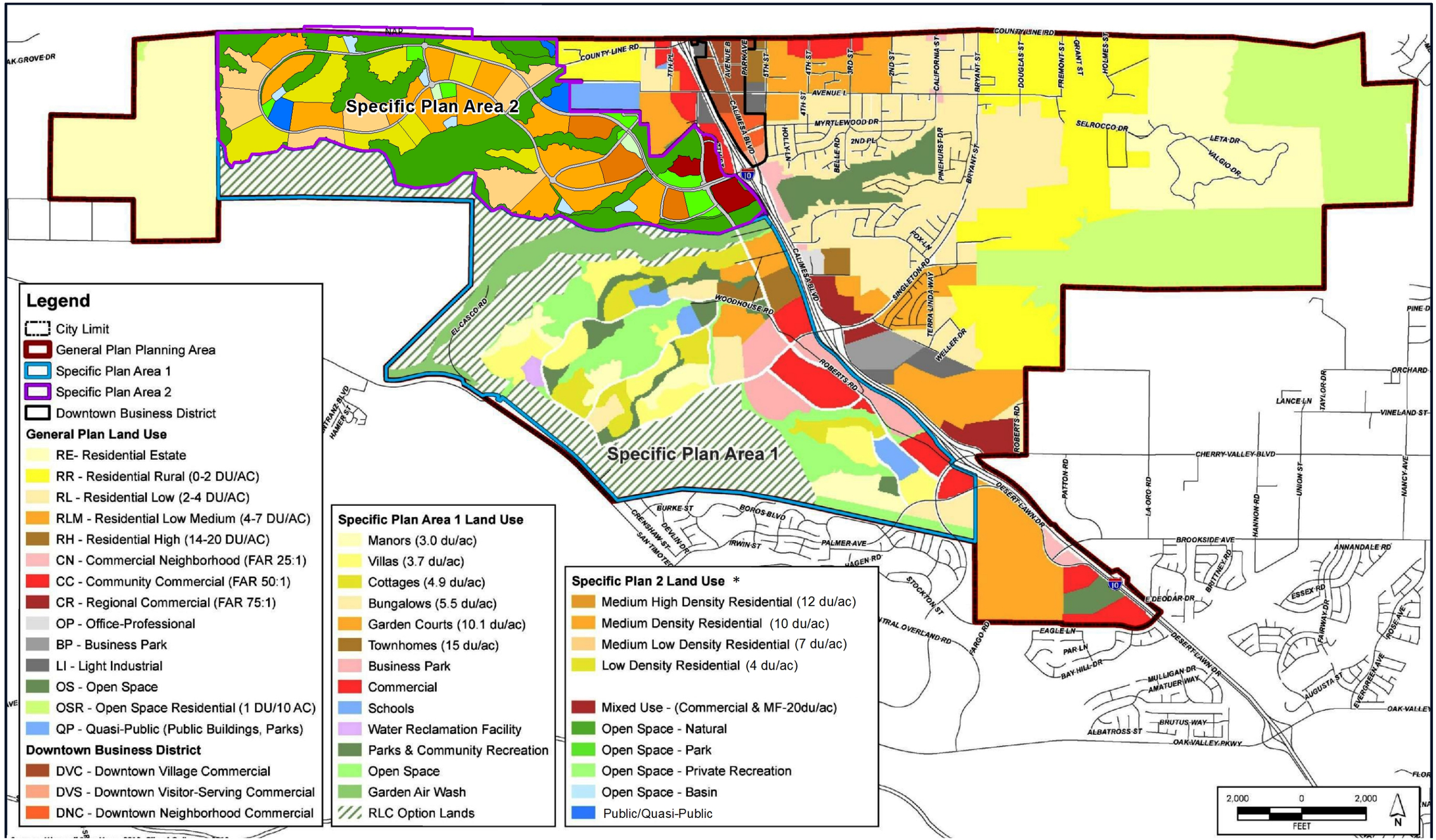


Figure J

General Plan Land Use Designation Map

NORTH

0 1,500 3,000 Feet

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F. Goals of the Specific Plan

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

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

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

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 the 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 519.0 acres of natural open space (including 29.3 acres of N.A.P.), preserving a majority of the important environmental resources and scenic backdrops of the site. The combination of open space designations and parks will equal to 594.7 acres or approximately 38 percent of the site. All open space areas will be open to the public with the exception of the Private Homeowners Association (HOA) Recreation/Parks Facilities.

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

The residential enclaves of the Specific Plan Area have been carefully planned with a wide variety of lot sizes to appeal to a range of socio-economic groups. The project at build out will include approximately 8,760[1] 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.

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

For its 7,879 residents, the City owns and maintains a 1.5-acre park with one basketball court and a picnic area at 950 7th Place. Therefore, based on the City standard of 5 acres of parkland per 1,000 people, the City has a deficiency of approximately 40 acres of improved parks for its current residents.

[1] Estimated population for the Specific Plan Area is calculated by utilizing 2.4 person/household (current estimate) x 3,650 dwelling units.

Based on the same standard, the project is required to provide approximately 43.8 acres of parkland. However, the Specific Plan designates approximately 48 gross acres of public parkland, and 8.2 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 the required park in lieu fees based on the City's Quimby requirement of 5 acres/1,000 population. This responsibility maybe satisfied in park land dedication, park improvements, park in-lieu fees, and/or combination of each or all.

5. **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.**

The Project 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 infrastructure improvements will be provided in a timely manner to ensure the orderly development of the site.

6. **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.**

The Project 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 Project Site. 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 not only handle the added traffic of the Project, but will also enhance some of the existing circulation issues facing the City. For example, improvements will be made to the County Line and Sandalwood interchanges and to the intersections of Calimesa Boulevard with County Line Road and Sandalwood.

7. **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 emergency access from Avenue L; and Mustang Way via Sandalwood Drive.

8. **Design a Project that protects desired natural features of the site.**

The basic philosophy in designing the 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; preservation and connection of wildlife corridors; and setbacks from the Cherry Valley Fault and other geotechnical information. 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 layout the Land Use Plan over the development areas.

G. Community Concept

The community concept is designed to satisfy the goals of the Specific Plan. This Specific Plan provides for the development of a unique community that captures the Calimesa charm and magnifies it in a new community with vast natural open space areas for preservation of oak trees, habitat, and wildlife corridors. In addition, recreational opportunities are provided through a complete hierarchy of parks and recreational amenities for the entire City including multi-purpose trails connecting the entire community together and connecting it with the surrounding communities and existing trails system. The landscaping design relates to the history of the property while the architectural design fits the beautiful landscape that surrounds it.

A logical infrastructure plan such as the extension of the sewer lines, water lines, utilities, streets and other similar urban services will be developed to ensure a self-sustained community that extends its needed infrastructure without an undue financial burden on the City budget or the existing Calimesa residents, **(refer to Figures I.1, Land Use Plan; Figure II.2, Open Space and Recreation Master Plan; and Figure II.18, Trails Master Plan)**.

H. Specific Plan Vision and Objectives

Mesa Verde is located within the City of Calimesa. As set forth in its adopted General Plan, Calimesa's overall vision for itself is expressed as follows:

> *"The City of Calimesa is dedicated to remaining a community that honors its beautiful natural setting through open space preservation, wildlife corridors, and extensive trail systems, as well as enriching the quality of life in Calimesa through sensitive planning that creates increased business activity, local jobs, new parks and schools."*

The Mesa Verde Project Area comprises more than 15% of the City's total land area. By virtue of its location, size, and natural characteristics, Mesa Verde can and should play a vital role in implementing Calimesa's city-wide vision.

Mesa Verde has established four (4) planning Cornerstones that philosophically embrace and should guide the design and development of the Mesa Verde Community so that it significantly contributes to achieving the City's overall vision.

1. Cornerstones of The Vision

a. Preserve the Site's Natural Heritage

The Specific Plan will preserve approximately 594.7 acres of the site (40%) in open space – including over 519.0 acres in Natural Open Space (includes 29.3 acres N.A.P. within San Bernardino County). This Natural Open Space will:

i. Protect wildlife corridors and drainage courses;

ii. Retain the City-approved Oak Tree Preservation Program for the property; and

iii. Respect view corridors and provide public vista opportunities; and

iv. Define the Villages of the Community.

Additionally, California-friendly landscape and dark-sky lighting within the developed areas of the Community will protect native species and habitats in adjacent Natural Open Space areas.

b. Create a Neighborhood-Centered Community

The Specific Plan will focus neighborhoods around family gathering places like public parks, recreation centers, and schools. Neighborhood design will:

i. Locate gathering places within walking distance of residents;

ii. Incorporate a variety of home sizes and architectural styles that provide special identity to each neighborhood; and

iii. Provide safe streets, fire-sprinklered homes, and wholesome, family-oriented living environments.

The larger thought is then to physically knit the various neighborhoods into a sequence of Villages that are, in turn, connected by open space trails and an attractively landscaped collector road system with special bikeways and meandering walkways.

c. Promote a Green and Healthy Lifestyle

The Specific Plan will utilize land planning, landscape design, and other means to promote a healthy and pedestrian-oriented lifestyle that conserves water and other precious resources. For example, the plan will:

i. Locate and design parks, recreation centers, and hiking trails that support an active lifestyle for parents, children, and people of all ages;

ii. Promote energy and water conservation, and utilize California-friendly plants to reduce landscape irrigation;

iii. Embrace “community gardens” as a potential component of parks, schools, and Homeowners Association (HOA) recreation centers and other facilities

iv. Provide for a Mixed-Use Center, minimum at 250,000 sq. ft. (up to 350,000 sq. ft. maximum) of commercial/office space near the I-10 Freeway for local goods, services, and job creation and to reduce traffic outside of Mesa Verde.

d. Ensure that the Mesa Verde Project is Implemented Fully and Responsibly

The Specific Plan will promote responsible implementation by the following:

i. The project will contribute its fair share for off-site improvements. It is anticipated that funding mechanisms for applicable improvements will be coordinated and defined through a Development Agreement with the City;

ii. The Specific Plan is designed to be financially feasible and meets market demands. The Specific Plan reflects current conditions and also retain flexibility to respond to future market conditions as they may change over time;

iii. In order to support existing and future businesses, public parks, and cultural institutions, the Project increases the Project's resident population;

iv. The Specific Plan promotes savings in the construction and phasing of new roadways and infrastructure so they progressively and efficiently meet public needs as they arise;

v. The Specific Plan encourages close and mutual cooperation by the Developer, City, and School District in the detailed design and improvement of new public facilities so they effectively serve both new and existing Calimesa residents; and

vi. The Specific Plan and Development Agreement provides for the operation and maintenance of public parks, recreation centers, fire management zones, and other amenities and public areas in a fiscally responsible manner that reflects a feasible private-public partnership, utilizing HOAs and Special Districts if and as appropriate.

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I. SPECIFIC PLAN COMPONENTS

A. Land Use

The Specific Plan Area integrates a variety of compatible land uses, including a mix of residential types, natural open space, parks and recreation facilities, a multi-use trail system, mixed-use areas to be developed as commercial and residential, and schools. The Specific Plan Area is organized into Planning Areas, as shown on **Figure I.1, Land Use Plan and** detailed below in **Table I.A, Planning Area Statistical Summary**.

TABLE I.A
PLANNING AREA STATISTICAL SUMMARY

Planning Area	Land Use	Gross Acres	Min. Lot Size[1] (Square Feet)	Maximum Density (DU/AC)	Projected Units	Minimum Commercial Square Feet
1	Mixed-Use	21.0		20	138	125,000
2	Mixed-Use	12.8		20	0	110,000
3	Mixed-Use[2]	1.5		20	0	15,000
4	Mixed-Use	11.1		20	220	
5	Park	12.2				
6	Medium High Residential	14.3	4,000	12	82	
7	Medium Residential	22.9	4,500[1]	10	134	
8	Private Recreation	5.2				
9	Park	1.2				
10	Park	7.7				
11	Medium High Residential	20.3	4,000	12	116	
12	Medium Residential	22.0	4,500[1]	10	110	
13	School	12.6	4,500[1, 3]	4.85[3]	[3]	
14	Low Medium Residential	10.1	6,000	7	42	
15	Low Medium Residential	15.4	6,000	7	63	
16	Medium Residential	18.5	4,500[1]	10	82	
17	Low Residential		7,000	4	39	
		15.5	10,000[3]		14	
18	Low Residential		7,000	4	53	
		20.5	10,000[2]		20	

[1] For Medium Residential, the minimum lot size shall be 4,500 square feet and may average 5,000 square feet.

[2] Development of dwelling units and/or commercial square feet is permitted pursuant to Mixed-Use zoning development standards.

[3] Residential lots with not less than 10,000 square feet in size will be developed within the Specific Plan area in accordance with Table I-A, Planning Area Statistical Summary. However, any of the 10,000 square foot lots may occur within any other residential land use zoning category and may be allocated towards the requirement. It is also the intent that not all of the 10,000 square foot lots be located within any single Planning Area. In order to accomplish meeting this requirement, residential lots may include natural open space subject to a Conservation Mechanism as part of the minimum lot area requirement.

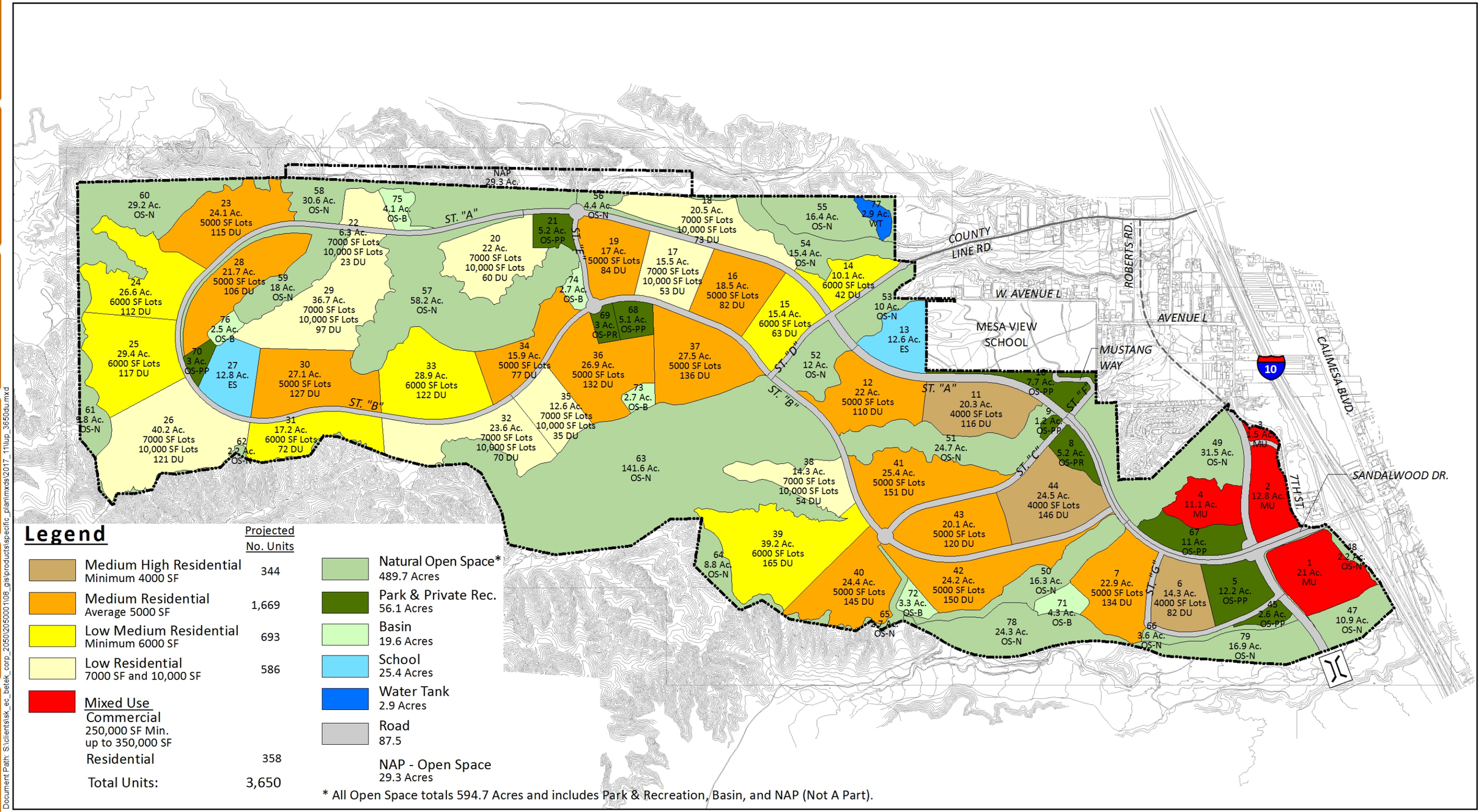
Planning Area	Land Use	Gross Acres	Min. Lot Size[1] (Square Feet)	Maximum Density (DU/AC)	Projected Units	Minimum Commercial Square Feet
19	Medium Residential	17.0	4,500[1]	10	84	
20	Low Residential	22.0	7,000 10,000[2]	4	44 16	
21	Park	5.2				
22	Low Residential	6.3	7,000 10,000[2]	4	17 6	
23	Medium Residential	24.1	4,500[1]	10	115	
24	Low Medium Residential	26.6	6,000	7	112	
25	Low Medium Residential	29.4	6,000	7	117	
26	Low Residential	40.2	7,000 10,000[2]	4	88 33	
27	School	12.8	4,500[1, 3]	10[3]	[3]	
28	Medium Residential	21.7	4,500[1]	10	106	
29	Low Residential	36.7	7,000 10,000[2]	4	71 26	
30	Medium Residential	27.1	4,500[1]	10	127	
31	Low Medium Residential	17.2	6,000	7	72	
32	Low Residential	23.6	7,000 10,000[2]	4	51 19	
33	Low Medium Residential	28.9	6,000	7	122	
34	Medium Residential	15.9	4,500[1]	10	77	
35	Low Residential	12.6	7,000 10,000[2]	4	26 9	
36	Medium Residential	26.9	4,500[1]	10	132	
37	Medium Residential	27.5	4,500[1]	10	136	
38	Low Residential	14.3	7,000 10,000[2]	4	39 15	
39	Low Medium Residential	39.2	6,000	7	165	
40	Medium Residential	24.4	4,500[1]	10	145	
41	Medium Residential	25.4	4,500[1]	10	151	
42	Medium Residential	24.2	4,500[1]	10	150	
43	Medium Residential	20.1	4,500[1]	10	120	
44	Medium High Residential	24.5	4,000	12	146	
45	Park	2.6				
			4,500[1]			
47	Open Space	10.9				
48	Open Space	2.2				
49	Open Space	31.5				
50	Open Space	16.3				
51	Open Space	27.7				

Planning Area	Land Use	Gross Acres	Min. Lot Size[1] (Square Feet)	Maximum Density (DU/AC)	Projected Units	Minimum Commercial Square Feet
52	Open Space	12.0				
53	Open Space	5.4				
54	Open Space	15.4				
55	Open Space	16.4				
56	Open Space	4.4				
57	Open Space	58.2				
58	Open Space	30.6				
59	Open Space	18.0				
60	Open Space	29.2				
61	Open Space	9.8				
62	Open Space	2.2				
63	Open Space	141.6				
64	Open Space	8.8				
65	Open Space	2.7				
66	Open Space	63.6				
67	Park	11.0				
68	Park	5.1				
69	Private Recreation	3.0				
70	Park	3.0				
71	Open Space Basin	4.3				
72	Open Space Basin	3.3				
73	Open Space Basin	2.7				
74	Open Space Basin	2.7				
75	Open Space Basin	4.1				
76	Open Space Basin	2.5				
77	Water Tank	2.9				
78	Open Space	24.3				
79	Open Space	16.9				
N.A.P.	Open Space	29.3				
	Roads	87.5				
	Total	**1,492.4**			**3,650[4]**	**250,000[5]**

[4] 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 for single-family residential use pursuant to Residential Medium (M) zoning development standards, (10 DU/AC), and not to exceed the overall maximum of 3,650 dwelling units permitted by this Specific Plan.

[5] At the discretion of the developer, non-residential square footage may be increased from the minimum 250,000 square feet to a maximum of 350,000 square feet, between like designated Mixed Use Planning Areas 1, 2, 3 and / or 4 and is permitted provided that: additional traffic analysis may be required to determine any new traffic impacts. All increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table I.A, Planning Area Statistical Summary to be submitted to the City of Calimesa.

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	Projected No. Units
Medium High Residential Minimum 4000 SF	344
Medium Residential Average 5000 SF	1,669
Low Medium Residential Minimum 6000 SF	693
Low Residential 7000 SF and 10,000 SF	586
Mixed Use Commercial 250,000 SF Min. up to 350,000 SF	
Residential	358
Total Units:	3,650

- Natural Open Space* — 489.7 Acres
- Park & Private Rec. — 56.1 Acres
- Basin — 19.6 Acres
- School — 25.4 Acres
- Water Tank — 2.9 Acres
- Road — 87.5
- NAP - Open Space — 29.3 Acres

* All Open Space totals 594.7 Acres and includes Park & Recreation, Basin, and NAP (Not A Part).

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MESA VERDE SPECIFIC PLAN

Figure I.1

Land Use Plan

NORTH

0 600 1,200 Feet

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The Land Use Plan prescribes the sensitive conservation of resources and consists primarily of, residential, mixed-use, school and Open Space uses as described below.

1. Residential Component

The Specific Plan Land Use Plan clusters the single-family residential development to preserve the natural setting of the site while preserving natural open space, **(refer to Figure I.1, Land Use Plan)**. The acreage devoted to this component is approximately 735.0 acres resulting in a gross residential density of 4.9 dwelling units per acre. In order to preserve the natural setting and open space areas, the site will not be mass graded as a pad. The single-family residential areas have been designed around the three major drainage courses and a two less significant drainage courses within the site. The single-family dwellings include a variety of lot sizes ranging from 4,000 to 10,000 square feet.

The Specific Plan encourages a variety of architectural styles with a mixture of one- and two-story homes **(refer to Chapter III, Architectural Guidelines)**.

2. Mixed-Use Component

Approximately 46.5 acres of mixed-use development has been set aside within the Project site. 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 I.1, Land Use Plan)**. This visibility makes this area ideal for commercial or multi-family residential development. The mixed-use areas may also provide affordable housing opportunities in attached or apartment accommodations that are conveniently located adjacent to consumer goods and retail services. The Specific Plan provides some flexibility on whether these mixed-use areas will be developed as residential or commercial uses. However, it also provides some strict guidelines on how much commercial or residential development can be developed in these areas.

The residential component is targeted to 358 units and the commercial component is 250,000 square feet minimum. At the discretion of the developer, non-residential square footage may be increased from the minimum 250,000 square feet to a maximum of 350,000 square feet, between like designated Mixed Use Planning Areas 1, 2, 3 and / or 4 and is permitted provided that:

a. Additional traffic analysis may be required to determine any new traffic impacts.

b. All increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table I.A, Planning Area Statistical Summary to be submitted to the City of Calimesa.

3. Public/Quasi-public Component

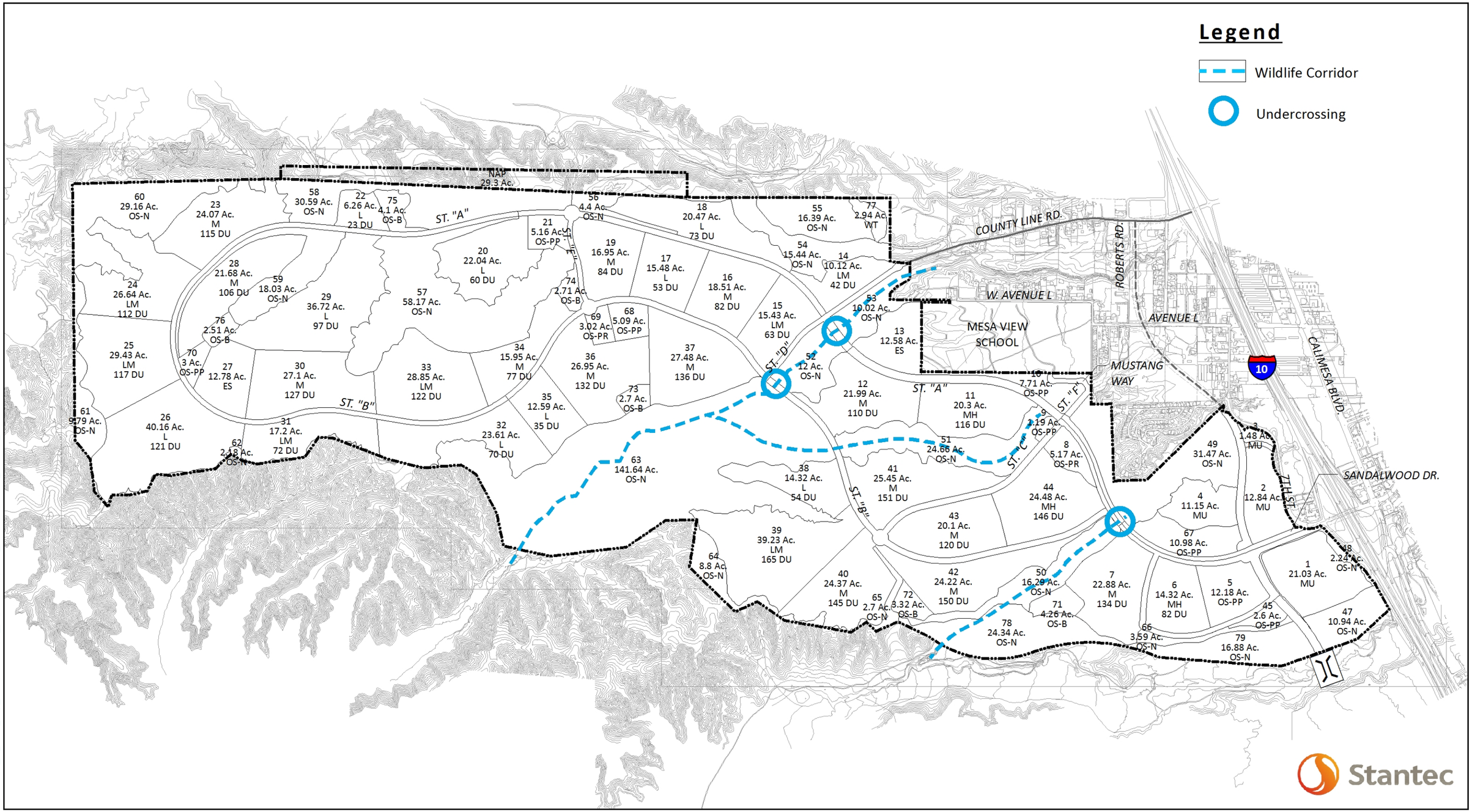
The Specific Plan proposes two school sites in addition to the completed Mesa View School site **(refer to Figure I.1, Land Use Plan)**. Two elementary school sites have been set aside for development. The locations of these schools have been coordinated with the YCJUSD to ensure their safety, pedestrian and vehicular accessibility, and the potential for joint use of sports facilities with the City. In the unlikely event that the school district does not

purchase one or both of the school sites, the Specific Plan allows the development of these sites (PA 13 – 12.6 acres and PA 27 – 12.8 acres) with residential units. These residential units are established as part of the Specific Plan land use and may be developed without necessitating a Specific Plan amendment. Included within the Public/Quasi-public component is a 2.9 acre water storage tank site within PA77.

4. Open Space Component

All open space components of the Specific Plan consist of approximately 594.7 acres (all open space areas consists of: 519.0 acres of Natural Open Space which includes 29.3 acres N.A.P., 47.9 acres of Public Parks, 8.2 acres of Private Recreation, and 19.6 acres of Basins) or 40% of the Specific Plan Area, **(refer to Figure I.1, Land Use Plan and Chapter II, Landscape Design Guidelines, Section C., Open Space and Recreation Master Plan)**. The areas designated as Natural Open Space (519.0 acres) are the result of preserving all major natural drainage areas, wildlife corridors, significant oak woodland areas, and areas that are saved to reduce the grading impacts of the Project. These open space areas will strategically connect to the local and regional open space areas **(refer to Figure I.2, Wildlife Corridors)**.

In addition to Natural Open Space areas, the open space component includes public parklands, private recreation areas, trails and basins. Public access is provided to all of the natural open space areas and the parklands with the exception of the private (HOA) recreation facilities which can only be used by the residents of the Mesa Verde community and their guests. A trail system provides links and access to natural and improved recreational areas, residential areas, schools, and shopping opportunities within the site. In addition, these trails link to the existing regional trails system in the vicinity, **(refer to Chapter II, Landscape Design Guidelines, Section C.3., Trails System Master Plan)**.



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MESA VERDE SPECIFIC PLAN

Figure I.2
Wildlife Corridors

NORTH
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B. Zoning and Development Regulations

The Land Use Plan for the Specific Plan, as shown on **Figure I.1, Land Use Plan** includes four Zoning Designations including Residential, Mixed-Use, Public/Quasi-public, and Open Space. A land use acreage summary - providing the acres and percent of total area for the various land use designations within the Specific Plan Area - is included in **Table I.B, Land Use Acreage Summary**. The Zoning Standards to develop these areas are included in **Table I.D, Zoning Standards for Residential Districts; and Table I.F, Zoning Standards for Mixed-Use District and Table I.J, Zoning Standards for Open Space District.**

TABLE I.B
LAND USE ACREAGE SUMMARY

Land Use	Area (Acres)	Percent of Total Site	Number of Residential Units	Commercial Area/Sq. Ft.
Residential	735.3	49%	3,292	---
Mixed-Use	46.5	3%	358	250,000
Public/Quasi-public	28.3	2%	[6]	---
Open Space (All)	594.7[7]	40%	---	---
Roads	87.5	6%	---	---
Total:	**1,492.4**	**100%**	**3,650**	**250,000[8]**

1. Residential Zoning

Figure I.1, Land Use Plan, shows the distribution of zoning districts within the Specific Plan Area. **Table I.C, Residential Zoning District Distributions,** summarizes the different residential designations. The Mesa Verde Specific Plan uses four different single-family residential zoning designations as identified in **Table I.D, Zoning Standards for Residential Districts**. These districts govern the development standards for single-family residential development within the Specific Plan Area. In order to preserve the long-term viability of the Project, the Planning Areas with minimum lot sizes of 4,000, 4,500, and 6,000 square feet can be developed with any of these minimum lot sizes as long as the total number of lots within each of the three lot size categories for the entire Project is consistent with **Table I.C, Residential Zoning District Distributions**. **Table I.D, Zoning Standards for Residential Districts** shows the development and zoning standards for these residential

[6] If the school district does not purchase one or both of the school sites, the Specific Plan allows the development of these sites (PA 13 – 12.6 acres and PA 27 – 12.8 acres) with residential units (10 dwelling units per acre).

[7] All open space includes: 519.0 acres of Natural Open Space (includes 29.3 acres N.A.P.), 47.9 acres of Public Parks, 8.2 acres of Private Recreation, and 19.6 acres of Basins).

[8] At the discretion of the developer, non-residential square footage may be increased from the minimum 250,000 square feet to a maximum of 350,000 square feet, between like designated Mixed Use Planning Areas 1, 2, 3 and / or 4 and is permitted provided that: Additional traffic analysis shall be required to confirm traffic impacts will be mitigated; without further traffic analysis, a reduction of the permitted residential units pursuant to a ratio of square feet to dwelling unit(s) shall be required. All increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table I.A, Planning Area Statistical Summary to be submitted to the City of Calimesa.

districts. 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 High (R-H)

The number of lots in each lot size category (4,000's, 6,000's, 7,000's and 10,000's) shall be consistent with the previously approved 2007 Specific Plan with the exception of the 5,000 square foot lots and Developer's ability to provide more, large lots, as further described below.

With relation to the 5,000 square foot lots:

- An average lot size of 5,000 square feet shall be required. For every lot below 5,000 square feet, there will be a lot above 5,000 square feet, therefore resulting in an average lot size of 5,000 square feet in this category.

- No individual lot in the 5,000 square foot category shall be below 4,500 square feet.

- In addition, Developer shall have the flexibility to provide more, large lots in the Project than the maximum number of these lots designated in the approved 2007 Specific Plan provided that the overall unit count for the Project does not exceed a total of 3,650 housing units (i.e., Developer may increase the number of large lots and decrease the number of smaller lots in the Project).

The previously approved 2007 Specific Plan permitted 3,450 units. Pursuant to this Agreement and the Amended Specific Plan total permitted units is 3,650. All of the added units (i.e. units 3,451 to 3,650) shall be 7,000 to 10,000 square foot lots. The 200 additional units include all potential school site (public institution) conversion lots. Any parcels currently designated as school sites that ultimately are not needed, as determined by Yucaipa-Calimesa Joint Unified School District, will be part of, and shall not exceed the 3,650 maximum dwelling unit total. These units may be developed as any single family residential category, however shall not exceed the maximum allowable dwelling units of that category.

TABLE I.C
RESIDENTIAL ZONING DISTRICT DISTRIBUTIONS

Zoning	Minimum Average Lot Width (feet)	Min. Lot Size (sq. ft.)	Gross Acreage of PAs (acres)	Projected Number of Lots[9]	% of Total SF Units	Maximum Density[10,11] (du/ac)
Residential Low (L)[12]	70	7,000 and 10,000	191.6	428 (7,000) and 158 (10,000) 586 total	18%	4.0
Residential Low Medium (LM)	60	6,000	166.9	693	21%	7.0
Residential Medium (M)	50	4,500	317.7	1,669	51%	10.0
Residential Medium High (MH)	40	4,000	59.1	344	11%	12.0
Total:			**735.3**	**3,292**	**100%**	

[9] A maximum 25% of the designated units within each Residential Planning Area may be transferred to other Planning Areas as long as the maximum number of units does not exceed 3,650 units and the maximum density.

[10] Residential Planning Areas may be developed with larger lot sizes resulting in lower densities.

[11] Individual developments may have densities below the maximum density, however, cannot exceed the maximum density.

[12] One hundred and fifty-eight (158) residential lots with not less than 10,000 square feet in size will be developed within the Specific Plan area in accordance with Table I-A, Planning Area Statistical Summary. However, any of the 158, 10,000 square foot lots may occur within any other residential land use zoning category and may be allocated towards the requirement. It is also the intent that not all of the 158, 10,000 square foot lots will be located within any single Planning Area.

TABLE I.D
ZONING STANDARDS FOR RESIDENTIAL DISTRICTS[13],[14]

Permitted Uses	L	LM	M[15]	MH
	Single-Family Detached and Attached, Age Restricted Housing, Public Utility Facilities	Single-Family Detached and Attached, Age Restricted Housing, Public Utility Facilities	Single-Family Detached and Attached, Age Restricted Housing, Public Utility Facilities	Single Family Detached and Attached, Age Restricted Housing, Public Utility Facilities
Minimum Front Setback for Garage	20’	20’	20’	20’
Minimum Front Setback for Living Area and Integrated Porches	10’	10’	10’	10’
Minimum Side Setback[16]	5’	5’	5’	5’
Minimum Rear Setback	15’	15’	15’	15’
Minimum Rear Setback for Integrated Second Story Decks	10’	10’	10’	10’
Minimum Rear Setback for Patio Covers (to vertical post/column)	5’	5’	5’	5’
Minimum Side Setback for integrated Second Story Decks/Overheads	10’	10’	10’	10’
Lot Coverage	Per Setback Requirements	Per Setback Requirements	Per Setback Requirements	Per Setback Requirements
Maximum Height	40’ or two stories, three stories allowed if limited to less than 50% of the square footage of first floor	40’ or two stories, three stories allowed if limited to less than 50% of the square footage of first floor	40’ or two stories, three stories allowed if limited to less than 50% of the square footage of first floor	40’ or two stories, three stories allowed if limited to less than 50% of the square footage of first floor

[13] All setbacks are measured from private property lines.

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

[15] 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.

[16] For all corner lots, street side yard setbacks shall be 10 feet. For 10,000 square foot lots, side yard setbacks shall be 10’ minimum (garage side) and a 5’ minimum side setback (opposite side).

2. Mixed-Use Zoning

Approximately 46.5 acres of mixed-use development has been designated within the Project site. Both residential and commercial use may occur within any mixed use area as long as the maximum units 358 or maximum square footage of 350,00 is not exceeded. The residential component is targeted to 358 dwelling units and the commercial component is a minimum of 250,000 square feet, with a maximum of 350,000 square feet[17]. Residential dwelling units may be developed up to a maximum density of 20 dwelling units per acre and shall not exceed the maximum total of 3,650 units for the entire Specific Plan. The development of commercial square feet above the 250,000 square feet minimum may be permitted up to a 1.0 Floor Area Ratio (F.A.R) and based on further subsequent environmental analysis and City Council approval. The residential and commercial areas within Mixed-use areas can be developed together or independently, either vertically or horizontally, within any of the four Mixed-use Planning Areas. The mixed-use areas may also provide affordable housing opportunities in attached or apartment accommodations that are conveniently located adjacent to consumer goods and retail services. For multifamily 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 multifamily project development. **Figure I.1, Land Use Plan**, shows the distribution of zoning districts within the Specific Plan Area. **Table I.E, Mixed-Use District Distributions** provides a summary of the distribution of the Mixed-Use districts. **Table I.F, Zoning Standards for Mixed-Use District** provides the development and zoning standards that will be used to develop the Mixed-Use district(s). Appendix E, Uses Permitted Within Mixed Use, provides a list of allowable non-residential uses and activities which may be permitted and the development procedure and the approval type by which each listed use or activity may be permitted.

Public Park Overlay – In order to provide for the flexibility in relocating community parks and recreation facilities to more suitable locations if the opportunity arises, a Public Park Overlay has been identified on Planning Area 67, with a Mixed Use designation and is shown on Figure I-1, Land Use Plan. Planning Area 67 is also conceptually shown as Sandalwood Sports Park (refer to Figure II-9, Sandalwood Park Concept (Public).

[17] Commercial square footage and the residential units can be transferred between the four MU Planning Areas and as long as the total square footage for all MU Planning Areas does not exceed 350,000 square feet. At the discretion of the developer, any additional commercial square feet in excess of 250,000 s.f. may be permitted based on additional traffic analysis; without additional traffic analysis, a reduction of the permitted residential units pursuant to a ratio of square feet to dwelling units shall be required; and all increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table 1.A, Planning Area Statistical Summary to be submitted to the City of Calimesa. (Also refer to Chapter IV, Implementation of Specific Plan, Section, F.2.c and d.)

TABLE I.E
MIXED-USE DISTRICT DISTRIBUTIONS[18]

Planning Area No.	Zoning Designation	Gross Acres (areas)	Target Number of Residential Units	% of Total Units Within the Project	Maximum Density (du/ac)	Minimum Commercial Square footage (sq. ft.)
1	Mixed-Use	21.0	138	4%	20	125,000
2	Mixed-Use	12.8	0		20	110,000
3	Mixed-Use	1.5	0		20	15,000
4	Mixed-Use	11.1	220	6%	20	
Total		**46.5**	**358**	**10%**		**250,000**

TABLE I.F
ZONING STANDARDS FOR MIXED-USE DISTRICT

Permitted Uses[19,20]	Mixed-Use	Commercial	Residential
Maximum Residential Density[18]	20 du/ac	20 du/ac	20 du/ac
Maximum Nonresidential Density	1.0 F.A.R.	1.0 F.A.R.	n/a
Minimum Building Site (net area, sq. ft.)[21]	10,000	10,000	3,500
Minimum Lot Width	60’	60’	40’
Minimum Lot Depth	100’	100’	80’
Minimum Front Setback[22]	0’	0’	5’
Maximum Front Setback[23]	10’	10’	15’
Minimum Side Setback[23]	0’	0’	5’
Minimum Side Street Setback[23]	0’	0’	5’
Maximum Side Street Setback[23]	10’	10’	10’
Minimum Rear Setback	5’	5’	10’
Maximum Height[23]	3 Stories	3 Stories	3 Stories
Minimum Building to Building Separation	20’	20’	20’[24]
Minimum Building Frontage	75%[25]	75%[26]	75%[26]

[18] Residential developments (Multi-Family attached, Single-Family detached/attached, age restricted housing) in the MU District can be developed at a density less than the maximum density.

[19] 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.

[20] 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.

[21] 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.

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

[24] 20’ Minimum building to building separation is only applicable to multi-family residential development.

[25] Percentage of building frontage for front and side street setbacks may be reduced by the City to accommodate pedestrian plazas located between the building and street. Exceptions to anchor stores may apply.

3. Public/Quasi-public 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 unlikely event that the School District does not purchase the school sites, the Specific Plan allows the development of these 12.7 acre sites with residential units. **Figure I.1, Land Use Plan**, shows the distribution of zoning districts within the Specific Plan Area. **Table I.G, Public/Quasi-public District Distributions** provides a summary of the distribution of the Public/**Quasi-public** District Planning Areas. **Table I.H, Zoning Standards for Public/Quasi-public District** provides the development and zoning standards that will be used to develop the Public/**Quasi-public** District.

TABLE I.G
PUBLIC/QUASI-PUBLIC DISTRICT DISTRIBUTIONS

Planning Area No.	Zoning Designation	Gross Acres (areas)	Proposed Use		
13	**P/Q**	12.6	Elementary School		
27	**P/Q**	12.8	Elementary School		
77	**P/Q**	2.9	Water Storage Tank		
Total:		**28.3**	**N/A**		

TABLE I.H
ZONING STANDARDS FOR PUBLIC/QUASI-PUBLIC DISTRICT

Permitted Uses	Educational Facilities, Residential, Public Utility Facilities
Standards for Residential Development	Same as the MH Zone
Screening of Public Utility Facilities	20’ of perimeter landscaping to screen from public streets
Setback from Property Line Fronting a Public Street	20’ Minimum

4. Open Space Zoning

This Specific Plan consists of the following three zoning districts for open space: Open Space – Natural (OSN), Open Space – Public Park (OSPP), and Open Space – Private Recreation (OSPR). These districts govern the standards for open space conservation and improvements. **Table I.I, Open Space Zoning District Distributions**, shows the distribution of zoning districts within the Specific Plan Area. **Table I.J, Zoning Standards for the Open Space District** includes the Zoning Standards for the Open Space District.

TABLE I.I
OPEN SPACE ZONING DISTRICT DISTRIBUTIONS

Zoning Designation	Gross Acres	% of Total
Open Space – Natural (OSN)	519.0[26]	87%
Open Space – Basin (OSB)	19.6	3%
Open Space – Public Park (OSPP)	47.9	8%
Open Space – Private Recreation (OSPR)	8.2	1%
Total (all open space):	**594.7**	**100%**

TABLE I.J
ZONING STANDARDS FOR THE OPEN SPACE DISTRICT

	OSN OSB	OSPP OSPR
Permitted Uses[27]	Wildlife Preserve and Corridors, Trails, Fuel Modification Zones, Emergency Access Roads, Manufactured Slopes, Natural and Manmade Flood Control Facilities, Limited Passive Uses	Active and Passive Recreational Uses
All Setbacks	N/A	5' From Property Line
Building Height[28]	N/A	45'

a. Open Space / Natural (OSN) and Basin (OSB)

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, **(refer to Chapter II, Landscape Design Guidelines, Section C., Open Space and Recreation Master Plan)**. 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 and basins, 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

26 Open Space – Natural (OSN) gross acreage includes 29.3 acres N.A.P. OSN areas includes graded slopes.

27 Telecommunication facilities such as Cellular Antennas shall be permitted in OSP zone provided they are either architecturally integrated into the design of the buildings when the buildings are being proposed, placed on sports field light poles or similar structures, or as stand-alone integrated stealth-type facility. Height limitations shall not apply to these Telecommunication Facilities. These facilities are subject to the City's Municipal Code requirements.

28 Building Height is the vertical distance measured from the ground level grade to the top of the roof. Architectural features, structures necessary for the maintenance and operation of a building, flagpoles, wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

help to minimize impacts to natural drainage courses such as designated blue-line streams. Open Space – Public Park (OSPP)

Eight park sites for a total of 47.9 acres have been provided within the Project to meet the public park requirements for the Project, **(refer to Chapter II, Landscape Design Guidelines, Section C., Open Space and Recreation Master Plan, Open Space and Recreation Master Plan)**. The proposed 47.9 acres of public parks, meets the Quimby Act requirement of 43.8 acres (based on 2.4 persons per dwelling unit and 5 acres per 1,000 people). West Park (PA 70) is located in West Village. The Open Space Park (PA 21) and Family Pavilion Park (PA 68) are located in the Central West Village. Mesa View Park (PA 10) and Mesa Park (PA 9) is located in the Central East Village. Calimesa Sports Park, (PA 5), Equestrian Park (PA 45) and Sandalwood Sports Park (PA 67) are located in the East Village **(refer to Overview, Figure I, Neighborhood Plan)**.

Table I.K, Park Acreages provides a summary of the Planning Areas and the park acreages. Table I.O, Phasing Summary, identifies the conceptual phasing of the acreages required, assuming buildout of residential units for each phase. 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 names of public parks shall be at the discretion of the City.

Possible amenities of the parks are provided in Chapter II, Landscape Guidelines. The design and development of these public park sites will be negotiated between the City and the Developer in the Development Agreement. **Refer to Table I.D, Zoning Standards For Residential Districts; and Table I.F, Zoning Standards For Mixed-Use District.**

TABLE I.K
PARK ACREAGES AND PHASING

Park	Planning Area	Gross Acres	Timing[29]
Calimesa Sports Park	5	12.2	During Phase 1-D
Mesa Park	9	1.2	During Phase 1-B
Mesa View Park	10	7.7	During Phase 1-A
Open Space Park	21	5.2	During Phase 3
Equestrian Park	45	2.6	During Phase 1-D
Sandalwood Sports Park	67	11.0	During Phase 3
Family Pavilion Park	68	5.1	During Phase 2
West Park	70	3.0	During Phase 3
Total:		**47.9**	

b. Open Space – Private Recreation

Approximately 8.2 acres of Private Recreation is proposed within PA's 8 and 69. 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 lot sizes. 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.

[29] Timing is based on projected phasing plan (see Figure I-15, Phasing Plan – Land Use). Parks will be phased with residential development and may include parkland dedication, park facility improvements and / or payment of in-lieu park fees.

C. Circulation

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 I.3, Circulation Master Plan; and Figure I.4a, Road Cross Section Key Map, and Figures I.4b and I.4c, Road Cross Sections**, define the location and classification of the on-site and off-site circulation network. Loop Roads A and B provide east-west circulation through the site while Roberts Road and Roberts Road Extension, and Streets, C / F, D, and E provide north-south circulation of the site and connect the south and north sides of the A and B Loop Roads. Roberts Road Extension connects northerly to County Line Road and the County Line Road interchange. Roberts Road connects southerly to Summerwind Ranch via a future Roberts Road bridge[30].

The circulation network will be installed in a systematic fashion as required by the Traffic Study. The circulation system for the Specific Plan Area provides multi-modal access serving vehicles, bicycles, pedestrians, and equestrians. These components are designed to provide safe and efficient access to the residential neighborhoods, natural open space, and recreational amenities within the open space. This section discusses the vehicular circulation system. **Refer to Chapter II, Landscape Design Guidelines, Section C.3., Trails System Master Plan** for Bicycle, Pedestrian, and Multi-Use Trails.

2. Primary Access

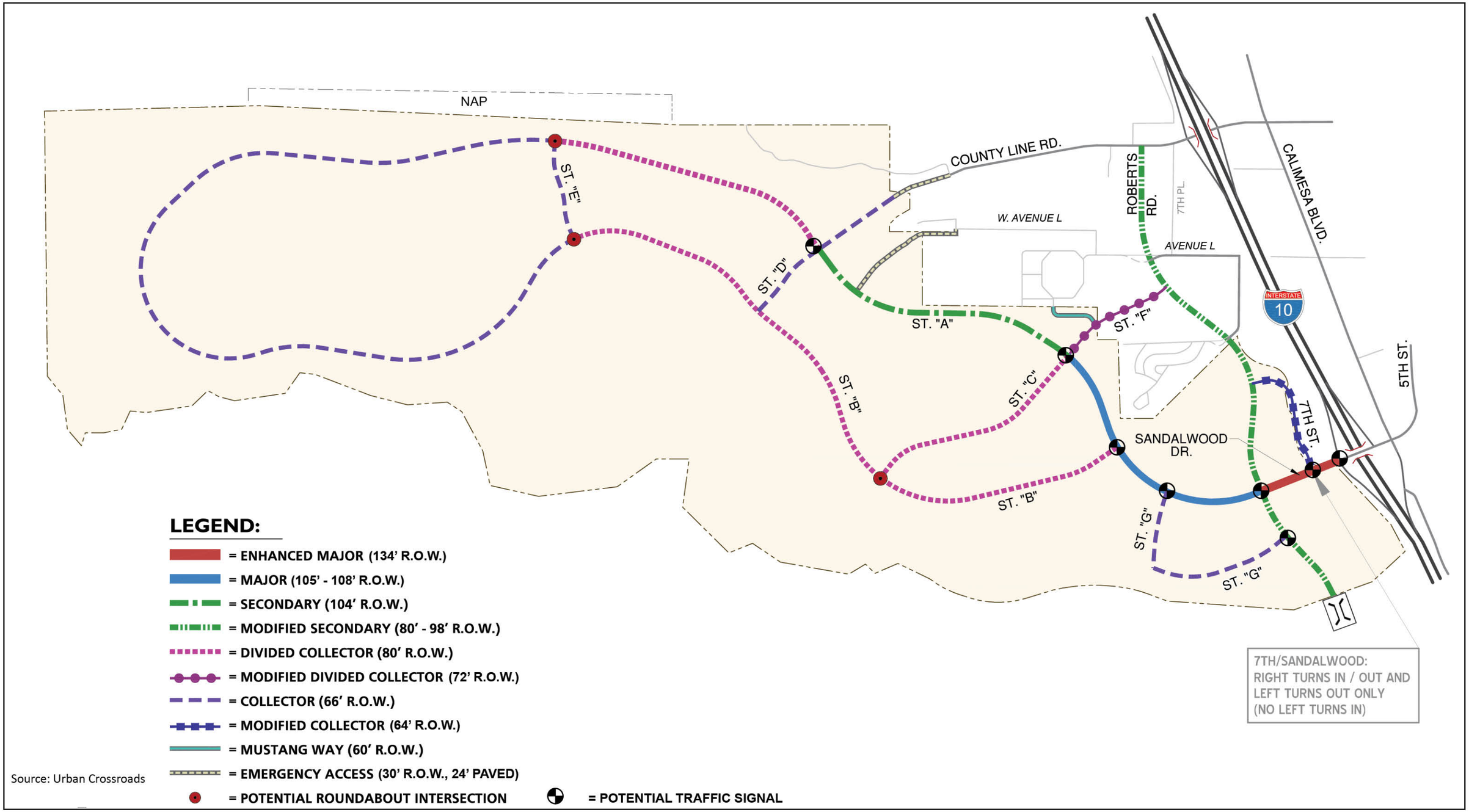
Primary access to the site is proposed from the existing Sandalwood Drive, Calimesa Boulevard, and County Line Road interchanges. Interim improvements will be required for these interchanges prior to completing more extensive improvements during the later phases of the Project. To the extent permissible by Caltrans, all improvements within Caltrans right-of-way will include sidewalks. Access to the County Line Road interchange will be provided through extension of Roberts Road (off-site, to the north of the Project boundary). Street 'C' to existing segment of Street 'F' (north/east of Sandalwood to project boundary) and continuing to Street 'F', north/east beyond project boundary) and Roberts Road (extension to the north beyond project boundary) will provide access to the Mesa View School via Mustang Way. Access to Sandalwood interchange is provided through Street 'A' / Sandalwood Drive. Roberts Road will provide a third access point to the site. The Project will pay its fair share of improvements for the Roberts Road Bridge connecting it to the Summerwind Ranch Specific Plan to the south.

[30] Future Roberts Road bridge connection to be determined. 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.

3. Emergency Access

Interim Emergency access will be provided from Avenue L, adjacent to the existing Mesa View School through Planning Area 13 (proposed elementary school site) to Street 'A' for the first phase of development. Permanent emergency access will be provided to County Line Road through Street 'D' **(refer to Figure I.3, Circulation Master Plan)**. County Line Road at the property boundary will be gated with a Knox activated electric gate per Riverside County Fire Department standards to permit Fire Department access to the site but restrict public access to the site, **(refer to Chapter II, Landscape Design Guidelines, Section C.6., Fuel Modification Master Plan)**.

On the Project side, pressure pads will be provided to allow unrestricted egress from the site. Public egress from the site into County Line Road during non-emergencies will be restricted by installation of signage prohibiting egress in non-emergency situations. A camera will be installed to capture the license plate of the violators. The CC&Rs will include provisions to issue tickets, impose and collect fines from the violators. In addition, signage will be provided on the Project side to indicate "Emergency Egress Only" and on the County Line Road side to indicate "Emergency Vehicles Access Only".



