

FINAL
~~**DRAFT**~~

HERITAGE OAKS
EQUESTRIAN
COMMUNITY
SPECIFIC PLAN

May 2007

City of Calimesa, CA



STORM WESTERN
DEVELOPMENT, INC.

HERITAGE OAKS
CITY COUNCIL APPROVED 08/20/07
RESOS 2007-67 THRU -70
AND ORDINANCE 273

DRAFT
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May 2007

CITY OF CALIMESA, CALIFORNIA

Prepared for

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TABLE OF CONTENTS

TABLE OF CONTENTS

SECTIONS	Page
1.0 SPECIFIC PLAN OVERVIEW	
1.1 Purpose and Intent.....	1-1
1.2 Project Location and Setting.....	1-1
1.3 Planning Objectives	1-2
1.4 Project Summary.....	1-2
1.5 Compliance with California Environmental Quality Act.....	1-5
2.0 PROJECT BACKGROUND	
2.1 Existing Site Features.....	2-1
2.2 Existing Land Uses.....	2-1
2.2.1 Land Uses On-Site.....	2-1
2.2.2 Surrounding Land Uses.....	2-5
2.3 Existing and Surrounding Zoning Designations.....	2-5
2.4 Previous Property Reviews.....	2-5
2.5 Drainage and Topography.....	2-7
2.6 Geology and Soils.....	2-8
2.7 Cultural Resources.....	2-8
2.7.1 Historic Resources.....	2-8
2.7.2 Archaeological Resources.....	2-8
2.7.3 Paleontological Resources.....	2-9
2.8 Oak Trees and Habitats.....	2-9
3.0 RELATIONSHIP TO CALIMESA GENERAL PLAN AND DEVELOPMENT CODE	
3.1 Relationship of Heritage Oaks Equestrian Community Specific Plan to City of Calimesa General Plan.....	3-1
3.1.1 Land Use Element.....	3-1
3.1.2 Transportation Element.....	3-2
3.1.3 Housing Element.....	3-2
3.1.4 Resource Management Element.....	3-2
3.1.5 Safety Element.....	3-3
3.1.6 Noise Element.....	3-4
3.1.7 Air Quality Element.....	3-4
3.2 Relationship of Heritage Oaks Equestrian Community Specific Plan to City of Calimesa Development Code.....	3-4

TABLE OF CONTENTS

4.0	COMMUNITY DEVELOPMENT PLAN	
4.1	Community Development Concept.....	4-1
4.2	Land Uses.....	4-2
4.2.1	Heritage Residential (HR).....	4-3
4.2.2	Open Space (OS).....	4-3
4.3	Circulation Concept.....	4-5
4.3.1	Existing Conditions.....	4-5
4.3.2	Project Access and Internal Circulation.....	4-6
4.4	Conceptual Grading Plan.....	4-9
4.5	Community Landscape Concept.....	4-11
4.5.1	Community Landscape Character.....	4-11
5.0	COMMUNITY INFRASTRUCTURE AND PUBLIC SERVICES	
5.1	Storm Drainage System.....	5-1
5.1.1	Existing Conditions.....	5-1
5.1.2	Storm Drainage Concept.....	5-4
5.2	Wastewater System.....	5-5
5.2.1	Off-Site System.....	5-5
5.2.2	Wastewater System Concept.....	5-5
5.3	Water System.....	5-5
5.3.1	Off-Site Water System	5-5
5.3.2	Water System Concept.....	5-8
5.4	Master Utilities Systems.....	5-8
5.4.1	Telephone.....	5-8
5.4.2	Natural Gas.....	5-8
5.4.3	Electricity.....	5-8
5.5	Public Services.....	5-8
5.5.1	Fire.....	5-8
5.5.2	Police.....	5-9
5.5.3	Public Schools.....	5-9
5.5.4	Public Street Lighting.....	5-9
6.0	COMMUNITY DESIGN GUIDELINES	
6.1	Community Design Character.....	6-1
6.2	Site Planning Guidelines.....	6-2
6.3	Architectural Design Guidelines.....	6-2
6.3.1	General Attributes.....	6-3
6.3.2	Building Articulation and Massing.....	6-6
6.3.3	Roof Forms and Materials.....	6-7
6.3.4	Building Materials and Colors.....	6-8
6.3.5	Windows and Doors.....	6-9
6.3.6	Garage Location and Garage Doors.....	6-10

TABLE OF CONTENTS

6.4	Landscape Design Guidelines.....	6-11
6.4.1	General Landscape Principles.....	6-11
6.4.2	Community Entry Treatment.....	6-12
6.4.3	Streets and Parkways.....	6-12
6.4.4	Community Trails.....	6-13
6.4.5	Community Walls and Fences.....	6-13
6.4.6	Community and Private Slopes.....	6-16
6.4.7	Recommended Plant Materials.....	6-16
6.4.8	Fuel Modification Zones.....	6-23
6.4.9	General.....	6-23
6.5	Oak Preservation and Treatment Guidelines.....	6-23
6.5.1	Oak Tree Preservation.....	6-25
6.5.2	Oak Tree/Development Interface.....	6-25
6.5.3	Oak Tree Setbacks.....	6-25
6.5.4	Oak Tree Maintenance.....	6-25
7.0	LAND USE REGULATIONS	
7.1	Purpose and Intent.....	7-1
7.2	Land Use Designations.....	7-1
7.2.1	Heritage Residential (HR)	7-1
7.2.2	Open Space (OS).....	7-1
7.3	General Provisions.....	7-3
7.3.1	Definitions.....	7-3
7.4	Land Use Development Standards.....	7-3
7.4.1	Heritage Residential (HR) District Regulations.....	7-3
7.4.2	Open Space (OS) District Regulations.....	7-5
8.0	COMMUNITY PHASING	
8.1	Development Phasing	8-1
8.2	Infrastructure Phasing.....	8-1
8.3	Phasing Adjustments.....	8-2
9.0	COMMUNITY IMPLEMENTATION AND ADMINISTRATION	
9.1	Administration.....	9-1
9.1.1	Specific Plan Implementation.....	9-1
9.1.2	Specific Plan Amendments.....	9-1
9.2	Applicability.....	9-2
9.3	Severability.....	9-3
9.4	Definitions.....	9-3
9.5	Boundaries and Designations.....	9-3
9.6	Design Guidelines.....	9-3

TABLE OF CONTENTS

LIST OF TABLES

Table 1-1, Project Summary.....	1-5
Table 4-1, Development Summary.....	4-2
Table 6-1, Recommended Plant Palette.....	6-19
Table 7-1, Site Development Standards Summary.....	7-6

LIST OF EXHIBITS

Exhibit 1-1, Regional Location Map.....	1-3
Exhibit 1-2, Site Vicinity Map.....	1-4
Exhibit 2-1, Existing Site Features.....	2-2
Exhibit 2-2a, Site Photographs.....	2-3
Exhibit 2-2b, Site Photographs.....	2-4
Exhibit 2-3, Existing Land Uses.....	2-6
Exhibit 2-4, Live Oak Woodland.....	2-11
Exhibit 4-1, Illustrative Development Plan.....	4-4
Exhibit 4-2, Circulation Plan.....	4-7
Exhibit 4-3, Street Cross-Section.....	4-8
Exhibit 4-4, Conceptual Grading Plan.....	4-10
Exhibit 4-5, Conceptual Landscape Plan.....	4-13
Exhibit 4-6, Community Entry.....	4-14
Exhibit 5-1a, Storm Drainage	5-2
Exhibit 5-1b, Detention Cross-Section	5-3
Exhibit 5-2, Wastewater System.....	5-6
Exhibit 5-3, Water System.....	5-7
Exhibit 5-4, Street Lighting	5-11
Exhibit 6-1, Architectural Style – Early California Ranch.....	6-4
Exhibit 6-2, Architectural Details – Early California Ranch.....	6-5
Exhibit 6-3a, Community Trails.....	6-14
Exhibit 6-3b, Community Trails Sections	6-15
Exhibit 6-4a, Community Walls and Fences.....	6-17
Exhibit 6-4b, Community Walls and Fences Sections.....	6-18
Exhibit 6-5, Fuel Modification	6-24
Exhibit 7-1, Land Use Districts.....	7-2