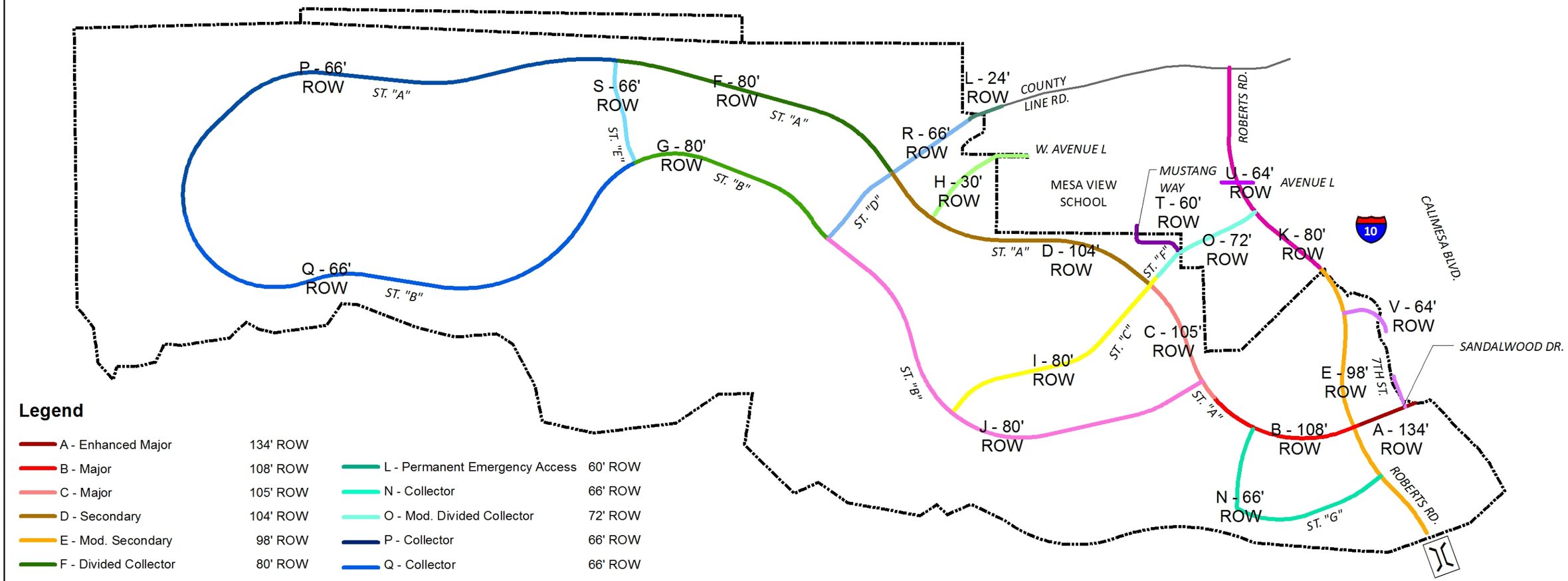
LEGEND:

- = ENHANCED MAJOR (134' R.O.W.)
- = MAJOR (105' - 108' R.O.W.)
- = SECONDARY (104' R.O.W.)
- = MODIFIED SECONDARY (80' - 98' R.O.W.)
- = DIVIDED COLLECTOR (80' R.O.W.)
- = MODIFIED DIVIDED COLLECTOR (72' R.O.W.)
- = COLLECTOR (66' R.O.W.)
- = MODIFIED COLLECTOR (64' R.O.W.)
- = MUSTANG WAY (60' R.O.W.)
- = EMERGENCY ACCESS (30' R.O.W., 24' PAVED)
- = POTENTIAL ROUNDABOUT INTERSECTION
- = POTENTIAL TRAFFIC SIGNAL

Source: Urban Crossroads

Figure I.3

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Legend

A - Enhanced Major	134' ROW		L - Permanent Emergency Access	60' ROW
B - Major	108' ROW		N - Collector	66' ROW
C - Major	105' ROW		O - Mod. Divided Collector	72' ROW
D - Secondary	104' ROW		P - Collector	66' ROW
E - Mod. Secondary	98' ROW		Q - Collector	66' ROW
F - Divided Collector	80' ROW		R - Collector	66' ROW
G - Divided Collector	80' ROW		S - Collector	66' ROW
H - Interim Emergency Access	30' ROW		T - School Access Road	60' ROW
I - Divided Collector	80' ROW		U - Avenue "L" (Offsite)	64' ROW
J - Divided Collector	80' ROW		V - Modified Collector	64' ROW
K - Mod. Undivided Secondary	80' ROW			

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Figure I.4a

Road Section Key Map

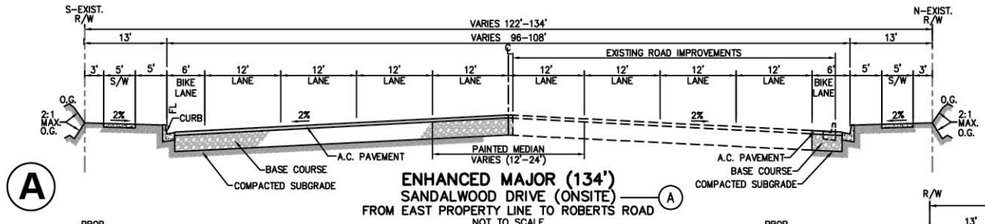
NORTH

0 600 1,200 Feet

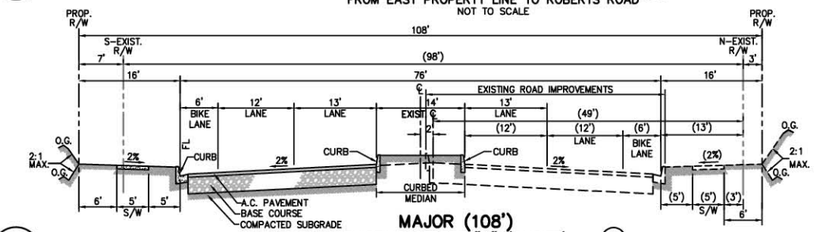
FORMA

November 2017

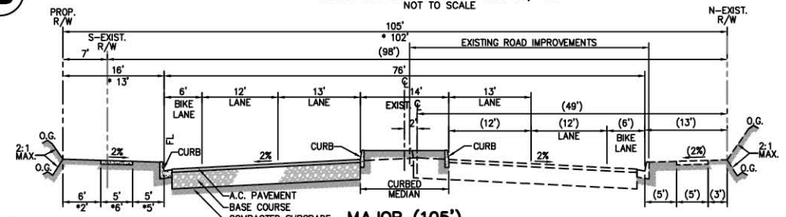
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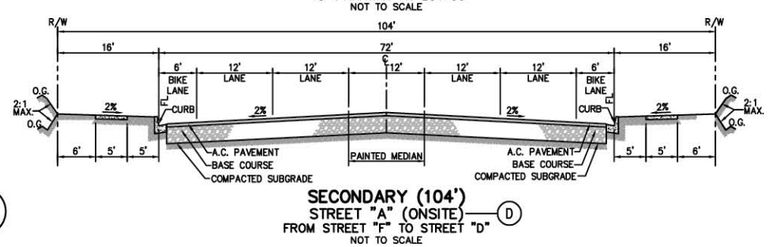
A ENHANCED MAJOR (134')
SANDALWOOD DRIVE (ONSITE) — (A)
FROM EAST PROPERTY LINE TO ROBERTS ROAD
NOT TO SCALE



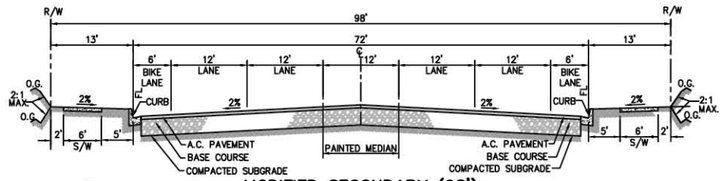
B MAJOR (108')
EXISTING STREET "A" (ONSITE) — (B)
FROM ROBERTS ROAD TO LOT 49/ 50
NOT TO SCALE



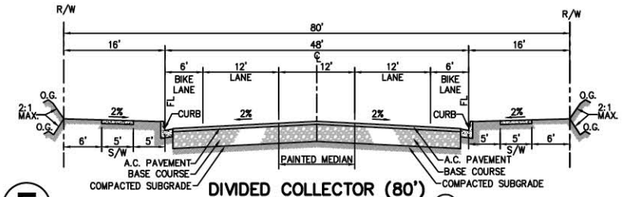
C MAJOR (105')
EXISTING STREET "A" (ONSITE) — (C)
FROM LOT 49/ 50 TO STREET "F"
* 13' PARKWAY AT LOT 50
NOT TO SCALE



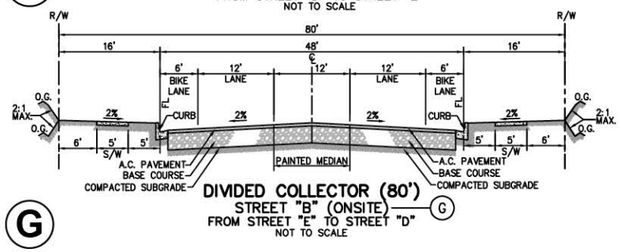
D SECONDARY (104')
STREET "A" (ONSITE) — (D)
FROM STREET "F" TO STREET "D"
NOT TO SCALE



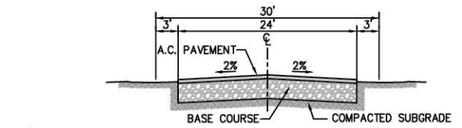
E MODIFIED SECONDARY (98')
ROBERTS ROAD (ONSITE) — (E)
FROM NORTH PROPERTY LINE TO SOUTH PROPERTY LINE
NOT TO SCALE



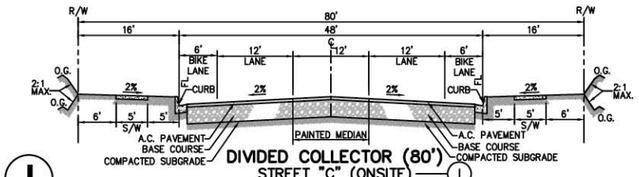
F DIVIDED COLLECTOR (80')
STREET "A" (ONSITE) — (F)
FROM STREET "D" TO STREET "E"
NOT TO SCALE



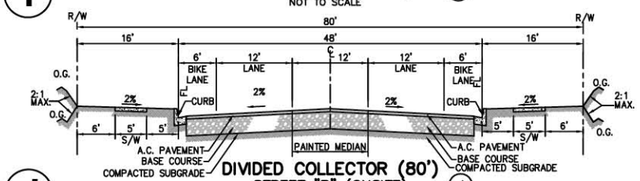
G DIVIDED COLLECTOR (80')
STREET "B" (ONSITE) — (G)
FROM STREET "E" TO STREET "D"
NOT TO SCALE



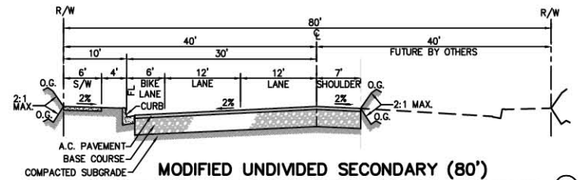
H INTERIM EMERGENCY ACCESS (30')
ACROSS LOT 13 — (H)
FROM STREET "A" TO TO EASTERN PROPERTY LINE
NOT TO SCALE



I DIVIDED COLLECTOR (80')
STREET "C" (ONSITE) — (I)
NOT TO SCALE



J DIVIDED COLLECTOR (80')
STREET "B" (ONSITE) — (J)
FROM STREET "D" TO STREET "A"
NOT TO SCALE

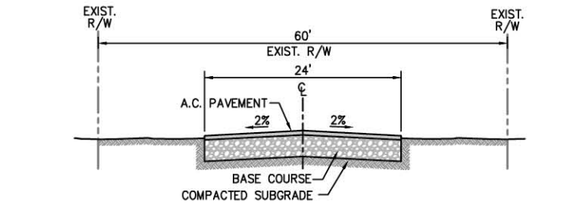


K MODIFIED UNDIVIDED SECONDARY (80')
ROBERTS ROAD EXTENSION (INTERIM ACCESS IMP./OFFSITE) — (K)
FROM COUNTY LINE ROAD TO NORTH PROPERTY LINE
NOT TO SCALE

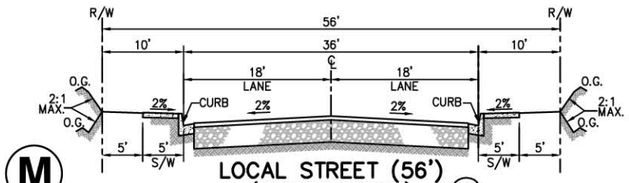
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Figure I.4b

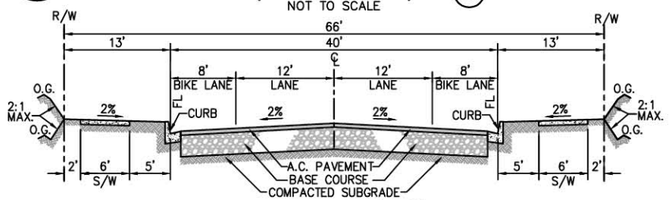
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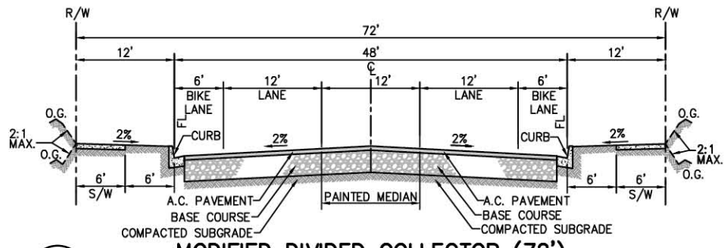
L PERMANENT EMERGENCY ACCESS ROAD (24')
FROM STREET "D" TO COUNTY LINE ROAD — (L)
NOT TO SCALE



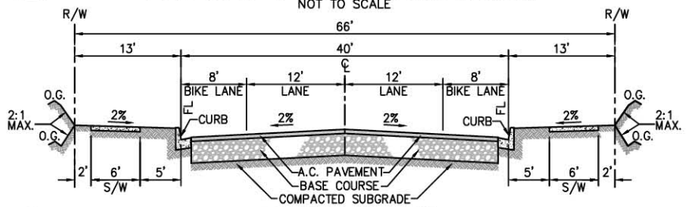
M LOCAL STREET (56')
(FUTURE ONSITE) — (M)
NOT TO SCALE



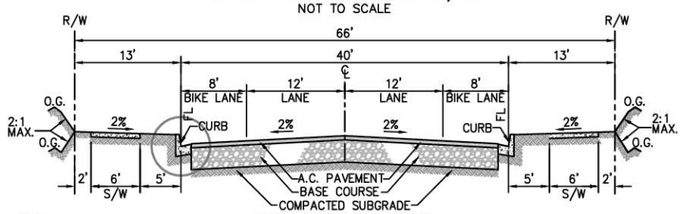
N COLLECTOR (66')
STREET "G" (ONSITE) — (N)
NOT TO SCALE



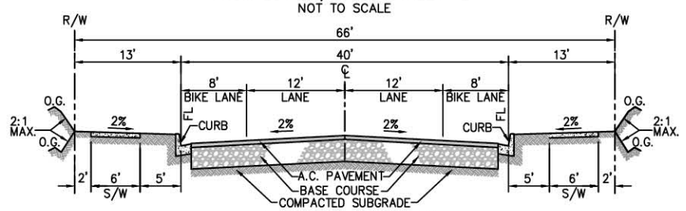
O MODIFIED DIVIDED COLLECTOR (72')
STREET "F" (ONSITE & OFFSITE) — (O)
FROM STREET "A" TO ROBERTS ROAD EXTENSION
NOT TO SCALE



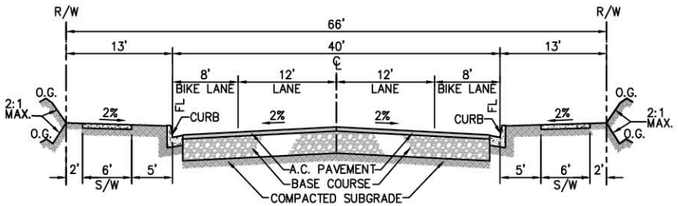
P COLLECTOR (66')
STREET "A" (ONSITE) — (P)
FROM STREET "E" TO LOT 24/25
NOT TO SCALE



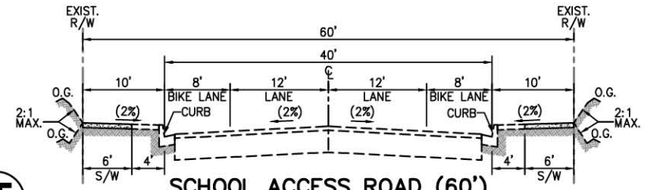
Q COLLECTOR (66')
STREET "B" (ONSITE) — (Q)
FROM LOT 24/25 TO STREET "E"
NOT TO SCALE



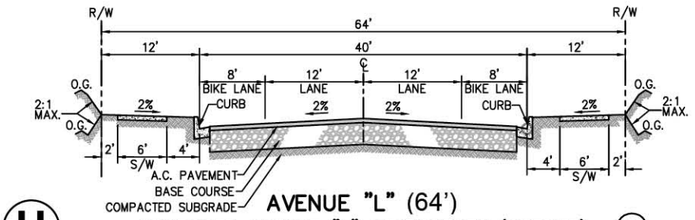
R COLLECTOR (66')
STREET "D" (ONSITE) — (R)
NOT TO SCALE



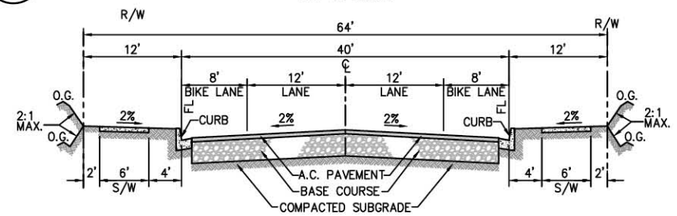
S COLLECTOR (66')
STREET "E" (ONSITE) — (S)
NOT TO SCALE



T SCHOOL ACCESS ROAD (60')
EXISTING MUSTANG WAY (ONSITE) — (T)
NOT TO SCALE



U AVENUE "L" (64')
PROPOSED AVENUE "L" AT ROBERTS (OFFSITE) — (U)
NOT TO SCALE



V MODIFIED COLLECTOR (64')
7TH STREET (ROBERTS ROAD TO SANDALWOOD) — (V)
CONNECTION
NOT TO SCALE

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Figure I.4c

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4. Internal Circulation

a. Roadways

Several classifications of roadways provide service to the community. The various types of roadways classifications are illustrated in **Figure I.3, Circulation Master Plan**, and their representative cross sections shown on **Figure I.4a, Road Cross Section Key Map and Figures I.4b and I.4c, Road Cross Sections**. The internal circulation system crosses over a number of natural drainage courses.

b. Trails Master Plan

The Trails Master Plan contemplates a coordinated network of trails throughout the Project site and their connection to the existing regional trails adjacent to the Project site including access to the Riverside Land Conservancy (RLC) Option Lands. This Master Plan includes Pedestrian and Bike Trails and Multi-Purpose Trails within the Natural Open Space Areas, Sidewalks and Bike Trails within the public right-of-way, and in-tract paseos that provide additional connections from the residential areas to this trail network. Refer to **Chapter II, Landscape Design Guidelines, Section C.3., Trails System Master Plan**.

c. Gates

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

d. Access Roads in Open Space Areas

A ten-foot (10') wide access path will provide access to all the major drainage areas. In addition to providing access to emergency vehicles and/or personnel, these access roads will be an integral part of the multi-purpose trails system within the Project.

D. Grading

1. Grading Master Plan

A Conceptual Grading Plan has been prepared as part of the Specific Plan, **(refer to Figure I.5, Conceptual Mass Grading Plan)**. The Conceptual Grading Plan is consistent with this section.

The Conceptual 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 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. The Conceptual Grading Plan showed approximately 19,000,000 cubic yards of cut and fill for the Project. At isolated locations, conventional slope treatments are utilized.

A Mass Grading Plan has been prepared for the Project. The mass grading will result in an on-site balanced grading operation. The on-site balanced grading precludes the necessity of transferring fill to off-site locations. The streets within the existing neighborhoods adjacent to the Specific Plan Area 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. Rough Grading Plans will be completed in conjunction with the processing of the Final Maps. Rough Grading Plans will generally comply with the Conceptual Grading Plan. All grading (improvements) will comply with the standards and requirements of the City Grading Ordinance as well as the Hillside Development Regulations in the Specific Plan.

2. Hillside Development Regulations

a. Purpose and Intent

These provisions are designed to address impacts of development in hillside areas and to ensure that Mesa Verde is developed in an environmentally sensitive manner which protects the public health, safety, and welfare. In addition, these guidelines are intended to minimize the alteration, reduction, and removal of the natural viewshed and to create a more desirable 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 standard development regulations in this Specific Plan. The regulations included in this Section are consistent with the intent and purpose of the City's Hillside Ordinance.



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Figure I.5
Conceptual Mass Grading Plan

NORTH

0 600 1,200 Feet

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b. Definitions

The following definitions apply for the purposes of administering, interpreting, and enforcing this Specific Plan.

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:	An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or a property line where a main building may be located.
Canyon:	A deep, narrow valley having high, steep slopes.
Clustering:	The process of reducing required lot sizes while allowing permitted densities on a smaller site area in order to preserve open space, sensitive or hazardous areas.
Contour:	A line drawn on a plan which connects all points of equal elevation.
Contour Grading:	Grading techniques applied to provide 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.

Term	Definition
Fill:	A deposit of earth material placed by artificial means.
Finish Grade:	The final grade of the site which conforms to the approved plan.
Flood Plain:	The land area adjacent to a watercourse which is subject to the overflow of flood waters.
Foothill:	A hill at the base of a mountain.
Grade:	The vertical location of the ground surface.
Grade Separation:	The separation at different levels of two intersecting roads, by bridge, tunnel or underpass; so as to permit the roads to cross without obstructing free traffic movement at either road.
Grading:	Any excavating or filling or combination thereof.
Hill:	A small area of land that is higher than the land around it.
Hillside:	A parcel of land or a definable portion thereof with an average rise or fall of more than 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 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. 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.
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;

Term	Definition
	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 mount; usually steep sided at the summit.
Ridge:	A long, narrow or sharply defined conspicuous elevation of land.
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.
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.
Man-made Slope Transition:	The area where a slope bank meets the natural terrain or a level graded area either vertically or horizontally.
Summit:	Highest part of a hill or mountain.
Topography:	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slope and other physiographic features.
Toe of Slope:	The lowest elevation of a slope which transitions to a flatter area or pad.
Top of Slope:	The highest elevation of a slope.
Uniform Slope:	A slope of a uniform slope ratio.
Wildlife Corridor:	A strip or block of habitat connecting otherwise isolated units of suitable habitats that allows the dispersal of organisms and the consequent mixing of genes.

Term	Definition
	Wildlife corridors are created as a means of conservation or general improvement of the environment.
Valley:	The land between hills or mountains, often containing a stream.
Variable Slope:	A man-made slope (usually a slope bank) which has a variety of slope ratios rather than a single ratio.
Vegetation	Growing plants.

c. Policies

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

i. To conserve the canyons, valleys, and wildlife corridors which give Mesa Verde its distinctive character as identified as Sensitive Environmental.

ii. To create open spaces which preserve wildlife corridors, major drainage areas, valleys, and oak woodland areas.

iii. To site dwellings and other structures in a manner which is compatible with natural drainage patterns and physical landforms through sensitive grading design and architecture.

iv. To encourage grading designed to complement the natural terrain.

v. To provide safe vehicular circulation patterns for residents, safety and service providers.

vi. To provide trails within the preserved areas for the enjoyment of the public.

vii. To protect the health and safety of the residents by providing fuel modification areas within the open space.

viii. 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.

d. Hillside Classifications

Hillside classifications have been established to identify categories relative to hillside development. These categories have been classified in terms of average slope types with respect to different topography categories, as follows:

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, 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.

e. 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.

f. Design Criteria

i. The slope/open space relationship as shown in **Table I.L, 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. One column defines the percentages of slope within a project that are to be categorized. The other 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.

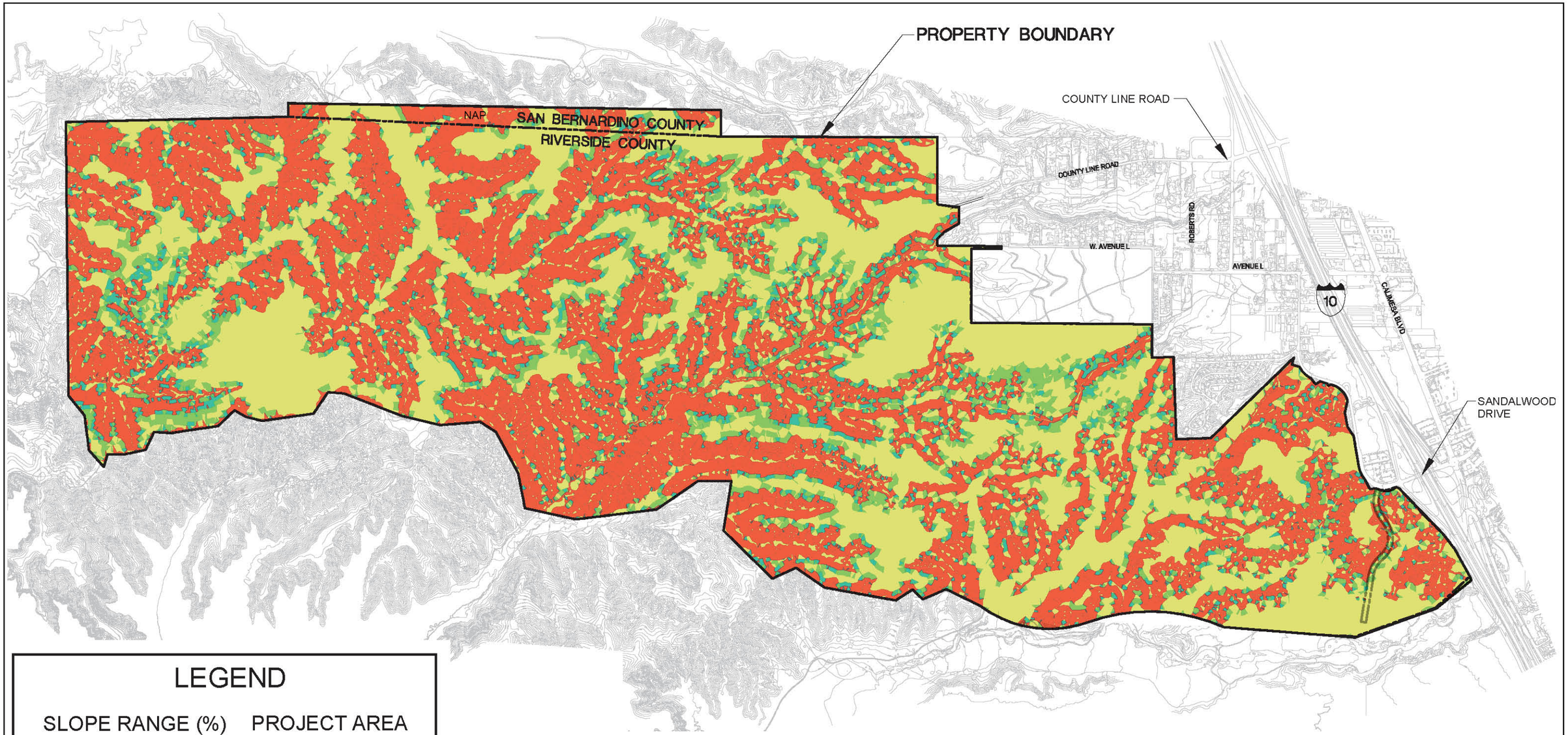
TABLE I.L
OPEN SPACE REQUIRED FOR EACH SLOPE CATEGORY

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

ii. 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.

iii. Other public health, safety or welfare considerations could also increase the open space requirements for a project.

iv. **Figure I.6, Slope Analysis of Undeveloped Areas; and Figure I.7, Slope Analysis of Developed Areas,** were 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').



LEGEND

SLOPE RANGE (%)	PROJECT AREA (ACRES)	(%)
0.00 - 15.00	630.5	42.4
16.00 - 20.00	131.8	8.8
21.00 - 25.00	92.1	6.0
26.00+	638.0	42.8
TOTAL	1492.4	100

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Figure I.6
Slope Analysis of Undeveloped Areas

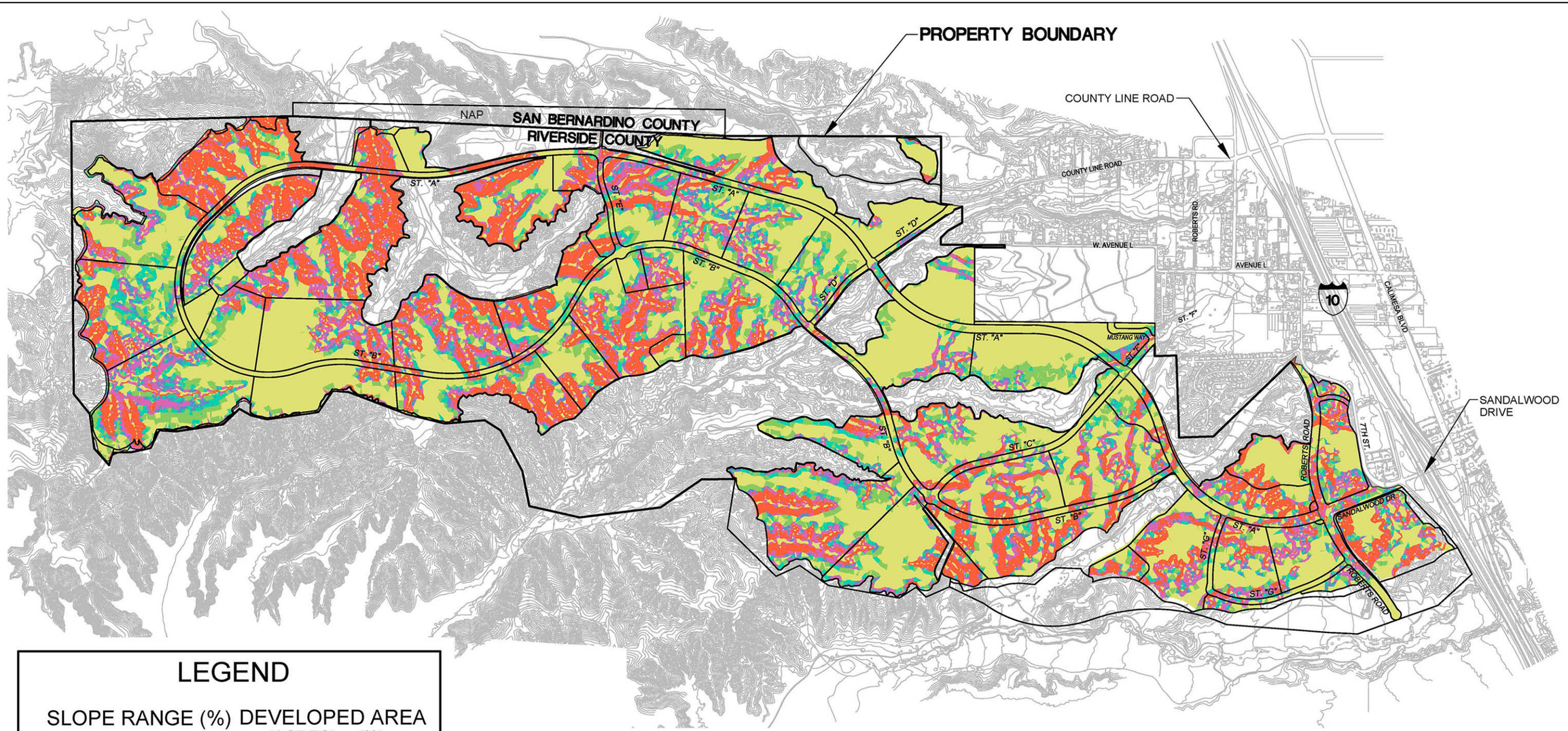
NORTH

0 600 1,200 Feet

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November 2017

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PROPERTY BOUNDARY
NAP
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
COUNTY LINE ROAD
COUNTY LINE ROAD
W. AVENUE L
AVENUE L
ROBERTS RD.
CALIMESA BLVD
10
7TH ST.
SANDALWOOD DRIVE
SANDALWOOD DR.
ROBERTS ROAD
MUSTANG WAY
ST. "A"
ST. "B"
ST. "C"
ST. "D"
ST. "E"
ST. "F"
ST. "G"
ST. "H"
ST. "I"
ST. "J"
ST. "A"
ST. "B"
ST. "A"
ST. "B"
ST. "C"
ST. "D"
ST. "E"
ST. "F"
ST. "G"
ST. "A"
ST. "B"
ST. "A"
ST. "B"
ST. "A"
ST. "B

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v. 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 I.M, 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 if the Project is developed as proposed.

TABLE I.M
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	630.5	0%	0	167.5	+167.5
16-20	131.8	20%	26.4	38.1	+11.7
21-25	92.1	35%	32.2	30.3	-1.9
26+	638.0	66%	421	283.1	-137.9
Total	**1492.4**	**N/A**	**479.6**	**519.0**	**+39.4**

g. Grading Standards

The following standards shall apply, unless the City Engineer modifies the standards in special circumstances that visual impacts can be mitigated otherwise.

i. Grading will be phased so that revegetation or construction will control erosion. Revegetated slopes will consist of two primary types: Slopes Adjacent to Natural Open Space and Interior Slopes.

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. Plant material utilized in these areas may be any one or combination of irrigated hydroseeds, groundcovers, shrubs, vines and trees of ornamental or native character that compliments the overall community theme. Plants used on these slopes will be drought tolerant and fire retardant. These slopes may contain fuel modification measures to protect health and safety of the residents.

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 will utilize a revegetation method that will not require either temporary, supplemental or permanent irrigation systems. The restoration process will include the grinding of native plant material that is removed from the site during initial grading operations and replanting of this ground up plant material by compacting it in a layered manner atop manufactured slopes, thus utilizing non-invasive native plant material that are indigenous to the area, sensitive to the surrounding environment and that utilizes natural ecological succession as a means to provide mature climax plant development that is integrated with the environmental surroundings. This method will require an increased period for developer maintenance team to insure that restoration, revegetation, and erosion control goals are met. These slopes may contain fuel modification measures to protect health and safety of the residents.

ii. Grading operations will be prohibited unless an erosion control plan has been submitted and approved by the City Engineer to avoid adverse effects caused by rain, wind or other weather conditions.

iii. Cut and fill materials that are added or taken away from the site, if any, will be transported according to a haul route approved by the City Engineer.

iv. Erosion and sediment control plans will be prepared and accomplished according to best management practices, as defined in the Riverside County Drainage Area Master Plan and as required by the National Pollutant Discharge Elimination System (NPDES). Proof of the required permits and notifications will be presented to the City at time of grading permit application and issuance.

v. Contour grading required on areas of 16% slope and greater, will be carried out in accordance with the standards illustrated on **Figure I.8, Contour Grading Concept**. This requirement shall not apply to small or insignificant portions of the Project site.

vi. Slope Maintenance:

1) No final subdivision map shall be approved without preparation of and recordation of a declaration of Covenants, Conditions and Restrictions (CC&Rs) or participation in a Lighting, Landscape and Maintenance sub area or other City approved arrangement providing for the development and maintenance of slopes, as required by the Hillside Development Regulations.

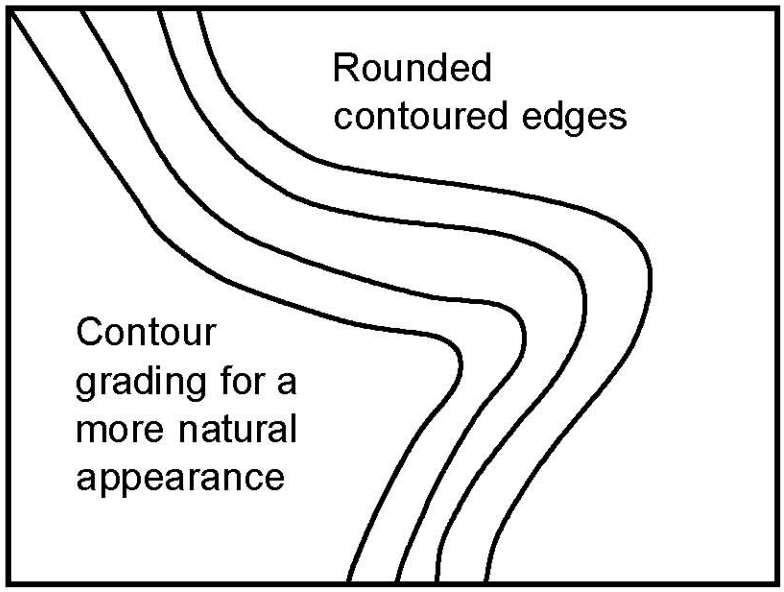
2) No final subdivision will be approved without the subdivider supplying a program for preventative maintenance of major manufactured slope areas. Such program will be approved prior to approval of a final map and will include homeowner slope maintenance requirements and guidelines to be incorporated into the CC&Rs or participation in

Lighting, Landscape and Maintenance sub area or other City approved arrangement.

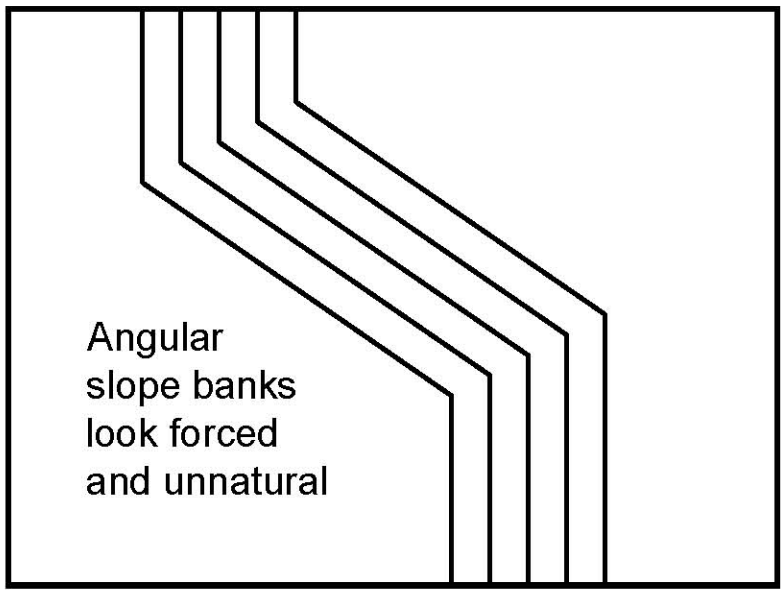
vii. The maximum grade of cut-and-fill slopes will not exceed 2:1 except that the cut-and-fill slope may be as steep as 1.5:1 with written approval from a soils engineer and review and approval of the City Engineer.

viii. All slopes will have a two-foot flat bench adjacent to property lines to accommodate wall and fence footings, and maintenance access, and shall then after be rounded at the top of the slope to a maximum of fifteen feet (15') radius.

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Contoured Slope Variation (Preferred)



Angular Slope Variation

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Figure I.8
Contour Grading Concept

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ix. Prohibited Development/Grading Locations:

1) Within seventy-five feet (75') of any natural body of water identified for preservation.

2) In unmitigated geologic hazard areas, or any other area identified to be unsafe in the geologic report.

3) In the environmentally sensitive areas **(refer to Chapter II, Landscape Design Guidelines, Section C., Open Space and Recreation Master Plan).**

4) In areas subject to flooding or other hazards, except as required for utilities and road crossings.

x. Setbacks of the Specific Plan:

Generally minimizing required setbacks, especially front and rear setbacks, may reduce grading by reducing the overall width of road and structure arrangements. Reduced setbacks also help to give the streetscape a more human scale. Varying the use of reduced and standard setbacks will allow the flexibility to adapt to hillside features and avoid monotonous application of a consistent standard.

h. Retaining Walls/Fences

i. Retaining Walls

1) Retaining walls on the upslope (from a building or structure) on a lot will be a maximum of six feet (6') in height. Retaining walls in the side yard of a lot will be a maximum of four feet (4'). Retaining walls on the downslope (from a building or structure) facing the public right-of-way will not exceed three feet (3') in height. Terraced walls may be used with planters in between the walls to soften the effects within a minimum horizontal spacing of three feet (3'). Terraced walls will not exceed three feet (3') in height. Adjacent to roadways, retaining walls will be a maximum of six feet (6') or if two (2), three foot (3') high walls are used in combination, no minimum horizontal spacing. However, the City Engineer and Community Development Director may grant height and spacing variations upon review. Retaining walls which are an integral part of a building or structure will not exceed six feet (6') in height. Retaining walls that may be required adjacent to large planning areas/super pads that are adjacent to natural open space and/or graded slopes will be a maximum of twelve feet (12') high. Visual impacts of any retaining wall over six feet (6') will be mitigated through contour grading and landscaping techniques where feasible.

2) Retaining walls will be designed with smooth, continuous lines that conform to the topography.

3) No wall or fence shall be higher than six feet (6') when viewed from the public right-of-way, including combination walls/fence.

4) 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.

ii. Fences and Walls

1) Fencing of individual lots will be discouraged on natural slope areas exceeding sixteen percent (16%) slope. View fences may be permitted instead with the approval of the Community Development Director.

2) Fencing of individual lots will be allowed on manufactured or graded slopes where the homeowner or homeowner's association has maintenance responsibilities.

3) Privacy walls and fences, not exceeding six feet (6') in height, are permitted adjacent to structures in order to provide a private outdoor area. All fences which are adjacent to or visible from public roads or major public spaces shall not exceed six feet (6') in height and shall be constructed of decorative masonry or other approved materials which blend with the surrounding landscape.

4) Free standing walls integral to a structure will be of the same material and design as the structure. The height of such walls will not exceed six feet (6').

5) Fencing of public natural open space areas, as it pertains to limiting public access, is not permitted.

6) Free standing wall setbacks along front yards will be varied to avoid creating an unbroken, uniform streetscape. The height of such walls will not exceed four (4) feet.

7) Continuous rear yard fences and walls across tops of slopes may be view fences or walls and will be coordinated in design and use of materials.

8) Block wall setbacks on slopes will be 2-foot minimum.

9) If any inconsistency is determined to exist between the development standards as set forth in this Specific Plan 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, the City's Zoning Ordinance shall govern and supersede the conflicting Specific Plan provision. 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.

i. Drainage

The following drainage components will be utilized to complement standard engineering practice and County Flood Control standards:

i. Debris basins, rip-rap and energy dissipating devices will be provided where necessary to reduce erosion when grading is undertaken. Except for necessary flood control facilities, significant natural drainage courses will be protected

from grading activity and man-made facilities. In instances where crossing is required, arched culverts with soft bottoms will be preferred to box culverts and pipe. Where brow ditches are required, they will be naturalized or screened with plant materials or native rocks.

ii. Building and grading permits will not be issued for construction on any site without an approved location for disposal of runoff waters, including but not limited to such facilities as a drainage channel, detention basins, public street or alley, or private drainage easement.

iii. All cuts will be drained.

iv. The use of drainage across lots is undesirable, but will be permitted, subject to City Engineer review, and may be approved after demonstration that this method will not adversely affect the proposed lots or adjacent properties, and that it is required in order to minimize the amount of grading which would result with conventional drainage practices. Where drainage across lots is utilized, the following will apply:

1) Project interiors — One lot may drain across another lot if an easement is provided and improved, using an open V-swale gutter which has a naturalized appearance, or within a closed drainage pipe which will be a minimum twelve (12) inches in diameter. In both cases, an integral wall will be constructed. This drainage will be conveyed to either a public street or to a drainage easement. If drainage is conveyed to a private easement, it will be maintained by a homeowner's association, otherwise the drainage will be conveyed to a public easement. The easement width will be determined on an individual basis and will be dependent on appropriate hydrologic studies and access requirements.

2) Project boundaries — Onsite drainage will be conveyed in an improved open V swale gutter which has a naturalized appearance, or within an underground pipe in either a private drainage easement, which is to be maintained by a homeowner's association or other approved mechanism, or it will be conveyed in a public easement. The easement width will be determined on an individual basis and will be dependent on appropriate hydrologic studies and access requirements.

v. Where possible, drainage channels should be placed in inconspicuous locations. More importantly, they should receive a naturalizing treatment, including native rock or colored concrete and / or, so that the structure appears as an integral part of the environment.

vi. Natural drainage courses should be preserved and enhanced to the extent possible. Natural drainage and terrain features should be incorporated as an integral part of the Project design. In areas where natural slope restoration occurs on manufactured slopes, and/or is implemented as described above, V-swale gutters will only be required around the top perimeter of the slope.

j. Application Submittal

i. Tentative Tract Map: The applicant will submit an adequate number of copies, as determined by the Community Development Director, of a Tentative Tract Map showing proposed lots at a scale of not less than 1"=100', and a contour interval of two (2) feet consistent with Title 17, Subdivision Ordinance, of the City of Calimesa. The map will include the following:

1) Lot size (sq. ft.)
2) Lot dimensions
3) Pad elevation of each lot
4) Daylight lines for all pad areas
5) Daylight lines for all slope areas with direction of slope indicated
6) Lot numbers
7) Street cross-sections
8) Street grades
9) Adjacent improvements
10) Vicinity map

ii. Data will be provided describing existing soils, geology and drainage.

iii. Conceptual landscape plans illustrating landscaping techniques and materials for all cut and fill slopes three (3) feet high vertically and greater, will be prepared for the public hearings.

iv. Development applications that are consistent with this adopted Specific Plan need not be further analyzed for compliance with this chapter. Any impending project that proposes an amendment to this chapter shall prepare and submit the requirements set forth in this section.

k. Action of Planning Commission or Community Development Director

The Planning Commission or the Community Development Director will approve, conditionally approve, or deny any development application which falls within the scope of this Specific Plan. In addition to any other findings necessary to the development project approval, the Planning Commission or the Community Development Director will make the following findings:

i. The proposed Project is consistent with the purpose, intent, policies, and development standards of Mesa Verde Specific Plan and the City of Calimesa General Plan.

ii. The design of the Project protects the public health, safety, and welfare.

iii. The proposed conditions are necessary to carry out the intent and purpose of Mesa Verde Specific Plan.

l. Issuance of Grading Permit

No grading permit for any tract map, parcel map, grading plan, or single-family building permit will be issued until the City Engineer determines compliance with Mesa Verde Specific Plan. No grading permit will be issued for any tentative tract or parcel map in the Mesa Verde Specific Plan Area until the conditions of approval for grading have been met and property securities or bonds have been posted with the City.

3. Oak Tree Protection Plan

An oak tree assessment, originally performed over the entirety of the site, identified 924 Coast Live Oak (Quercus agrifolia; CLA) trees that measured two (2) inches diameter at breast height or larger **(refer to Figure I.9, Oak Tree Preservation Plan)**. All trees were permanently tagged and assessed. An updated oak tree assessment was conducted by Dudek and compared impacted tree totals to those included in the 2006 Addendum. The impact analysis for both the 2006 and 2016 project scenarios are presented in Dudek's Oak Tree Report Addendum – Oak Management Plan update, TTM 33931-01 (August 2016).

a. The replacement ratio for trees lost during development of Project will be in accordance with standards identified within the City of Calimesa Municipal Code Section 18.80.080 and as summarized within the current update of the oak tree assessment of the Project site. Purpose

The purpose of this chapter is to recognize the importance of native oak trees in preventing the erosion of hillsides and stream banks, moderating water temperatures in streams through shading, contributing nutrients to streams, supporting a wide variety of wildlife species through the provision of food, nesting, and roosting cover, and contributing to the scenic quality of the community and to provide for the protection of these trees. An oak tree inventory and analysis report was conducted by a qualified arborist to identify all oak trees within the site and has been updated (**refer to Figure I.9, Oak Preservation Plan)**. The arborist's report concluded that the Site's woodlands are currently considered below average condition with low trees per acre totals and virtually no regeneration, and that proposed mitigation measures will result in a higher level of quality and quantity of oak woodlands within the Project. The standards included in this chapter are generally consistent with the intent and purpose of City's Oak Tree Ordinance, while the replacement ratios exceed the City's standards.

b. Applicability

The provisions of this chapter shall apply to native oak (Quercus species) trees, other than scrub oak, that has a trunk measuring 2 or more inches in diameter, measured at four and one-half feet above natural grade.

c. Supplemental Application Requirements

Grading Permit applications shall include a tree protection plan, prepared by a qualified biologist or arborist that provides:

i. An inventory and assessment of the health of the on-site native oak trees by species and size.

ii. A site map depicting the location of all trees including canopy location and the protected zone of the trees. The protected zone commences at a point 5 feet outside of the dripline and extends inward to the trunk of the tree. In no case shall the protected zone be less than 15 feet from the trunk of an oak tree. Work activities within the protected zone shall be limited to closely monitored work and the use of hand tools.

iii. Identification of the preserved trees by the Project and the impacted trees which include removed or damaged trees as a result of the Project.

iv. On-site mitigation measures necessary to minimize or mitigate residual impacts to the trees that will be preserved.

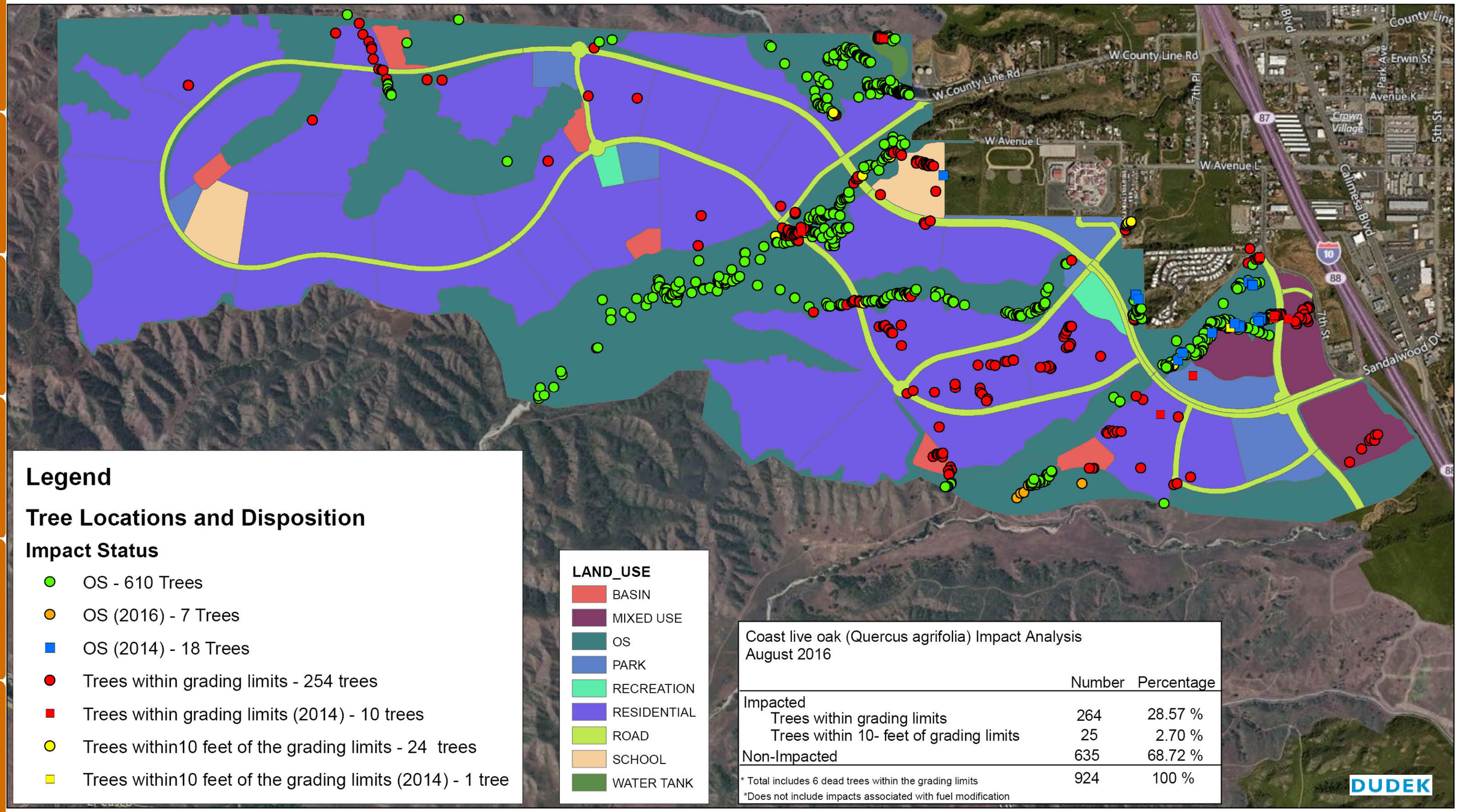

W County Line Rd
W Avenue L
7th Pl
Park Ave
Erwin St
Avenue K
Crown Village
5th St
Calimesa Blvd
7th St
Sandalwood Dr
County Line
87
10
88
Legend
Tree Locations and Disposition
Impact Status
OS - 610 Trees
OS (2016) - 7 Trees
OS (2014) - 18 Trees
Trees within grading limits - 254 trees
Trees within grading limits (2014) - 10 trees
Trees within10 feet of the grading limits - 24 trees
Trees within10 feet of the grading limits (2014) - 1 tree
LAND_USE
BASIN
MIXED USE
OS
PARK
RECREATION
RESIDENTIAL
ROAD
SCHOOL
WATER TANK
Coast live oak (Quercus agrifolia) Impact Analysis
August 2016
Number
Percentage
Impacted
Trees within grading limits 264 28.57 %
Trees within 10- feet of grading limits 25 2.70 %
Non-Impacted 635 68.72 %
* Total includes 6 dead trees within the grading limits 924 100 %
*Does not include impacts associated with fuel modification
DUDEK

Figure I.9

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d. Development Standards

i. All applicable projects shall comply with the development standards of the City's tree ordinance as outlined in the City of Calimesa Municipal Code Section 18.80.080.

ii. Mitigation shall be required for impacted trees, which will be either removed or damaged by the Project, as described in the City of Calimesa Municipal Code Section 18.80.080.

iii. Structures, including roads or driveways, shall be sited to avoid to the maximum extent feasible encroachment into the protected zone and to provide an adequate buffer outside of the protected zone of individual native oak trees being preserved on-site in order to allow for future growth, except where no other feasible alternatives exist. If approved encroachments result in the death of the affected tree as a result of the proposed development, mitigation as described in this chapter shall be required.

iv. Drainage resulting from new construction shall be directed away from all root zones of all native trees.

v. Project Construction Measures:

1) Protective fencing shall be used around the outermost limits of the protected zones of the native trees within or adjacent to the construction area that may be disturbed during construction or grading activities. Before the commencement of any clearing, grading, or other construction activities, protective fencing shall be placed around each applicable tree. Fencing shall be maintained in place for the duration of all construction. No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on-site native trees. If any breach in the protective fencing occurs, all work in the immediate vicinity shall be suspended until the fence is repaired or replaced.

2) Any approved landform modification activity, including grading or excavation that encroaches into the protected zone of a native tree, shall be undertaken using only handheld tools under the supervision of a certified arborist.

3) Prior to the dedication of the Public Open Space areas to the City or other agency as approved by the City, or prior to issuance of the last Certificate of Occupancy in any Planning Area where there are preserved oak trees, a qualified biologist or arborist shall conduct a site inspection of that Planning Area to ensure that no pre-existing native oak trees that are within or adjacent to the construction area have been removed or damaged by construction activities other than those identified in the original development application. If the biologist/arborist determines that any native oak trees have been removed (other than those approved by the original development permit) or damaged by construction activities, then additional mitigation may be required.

e. Mitigation

Mitigation requirements to minimize permanent direct impacts to onsite oak tree woodlands, including removal of289 individual coast live oak trees would include on-site preservation in compliance with MSHCP standards for Criteria Area Cells and implementation of an oak tree planting and restoration plan pursuant to the Project Specific Plan. Approximately 11.70 acres of oak tree woodland would be preserved on-site. Additionally, oak trees would be planted from container stock as well as from acorns collected onsite to ensure that oak seedlings will have the best genetic adaptation for the Mesa Verde development. The applicant shall plant oak trees using a combination of acorns, seedlings, and oak saplings in containers ranging from one-gallon to sixty-inch boxes at a ratio required by the adopted City of Calimesa Oak Tree Ordinance as mitigation for the removal of oak trees. This planting program reduces the impact of loss of oak woodland and oak trees to a less than significant level.

Adverse impacts to impacted trees identified in the tree protection plan shall be mitigated. Any oak tree species planted as part of an approved landscape plan, but not as mitigation for removal of a native oak tree, shall be subject to mitigation if it is impacted later tree species planted as part of an approved landscape plan shall be replaced at a 1:1 ratio.

Prior to the issuance of a grading permit for an area that includes native oak tree removal or encroachment into the protected zone of native oak trees, the applicant shall submit a mitigation program (see "supplemental application requirements," above), prepared by a qualified biologist, arborist, or other resource specialist, which specifies the number of replacement trees and their proposed approximate location, and planting specifications.

Mitigation measures shall include the planting of replacement trees at suitable locations within the Specific Plan area at the ratios specified **in the City of Calimesa Municipal Code Section 18.80.080.** For every oak tree meeting the preceding criteria that is removed or damaged. Trees that are relocated will not be subject to further mitigation, provided their survival rate is in compliance with the requirements for replacement trees. The replacement trees shall be grown from stock that is adapted to climatic conditions similar to the Calimesa area.

f. Monitoring

The oak tree mitigation program will include appropriate monitoring requirements that specify the performance standards for on-site tree replacement to ensure that the replacement planting program is successful, including a specified monitoring period and performance standards for determining whether replacement trees are healthy and growing normally, and procedures for periodic monitoring and implementation of corrective measures in the event that the health of replacement trees declines during the monitoring period as specified below:

i. Trees with Encroachment

Where approved development encroaches into the protected zone of native oak trees, a qualified biologist or arborist shall determine whether ongoing monitoring is needed to ensure that the encroachment has not damaged the native tree. If monitoring is determined to be needed, an appropriate period (not to exceed five years) for which each affected tree shall be monitored, based upon the extent of approved disturbance within the root zone, shall be established by the qualified biologist or arborist. An annual monitoring report shall be submitted for review by the City throughout the monitoring period specified in the monitoring plan. Should any of the trees be lost during the monitoring period as a result of the disturbance caused by the proposed development, applicant will mitigate the impacts through the planting of replacement trees as required in this chapter. If replacement plantings are required as mitigation, monitoring of the replacement trees shall be provided as required by this chapter.

ii. Replacement Trees

Where the planting of replacement trees is required as mitigation and for trees which have been relocated, a qualified biologist or arborist shall perform surveys of replacement trees, as described below.

1) First year following installation: quarterly inspections with reports as needed if problems are developing. Annual report at end of the first year following installation.

2) Second year: 6-month inspection and report as needed. Inspection and second annual report at end of second year.

3) Third year: annual inspection and report.

4) Fourth year: annual inspection and report.

5) Fifth year: annual inspection and final report (if mitigation program has met the target performance goals). The report shall be submitted for the review and approval of the City as required during the monitoring period. The monitoring report shall identify the size and health of replacement trees, comparing this information with the criteria provided in the native tree replacement-planting program to determine whether the replacement trees are healthy and growing normally. Mid-course corrections shall be recommended and implemented as necessary. If performance standards are not met by the end of the required monitoring period, the monitoring period may be extended until the standards are met.

iii. Performance Standards

Establishment of the oak woodland mitigation program will be considered successful after the following criteria are met.

1) Individual trees planted from acorns, deep one-gallon, or 15-gallon containers average a height of at least five feet.

2) Replacement trees as a whole have a survival rate of no less than 60 percent following one year without irrigation. Should this criterion not be met, permanent irrigation may be provided as an alternative.

3) Replacement trees are disease free.

E. Infrastructure

1. Water and Recycled Water Master Plan

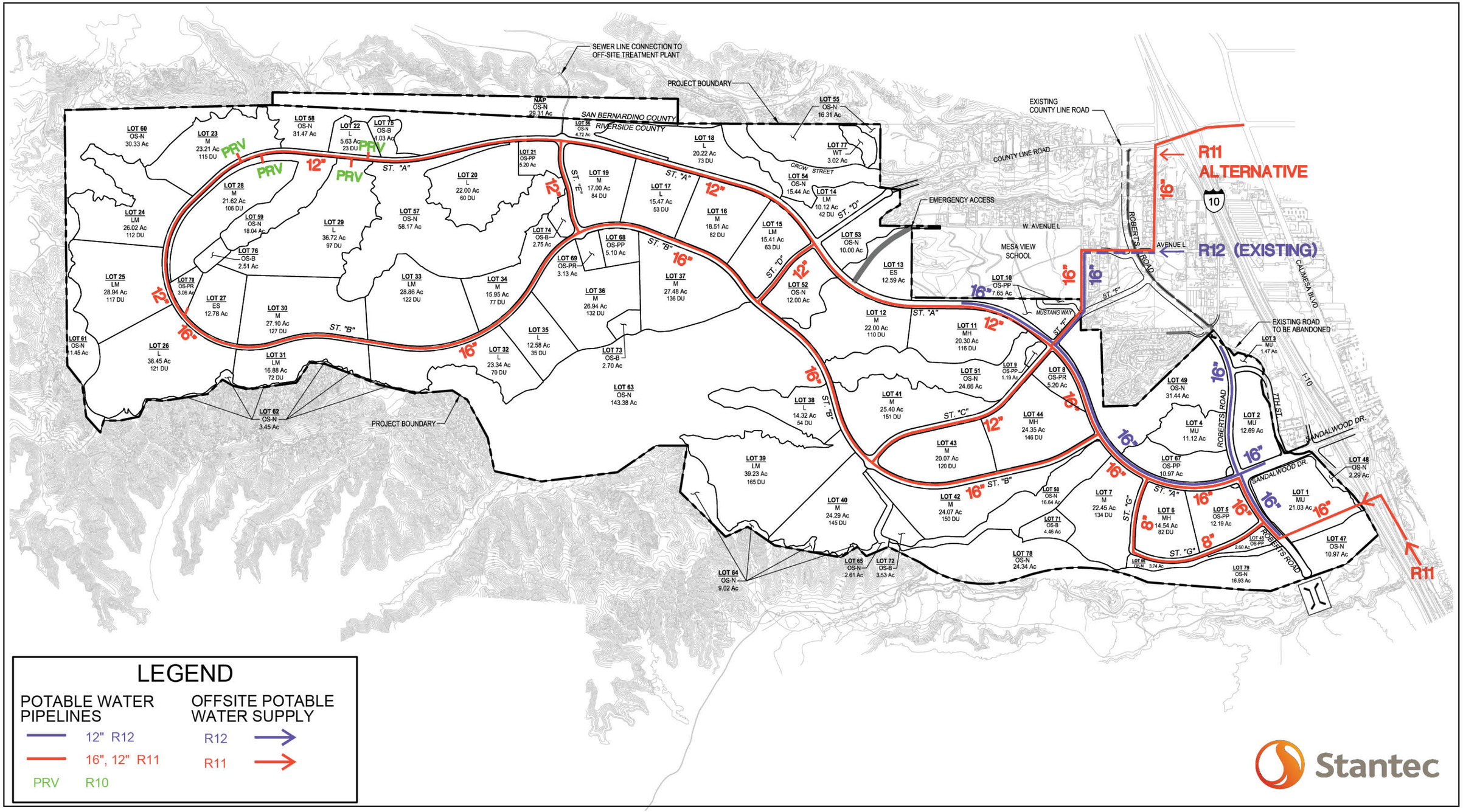
The Yucaipa Valley Water District (YVWD) will provide water service for the Project that includes a dual water system. This system will include pipes ranging in size from 12 to 16 inches for potable water. In addition, recycled water will be provided by pipes ranging in size from 12 to 16 inches for irrigation **(refer to Figure I.10, Conceptual Potable Water Master Plan, and Figure I.11, Conceptual Recycled Water Master Plan, and Figure I-12, Off-Site 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. **Figure I.10, Conceptual Potable Water Master Plan, and Figure I.11, Conceptual Recycled Water Master Plan** have been prepared consistent with the YVWD Study, however, are subject to change until final review and approval.

The service elevation for the proposed development ranges from approximately 2,100 feet to 2,380 feet, resulting in a total differential of about 280 feet. To effectively serve this site, YVWD has identified three operating pressure zones. The first pressure zone designated as Zone R10, 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. The second pressure zone designated as Zone R11, 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 third pressure zone designated as Zone R12, 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. Zone R12 will serve Planning Areas 1 through 4, 10, and parts of 11 and 12. The Zone R10 will serve Planning Areas 22, 28, and 29, and Zone R11 will serve the remaining planning areas.

A possible on-site potable water reservoir will serve Zone R10 areas. A potable water reservoir will be constructed by YVWD for Zone R11 in the vicinity of Singleton Road. YVWD will construct a potable water reservoir for Zone R12. 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.

The non-potable (recycled) water to Zone R10 planning areas may be served from a reservoir on site. A non-potable reservoir will be constructed by YVWD for Zone R11 in the vicinity of Singleton Road. The Zone R12 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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LEGEND

POTABLE WATER PIPELINES		OFFSITE POTABLE WATER SUPPLY	
	12" R12	R12	→
	16", 12" R11	R11	→
PRV	R10		

Stantec

Figure I.10
Conceptual Potable Water Master Plan

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SEWER LINE CONNECTION TO OFF-SITE TREATMENT PLANT
R10
PROJECT BOUNDARY
SAN BERNARDINO COUNTY
RIVERSIDE COUNTY
R11 - BOOSTER PUMP"
EXISTING COUNTY LINE ROAD
COUNTY LINE ROAD
EMERGENCY ACCESS
W. AVENUE L
MESA VIEW SCHOOL
AVENUE L
R12 (EXISTING)
ROBERTS ROAD
CALIMESA BLVD
EXISTING ROAD TO BE ABANDONED
MUSTANG WAY
SANDALWOOD DR.
I-10
77TH ST
CROW STREET
ST. "A"
ST. "B"
ST. "C"
ST. "D"
ST. "E"
ST. "F"
ST. "G"
PROJECT BOUNDARY
R11

LOT 60 OS-N 30.33 Ac
LOT 23 M 23.21 Ac 115 DU
LOT 58 OS-N 31.47 Ac
LOT 22 L 5.63 Ac 23 DU
LOT 75 OS-B 4.03 Ac
NAP OS-N 29.31 Ac
LOT 55 OS-N 4.72 Ac
LOT 21 OS-PP 5.20 Ac
LOT 18 L 20.22 Ac 73 DU
LOT 77 WT 3.02 Ac
LOT 54 OS-N 15.44 Ac
LOT 14 LM 10.12 Ac 42 DU
LOT 28 M 21.62 Ac 106 DU
LOT 20 L 22.00 Ac 60 DU
LOT 19 M 17.00 Ac 84 DU
LOT 17 L 15.47 Ac 53 DU
LOT 16 M 18.51 Ac 82 DU
LOT 15 LM 15.41 Ac 63 DU
LOT 53 OS-N 10.00 Ac
LOT 24 LM 26.02 Ac 112 DU
LOT 59 OS-N 18.04 Ac
LOT 29 L 36.72 Ac 97 DU
LOT 57 OS-N 58.17 Ac
LOT 74 OS-B 2.75 Ac
LOT 68 OS-PP 5.10 Ac
LOT 76 OS-B 2.51 Ac
LOT 69 OS-PR 3.13 Ac
LOT 25 LM 28.94 Ac 117 DU
LOT 70 OS-PR 3.06 Ac
LOT 27 ES 12.78 Ac
LOT 33 LM 28.86 Ac 122 DU
LOT 34 M 15.95 Ac 77 DU
LOT 36 M 26.94 Ac 132 DU
LOT 37 M 27.48 Ac 136 DU
LOT 52 OS-N 12.00 Ac
LOT 13 ES 12.59 Ac
LOT 10 OS-PP 7.65 Ac
LOT 12 M 22.00 Ac 110 DU
LOT 30 M 27.10 Ac 127 DU
LOT 35 L 12.58 Ac 35 DU
LOT 61 OS-N 11.45 Ac
LOT 26 L 38.45 Ac 121 DU
LOT 31 LM 16.88 Ac 72 DU
LOT 32 L 23.34 Ac 70 DU
LOT 73 OS-B 2.70 Ac
LOT 11 MH 20.30 Ac 116 DU
LOT 51 OS-N 24.66 Ac
LOT 9 OS-PP 1.19 Ac
LOT 8 OS-PR 5.20 Ac
LOT 3 MU 1.47 Ac
LOT 49 OS-N 31.44 Ac
LOT 62 OS-N 3.45 Ac
LOT 63 OS-N 143.38 Ac
LOT 38 L 14.32 Ac 54 DU
LOT 41 M 25.40 Ac 151 DU
LOT 44 MH 24.35 Ac 146 DU
LOT 4 MU 11.12 Ac
LOT 2 MU 12.69 Ac
LOT 43 M 20.07 Ac 120 DU
LOT 67 OS-PP 10.97 Ac
LOT 48 OS-N 2.29 Ac
LOT 39 LM 39.23 Ac 165 DU
LOT 40 M 24.29 Ac 145 DU
LOT 42 M 24.07 Ac 150 DU
LOT 50 OS-N 16.64 Ac
LOT 7 M 22.45 Ac 134 DU
LOT 6 MH 14.54 Ac 82 DU
LOT 5 OS-PP 12.19 Ac
LOT 1 MU 21.03 Ac
LOT 71 OS-B 4.46 Ac
LOT 45 OS-PP 2.60 Ac
LOT 47 OS-N 10.97 Ac
LOT 64 OS-N 9.02 Ac
LOT 65 OS-N 2.61 Ac
LOT 72 OS-B 3.53 Ac
LOT 78 OS-N 24.34 Ac
LOT 66 OS-N 3.74 Ac
LOT 79 OS-N 16.93 Ac

LEGEND

RECYCLED WATER PIPELINES		OFFSITE RECYCLED WATER SUPPLY	
6"	R12	R12	→
12", 8", 6"	R11	R11	→
12"	R10	R10	→

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Figure I.11
Conceptual Recycled Water Master Plan

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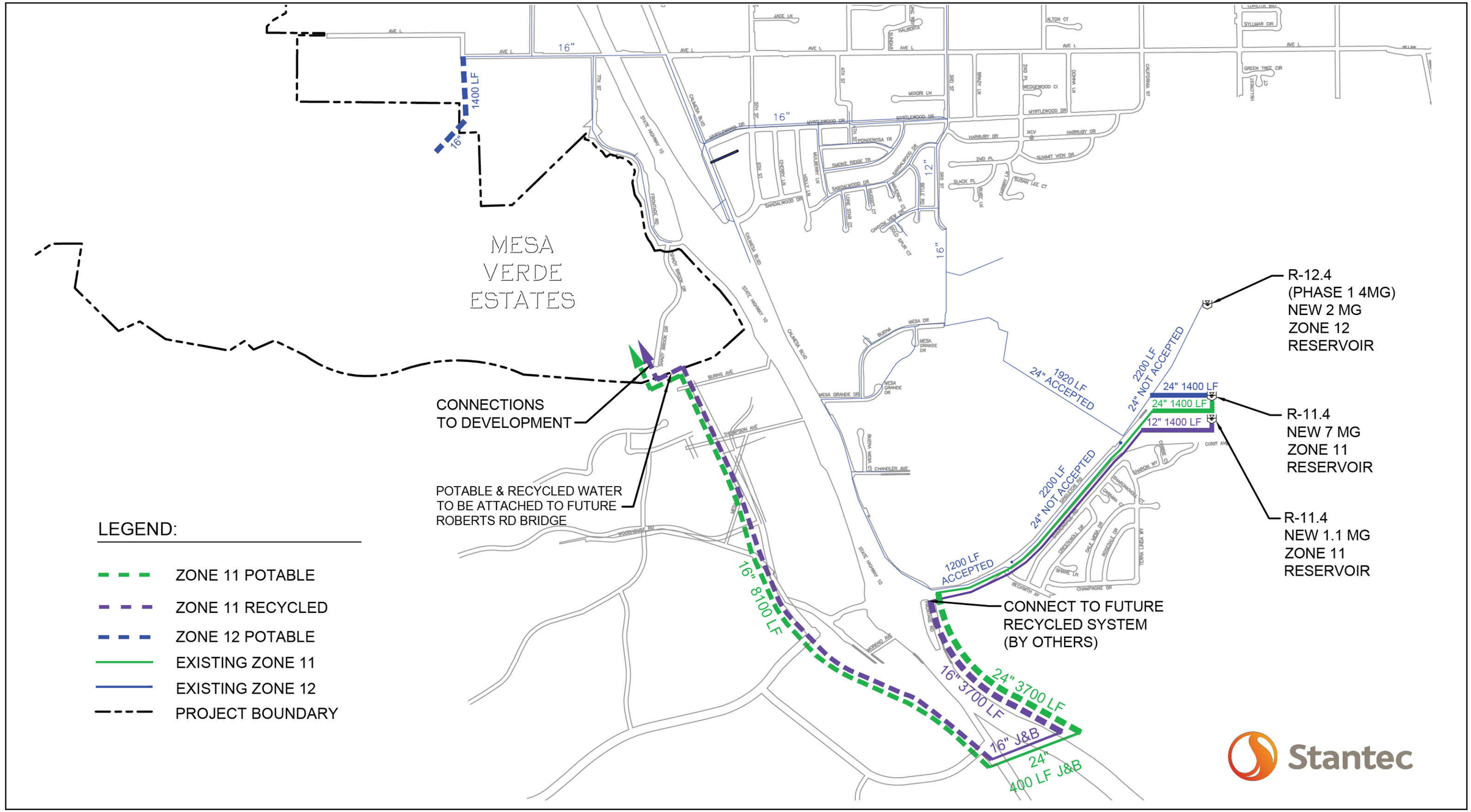


Figure I.12
Conceptual Off-Site Water Facilities

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2. Waste Water Master Plan

The Sanitary Sewer System was designed using sewer system design criteria for new development (Resolution No. 01-1998) **(refer to Figure I.13, Conceptual Waste Water 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.