APPENDICES

Appendix A, Property Legal Description.....	A-1
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SECTION 1.0

SPECIFIC PLAN OVERVIEW

1.1 Purpose and Intent

The Heritage Oaks Equestrian Community Specific Plan is intended to provide for the orderly development of the proposed residential project in such a manner as to create an equestrian community of forty-five (45) high-quality residential homes. A primary goal of the proposed community design is to preserve the existing native oak tree habitat and the existing site topography, while providing for on-site drainage detention and downstream storm drainage improvements which resolve the existing storm run-off problems for homeowners downstream (west) of the property.



The Heritage Oaks Equestrian Community Specific Plan has derived from studies and input by the applicant's civil engineer, land planners, architects and environmental consultants. As a result the Specific Plan provides the City of Calimesa with a set of development plans, standards and guidelines to ensure the future creation and long-term maintenance of a high-quality equestrian community reflecting to goals of the City and residents of Calimesa. A General Plan Amendment and Zone Change are still required to allow for the Specific Plan uses; the Amendment and Zone Change will be processed concurrently with the Heritage Oaks Equestrian Community Specific Plan. A Tentative Tract Map implementing the planning and design objectives of the Specific Plan will be prepared and processed either concurrently and following the adoption of the Heritage Oaks Equestrian Specific Plan, the General Plan Amendment and the Zone Change.

1.2 Project Location and Setting

The proposed Heritage Oaks Equestrian Community consists of over 54 acres located in the City of Calimesa, in the County of Riverside, and lying within the eastern portion of the Yucaipa Valley of the San Gorgonio Pass Area. The City of Calimesa is surrounded by the San Bernardino Mountains to the north, the Crafton Hills to the west, and by the San Jacinto Mountains to the east and the San Timoteo Badlands to the south. (See Exhibit 1-1, Regional Location Map).

The subject property is located on the south side of County Line Road east of Holmes Way in the City of Calimesa, and immediately adjacent to the City of Yucaipa in the County of San Bernardino. The proposed project site is bounded by the Whisper Ranch subdivision in City of Yucaipa to the north and by vacant, undeveloped properties to the east and south, and scattered residential homes to the west, in the City of Calimesa (see Exhibit 1-2, Site Vicinity Map). The legal description for the proposed Heritage Oaks property is contained in Appendix "A" – Legal Description.

SPECIFIC PLAN OVERVIEW

The subject property is characterized by a combination of slopes, ravines and a plateau fronting on County Line Road, a seasonal drainage and oak habitat corridor running east to west through the central portion of the site, and rolling terrain to the east and south overlooking the central corridor. *Section 2.2 – Existing Site Features* identifies in more detail some of the more predominant features of the subject property and the surrounding environs.

1.3 Planning Objectives

The Heritage Oaks Equestrian Community Specific Plan establishes the planning concepts, design and development guidelines, and administrative procedures necessary to achieve the orderly development of the subject property. The Specific Plan is also intended to be consistent with and implement the goals, objectives and policies of the City of Calimesa General Plan. The General Plan goals and objectives are described in detail in *Section 3.0 – Relationship to Calimesa General Plan and Development Code*.

The following Planning Objectives, as outlined by the project proponent Storm-Western Development, Inc., specify the ground rules for what the Heritage Oaks Equestrian Community Specific Plan is attempting to accomplish and creates the framework for establishment of the new community.

Goal

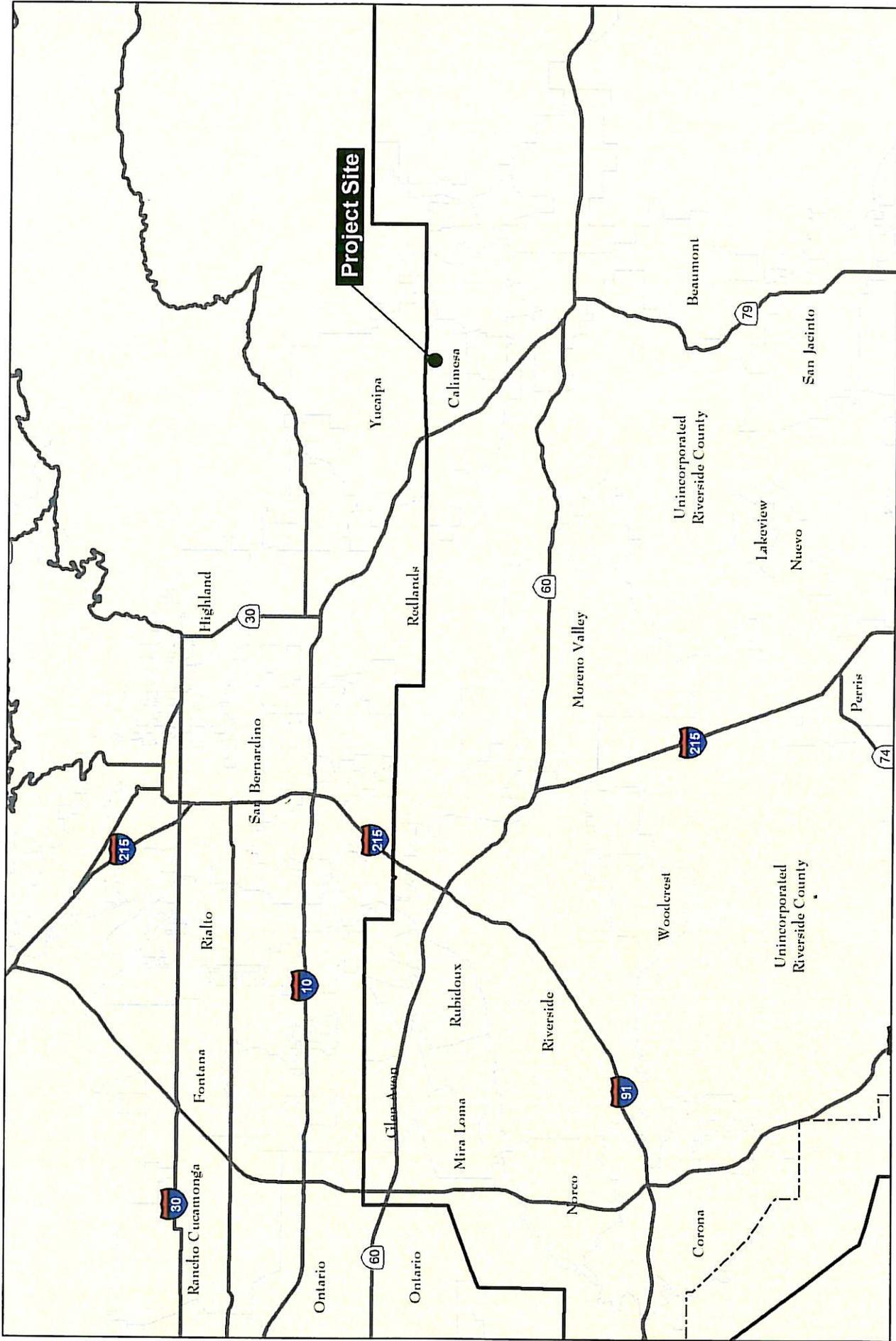
To create a livable, environmentally-sensitive equestrian neighborhood that captures the rural heritage of Calimesa.