Six construction phases are proposed for the Project, as shown in **Figure I.19, Phasing Plan – Waste Water**. To accommodate the 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.

3. Drainage Master Plan

In its existing state, the Project site is located at the upper portions of a plateau that is generally aligned in an east-west direction. As such, the minor drainage courses tend to begin towards the center of the Project 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.

In addition to the existing minor drainage courses that begin on-site, two existing off-site drainage systems enter the Project site 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. 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 approximately 1,758 cubic-feet-per-second (cfs) immediately downstream of the Interstate 10 Freeway (I-10). The second system is known as the Avenue L System, which has an existing peak flow rate of approximately 526 cfs downstream of the I-10.

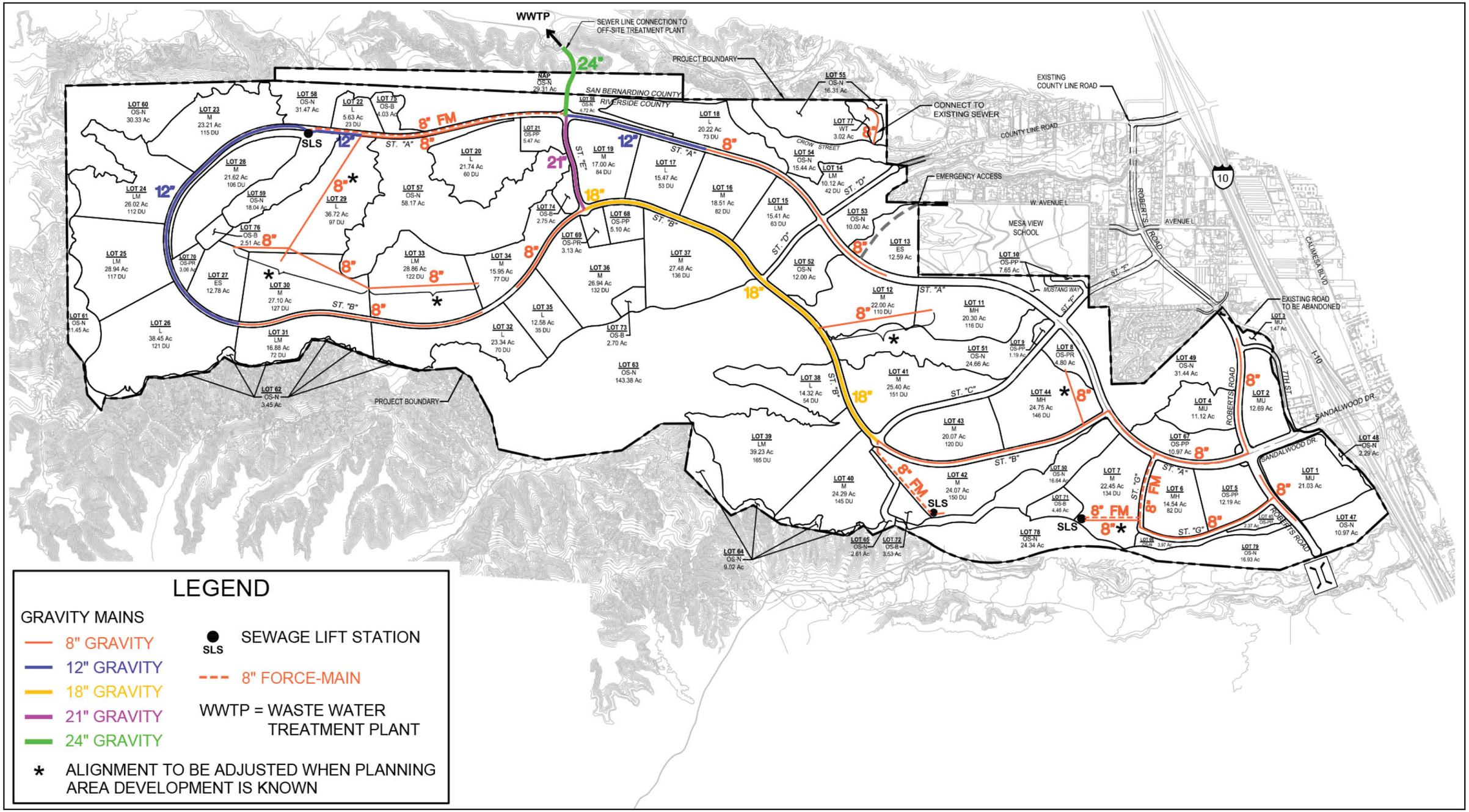


Figure I.13
Conceptual Waste Water Master Plan

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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 System and conveys approximately 1,360 cfs 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 I.14, Existing Drainage**, 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 Project will also use on-site detention basins to reduce the storm water flows to or below the existing condition flows prior to their discharge to areas located downstream of the proposed Project. **Figure I.15, 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.

Storm water within the Project site will be conveyed by streets and local storm drains to points of discharge to existing drainage courses or proposed detention basins. 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 and/or California Department of Fish and Game. Proposed storm drain outlets will be designed to protect against erosion at the point of discharge. The two existing drainage systems that transverse the Project site will be crossed internally in a manner that minimizes or avoids impacts to the natural creek bottoms.

a. Water Quality

A Water Quality Management Plan will be 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. A Storm Water Pollution Prevention Plan (SWPPP) will be prepared as a part of the improvement plans to protect water quality during construction activities.

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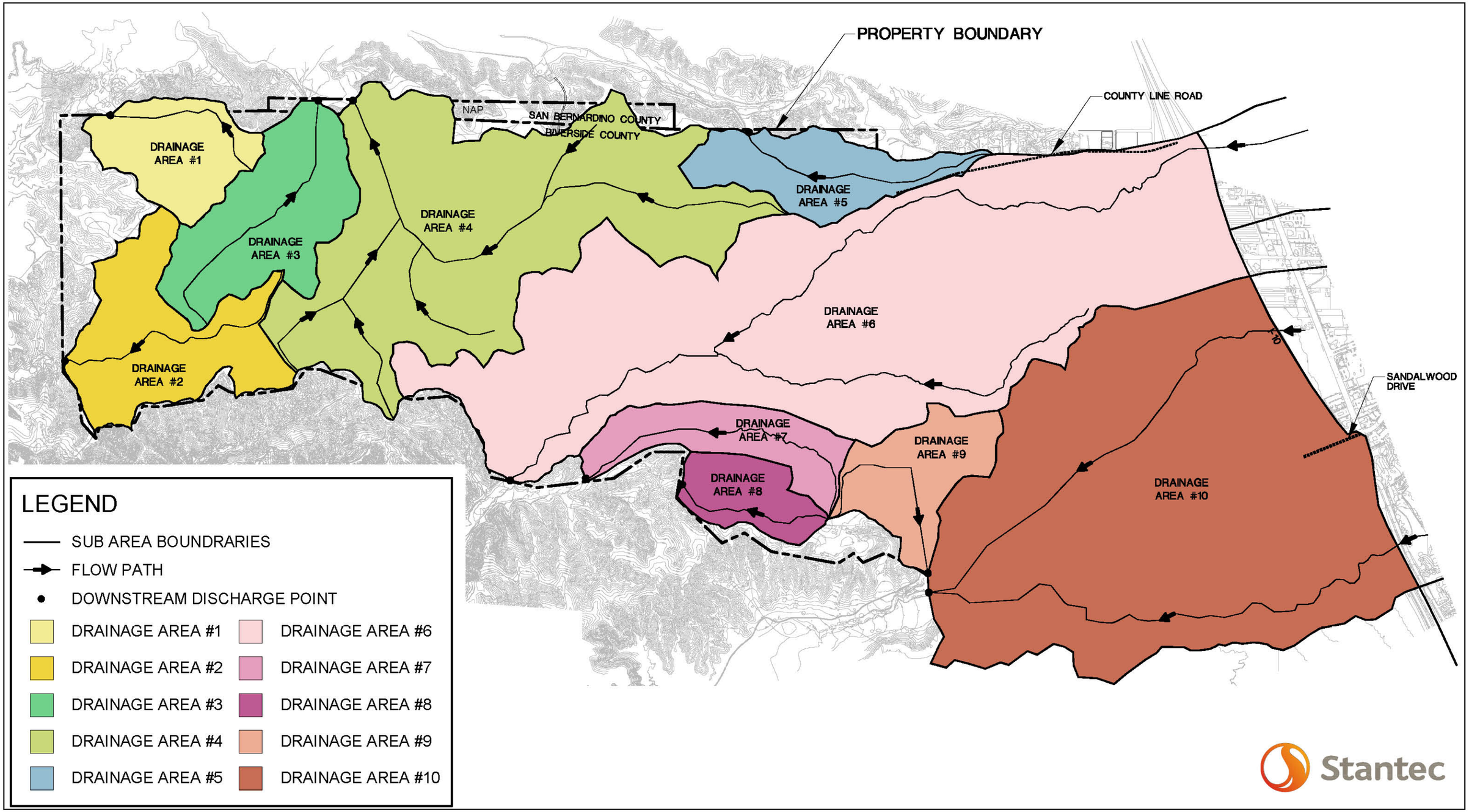


Figure I.14

Existing Drainage

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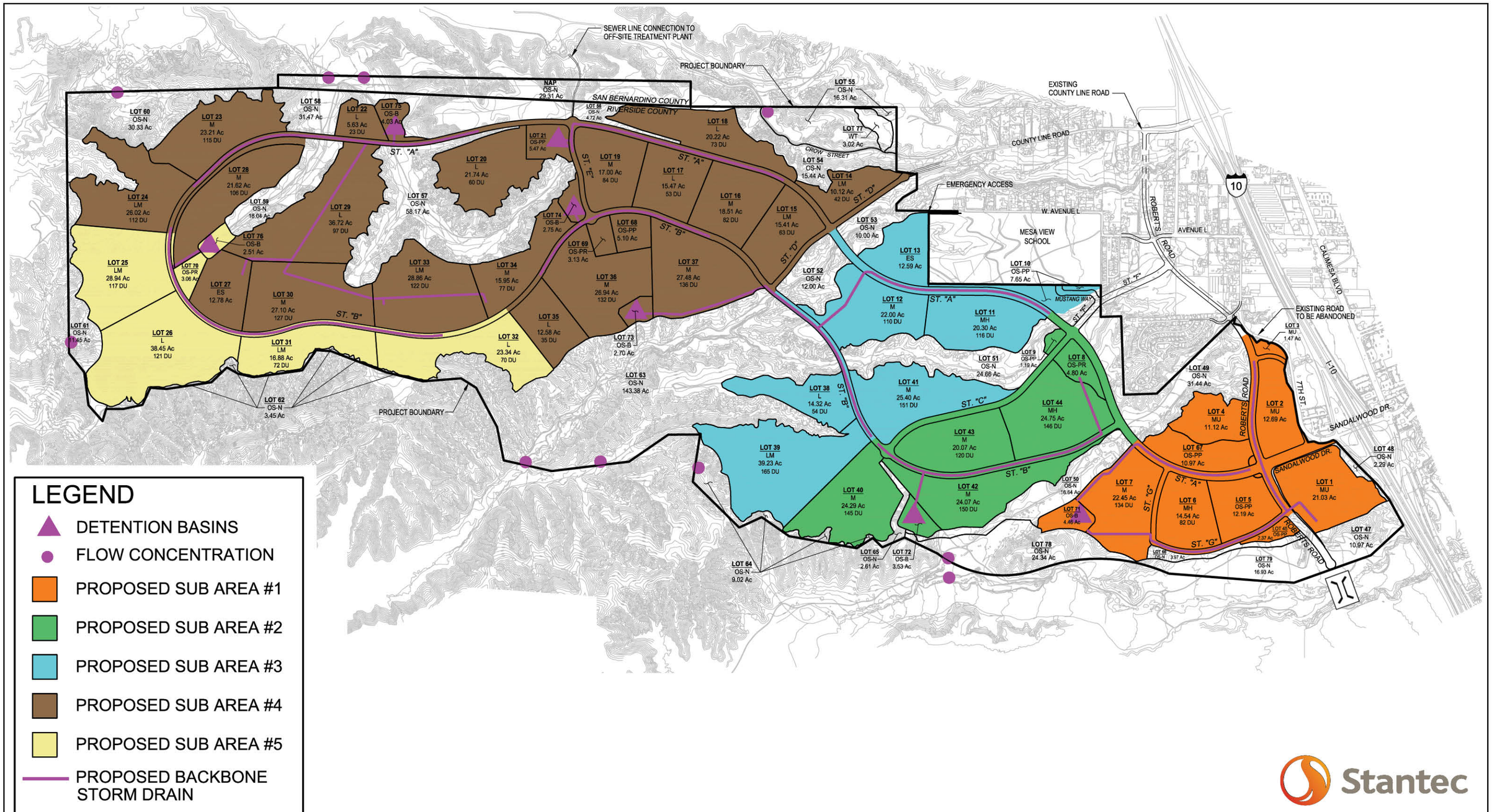


Figure I.15
Storm Drains and Basins Plan

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4. Public Facilities and Services

Utilities and public services are provided to the Specific Plan Area by the agency/entities indicated in **Table I.N, Public Facilities and Service Providers**.

TABLE I.N
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	Adelphia Cable
Refuse	CR & R Sanitation
Police	Riverside County Sheriff's Department (RCSD)
Fire	Riverside County Fire Department (RCFD)
Schools	Yucaipa-Calimesa Joint Unified School District (YCJUSD)
Parks and Recreation	City of Calimesa

All electric, gas, telephone, and cable television lines will be installed underground. Utility lines primarily follow street alignments and connect into existing lines located in the vicinity.

a. 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 grade K through 12 students and 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 Specific Plan allows the development of these sites with residential units pursuant to the Development Agreement outlined in Section IV, Implementation.

b. Fire

Riverside County Fire Department (RCFD) provides fire protection to the City on a contractual basis. Fire protection services will be provided to the Specific Plan Area by the RCFD. The Fire Station closest to the Specific Plan Area is Station No. 21 located at 906 Park Avenue.

c. Police Protection

Riverside County Sheriff's Department (RCSD) provides police protection to the City on a contractual basis. Police protection services will be provided to the Specific Plan Area by the RCSD from the Banning Station on 155 East Hays in Banning.

d. Waste Management

CR & R Sanitation will provide collection of solid wastes for the Specific Plan Area. 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.

e. Street Lighting

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.

F. Phasing Plan

The conceptual phasing depicted in **Figure I.16, Phasing Plan – Land Use; Figure I.17, Phasing Plan – Water; Figure I.18, Phasing Plan – Recycled Water; Figure I.19, Phasing Plan – Waste Water; and Figure I.20, Phasing Plan – Storm Drain and Basins; Figure 1.21, Phasing Plan – Circulation; and Figure 1.22, Phasing Plan – Parks, Recreation, and trails;** was developed to provide for an orderly development of Mesa Verde. This development phasing is conceptual and Planning Areas may be developed out of sequence if all necessary infrastructure is installed to support the new development. Some Planning Areas may be developed out of sequence if supported by the appropriate infrastructure improvements. **(For Park facilities, refer to Table I.K, Park Acreages and Phasing located in Section B, Zoning and Development Regulations, 4. Open Space Zoning; and see Table I.O, Phasing Summary, below.)**

Table I.O
Phasing Summary

Improvements*	Phase IA	Phase IB	Phase IC	Phase ID	Phase II	Phase III
Acreage**	57.9	95.5	81.2	56.2	214.3	380.8
Residential Dwelling Units	226	567	364	216	920	1,357
MU Commercial Square Feet					125,000	125,000
Anticipated Park Facilities* (Acres)**	7.7	1.2	-	14.8	5.1	19.2
Water	Water	Water		Water	Water	Water
Recycled Water	Recycled Water	Recycled Water		Recycled Water	Recycled Water	Recycled Water
Sewer	Sewer	Sewer		Sewer	Sewer	Sewer
Storm Drain and Basins	Storm Drain	Storm Drain		Storm Drain	Storm Drain	Storm Drain
	Basin, PA 73		Basin, PA 72	Basin, PA 71	Basin, PA 74	Basins, PA 75, PA 76
School Sites	Development Phasing and deliverance of schools sites will be determined in consultation with the Yucaipa-Calimesa Joint Unified School District (YCJUSD).					

* This development phasing is conceptual and Planning Areas may be developed out of sequence if supported by the appropriate infrastructure improvements (Figures 1.15 thru 1.22.

** Open Space and Street acreage not included.

*** A ratio of 5 acres of park per 1,000 population will be provided. Parks will be phased with residential development and may include parkland dedication, park facility improvements and / or payment of in-lieu park fees. It is also anticipated that portions of private recreational facilities may be initially designated as public park areas on an interim basis within the initial phases of development. These recreation areas open to the public may be returned to private recreation areas after sufficient public parkland, park facility improvements, and / or payment of in-lieu park fees have been satisfied.

1. Phase 1-A Development Phasing Plan Summary:

- Medium High Residential (4,000 S.F. Lots)
  - Planning Area(s) 11
  - 20.3 acres
  - 116 Dwelling Units
- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Areas(s) 12
  - 22.0 acres
  - 110 Dwelling Units
- Open Space Public Park
  - Planning Area 10
  - 7.7 Acres
- Open Space Private Recreation
  - Planning Area 8
  - 5.2 Acres
- Open Space Basin
  - Planning Area 73
  - 2.7 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

2. Phase 1-B Development Phasing Plan Summary:

- Medium High Residential (4,000 S.F. Lots)
  - Planning Area(s) 44
  - 24.5 Acres
  - 146 Dwelling Units
- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Areas(s) 41, 42, and 43
  - 69.7 Acres
  - 421 Dwelling Units
- Open Space Public Park
  - Planning Area 9
  - 1.2 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

3. Phase 1-C Development Phasing Plan Summary:

- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Area(s) 40
  - 24.4 acres
  - 145 Dwelling Units
- Low Medium Residential (6,000 S.F. Lots)
  - Planning Areas(s) 39
  - 39.2 acres
  - 165 Dwelling Units
- Low Residential (7,000 – 10,000 S.F. Lots)
  - Planning Areas(s) 38
  - 14.3 acres
  - 54 Dwelling Units
- Open Space Basin
  - Planning Area 72
  - 3.3 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

4. Phase 1-D Development Phasing Plan Summary:

- Medium High Residential (4,000 S.F. Lots)
  - Planning Area(s) 6
  - 14.3 Acres
  - 82 Dwelling Units
- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Areas(s) 7
  - 22.9 Acres
  - 134 Dwelling Units
- Open Space Public Park
  - Planning Areas 5 and 45
  - 14.8 Acres
- Open Space Basin
  - Planning Area 71
  - 4.3 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

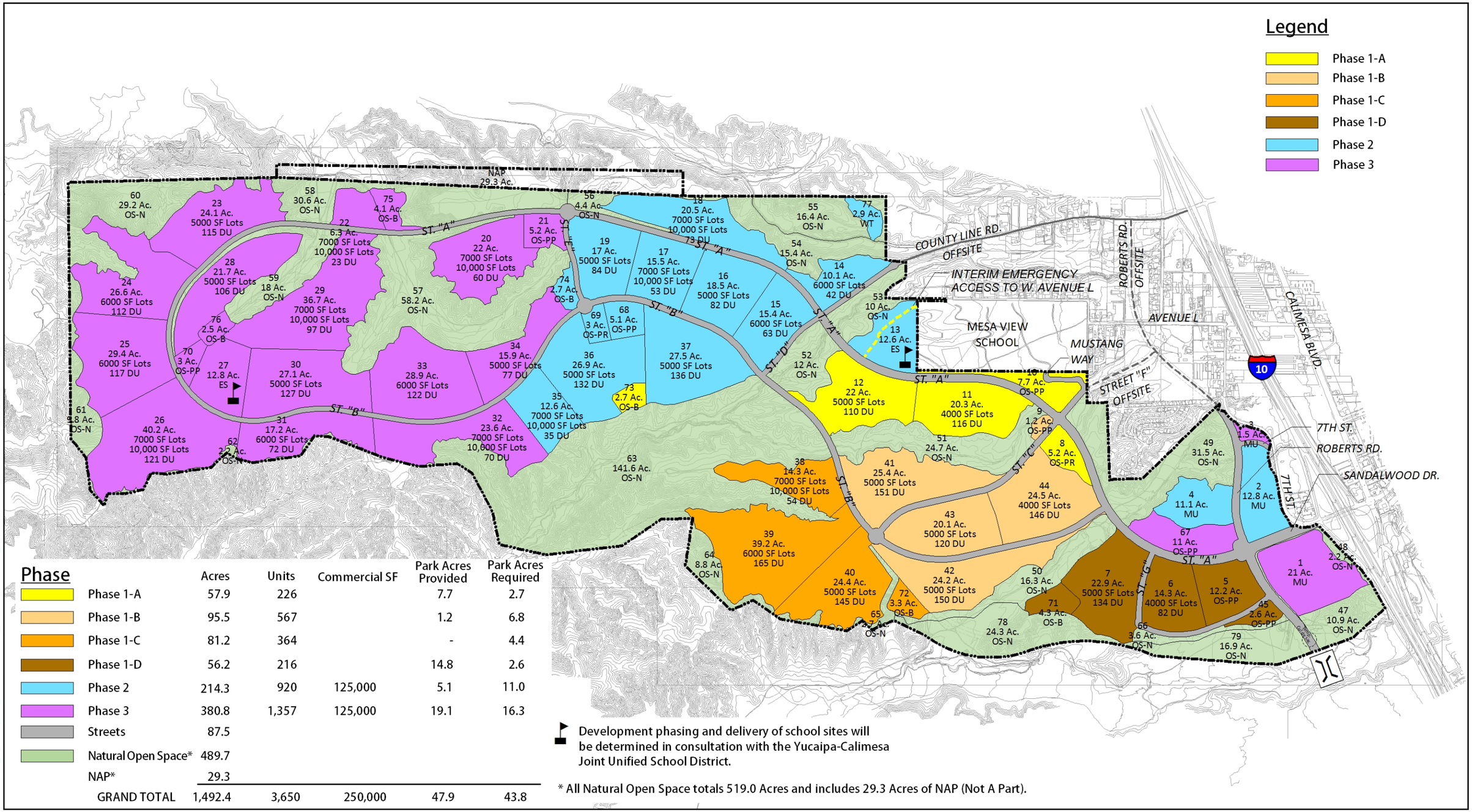
5. Phase 2 Development Phasing Plan Summary:

- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Areas(s) 16, 19, 36, and 37
  - 89.9 Acres
  - 434 Dwelling Units
- Low Medium Residential (6,000 S.F. Lots)
  - Planning Areas(s) 14 and 15
  - 25.5 Acres
  - 105 Dwelling Units
- Low Residential (7,000 – 10,000 S.F. Lots)
  - Planning Areas(s) 17, 18, and 35
  - 48.5 Acres
  - 161 Dwelling Units
- Mixed Use
  - Planning Areas 2 and 4
  - 23.9 Acres
  - 125,000 Commercial S.F.
  - 220 Dwelling Units
- Open Space Public Park
  - Planning Area 68
  - 5.1 Acres
- Open Space Private Recreation
  - Planning Area 69
  - 3.0 Acres
- Open Space Basin
  - Planning Area 74
  - 2.7 Acres
- Public/Quasi Public
  - Planning Area 13 (School Site)
  - 12.6 Acres
- Water Tank
  - Planning Area 77
  - 2.9 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

6. Phase 3 Development Phasing Plan Summary

- Medium Residential (4,500 S.F. Lots, 5,000 S.F. average)
  - Planning Areas(s) 23, 28, 30, and 34
  - 88.8 Acres
  - 425 Dwelling Units
- Low Medium Residential (6,000 S.F. Lots)
  - Planning Areas(s) 24, 25, 31, and 33
  - 102.1Acres
  - 423 Dwelling Units
- Low Residential (7,000 – 10,000 S.F. Lots)
  - Planning Areas(s) 20, 22, 26, 29 and 32
  - 128.8 Acres
  - 371 Dwelling Units
- Mixed Use
  - Planning Areas 1 and 3
  - 22.5 Acres
  - 125,000 Commercial S.F.
  - 138 Dwelling Units
- Open Space Public Park
  - Planning Area 21, 67 and 70
  - 19.2 Acres
- Open Space Basin
  - Planning Areas 75 and 76
  - 6.6 Acres
- Public/Quasi Public
  - PA 27 (School Site)
  - 12.8 Acres
- Roadways and Trails
- Infrastructure - Potable Water, Recycled Water, Storm Drain, and Sewer

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Phase	Acres	Units	Commercial SF	Park Acres Provided	Park Acres Required
Phase 1-A	57.9	226		7.7	2.7
Phase 1-B	95.5	567		1.2	6.8
Phase 1-C	81.2	364		-	4.4
Phase 1-D	56.2	216		14.8	2.6
Phase 2	214.3	920	125,000	5.1	11.0
Phase 3	380.8	1,357	125,000	19.1	16.3
Streets	87.5				
Natural Open Space*	489.7				
NAP*	29.3				
GRAND TOTAL	1,492.4	3,650	250,000	47.9	43.8

Development phasing and delivery of school sites will be determined in consultation with the Yucaipa-Calimesa Joint Unified School District.

* All Natural Open Space totals 519.0 Acres and includes 29.3 Acres of NAP (Not A Part).

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Figure I.16

Phasing Plan - Land Use

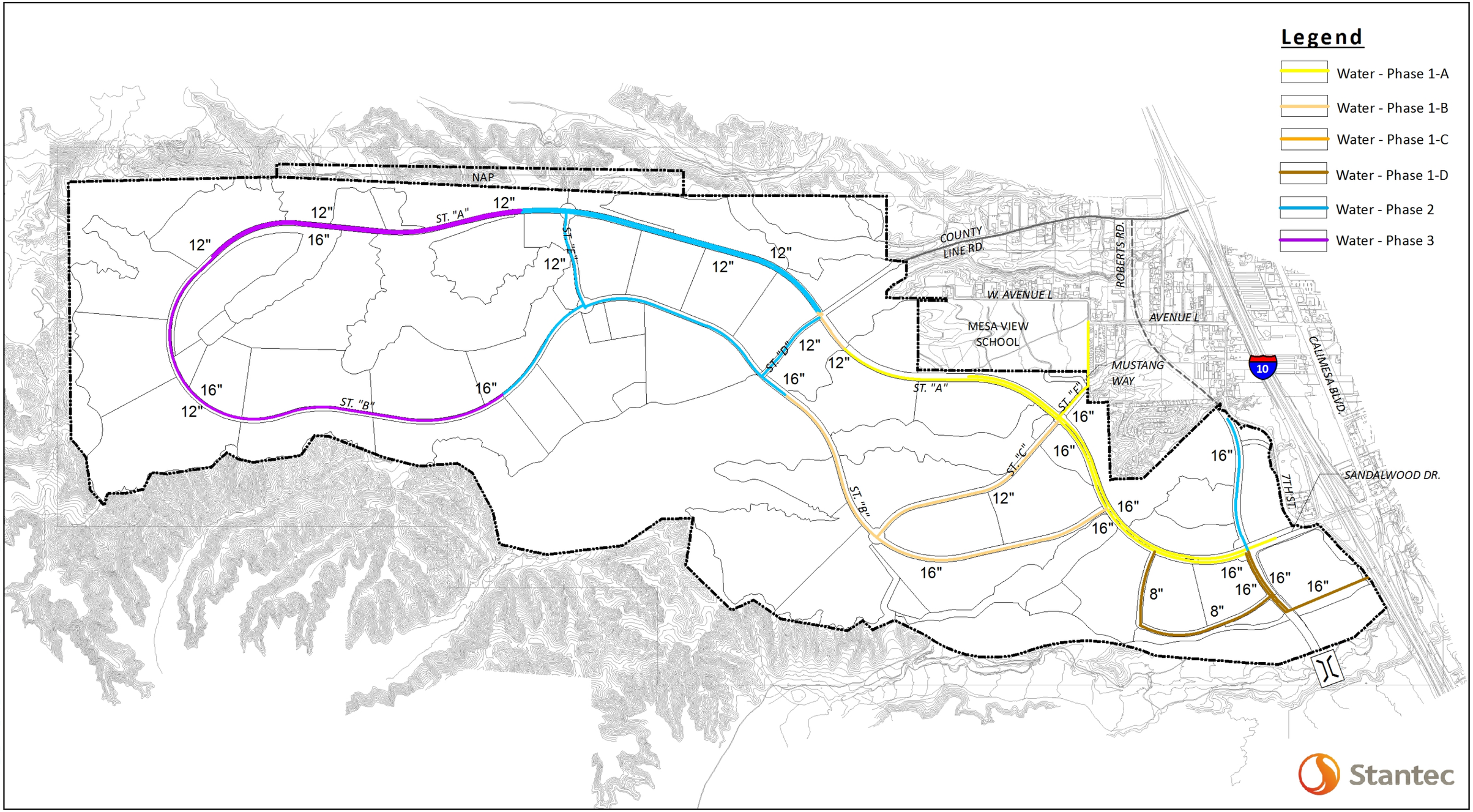
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MESA VERDE SPECIFIC PLAN

Figure 1.17

Phasing Plan - Water

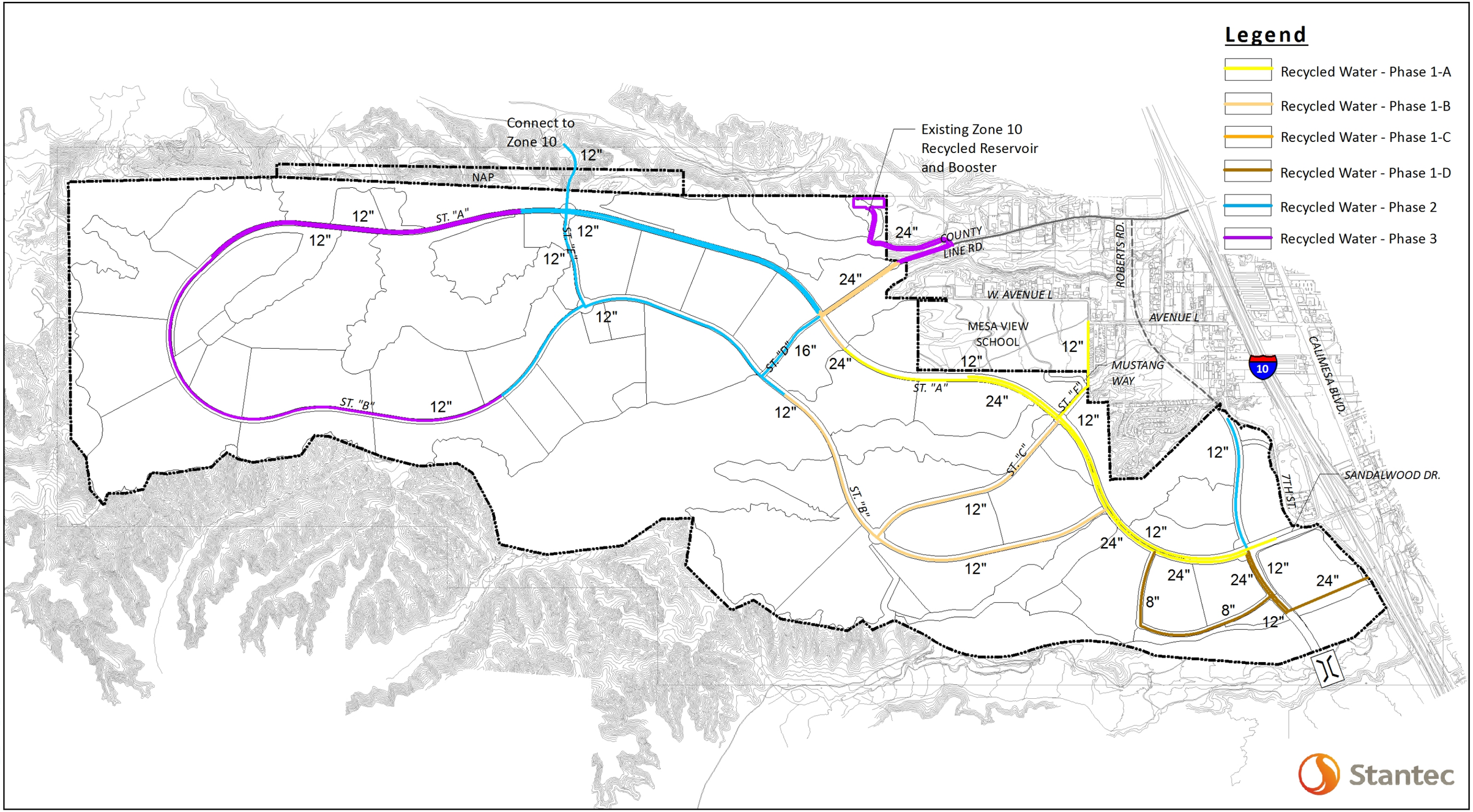
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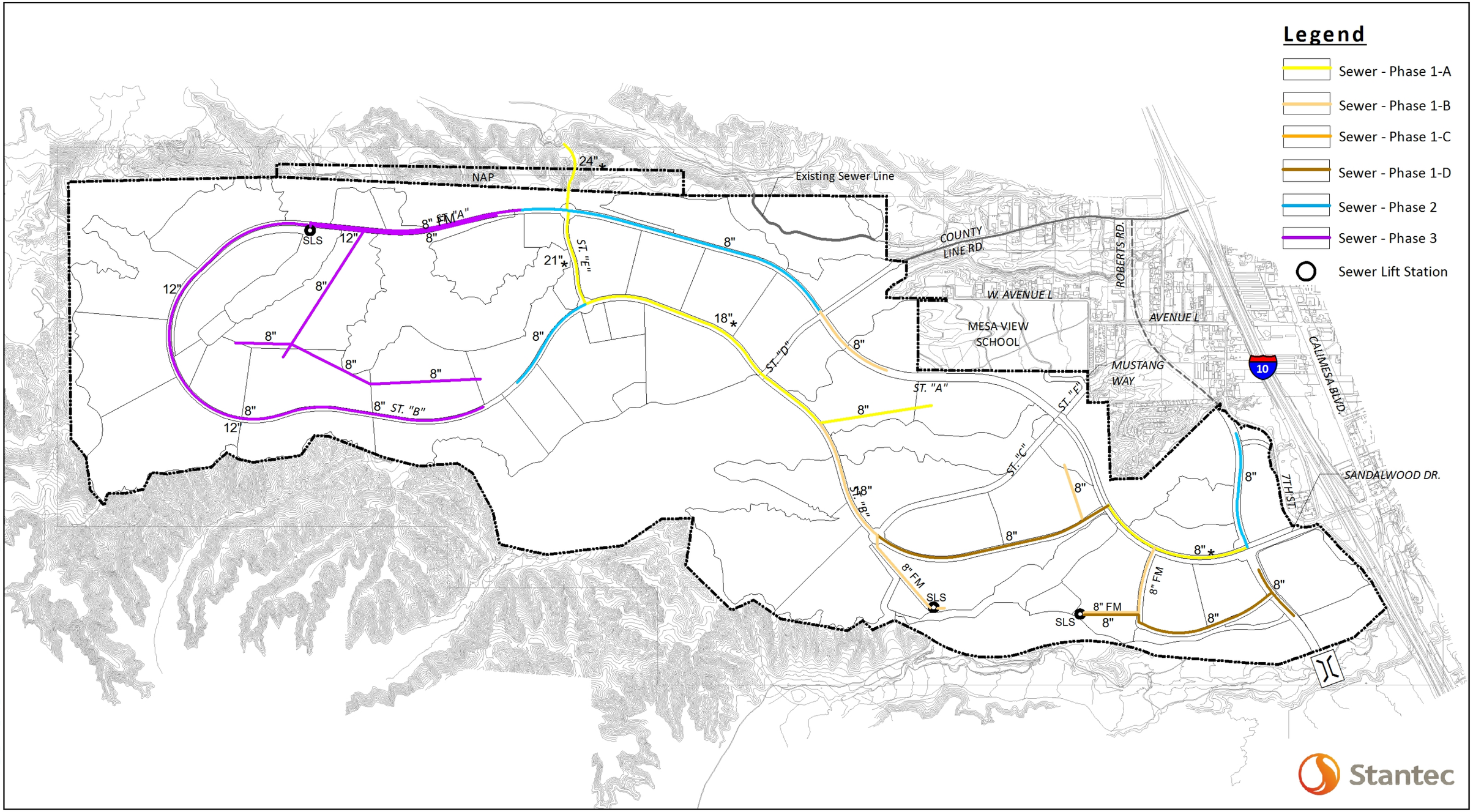
MESA VERDE SPECIFIC PLAN

Figure 1.18
Phasing Plan - Recycled Water

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MESA VERDE SPECIFIC PLAN

Figure 1.19

Phasing Plan - Waste Water

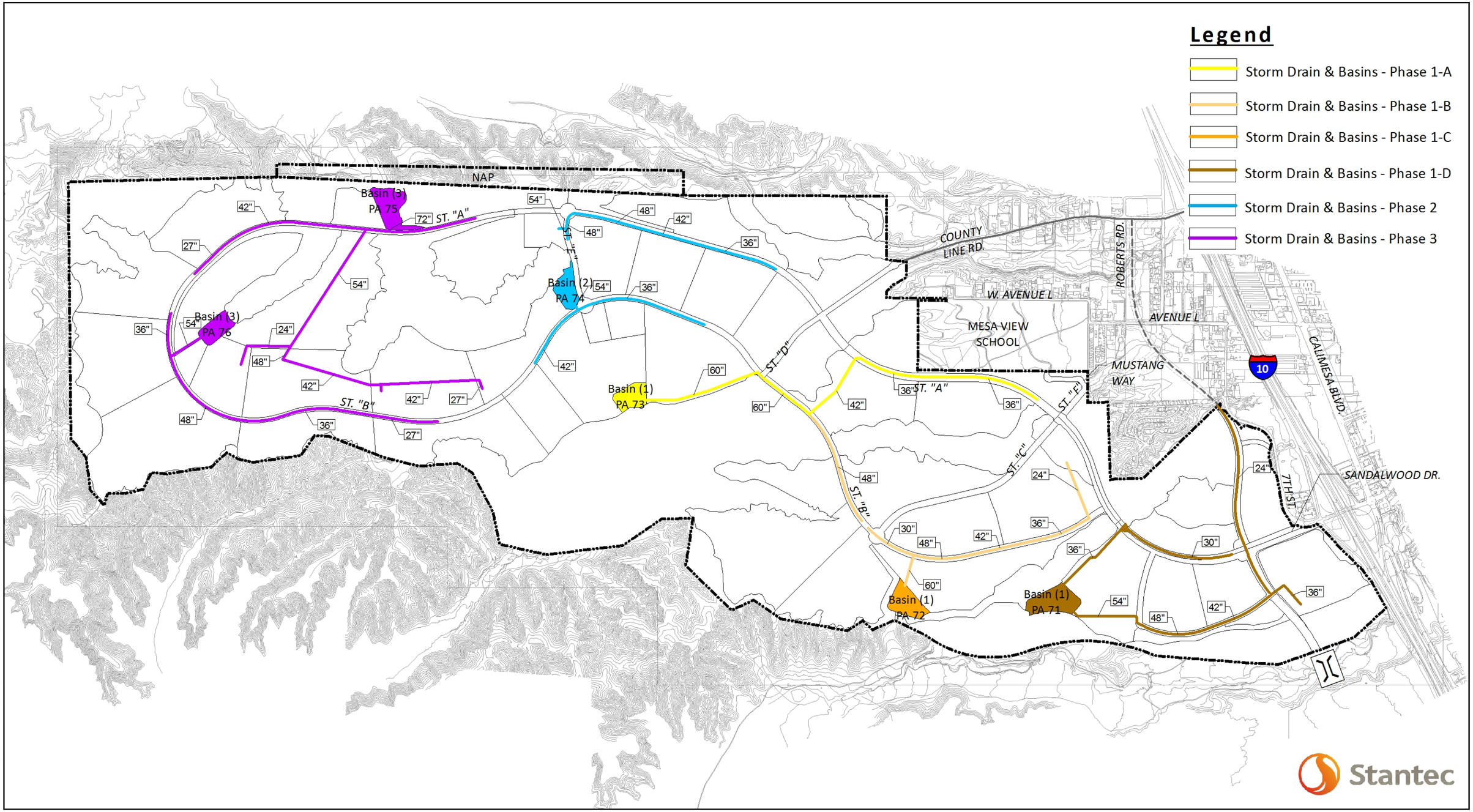
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Figure 1.20

Phasing Plan - Storm Drain & Basins

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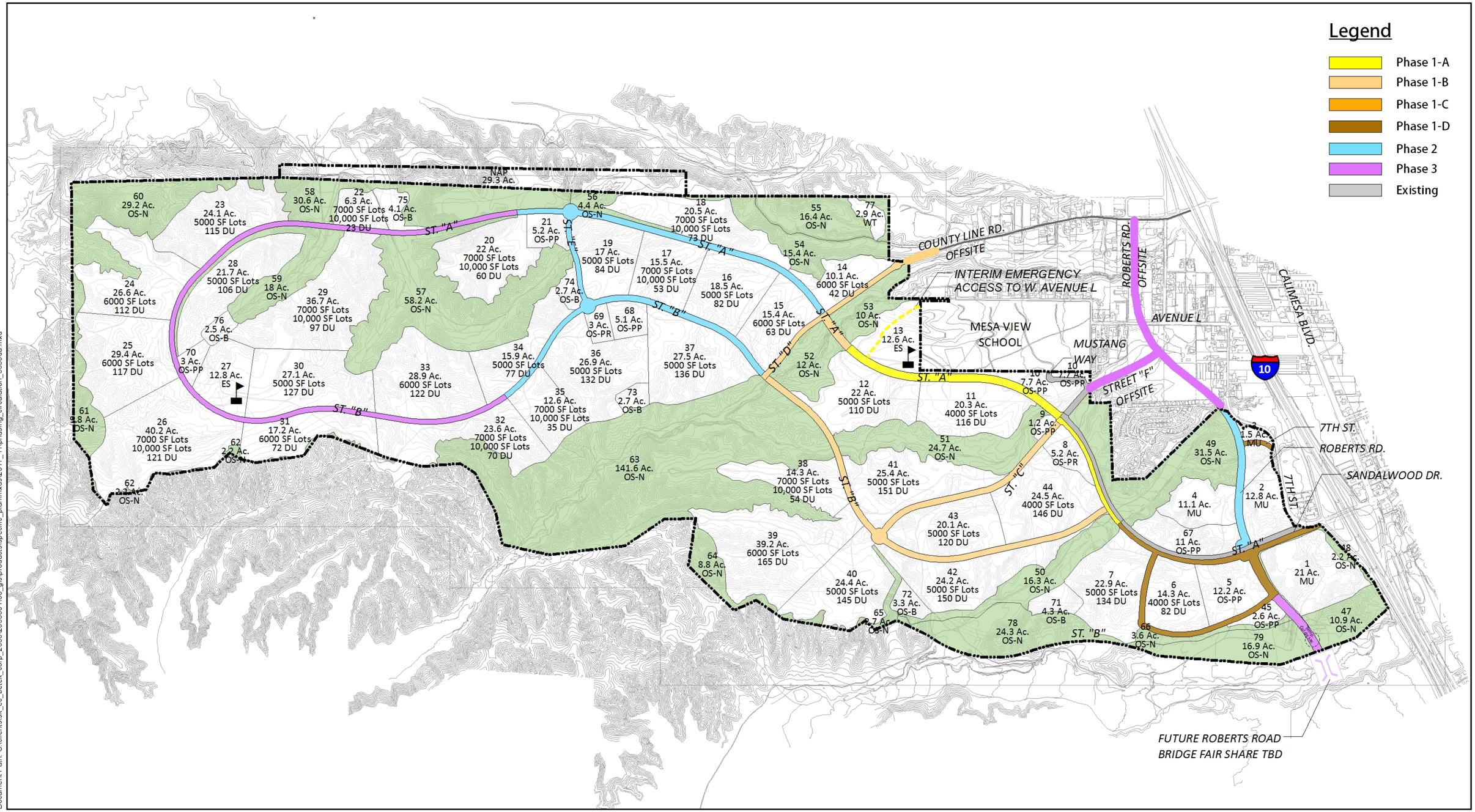


Figure I.21

Phasing Plan - Circulation

MESA VERDE SPECIFIC PLAN

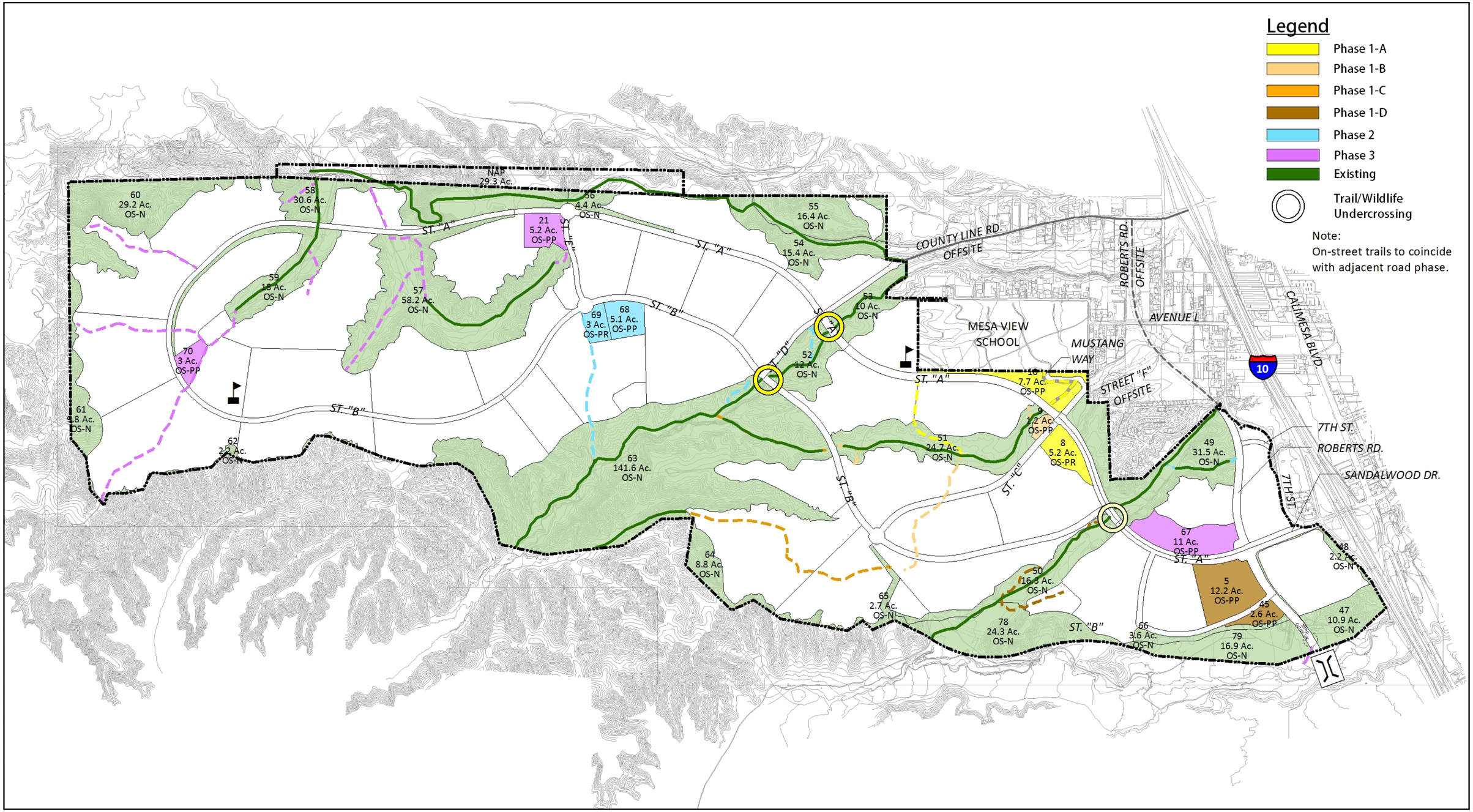
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Figure I.22

Phasing Plan - Parks, Recreation, and Trails

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II. LANDSCAPE DESIGN GUIDELINES

A. Introduction

1. Purpose and Intent

The purpose of these Design Guidelines is to integrate and blend with the natural setting. In order for this master planned community to be implemented, it is important to establish landscape, streetscape, and Project feature design and themes that will shape the community's identity with the natural setting. (The Mesa Verde Design Guidelines are intended to establish the overriding themes that will allow residents and visitors to view Mesa Verde as a united and unique community.)

The following Design Guidelines establish the landscape, streetscape and identifying project feature designs for the entire community. It is important that all individual projects within the community contribute to creating and enhancing the character at Mesa Verde. All property owners (public and private) and developments within the community are subject to the intent of the Design Guidelines. The figures contained in this Specific Plan depict the intent of the issues addressed herein and are for illustrative and/or conceptual purposes only.

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 Design Guidelines include numerous community features, such as monumentation, community signage, walls and 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 community.

3. Community Landscape Theme

The overall theme and design intent (intended aesthetic) for the Mesa Verde community is California Ranch, which includes High Desert planting design utilizing a 'California Friendly' plant palette. Given the project site location and topography, the project site lends itself to providing a community designed with dwellings amongst nature where natural areas and slope landscapes uniquely weave 'in and out' of the development. The community planting design provides opportunities for informal massing with a backdrop populated by evergreen trees coupled with wispy foundation shrubs with ever-changing perennials, wildflower 'meadows' and a foreground of miniature rock garden plants. Leaf color changes and rotating periods of flower blooms provide a tapestry of color and texture that will offer seasonal interest throughout the year. Plant species such as Cedrus, Pinus, Arctostaphylos, Cistus, Dendromecon, Encelia, Keckiella, Ceanothus, Mimulus, Salvia, Sedum, Teucrium, Verbena, amongst others, have been included to reinforce this theme.

In addition, the 'California Friendly' plant palette consists of Oak, Sycamore and Pine trees as well as various grasses, succulents and other low-water use varieties.

Community monumentation incorporates natural, timeless materials such as stone and wood combined into an upscale, ranch-style theme. The Community and its distinctive monumentation are set amongst acres of expansive parks and undisturbed open space supporting the design intent of man living amongst nature. In addition, the tapestry of the parks, open space and trails woven through the Community allows the Mesa Verde residents convenient connectivity to these healthy-hubs within the Community.

B. Community Landscape Design Criteria

1. Conceptual Landscape Plan

Mesa Verde is a master planned community envisioned to encompass a variety of residential enclaves and human scale neighborhoods. These will be connected through recreational open space and an innovative architectural style of the California Ranch design influence.

The neighborhoods are defined by such factors as thematic architectural styling, single entry access, cohesive landscape character, neighborhood gathering places, product mix, topography, and major and minor arterial roads. Each neighborhood will be linked by an extensive trail system that will serve as the community spine providing lifestyle options for all residents.

The master plan for Mesa Verde was founded on the historic and natural backdrop of the City of Calimesa's oak valleys. Therefore, Mesa Verde will provide a variety of land uses which will support the resident population and take advantage of the natural settings. Of most significance are the Natural Open Space elements including accessible, natural arroyos, hillsides, ridgeline trails and community parks, **(refer to Figure II.1, Conceptual Landscape Plan)**.

C. Open Space and Recreation Master Network

This section discusses and describes various community amenities. Site amenities help provide the specific elements that allow a project to be unique. These amenities include Private Recreation and Public Parks, and the Trail System. The Mesa Verde Open Space and Recreation Master Network is envisioned to be a series of public parks programmed to provide neighborhood identity, recreational amenities, and synergistically work with school sites and Private Recreational areas where adjacent. All of 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, bicyclists, and equestrian use (in designated areas), access to the community's interior natural open space canyon trails. Although Park Designs are conceptual, the Public and Private Park Programming Plan, **(refer to Figure II.3, Public and Private Park Programming Plan)** provides the specific park locations, amenities proposed, and the overall interconnectivity and layout of the trail system network. The level of amenities provided by the developer is directly proportional to the City's Park Improvement Fees. **(Refer to Figure II.2, Open Space and Recreation Master Plan)**.

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 below. Other parking requirements not identified within this Specific Plan shall follow Chapter 18.45, Off-Street Parking requirements of the Zoning Code in effect at the time the project is submitted.

Park Use	Number of Required 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 square feet

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 close proximity to accommodate park amenities and/or activities that necessitate extra parking during periods of peak use.

1. Parks and Recreation Elements

a. Calimesa Sports Park Concept – PA 5 (Public Park, 12.2 acres)

- The Calimesa Sports Park is a community oriented park that plays a key role in the announcement of the Mesa Verde community and serves as a main entry feature from Sandalwood Drive and Roberts Road. 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. The

Calimesa Sports Park will provide a venue for community sports leagues, schools, and residences of Mesa Verde and Calimesa to compete/take part in various athletics. The City of Calimesa and the Yucaipa Valley Joint Unified School District could enter into joint use agreements to use this park. This park is also a portal to the open space trails system that runs throughout the Mesa Verde community. The Calimesa Sports Park will be a focal point of the East Village and a Primary Community Monument will be provided at this location to identify Mesa Verde, **(refer to Figure II.3, Public and Private Park Programming Plan; and Figure II.4, Calimesa Sports Park Concept (Public))**. A Tertiary Community Monument for the Calimesa Sports Park will occur at the drive entry, **(Figure II.15, Tertiary Community Monumentation ¬ Parks)**.

The Calimesa Sports Park may include the following amenities:

- Playfields such as baseball and soccer fields, basketball and volleyball courts (may be lighted for night time use).
- Shade structures and/or bleachers for spectators
- Sports pavilion with restrooms
- Gazebo, shade picnic structures, BBQ
- Tot lot
- Open turf areas
- Parking Lot

b. Mesa Park- PA 9 (Public Park, 1.2 acres)

Mesa Park is part of the community's landmark entry statement that has complementary supporting uses with the private recreational facility located adjacent in PA 8. Both Mesa Park and the Mesa Park Private recreation center will serve as a focal point of the Central East Village. A Trailhead Monument will connect the project to the Mesa Verde Trail System, **(refer to Figure II.17, Trail Head Monumentation)**.

Mesa Park (public portion) may include the following amenities:

- Trailhead
- Picnic areas
- Basketball court
- Open turf play area
- Parking lot

c. Mesa View Park- PA 10 (Public Park, 7.7 acres)

Mesa View Park is a community park with a focus on educational programs and offers opportunities for synergistic uses with the existing Mesa View Middle/High School campus. The park is a 'front door' entry to the school campus and is a continuation of a community entry statement for the Mesa Verde community residents and Calimesa residents. The park provides joint use access to the Mesa

View School fields. All site walkways have been designed to provide a safe pedestrian route to the school. A Tertiary Community Monument for the park and school will be provided. **(Refer to Figure II.3, Public and Private Park Programming Plan; Figure II.7, Mesa View Park Concept (Public); Figure II.15, Tertiary Community Monument Park; and Figure II.16, Tertiary Community Monumentation Schools/Mixed-Use/Commercial)**.

Mesa View Park may include the following amenities:

- Soccer fields/baseball field
- Volleyball courts
- Open turf for general play, and causal picnicking
- Picnic area with trellis and BBQs
- Shelter structure
- Parking lot
- Restrooms

d. Open Space Park - PA 21 (Public Park, 5.2 acres)

The Open Space Park serves as a staging area for hikers with primary access to the interior canyon trails which link to the of the Mesa Verde trail system **(refer to Figure II.3, Public and Private Park Programming Plan; and Figure II.9, Open Space Park Concept (Public))**. The purpose of the park is to therefore provide a destination or starting point for trail users. A Trailhead Monument will mark the beginning and designation of the trail, **(refer to Figure II.17, Trailhead Monumentation)**. It is adjacent to a naturalized dry stream bed will run through the park and will also act as a detention basin. The Open Space Park is, located south of North Loop 'A', at Street 'E' in the Mesa Edge Village and will be identified by a Tertiary Community Monument.

Open Space Park may include the following amenities:

- Amenity building, restrooms, and event venue
- Lookout area with a gazebo
- Pedestrian plaza
- Amphitheater
- Group picnic structure/BBQs
- Soccer field/baseball fields
- Open turf area for casual picnicking as well as active/passive recreational uses.
- Parking lot
- Naturalized drainage area

e. Equestrian Park- PA 45 (Public Park, 2.6 acres)

Equestrian Park provides a primary public access point for on- and off-site trails, and includes an equestrian staging area. The park is located in the East Village on South Loop 'B' and the southern border of Mesa Verde. It is adjacent to the Summerwind

Ranch at Oak Valley community, **(refer to Figure II.3, Public and Private Park Programming Plan, and Figure II.6, Equestrian Park Concept (Public))**. Equestrian Park is the main public access point for offsite trails, including the equestrian trails at Summerwind Ranch at Oak Valley (by others), and existing trails in the Natural Open Space areas. Pedestrian access to the site is provided through on-site sidewalks, the trail connections, and the perimeter sidewalk along South Loop 'B'. Crosswalks are provided at strategic points across from residential neighborhoods. An at-grade crossing from Equestrian Park will be provided subject to the approval of the City Engineer.

Equestrian Park may include the following amenities:

- Equestrian staging area
- Equestrian trail and pedestrian access
- A stabilized decomposed granite parking area
- View of Open Space Opportunities/Lookout area
- Open turf / picnic area
- Restroom building
- Parking Lot (decomposed granite or gravel)

f. Sandalwood Sports Park Concept- PA 67 (Public Park, 11.0 acres)

Sandalwood Sports Park is a public park located in the East Village located along the main entry drive of North Loop 'A'. 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. This active park setting serves the single and multi-family residential areas nearby. This park is also intended to act as an extension to the Calimesa Sports Park (PA 5) and provides a venue for community sports leagues, schools, and residences of Mesa Verde and Calimesa to compete/take part in various athletics, **(refer to Figure II.3, Public and Private Park Programming Plan, and Figure II.5, Sandalwood Sports Park Concept (Public))**. A Tertiary Community Monument for Sandalwood Sports Park will occur at the drive entry, **(refer to Figure II.15, Tertiary Community Monumentation - Parks).**

Sandalwood Sports Park may include the following amenities:

- Baseball fields
- Tot lot
- Group picnic structures and BBQ areas
- Parking lot
- Shade elements that include canopy trees for shade and picnic opportunities
- Open turf areas for casual picnicking, general play and pick-up sports

g. Family Pavilion Park – PA 68 (Public Park portion, 5.1 acres)

The Family Pavilion Park is a major focal point for the Central West Village that focuses and provides for family oriented recreational uses. The park concept is to

provide synergistic uses with a "Pavilion" center that serves as a Village, as well as a community landmark. The concept for this public park area provides family oriented park facilities. The Family Pavilion Park may permit shared uses with the private recreation area located to the adjacent PA 69 that is envisioned to have an outdoor canopy pavilion area similar to the public park area **(refer to Figure II.3, Public and Private Park Programming Plan; and Figure II.10, Family Pavilion Park Concept (Public/Private))**. Pedestrian access to the site will be provided by perimeter and site sidewalks. As with the other Mesa Verde parks, access to the community's open space trail system is provided via a pedestrian paseo. A Tertiary Community Monument for the Family Pavilion Park will occur at the drive entry, **(refer to Figure II.15, Tertiary Community Monumentation Parks)**.

Family Pavilion Park may include the following amenities:

- Soccer/Baseball field
- Event lawn
- Picnic / BBQ areas with shade structures
- Restroom facility with storage
- Pavilion, pedestrian plaza, gazebo
- Parking lot

h. West Park – PA 70 (West Park, 3.0 acres)

This West Park is a major focal point for the West Village that provides uses with a nature theme and will serve as a portal to the natural open space area in PA 59. The concept for this private park area provides an educational orientation towards the California-native landscape of the area. **(Refer to Figure II.3, Public and Private Park Programming Plan; and Figure II.11, Private Recreation Concept).** A Tertiary Community Monument for the West Park will occur at the drive entry, **(refer to Figure II.15, Tertiary Community Monument Parks)**.

West Park may include the following amenities:

- Trailhead
- Group picnic shelter with BBQs
- Age separated tot lot
- Open turf areas
- Parking lot

2. Private Recreation Centers

a. Mesa Park, Private Recreation Center - PA 8 (Private Recreation portion, 5.2 acres)

The Mesa Park Private Recreation portion is located in Planning Area 8 and totals approximately 5.2 acres. It is located adjacent to the 1.2-acre public portion of Mesa Park (PA 9). Tertiary Community Monuments identifying the Recreation Center will be located at the entry drive to the clubhouse, **(refer to Figure II.3, Public and Private Park Programming Plan; Figure II.8, Mesa Park Concept (Private), and Figure II.15, Tertiary Community Monumentation Parks)**.

The purpose of the Private Recreation Center is to provide residents with private amenities as well as a location for Community functions and reduce the recreational demands on public parks. The private recreation center will be accessible to the Mesa Verde Community only. Mesa Park private recreation area may include the following amenities:

- Clubhouse Recreation Center with activity and utilitarian rooms, restrooms/change rooms, storage, and pool equipment room
- Sports Pavilion may include office space, restrooms, and storage
- Plazas / Courtyards
- Outdoor pool deck may include a free style pool, age-separated tot pool, and spa
- Tennis courts (may be lighted for evening use)
- Event lawn
- Age separated tot lots
- Picnic structures, BBQ areas
- Parking lot

b. Family Pavilion Center - PA 69 (Private Recreation portion, 3.0 acres)

The Family Pavilion Private Recreation area located in PA-69 is a 3.0-acre site adjacent to PA 68 Family Pavilion public park site. The private portion will provide residents with additional recreational facilities **(refer to Figure II.3, Public and Private Park Programming Plan; and Figure II.10, Family Pavilion Park Concept)**.

Family Pavilion Park may include the following amenities:

- A pool area that includes a pool and spa
- Multi-purpose building facility that houses the restrooms, pool and maintenance equipment and a multi-purpose room
- Age-separated tot lot with bench seating
- Event lawns/picnic areas
- Parking lot

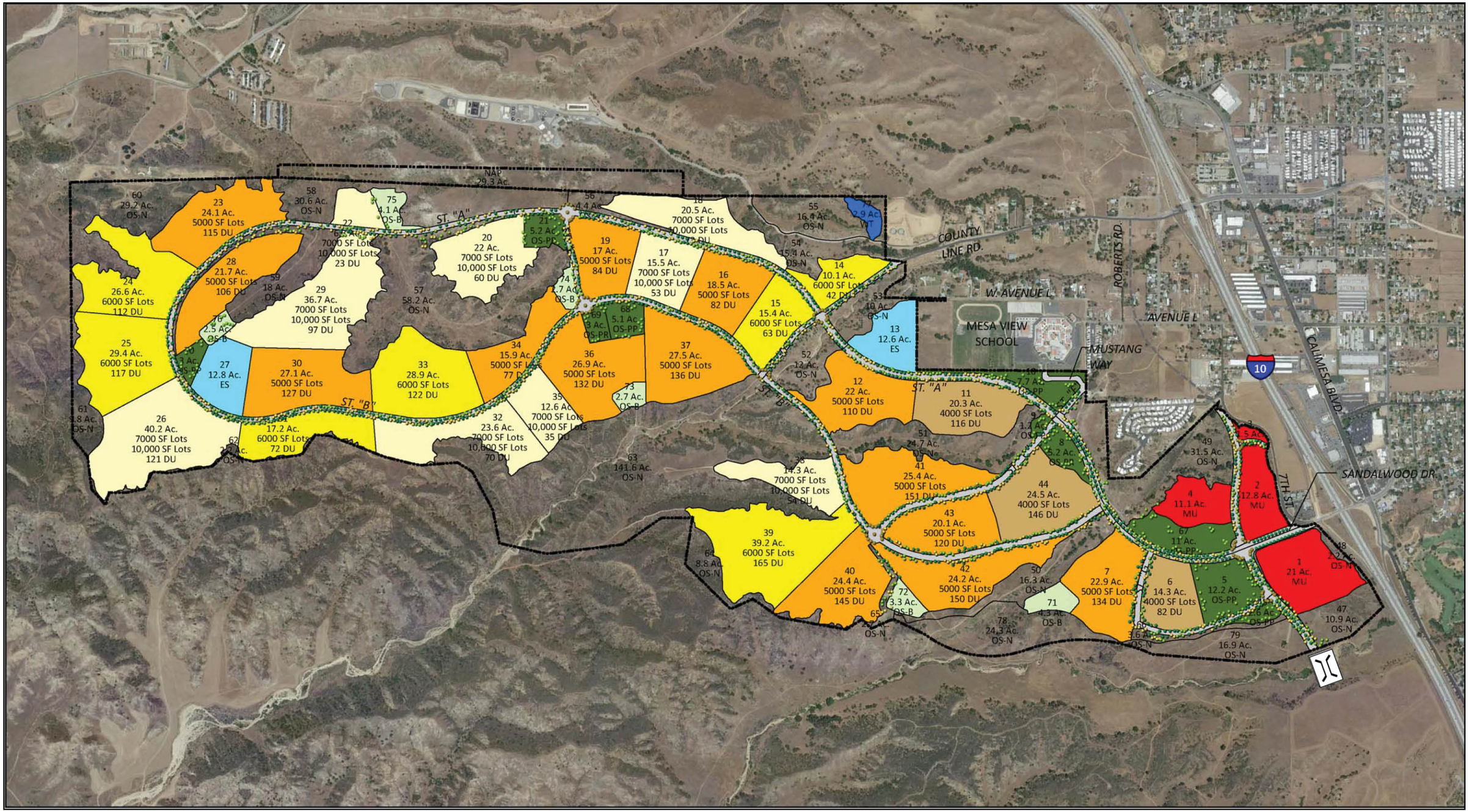


Figure II.1

MESA VERDE SPECIFIC PLAN

Conceptual Landscape Plan

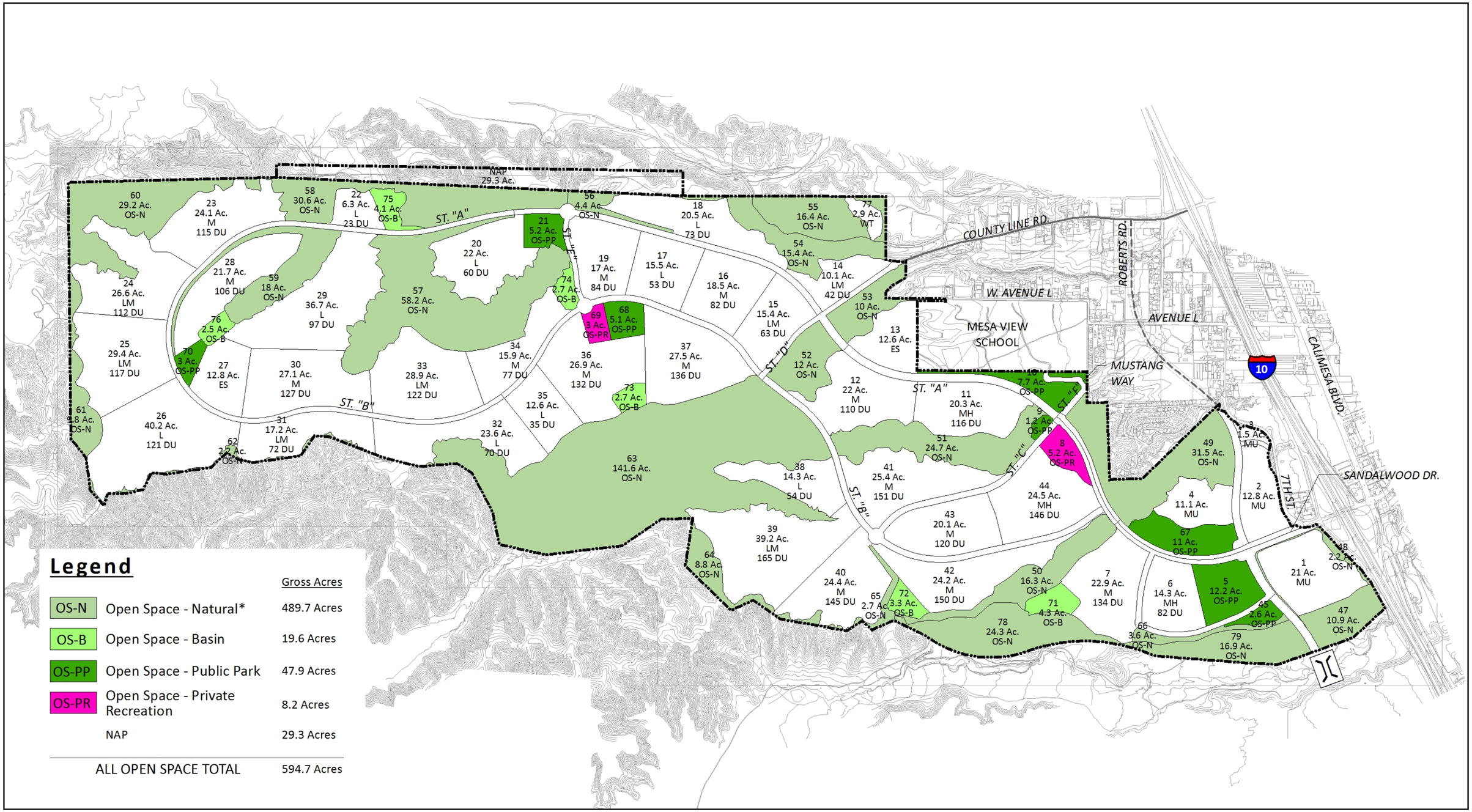
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Legend

		Gross Acres
OS-N	Open Space - Natural*	489.7 Acres
OS-B	Open Space - Basin	19.6 Acres
OS-PP	Open Space - Public Park	47.9 Acres
OS-PR	Open Space - Private Recreation	8.2 Acres
	NAP	29.3 Acres
	ALL OPEN SPACE TOTAL	594.7 Acres

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MESA VERDE SPECIFIC PLAN

Figure II.2

Open Space and Recreation Plan

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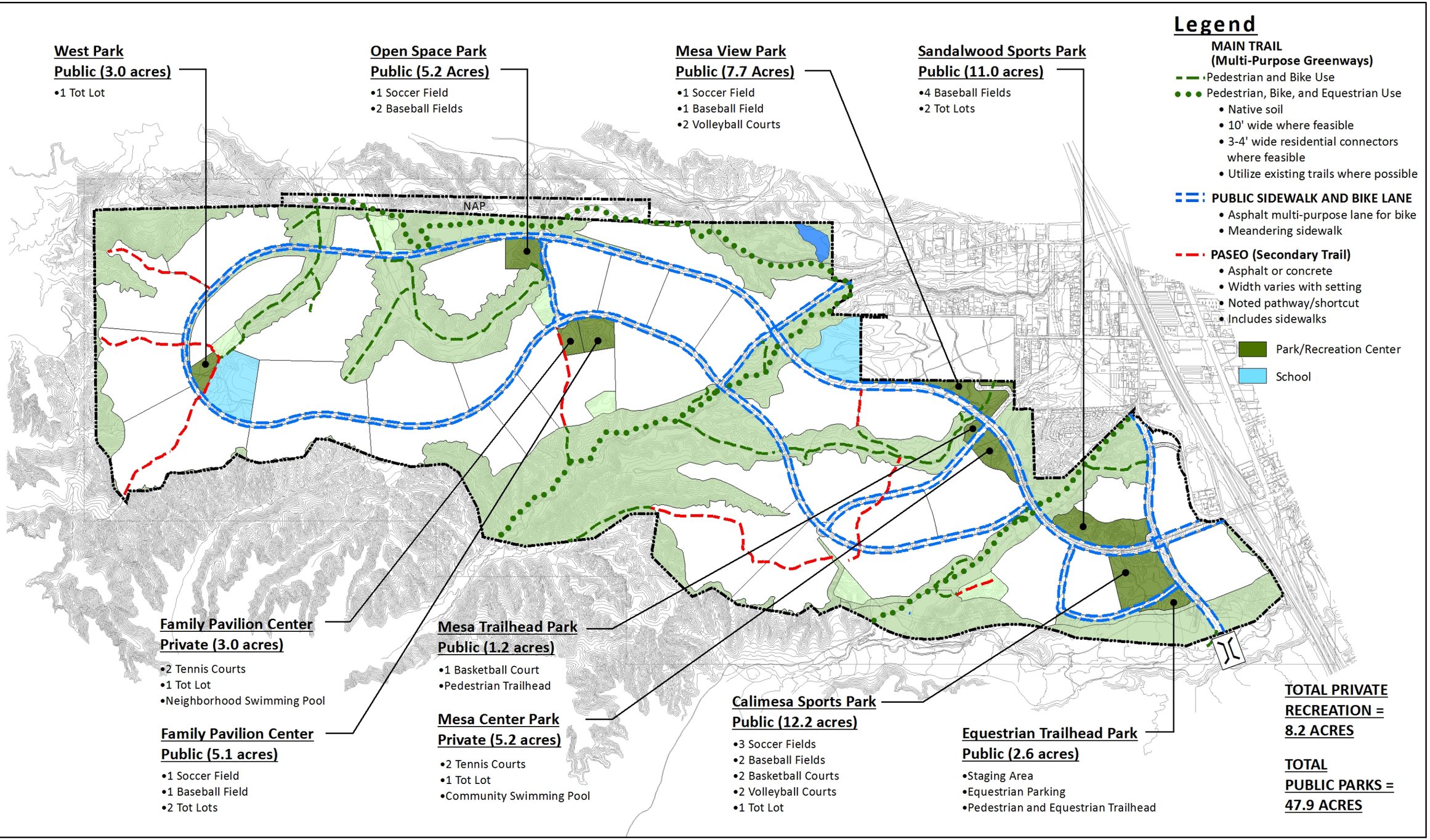


Figure II.3
Public and Private Park Programming Plan

MESA VERDE SPECIFIC PLAN

Note:
The Trail System Plan illustrates the conceptual locations of trails and will be provided where feasible, limited by environmental and/or legal constraints. Final trail design and alignments will be determined during the subdivision map design and review process.

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12.2 Acres

Figure II.4

Calimesa Sports Park Concept (Public)

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Figure II.5

Mesa Park Concept (Public/Private)

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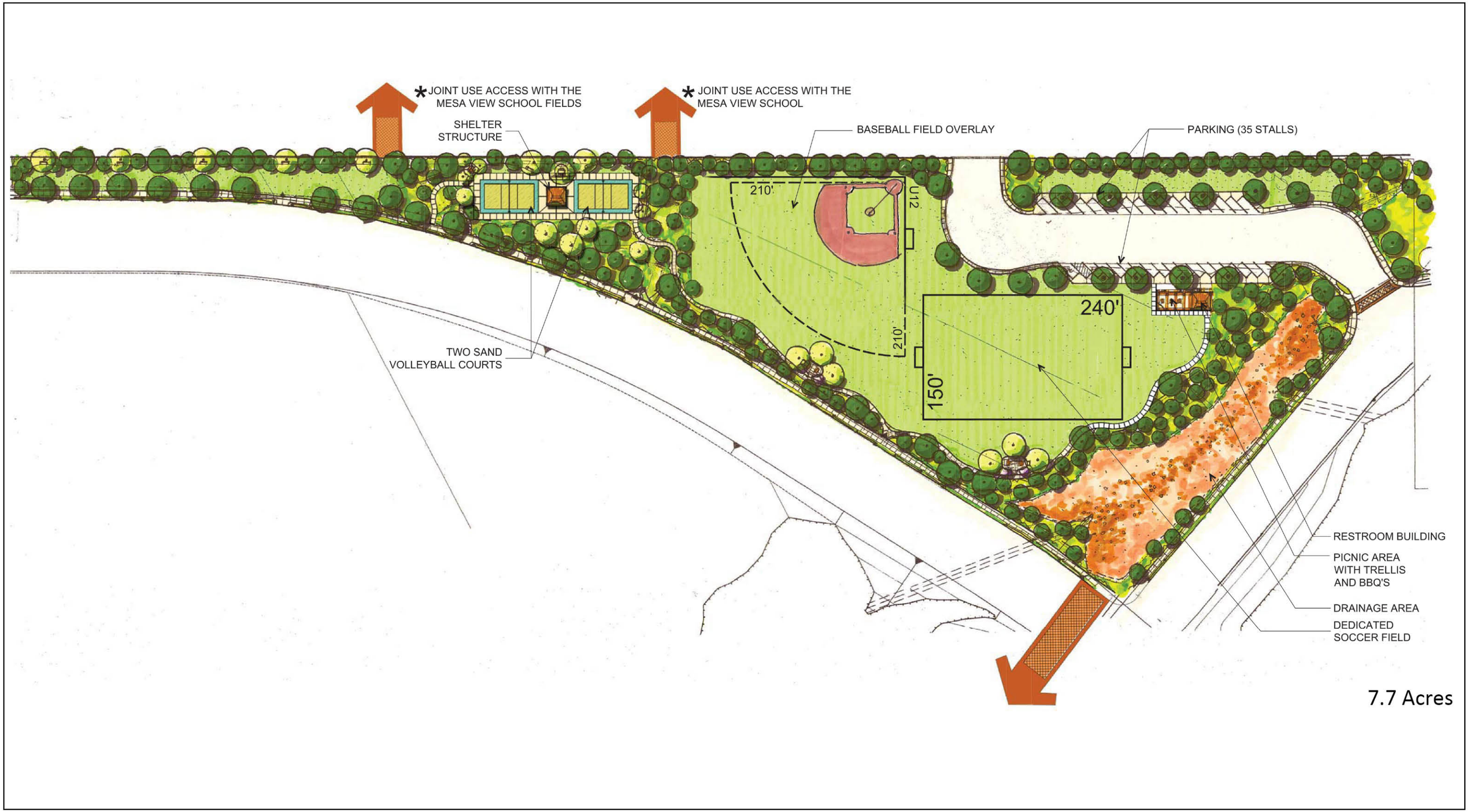


Figure II.6

Mesa View Park Concept (Public)

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Figure II.7

Open Space Park Concept (Public)

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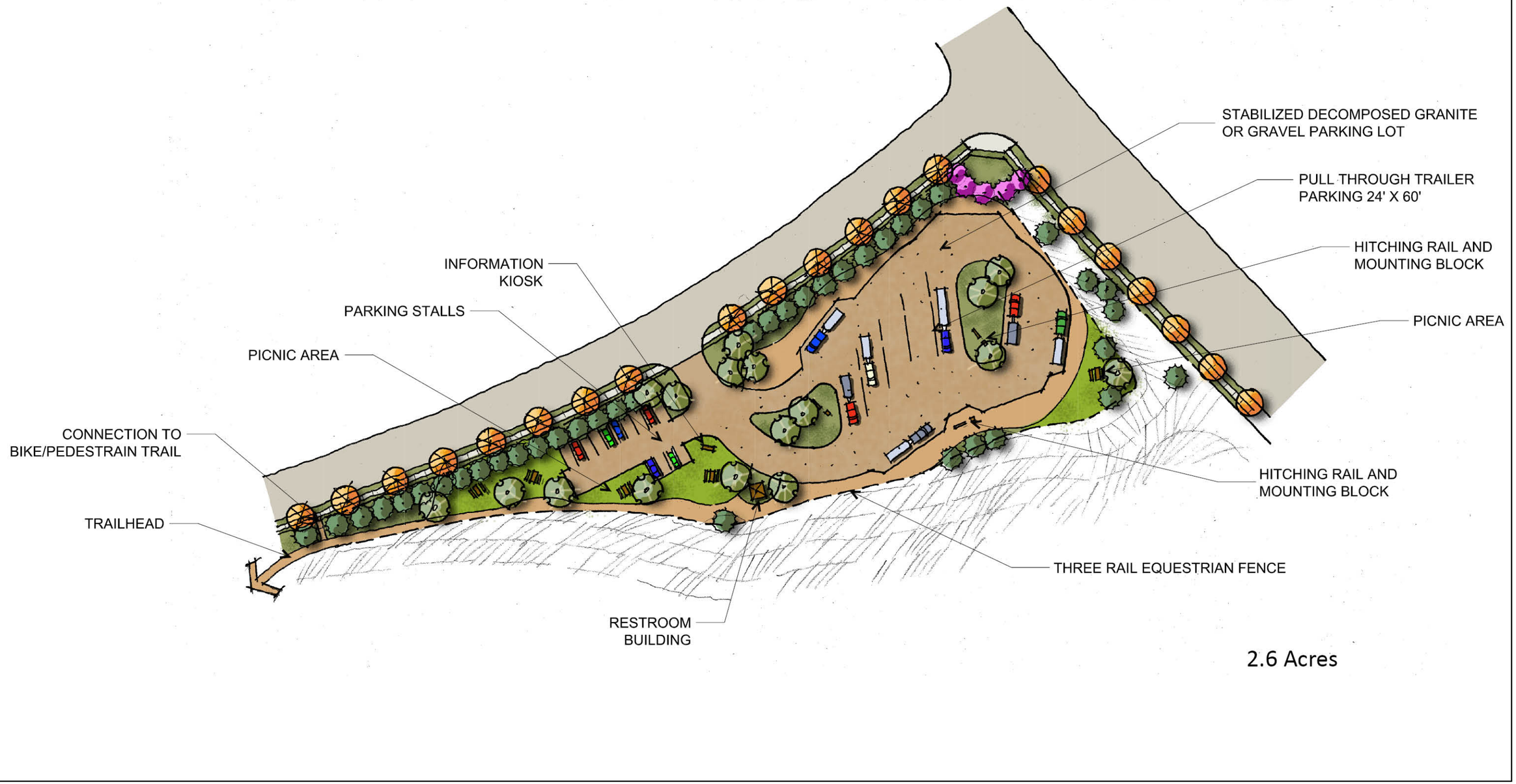


Figure II.8

Equestrian Park Concept (Public)

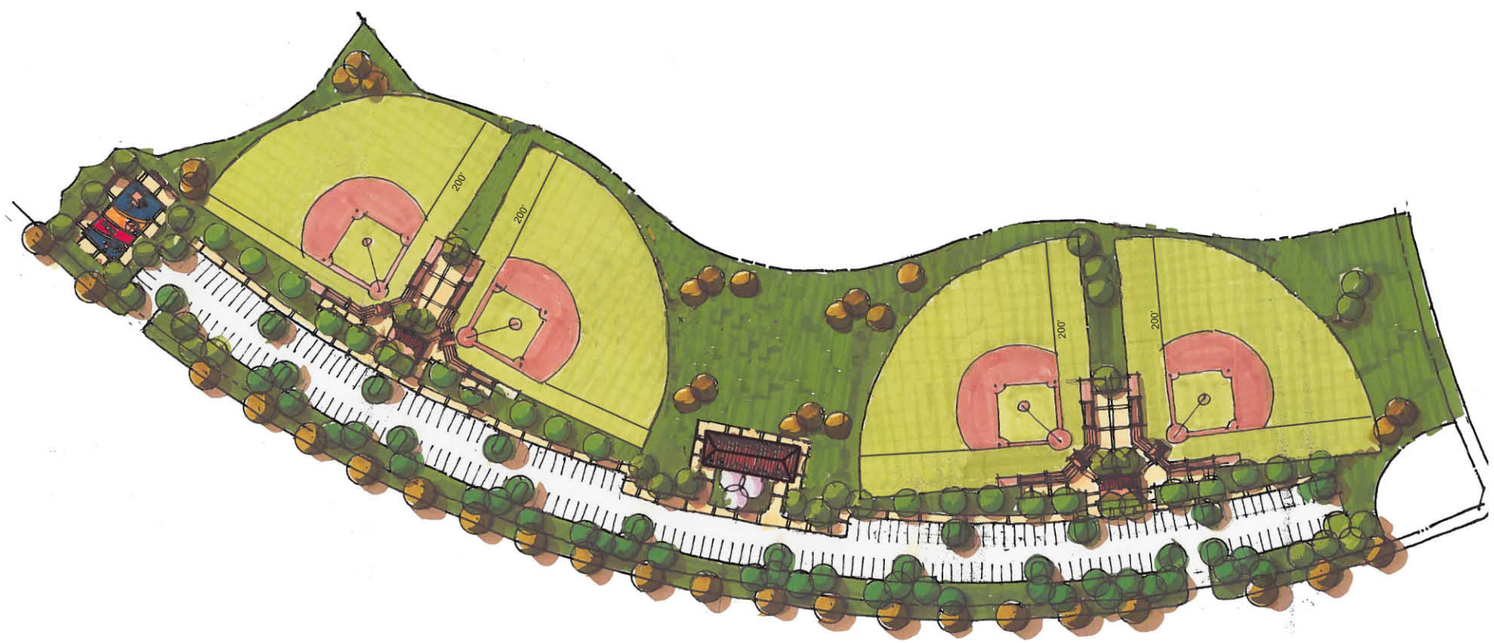
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11.0 Acres

Figure II.9

Sandalwood Park Concept (Public)

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Figure II.10

Family Pavilion Park Concept (Public/Private)

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3.0 Acres

Figure II.11

West Park Concept (Public)

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3. Community Monumentation Plan

The Community Monumentation designs reflect the California Heritage project theming and pays homage to the natural terrain of the project site. Reflecting the natural terrain, the Primary Community Monumentation is envisioned to be built up into a natural looking bermed plateau or mesa giving the entry statement a majestic scale in relationship to the expansive main entry road. All Community Monumentation proposes the use of large natural stone mixed with smaller architectural stone coupled with the informal placement of boulders, accented by the split rail fence element creating a timeless, natural and organic statement. **(Refer to Figure II.12, Community Monumentation Master Plan** for the location of these monuments, and **Tables II.A through II.E, Mesa Verde Community Landscape Plant Palettes).**

The Community Monuments for Mesa Verde include: Primary Community Monuments, Secondary Community Monuments, Tertiary Community Monuments, Guest Builder Community Monuments, and Trail Monuments.

a. Primary Community Monuments

Sandalwood Drive serves as a primary community entry point from the I-10. The Primary Community Monument will be located at the intersection of Sandalwood Drive and Roberts Road on the inbound corners viewed when entering the site. The monument should include features as described and illustrated on **Figure II.13., Primary Community Monumentation**. **Refer to Figure II.12, Community Monumentation Master Plan** for the location of these monuments.

b. Secondary Community Monuments

Street 'C' / Street 'F' serves as a secondary entry point to the project. The Secondary Community Monuments will be located at the intersections of Street 'C' / Street 'F' and North Loop 'A'. The Secondary Community Monument should include features as described and illustrated on **Figure II.14, Secondary Community Monumentation**. **Refer to Figure II.12, Community Monumentation Master Plan** for the location of these monuments.

c. Tertiary Community Monuments

The Tertiary Community Monuments will be located at the entries to the mixed-use, school sites (in consultation/agreement with the school district and master developer), and the public park sites. This design is consistent with the Primary and Secondary Monuments and enhances the overall theme of Mesa Verde. Tertiary Community Monuments will include features as described and illustrated on **Figure II.15, Tertiary Community Monumentation – Parks; and Figure II.16, Tertiary Community Monumentation – Schools/Mixed-Use/Commercial. Refer to Figure II.12, Community Monumentation Master Plan** for the location of these monuments.

d. Guest Builder Community Monuments

The Guest Builder Community Monuments will occur at the entries of each neighborhood within Mesa Verde and should invoke the California Ranch design theme consistent with the overall theme of the monuments proposed for the Project. However, individuality of the Guest Builder Community Monuments is strongly encouraged.

e. Trail Monuments

Trailhead Monuments 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 will include features as described and illustrated on **Figure II.17, Trailhead Monumentation**. **Refer to Figure II.18, Trails Plan,** for the location of these monuments.

Trail Markers and a designation bollard will be provided to restrict equestrian travel on pedestrian and bike designated trails.

4. Trail System Master Plan

An extensive 23.1-mile trail 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, public and private parks, and the Natural Open Space areas, **(refer to Figure II.18, Trails Plan)**.

To supplement the street system, which includes sidewalks and bike lanes, pedestrian and bike trails, paseos, and a multi-purpose trail will be provided. Trailheads and Scenic Overlooks will also be a part of the trail system, **(refer to Figure II.18, Trails Plan)**. The Trail System Plan illustrates the conceptual locations of trails and will be provided where feasible, limited by environmental and/or legal constraints. Final trail design and alignments will be determined during the subdivision map design and review process. In addition to the Circulation Master Plan, the Trails Plan provides mobility alternatives that provide safe travel routes throughout the neighborhoods to schools and parks, and also helps to reduce vehicular miles traveled within the community.

a. Sidewalks and Bike Lanes – 12 miles

Refer to Figure II.19, Trail System Cross Sections.

Concrete sidewalks and Class II bicycle lanes will be included in the street system within the public right of way, where feasible. Sidewalks will be 5’ wide and bike lanes will be 6’ or 8’ wide depending on the road classification, **(refer to Figure I.4, Road Cross Sections)**.

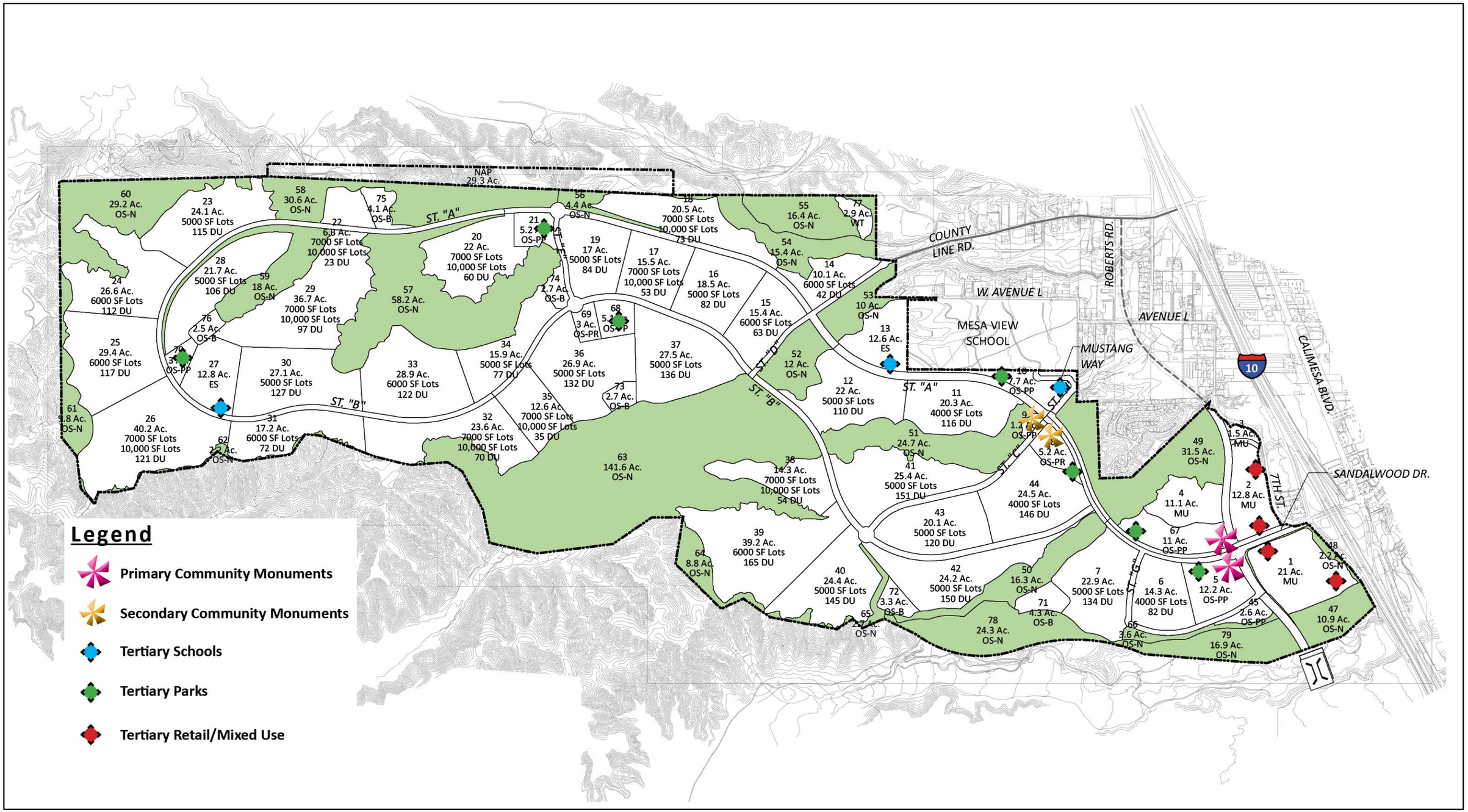


Figure II.12

Community Monumentation Plan

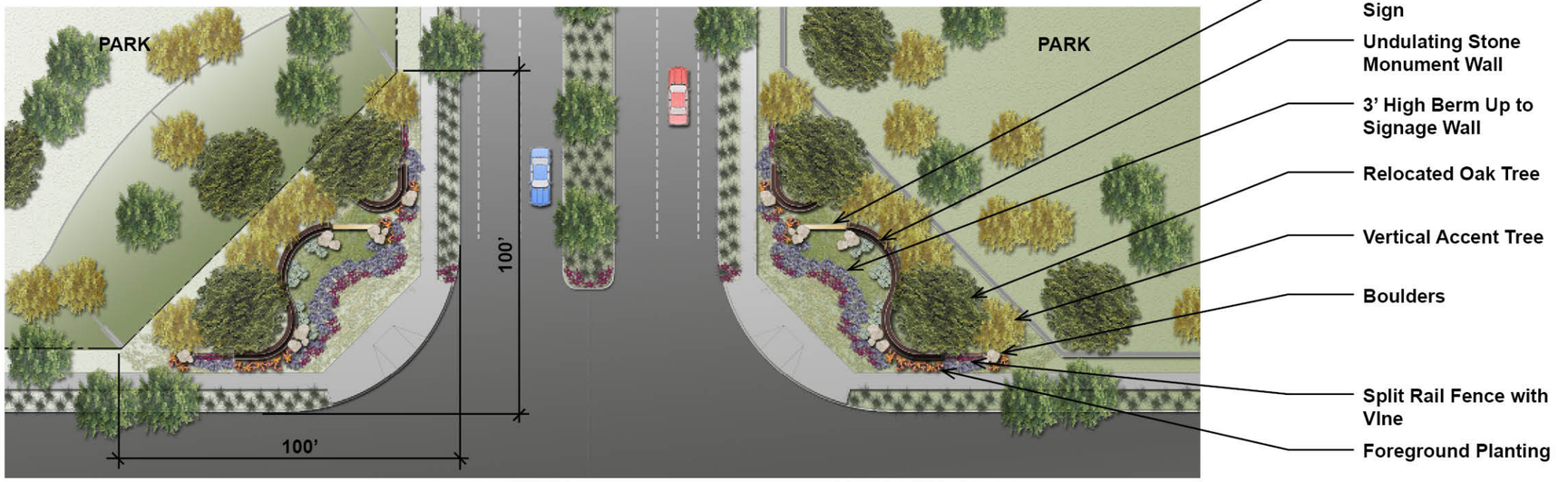
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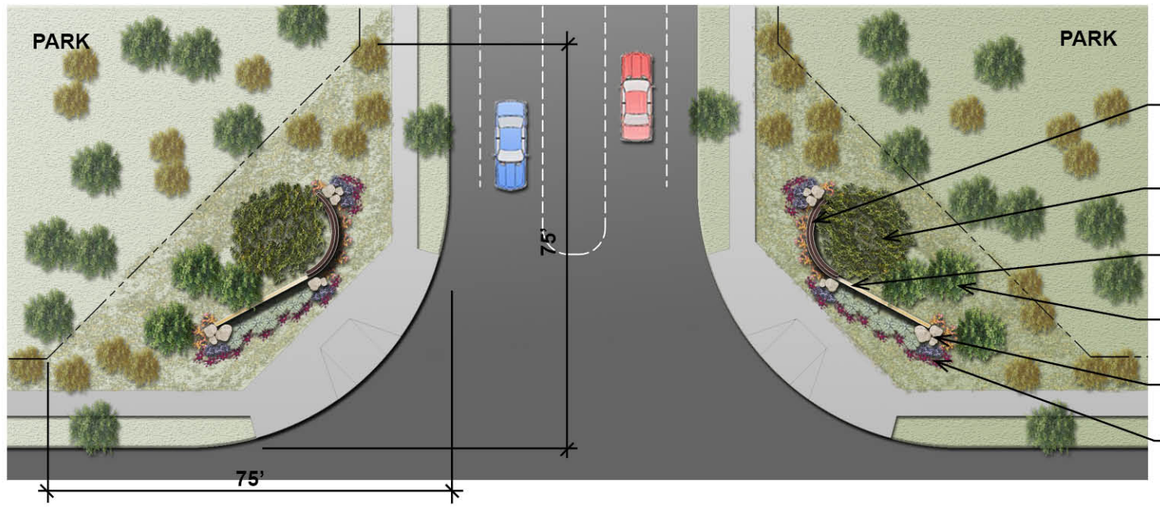
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Figure II.13
Primary Community Monumentation

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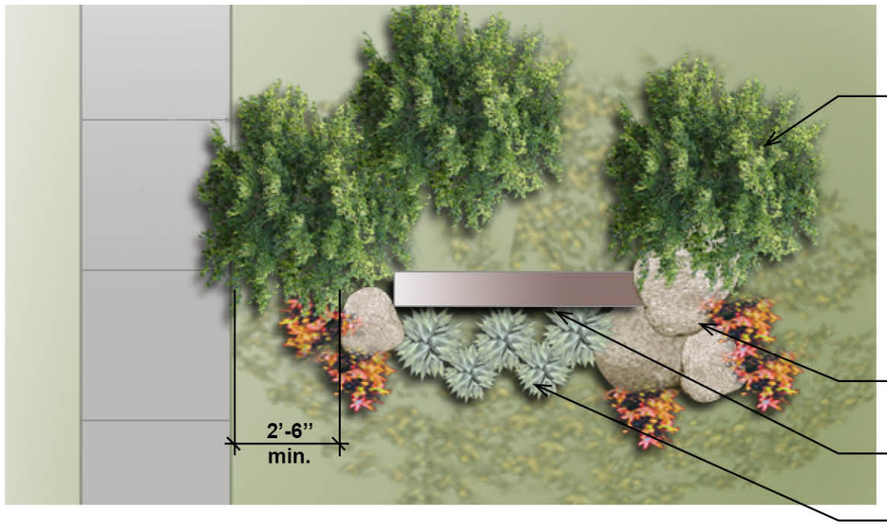
Figure II.14
Secondary Community Monumentation

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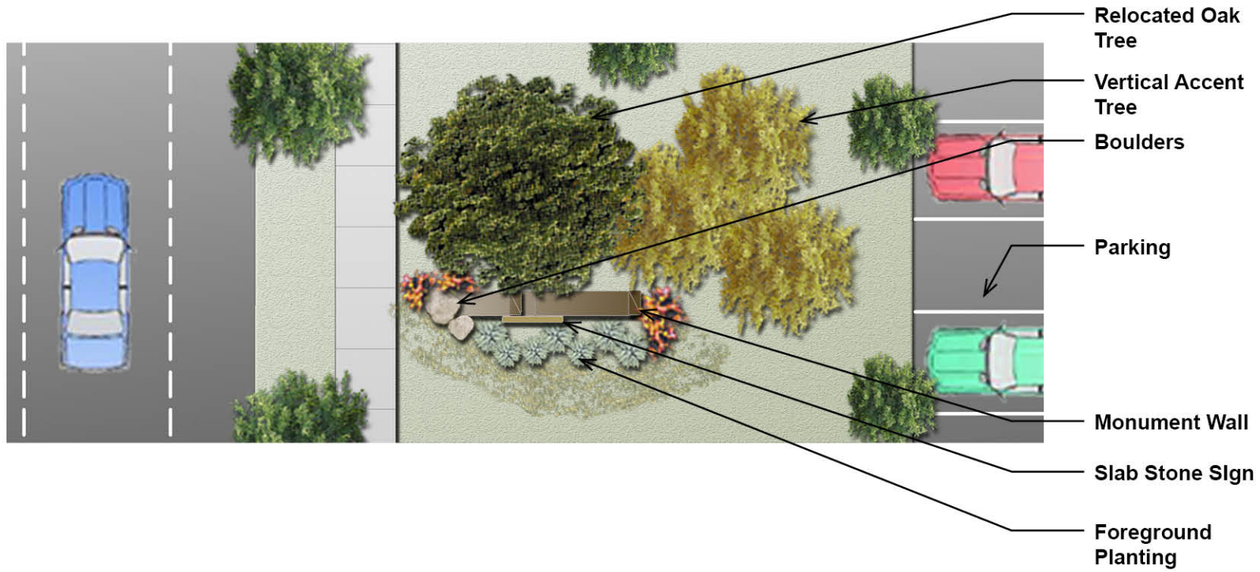
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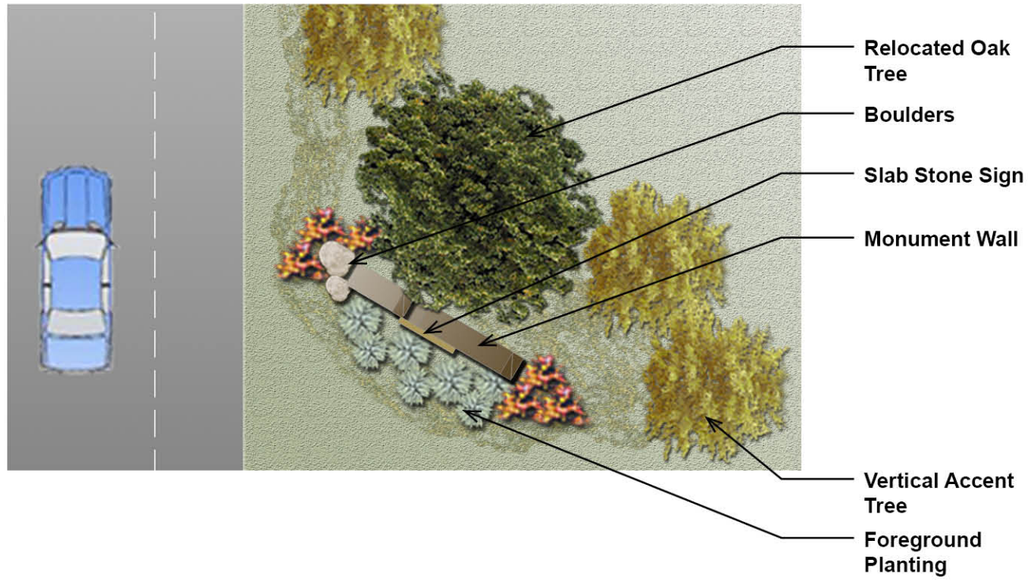


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Figure II.15
Tertiary Community Monumentation Parks

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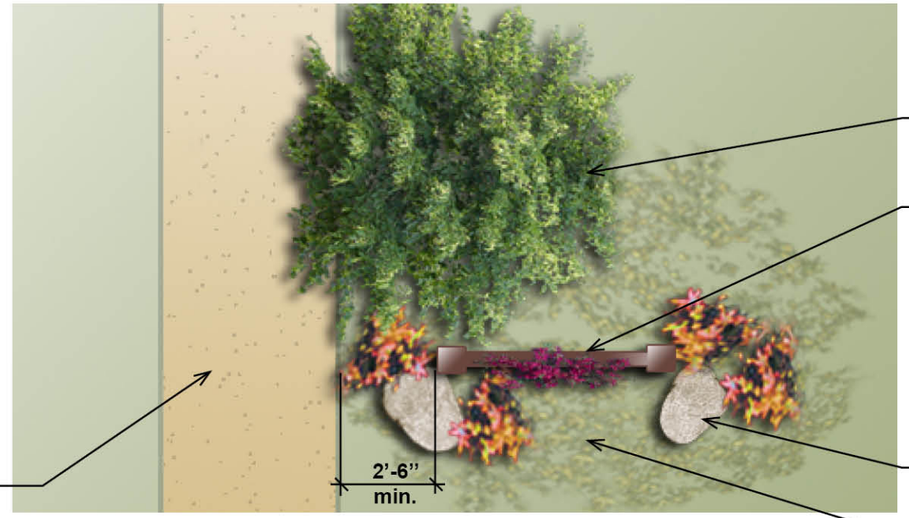




Source: FORMA

Figure II.16
Tertiary Community Monumentation
Schools/Mixed Use/Commercial

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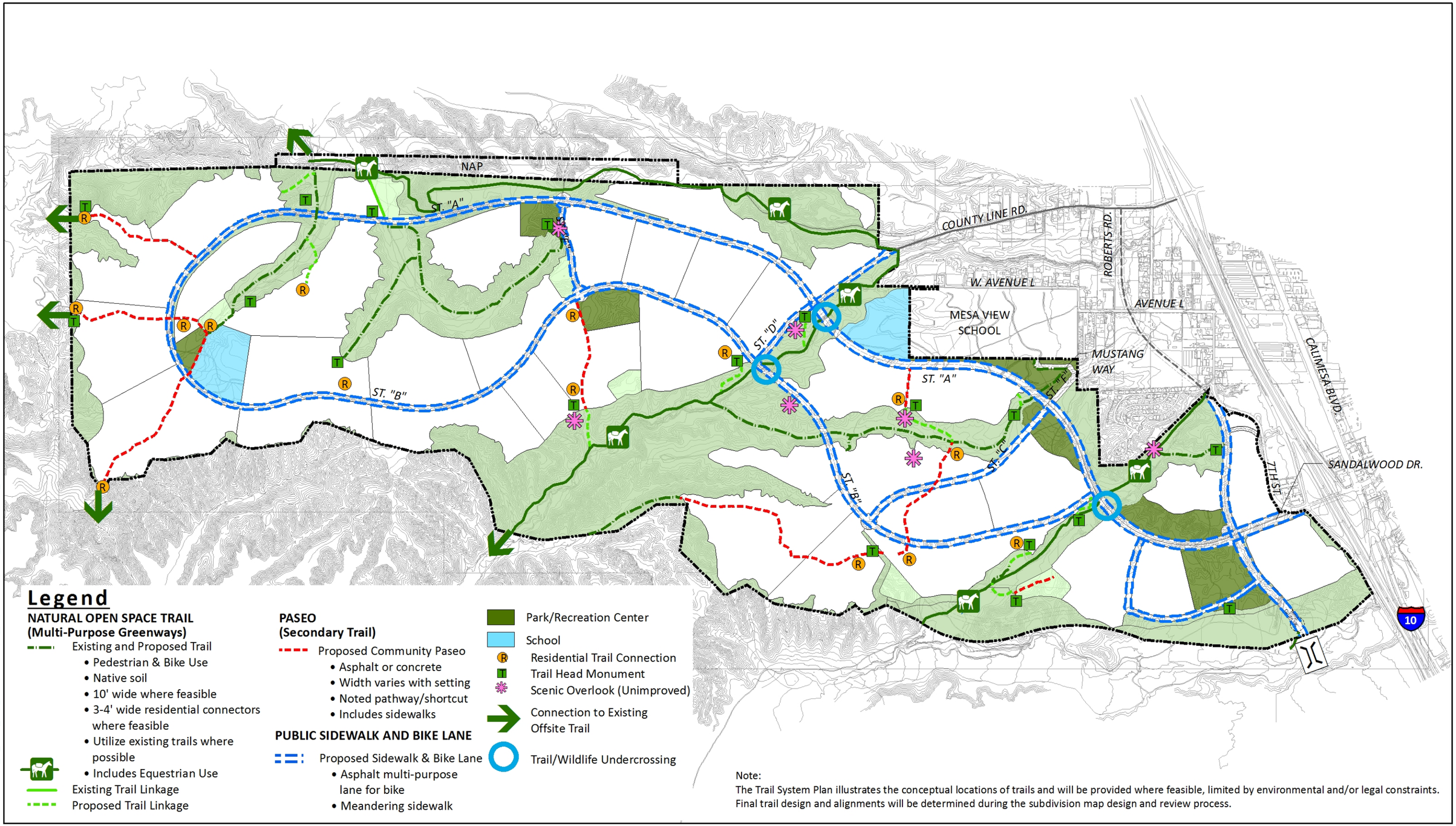




Source: FORMA

Figure II.17

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Legend

NATURAL OPEN SPACE TRAIL (Multi-Purpose Greenways)
- Existing and Proposed Trail
  - Pedestrian & Bike Use
  - Native soil
  - 10' wide where feasible
  - 3-4' wide residential connectors where feasible
  - Utilize existing trails where possible
  - Includes Equestrian Use
- Existing Trail Linkage
- Proposed Trail Linkage

PASEO (Secondary Trail)
- Proposed Community Paseo
  - Asphalt or concrete
  - Width varies with setting
  - Noted pathway/shortcut
  - Includes sidewalks

PUBLIC SIDEWALK AND BIKE LANE
- Proposed Sidewalk & Bike Lane
  - Asphalt multi-purpose lane for bike
  - Meandering sidewalk

- Park/Recreation Center
- School
- Residential Trail Connection
- Trail Head Monument
- Scenic Overlook (Unimproved)
- Connection to Existing Offsite Trail
- Trail/Wildlife Undercrossing

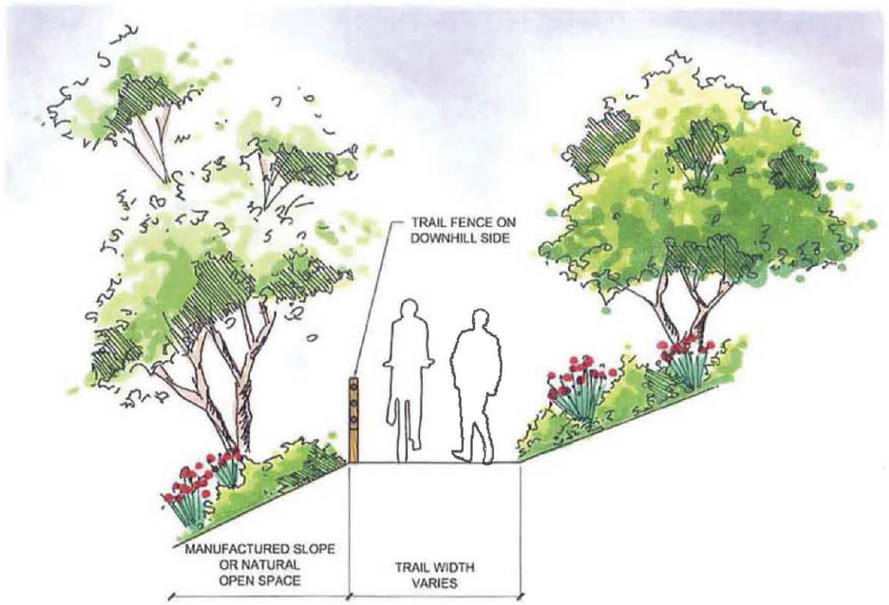
Note:
The Trail System Plan illustrates the conceptual locations of trails and will be provided where feasible, limited by environmental and/or legal constraints. Final trail design and alignments will be determined during the subdivision map design and review process.

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Figure II.18
Trails Plan

NORTH
0 600 1,200 Feet
FORMA
November 2017

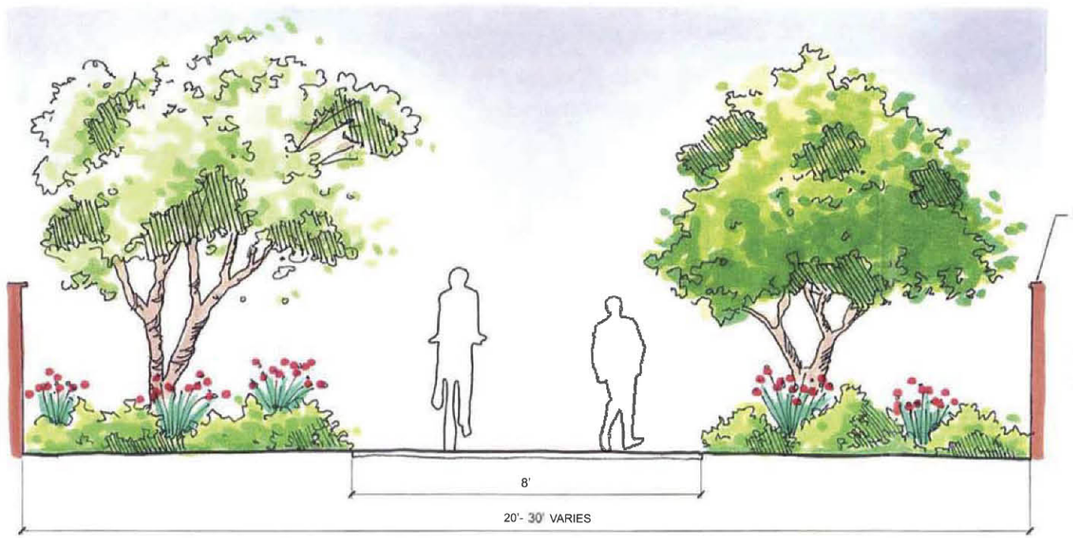
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10' WIDE WHERE FEASIBLE
20' WIDE WHEN UTILIZED BY EMERGENCY/ UTILITY ACCESS

MAIN TRAIL & SECONDARY TRAIL

- PEDESTRIAN AND BIKE USE
- EQUESTRIAN USE ONLY IN DESIGNATED AREAS
- NATIVE SOIL
- 10' WIDE WHERE FEASIBLE
- 20' WIDE WHEN UTILIZED BY EMERGENCY/UTILITY ACCESS
- UTILIZING EXISTING TRAILS WHERE FEASIBLE
- CONNECTION TO OFFSITE TRAIL SYSTEMS
- 3'- 4' WIDE RESIDENTIAL CONNECTION WHERE FEASIBLE
- TRAIL SYSTEM FENCING WILL BE SELECTIVELY PROVIDED FOR A VARIETY OF REASONS SUCH AS HABITAT PROTECTION AND WHERE NECESSARY, FOR SAFETY, (E.G., FENCING ADJACENT TO MULTI USE TRIALS WHERE NECESSARY TO PROVIDE A SAFE BIKING EXPERIENCE ADJACENT TO DOWNSLOPE CONDITIONS).



OFF STREET PASEO LINK

- PEDESTRIAN AND BIKE USE
- 8' WIDE ASPHALT OR CONCRETE SIDEWALK
- 20'- 30' WIDE VARIES WITH LANDSCAPING ON EACH SIDE OF WALK

Source: VA Consulting and Lifescapes International Inc.

Figure II.19

Trail System Cross Sections

Not to Scale

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b. Pedestrian and Bike Trails – 8.3 Miles

Refer to Figure II.19, Trail System Cross Sections.

These trails are located within the Natural Open Space areas and will connect neighborhoods within the community to each other and site amenities.

The Pedestrian and Bike Trails connect to adjacent properties, and crosses through the site. In order to preserve Natural Open Space areas and reduce grading impacts, existing trails will be utilized where feasible. In addition, new trails should generally follow the contours of the natural terrain, minimizing grading and environmental impacts. Therefore, the resulting trail system will not have a uniform width or cross section. Where feasible, these trails are generally ten to twenty feet (10'-20') wide, and are currently used as existing fire access trails.

The surface of these trails should remain as natural soil, as approved by the City Engineer and the City Multiple Species Conservation Program Administrator.

Trail system fencing will be selectively provided for a variety of reasons such as habitat protection and where necessary, for safety, (e.g., fencing adjacent to multi use trials where necessary to provide a safe biking experience adjacent to downslope conditions). The trail should also include signage, consistent with these Design Guidelines, to identify key landmarks, trail junctions, unique/sensitive vegetation, and areas where human/equestrian access is prohibited. To restrict equestrian travel on pedestrian and bike designated trails, trail markers and a designation bollard will be provided. A segment of the main trail system has been designated for equestrian use within the community and would connect to off-site trails to the north and south of the Project and is shown in **Figure II.18, Trails Master Plan**.

c. Paseos – 2.8 Miles

Refer to Figure II.19, Trail System Cross Sections and Figure II.20, Trail System Plans.

Paseos will be provided within the residential areas and are intended to provide a continuous and convenient linkage between residential areas and the entire trail system of the community. Paseos will utilize on-street sidewalks with off-street "shortcut" links when necessary. Paseos will vary in width and will include eight (8') foot wide concrete walks with landscaping on each side.

d. Trailheads

Trailheads mark important locations along the Mesa Verde Trail System network, including key start and stop points, and important trail crossings/forks. There are currently, eighteen (18) proposed trailheads located throughout Mesa Verde. The trailheads will include a Trailhead Monument, benches, and an area for initiating and terminating hikes. The trailheads are proposed in the following locations **(refer to Figure II.17, Trailhead Monumentation; and Figure II.18, Trails Master Plan)**:

i. PA 21 – In Open Space Park, a trailhead occurs to mark the beginning of the pedestrian and bike trail that is located within PA 57, natural open space.

ii. PA 30 – A trail head occurs to mark access from the residential area to the pedestrian and bike trail in PA 57.

iii. PA 36 – A trailhead occurs at the pedestrian paseo within the residential area of PA 36 and leads to the trail system in PA 63, natural open space.

iv. PA 40 – A trailhead occurs at the residential pedestrian paseo within the residential area of PA 40 south of South Loop 'B'.

v. PA 45 – A trailhead located within PA 45, Equestrian Park. This trailhead marks the access to the designated on-site equestrian use trail via the trail system off-site.

vi. PA 49– In this open space area, a trailhead occurs marking the beginning of the Pedestrian and Bike Trail west of Roberts Road.

vii. PA 50 – a trailhead occurs in this open space area near PA 8, the private recreation area that is anticipated to provide some of the community-wide recreational amenities for residents of Mesa Verde. This trailhead marks the trail access leading through the interior natural open space.

viii. PA 51– A trailhead occurs at the residential pedestrian paseo that runs between the residential areas of PA 11 and PA 12 and leads to the trail system in PA 51 natural open space.

ix. PA 52 – A trailhead occurs south of North Loop 'A' and Street 'D' that leads to the trails in the interior natural open space.

x. PA 58 – A trailhead occurs at the residential area of PA 23 and leads to the pedestrian and bike trail in PA 58 to a scenic overlook on the northern project boundary.

xi. PA 59 – A trailhead occurs at the pedestrian bike trail adjacent to PA 76, an open space basin area that connects to pedestrian paseos within the West Park in PA 70. The trailhead transitions users to the trail system in PA 59 natural open space.

xii. PA 60 – A trailhead occurs at the residential pedestrian paseo within the residential area of PA 24.

xiii. PA 61 – A trailhead occurs at the residential pedestrian paseo within the residential area of PA 25.

xiv. PA 63 – A trailhead occurs at the pedestrian paseo within the residential area of PA 39 and leads to the pedestrian and bike trail system in PA 63, natural open space.

xv. PA 71 – A trailhead occurs at the connection of the pedestrian paseo from the residences of PA 7 to the Pedestrian and Bike Trail in PA 50, Natural Open Space.

xvi. PA 73 – A trailhead occurs at the PA 36, south of Loop Street 'B', and leads to the interior trail system in PA 63, natural open space.

xvii. PA 75 – A trailhead occurs at the open space basin adjacent to residential PA 22 and leads to the pedestrian and bike trail and a scenic overlook on the northern project boundary.

e. Scenic Overlook

Refer to Figure II.20, Trail System Plans.

The intent of the Scenic Overlooks is to increase public awareness of the natural topographic features and California-native flora and fauna. The overlooks will include benches, informational signage, and an area nearby for initiating and terminating hikes.

f. Trail Connections

i. Residential Trail Connections

Refer to Figure II.20, Trail System Plans.