Objectives

- ❑ Create a livable community which offers its residents opportunities for a variety of equestrian experiences.
- ❑ Provide high-quality housing at price ranges that meet the needs of the local market and community.
- ❑ Design the community in such a manner to act as a transitional buffer between existing surrounding residential uses and future planned land uses.
- ❑ Provide for a variety of open space, recreational and storm drainage infrastructure designs and improvements which service both on-site residents and surrounding community residents.

1.4 Project Summary

The 54-acre Heritage Oaks Equestrian Community is conceived as a high-quality rural neighborhood within the City of Calimesa. Oriented around and preserving the significant live oak woodland community found on the property, Heritage Oaks Equestrian Community will offer a distinctive neighborhood promoting a high-quality living environment and equestrian experience.



Source: Census 2000 Data.

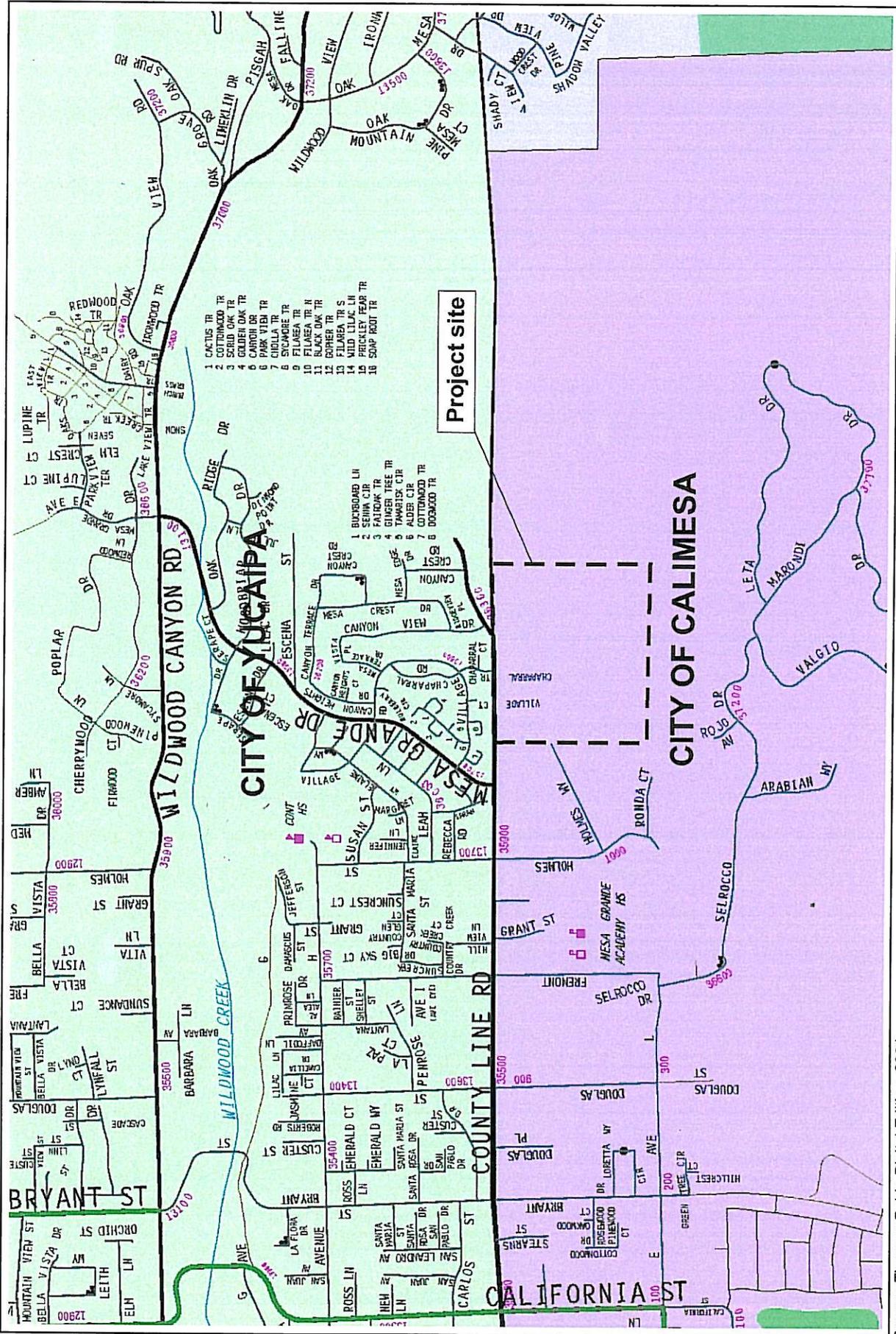


Michael Brandman Associates

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Exhibit 1-1 Regional Location Map

Exhibit 1-2 Site Vicinity Map



Source: Thomas Guide Digital Edition, 2004.



Michael Braundman Associates
26040001 • 10/2004 | 1-2_site_vicinity.cdr

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

SPECIFIC PLAN OVERVIEW

With 45 single-family residences on the 54 acres, Heritage Oaks provides a low-density buffer and transition between the higher density single family homes and single family condominiums to the north in the City of Yucaipa and the larger rural lots in Calimesa to the south and west.

Table 1-1
Heritage Oaks Equestrian Community

Project Summary

Specific Plan Designation	Gross Acres	Percentage	Dwelling Units	Density (du/ac)
Heritage Residential (HR) ¹	29.3	54.2%	45	1.5 du/acre
Open Space (OS) ²	22.5	41.6%		
Street Right-of-Way	2.3	4.2%		
County Line Road	-1.0			
"G" Street	-1.3			
Total	54.10	100.0%	45	0.8du/acre

- 1 - Acreage is calculated to the right-of-way lines of the perimeter streets, County Line Road and "G" Street., and includes all internal roads.
- 2 - Open Space acreage excludes internal roads

The residential lots have been designed around and integrated with the coast live oak trees and natural site drainage to preserve nearly all of the oak woodland. Over forty-one percent (41.6%) of the property will be maintained as natural open space, including the oak trees, and as on-site drainage and water quality treatment, offering amenities to community residents and protecting the public welfare and safety of Calimesa residents to the west.

Multi-purpose trails will be provided within the Heritage Oaks community, offering horse riding and walking opportunities to community residents. These proposed trails and an equestrian staging/parking area will provide opportunities to connect the City's larger future trail system currently being planned and created throughout the City of Calimesa.

1.5 Compliance with California Environmental Quality Act

A Final Initial Study/Mitigated Negative Declaration, dated February 2006, have been prepared for the Heritage Oaks Equestrian Community Specific Plan. The Initial Study and Mitigated Negative Declaration were prepared in accordance with the adopted guidelines of the State of California and the City of Calimesa. The Initial Study includes the Environmental Checklist form, a Project Description, Environmental Factors Potentially Affected, Evaluation of Environmental Impacts and description of the Environmental Checklist. The Mitigated Negative Declaration indicates that the

SPECIFIC PLAN OVERVIEW

Heritage Oaks Equestrian Community should not create any significant negative impacts which cannot be mitigated. The Mitigated Negative Declaration accompanies this Specific Plan as a separate document.