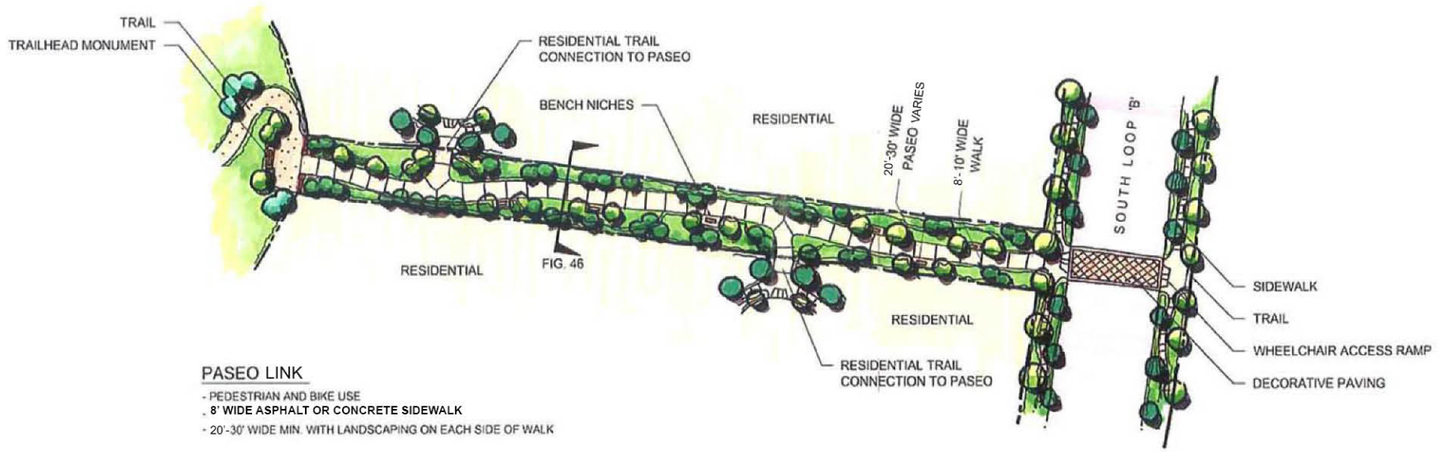
Residential Trail Connections are proposed where residential areas connect to the Mesa Verde trail system via the Pedestrian and Bike Trail and Paseos. These connections provide convenient access to the trail system network for residents. A Trailhead Monument will be constructed at these locations, **(refer to Figure II.17, Trailhead Monumentation)**.

ii. Public Park Trail Connection

Refer to Figure II.3, Public and Private Park Programming Plan.

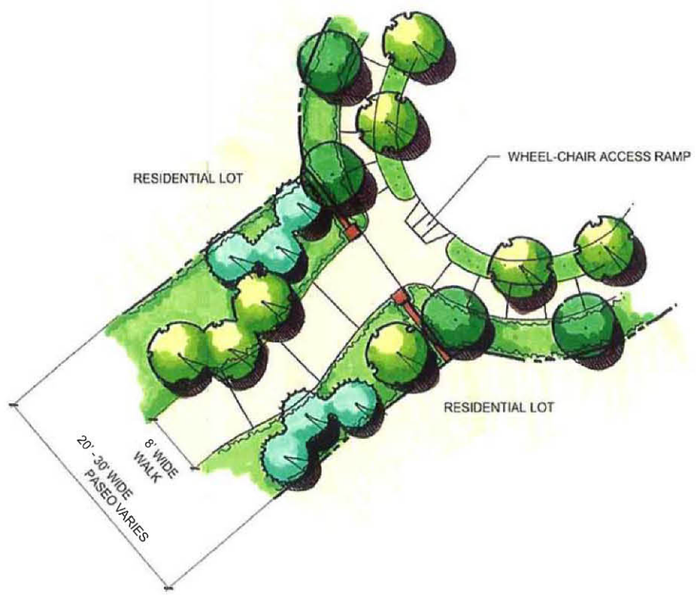
Public Park Trail Connections are proposed where the Mesa Verde trial system begins/ends at or passes through a public park. A Trailhead Monument will be constructed at or near these locations, **(refer to Figure II.17, Trailhead Monumentation).**

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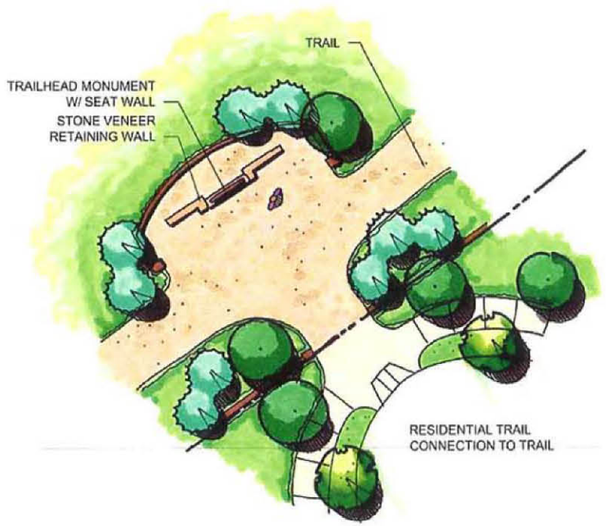


PASEO LINK

- PEDESTRIAN AND BIKE USE
- 8' WIDE ASPHALT OR CONCRETE SIDEWALK
- 20'-30' WIDE MIN. WITH LANDSCAPING ON EACH SIDE OF WALK



RESIDENTIAL TRAIL CONNECTION TO PASEO LINK



SCENIC OVERLOOK
RESIDENTIAL TRAIL CONNECTION TO TRAIL

Source: VA Consulting and Lifescapes International Inc.

Figure II.20

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5. Streetscape Master Plan

The streets of Mesa Verde form a hierarchy which shall be reinforced by setbacks and landscape palette. The streetscape design will incorporate a combination of California-native and non-native species that will strengthen the community's identity while responding to the natural environment. Most streets will include sidewalks with parkways on both sides of the sidewalk **(refer to Tables II.A through II.E, Mesa Verde Community Landscape Plant Palettes).** Larger roads will include a landscaped median. The Streetscape Master Plan provides street locations with the exception of the Local Streets which will be determined during designing of tentative maps, **(refer to Figure II.21, Streetscape Master Plan)**.

a. Enhanced Major – 134' R.O.W.

Sandalwood Drive (east of Roberts Road) serves as a major regional, inter-community, and primary community entry point from the 10 Highway. Sandalwood Drive consists of 3 lanes (each direction). Besides the vehicular travel lanes, Sandalwood Drive includes 6' wide Class II bike lanes in each direction, 5' wide sidewalks on both sides of the travel lanes, and a 24' wide painted median. Located on both sides of the street, there is a 13' wide landscaped parkway on both sides with a 5' sidewalk, **(refer to Figure II.22, Enhanced Major – 134' ROW-Streetscape Section A–A; Figure II.29, Streetscape Design; Figure I.4a Road Section Key Map "A" – Enhanced Major; and Figure I.4b Road Cross Sections, "A"– Enhanced Major)**.

b. Major – 105' - 108' R.O.W.

North Loop A (between Roberts Road and Street 'C' / Street 'F') is a major inter-community and community travel way. It is a secondary community entry point that provides access to residential, commercial, and institutional land uses within Mesa Verde. Each includes 2 lanes for vehicular traffic in each direction, a 14' raised median, 6' wide bike lanes in each direction, 5' wide sidewalks on both sides of the travel lanes within 13' - 16' landscaped parkways. Roberts Road may connect to the Summerwind Ranch circulation system via future bridge connection, (Mesa Verde shall pay its fair share contribution for the Roberts Road bridge connection if the connection is determined necessary). **(Refer to Figure II.23, Major –105' – 108' ROW-Streetscape Section B–B and C–C; and Figure II.29, Streetscape Design; Figure I.4a Road Section Key Map "B" – Major (108') and "C" Major (105'); and Figure I.4b Road Cross Sections, "B"– Major (108') and "C"- Major (105').**

c. Secondary – 80' R.O.W. (Roberts Road Extension, on and off-site)

The Roberts Road Extension (on-site, north and south of Sandalwood Drive) is a Modified Secondary roadway and acts as a secondary access to Mesa Verde. There are 2 traffic lanes and 6' wide bike lanes in each direction, and a 12' wide painted median. Landscaped parkways are 13' containing 6' sidewalks on both sides (refer to Figure II.24, Secondary – 104' ROW–Streetscape Section D–D; Figure II.25, Secondary

– 104' ROW–Streetscape Section E–E and F–F; Figure II.29, Streetscape Design; Figure I.4a Road Section Key Map "E" – Modified Secondary (98').

The Roberts Road Extension (offsite) is a Modified Undivided Secondary Arterial. It connects to Existing County Line Road and acts as a secondary access to Mesa Verde. This segment is currently improved with two, 12' traffic lanes, and a 7' shoulder, a 6' bike lane with 10' parkway with a 6' sidewalk on one side **(refer to Figure I.4a, Road Section Key Map "K" – Modified Undivided Secondary (80'); and Figure I.4b, Road Cross Sections "K" – Modified Undivided Secondary (80')**.

d. Divided Collector – 80' R.O.W.

Street 'C', and portions of South Loop B (between Street 'E' and Roberts Road) and North Loop A (between Streets 'D' and Street 'C') will have a 12' wide painted median, 12' travel lanes and 6' wide bike lanes in each direction. Landscaped parkways are 16' with 5' sidewalks on both sides **(refer to Figure II.26, Divided Collector – 80' R.O.W.–Streetscape Section G-G; Figure II.27, Divided Collector – 80' R.O.W.–Streetscape Section H–H and I–I; Figure II.29, Streetscape Design; Figure I.4a, Road Section Key Map "I" and "J" – Divided Collector (80'); and Figure I.4b, Road Cross Sections "I" and "J" – Divided Collector (80')**.

e. Collector – 66' R.O.W.

North Loop A (from Street 'E' to Street 'B') and South Loop B (from Street 'A' to Street 'E'), and Streets 'D' and 'E' serve as an inter-community access. Street 'D' will also connect to community emergency access to and from County Line Road. These streets will have 2 traffic lanes, 6' wide sidewalks on both sides of the travel lanes, and 8' wide bike lanes in each direction. Landscaped parkways are 13' with 6' sidewalks on both sides **(refer to Figure II.28, Collector 66' ROW-Streetscape Section J–J and K–K; Figure II. 29, Streetscape Design; Figure I.4a, Road Section Key Map "P" and "Q" – Collector (66'); and Figure I.4b, Road Cross Sections "P" and "QL" – Collector (66')**.

f. School Access Road – 60' R.O.W. (Existing Mesa Verde School Access Road)

Mustang Way provides access to the Mesa View School from Street 'F' and has 12' travel lanes, 8' bike lanes and 10' parkways with 6' wide sidewalks in each direction. **Refer to Figure I.4a, Road Section Key Map "T" – School Access Road (60'); and Figure I.4c, Road Cross Sections "T" – School Access Road (60')**.

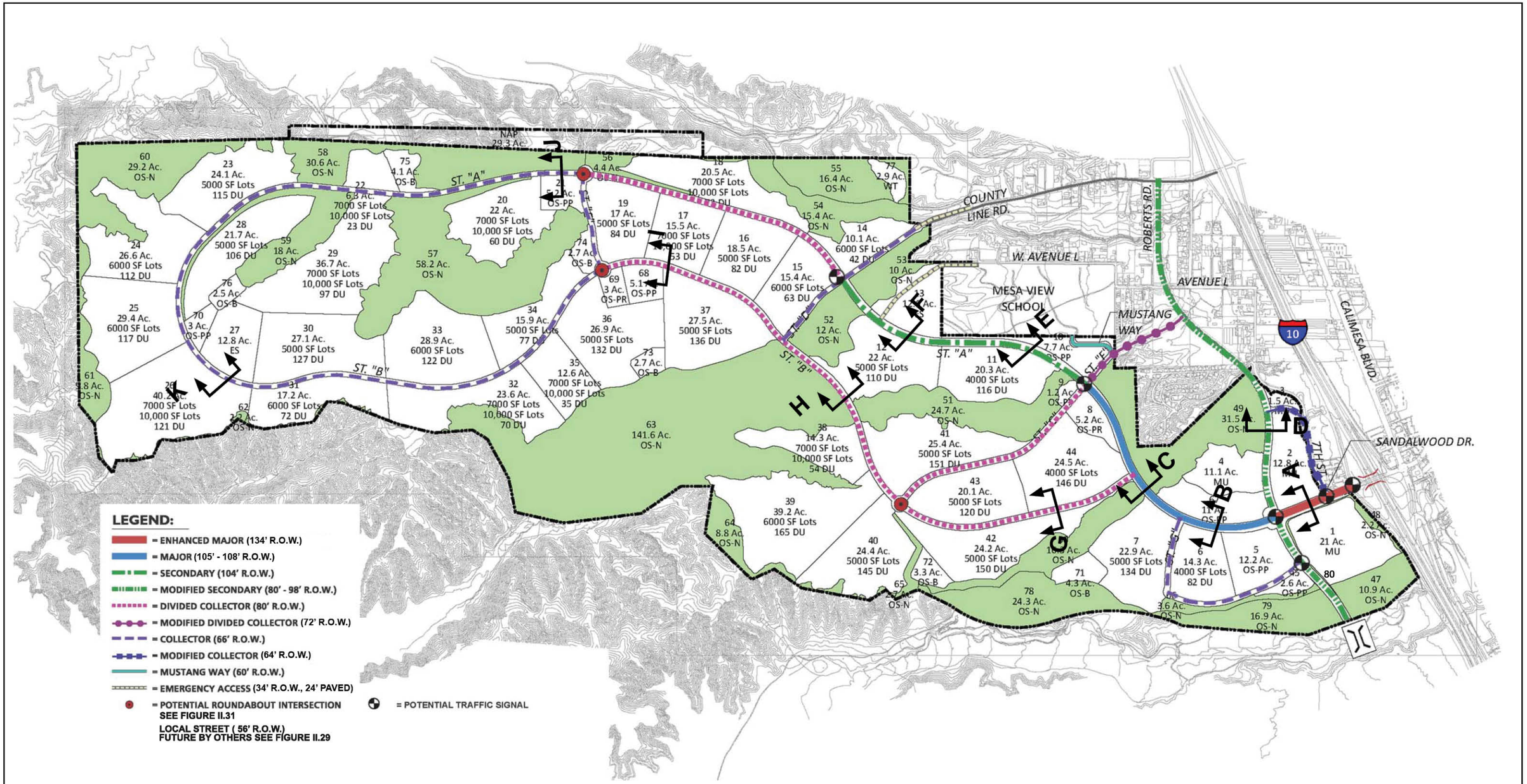
g. Local Streets

All local streets within residential subdivisions will be subject to City review during the subdivision map approval process. Local street 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. A typical 56' wide Local Street will have 36' of roadway with 10' parkways on each side and 5' sidewalks may occur adjacent to the curb or adjacent to a 5' wide landscaped parkway. **(refer to Figure II.30 Local –56' Streetscape Section; and Figure I.4c, "M" Local Street (56')**.

h. Roundabout Concept

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. A conceptual roundabout design is shown in **Figure II.31 Conceptual Roundabout**.

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Note: Refer to Figure II.22-II.31 for Street Sections Design

Figure II.21

Streetscape Master Plan

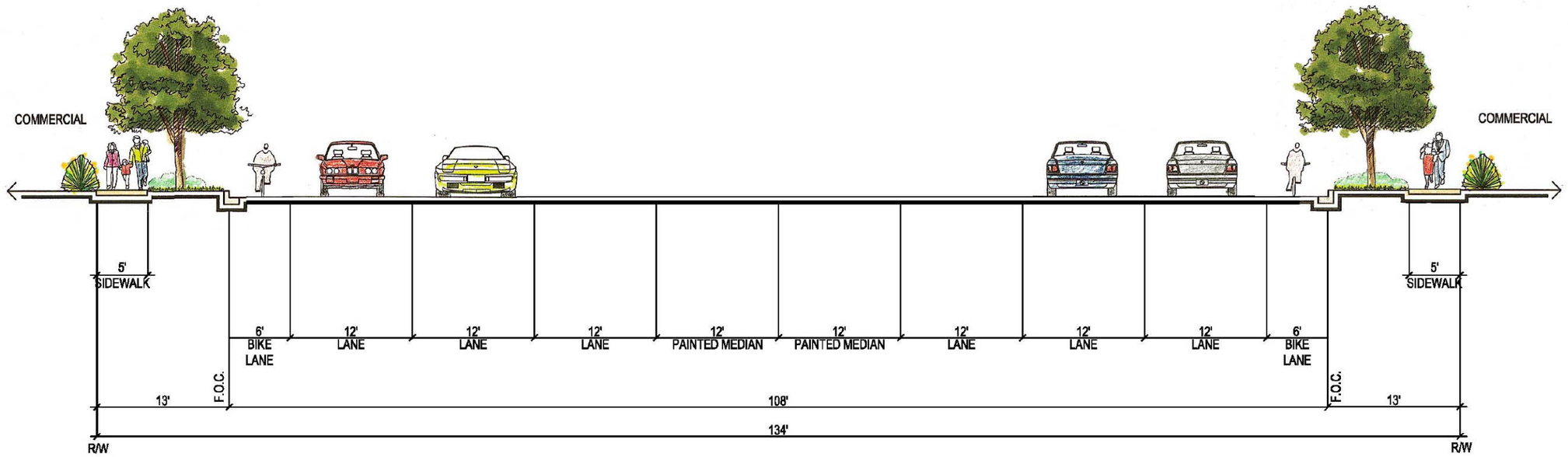
NORTH

0 600 1,200 Feet

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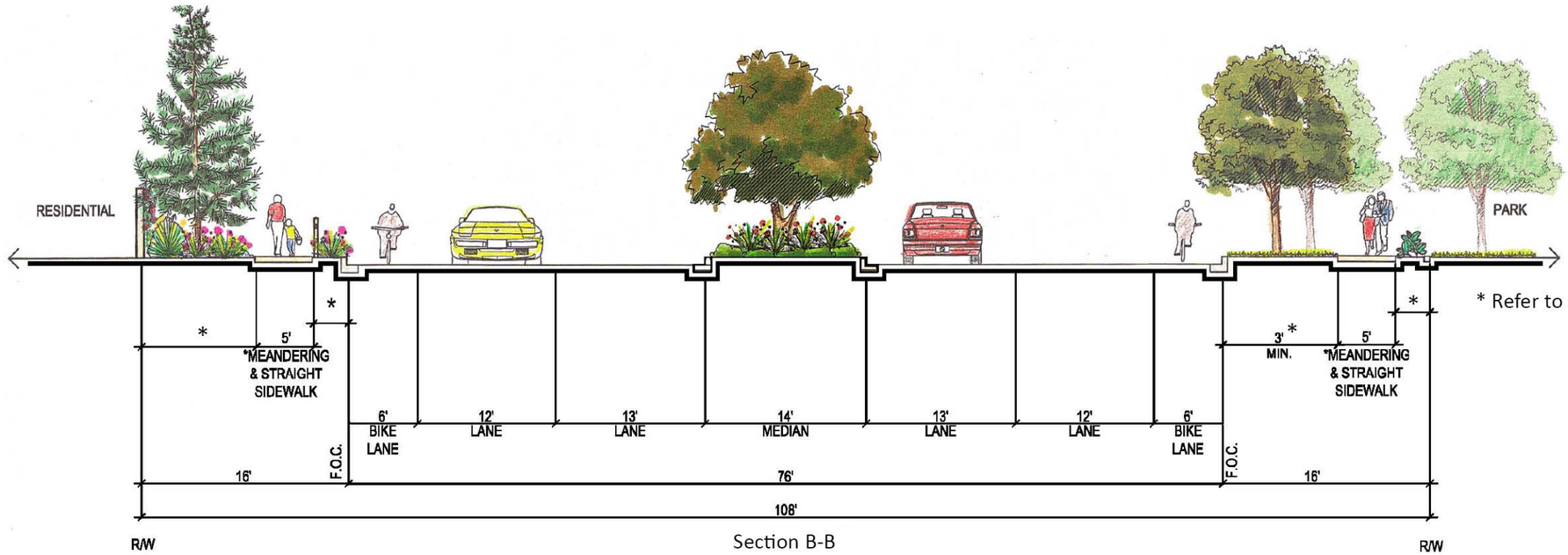
(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.22
Enhanced Major - 134' ROW
Streetscape Section A-A

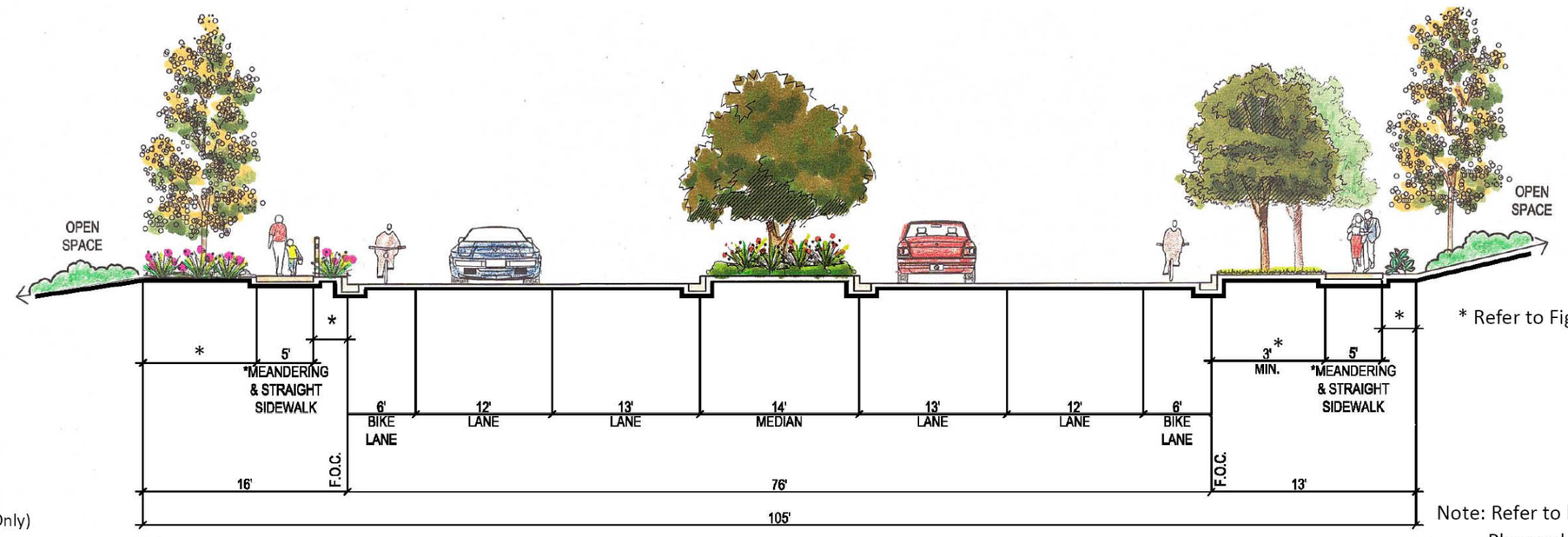
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Section B-B

* Refer to Figure II.29 for Design Intent



Section C-C

* Refer to Figure II.29 for Design Intent

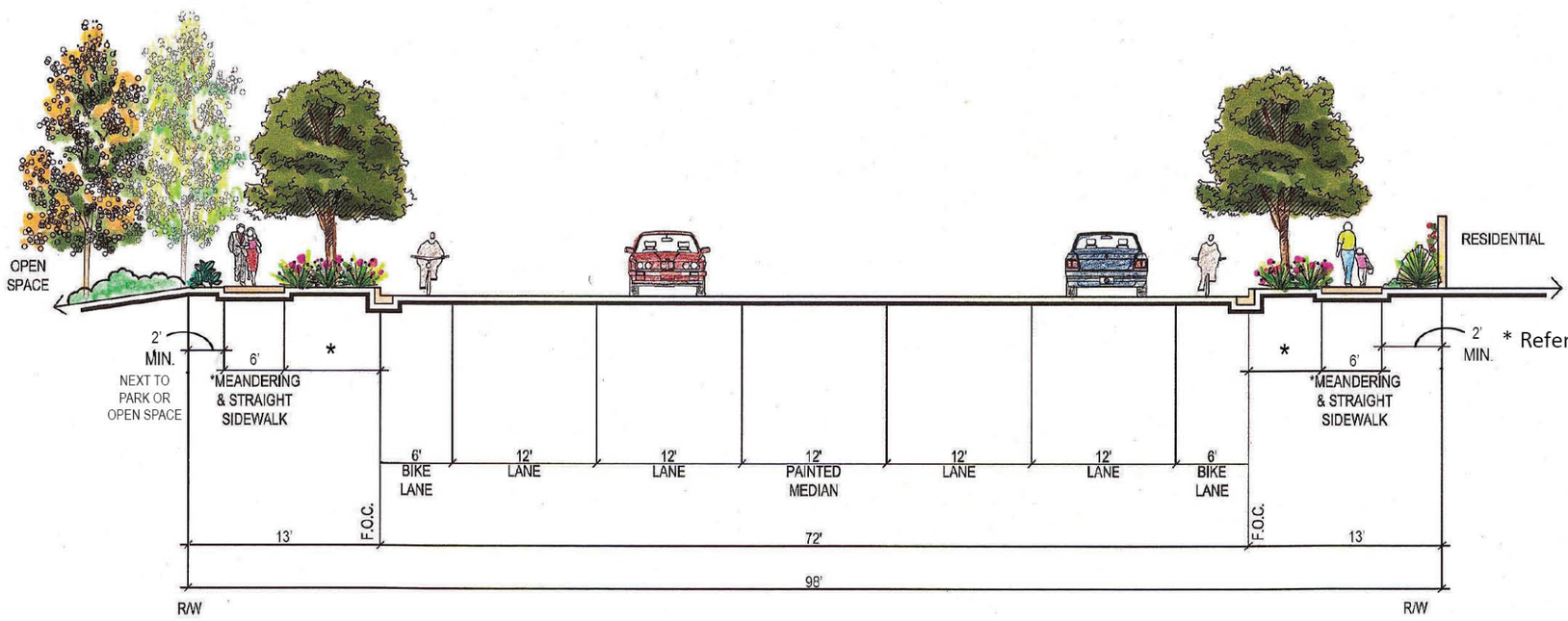
(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.23
Major - 105'-108' ROW
Streetscape Section B-B and C-C

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* Refer to Figure II.29 for Design Intent

(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

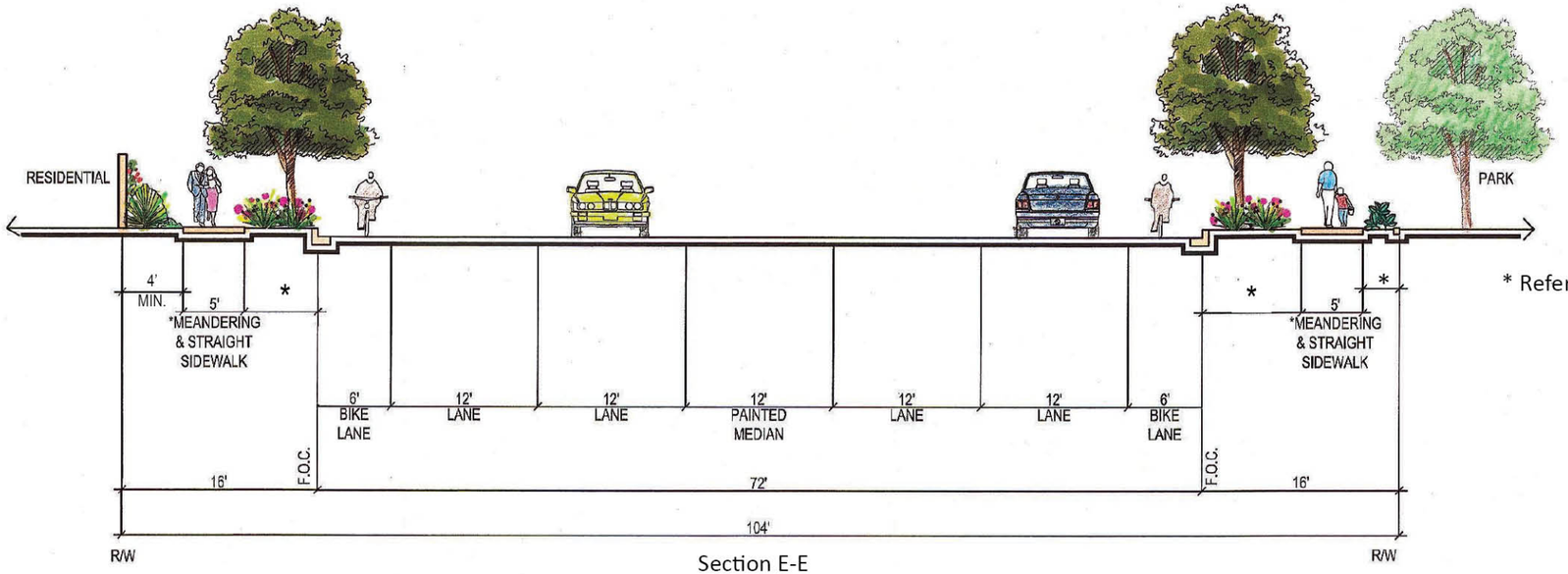
Figure II.24
Secondary - 98' ROW
Streetscape Section D-D

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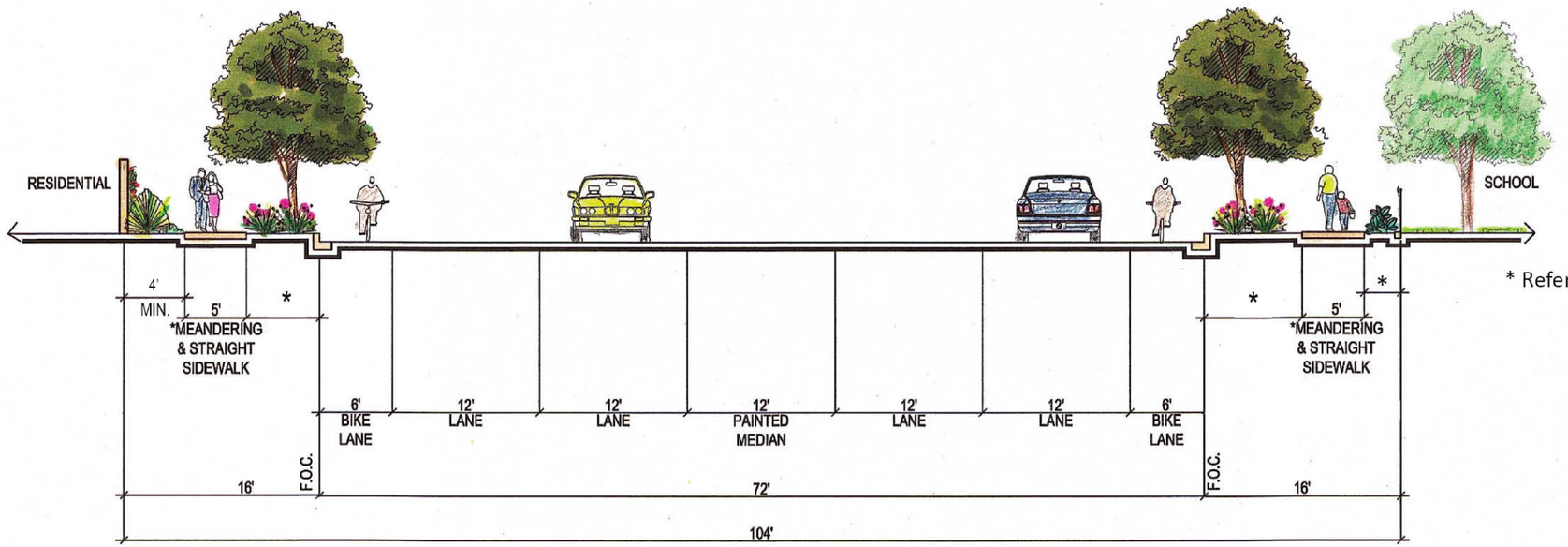
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Section E-E

* Refer to Figure II.21 for Design Intent



Section F-F

* Refer to Figure II.21 for Design Intent

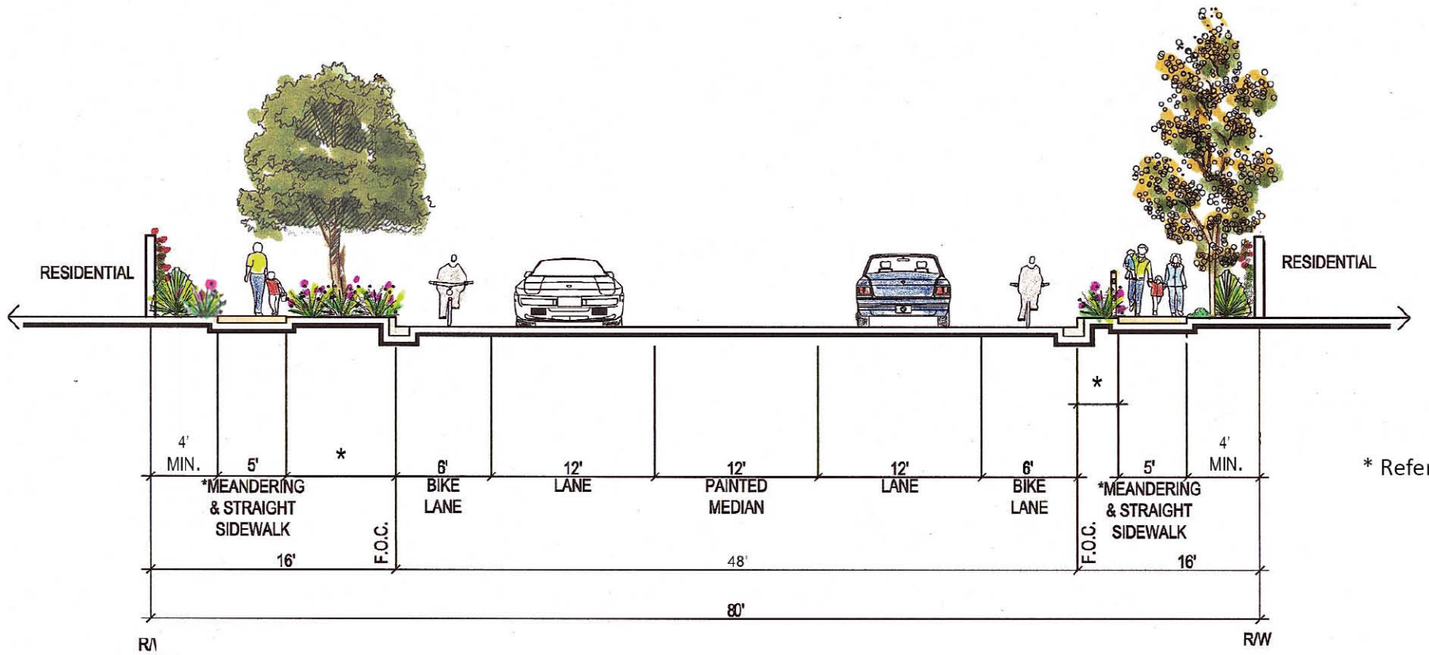
(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.25
Secondary - 104' ROW
Streetscape Section E-E and F-F

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* Refer to Figure II.29 for Design Intent

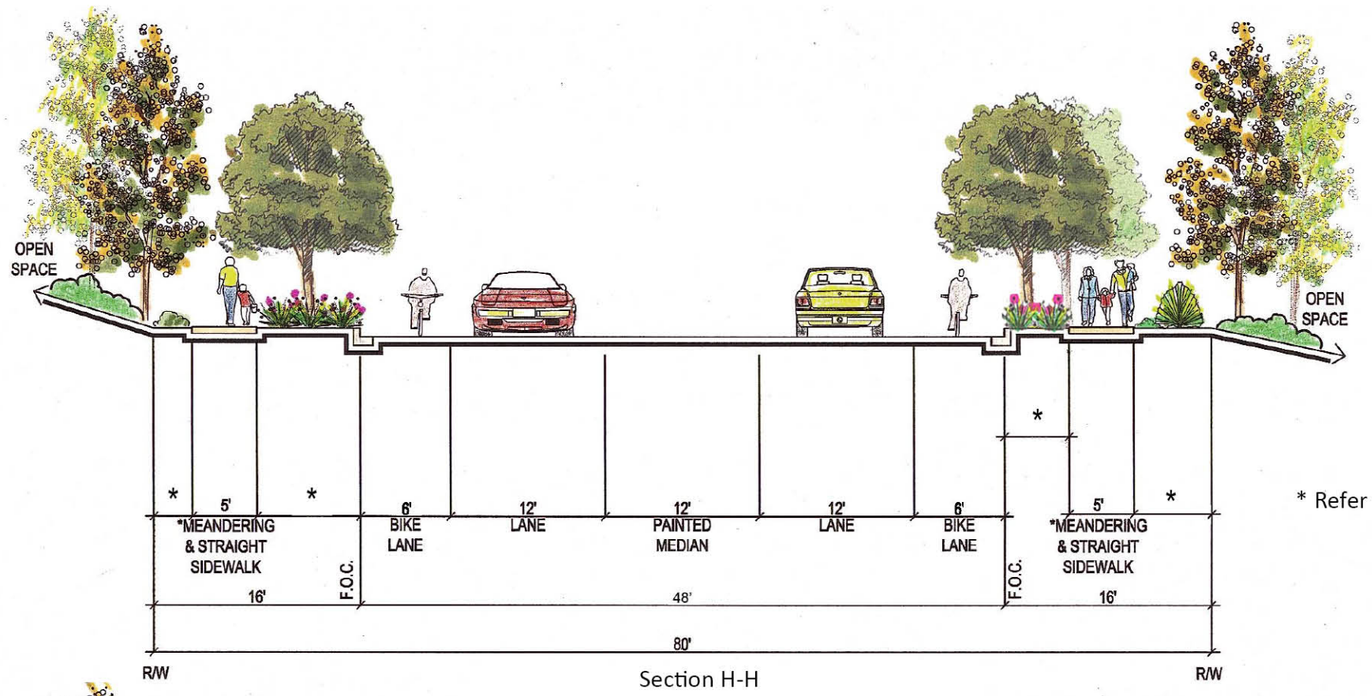
(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.26
Divided Collector - 80' ROW
Streetscape Section G-G

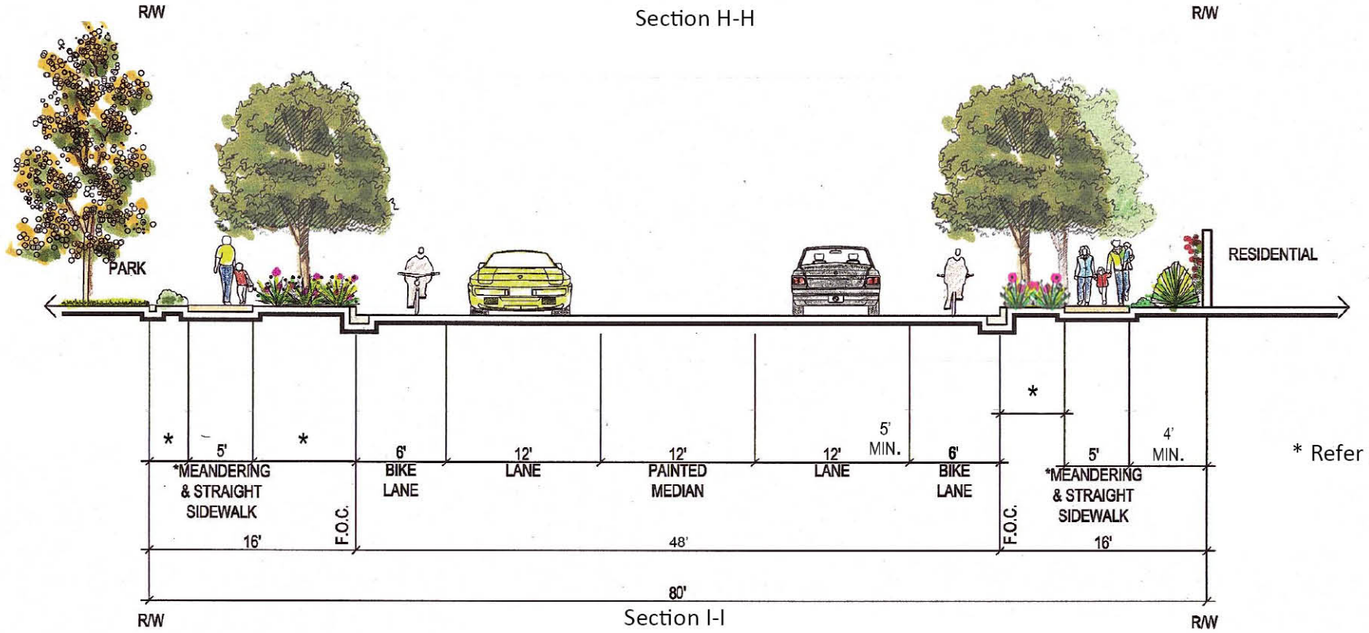
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Section H-H

* Refer to Figure II.29 for Design Intent



Section I-I

* Refer to Figure II.29 for Design Intent

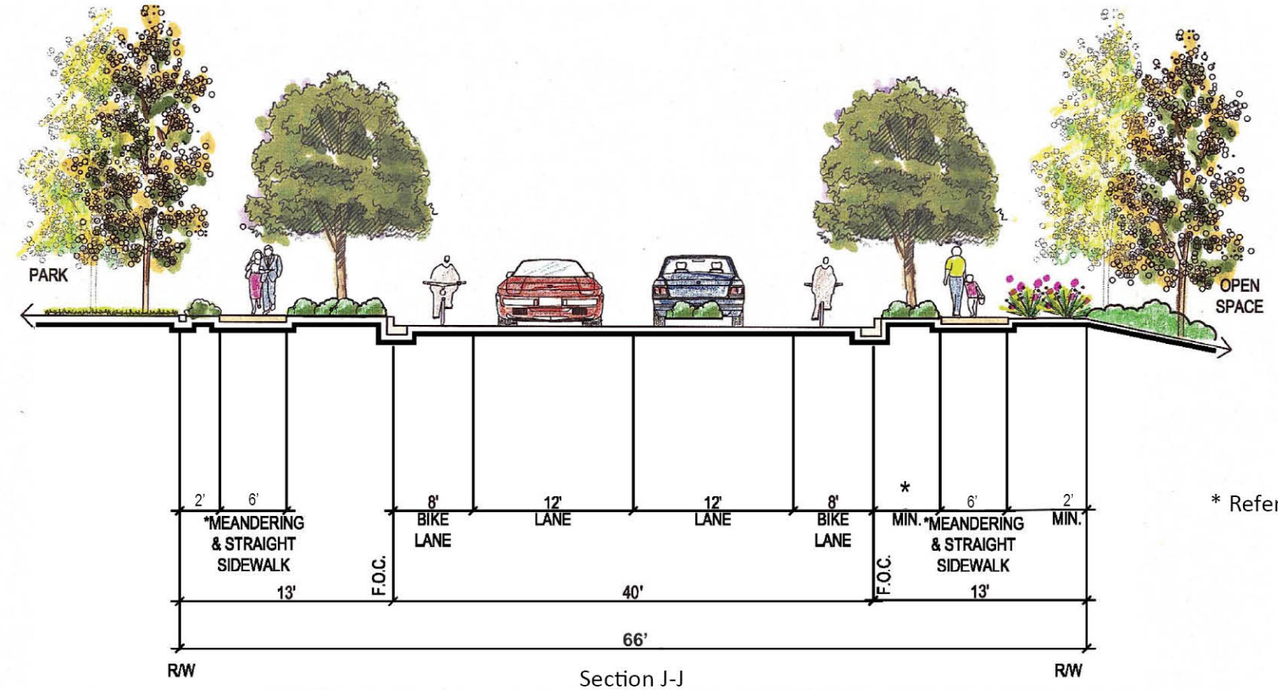
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Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.27
Divided Collector - 80' ROW
Streetscape Section H-H and I-I

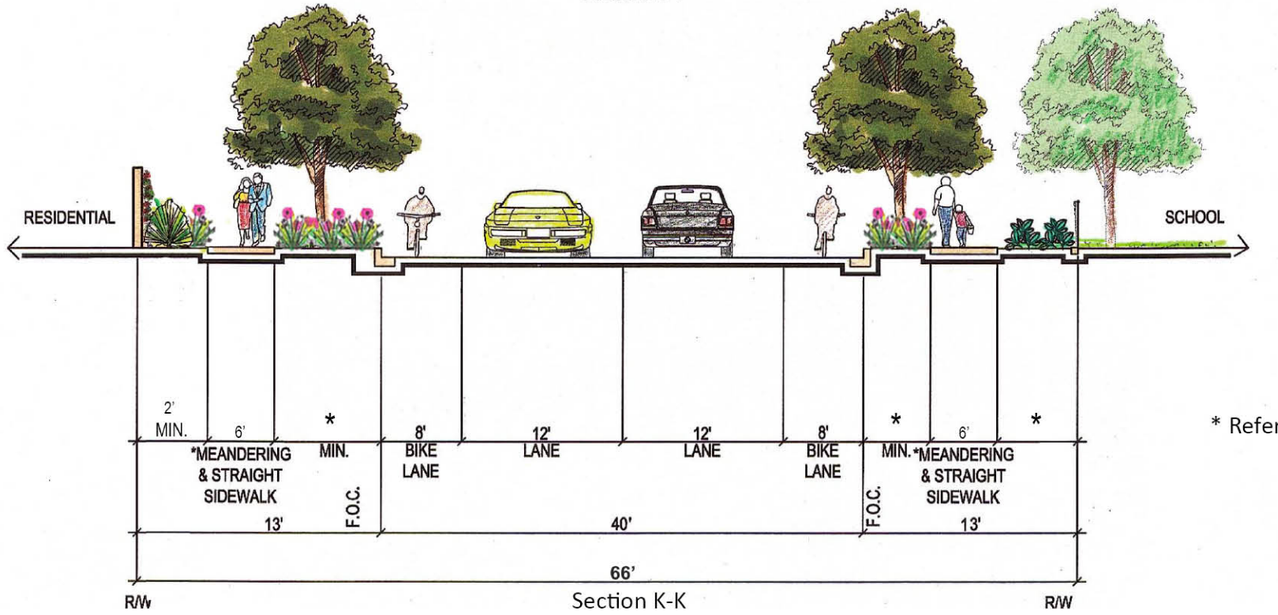
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Section J-J

* Refer to Figure II.29 for Design Intent



Section K-K

* Refer to Figure II.29 for Design Intent

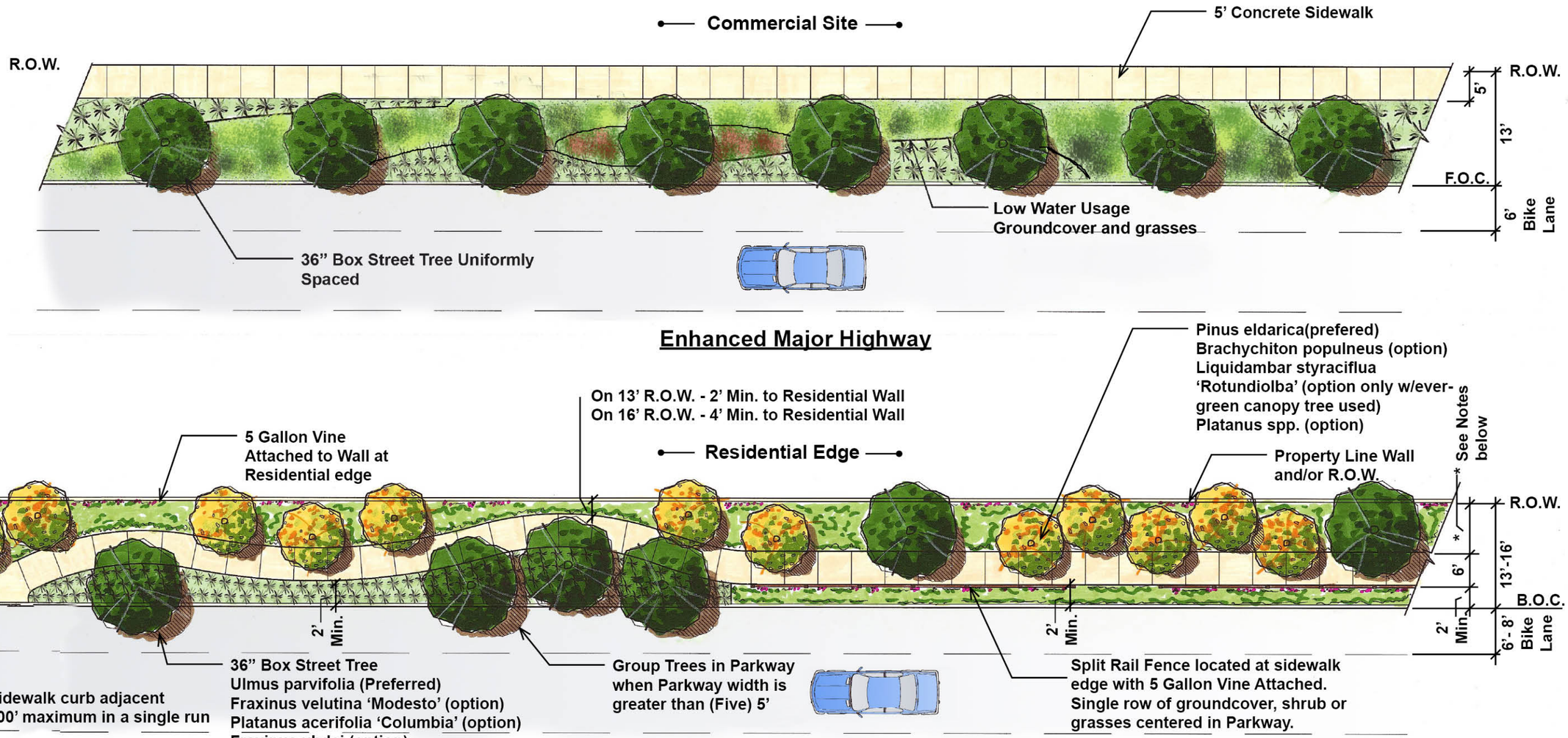
(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.28
Collector - 66' ROW
Streetscape Section J-J and K-K

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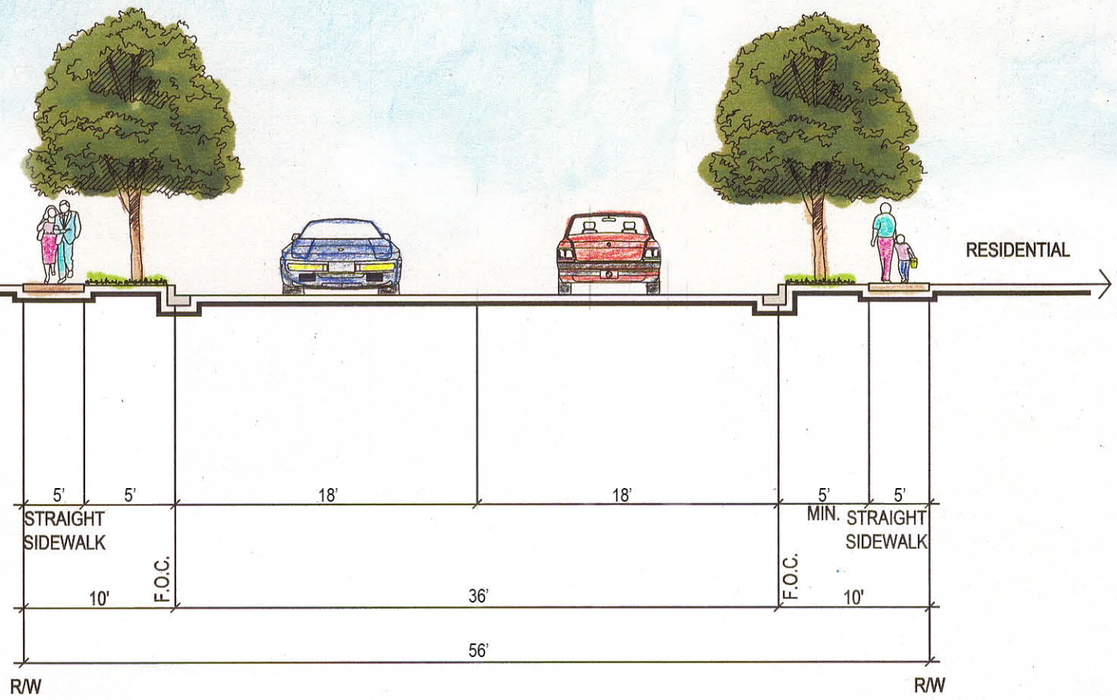


1. Landscape area separation between Back of Curb and sidewalk at all Landscape R.O.W. conditions shall be a minimum of two feet (2') in both straight and meandering walk conditions. Although in conditions not allowing 2' planter area of separation, a curb adjacent sidewalk will be permitted for 100' maximum in a single run to allow for tree massing behind sidewalk.
2. Landscape area separation between back of sidewalk and R.O.W. in a Residential Edge (residential wall or fence) shall be two (2') minimum in a 13' R.O.W. condition and 4' minimum in a 16' R.O.W. condition.
3. When the R.O.W. is adjacent to a Park, School or Open Space where an upslope or flat condition occurs, the following is possible: The back of sidewalk in a straight walk condition may be located on the R.O.W. If the straight section of walk is not located on the R.O.W., it must remain a minimum distance of 3' clear to allow for a planting area.

(For Illustrative Purposes Only)

Figure II.29

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Local Section

Note: Local 56' ROW is typical for design intent only. Sidewalk may be located curb adjacent OR adjacent to landscaped parkway strip. Final local roads shall be reviewed and approved with subsequent subdivision map processing with the City.

Note: Refer to Figure II.21 Streetscape Master

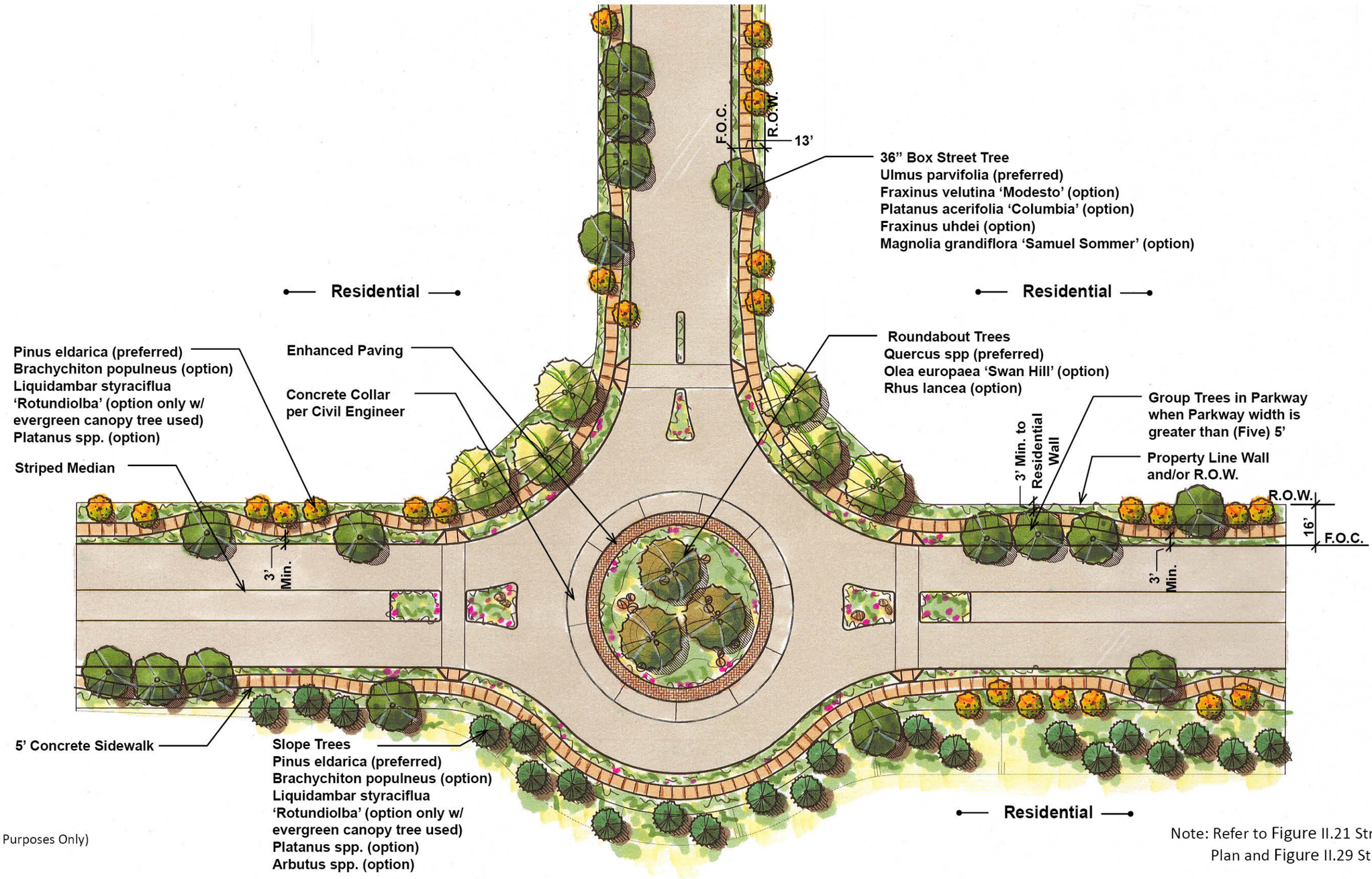
(For Illustrative Purposes Only)

Figure II.30
Local - 56' ROW
Streetscape Section

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(For Illustrative Purposes Only)

Note: Refer to Figure II.21 Streetscape Master Plan and Figure II.29 Streetscape Design

Figure II.31

Conceptual Roundabout

Not to Scale

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6. Wall and Fence Master Plan

Walls and fences within the community are intended to provide visual breaks and noise attenuation. The use of walls and fences can serve to accentuate neighborhood features as well as screen streets and adjacent uses. An overall community wall program will be established to reinforce the community character of the Mesa Verde Project, **(refer to Figure II.32, Wall and Fence Master Plan)**.

a. Standards

i. Design, materials, and color shall be compatible with the details supplied herein.

ii. Slope maintenance access and fire department access shall be considered when developing wall and fence programs

iii. Walls shall not be without interruption. 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.

iv. Accent caps are encouraged either in material or size to permit shadow patterns on the top of the wall

v. Stucco masonry walls must be a color and texture complimentary to the overall Mesa Verde color scheme

vi. The maximum height for lot line walls, fences and gates shall not exceed six (6) feet in height measured vertically from the average finished grade at the base of the highest side of the wall or fence, in the front yard setback area, maximum wall height shall be two feet six inches (2'-6").

vii. Side yard property line walls may transition to meet and match height of perimeter property line walls.

viii. Soil shall not be retained against any existing or proposed wall or fence unless the wall or fence is designed for that purpose

ix. 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.

x. 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 (see xii. below).

xi. Walls, fences and gates visible to streets must be simple in design. All colors must be compatible with the residence. 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.

xii. The maximum step is 8" with a minimum 32" (two courses) horizontal before the next step.

xiii. 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 village wall at the point of connection. Such elevation shall be held back for at least 10' from the village wall before stepping.

xiv. For Village pilaster condition, top of builder wall cap must be 2" minimum below the bottom of the Village pilaster cap.

xv. All walls shall be constructed and engineered per local codes and regulations.

b. Community Wall

The Community Walls are the perimeter walls separating the residential areas from the major streets and separating the residential tracts in different Planning Areas from each other and are optional depending on the location. They serve the dual purpose of security fencing and noise attenuation. The material and design of the Community Walls are depicted on **Figure II.33, Community Wall**.

c. Community View Fence

The Community View Fences are perimeter fences separating the residential areas from natural open space areas and areas with view opportunities. They are also the proposed fencing for the perimeter of the school sites. On exposed wall runs exceeding 100', a pilaster shall be located every 50' on center, at terminus and/or at property line intersections. The material and design of the Community View Fence is depicted on **Figure II.34, Community View Fence**.

d. Residential Interior Rear and Side Yard Fence

The Residential Interior Rear and Side 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. The material and design of the Residential Interior Rear and Side Yard Fence are depicted on **Figure II.35, Residential Wall and Fence Location Plan; and Figure II.36, Residential Interior Rear and Side Yard Fence**.

e. Residential Corner Lot Wall

The Residential Tract Corner Lot Wall separates residential corner lots from streets. The material and design of the Residential Corner Lot Wall are depicted on **Figure II.37, Residential Corner Lot Wall. Refer to Figure II.35, Residential Wall and Fence Location Plan** for location of walls.