The Initial Study covers the Heritage Oaks Equestrian Community Development Plan and Land Use Plan, the circulation and infrastructure plans, the design guidelines, land use regulations and implementation mechanisms of the Specific Plan. This Initial Study also is applicable to the accompanying General Plan Amendment and Zone Change for the Specific Plan, and for future development projects (i.e., parcel maps, tentative tract maps, conditional use permits, grading permits, building permits, etc.) which are processed in conformance with the Heritage Oaks Equestrian Community Specific Plan.

SECTION 2.0

SITE BACKGROUND & CHARACTERISTICS

2.1 Existing Site Features

The subject property is characterized by a combination of sloping terrain, multiple drainage courses running to and through a central "valley", an oak woodland community following the major drainage area and north-facing and south-facing slopes and a plateau fronting on County Line Road along the northern portion of the site, and rolling terrain to the east and south overlooking the central "valley". See Exhibit 2-1, Existing Site Features and Exhibits 2-2A and 2-2B, Site Photographs.



The subject property includes coast live oak woodland, consisting of moderate to densely vegetated woodlands. The coast live oak trees extend to heights ranging from 30 to 80 feet, and are a prominent visual feature within the project site. These trees typically occur on the cooler north-facing slopes or south-facing slopes within shaded ravines.

Elevations on the site range from 2,795 feet at the western end of the primary drainage course exiting the property to 2,930 feet at the southeastern corner of the property. Site access from County Line Road is at 2,815 feet at the northwestern corner of the property to 2,910 at the northwestern corner. The intersection of County Line Road and Chaparral Trail is at an elevation of 2,858 feet and then dropping to approximately 2,840 feet immediately south of the intersection at the central "valley" floor.

2.2 Existing Land Uses

2.2.1 Land Uses On-Site

The proposed development property is primarily vacant and undeveloped. There are signs of local dumping of debris and trash on the site, as well as evidence of motorcycle dirt trails and jumps, and several "forts" and targets used in paint-ball fighting. Also, there are several old foundations located in the northwest corner of the subject property.



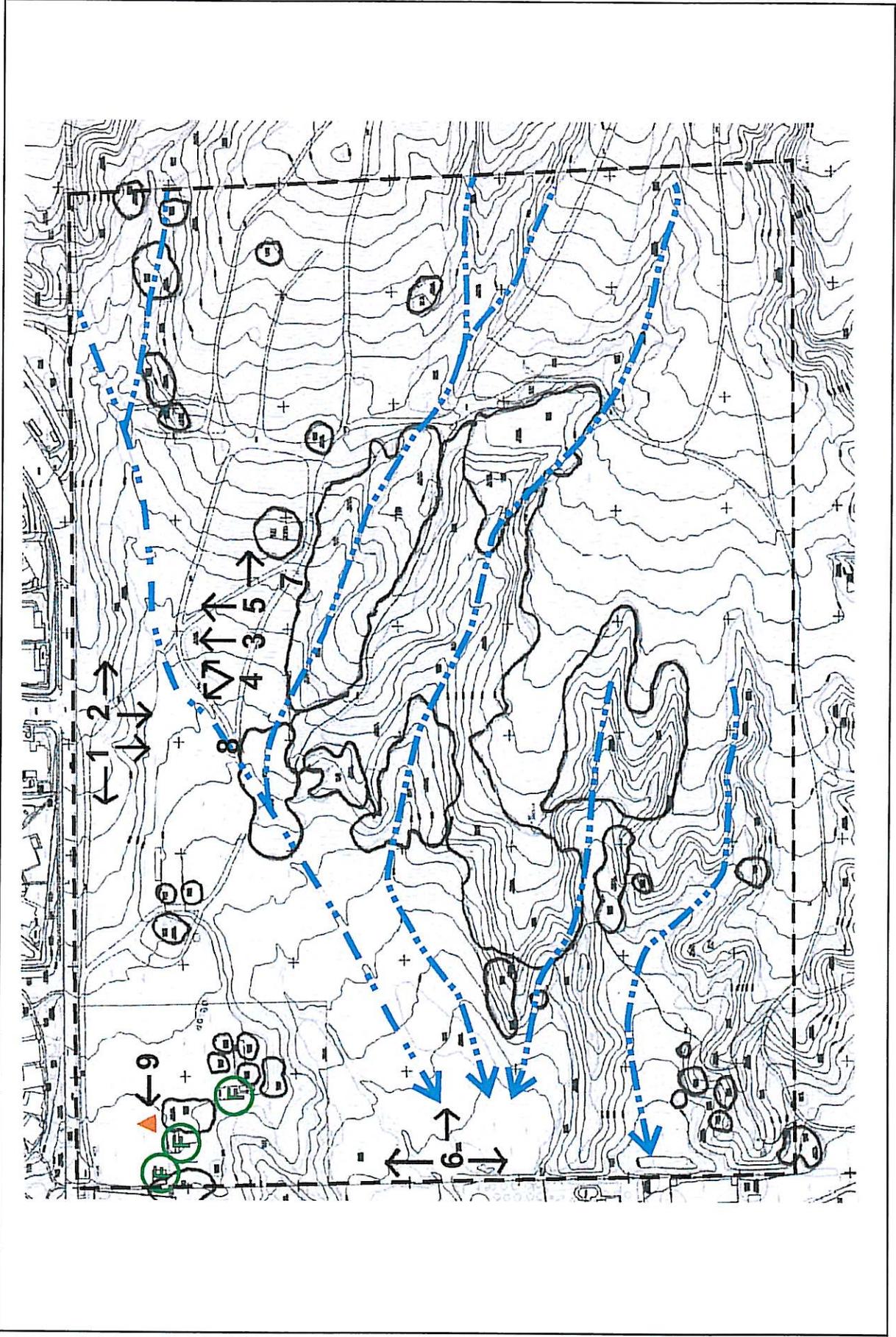


Exhibit 2-1 Existing Site Features

-  Site Photo Location
-  Drainage Courses
-  Oak Trees & Major Vegetation
-  Mono Pine - Telecommunication Facility
-  Existing Foundations



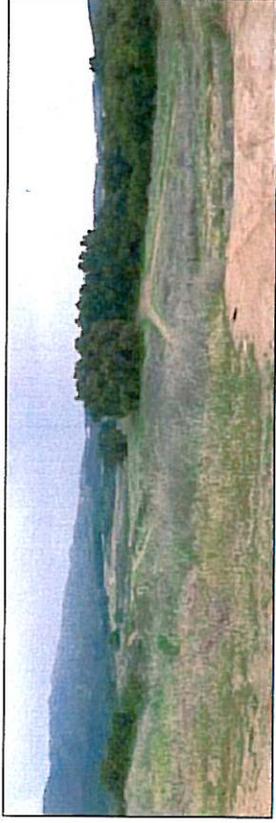
Michael Brandman Associates

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HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



Photograph #1 - View from County Line Road/Chaparral to South & West



Photograph #2 - View from County Line Road/Chaparral to South & East



Photograph #3 - View from Central "Valley" to West



Photograph #4 - View from Central "Valley" to North (City of Yucápa)



Photograph #5 - View from Central "Valley" to East



Michael Brandman Associates

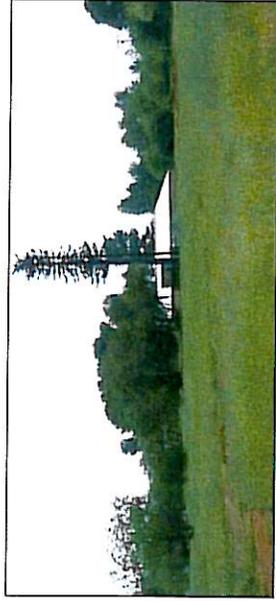
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Exhibit 2-2a Site Photographs

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



Photograph # 6 - View from West Property Line Looking at Existing Detention Area & Oaks



Photograph # 9 - Existing Wireless "Monopine"



Photograph # 7 - Debris & "Forts" in Oak Tree



Photograph # 8 - More Debris



Michael Brundman Associates

26040001 • 10/2004 | 2-2b_site_photographs.cdr

Exhibit 2-2b Site Photographs

SITE BACKGROUND & CHARACTERISTICS

Additionally, a 50-foot tall telecommunication tower (“monopine”) and equipment shelter has been erected recently in the northwestern corner of the site at County Line Road.

2.2.2 Surrounding Land Uses

Immediately surrounding the Heritage Oaks Equestrian Community property are mixtures of residential uses at various densities & types, and undeveloped properties. Most of the existing residential uses are to the north, located in the City of Yucaipa, and primarily consist of residential subdivisions. (See Exhibit 2-3, Existing Land Uses).

- North – Two (2) existing single family residential tracts. The first, Whisper Ranch, consists of single family homes on 10,000 square foot lots; the second is a single family condominium tract called Country Village.
- East - Vacant property.
- South – Vacant property.
- West – In the distance existing single family residential lots of one-half to one acre in size; and a covered-reservoir facility operated by the South Mesa Water Company.

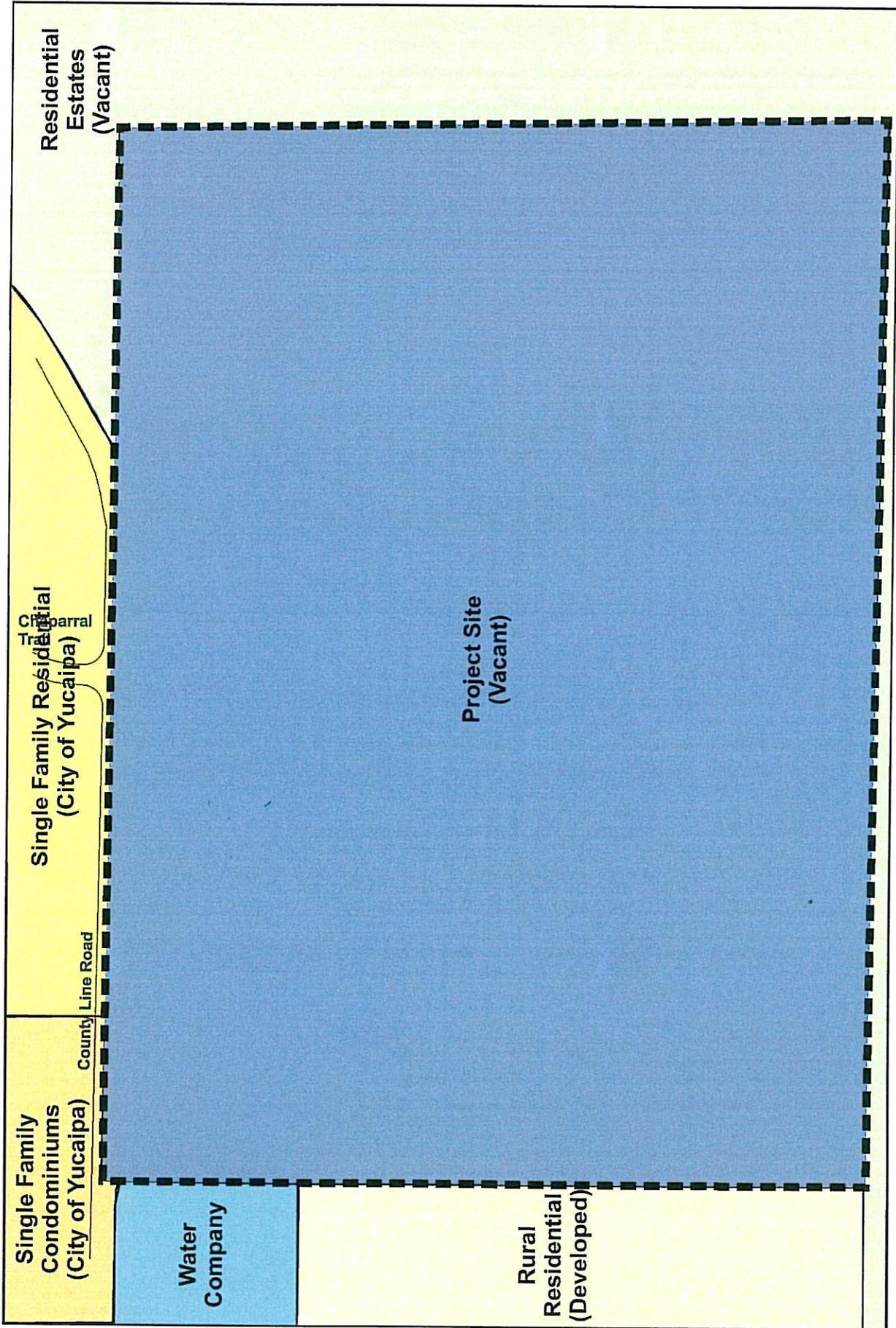
2.3 Existing and Surrounding Zoning Designations

The project property is currently zoned Residential Estate (RE) by the City of Calimesa. The Residential Estate zoning designation is intended to allow for development of single family detached homes at 5 acres per dwelling unit.

- Properties north of the project property are located in the City of Yucaipa and are zoned RS10, which permits single family dwellings on 10,000 square foot lots; the property known as Country Village, a condominium tract, is also designated as a legal non-conforming use.
- Properties east of subject property are located in the City of Calimesa and are zoned Residential Estate (RE), 5 acres per dwelling unit.
- Properties south of subject property are located in the City of Calimesa and are zoned Residential Estate (RE), 5 acres per dwelling unit.
- Properties west of subject property are located in the City of Calimesa and are zoned Residential Rural (RR), 20,000 square feet per dwelling unit.

2.4 Previous Property Reviews

In 2001 the previous project proponent and owner of the subject property, Bonita Properties, filed several development applications with the City of Calimesa for the creation of a forty-four (44)



**Exhibit 2-3
Existing Land Uses**

- Rural Residential
- Residential Estates (Vacant)
- Project Site

- Single Family Residential
- Single Family Condominiums
- Water Company



Michael Brandman Associates

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SITE BACKGROUND & CHARACTERISTICS

single-family lot subdivision and 20 acres of open space. The previous proposed applications included the following actions:

- Tentative Tract Map No. 29964 – 44 lots on 55 acres.
- General Plan Amendment 0011-002 from Residential Estate to Residential Rural
- Zone Change 0011-001 from Residential Estate to Residential Rural

Additionally, the City of Calimesa prepared and processed an Initial Study, Environmental Checklist and Mitigated Negative Declaration (SCH# 2001091155) for the proposed project applications.

The previous development proposal of the subject property included the re-grading of the majority of the site, the removal of most of the existing oak trees and their habitat, re-alignment of the existing on-site drainage, and creation of an on-site detention basin.

During the public review phase of the previously proposed project, the primary issues of discussion included traffic, drainage, oak trees, density and trails. Prior to any approvals by the City of Calimesa, all development applications were withdrawn by the project proponent.