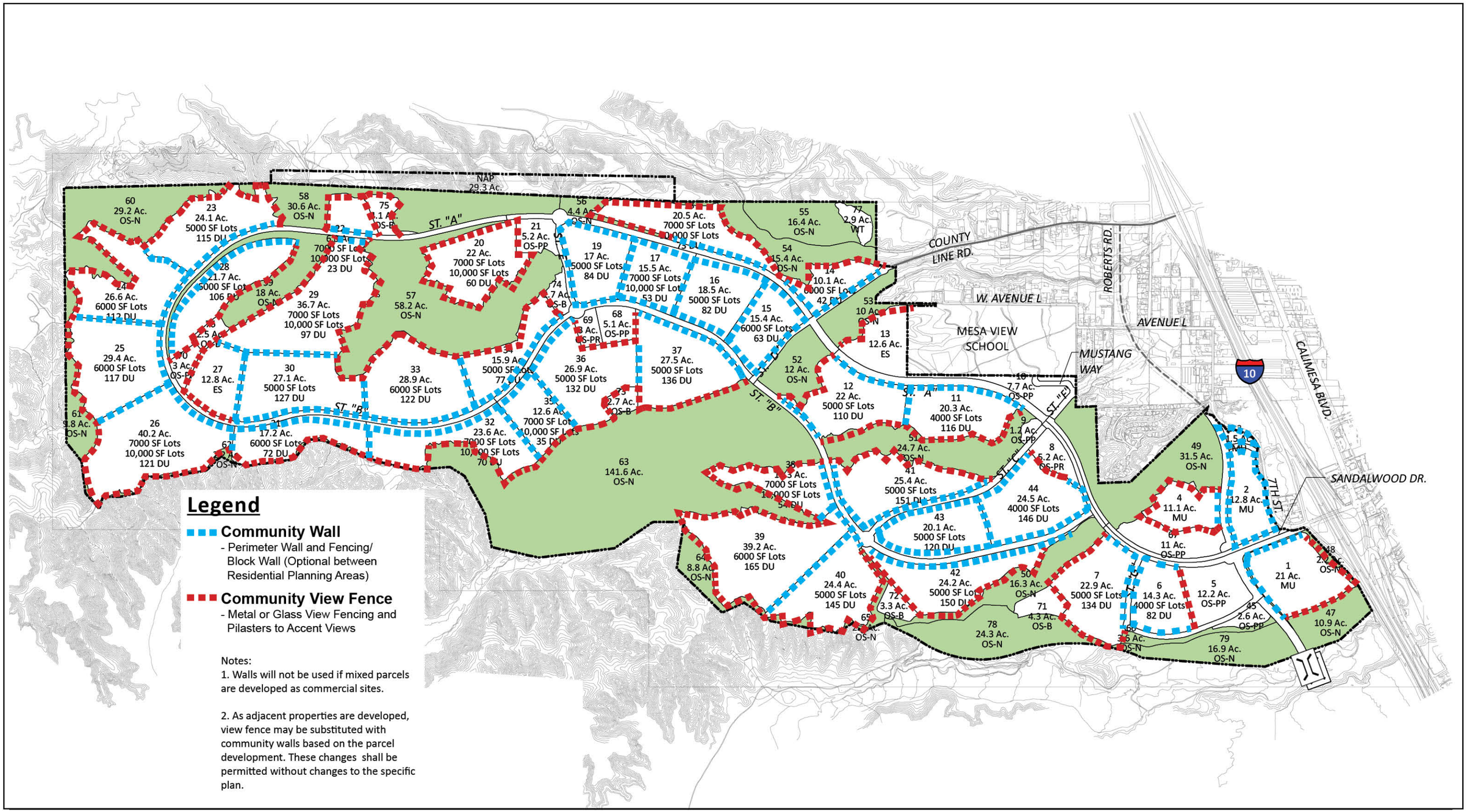
f. Residential Front Yard Wall and Gate

Residential Front Yard Wall separates the side yards of individual residences from the front yard. The side yard access gates are incorporated into this wall. The material and design of the Residential Tract Front Yard Wall are depicted **on Figure II. 38, Residential Front Yard Wall and Gate. Refer to Figure II.35, Residential Wall and Fence Location Plan** for location of walls.

g. Trail Fence

Trail fencing separates and defines trails from adjacent open space areas. Its location will be determined at the design stage of the trails. The material and design of the Trail Fence is depicted on **Figure II.39, Decorative Trail Fence**.

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Legend

Community Wall
- Perimeter Wall and Fencing/ Block Wall (Optional between Residential Planning Areas)

Community View Fence
- Metal or Glass View Fencing and Pilasters to Accent Views

Notes:
1. Walls will not be used if mixed parcels are developed as commercial sites.

2. As adjacent properties are developed, view fence may be substituted with community walls based on the parcel development. These changes shall be permitted without changes to the specific plan.

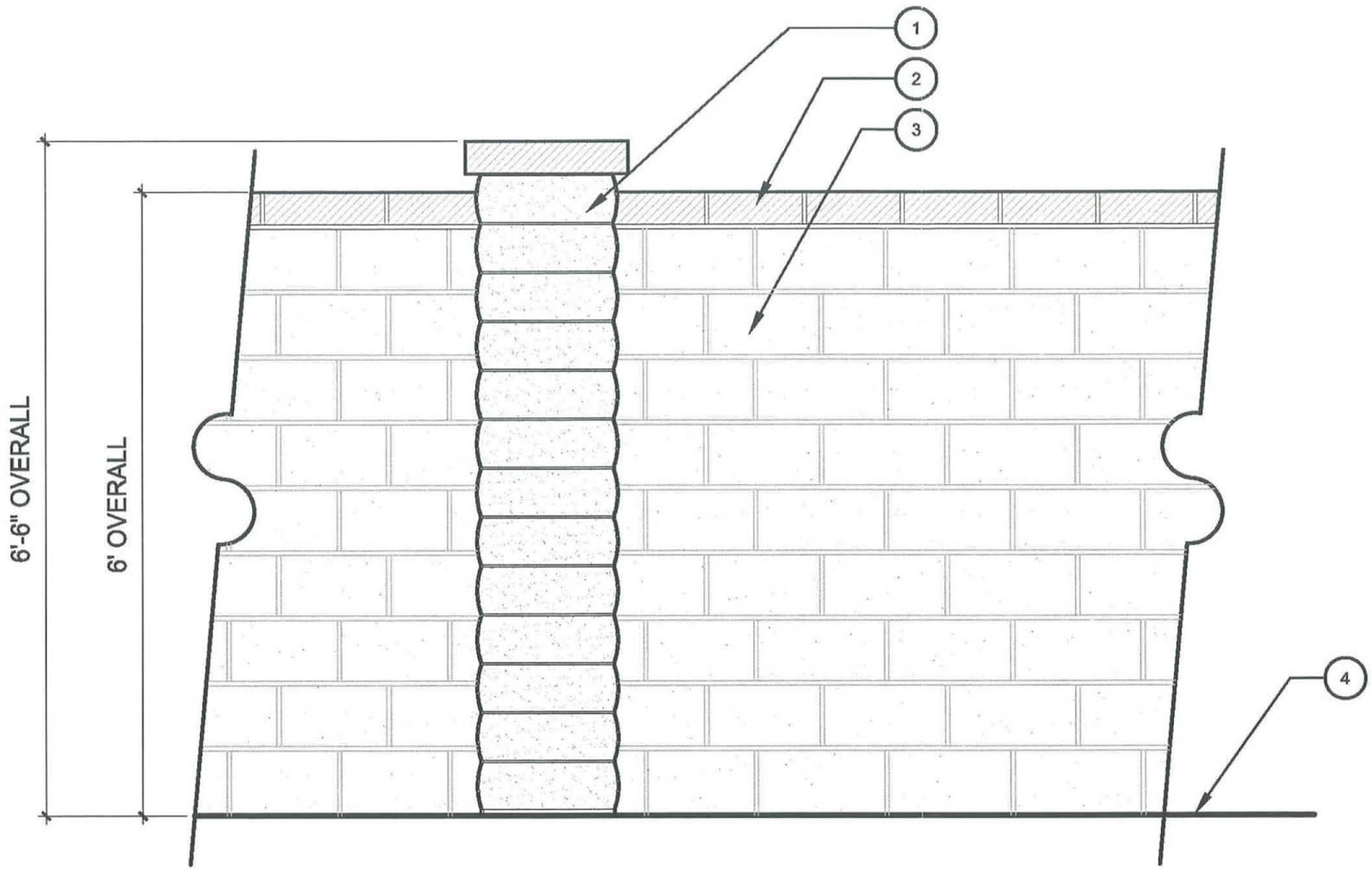
Figure II.32
Wall and Fence Master Plan

NORTH

0 600 1,200 Feet

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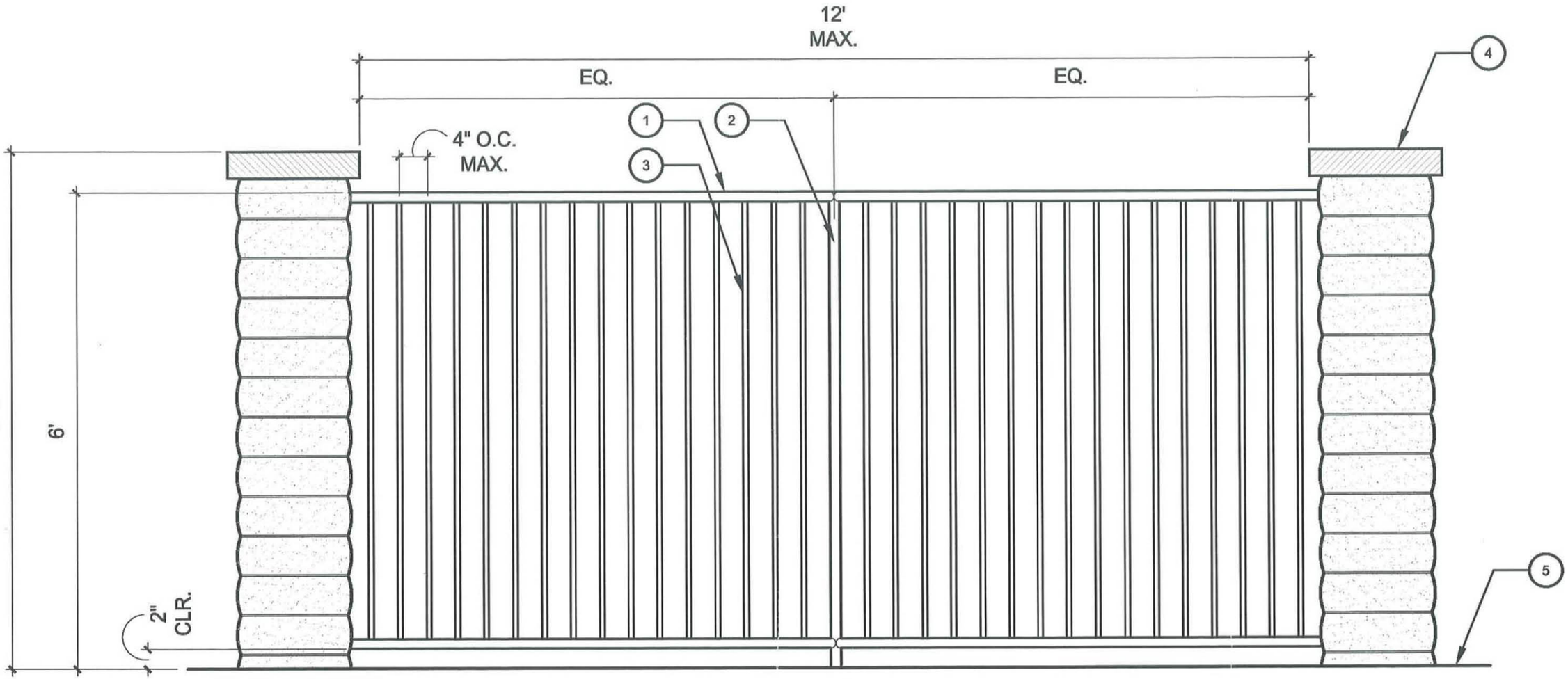
ELEVATION
SCALE 3/4"=1'-0"

1. 16"X 6"X16" COLORED SLUMP OR SPLIT FACE BLOCK PILASTER
2. COLORED SLUMP OR SPLIT FACE BLOCK WALL CAP
3. 6"X 6"X16" COLORED SLUMP OR SPLIT FACE BLOCK WALL
4. FINISH SURFACE @ ADJACENT PLANTING AREA.

NOTE:
GROUT TO MATCH COLOR BLOCK

Figure II.33

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ELEVATION
SCALE 3/4"=1'-0"

NOTE: FIRE CROSS SECTIONS PER FIGURES VII.33 AND VII.34 SHALL APPLY WHERE NEEDED BASED UPON FUEL MODIFICATION REQUIREMENTS

NOTE:
GROUT TO MATCH COLOR BLOCK

1. 1-1/2" SQ. TUBULAR STEEL TOP & BOTTOM RAILS
2. 2" SQ. TUBULAR STEEL POSTS @ 8' -0" MAX.
3. 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C.
4. 16"X 6"X16" COLORED SLUMP OR SPLIT FACE BLOCK PILASTER
5. FINISH GRADE

Figure II.34

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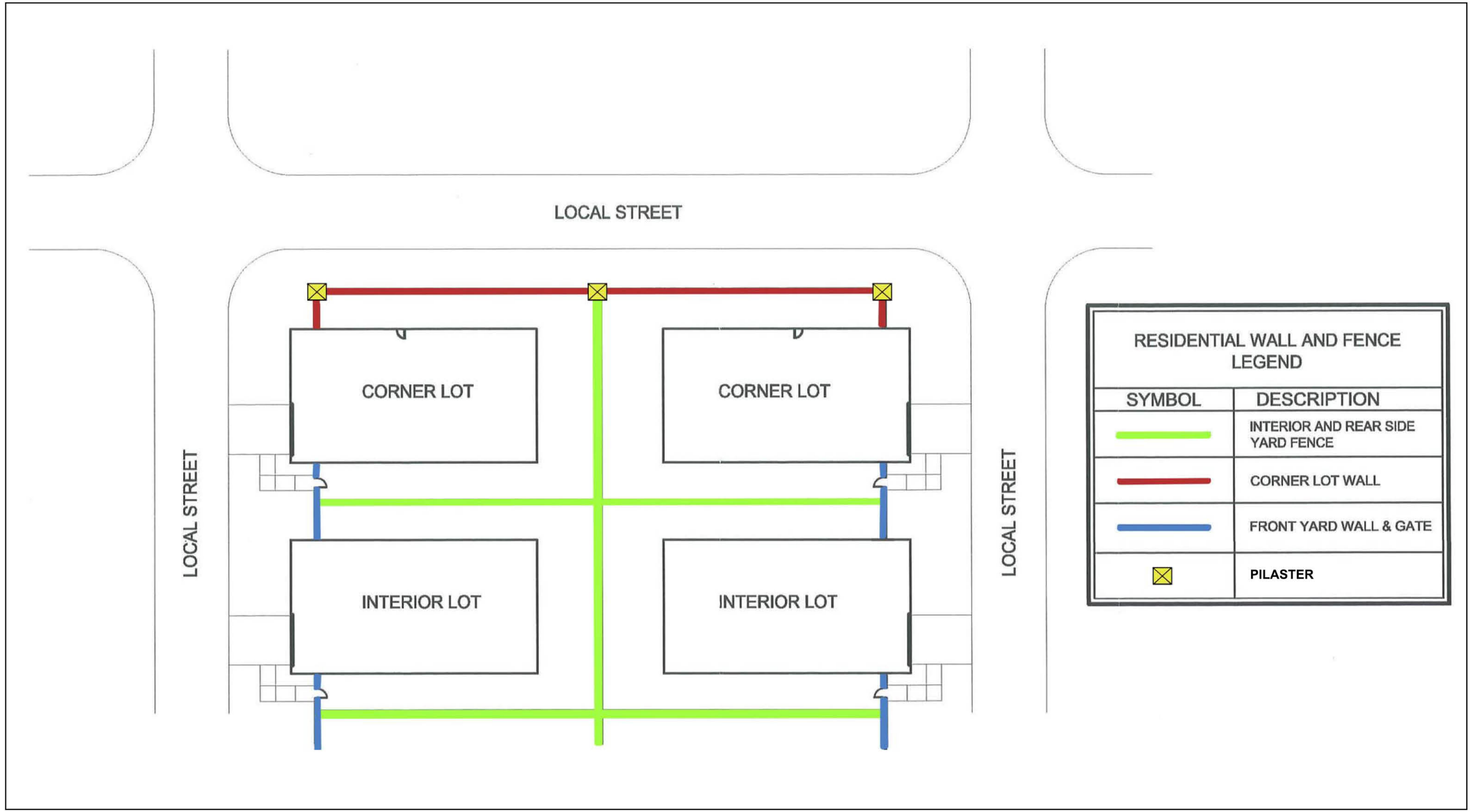
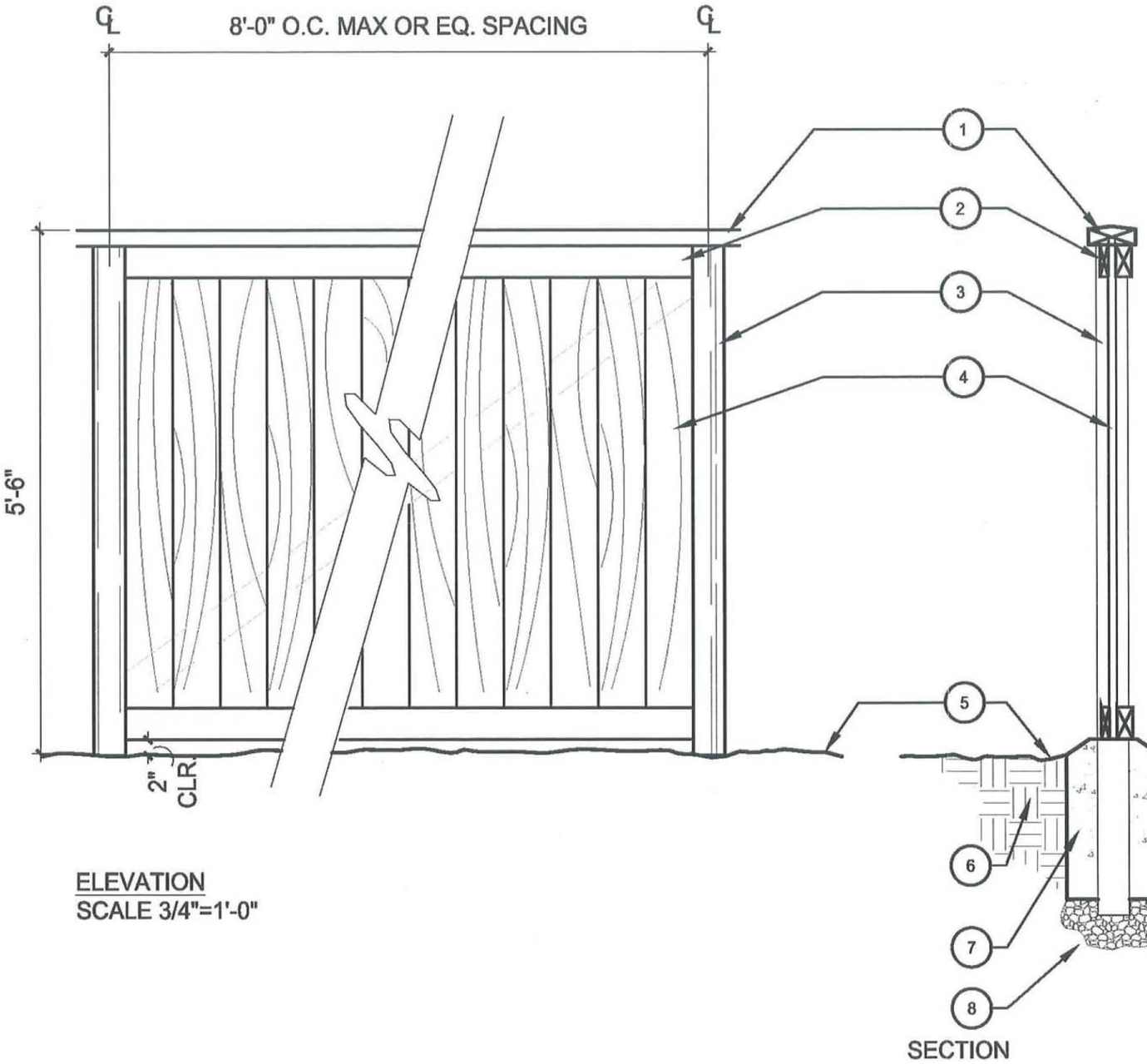


Figure II.35
Residential Wall and Fence Location Plan

NORTH
0 15 30 Feet
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ELEVATION
SCALE 3/4"=1'-0"

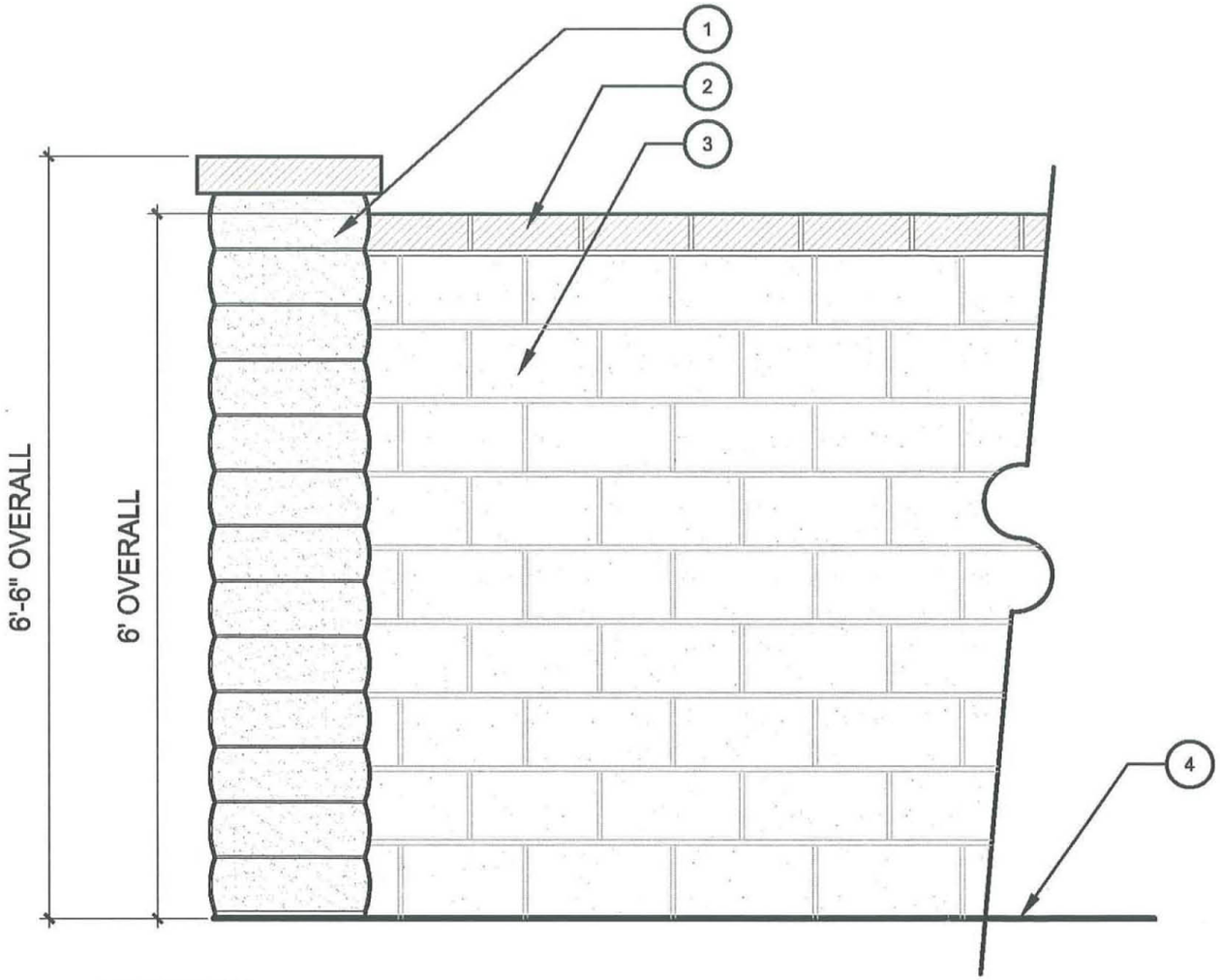
SECTION

1. 2 X 6 CAP W/ CROWN
2. 1 X 4 PLANT ON RAIL @ TOP AND BOTTOM ONE SIDE ONLY. 2 X 4 AT BACK OF FENCE
3. 4 X 4 P.T.D.F. OR CEDAR POST @ 8' O.C.
4. 1 X 6 VERTICAL SLATS - BUTT JOINT TYP.
5. FINISH GRADE
6. 90% COMPACTED SUBGRADE
7. CONCRETE FOOTING. SLOPE TO DRAIN
8. 1 C. F. CRUSHED GRAVEL SUBBASE TYP.

NOTE:
1. ALL MEMBERS SHALL BE RECYCLED WOOD PRODUCT, SYNTHETIC WOOD MATERAIL OR VINYL.
2. ALL WOOD HARDWARE TO BE HOT DIP GALVANIZED AND PAINTED TO MATCH FENCE.

Figure II.36
Residential Interior, Rear, and Side Yard Fence

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ELEVATION
SCALE 3/4"=1'-0"

1. **16”X 6”X16” COLORED SLUMP OR SPLIT FACE BLOCK PILASTER**
2. **COLORED SLUMP OR SPLIT FACE BLOCK WALL CAP**
3. **6”X 6”X16” COLORED SLUMP OR SPLIT FACE BLOCK WALL**
4. FINISH SURFACE @ ADJACENT PLANTING AREA.

NOTE:
GROUT TO MATCH COLOR BLOCK

Figure II.37

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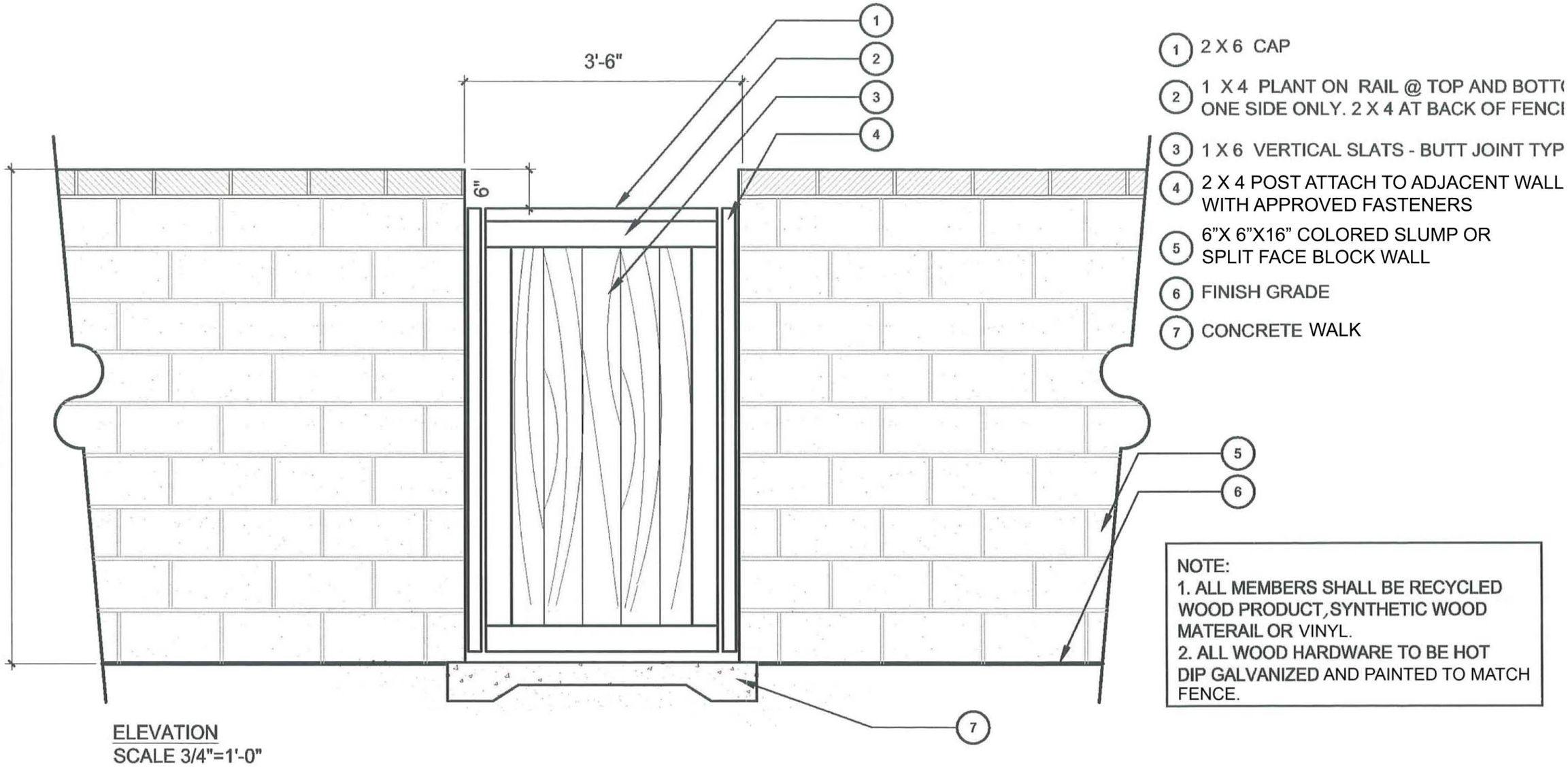
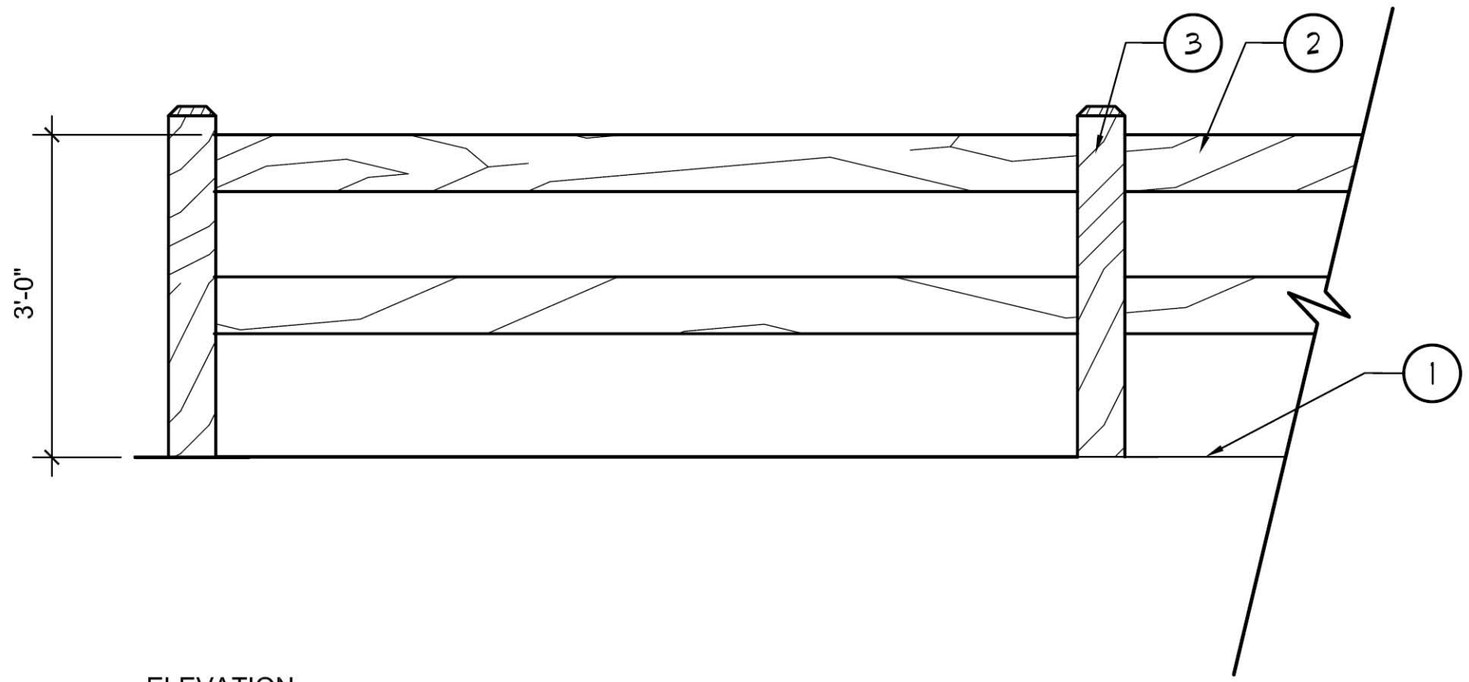


Figure II.38
Residential Front Yard Wall and Gate

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ELEVATION
SCALE: $\frac{3}{4}$" = 1'-0"

NOTES:
ALL MEMBERS SHALL BE PREFAB CONCRETE SPLIT RAIL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

1. FINISH GRADE
2. PREFAB CONCRETE RAIL
3. PREFAB CONCRETE POST WITH 1" CHAMFER AT TOP.

Figure II.39

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7. Fuel Modification Master Plan

Fuel Modification for Mesa Verde shall comply with the City of Calimesa Fuel Modification Standards. While maximizing the safety of individual homeowner's, the precise fuel modification plans that are to be submitted, reviewed and approved with subsequent subdivision maps, shall also maximum preservation of open space and environmental sensitivity. The fuel modification system is illustrated on **Figure II.40, Fuel Modification and Fire Access Master Plan; and Figure II.41, Fuel Modification Cross Section**. It consists of the following zones:

a. Zone 'A'

Zone A shall be a 15' setback area, from the rear property line and may be irrigated and/or planted with low-fuel, fire resistant plants subject to the review and approval of the Fire Department. Zone 'A' shall contain no habitable structures or structures directly attached to habitable structures or other combustible construction which provides a means for transmitting fire to habitable structures. Structures such as hardscape, fences, or walls, located adjacent to this zone shall be constructed of non-combustible materials.

Plants within Zone 'A' shall be primarily low growing and less than 4' in height with the exception of trees. Plants shall be low-fuel and fire resistant. (Reference the approved list of plants suitable for fuel modification available from the City).

Trees within Zone 'A' shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity.

Zone 'A' irrigation overspray and runoff shall not be allowed into adjacent areas of California-native or naturalized vegetation.

Zone 'A' shall be maintained by the HOA on a regular basis by pruning and thinning plants, controlling weeds and maintaining irrigation systems.

b. Zone 'B'

Zone B is a non-irrigated thinning zone measured as an 85' setback from Zone A into open space and consists of existing grasses and California-native vegetation maintained at 6" or lower. Tree canopies shall be a minimum of 22' apart.

Areas where fuel modification is required are identified on **Figure II.40, Fuel Modification and Fire Access Master Plan**. All plant types shall be approved by the City of Calimesa and the Fire Department. See the approved list of plants suitable for fuel modification available from the City of Calimesa. Lots which cannot accommodate the necessary Zone 'B' setback shall require the following:

i. A 1 hour rated fire wall at a minimum 6' in height,

ii. A roadway to act as a buffer between lots and open space,

iii. A view fence and 1 hour rated building construction, or

iv. A retaining view fence with 6' minimum rated fire wall. **(Refer to Figures II.42, Fuel Modification Zone 'B' Alternative 1; Figure II.43, Fuel Modification Zone 'B' Alternative 2; and Figure II.44, Fuel Modification Zone 'B' Alternative 3).**

The Fire Department may modify the fuel modification requirements for individual lots on a case-by-case basis if the following conditions exist:

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

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

If the Fire Chief approves a modified plan in accordance with this section, as part of the City's approval of a development permit, the modifications shall be recorded with the approved permit conditions. Modifications to these requirements do not require a Specific Plan Amendment.

c. Fire Access

i. Fire Access Roads will be twenty feet (20') wide, paved where feasible or compacted decomposed granite subject to review and approval by the Fire Department, with a maximum slope of 15%. The turnaround size will be 38' diameter, minimum. There must be fire access to open space from residential areas every 1,500 feet according to the fire chief. These access points will be 20' wide, usually at the end of a cul-de-sac, with a roll curb, and keyed gate. Where the 20' width is not feasible a Fire Access Path will be provided, **(refer to Figure I-3 Circulation Master Plan, Figure I-4a and I-4b, Road Cross Sections for interim and permanent emergency access roads; Figure II 40, Fuel Modification and Fire Access Master Plan; Figure II.45, Emergency Access Road and Fire Access Road Gate; and Figure II.46, Residential Connection to Fire Access Road)**.

ii. Fire Access trails exist through the natural open space. These existing fire access trails will be accessible by foot at the bottom of the canyons near or shared by the trail system. There must be fire access to residential areas every 1,500 feet according to the fire chief, **(refer to Figure II.40, Fuel Modification and Fire Access Master Plan)**.

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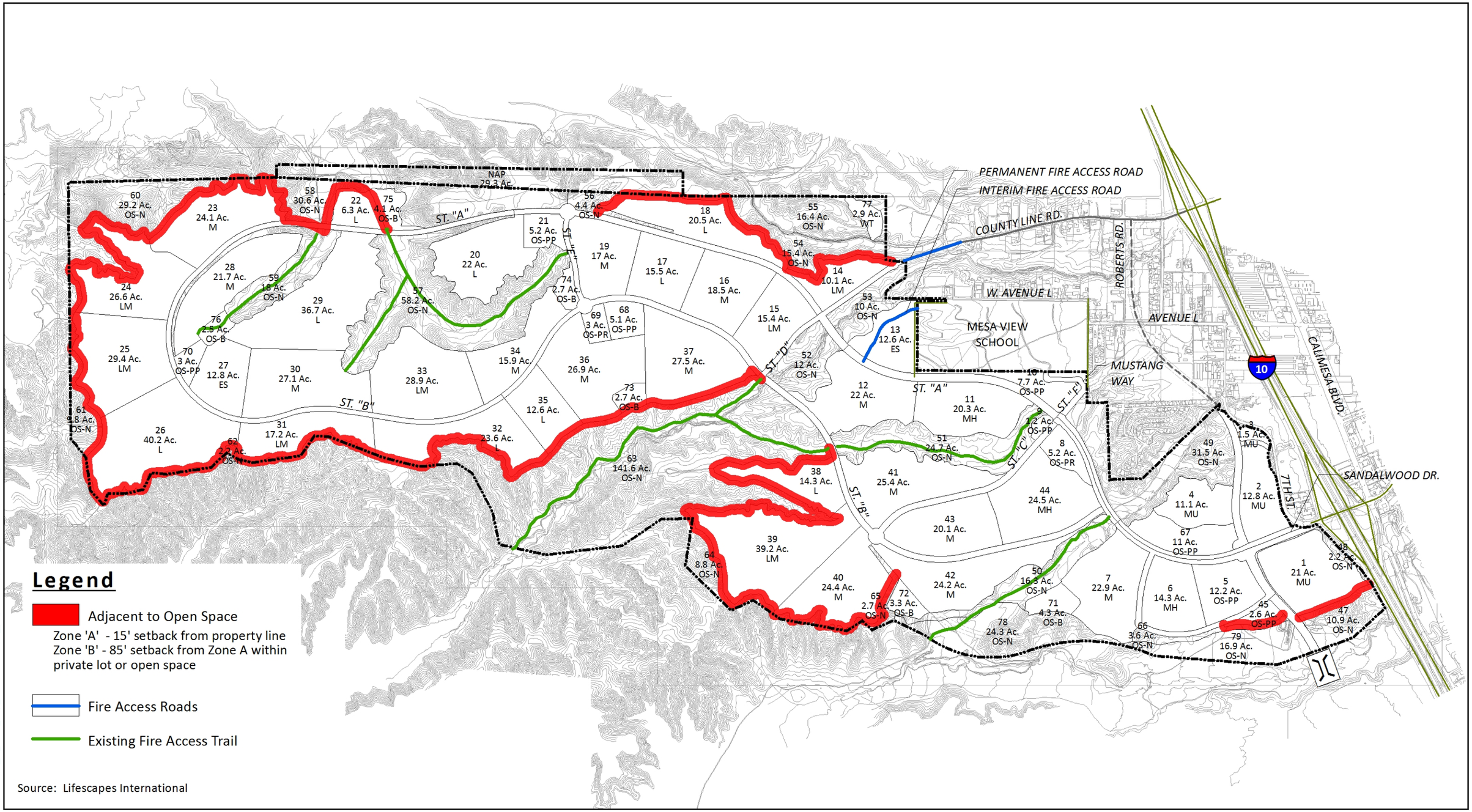


Figure II.40
Fuel Modification and Fire Access Master Plan

MESA VERDE SPECIFIC PLAN

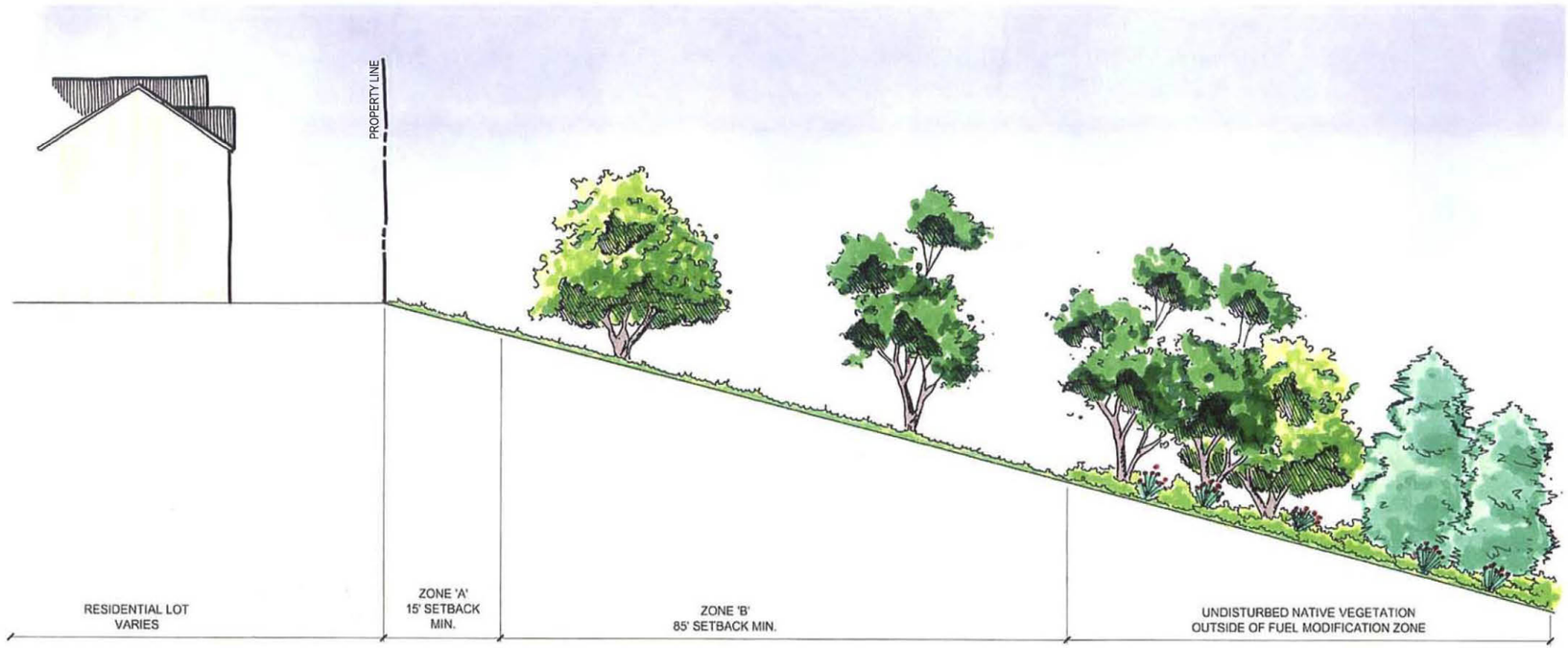
NORTH

0 600 1,200 Feet

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FUEL MODIFICATION ZONING

Source: Lifescapes
Van Dell & Associates

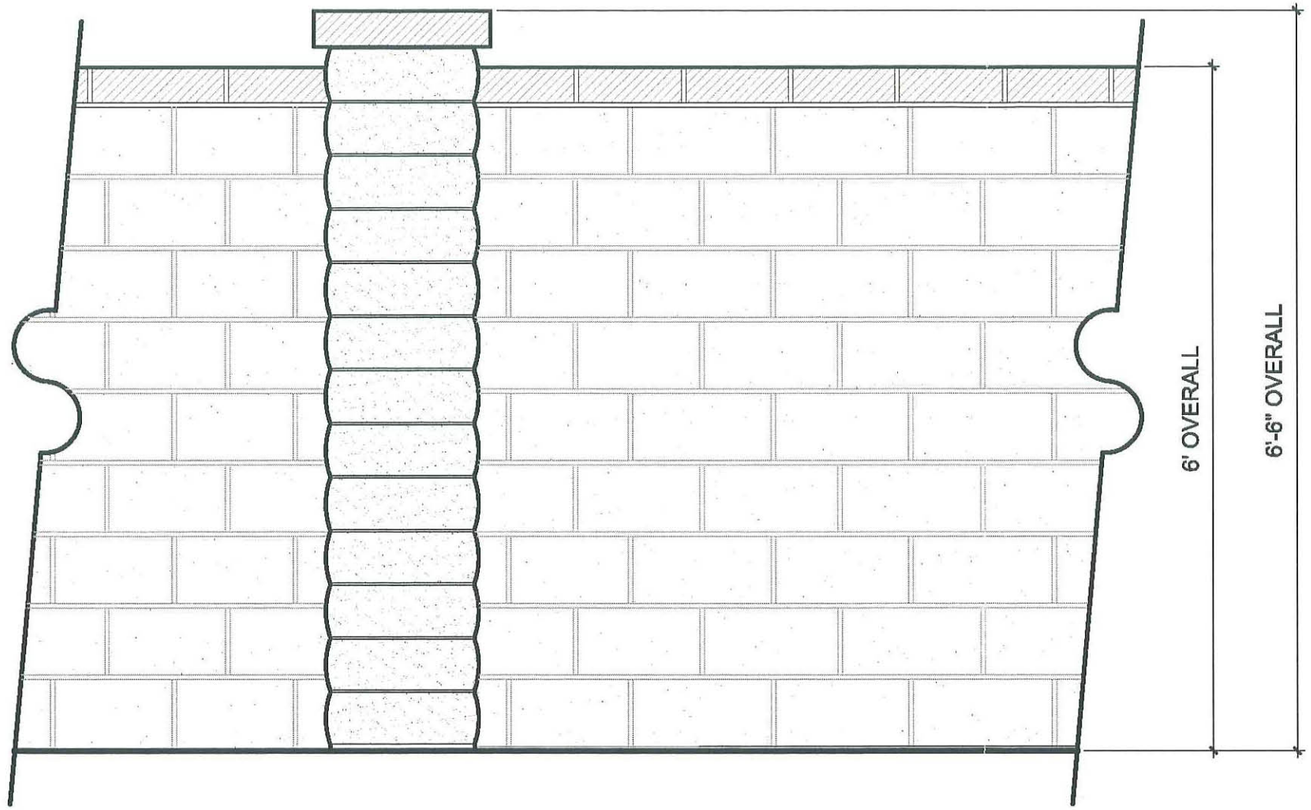
Figure II.41

Fuel Modification Cross Section

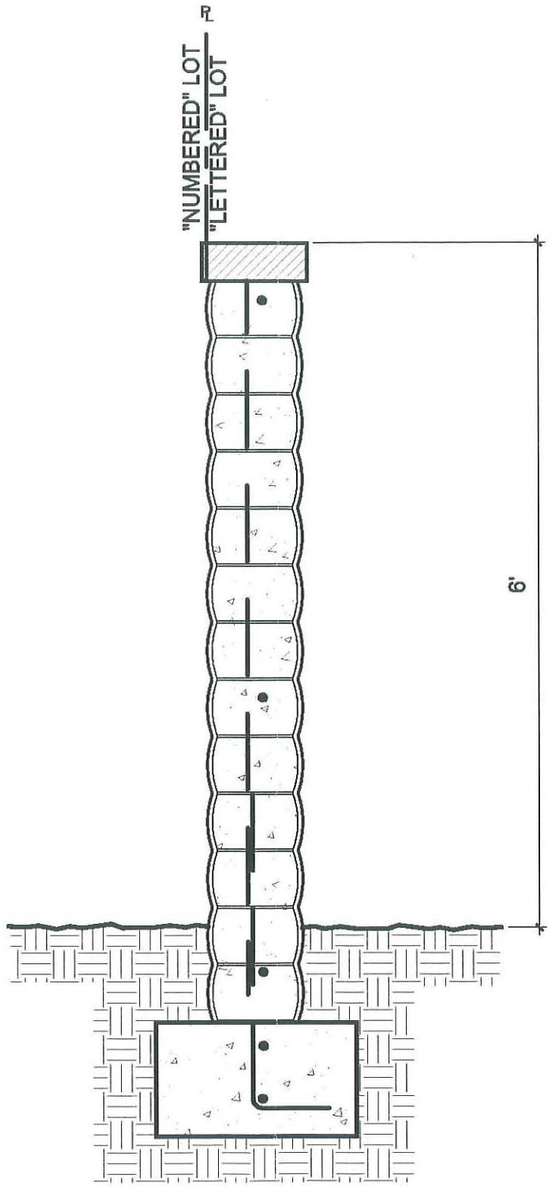
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OVERVIEW
ECIFIC PLAN MPONENTS
LANDSCAPE GN GUIDELINES
CHITECTURAL GN GUIDELINES
PLEMENTATION P AMENDMENT
PPENDICES
CONTENTS
FIGURES
TABLES



ELEVATION
SCALE 3/4"=1'-0"



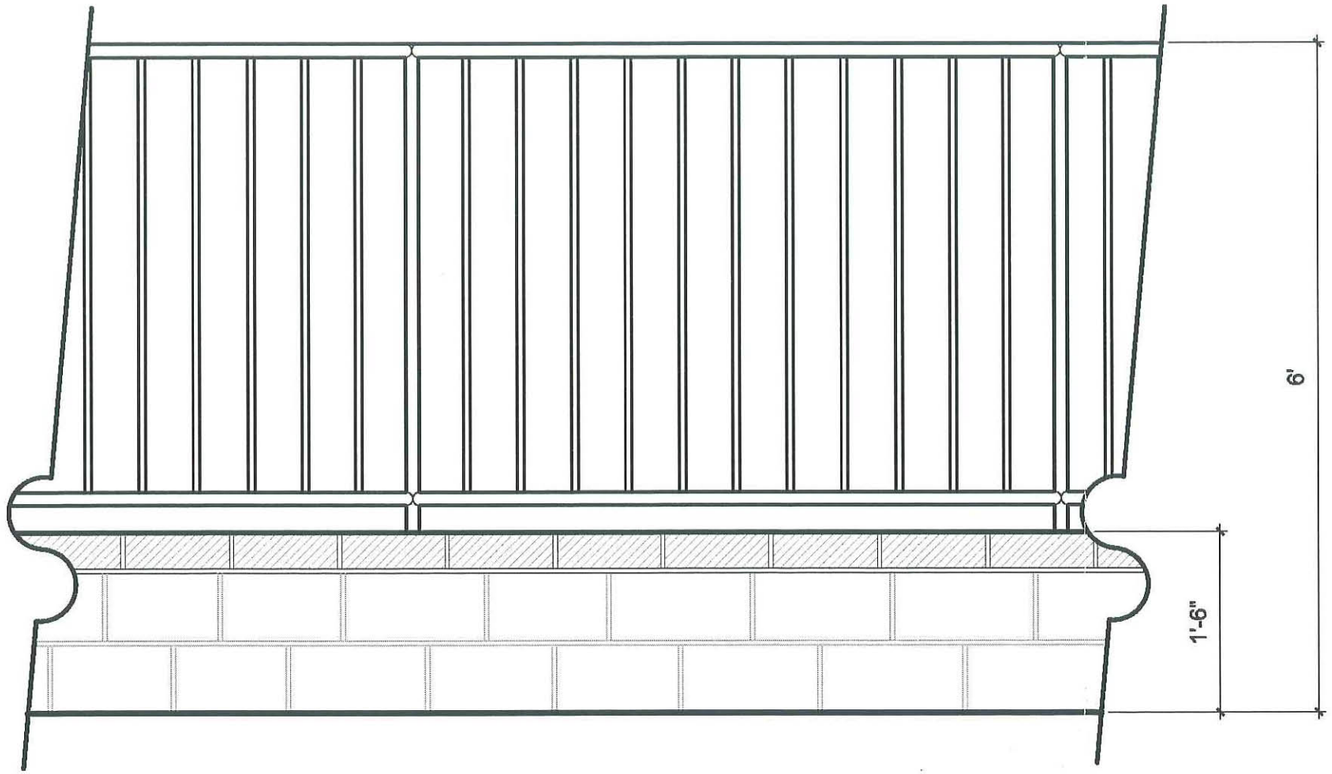
SECTION
SCALE 3/4"=1'-0"

1 HOUR RATED FIRE WALL AT 6' HT. MIN.
TO OCCUR WHERE LOTS CANNOT ACCOMODATE THE 85' SETBACK REQUIREMENT FOR ZONE 'B'

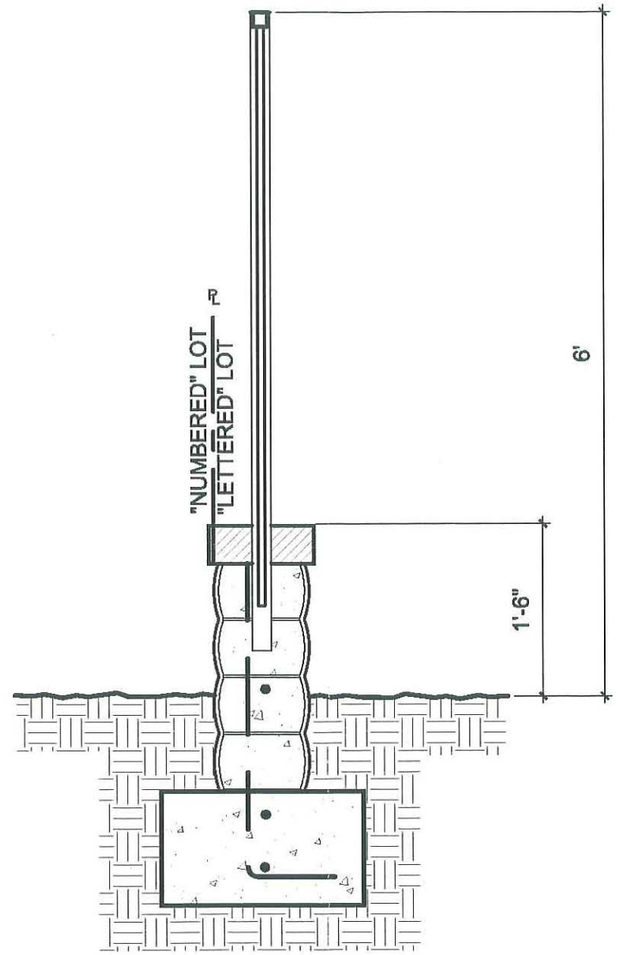
Source: Lifescapes
Van Dell & Associates

Figure II.42

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ELEVATION
SCALE 3/4"=1'-0"



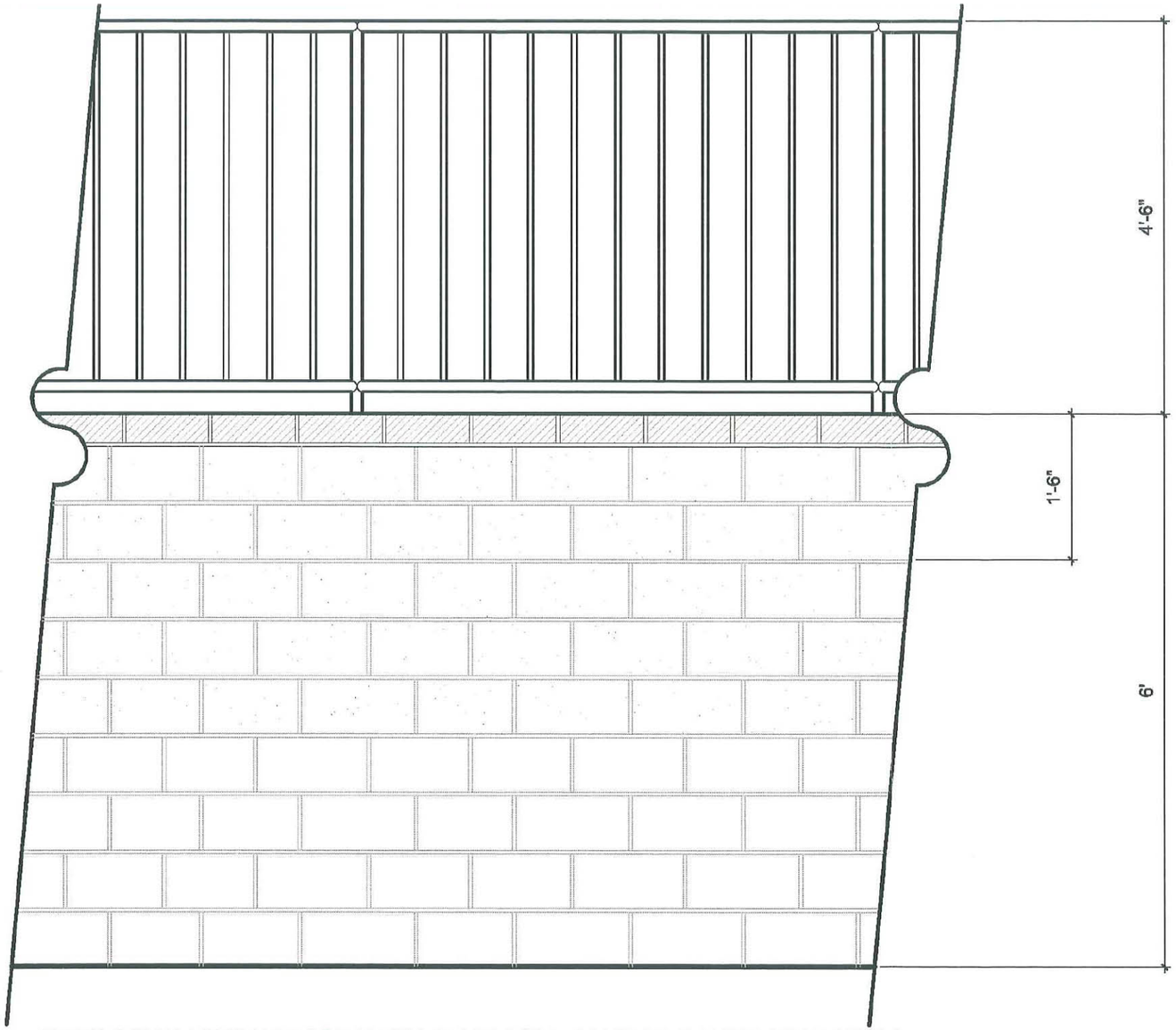
SECTION
SCALE 3/4"=1'-0"

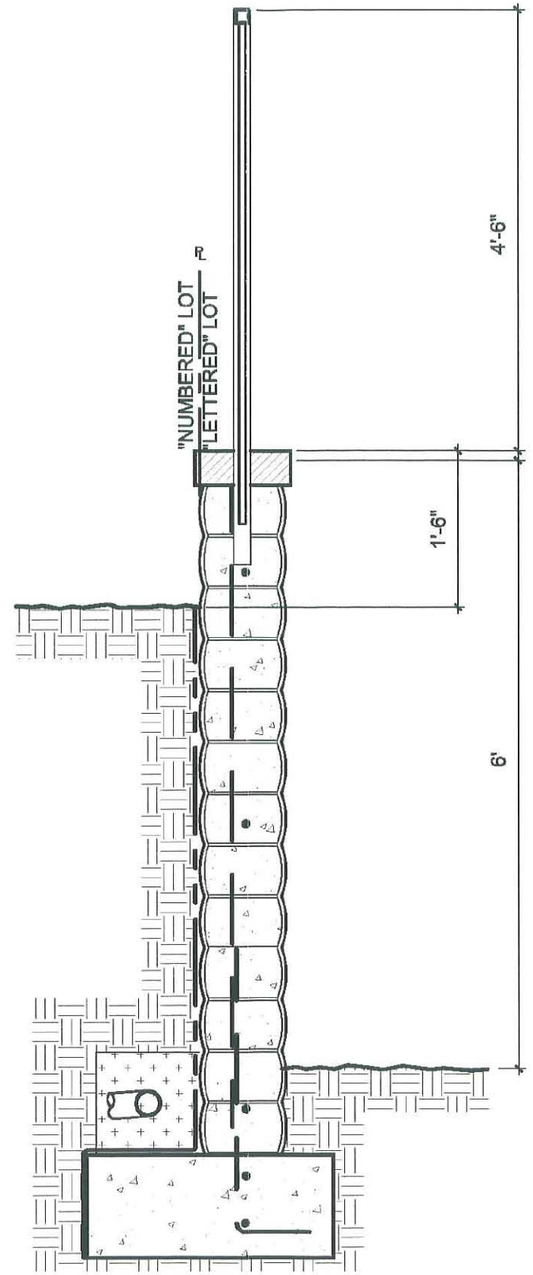
VIEW FENCE AND 1 HOUR RATED FIRE BUILDING CONSTRUCTION
TO OCCUR WHERE LOTS CANNOT ACCOMODATE THE 85'

Source: Lifescapes
Van Dell & Associates

Figure II.43

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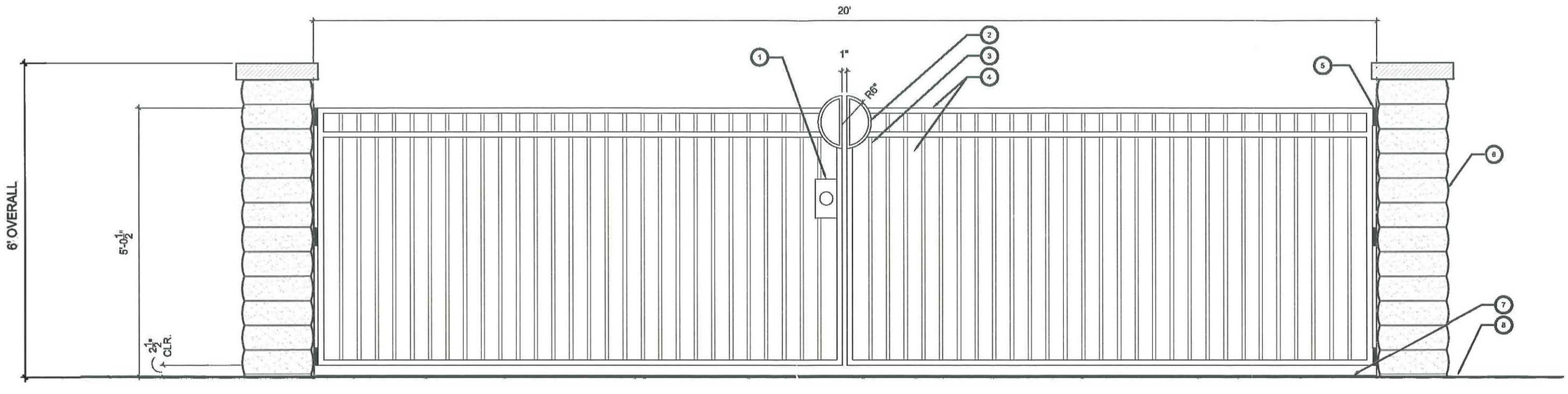


RETAINING VIEW FENCE WITH 6' HT. MIN. 1 HOUR RATED FIRE WALL TO OCCUR WHERE LOTS CANNOT ACCOMODATE THE 85' SETBACK REQUIREMENT FOR ZONE 'B'

Source: Lifescapes
Van Dell & Associates

Figure II.44

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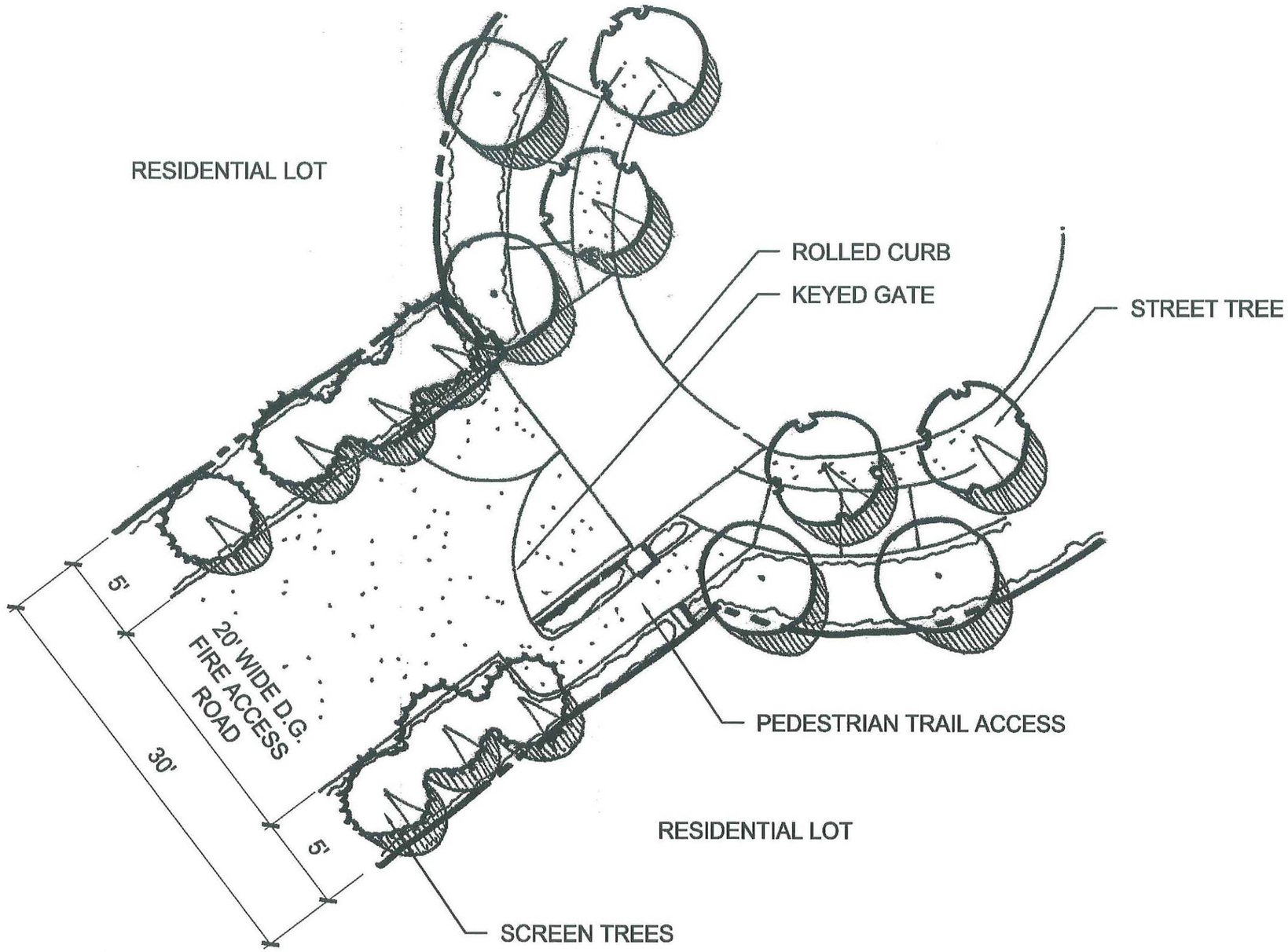
ELEVATION
SCALE 1/2"=1'-0"

1. 'KNOX BOX' OR REMOTE OPERATED GATE PER FIRE DEPARTMENT REQUIREMENTS
2. 5/8" SQ. SURROUND WITH CAST I.D. PLATE PER OWNER
3. 3/4" SQ. TUBULAR STEEL PICKETS AT 4-3/4" O.C. SPACING TO CREATE A 4" MAX. SPACE BETWEEN PICKETS
4. 1-1/2" SQ. TUBULAR STEEL TOP, MID AND BOTTOM RAIL
5. THREE (3) HEAVY DUTY SELF-CLOSING HINGES
6. 16"X 6"X16" COLORED SLUMP OR SPLIT FACE BLOCK PILASTER
7. FINISH SURFACE
8. FINISH GRADE

NOTE: FINAL DESIGN SUBJECT TO CHANGE PER RIVERSIDE FIRE DEPARTMENT AND CITY OF CALIMESA

Figure II.45
Emergency Access Road and Fire Access Road Gate

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Source: Lifescapes
Van Dell & Associates

Figure II.46

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8. Landscape Planting Guidelines

a. Climate Constraints and Considerations

Classified as an interior climate, summer heat and potential winter frost requires the use of hardy trees, shrubs, and groundcovers.

b. Slope Planting

i. 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 with a minimum of one (1) flowering and/or deciduous focal tree, or more may be required depending upon the calculated area of the slope and as directed by the City of Calimesa (minimum size 15 gallon) per adjacent lot, **(refer to Tables II.A through II.E, Mesa Verde Community Landscape Plant Palettes)**.
- Slopes are to be planted with shrubbery in cluster massing at appropriate spacing.
- Groundcover is to be planted to insure 100% slope coverage depending on species.
- Trees are to be selected for their ability to reinforce the community theme set forth in these Design Guidelines. Trees with low water requirements should be considered.
- 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 or paseos.

ii. 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 landscaped and natural environment. All planted slopes shall be irrigated, **(refer to Tables II.A through II.E, Mesa Verde Community Landscape Plant Palettes)**.

c. Landscaping for Single-Family Dwellings

i. 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 **Tables II.A through II.E, Mesa Verde Community Landscape Plant Palettes**.
- At least one tree (minimum size – 15-gallon) in addition to the required (1) street tree is to be planted per lot.
- Trees are to be chosen for their ability to reinforce the neighborhood character and architectural theme. Ultimate size should be considered to insure that the neighborhood scale is maintained. 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.
- All turf areas are to be sodded or hydroseeded dwarf variety fescue turf.
- Turf shall not be planted directly adjacent to the house or side yard wall returns. Shrub material must be installed at these areas.
- Turf grass is allowed in front yard landscaping and must comply with current policies of the City's water efficient ordinance.
- 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 the requirements set forth in the Landscape and Specifications Section.
- Planting and irrigation installation shall meet or exceed the minimum requirements set forth in the Irrigation Specifications Section.
- 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.

ii. 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. The following criteria must 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.
- When vines are being used, background shrubs may be eliminated.
- Shrubs are to be spaced a maximum of 80% of their ultimate spread.
- Groundcover is to be planted at maximum 8" on center.

d. Landscaping for Multi-family Dwellings

i. Standards

- All Multi-family development common area landscaping shall have continuous foundation shrub planting. Shrubs are to be selected from the approved palette and for their ability to help to reinforce the character of the village and neighborhood.
- 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, at a minimum of 8" on center.
- Trees should be planted in informal massing where space allows. Minimum size is to be 15 gallon. Larger sizes are encouraged where massing of buildings require softening.
- Parkways, which are defined by the space between the curb and sidewalk, shall receive low water use 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 village and 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.
- 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.

e. Non-Residential Land Use Design/Criteria

i. School Sites

The Mesa Verde Master Plan includes two (2) Elementary Schools, and one (1) Middle School. 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, including the design element. 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. A landscape zone with a minimum of 20' shall be provided to provide a consistent community streetscape.

ii. Mixed-Use 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. Evergreen and deciduous trees will be used around buildings to enhance the architectural character and provide shade in the summer and sun in the winter. 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.
  - 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 Tables II.A through II.E, 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.
  - Shrubs and groundcovers are to be planted in all planters. Layouts should be used where space allows and the palette kept simple to provide a unified ground plane treatment.
  - 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.
  - Planting and irrigation installation shall meet or exceed the minimum requirements set forth in the City standards.