2.5 Drainage and Topography

The subject property lies within an area of gentle slopes and wide ravines surrounding a central “valley” floor. The properties watershed area encompasses approximately 314 acres. The existing watershed and its characteristics are fully described in *Heritage Oaks Equestrian Community Hydrology Study by Fusco Engineering, dated December 6, 2005*. A major drainage course enters the property near the northeast corner of the site, traversing through the “valley” floor and exiting the subject property at the center of the western property boundary. Additionally, several minor drainage courses flow from the higher hills to the east, meeting within the project property. Some of these drainage courses are well defined and cut into the terrain, others are less so. Additionally, the project site receives some flows from the existing Whisper Ranch residential community, located north of County Line Road. Storm drainage flows entering the subject property from both the major course and minor drainage courses ranged from a peak of 184 cubic feet per second for a 2-year event up to 541 cubic feet per second for a 100-year event storm.

The properties immediately west of the project property are raised above the elevation of the site, thereby creating a “levee” and a natural ponding area. Water flows above the capacity of this “levee” are directed around it and then sheet flows across numerous properties to the west on the paved street and in a discontinuous earthen channel adjacent to the street. During periods of significant rainfall the residential properties to the west can experience substantial flooding and depositing of silt and debris.

Elevations on the project property range from 2,795 feet at the western end of the primary drainage course exiting the property to 2,930 feet at the southeastern corner of the property. Site access from County Line Road is at 2,815 feet at the northwestern corner of the property and 2,910 feet at the northeastern corner. The intersection of County Line Road and Chaparral Trail sits at an elevation of 2,858 feet and then drops to an elevation of approximately 2,840 feet immediately south of the intersection at the central “valley” floor.

2.6 Geology and Soils

The City of Calimesa, and therefore the subject property, is located in a seismically active portion of Southern California. A geotechnical report was prepared by Inland Foundation Engineering (dated January 18, 2001) on the subject property for the previous project applications. According to this report, the subject property is located just over 1 mile east of the San Geronio Pass Fault with an estimated potential magnitude of 7.2; approximately 4.1 miles west of the San Andreas Fault with an estimated potential magnitude of 7.4; and approximately 8.2 miles east of the San Jacinto Fault with an estimated potential magnitude of 6.9.

Additionally, the geotechnical report indicates that groundwater is approximately 100 feet below the ground surface of the subject property. Therefore, the potential for liquefaction is extremely remote.

The subject property is underlain by granular soils in loose to medium dense conditions. The soils are primarily silty sands underlain granitic bedrock at depth. The subject property is crossed by several alluvial-filled ravines, with an alluvial plain present on the northwestern portion of the site. The previously prepared geotechnical report indicated the thickness of the recent alluvium to be up to twelve and one-half feet.

2.7 Cultural Resources

2.7.1 Historic Resources

According to the City of Calimesa General Plan, no historic structures listed by the National Register of Historic Structures are located within the City of Calimesa. Other historic structures or sites designated by the State of California and listed in the City's General Plan include Haskell Ranch, the Livatt House, the Old Post Office, the Humphrey House, the Singleton House and an Indian Village. None of these sites or structures occurs on the subject property.

During the cultural resource survey conducted by Michael Brandman Associates in 2005, several sets of historic features were detected, including a well shaft and cage surrounded by concrete footings, 2 fragments of structures of an old ranch complex, and abandoned well heads and concrete slabs. However, these features have been heavily impacted since their abandonment. Any further artifacts recovered during grading or construction activities shall be offered to the Yucaipa Historical Society or to another accredited museum repository, as determined by the City of Calimesa. Sacred Native American cultural items, if recovered, should be deeded to local tribal authorities after consultation with such authorities.

2.7.2 Archeological Resources

According to the City of Calimesa General Plan, several archeological sites have been identified. All of these sites are located in the area of the San Timoteo Canyon and San Timoteo Creek several miles southwest of the project property.

SITE BACKGROUND & CHARACTERISTICS

A cultural resource report was prepared on the subject property for the proposed project by Michael Brandman Associates (dated May 31, 2005). The cultural resource record search for Riverside County sites indicated that the subject property had not been surveyed for cultural resources. During the cultural resource survey conducted by Michael Brandman Associates, no cultural resources of potential significance were observed. The full findings of this cultural resource survey and report are contained the separate Initial Study/Mitigated Negative Declaration.

Should any cultural artifacts be recovered during grading or construction activities, such artifacts shall be offered to the Yucaipa Historical Society or to another accredited museum repository, as determined by the City of Calimesa. Sacred Native American cultural items, if recovered, should be deeded to local tribal authorities after consultation with such authorities.

2.7.3 Paleontological Resources

The City of Calimesa General Plan describes previous paleontological investigations conducted within the San Timoteo Badlands, including areas within Calimesa. The conclusion of the report was that the San Timoteo Badlands area and the western portion of Calimesa have high potentials for producing significant paleontological findings.

A cultural resource report was prepared on the subject property for the proposed project by Michael Brandman Associates (dated May 31, 2005). Attached to this document (as Appendix C) is a report from Dr. Scott of the San Bernardino County Museum's Division of Geological Sciences detailing aspects of the paleontology of the project vicinity. The report indicates that the project area is located on exposures of Pleistocene fan deposits, overlain by a thin veneer of Holocene sediments. The Pleistocene deposits have high potential to contain paleontological resources, and should be monitored during future grading and construction activities. Any artifacts recovered during grading or construction activities shall be offered to the Yucaipa Historical Society or to another accredited museum repository, as determined by the City of Calimesa. Sacred Native American cultural items, if recovered, should be deeded to local tribal authorities after consultation with such authorities.

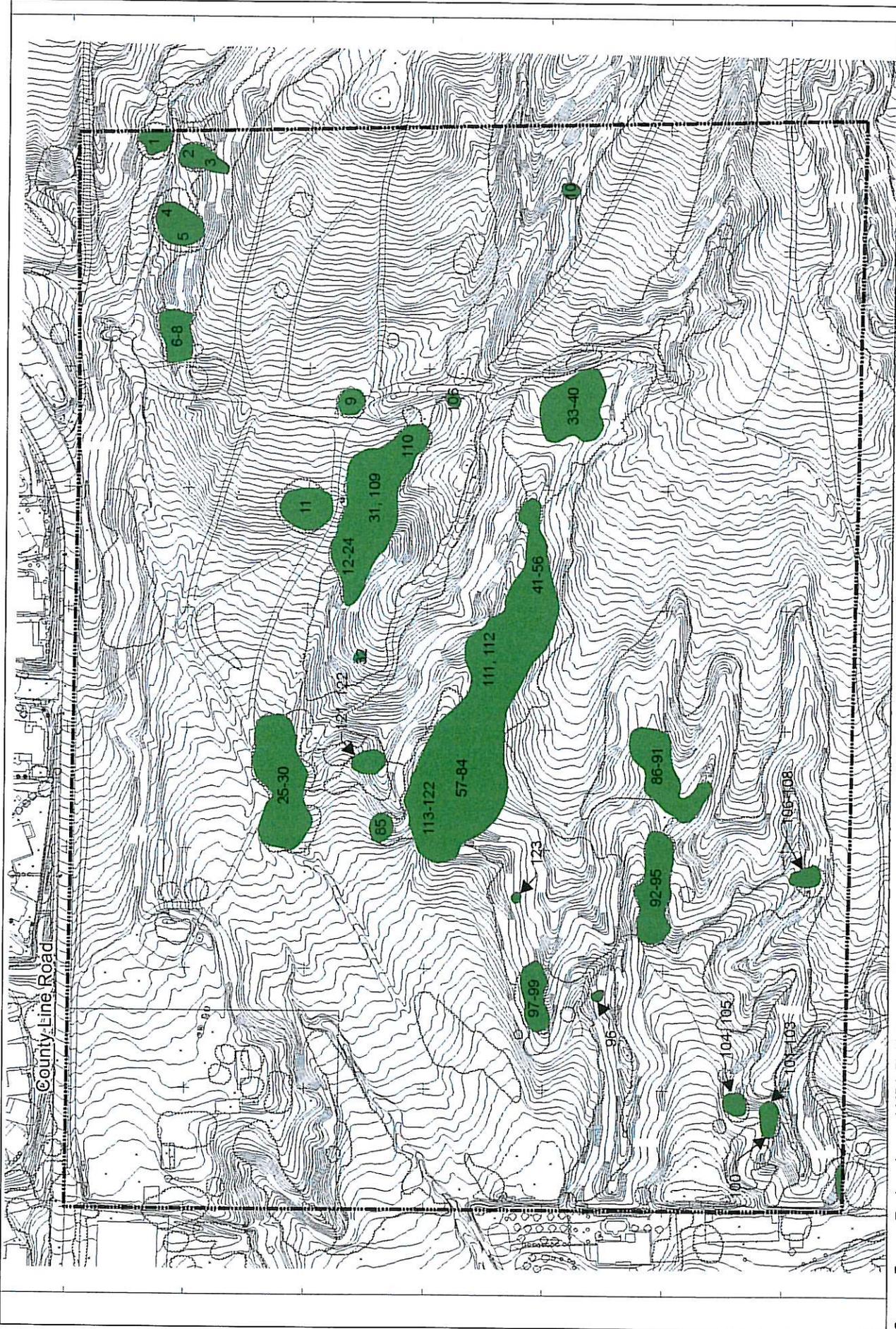
2.8 Oak Trees and Habitats

The subject property includes a viable coast live oak woodland plant community, consisting of moderate to densely vegetated woodlands dominated by coast live oak trees (*Quercus agrifolia*). These trees reach 30 to 80 feet in height and usually occur on north-facing slopes or south-facing slopes within shaded ravines. Dominant plant species on the subject property include coast live oak, toyon (*Heteromeles arbutifolia*) scrub oak (*Quercus berberirdifolia*, or *Quercus dumosa*), laurel sumac (*Malosma laurina*), poison oak (*Toxicodendron diversilobum*), and Mexican elderberry (*Sambucus mexicana*). Like most oak woodland area, the leaf litter layer below the canopy is fairly deep, which tends to inhibit growth of a dense shrub layer. Where openings occur among the live oak trees, the areas are typically occupied by the native shrubs noted above and non-native weedy plant such as ripgut brome grass (*Bromus diandrus*) and horehound (*Marrubium vulgare*).

SITE BACKGROUND & CHARACTERISTICS

Recent field inventories were conducted on the subject property by a certified arborist. By means of 123 numbered tags issued to the arborist, 121 coast live oak trees were tagged (excluding #69 and 76) during the survey and inventory. The one hundred twenty-one (121) individual coast live oak trees, excluding saplings, were identified and mapped, as illustrated on *Exhibit 2-4, Live Oak Woodland*. The surveyed outlines of the individual and tree stands include five (5) feet outside the oak tree's actual +canopy/drip-line. A few of the oak trees are less than 30 feet in height, most are taller, with the majority of the oaks in excess of 40 feet in height. Several of the oak trees are considered to be quite mature (100 to 200 years old) and with canopy spreads of over 80 feet. While several of these trees occur as scattered stand-alone individuals, the majority of the coast live oak trees are found in one of several identifiable oak woodland community groups. These groups generally occur from northeast to southwest in association with the five small arroyos that traverse the project property. The oaks tend to concentrate around the lowest parts of the arroyos and on the cooler, moister north-facing slopes.

The majority of the oak trees on the subject property are considered to be in fair to good condition. However, several oaks located in the most southerly arroyo are in very poor condition or nearly dead. A full inventory and description of the coast live oak trees are included in the *Final Initial Study/Mitigated Negative Declaration* prepared by Michael Brandman Associates, dated February 2006.



Source: Fusco Engineering and MBA Field Survey.



Tree Number
 Coast Live Oak

Exhibit 2-4 Live Oak Woodland

SECTION 3.0

RELATIONSHIP TO CALIMESA GENERAL PLAN AND DEVELOPMENT CODE

3.1 Relationship of Heritage Oaks Equestrian Community Specific Plan to City of Calimesa General Plan

The City of Calimesa General Plan provides for the creation of Specific Plan Area(s), which "... may be prepared for any area in the City, but are best utilized when prepared for land which is environmentally constrained, has unique land use concerns, or requires the flexibility of a specific plan to design a development which is mutually beneficial to the City and the property owner. Specific plan are required to be consistent with all elements of the General Plan"¹

The Heritage Oaks Equestrian Community Specific Plan, as stated above, is required to be consistent with all elements of the Calimesa General Plan, and will refine the policies contained in the General Plan. In particular, the specific plan focuses on the further refinement and implementation of the applicable goals contained in the City of Calimesa General Plan.

3.1.1 Land Use Element

Rural Atmosphere and Quality of Life

GOAL 1: *Preserve and enhance the rural atmosphere and quality of life in Calimesa.*

Growth Management

GOAL 2: *In order to preserve the quality of life, the character of the community, and to manage growth in Calimesa, allow development which is contiguous or close to existing development and in conjunction with the availability of infrastructure, public facilities and services.*

Land Use Compatibility

GOAL 3: *Locate land uses to achieve maximum compatibility while improving or maintaining the desired quality of life.*

Preservation of Natural Resources and Environmentally Sensitive Areas

GOAL 5: *Preserve the natural beauty, minimize degradation of the Calimesa area, and provide protection of environmentally sensitive resources.*

Storm Drainage

GOAL 9: *Ensure that adequate flood control facilities are provided prior to or concurrent with development, in order to protect the lives and property of Calimesa residents.*

The Heritage Oaks Equestrian Community Specific Plan will create a residential development which acts as a transition zone between Rural and Estate Residential land uses, at a density between these designations. Opportunities for a rural equestrian lifestyle will be

¹City of Calimesa General Plan, April 4, 1994, page 1-20.

created, while the design of the Community Plan and the standards of the Specific Plan will ensure the preservation of the native live oak woodland community.

3.1.2 Transportation Element

Transportation System

GOAL 1: Provide a balance transportation system that ensures the safe and efficient movement of people and goods throughout the City, while minimizing the use of land for transportation facilities.

Transportation Planning

GOAL 2: Develop a transportation system integrated with land use planning and responsive to the needs of the community.

Trails and Bikeways

GOAL 7: Plan for and seek to establish an area-wide system of equestrian, hiking and bicycling trails, with linkages to parks and trail systems of adjacent jurisdictions.

Arterial Access

GOAL 8: Establish vehicular access control policies in order to maintain and insure the effectiveness and capacity of arterials.

The Heritage Oaks Equestrian Community Plan establishes an effective vehicular system design which minimizes impacts on surrounding land uses and whose design is coordinated with and within the capacity of the existing transportation facilities. Additionally, the Community Plan creates opportunities for new equestrian and pedestrian trails and linkages.

3.1.3 Housing Element

Housing Maintenance and Preservation

GOAL 1: Encourage the maintenance and rehabilitation of the existing housing stock.

Equal Opportunity

GOAL 2: Promote housing access and equal opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color or handicap.

Housing Production

GOAL 3: The City will work to provide opportunities for the development of new housing units to meet the housing needs of all economic segments of the population without disrupting the existing rural community feeling and without compromising environmental integrity.