- 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.



Platanus X acerifolia



Quercus agrifolia



Liquidambar styraciflua



Cercis occidentalis



Pinus eldarica

TABLE II.A
MESA VERDE COMMUNITY PLANT PALETTE - TREES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
TREES – CANOPY DECIDUOUS												
Acer macrophyllum	Big Leaf Maple	H	●	●		●	●	●	●	–	–	●
Albizia julibrissin	Silk Tree	L			●	●	●	●		●		●
Alnus cordata	Italian Alder	M					●	●	●	W	W	●
Alnus rhombifolia	White Alder	H					●	●	●	–	–	●
Cercis canadensis	Eastern Redbud	M	●			●	●	●	●			●
Cercis occidentalis	Western Redbud	L	●	●		●	●	●	●	●W	●W	●

TABLE II.A
MESA VERDE COMMUNITY PLANT PALETTE - TREES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
Fraxinus velutina	Arizona Ash	M	●	●	●	●	●	●	●			●
Fraxinus velutina 'modesto'	Modesto Ash	M	●	●	●	●	●	●	●			●
Ginkgo biloba	Maidenhair Tree	M	●	●		●	●	●	●	W	W	●
Jacaranda mimosifolia	Jacaranda	M			●	●	●	●				●
Juglans californica	California Black Walnut	L								N	N	●
Koelreuteria paniculata	Golden Rain Tree	L			●	●	●	●		●		●
Lagerstroemia indica	Crape Myrtle	M	●	●	●	●	●	●		●W	●W	●
Liquidambar styraciflua	Sweet Gum	M	●	●	●	●	●	●	●	●W	●W	●
Liriodendron tulipifera	Tulip Tree	H	●	●	●	●	●	●		W	W	●
Maytenus boaria	Mayten Tree	M								W	W	●
Parkinsonia aculeata	Mexican Palo Verde	L	●	●	●	●	●	●	●	X	X	●
Pistacia chinensis	Chinese Pistache	M			●	●	●	●		●W	●W	●
Platanus X acerifolia 'Bloodgood'	Bloodgood London Planetree	M	●	●	●	●	●	●	●			●
Platanus X acerifolia 'Columbia'	Planetree	M	●	●	●	●	●	●				●
Platanus racemosa	California Sycamore	M	●	●			●	●	●	●	●	●
Robinia X ambigua 'Purple Robe'	Purple Robe Locust	L			●	●	●	●	●	●		●

TABLE II.A
MESA VERDE COMMUNITY PLANT PALETTE - TREES

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TREES – CANOPY EVERGREEN												
Ceratonia siliqua	Carob	L	●	●	●	●	●	●		W	W	●
Cinnamonum camphora	Camphor Tree	M	●	●	●	●	●	●	●			●
Citrus spp.	Citrus	M	●	●	●	●	●	●		W	W	●
Elaeocarpus decipens	Japanese Blueberry Tree	U	●	●	●	●	●	●	●			●
Fraxinus uhdei 'Orange County'	Shamel Ash, Orange County	M	●	●	●	●	●			●		●
Fraxinus uhdei 'Tomlinson'	Sexton Ash	M										
Geijera parviflora	Australian Willow	M			●	●	●	●	●			●
Magnolia grandiflora (Varieties)	Southern Magnolia	M	●	●	●	●	●	●				●
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	L	●	●	●	●	●			●		●
Quercus agrifolia	Coast Live Oak	L	●	●			●	●	●	●–	●–	●
Quercus engelmannii	Engelmann Oak, Mesa	L	●	●			●	●	●	●X	●X	●
Quercus ilex	Holly Oak	L	●	●	●	●	●	●	●	●		●
Quercus kelloggii	California Live Oak	M	●	●			●	●	●	●		●
Quercus lobata	Valley Oak	M	●	●			●	●	●	●		●
Quercus virginiana	Southern Live Oak	M	●	●	●	●	●	●	●			●
Rhus lancea	African Sumac	L	●	●	●	●	●	●	●	●	●N	●
Tipuana tipu	Tipu Tree (semi-evergreen)	M	●	●	●	●	●	●	●			●

TABLE II.A
MESA VERDE COMMUNITY PLANT PALETTE - TREES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
Ulmus parvifolia	Chinese Evergreen Elm	L	●	●	●	●	●	●	●	●		●
Umbellularia californica	California Laurel	M	●	●	●	●	●	●	●		–	●
TREES – ACCENT												
Acer palmatum spp.	Maple	H	●			●	●	●	●	●		●
Arbutus 'Marina'	N.C.N.	M	●	●	●	●	●	●	●			●
Arbutus unedo	Strawberry Tree	L	●	●		●	●	●		●W	●W	●
Cercis canadensis	Eastern Redbud	M	●			●	●	●	●			●
Cercis occidentalis	Western Redbud	L	●	●		●	●	●	●	●W	●W	●
Eriobotrya deflexa	Bronze Loquat	M	●	●	●	●	●	●		●		●
Feijoa sellowiana	Pineapple Guava	M				●	●	●		N	N	●
Lagerstroemia indica	Crape Myrtle	M	●	●	●	●	●	●		●W	●W	●
Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Flowering Plum		●	●	●	●	●	●				●
Prunus cerasifera 'Thundercloud'	Flowering Plum	M	●	●	●	●	●	●				●
Pyrus calleryana 'Aristocrat'	Aristocrat Callery Pear	M	●	●	●	●	●	●				●
Pyrus calleryana 'Bradford'	Bradford Callery Pear	M	●	●	●	●	●	●				●
Pyrus calleryana 'Chanticlear'	Chanticlear Callery Pear	M	●	●	●	●	●	●				●
Yucca brevifolia	Joshua Tree	VL	●			●	●	●	●	●		●

TABLE II.A
MESA VERDE COMMUNITY PLANT PALETTE - TREES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
TREES – VERTICAL / SCREEN												
Abies concolor	White Fir	M				●	●	●	●	●		●
Brachychiton populneus	Bottle Tree	L	●	●	●	●	●	●		●		●
Calocedrus decurrens	Incense Cedar	M					●		●	●		●
Cedrus deodara	Deodar Cedar	M	●	●		●	●	●	●	●		●
Cupressus sempervirens	Italian Cypress	L	●	●		●		●				●
Liquidambar styraciflua 'Rotundiloba' (fruitless)	American Sweet Gum	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	●	●	●	●	●	●				●



Echium candicans



Limonium perezii



Baccharis pilularis



Lantana spp.



Rosmarinus officinalis

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
SHRUBS - LARGE											
Abelia x grandiflora	Glossy Abelia	M	●	●		●	●	●	●	W	W
Abelia species	Glossy Abelia	M	●	●		●	●	●		●	
Acacia spp.redolens 'Desert Carpet' or 'Low Boy'	Acacia	L-M	●	●	●	●	●	●			
Arctostaphylos species	Manzanita	VL-M	●	●		●	●	●	●	●	
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	M	●	●		●	●	●		●	
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●	●	●	●	

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Cotoneaster dammeri	Bearberry Cotoneaster	M	●	●	●	●	●	●	●	W	W
Dendromecon rigida	Bush Poppy	VL					●	●	●	–	–
Dodonaea viscosa	Hopseed Bush	M	●	●		●	●	●	●	N	N
Echium candicans 'Select Blue'	Select Blue Pride of Madera	L	●	●			●				
Elaeagnus pungens	Silverberry	L					●		●	W	W
Euonymus japonica cultivars	Japanese Euonymus	M	●	●		●	●	●			
Garrya elliptica	Silk Tassel	M							●	W	W
Heteromeles arbutifolia	Toyon	L	●	●		●	●	●	●	–	–
Ligustrum j. 'Texanum'	Texas Privet	M	●	●		●	●	●		●	
Laurus noblis 'Saratoga'	Saratoga Bay Laurel	L	●	●	●	●	●	●	●		
Mahonia aquifolium	Oregon Grape	M							●	W	W
Mahonia nevenii	Nevin Mahonia	L							●	W	W
Myrsine africana	African Boxwood	M	●	●	●	●	●	●		●	
Osmanthus fragrans	Sweet Olive	M	●				●		●	W	W
Prunus caroliniana	Carolina Laurel Cherry	M	●	●	●	●	●	●		●X	●X
Rhamnus californica	Coffee Berry	L				●	●		●	●–	● –
Rhamnus rubra (Frangula rubra)	Sierra Coffeeberry								●	●	

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Rhaphiolepsis indica	Indian Hawthorn	M	●	●		●	●	●		● N	●N
Rhus ovata	Sugar Bush	L	●	●		●	●	●	●	●–	● –
Ribes spp.	Currant	L-M				●	●	●	●	●	
Ribes viburnifolium	Evergreen Currant	M				●	●	●		●W	●W
Romneya coulteri	Matilija Poppy	VL	●	●		●	●	●	●	–	–*
Viburnum suspensum	Sandankwa Viburnum	M	●	●	●	●	●	●		●	
Viburnum tinus	Laurustinus	M	●	●	●	●	●	●			
Westringia fruticosa	Coast Rosemary	L	●	●	●	●	●	●		●	
SHRUBS - MIDSTORY											
Acacia redolens	N.C.N	L	●	●	●	●	●	●			
Anigozanthos flavidus 'Velvet series'	Kangaroo Paw	L	●	●	●	●	●	●		W	W
Arctostaphylos spp.	Manzanita	VL-M	●	●	●	●	●	●	●	●	
Arctostaphylos refugioensis	Rufio Manzanita	L	●	●	●	●	●	●	●	●N	●N
Arctostaphylos x 'Greensphere'	Greensphere Manzanita	U	●	●	●	●	●	●	●	●W	●W
Artemisia tridentata	Sagebrush	VL									
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●	●	●	●	
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	M	●	●	●	●	●	●		●W	●W

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Cistus sp.	Rockrose	L	●	●	●	●	●	●		●	
Dietes spp.	Fortnight Lily	M	●	●	●	●	●	●	●		
Encelia californica	California Encelia	L					●	●	●	–	–
Epilobium canum	California Fuschia	L							●	–	–
Fremontodendron spp.	Flannel Bush	VL					●		●	●	
Fremontodendron californicum	California Flannel Bush	VL					●		●	●W	●W
Galvezia speciosa	Bush Snapdragon	L	●	●		●	●	●	●	W	W
Heuchera spp.	Coral Bells	L-M	●	●	●	●	●	●	●	●	
Kniphofia uvaria	Red Hot Poker	L	●	●	●	●	●	●		W	W
Leptospermum spp.	New Zealand Tea Tree	L	●	●	●	●	●	●		●	
Leucophyllum spp.	Texas Ranger	L	●	●	●	●	●	●		●	
Limonium perezii	Sea Lavender	M	●	●	●		●				
Liriope spp.	Lilyturf	M	●	●	●	●	●	●			
Myrsine africana	African Boxwood	M				●	●	●		●	
Phormium spp.	Flax	M	●	●	●	●	●	●		●	
Pittosporum spp.	Mock Orange	M	●	●	●	●	●	●		●	
Rhaphiolepsis indica + cvs.	Indian Hawthorn	M	●	●	●	●	●	●		●N	●N

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Ribes aureum	Golden Currant	L				●	●	●	●	● –	● –
Ribes speciosum	Fuchsia Flowering Gooseberry	M				●	●	●	●	● –	● –
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●	●		●	
Rosa californica	California Wild Rose	L	●	●	●	●	●	●		●	
Rosa 'Iceberg'	White Shrub Rose	M	●	●		●	●	●	●	●	
Strelitzia reginae	Bird of Paradise	M	●	●	●	●	●	●		W	W
SHRUBS – LOW OR ACCENT											
Acacia redolens	N.C.N	L	●	●	●	●	●	●			
Achillea millefolium	Common Yarrow	L	●	●		●	●	●	●	X	X
Achillea tomentosa	Woolly Yarrow	M							●	W	W
Agave macroacantha	Black-spined Agave	L	●	●		●	●	●	●	●	
Agave shawii	Shaw's Century Plant	L	●	●		●	●	●	●	●	
Agave weberi	Smooth-edge Agave	L	●	●		●	●	●	●	●	
Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	L	●	●	●	●	●	●	●	●W	●W
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●	●	●	●	●
Callistemon 'Little John'	Little John Bottlebrush	L	●	●	●	●	●	●			
Carex tumulicola	Foothill Sedge	L	●	●	●	●	●	●	●	●	

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MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●	●	●	●	
Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	M	●	●	●	●	●	●	●	●W	●W
Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	M	●	●	●	●	●	●	●	●W	●W
Cistus spp.	Rockrose	L	●	●	●	●	●	●		●	
Cistus hybridus	White Rockrose	L	●	●	●	●	●	●		●W	●W
Cistus incanus	Mauve Rockrose	L	●	●	●	●	●	●		●W	●W
Cistus x purpureus	Orchid Rockrose	L	●	●	●	●	●	●		●W	●W
Dianella spp.	Flax lily	M	●	●	●	●	●	●	●		
Hesperaloe parviflora	Red Yucca	L	●	●	●	●	●	●	●	●	
Heuchera spp.	Coral Bells	L-H	●	●	●	●	●	●	●	●	
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	L	●	●		●	●	●			
Keckiella spp.	Penestemon	L				●	●	●	●	●	
Lantana montevidensis	Trailing Lantana	L	●	●	●	●	●	●		●W	●W
Lavandula dentate	French Lavender	L	●	●	●	●	●	●	●	W	W
Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	L	●	●	●	●	●	●			
Lavendula spp.	Lavender	L	●	●	●	●	●	●			
Mimulus bolandrei	Bolander's Monkeyflower	L	●	●	●	●	●	●	●	–	–*

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Mimulus congdonii	Congdon;s Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus douglasii	Purple Mouse Ears	L	●	●	●	●	●	●	●	–	–*
Mimulus glaucescens	Shieldbract Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus gracilipes	Slenderstalk Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus inconspicuous	Smallflower Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus pulchellus	Yellowlip Pansy Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus shevockii	Kelso Creek Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Mimulus viscidus	Sticky Monkeyflower	L	●	●	●	●	●	●	●	–	–*
Rosa banksiae	Lady Banks Rose	M	●	●	●	●	●	●		●	
Rosmarinus officinalis	Rosemary	L	●	●	●	●	●	●		●	
Salvia species	Sage	L-M	●	●	●	●	●	●	●	●	
Salvia sonomensis	Sonoma Creeping Sage	L	●	●		●	●	●	●	●	
Sedum albomarginatum	Feather River Stonecrop	L	●	●		●	●	●	●	●	
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●	●			
Teucrium spp.	Germander	L-M							●	●	
Verbena spp.	Verbena	L-M	●	●	●	●	●	●	●	X	X
Zephyanthes spp.	Rain Lily	M	●	●	●	●	●	●	●	●	

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
GROUNDCOVER											
Aloe brevifolia	Aloe	L	●			●	●	●	●	N	N
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	●	●	●	●	●	●	●	●W	●W
Arctostaphylos edmundsii	Little Sur Manzanita	L	●	●	●	●	●	●	●	●W	●W
Arctostaphylos uva-ursi	Bearberry	L-M	●	●	●	●	●	●	●	●W	●W
Artemesia caucasia	Caucasian Artemesia	L					●	●	●	N	N
Baccharis pilularis	Coyote Bush	L	●	●	●	●	●	●	●	●	●W
Baileya multiradiata	Desert Marigold	L							●	N	N
Ceanothus spp.	Wild Lilac	VL-M	●	●	●	●	●	●	●	●	
Ceanothus griseus horizontalis	Yankee Point	M	●	●	●	●	●	●	●	●W	●W
Correa pulchella	Australian Fuchsia	L					●	●	●	N	N
Dymondia margaretae	Silver Carpet	L	●	●	●	●	●	●	●		
Fragaria chiloensis	Beach Strawberry	M	●	●	●	●	●	●	●	N	N
Gazania hybrids	South African Daisy	M	●	●	●	●	●	●	●	X	X
Gilia capitata	Globe Gilia	L	●	●	●	●	●	●	●	–	–
Lantana spp.	Lantana	L	●	●	●	●	●	●		●	
Lampranthus spectabilis	Trailing Ice Plant	L	●	●	●	●	●	●	●	X	X

TABLE II.B
MESA VERDE COMMUNITY PLANT PALETTE – SHRUBS/GROUNDCOVER

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*
Myoporum parvifolium	Myoporum	L	●	●	●	●	●	●		●W	●W
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	L	●	●	●	●	●	●		●W	●W
Pelargonium peltatum	Ivy Geranium	M	●	●	●	●	●	●	●	W	W
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	L	●	●	●	●	●	●		●W	●W
Santolina chamaecyparissus	Lavender Cotton	M	●	●	●	●	●	●	●	W	W
Trachelospermum jasminoides	Star Jasmine	M	●	●	●	●	●	●	●	N	N



Helictotrichon sempervirens



Carex spp.



Festuca glauca



Ophiopogon japonicus



Phalaris arundinacea

TABLE II.C
MESA VERDE COMMUNITY PLANT PALETTE – GRASSES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
GRASSES												
Carex spp.	Sedge	L-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	●	●	●	●	●	●				●
Helictotrichon sempervirens	Blue Oat Grass	M	●	●	●	●	●	●		●		●
Juncus acutus	Spiny Rush	M	●	●	●	●	●	●		–	–	●

TABLE II.C
MESA VERDE COMMUNITY PLANT PALETTE – GRASSES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
Juncus patens	California Grey Rush	L					●	●	●	●		●
Leymus condensatus	Giant Wild Rye	L	●	●	●	●	●	●	●	●		●
Muhlenbergia capillaris	Pink Muhly Grass	L	●			●	●	●	●	●		●
Muhlenbergia porteri	Bush Muhly	U							●	●		●
Miscanthus spp.	N.C.N	M	●	●	●	●	●	●	●	●		●
Nassella lepida	Foothill Needlegrass	VL	●	●	●	●	●	●	●	–	–	●
Nassella pulchra	Purple Needlegrass	VL	●	●	●	●	●	●	●	–	–	●
Pennisetum spp.	Fountain Grass	L	●			●	●	●	●	●		●



Bougainvillea spp.



Distictis buccinatoria



Grewia spp.



Clytostoma callistigiodes



Hardenbergia violacea

TABLE II.D
MESA VERDE COMMUNITY PLANT PALETTE – VINES

Botanical Name	Common Name	Water Use Classification of Landscape Species	Entries / Community Monument Areas	Streetscapes Arterial, Major, Collector	Residential Streetscape	Commercial / School / Other Non-Residential	Public Parks	Private Parks / Recreation	Open Space / Trails	Erosion Control / Slopes	Fuel Modification Areas *(Refer to Legend at end of tables)*	Individual Residential
VINES												
Clytostoma callistigiodes	Violet Trumpet Vine	M	●	●	●	●	●	●	●			●
Distictis buccinatoria	Blood Red Trumpet Vine	M	●	●	●	●	●	●	●	N	N	●
Ficus pumila	Creeping Fig	M	●	●	●	●	●	●	●			●
Hardenbergia violacea	Lilac Vine	M	●	●	●	●	●	●	●	N	N	●
Hibbertia scandens	Gold Guinea Vine	M	●	●	●	●	●	●	●			●
Jasminum polyanthum	Pink Jasmine	M	●	●	●	●	●	●	●			●
Parthenocissus tricuspidata	Boston Ivy	M	●	●	●	●	●	●	●			●
Rosa spp.		L	●	●	●	●	●	●	●	●	●	●

Fuel Modification Symbol Legend		
X	=	Plant Species prohibited in wet and dry fuel modification zones adjacent to California-native open space lands. Acceptable in all other fuel modification zones and locations.
W	=	Plant species appropriate for use in wet fuel modification zones adjacent to California-native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification zones and locations.
–	=	Plant species native to Riverside, Orange and San Diego Counties. Acceptable in all fuel modification (wet or dry zones) in all locations.
N	=	Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to California-native open space reserve lands. Acceptable in all other fuel modification zones and locations.
N.C.N.	=	No Common Name
*****	=	If seed collected from local seed source.
******	=	Non- California-native plant species but can be used in all fuel modification zones.

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III. ARCHITECTURAL DESIGN GUIDELINES

A. Introduction

The Design Guidelines will be utilized to direct the future physical development of the Mesa Verde Specific Plan. 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 a rigid formula for design, but are to encourage creativity of architectural design.

B. Purpose

The Design Guidelines for the Mesa Verde Specific Plan 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 overall design of the Mesa Verde Specific Plan and assure a quality community character, appearance and land use compatibility.

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 Mesa Verde property will be identified and unified through preservation of its natural amenities and design elements such as architecture, natural topography, oak trees, landscaping, the trial 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 the Specific Plan. 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:

1. Provide the City of Calimesa with necessary assurances that the Mesa Verde community will be developed in accordance with the quality and character proposed within this Specific Plan.
2. Design a community that acknowledges the topographic, geologic and hydrologic environmental opportunities and constrains of the land.
3. Design neighborhoods that integrate into the regional alternate transportation system, including bus and bicycle systems.
4. Plan neighborhoods that connect with the larger community, yet are sensitive to the human scale and encourage pedestrian activity.
5. Design a community that incorporates neighborhood parks, trails, and open spaces where neighbors can meet and children can play.

6. 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.

7. 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.

8. Establish a standard in neighborhood design and implement it consistently over an entire new community creating an identifiable place.

9. Provide a trail system that encourages pedestrian activity and alternative means of transportation: walking or biking on site and in the community at large.

The intent of these 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.

C. 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. (The Site Design Guidelines contained in Section III (M), along with the Residential Development Standards in Section III.D, and the following Residential Architectural Guidelines) will result in quality site planning and architectural design

1. Encouraged Concepts

The following are 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.

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	SUCCESSFUL SITE DESIGN TECHNIQUES
Architecture forward	Variable lot sizes and setbacks
Varied garage placement	Curvilinear streets
Eclectic variety of compatible architectural styles	Curb separated sidewalks with a landscaped parkway
Varied roof heights and pitches	Street trees program
Color palettes selected per styles – over time, the addition and deletion of color schemes create a unique feel.	Pedestrian connections

D. Architectural Forward Standards

"Architecture forward" as defined in this 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. Incorporating a variety of garage layout solutions to mitigate the visual impact of garages on the fronts of the homes, such as garage wall plane furrouts, screened garage door elements, shallow mid, or deep-recessed garages, rear garage access, porte-cocheres, split garages (including swing-in), and side-on garages.

When feasible given the lot size and building plotting, architecture forward standards are encouraged to provide varied streetscapes and aesthetically pleasing environment.

The above outlines general Guidelines for designing homes in Mesa Verde. For more detail, please **refer to Residential Architectural Standards and Residential Site Design**.

E. Residential Architectural Standards

The architectural styles chosen for the Mesa Verde Specific Plan are appropriate to the climate zone and are capable of contemporary interpretation and variation. Their inherent attractiveness, informality, and charm have enabled these styles to remain popular over a long period of time.

Additional styles are permitted, provided they meet the intent and maintain the same quality as outlined in the Design Guidelines.

It should be emphasized that the renderings provided for the architectural styles on the following pages are representative of design concepts and architectural features envisioned for the Mesa Verde Specific Plan. The photographs shown are not intended to be exact duplicates of the future product types for Mesa Verde, but they are intended to reflect design elements.

The following design criteria applies to both Single- and Multi-Family architecture. Additional Multi-Family requirements can be found in the Mixed-Use Architectural Guidelines section.

The proposed architectural styles include, but are not limited to the following:

- American Traditional
- Andalusian
- California Ranch
- Colonial Monterey
- Craftsman
- Desert Contemporary
- Desert Prairie
- European Cottage
- Italianate
- Provence
- Southwest Pueblo
- Spanish
- Tuscan
- Western Farmhouse

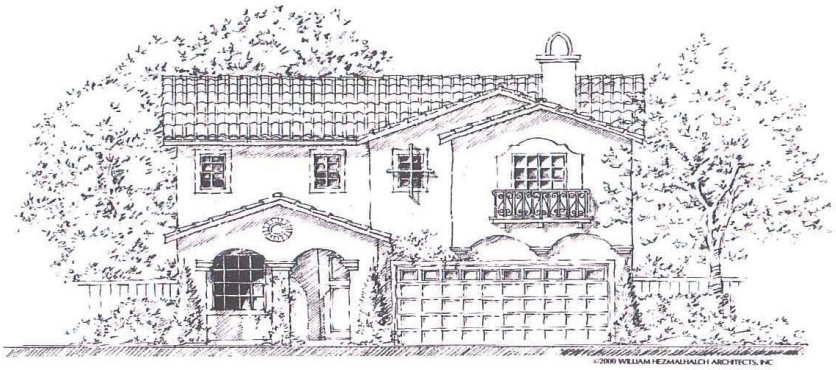
American Traditional

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.	Multiple intersecting hip or gable roofs at first and second floors. Cupola with weather vane.
WALLS	Light to medium sand finish stucco.	Fine sand finish stucco with horizontal siding at feature elements. Brick accents.
WINDOWS	Vertical shaped, multi-lite windows at front elevation and visible areas. White vinyl windows. Simple, colonial-style stucco or wood trim.	Elliptical or round accent windows. Bay windows. Shutters on windows on front or visible elevations.
CHIMNEYS	Trim element at crown of chimney.	Chimneys crowned with decorative brick detailing.
DOORS	Four to six paneled doors. Wood or stucco trim.	Dutch doors. Windows in top panels.
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 with wood columns and railings. Colonial styled lighting. All spark arrestors shall be low profile.	Full or partial porches with square wood columns and railings. Wood balconies. Decorative sill or potshelves.



Andalusian

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Basic one and two story stacked wall massing with occasional second floor cantilevered elements.	Enclosed and shaded courtyards with 3-foot to 4-foot stucco garden walls.
ROOF	Primary gable roofs with secondary gables, hips, or shed roofs with tight to 6" overhangs. 4:12 to 5½:12 roof pitches. Barrel shape concrete tiles.	Apply barrel tile roof with classical 3-tile lift pattern. Use ogee shaped stucco soffits.
WALLS	Smooth to light sand finish.	Smooth stucco finish with sandstone base accents.
WINDOWS	Windows are deep recessed a minimum 2 inches. Feature windows are deep recessed 6 inches to 24 inches.	All windows are deep recessed 6 inches.
CHIMNEYS	Trim element at crown of chimney.	Tile, brick, stone, or precast concrete cap. Entire chimney to be masonry.
DOORS	Entry shall be covered by a recessed, embellished door enframement or highly detailed porch.	Arched plank style doors with rusticated hardware.
COLORS	Body - Light value, warm hues and off-whites. Trim - Mid to dark value brown tones reminiscent of stained wood.	Accent colors typically warm and cool, medium value, clear colors with high contrast to body.
DETAILS	Spanish accent light fixtures. Simple stucco columns without trims. Balconies in ornamental iron or wood. Triple clay pipe tile attic vents or decorative screen blocks in gable ends. All spark arrestors shall be low profile.	Exterior wall niches. Courtyards with water fountains and benches. Decorative tiles in stair risers. Ornate classically detailed columns.



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. 25% opposing and 75% parallel gables. Composition shingle or concrete tile with a shake texture. 12-inch rake overhang. Wide projecting eaves with exposed rafters and/or fascia boards.	Roof dormers.
WALLS	Light to medium stucco sand finish.	Full brick on stone walls.
WINDOWS	Multi-paned windows in varying sizes and types, sometimes configured in horizontal bands. Proprotions more horizontal in nautre.	Wood windows. Shutters.
CHIMNEYS	Stone or brick detail, same as façade accent material.	All masonry chimney.
DOORS	Entry and surrounding will be covered by the front porch. Front door shall be cross pattern with or without windows in upper half.	Dutch doors. Windows in top panels.
COLORS	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. Body - Soft, light to mid-value hues of beige, tan, yellow, grey and green.	
DETAILS	Wood knee braces at porch posts. Decorative wood trim at gables or rooftop detail such as cupolas. Simple door and window trim. Wood posts at guardrails. All spark arrestors shall be low profile.	Masonry door and window surrounds. Masonry wainscots at wall planes.



Colonial Monterey

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple two-story box plan form. Recessed entry under second floor balcony.	Simple two-story box plan form with one-story break.
ROOF	Main front to back gable roof. Roof pitch from 4:12 to 5:12. Shed roof break over balcony at 3:12 to 4:12 roof pitch. Flat, raked, concrete tile that mimics wood shakes. 6" to 12" overhangs at rakes. 12" to 24" overhangs at eaves.	Main roof, front to back, with one intersecting front facing gable roof. Extended eaves with exposed rafter tails.
WALLS	Light to medium sand finish stucco. Horizontal, lap siding accents at balcony wall.	Smooth finish stucco. Horizontal, lap siding accents at gable ends. Brick veneer base. White washed block base.
WINDOWS	2" minimum recessed windows at stucco wall planes and 4" at brick wall planes at front or visible side elevations. Single-pane windows at sides and rears. Colonial-style windows and door trim. White vinyl wrap windows.	Vertical window shape with multiple panes often in groupings. Ornate Colonial window and door trim.
CHIMNEYS	Trim element at crown of chimney. Stucco finish or lap siding wrapped chimney.	Brick chimney wrap.
DOORS	Six to eight paneled doors.	Dutch doors. Windows in top panes.
COLORS	Body – Light to medium value, warm colors. Trim – Hues of brown, medium to dark in value, similar to stained wood or toned whites. Accent – Muted shades of blue, green, rust and burgundy.	
DETAILS	Wood balcony and railing. Louvered shutters. Colonial styled lighting. All spark arrestors shall be low profile.	Siding within top of gable ends. Wood corbels at balcony. Recessed accent windows.



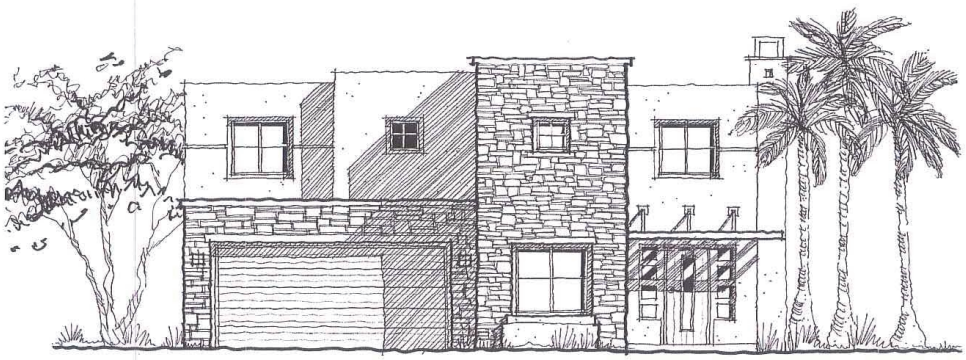
Craftsman

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story boxed massing with vertical and horizontal breaks.	Varied plan shapes.
ROOF	Basic gable roof side-to-side or front-to-back with cross gables. 3½:12 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. 18" to 36" overhangs at eaves. Open eave overhangs with shaped roof rafter tails. Decorative gable ends with wood or cementitious trim accents.
WALLS	Light to medium sand finish stucco. Wood or wood-like lap or shingle siding inside gables on front elevation.	Stone base accent.
WINDOWS	Vertically hung upper mullioned windows at front elevation and in high visibility areas. Often ganged in pairs. Vinyl windows.	Single-hung windows at front elevation. Feature three or more ribbon windows. Layered wood trims at doors and windows.
CHIMNEYS	Trim element at crown of stucco chimney.	Blended stone and brick chimney.
DOOR	Two to six paneled doors.	Dutch doors with window in top panel.
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 with heavy square columns or posts on stone or brick piers. Arts and crafts style lighting. Shaped wood header trim at windows and doors. All spark arrestors shall be low profile.	Full porches with heavy square columns or posts on stone piers. Battered styled columns. Stone and brick base accents. Decorative ridge beams and purlins. Triangulated knee braces.



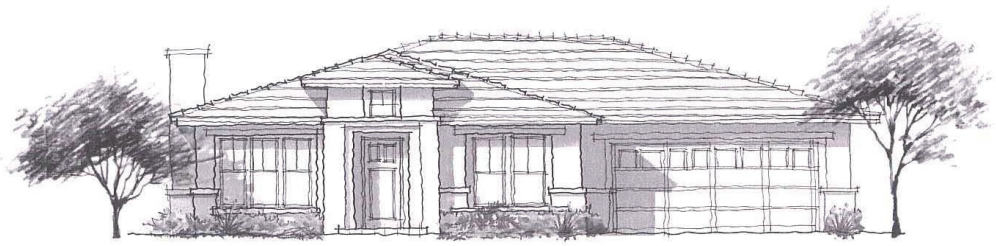
Desert Contemporary

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. Stone veneer siding on a minimum of 40 percent of the front elevation. Courtyard wall required.	Glass block.
WINDOWS	Rectangular shaped windows.	
CHIMNEYS	Minimal design or wide-bodied.	Stone wrap.
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 – Mmedium 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. All spark arrestors shall be low profile.	Stucco reglets bredking up wall massing.



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-inch overhangs.	
WALLS	Light to medium sand finish stucco.	Ledgestone accents at wainscots and at columns. Banding or belt course at second floor.
WINDOWS	Rectangular and square-shaped arts and crafts windows. Banding along top or bottom of the windows. Ribbon glass high on wall. Vinyl windows.	
CHIMNEYS	Trim element at crown of stucco chimney.	Ledgestone wrapped chimney.
DOOR	Wood-like paneled entry, garage, and gateway doors.	Windows in upper door panels.
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	Massive columns with stone pier base. Covered entry. All spark arrestors shall be low profile.	Step-up full porch. Ornate trim detailing around entry. Flat soffited entry element.



European Cottage

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Rectangular plan form massing with recessed second floor.	
ROOF	Main roof hip or gable. 8-inch to 12-inch rake with 12-inch to 18-inch eaves. 4:12 to 6:12 standard. Flat concrete tile or architectural grade composition shingles (20 year).	Dormers.
WALLS	Smooth sand finish stucco.	Swooping wall at front façade. Wood lap siding in gable ends.
WINDOWS	Plank-styled shutters beyond front elevation. Wood-like or stucco trim on all windows. Decorative wood-like window boxes. Vinyl windows. Four to eight paneled window grids. Typically vertical proportions.	
CHIMNEYS	Trim element at crown of stucco chimney.	Stone or brick detailing with stucco on upper half toward cap.
DOOR	Two to four panel with wood-like or stucco surrounds.	
BALCONIES	Wood-like or wrought iron detailing as an attachment to the building plane.	Decorative corbels supporting balcony.
COLORS	Body - White, light beige, and light brown. Trim - Body contrasting trims.	
DETAILS	Decorative wood-like window boxes. Small accent windows with wrought iron trim. All spark arrestors shall be low profile.	Decorative stucco over trim shade at feature windows. Stucco recesses in gable ends.



Italianate

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple, stacked multi-story forms.	Picturesque elements such as verandahs, projecting bays and rounded or polygonal towers.
ROOF	4:12 to 6:12 roof pitch. Gable or hipped roofs with dormers in varied forms. Parapet appearance with cornice or pitched with deep overhangs up to 18 inches.	Apply barrel tile roof with classical 3 tile lift pattern.
WALLS	Combination of stucco and stone, masonry or brick as primary material.	Ground level walls typically stone or masonry.
WINDOWS	Narrow, vertical windows, one over one or two over two sashes. Single, paired or trio windows with embellished surrounds.	Fanlites, Palladian, arched, or oval windows.
CHIMNEYS	Trim element at crown of chimney.	Masonry or precast chimney cap.
DOORS	Detailed with transom and sidelights. Transom to match the window detail. 2 to 8 panels.	Glass and wrought iron panels within.
COLORS	Body - White to light beige stucco; lighter than contrasting trim.	
DETAILS	Floors visually broken up with horizontal elements or banding. Brackets under eaves. Balustrade or wrought iron rail details at porches, verandahs, or windows. All spark arrestors shall be low profile.	Precast concrete door and window trims.



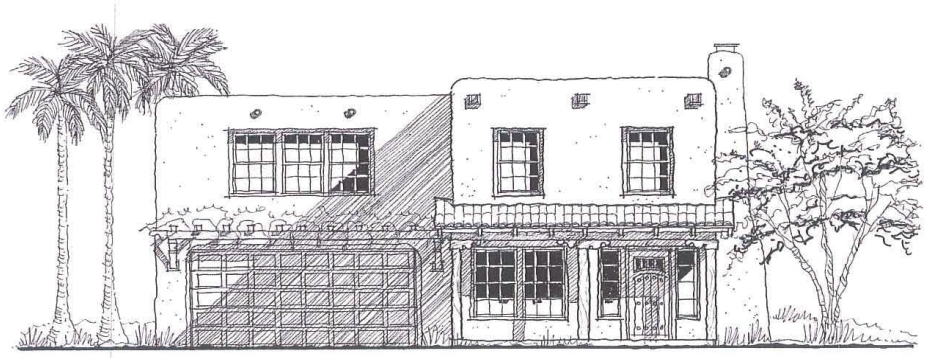
Provence

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Two-story irregular collection of box forms.	
ROOF	Main front-to-back gable roof with secondary shed roofs over one-story elements. 4:12 to 8:12 roof pitch. Tight to 12-inch overhangs at rakes and eaves. Barrel or flat concrete tiles.	Apply barrel tile with classical 3 tile lift pattern.
WALLS	Light to medium stucco finish. Irregular-shaped stone veneer on a minimum of 40 percent of the front elevation.	Complete stone wall panels.
WINDOWS	Multi-light windows on front elevation and all visible elevations. Recessed windows at feature areas, 2-inch minimum at stucco wall planes and 4-inch minimum at masonry walls.	Segmented arched windows on front and visible elevations.
CHIMNEYS	Trim element at crown of chimney.	Stone-finished chimney.
DOORS	Paneled wood or metal garage and gateway doors.	Windows in garage and entry doors. Plank styled doors. Rusticated hardware. Recessed French, Venetian or Dutch wooden entry doors.
COLORS	Body – Medium value, saturated warm colors. Trim – Variations of toned whites. Accents – Warm and cool, medium value, clear colors with high contrast to body.	
DETAILS	Balconies and balconettes with wrought iron railing. Decorative genoise eave or wood, box cornices. All spark arrestors shall be low profile.	Precast concrete door and window trims.



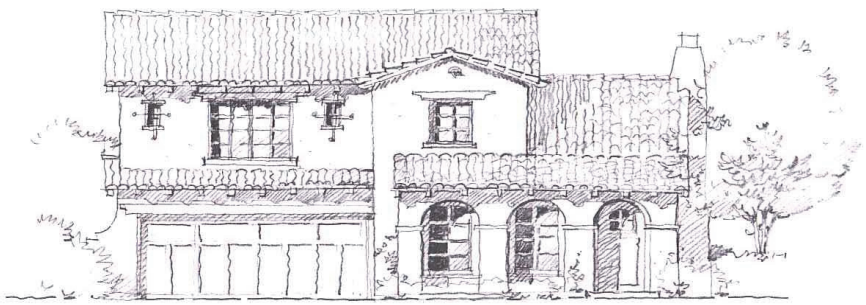
Southwest Pueblo

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple, geometric, and primarily horizontal. 20% vertical and 80% horizontal. Porch is 1/3 of the façade length; supported by heavy, rustic wood posts or columns with ornamental brackets and an open structure of rounded, wood poles above. Balcony with overhead elements, such as, wood rails and columns.	
ROOF	4:12 pitch standard with parapets, 90% parallel and 10% opposing. Concrete 'S' or barrel tile.	Apply barrel tile with classical 3 tile lift pattern.
WALLS	Light to medium stucco sand finish.	Smooth stucco finish.
WINDOWS	Featured elevations to have recessed, singular or grouped vertical windows. Extended exterior courtyard walls may have "punched" openings that appear as windows to the courtyard on the other side.	Recessed windows on all wall planes.
CHIMNEYS		Sculpted stucco with an articulated cap detail.
DOORS	2 to 8 panel doors recessed with simple wood trim surrounds or enclosed in an alcove.	Heavy carved relief or paneled doors with rusticated hardware and simple wood trim surrounds.
COLORS	Roof - Natural terracotta to brown. Trim - Dark tones of rust and brown. Doors/Shutters - Deep accents of chocolate brown.	
DETAILS	Sculptural chimney forms, exposed vigas, heavy black Spanish hardware on doors, gates, etc. All spark arrestors shall be low profile.	Brick wall caps. Spanish tile insets. Wood soffits.



Spanish

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple one- or two-story massing.	Round or square tower element.
ROOF	Simple hip or gable roof with one or more intersecting gable roof(s). 3½:12 to 4:12 roof pitch. Barrel or 's'-shaped concrete roof tiles. Flush to 12-inch overhangs at rakes. 12- to 18-inch overhangs at eaves.	Shed roof over porch. Boosted tiles with mudded bird stops.
WALLS	Light to medium sand finish stucco.	Smooth stucco finish.
WINDOWS	Multi-grid lites in windows approximately 12" by 12". One (1) two-inch minimum recessed feature window at front elevation. All front and visible windows to have stucco or wood trim. Vinyl windows.	Feature recessed arched window. Arched windows. Windows in garage doors. Shutters with decorative hardware.
CHIMNEYS	Trim element at crown of stucco chimney.	Tile or clay architectural element on vertical wall surface.
DOOR	6-8 paneled doors.	Heavy plank 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 x 6 inch minimum) or iron balcony on front elevation. 4" header trim minimum. Spanish 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.



Tuscan

ELEMENTS	STYLE FEATURES	ENHANCED FEATURES
FORM	Simple two-story rectangular plan form with clustered single-story elements.	Square or rectileaic tower forms.
ROOF	Main hip or gabled roof with secondary shed or gable roofs over one-story elements. 4:12 to 5:12 roof pitches. Barrel or 's'-shaped 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 accents.	Fine to light sand stucco finish with large expanses of stone or stone veneer from base of wall to roof overhang.
WINDOWS	Vertically shaped four panel windows at front elevation windows and at elevations within public view. Minimum four-inch wide stucco over trim when not recessed at front or visible elevations. Vinyl windows. Two-inch minimum recessed feature on window on front or visible elevations if within a stucco field, or a four-inch recess if within a stone field.	Pre-cast lightweight concrete window trims. Stone headers and sills within stone field. Arches above entry and first-story front elevation windows.
CHIMNEYS	Trim element at crown of stucco chimney.	Tile or clay architectural element on vertical wall surface.
DOOR	4-6 panel doors.	Heavy plank doors.
COLORS	Body – Dark, earthy, warm colors. Trim – Mid to dark value browns and medium value whites. Accent – Dark, saturated, warm and cool colors.	
DETAILS	Thick over scaled arches or flat soffitswith trim at header. Lacy ornamental iron balconies. Shutters on front or visible windows. Stone veneer accents. Italian style lighting. All spark arrestors shall be low profile.	Shaped roof rafter tails. Occasional brick accents at window and arch surrounds. Decorative hardware on shutters.



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.	Dormers.
WALLS	Light or medium sand finish.	
WINDOWS	Principal window recessed two (2) to six (6) inches, or flush with articulated trim. Plank or Z-brace shutters (at least one pair). Windows with wood-like or stucco trim, shutters and pot shelves.	Enhanced sills.
CHIMNEYS		Stone or brick with a simple cap.
DOOR	Rustic or multi-paneled appearance. Sidelights and transoms.	Front porch supported by square wood-like columns/ rails with trim.
COLORS	Body - Whites or dark stucco. Trim - Body contrasting cool or warm trims.	
DETAILS	Proportionally large covered porch at entry, wraparound where feasible. All spark arrestors shall be low profile.	



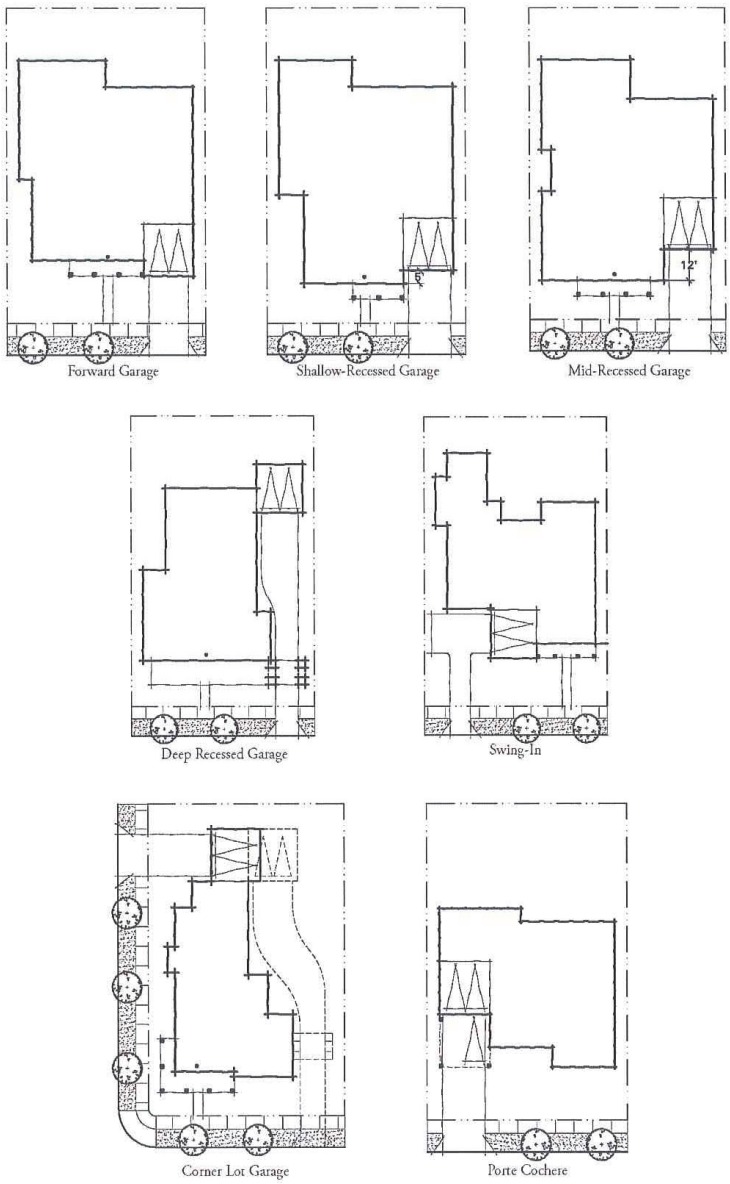
F. Garage Placement

A variety of garage placement solutions are recommended to be incorporated into the overall design of the homes. The type of garage placement will be dictated by lot size, lot width, depth, and product placement. It should be noted that not each garage condition is appropriate for each lot size or configuration. The following garage placements could be implemented within Mesa Verde **(Refer to Figure III.1, Garage Placements, and also Table I.D, Zoning Standards for Residential Districts for minimum setbacks required.):**

1. **Forward Garages -** Forward garages are located at least 5' (10' maximum) in front of the front elevation living space.
2. **Shallow-Recessed Garage -** Shallow recessed garages are located 5' or more behind the front elevation I living space.
3. **Mid-Recessed Garage-** Mid-recessed garages are located 12' or more behind the front elevation/living space.
4. **Deep-Recessed Garage -** Deep-recessed garages are located 20' or more behind the front elevation/living space.
5. **Swing-In Garage -** Garage doors on swing-in garages are located on the side of the home, as opposed to the front. This garage placement may be located at the front, side, or rear of a plan or split, thereby reducing the impact of garage door faces on the streetscape.
6. **Corner with Side-Street Entry Garage -** This garage type allows the option of entering from the side street, thereby eliminating the front facing garage and driveway.
7. **Porte Cocheres -** An additional, partially covered parking space that also serves as an occasional outdoor private space.

FIGURE III.1

GARAGE PLACEMENTS[1]



[1] For development standards, refer to Chapter I, Specific Plan Components, Section B. Zoning and Development Regulations, 1. Residential Zoning, Table I.D, Zoning Standards for Residential Districts for minimum front, side, and rear setbacks.

G. 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.
3. Varying roof planes are encouraged, when appropriate, given the architectural style of the home.
4. Variable lot sizes may be used to increase selection and variety in house and lot size configurations.
5. 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.

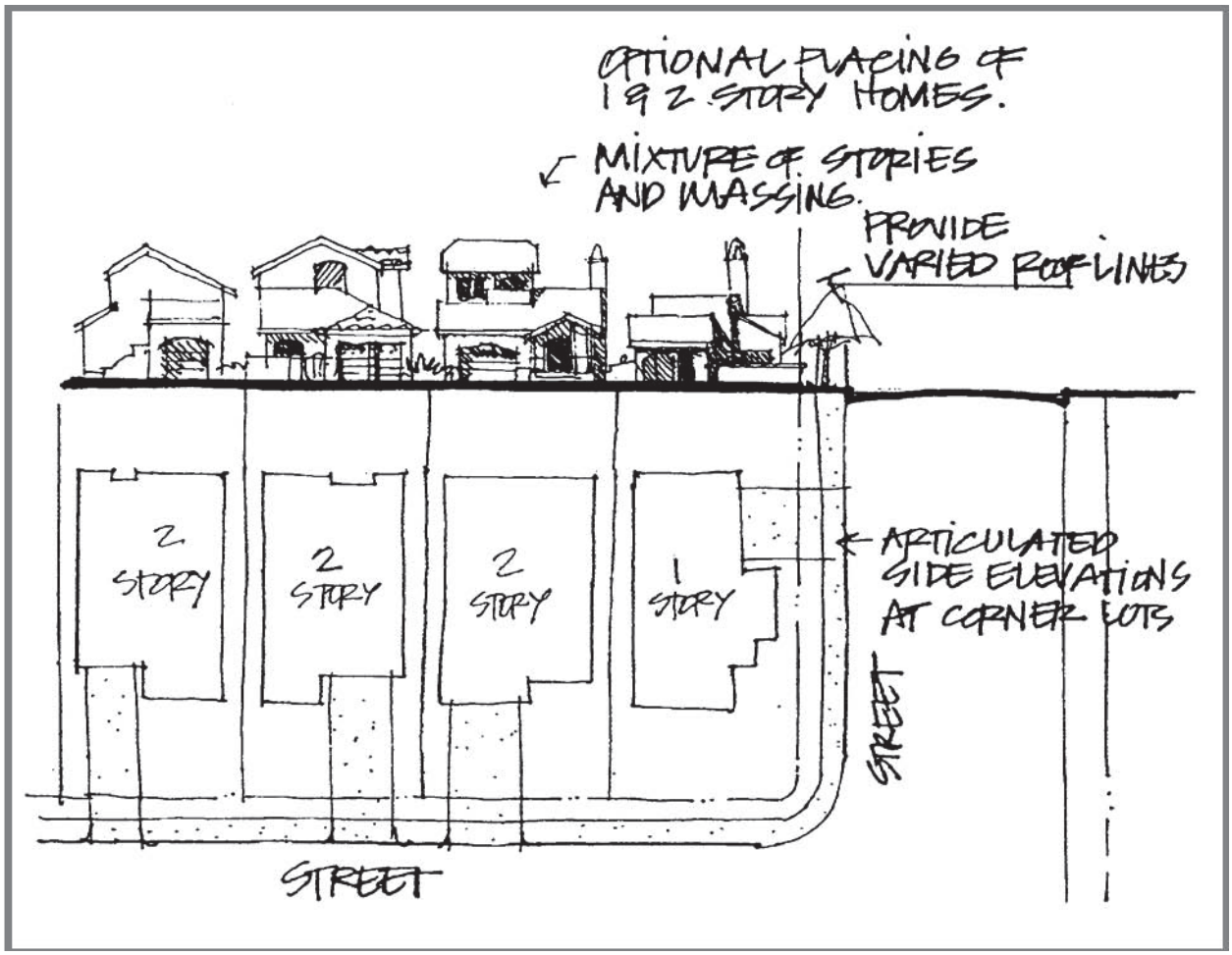
H. Building Elevations

The building design should be sensitive to the visual character of the elevations, the street scene and the pedestrian, **(Refer to Figure III.2, 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.
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.

FIGURE III.2

SENSITIVE BUILDING DESIGN



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.

I. 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:

1. Unit Entries

a. 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.

b. 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.

c. Courtyard entries at the front elevation are encouraged to break up the building's mass and to provide private internal outdoor space **(Refer to Figure III.3, Courtyard Entries)**.

d. 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.

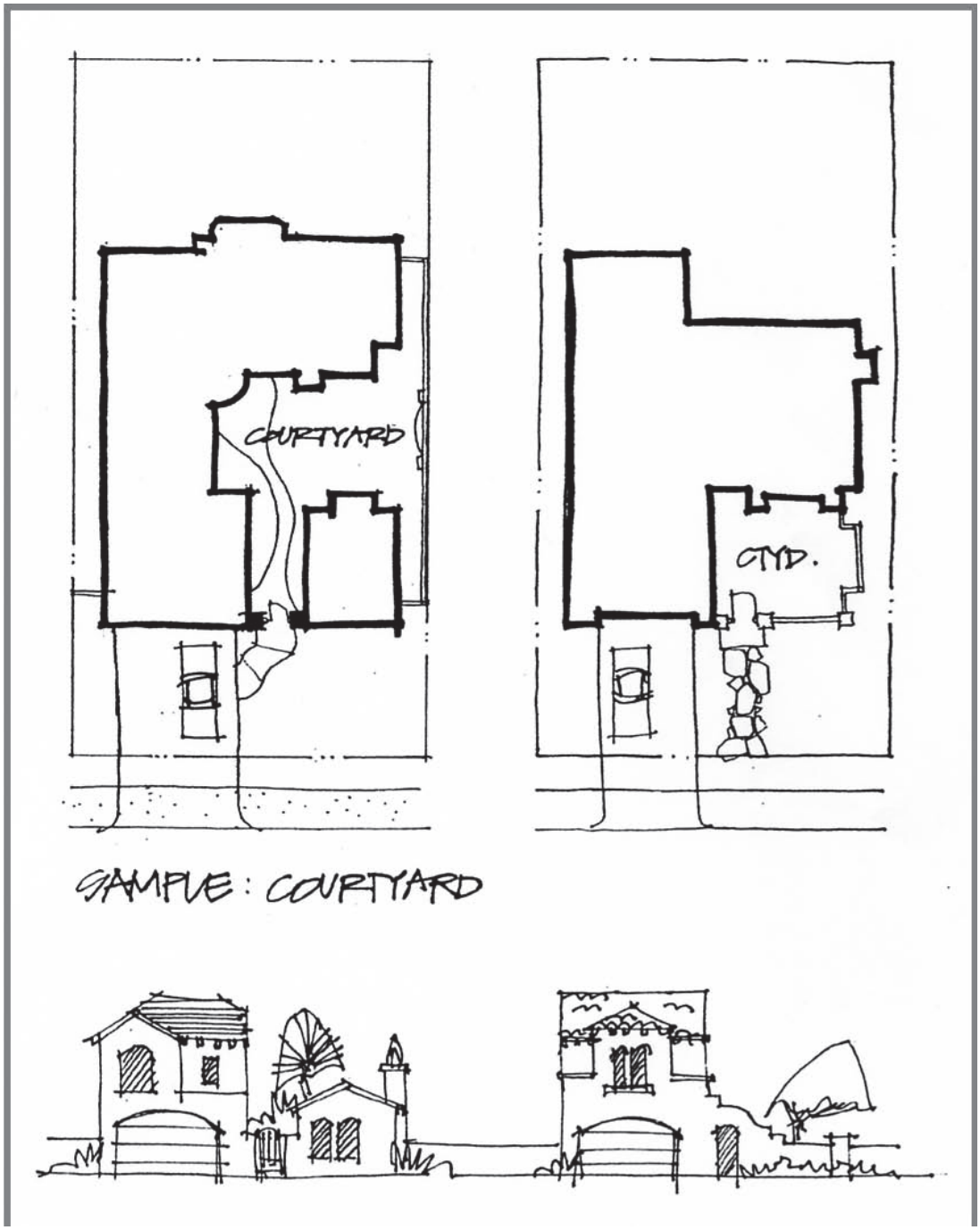
e. Entry doors and doorways should be proportional to the architectural style of the structure.

f. 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.

g. Porches and balconies shall be designed as an integral component of the building's architecture.

FIGURE III.3

COURTYARD ENTRIES



2. Doors

a. 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.

b. 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.

c. Either single or double doors are appropriate.

d. The door may be covered by an overhead element or recessed into the wall plane.

e. The entire door assembly should be treated as a single design element including surrounding frame, molding and glass sidelights.

f. 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.

g. 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.

h. 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.

i. 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.

3. Windows

a. 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.

b. All windows are encouraged to be integrated into the architectural style of the building.

c. 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, plant-ons, and rails, or other similar elements that complement the architecture.

d. 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.

4. Garage Doors (Figure III.4)

a. Utilizing garage types that complement the architecture, door designs, and plotting techniques. This approach will minimize the potential for repetitious garage doors framing both sides of a residential street. Variations may include, but are not limited, to the following:

i. Employment of second-story feature windows above the garage.

ii. Strong architectural entry elements.

iii. Designs with a mix of 2 and 3 car garages, incorporating three single doors in some three-car garage plans not facing the street.

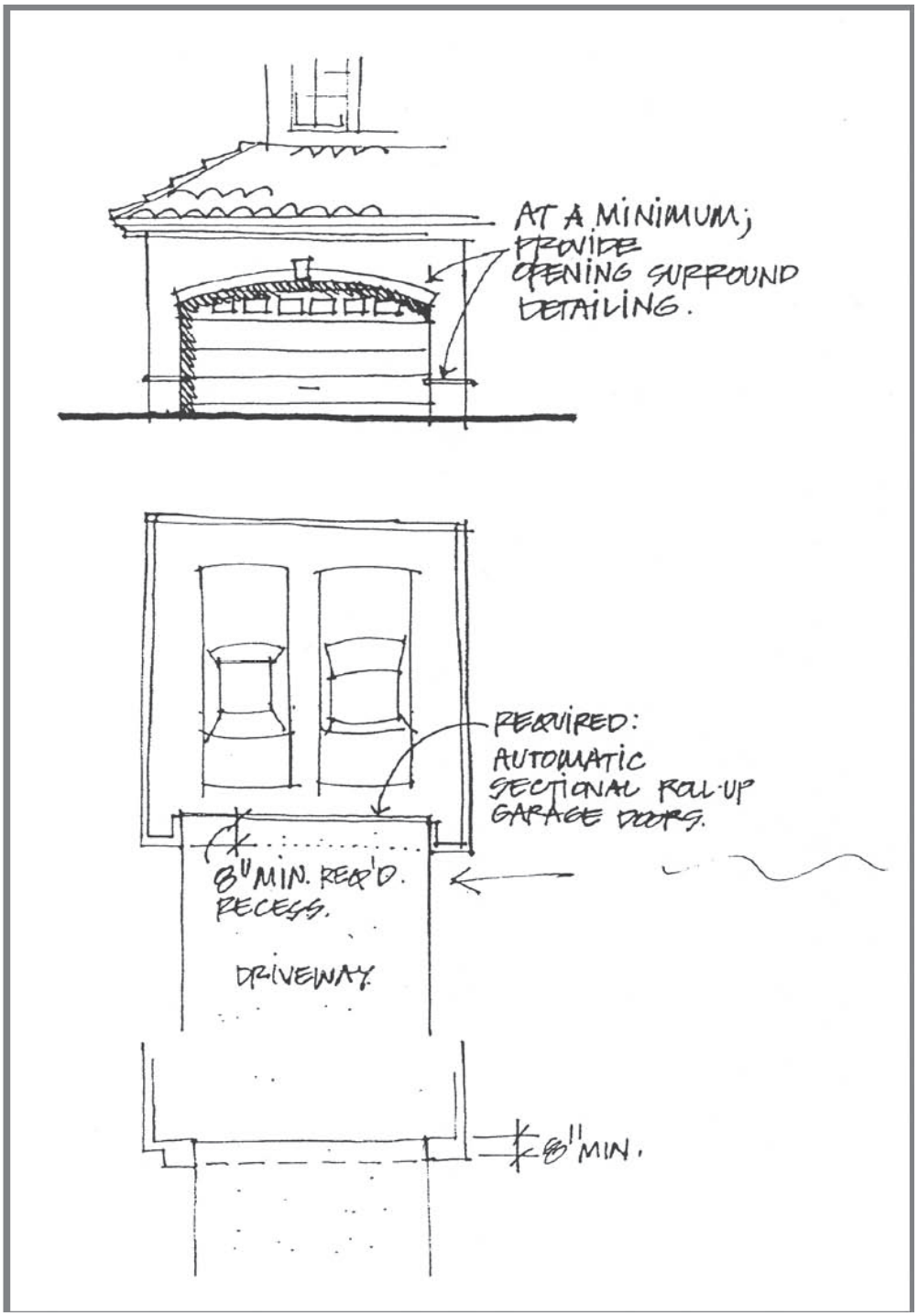
iv. The use of tandem garages incorporated into the building design.

v. Garage plans with a double door and a single door plan. These plans are recommended not to be placed next to each other.

b. If applicable, where lot width permits, some plans should include swing-in or side entry garages with reduced front yard setbacks.

FIGURE III.4

GARAGE DOOR DETAILING



c. The design of the garage door should relate to the overall architectural design of the residence. Colors should be complimentary to the main structure.

d. Ornamentation of garage doors should be provided to add visual interest from the street scene when appropriate given the architectural style.

e. The use of the sectional, wood or metal, rolling garage door is recommended since it maximizes the availability of useable driveway length.

f. 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.

g. 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.

5. 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:

a. 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.

b. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.

c. Covered entries, balconies and porches should be incorporated to provide shadow and shade for each residential unit.

d. 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.

e. Landscaping should be planted near the buildings to provide shade, shadow and reduce pavement.

J. Residential Roof Form

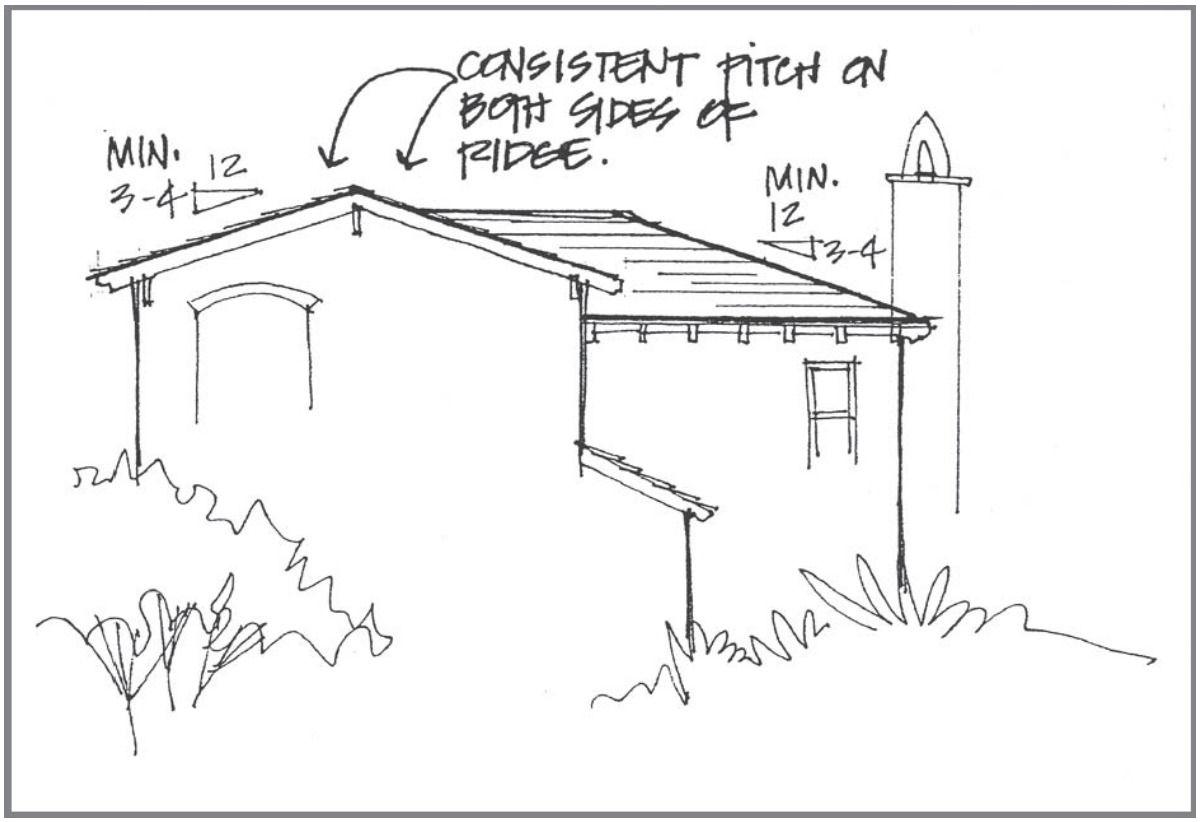
1. Roof Pitch (Figure III.5)

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.

FIGURE III.5

ROOF PITCH



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.

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.

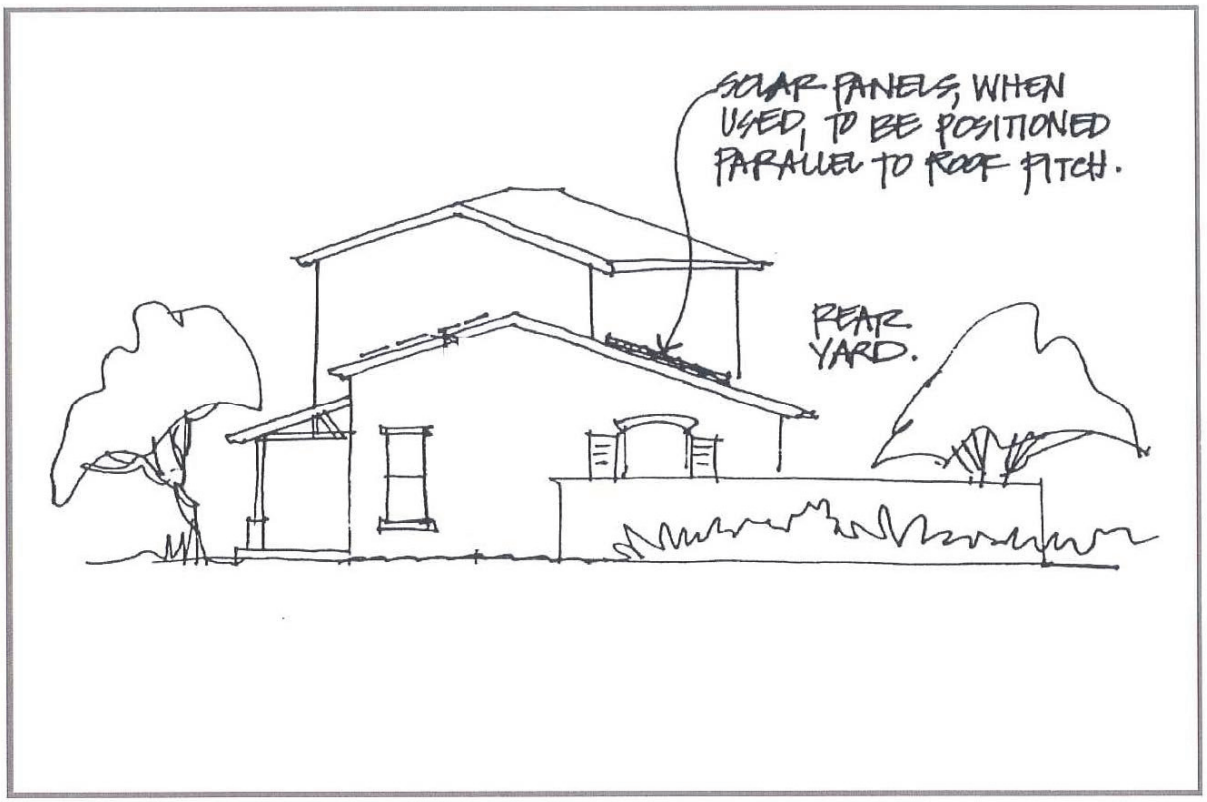
5. Solar Panels (Figure III.6)

a. The frames should either match the roof or fascia color.

b. Support equipment shall be enclosed and screened from view.

FIGURE III.6

SOLAR PANELS



K. 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.

L. Materials and Colors

1. General

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. Bright and non-earth tone colors are not recommended except as accents.

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. Clay tile, concrete tile and comparable appearing materials are acceptable roofing materials. Fiberglass and aluminum roofing is discouraged.

b. Roof colors should relate to the wall and fascia color.

c. Roofs should be of a generally neutral tone

d. 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.

e. Roof vents should be the same color as the surrounding roof surface.

M. 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.

N. Mixed-Use Architectural Design Guidelines

The goal of the Mixed-Use 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 Areas allows a higher density attached residential development (apartments, 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 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 Planning Areas:

1. Building Elevations

a. The Mixed-Use areas should be designed to achieve a pedestrian-scale appearance. This could be accomplished by using building articulation and ornamentation, avoiding long flat walls.

b. 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.

c. A variety of compatible architectural designs should be provided. Attention and articulation should be given to all sides of the building.

d. 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.

e. 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.

f. The buildings should be pedestrian oriented by giving special attention to the first level, as this is the predominant pedestrian relationship of the building.

g. The bulk and mass should be designed with consideration given to the varying uses contained in each structure.

h. Pedestrian-friendly spaces such as courtyards and arcades are recommended.

i. Appropriately scaled plazas with seating, paving and lighting accents are also encouraged.

j. Building elements that should be avoided include the following:

i. Large blank flat walls

ii. Long walls without relief such as insets, projections, etc.

iii. Flat roofs without a decorative element

iv. Unpainted concrete or cinder block walls

v. Mixing of elements that are not compatible with one another.



Italianate



Spanish



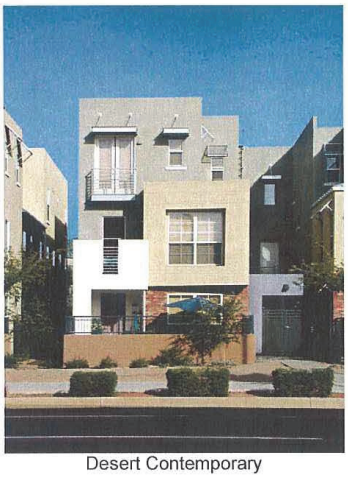
Traditional



Spanish



European Cottage



Desert Contemporary

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.

a. Buildings should not have an excessive length without separations.

b. 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.

c. Attention should be given to the composition of the building mass. Varying roof planes should be incorporated to break up the building mass.

d. Buildings should not exceed three stories in height.

e. 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.

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

3. Compatibility

All buildings within the Mixed-Use Planning Areas Center 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.

4. 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.

5. 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:

a. The entire doorway should be treated as a single architectural element and may be accented with glass or lights.

b. Flanked by columns, decorative architectural fixtures or other detailing consistent with the architectural style.

c. Recessed within a larger arched or case decorative opening, or covered by a portico projecting from the building facade.

6. 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.

7. Roofs

All roofs within the Mixed-Use 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:

a. 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.

b. 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.

c. 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.

d. Roof materials should enhance and complement the roof shape and may vary from structure to structure. Acceptable roof materials include:

   i. Clay or concrete tile in barrel shape or flat slate

   ii. Natural metals with raised or standing seams including copper

   iii. Other materials with similar appearance and quality

e. Unacceptable materials include:

   i. Wood shingles and shakes

   ii. Corrugated metal and highly reflective surfaces such as glass, shiny metallic and glazed roofing tiles

   iii. Asphalt shingles

O. Mixed-Use Site Design

The following site design recommendations are intended to help guide and direct the Mixed-Use development of Planning Areas. To ensure quality site planning is achieved, the following guidelines should be incorporated and implemented consistently throughout the Planning Areas. Mixed Use design elements are intended to establish a sense of place to various locations within the mixed use planning areas that are defined through well-defined pedestrian realm with interconnectivity and easy access. Permitted uses within the Mixed Use Planning Ares 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 uses in a cohesive walkable environment that supports compatible uses. There are layers of Mixed Use 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. Adjacent residential neighborhoods should be connected to the Mixed Use areas.

d. Mixed Use areas should also link with adjacent Community Parks.

e. Promote a cohesive theme through design elements and pedestrian oriented amenities.

f. 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 Commercial/Residential areas 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 Area. 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 Planning Areas:

a. The Mixed-Use areas 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 cited 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.

P. Parking Design

In the Mixed-Use Planning Areas, 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 these Planning Areas, creative approaches should be integrated into the overall parking design. The following are parking related elements that should be incorporated into the overall design:

a. 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.

b. 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.

c. Parking lots should be divided into smaller parking lots with the incorporation of landscaping, decorative paving and sitting areas.

d. 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.

e. 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.

f. 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.

g. Parking facilities shall conform to City of Calimesa standards.

Q. 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.

R. Signage

Signage standards for the Mesa Verde Specific Plan are subject to the sign regulations of the City of Calimesa Development Code 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.

S. Lighting

Lighting should 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.

T. 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.

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IV. IMPLEMENTATION OF SPECIFIC PLAN

Subsequent to the adoption of the Specific Plan, implementation of the Specific Plan 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.

A. Authority of the Specific Plan

This Specific Plan 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.

This Mesa Verde Specific Plan 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 the Specific Plan, with all applicable City regulations unless otherwise modified or permitted by this Specific Plan and/or per an approved Development Agreement.

B. Specific Plan Adoption

This Specific Plan 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 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.

The Specific Plan Area is zoned to reflect appropriate Zone Districts as follows:

- Residential Low (RL)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential Medium High (RMH)
- Mixed-Use (MU)
- Open Space –Natural (OS-N)
- Open Space – Basin (OS-B)
- Open Space – Public Park (OS-PP)
- Open Space – Private Recreation (OS-PR)
- Public/Quasi-Public (P/Q)

The foregoing base zones are followed by the suffix (SP2) to signify that, in each case, the zone district is controlled by this Specific Plan which is designated by the General Plan as "Specific Plan Area 2." Section I.A, Land Use, of this Specific Plan describes the land use designations and standards associated with each of these zoning districts.

The previously approved 2007 Specific Plan permitted 3,450 units. Pursuant to this Agreement and the Amended Specific Plan total permitted units is 3,650. All of the 200 added units (i.e. units 3,451 to 3,650) shall be 7,000 to 10,000 square foot lots. The total 3,650 units include all potential school site (public institution) conversion lots. Any parcels currently designated as school sites that ultimately are not needed, as determined by Yucaipa-Calimesa Joint Unified School District, will be part of, and shall not exceed the 3,650 maximum dwelling unit total. These units may be developed as any single family residential category, however shall not exceed the maximum allowable dwelling units of that category.

C. Zoning Ordinance

The Mesa Verde Specific Plan essentially functions as a zoning code for the Mesa Verde Project Area. The Specific Plan is also consistent with the provisions of the Municipal Code in effect at the time of approval of the 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 Specific Plan contains differing standards from the Municipal Code, the Specific Plan standard shall prevail.

Pursuant to and as required by Government Code Section 65451, the contents of this Specific Plan address the following:

1. The distribution, location, and extent of the proposed land uses including open space within the area covered by the 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 Specific Plan to the General Plan.

D. Concurrent Approvals

A number of permits and applications are required to implement the Specific Plan, including the concurrent approval of the possible Development Agreement, General Plan Amendment if needed, Zone Change, Tentative Tract Map (s), and the appropriate CEQA review.

E. Subsequent Approvals

A number of permits and applications are required to implement the Specific Plan 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 the Specific Plan. The Tentative Tract Maps and Final Parcel Maps shall comply with the standards outlined within this Specific Plan 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 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.

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 IV.A, Approval Authority** which specifies the approval bodies for all subsequent planning approvals of the Project.

TABLE IV.A
APPROVAL AUTHORITY

Application Type	Requires City Council Approval	Requires Planning Commission Approval	Requires Community Development Director Approval	Requires Issuance of Building Permit	Requires approval Consistent with the Municipal Code
Specific Plan Amendment	X				
Changes or Adjustments to the Specific Plan Other Than Specific Plan Amendments		X	X		
Tentative Tract Maps	X [1]	X			
Tentative Parcel Maps	X [1]	X			
Minor Modifications to Tentative Maps			X		
Development Plan Review for Commercial Projects		X		X	
Development Plan Review for Multi Family Projects		X		X	
Development Plan of Single-Family Dwellings, and all Structures within all Open Space Zone. Some structures within the Open Space Zone may qualify for approval by the Community Development 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		
Temporary Uses such as, but not limited to model home complexes and construction trailers/yards.			X		
Other Applications					X

[1] If requires City Council approval for another related application.

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 this Specific Plan does not address specific development standards, the development standards contained within appropriate sections of the Municipal Code shall be followed.

F. Administration of the Specific Plan

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive planning document for the Specific Plan Area.

1. Major Modifications Requiring a Specific Plan Amendment

For the purposes of this subsection, Specific Plan Amendment will be required if the Director of Community Development finds a modification sought is any of the following:

a. A major change in the intensity or character of development; and

b. A change in any other provision, purpose or standard of the Specific Plan which would significantly alter the basic intent, identity, or concepts of the Specific Plan.

Amendments to the Specific Plan 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.

2. Minor Modifications Not Requiring a Specific Plan Amendment

The Community Development Director has the authority to review and the Planning Commission shall approve minor modifications which includes any change or adjustment to any provision, purpose or standard of the Specific Plan, which would not significantly alter the basic intent of the Specific Plan. This includes but is not limited to the following minor modifications, which are specifically identified below for clarity in the City's future administration of the Specific Plan:

a. Changes in Planning Area boundaries which result in less than a 15% change in the original acreage of the Planning Areas. Additional studies may be required by the Community Development Director as part of an environmental assessment under CEQA to determine whether or not a proposed change would be environmentally significant and what project design features and/or mitigations, if any, are warranted to reduced impacts to a less than significant level.

Transfers of any residential units, up to 25%, from one Planning Area to other Planning Area(s) are permitted (**refer to Specific Plan Table I.A, Planning Area Statistical Summary)**, provided that the total number of dwelling units permitted within the Specific Plan Area does not exceed the maximum allowable density and/or the 3,650 residential unit maximum for the Specific Plan.

b. Changes in the density designations and/or zoning districts associated with Planning Areas pursuant to (2a) above.

c. A change of the total number of dwelling units permitted within the Specific Plan Area associated with the proposed school sites if one or both of these sites are not deemed necessary by the School District as provided for in **Specific Plan Table I.G, Public/Quasi-public District Distributions, and in Section I.B.3, Public/Quasi-public Zoning,** however, any development on the school site shall require a Tentative Tract Map application and development review by the Planning Commission**.**

d. At the discretion of the developer, non-residential square footage may be increased from the 250,000 square feet minimum, to a maximum of 350,000 square feet, between like designated Mixed Use Planning Areas 1, 2, 3 and / or 4 and is permitted provided that:

   i. Additional traffic analysis may be required to determine any new traffic impacts.

   ii. All increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table I.A, Planning Area Statistical Summary to be submitted to the City of Calimesa.

e. Changes in the precise locations and parcel boundaries of public parks and private recreation centers based upon more detailed site planning and City review.

f. Minor modifications in development standards, not to exceed 25% of any minimum dimension or requirement. All lots will retain an absolute minimum lot area requirement pursuant to the land use zoning designation development standards.

g. Minor modifications to the schematic layout and sizing of infrastructure plans based on more detailed site planning and civil engineering, with the prior approval of the City Engineer and/or the City's Public Works Director.

h. Minor modifications 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 10 feet, and also have the prior approval of the City Engineer and/or the City's Public Works Director.

i. Minor modifications to the Architectural Guidelines, including the inclusion of additional architectural styles and details, provided they remain consistent with the purpose and intent of the Architectural Guidelines

j. Minor modifications 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 Riverside County Fire Protection Agency's list of approved plants within or adjacent to Fuel Modification Zones.

k. Minor modifications 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, up to a maximum 25% change in any minimum dimension, for specific site planning reasons.

l. Modifications to Fuel Modification Plans and related management and maintenance guidelines with the prior approval of the Riverside County Fire Protection Agency.

m. The Community Development Director may also grant exceptions and minor modifications to other Specific Plan plans and standards if doing so would equally or better protect public health and safety.

3. 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 this Specific Plan 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.

G. Minor Modifications to Tentative Tract Maps

The Community Development Director shall have the authority to review, and the Planning Commission shall approve the following:

1. Grading changes that will not substantially affect approved drainage patterns and will result in pad elevation changes of more than 10 feet.
2. Increases and decreases in lot sizes that meet the minimum lot size requirements of the Specific Plan.
3. Reconfiguration of lots that do not result in more than 10% increase in the number of lots and substantial change to the major circulation system.
4. Other minor modifications to Tentative Tract Maps that are necessary to implement or provide consistency with the minor modifications to the Mesa Verde Specific Plan, as identified in Section IV.F.2 above, that do not require a Specific Plan Amendment.

H. Dedication of Open Space and Parks

It is the intent of this Specific Plan to provide the infrastructure necessary to serve the Project in a timely manner.

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 after completion 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.

2. Dedication of Public Parks

The developer is required to provide public parks per the City's Quimby requirement of 5 acres per 1,000 population, based on an estimate of 2.4 persons per household. This responsibility maybe 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. (**Refer to Figure I.15, Phasing Plan – Land Use and Roads; Figure I.16, Phasing Plan – Water; Figure I.17, Phasing Plan –Recycled Water; Figure I.18, Phasing Plan – Waste Water; Figure I.19, Phasing Plan – Storm Drain and Basins** for conceptual phasing of the public parks).

I. Energy Conservation

The Specific Plan Area is located within the arid inland areas of Riverside County. Summer 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. The Specific Plan Area will comply with Title 24 requirements. Residential and other development within the Specific Plan 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.

In addition to the foregoing construction-related measures, the Specific Plan 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.

J. 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 this Specific Plan. 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.

K. 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 in accordance with **Figure I.15, Phasing Plan – Land Use and Roads; Figure I.16, Phasing Plan – Water; Figure I.17, Phasing Plan –Recycled Water; Figure I.18, Phasing Plan – Waste Water; Figure I.19, Phasing Plan – Storm Drain and Basins**. The infrastructure necessary for each individual Planning Area of the Specific Plan Area shall be installed as necessary by the master developer and/or the builders. The purpose of independent structuring of the phasing components is to provide the master developer with flexibility relative to market demand.

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 define in a Development Agreement with the City of Calimesa, or other appropriate agencies.

L. 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 Specific Plan 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:

- Impact fees;
- Land reservation, offers of dedication, fee dedications and/or easements;
- TUMF Credits;
- Per unit hook up charges;
- Reimbursement agreements and fee credit agreements; or
- State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs).

M. 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 IV.B, Construction, Ownership, and Maintenance Responsibilities**.

1. City of Calimesa

The City will maintain the public right-of-ways including streets, on-street bikeways, sidewalks (i.e., long term maintenance, see Table IV.B), and public parks upon their dedication to the City.

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 be 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. The Mesa Verde residents will pay a monthly assessment to the MHOA, which will pay for the costs of maintaining and operating the common areas.

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 or Village. This may include smaller scale village and 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. The 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.

TABLE IV.B
CONSTRUCTION, OWNERSHIP AND MAINTENANCE RESPONSIBILITIES

	Construction	Ownership	Maintenance
Open Space			
Natural Open Space	N/A	D/ SHOA/ MHOA	MHOA/MD
Restored Slopes	D	MHOA	MHOA/MD
Fuel Modification Zone A	D/MHOA/O	O	MHOA/MD
Fuel Modification Zone B	D	RCFC/MHOA	MHOA/MD
Trails			
Main Trail – Pedestrian and Bike within public ROW	D	CC	CC
Main Trail – Equestrian, Pedestrian and Bike within natural open space	D	MHOA	MHOA/MD
All other Trails/Paseo	D	MHOA	MHOA/MD
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
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
Secondary Community Monuments	D	MHOA	MHOA
Schools Monuments	YCJUSD	YCJUSD	YCJUSD

	Construction	Ownership	Maintenance
Public Parks Monuments	D	CC	MD
Retail/Mixed Use	B	COA	COA
Trail Monumentation	D	MHOA	MHOA/MD
Fencing – Equestrian (Open Space)	D	MHOA	MHOA/MD
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
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
Water Quality Basins	D/B	MHOA/RCFC	MHOA/MD/RCFC

Legend

B	Merchant Builder (Residential or Commercial)
CC	City of Calimesa
COA	Commercial Owner's Association
D	Developer
MHOA	Master Homeowner's Association
O	Property Owner
SHOA	Sub-Homeowner's Association
USPS	United States Postal Service
YCJUSD	Yucaipa-Calimesa Joint Unified School District
RCFC	Riverside County Flood Control
MD	Maintenance District

OVERVIEW
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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 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. The more intensive 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. The proposed project includes more natural open space areas than the General Plan requires. The project also provides access to the Mesa View 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.

Adequate commercial areas have been designated close to the I-10 freeway to create desirable and sustainable commercial centers for the future project residents and other Calimesa residents. The access to these 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.

The General Plan designates Sandalwood drive, 7th Place, Avenue L, and County Line Road as truck routes. The Mesa Verde project has provided a temporary easement to the City for a truck turnaround adjacent to the commercial center on Sandalwood Drive and the I-10 to address some existing issues with truck traffic through the existing 7th Street/7th Place neighborhood. Currently, YVWD trucks are using County Line Road to access

the treatment facility. The proposed project will, to the extent possible, restrict construction traffic on County Line Road even though it is designated as a truck route in the General Plan.

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.

As a mainly residential project, 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, and shopping areas. The proposed project will also provide for bus turnouts where required. 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 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 R-10, R-11, and R-12 pressure zones 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) 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).

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 landform 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. Through the preservation of this open space approximately 66 percent of the oak trees on the site will be preserved.

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. 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.

Currently, the City owns and maintains a 1.5-acre park at 950 7th Place for its 7,879 residents with one basketball court and a picnic area. Therefore, based on the City standard of 5 acres of parkland per 1,000 people

Based on the same standard, the project is required to provide approximately 43.8 acres of public parkland. The Specific Plan Amendment designates approximately 47.9 acres of public parkland and recreational opportunities 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 8 public parks for active and passive uses. 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 School is located next to a public park site (Mesa View Park, PA 10, 7.7acres). 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 identify and provide mitigation for, if necessary, 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. Through these practices, a portion of the site is designated as limited development. This area cannot be

developed with habitable structures since it is in close proximity to the Cherry Valley Fault. In addition, detailed geotechnical studies have been performed that would 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. **Fuel Modification Plans**, provides the location of the proposed fuel modification areas. In addition, **Fuel Modification Cross Section, Fuel Modification Zone 'B' Alternative 1, Fuel Modification Zone 'B' Alternative 2, and Fuel Modification Zone 'B' Alternative 3** provide additional details of the fuel modification program for the project. In addition to the Sandalwood Drive and County Line Road which are the primary access points to the project, Street K will provide an emergency access point 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 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 development with supporting limited commercial uses. 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 mixed-use development. When developed, these 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 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 the Specific Plan. 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 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 commercial center, parks and recreational areas.

The Land Use Plan has been developed with the surrounding areas in mind. The more intensive 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.

Goal SUS-2 Expand business growth and job opportunities.

Adequate commercial areas have been designated close to the I-10 freeway to create desirable and sustainable commercial centers for the future project residents and other Calimesa residents. The access to these 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 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 commercial center, parks and recreational areas.

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 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 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.

HISTORICAL BACKGROUND

A. 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 **(refer to Adopted 2007 Mesa Verde Estates Specific Plan, and Appendix C – Comparisons between the Oak Valley Specific Plan and the Mesa Verde Estates Specific Plan Amendment (2007)).**

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Comparisons between the Oak Valley Specific Plan and the Mesa Verde Estates Specific Plan Amendment (2007)

Table 1, Comparisons between the Adopted Oak Valley Specific Plan and Adopted Mesa Verde Estates Specific Plan Amendment (2007) further provides a summary of the major differences between the Oak Valley Specific Plan and the Mesa Verde Estates Specific Plan Amendment (2007):

	Total Number of Dwelling Units	Open space Area (Acres)	Park Area (Acres)	Golf Course Area (Acres)	School Site Area (Acres)	Commercial Area (Acres)
Oak Valley Specific Plan	3,458	191	60	428	45	373,745 Square Feet
Mesa Verde Estates Specific Plan Amendment (2007)	3,850	501.6 (Including 452.5 acres of Open Space Natural, 19.8 acres of Open Space Basin, and 29.3 acres of N.A.P.)	70 (Including 57.5 acres of Open Space Park and 12.5 acres of Open Space Private Recreation)	0	40.2 (85.2 acres total including 40.2 acre new school sites and the 45 Acre Mesa View School)	200,000 Square Feet
Increase or Decrease	Increased by 392	Increased by 310.6 Acres	Increased by 10.0 Acres	Golf Course was Totally Eliminated	Increased by 40.2 Acres	Decreased by 173,745 Square Feet

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COMPARISON BETWEEN THE PROPOSED SPECIFIC PLAN AND THE ADOPTED 2007 MESA VERDE ESTATES SPECIFIC PLAN

The Mesa Verde Estates Specific Plan was approved by City Council Resolution No. 2007-61 on October 15, 2007. **Table A, Comparison between the Proposed Specific Plan and the Adopted 2007 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 A
COMPARISON BETWEEN THE PROPOSED SPECIFIC PLAN AND THE ADOPTED 2007 MESA VERDE ESTATES SPECIFIC PLAN

	Resolution No. 2007-61	Revised Specific Plan	Description of Changes
Land Use			
Very Low Residential	104 lots	158 lots (10,000 s.f. lots included in Low Residential)	Estimated 158 lots, an increase of 54 lots (10,000 sq. ft. lots to be distributed within Low and other proposed residential land use designations.)
Low Residential	282 lots	586 lots (including 428 7,000 sq. ft. min. and 158 10,000 sq. ft. lots)	Increase of 304 lots total increase of 146 7,000 sq. ft. lots
Low Medium Residential	693 lots	693 lots (including 6,000 s.f. min.)	No change
Medium Residential	1,669 lots	1,669 lots (including 5,000 s.f. min.)	No change
Medium High Residential	344 lots	344 lots (including 4,000 s.f. min.)	No change
Multi-Family	358 units	358 units	No change
Total Units	3,450 units	3,650 units	Increase of 200 units
Commercial sq. ft.	350,000 sq. ft.	250,000 sq. ft., up to 350,000 sq. ft. maximum.	No Change[1].
Mixed Use	62.5 acres	46.5 acres	Decrease of approximately16 acres
Open Space (includes 29.3 acres of N.A.P.	481.8 acres	519.0 acres	Increase of 37.2 acres
Public Parks	57.5 acres	48 acres	Decrease of 9.5 acres
Private Recreation	12.5 acres	8.2 acres	Decrease of 4.3 acres

[1] At the discretion of the developer, non-residential square footage may be increased from the minimum 250,000 square feet to a maximum of 350,000 square feet, between like designated Mixed Use Planning Areas 1, 2, 3 and / or 4 and is permitted provided that: additional traffic analysis may be required to determine any new traffic impacts. All increases and/or transfers of non-residential square footage development between Mixed Use Planning Areas shall require an update to Table I.A, Planning Area Statistical Summary to be submitted to the City of Calimesa.

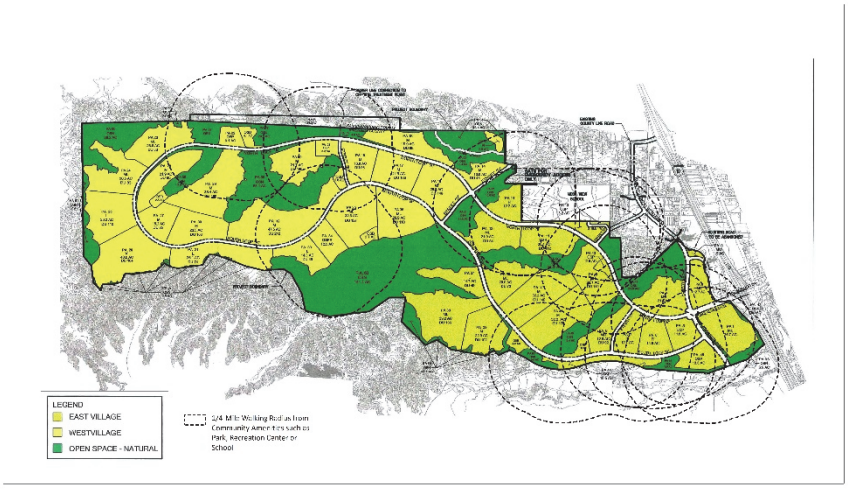
	Resolution No. 2007-61	Revised Specific Plan	Description of Changes
Pocket Parks for Medium Residential lots	100 sq. ft. per lot		No Requirement
Pocket Parks for Medium High Residential lots	100 sq. ft. per lot		No Requirement
Trails	21.5 miles	23.1miles	Increase by 1.6 miles
Elementary Schools	2 schools	2 schools	No Change
Middle School	1 school	0 school	Decrease of 1 school site
Roads	91.4 acres	87.5acres	Decrease of 3.9 acres
Environmental and Development Limits			
Oak Trees preserved	612 oak trees	628 oak trees	See Oak Tree Report Addendum (August 2016)
Oak Trees impacted	308 oak trees	289 oak trees	See Oak Tree Report Addendum (August 2016)
Oak Tree Mitigation Streetscape	772 oak trees		See Oak Tree Report Addendum (August 2016)
Oak Tree Mitigation Oak Woodlands	1,185 oak tress		See Oak Tree Report Addendum (August 2016)
Oak Tree Mitigation Manufacturing Slopes	1,740 oak trees		See Oak Tree Report Addendum (August 2016)
Grading - Cut and Fill	19,000,000 cy	19,000,000 cy	No Change
Corps Jurisdictional Water on-site	3.69 acres	3.69 acres	No Change
Corps Jurisdictional Water permanent impact on-site	0.46 acres	0.46 acres	No Change
CFDG Jurisdiction on-site	6.12 acres	6.12 acres	No Change
CFDG Jurisdiction on-site permanent impact on-site	1.01 acres	1.01 acres	No Change
Roads and Circulation			
Sandalwood Drive	Urban Arterial	Enhanced Major	No Change 134' ROW
North Loop A from Roberts Road to Street C/Street F	Major Highway	Major Highway	No Change
North Loop A from Street C/Street F to Street D	Major Highway	Secondary Highway	Decreased to Secondary Highway
North Loop A from Street D to Street E	Secondary Highway	Divided Collector	Decreased to Divided Collector Street
North Loop A west of Street E	Divided Collector	Collector Street	Decreased to 66' Collector Street
South Loop B west of Street E	Divided Collector	Collector Street	Decreased to 66' Collector Street
South Loop B from Street E to Roberts Road	Secondary Highway	Divided Collector	Decreased to Divided Collector Street
Street C	Divided Collector	Divided Collector	No Change. Relocated as extension of Street F
Street D from Street A to Street B	Divided Collector	Collector Street	Decreased to Collector Street

	Resolution No. 2007-61	Revised Specific Plan	Description of Changes
Street D from Street A to County Line Road	Collector Street	Collector Street	No Change
Street E	Collector Street	Collector Street	No Change
Street F	Divided Collector	Divided Collector	No Change
7th Street	Local	Local	No Change
Roberts Road from Sandalwood Drive to south PL	Arterial	Major Highway	Decreased to Major Highway
Roberts Road from Sandalwood Drive to north PL	Secondary Highway	Secondary Highway	No Change
Roberts Road off-site	Local Street/Partial	Secondary Highway	Increased to Secondary Highway
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.
County Line Road	Emergency Access	Emergency Access	No Change
Urban Arterial	ROW 134'	ROW 134	No Change
Arterial	ROW 108'	N/A	Elimination of Street classification
Major Highway	ROW 98'	ROW 105'-108'	Enhanced Parkways
Secondary Highway	ROW 96'	ROW 80'-104'	Enhanced Parkways
Secondary Arterial	ROW 80'	ROW 80'	No Change
Divided Collector Street	ROW 78'	ROW 80'	Enhanced Parkways
Collector Street	ROW 66'	ROW 66'	No Change
Local Street/Partial	ROW 56'	ROW 56'	No Change
Emergency Access	ROW 24'	ROW 24'	No Change

A. Neighborhood Structure

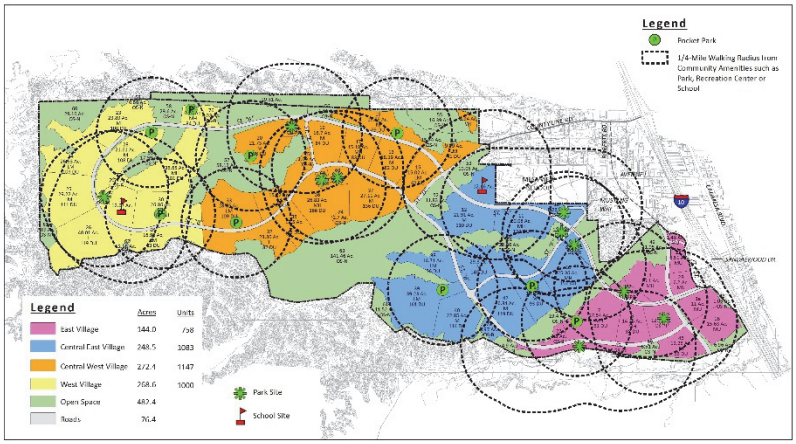
1. Mesa Verde Estates (2007) Approved Specific Plan

As approved, the Mesa Verde Estates Specific Plan (2007) calls for two large Villages with unevenly distributed public and community facilities. The "Quarter Mile Radius Map on the 2007 Neighborhood Plan" shows that 52% of the single family area is not within walking distance to a park, recreation center, or school.



B. Mesa Verde Specific Plan Amendment Proposal

The Specific Plan Amendment is proposing four smaller and more intimate Villages. These Villages will be "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 our proposed park and recreation centers distribution, only 4% of the single family area is not within a quarter mile walking distance.



C. Community Landscape Theme

1. Mesa Verde Estates (2007) Approved Specific Plan

The 2007 Approved Specific Plan calls for a "Spanish Mediterranean" landscape theme. Even though this maybe a valid concept, we don't believe that this palette fully embraces the character of the site and provides for a sustainable solution that currently applies.

2. Mesa Verde Specific Plan Proposal

The Project provides a revised Conceptual Landscape Master Plan and Landscape Design Guidelines. This plan and design guidelines will be more consistent with Mesa Verde's environmental setting. It will also include 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 Specific Plan is proposing 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 concept will be able to extend the open space character and theme into our development areas. The California Friendly palette will rely on trees and plants that require less water, therefore reducing water use and cost for maintenance. In order to fully implement this concept, we have increased our parkways on our loop street at key locations. This will allow us more flexibility in tree selection and also improve the pedestrian experience. In summary, the benefits of the California Friendly Landscape planting palette are:

a. Extending the open space character into the development

b. Major design element to define community Villages

c. Landscape palette more conducive to the site

d. California Friendly plants uses less water and are more sustainable

e. Reduced cost for maintenance

3. Public Parks and Community Private Recreation Facilities

D. Mesa Verde Estates Specific Plan text and EIR analysis

The Mesa Verde Estates Specific Plan text and EIR analysis calls for 66.1 gross acres of parks for 3,850 du and private recreation centers totaling 11.2 acres.

1. Specific Plan Resolution

The Specific Plan Resolution reduced the number of units to 3,450 with the direction of revising the text to reflect this change. We assume that the park acreage required would be revised to reflect the approved number of 3,450 units based on the City Park requirement of 5 acres/1,000 population. This would dictate the required parks to be reduced to 41.4 acres. Since the Private Recreation Facilities is not based on City requirements dictated by units, we assume that the Private Recreation Center will remain at 12.5 acres.

2. Specific Plan Amendment Proposal

The specific plan amendment is proposing 47.9 acres of public parks and would be consistent to the City requirements of providing a minimum of 5 acres/1,000 population. In addition, we are providing Private Recreation Centers totaling 8.2 acres. The public park

program will include 47.9 acres of public neighborhood parks. The table below shows that our proposed park program meets or exceeds all of the features and facilities as envisioned by the Mesa Verde Estates Specific Plan text.

TABLE B
COMPARISON BETWEEN THE PROPOSED SPECIFIC PLAN PARK PROGRAM AND THE ADOPTED 2007 MESA VERDE ESTATES SPECIFIC PLAN PARK PROGRAM

Features	2007 Specific Plan Text Park Program	Proposed Specific Plan Amendment Park Program[2]
Major Recreation Center	1	1
Minor Recreation Center	0	1
Major Pool	1	1
Minor Pool	0	1
Tennis Courts	4	4
Sport Fields (baseball)	7	10
Sport Fields (soccer)	4	6
Basketball Courts	2	3
Volleyball Courts	1	4
Playfields/Open Lawn	12	12
Gardens	4	0
Tot Lots	5	8
Picnic	16	19
Staging	1	1
Parking	6	10

E. Increase in Residential Units

1. Mesa Verde Estates Specific Plan text and EIR analysis

The Mesa Verde Estates Specific Plan text and EIR analysis considered 3,850 dwelling units with provisions to increase this number of units within 10% with an administrative approval of up to 4,235 dwelling units. In addition, the Mesa Verde Estates Specific Plan allowed additional units to be developed in the event that the designated school sites were not implemented for schools that would allow 195 additional units, for a total of 4,430 units.

2. Mesa Verde Estates Specific Plan Resolution

The final approved number of dwelling units was 3,450 with the same provision to allow an increase in the number of units within 10% as an administrative approval of up to 3,750 units. In addition, if the school sites were not implemented for schools, an additional 195 units would be allowed to be developed for a total of 3,945 units.

[2] Park Features are based on conceptual park plans included within the Specific Plan. Final park features may change in character and/or numbers.

3. Typical Subdivision

Based on a typical subdivision of 7,200 square foot lots, the total number of units that can be generated on the 1,492.4 acre site at 3 dwelling units per acre, would be 4,477 dwelling units.

4. Economic and Market Changes

The 2007 Specific Plan has not been implemented and, for a variety of reasons, cannot move forward in its current configuration. Changes in the economy, housing market, and ownership of the Specific Plan Area over the last 6 years have created the need to reexamine and refine some of the details of the approved Specific Plan so the Project can move forward.

The Specific Plan that was approved in 2007 allowed 3,450 units. Since then, the real estate industry has suffered a severe economic down turn. Conservatively, home prices have dropped $100,000 per unit. This situation has greatly affected the project ability to cover fixed cost for offsite regional improvements which will be beneficial not only for our project, but also for the City of Calimesa.

5. Specific Plan Amendment proposal

The current Specific Plan is requesting a total of 3,650 dwelling units. This is below the total number of units that would be generated by a typical subdivision, however, it provides all the benefits of a Master Planned Community including: open space, trails, parks, recreation centers, and schools. The requested number of units is close to the number of units that can be potentially achieved with an administrative approval and is within, and consistent to, the 2007 Specific Plan Text and EIR analysis.

The proposed mix of units consists of 90% single family lots and 10% multi-family homes which is consistent to the approved Specific Plan that allowed 90% single family lots and 10% multi-family homes. The increase of units helps the project to amortize fixed cost for regional improvements over more units, recognizing reduced home prices. In this respect, we are taking in to account the changing economic and market conditions and making the project a viable, and realistic project.

Design Improvements to the Mesa Verde community plan include:

a. Better-Defined Villages

The mesas and arroyos of the 1,492.4-acre site topographically divide the community into four natural Villages. Each of the four Villages need to be served by local parks and schools, and linked by trails to the natural open space areas.

b. Better-Served Neighborhoods

Each Village, in turn, is divided into Neighborhoods that will feature its own entry announcement and access to at least one community amenity, such as a park, recreation center, or school within a quarter mile of every resident.

c. Multi-Purpose Greenways

Open space trails and travel corridors within the community need to serve as Multi-purpose Greenways that connect the Neighborhoods and Villages, and include walkable and bikeable pathways, short-cuts, and scenic overlooks that encourage people to walk and bike, rather than drive their cars.

d. "Complete Streets"

Consistent with new California and Calimesa design directives, roadway designs need to include traffic-calming design elements like roundabouts, as well as multi-purpose community trails that can serve bicycles and equestrian use on designated segments. Opportunities to improve resident and visitor wayfinding, increase pedestrian safety, and reduce street lighting impacts on wildlife corridors should be captured.

e. Maintain Open Space Areas

Natural open space acreage in the 2007 Plan should be fully maintained, as should the plan's commitment to Oak Tree Protection. Where oak tree avoidance is not possible, the best existing trees should be transplanted into important parks other highly visible areas.

f. Smart Growth Phasing

The refined Project looks to progressively extend and improve public roadways, infrastructure, parks and schools, and other public facilities in reasonable phases that fully meet the needs of new residents, without getting out so far in front of public needs that the Project becomes infeasible to build and/or for the City and HOA to operate and maintain.

F. Commercial square feet

1. 2007 Mesa Verde Estates Specific Plan text and EIR analysis

The Mesa Verde Estate Specific Plan text and EIR analysis considered 200,000 square feet of commercial in the designated mixed areas.

2. Specific Plan Resolution

The approved commercial development was 350,000 square feet in the designated mixed use areas.

G. City of Calimesa Commercial Zoning and Need

The table below illustrates the amount of commercially zoned area within the City of Calimesa including the Mesa Verde project. This indicates that there is a potential of over 5 million square feet of commercial currently zoned in the City.

TABLE C
COMMERCIALLY-ZONED AREA WITHIN THE CITY OF CALIMESA

Land Use	Acres	FAR	SQ FT
Commercial	131.2	.25	1,428,224
Community	122.6	.25	1,335,332
Regional	87.3	.25	950,153
Neighborhood	37.4	.25	406,959
Neighborhood Village	23.2	.25	252,757
Village	57	.25	620,294
Visitor Serving	6.3	.25	68,934
		Total	**5,062,652**

Based on SCAG projections, the population of Calimesa in 2035 will be approximately 25,800. Based on a demand of 45 square feet of commercial development per capita, the total demand for commercial for the City of Calimesa will be 1,161,000 square feet compared to over 5 million square feet potential.

1. Market Study

Based on our recent market study, the commercial demands for our site is 150,000 square feet of commercial for local retail and services. Because of limited freeway visibility, not all of the planning areas will be appropriate for regional commercial and office use.

2. Specific Plan Amendment Proposal

The Specific Plan Amendment is targeting 250,000 square feet minimum, (up to 350,000 square feet maximum) of commercial. This is providing more commercial than what the project can justify and what is needed for the City of Calimesa. The role of our commercial is to primarily serve our future residents and be complementary to the City of Calimesa Main Street downtown.

H. Elimination of Infeasible Trails

1. 2007 Approved Specific Plan

The approved Specific Plan calls out the following trails categories with the stipulation of using existing trails "where feasible", and the construction of new trails "where feasible".

- Public sidewalks and bikeways
- Pedestrian and bike trails
- Perimeter pedestrian and bike trails
- Multi-use trails
- Multi-use trail perimeter
- Paseos

2. Specific Plan Proposal

After careful review, the proposed perimeter trails at the back of lots and along the open space are not feasible for the following reasons:

- Requires additional grading not included in the grading plan and EIR analysis
- Requires grading offsite without any agreement and the ability of grading offsite
- Perimeter trails will impact the privacy of residents with view fencing along their property
- Perimeter trails will provide access to rear lots and thereby potentially posing a safety issue for residents
- Perimeter trails are not critical in connecting to existing regional trails

Our proposed trails plan will provide the following to the trail system with the elimination of the infeasible perimeter trails.

- Public sidewalks and bikeways
- Pedestrian and bike trails
- Multi-use trails
- Paseos

The current trails plan continues to fulfill the City of Calimesa's Master Trails Plan goals for the area. It will enhance the public's trail use experience, contains more length of public trails, connects to all off-site trails that adjoin the site, and will result in fewer environmental impacts through the elimination of the previously proposed perimeter trail segments.

I. User Friendly Document

1. Mesa Verde Specific Plan Text

The 2007 Mesa Verde Specific Plan was not formatted to be a user friendly document as listed below:

- Not organized in a topical manner
- Repetition in many sections
- Extraneous information included in the body of the Specific Plan
- Project Statistical Tables are incorrect
- Specific Plan text analysis included exhibit references that is difficult to follow because all the exhibits are located at the end of the report and not integrated into the analysis of the report

2. Specific Plan Proposal

We are working with the request of staff to completely reorganize the Specific Plan to make it more user friendly.

- Consolidate sections to represent topical organization
- Move non-essential sections such as project background, historical project statistical comparisons, and General Plan Consistency to the Appendices
- Provide a summary of changes
- Integrate exhibits and consolidate analysis into pertinent sections

J. Summary

We believe that changes will result in a better plan and document. The changes we are suggesting meets the intent and consistency of the City's current General Plan and the previously approved Specific Plan of 2007. The changes are proposing are minor in nature and we believe it can be processed with an EIR addendum and a Specific Plan amendment.

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This table identifies non-residential uses and activities which may be permitted within the Mixed Use zoning district of this Specific Plan and also indicates the development procedure by which each listed use or activity may be permitted.

USES PERMITTED WITHIN MIXED USE ZONING DISTRICTS	
Legend: **P – Permitted** **D – Subject to development plan review** **C – Subject to conditional use permit**	
Use	**Development Review Procedure**
A. Commercial Uses	
Ambulance services	D
Antique shops	P
Art Galleries	P
Art supply shops and studios	P
Appliance stores and repair (large appliances)	D
Appliance stores and repair (small appliances)	D
Arcades	D
Athletic and health clubs	P
Auto supply stores	P
Automotive washing, self-service	D
Automotive washing, full-service	D
Bakeries, retail	P
Barber and beauty shops	P
Bicycle shops (non-motorized)	P
Blueprint, duplicating and photocopying services	P
Book stores and binders	P
Camera shops	P
Candy stores	P
Card and stationery shops	P
Catering services	P
Clothing stores	P
Cocktail lounge/bar, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)	C
Convenience store, including alcohol sales, not including the sale of motor vehicle fuel	C
Convenience store, not including alcohol sales, not including the sale of motor vehicle fuel	P

USES PERMITTED WITHIN MIXED USE ZONING DISTRICTS	
Legend: **P – Permitted** **D – Subject to development plan review** **C – Subject to conditional use permit**	
Use	**Development Review Procedure**
Convenience store, including the sale of motor vehicle fuel	C
Delicatessens	P
Department stores	P
Dry Cleaners	P
Fast food restaurants and other drive-in/drive-through businesses	C
Feed and Tack stores	D
Florists	P
Furniture Stores	P
General retail stores	P
Gift shops	P
Grocery stores	P
Hardware stores	P
Hobby, game and toy shops	P
Hotels and motels	D
Ice cream and yogurt shops	P
Interior decorating shops	P
Internet Cafes	P
Jewelry stores, including incidental repairs	P
Kiosks (parking lot film processing and key shops)	D
Laundries and laundromats	P
Liquor stores	C
Locksmith shops	P
Luggage/leather goods	P
Mortuaries	C
Music stores	P
Newspaper and magazine stores	P
Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fence-enclosed area)	D
Paint stores	D
Personal Services – includes: Day spas, massage establishments, tanning salons, tattoo or body piercing parlors, or uses deemed similar to any listed herein.	C
Pet Grooming	P

USES PERMITTED WITHIN MIXED USE ZONING DISTRICTS	
Legend: **P – Permitted** **D – Subject to development plan review** **C – Subject to conditional use permit**	
Use	**Development Review Procedure**
Pet shops and pet supply shops	P
Photography shops and studios and photo engraving	P
Plumbing shops and supplies	D
Postal Supplies and Services	P
Printers or publishers	P
Produce markets	P
Restaurants and other eating establishments, excluding fast food	
*With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license)	C
*Without entertainment and/or serving of alcoholic beverages	P
Schools (such as tutoring, dance, music, martial arts)	P
Service station (automotive without convenience sales)	C
Service station (automotive, with convenience sales)	C
Shoe stores and repair shops	P
Shopping centers	P
Specialty Clothing Stores	P
Specialty Food Stores, including Wine Shops and Health Food Stores	P
Sporting goods stores	P
Swimming pool supplies	P
Swimming pool sales/service (outdoor display)	C
Tailor shops	P
Theaters, including both motion picture and live performing arts (excludes open air theaters)	C
Tire sales and service	D
Upholstery shops	D
Veterinary offices and animal hospitals, including exterior kennels, pens or runs	C
Veterinary offices and animal hospitals, excluding exterior kennels, pens or runs	D
Video tape rental shops	P

USES PERMITTED WITHIN MIXED USE ZONING DISTRICTS	
Legend: **P – Permitted** **D – Subject to development plan review** **C – Subject to conditional use permit**	
Use	**Development Review Procedure**
B. Office and Related Uses	
Administrative and executive offices	P
Clerical and professional offices	P
Financial services and institutions	P
Insurance services	P
Law offices	P
Medical, dental and related health services for humans, including clinics and the sale of articles clearly incidental to the services provided	D
Mortgage services	P
Prescription pharmacies, when located within a building containing the offices of medical practitioners	P
Real estate services	P
Travel agencies	P
C. Public/Quasi-Public Uses	
Auditoriums	C
Churches and other religious institutions	D
Convalescent homes	D
Day nurseries, nursery schools and child care facilities, per state law	D
Educational institutions (public and private)	C
Fire and police stations	D
Meeting places of nonprofit civic groups, community organizations, clubs and lodge halls	D
Parks and recreation facilities (public or private)	D
Post offices	D
Public libraries and museums	D
Public utility and public service substations, reservoirs, pumping plants and similar installations, not including public utility offices	D
Wireless telecommunication facilities	D
D. Residential	
Live Work	P

USES PERMITTED WITHIN MIXED USE ZONING DISTRICTS	
Legend: **P – Permitted** **D – Subject to development plan review** **C – Subject to conditional use permit**	
Use	**Development Review Procedure**
E. Accessory Uses	
Accessory structures and uses located on the same site as a use subject to development plan review	D
Accessory structures and uses located on the same site as a use subject to a conditional use permit	C
Permanent outdoor storage within parking lot areas	C
F. Temporary Uses (Subject to the provisions of CMC 18.15.130 and the issuance of a temporary use permit (T))	T
G. Other uses similar to, and no more objectionable than, the uses identified above shall be reviewed per the process required by the similar use procedures, as determined by the Community Development Director. The Community Development Director will determine whether the use is subject to development plan review or conditional use permit.	

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MESA VERDE

SPECIFIC PLAN

Amendment

FINAL DOCUMENT

City of Calimesa

NOVEMBER 2017