Housing Opportunities

GOAL 4: Improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public assistance and financing.

The Heritage Oaks Equestrian Community Specific Plan will increase the number of rural, equestrian-oriented homes in the City of Calimesa rather than additional suburban housing. Homes within the community will be open to all persons, and will preserve the rural community feeling.

3.1.4 Resource Management Element

Water Resources

GOAL 1: Conserve and protect surface water, groundwater and imported water sources.

Geologic Resources

GOAL 2: Conserve and protect significant landforms and hillside areas.

Biological Resources

GOAL 3: Conserve and protect significant stands or mature trees, native vegetation, and wildlife habitat within the planning area.

Cultural Resources

GOAL 4: Promote cultural awareness through the preservation of the City's historical, archaeological and paleontological resources.

Energy Resources

GOAL 5: Conserve energy resources through the use of current energy conservation practices and technology.

Agricultural Land

GOAL 6: Conserve where appropriate, and avoid premature conversion of agricultural lands to urban development.

Open Space Areas

GOAL 7: Seek to provide a network of open space area to preserve natural resources and to provide visual and physical relief from urban development.

Recreational Facilities

GOAL 9: Develop and maintain recreational facilities as economically feasible, and that meet the needs of all segment of the community for recreational activities, relaxation and social interaction.

The Heritage Oaks Equestrian Community Specific Plan will preserve a considerable portion of the natural resources of the project property. Much of the existing native live oak woodland community will be preserved and integrated into the community. Further, the design and location of water drainage corridors and basins will preserve and/or create additional visual open space.

3.1.5 Safety Element

Seismic and Geologic Hazards

GOAL 1: Minimize injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, and landslides.

Hillside Management

GOAL 2: Minimize grading and otherwise changing the natural topography, while protecting the public safety and property from geologic hazards.

Flood Hazards

GOAL 3: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

Fire Hazards

GOAL 4: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Hazardous Materials

GOAL 5: Reduce the potential for hazardous waste contamination in the City.

The Heritage Oaks Equestrian Community Specific Plan incorporates existing terrain and site features into its design, thereby minimizing grading and disruption of natural features. Flood control and water drainage improvement are also incorporated into the community design, protecting on-site and down-stream residents and properties alike. Fuel Modification Zones will be incorporated into the design of the community, further protecting residents and property from fire hazards.

3.1.6 Noise Element

Land Use Compatibility

GOAL 1: *Ensure that all land uses are protected from excessive and unwanted noise.*

Noise Control

GOAL 2: *Work towards the reduction of noise impacts from vehicular traffic and trains.*

The Heritage Oaks Equestrian Community Specific Plan incorporates the design of community walls along County Line Road to protect residents from unwanted noise levels. Within the community vehicular traffic will be distributed to two access roads to minimize noise impacts on individual homes.

3.1.7 Air Quality Element

Alternative Travel

GOAL 1: *Promote alternative travel arrangements.*

Energy Consumption

GOAL 4: *Reduce emissions associated with energy consumption.*

Particulate Emissions

GOAL 5: *Reduce fugitive dust emissions.*

Building and Operational Emissions

GOAL 6: *Reduce air pollution emissions and impacts through siting and building design.*

The Heritage Oaks Equestrian Community Specific Plan incorporates the existing terrain into the community design, thereby eliminating unnecessary grading activities and the resulting dust and air pollution emissions. Further, alternative multi-purpose trail system is designed within the community to encourage non-vehicular travel.

3.2 **Relationship of Heritage Oaks Equestrian Community Specific Plan to City of Calimesa Development Code**

The Heritage Oaks Equestrian Community Specific Plan provides detailed development standards and design guidelines for the future development of the subject property. Upon adoption of the Heritage Oaks Equestrian Community Specific Plan by the City of Calimesa, this Specific Plan shall be the zoning document for the subject property. Unless otherwise stated in the specific plan, the development regulations, standards and procedures of the Heritage Oaks Equestrian Community Specific Plan supersede the relevant provisions of the City of Calimesa's Development Code. If not specifically addressed in this Specific Plan, the applicable provisions of the City of Calimesa Development Code and Municipal Code shall apply.

All development changes shall be subject to the appropriate review procedures and provisions of the City of Calimesa Development Code, in addition to the provisions of this Specific Plan. Subsequent development approvals, such as site plan reviews, tentative tract maps, parcel maps and other approvals, must be consistent with both the Heritage Oaks Equestrian Community Specific Plan and the City of Calimesa Development Code.

SECTION 4.0

COMMUNITY DEVELOPMENT PLAN

4.1 Community Development Concept

The overall development concept for the Heritage Oaks Equestrian Community Specific Plan envisions an equestrian-friendly residential community which captures and enhances the rural heritage of Calimesa. The Development Plan establishes the type, location and character of the development to take place within the project boundaries, while allowing for the creative design of individual homes and neighborhoods.

The design concept of Heritage Oaks Equestrian Community is derived from the preservation of the site's natural features and character. The residential and open space land uses, the street layouts, the extent of grading and the design of the storm drainage system are all based on the idea of preserving the existing coast live oak woodland and maintaining the supporting natural drainage courses. Adding to this unique site character is the proposal of high-quality equestrian lots. Heritage Oaks is conceived to be a long-term benefit to the City of Calimesa.

The Heritage Oaks Equestrian Community is intended and conceived to be an asset to the City of Calimesa and the surrounding neighborhoods. To guide this overall development concept and commitment to the City, the following primary development objectives are established within the Specific Plan:

- Create a livable community which offers its residents opportunities for a variety of equestrian experiences.
- Assure the long-term equestrian rights of Heritage Residential home owners in the community.
- Provide high-quality housing at price ranges that meet the needs of the local market and community.
- Maintain a rural atmosphere within the community through the use of appropriate landscaping, lighting and trail system.
- Design the community in a manner to act as a transitional buffer between existing surrounding residential uses and future planned land uses.
- Protect the site's natural attributes and aesthetic values, i.e. natural drainage courses, oak trees and terrain.

- o Provide for a variety of public open space, recreational and infrastructure designs and improvements which will service both on-site residents and surrounding communities' residents.

4.2 Land Uses

The 54-acre Heritage Oaks Equestrian Community Specific Plan provides a mixture of equestrian and rural residential housing and public open space consistent with the overall objectives of the Calimesa General Plan. While preserving the existing oak tree stands, the development of the subject property is to provide a transition from the more dense single-family tracts to the north in the City of Yucaipa to the existing and future larger lot residences to the south and west.

The Heritage Oaks property is characterized by sloping terrain with several drainage courses running to and through the site. An oak woodland community follows the major drainage course and several minor tributaries, providing the predominant physical and environmental characteristics of the property. The majority of this oak woodland community and accompanying drainage courses are preserved within the Open Space designation.

As shown by the *Illustrative Development Plan, Exhibit 4-1*, and *Table 4-1, Development Summary*, the Heritage Oaks Equestrian Community has an overall density of less than one dwelling unit per gross acre, and a maximum unit allocation of 45 dwellings. The *Illustrative Development Plan* indicates two (2) land use categories, Heritage Residential (HR) and Open Space (OS). The HR residential category has been assigned a maximum density which may not exceed 45 lots. The Open Space areas are to preserve the existing live oak woodland communities found on the subject property, and for certain areas necessary to provide flood control and drainage to- and from-the subject property. The boundaries and acreage of each land use category, as shown on the *Illustrative Development Plan* and in the Development Summary table, are approximate, and will be precisely determined in the tentative tract approval process concurrent with the Specific Plan adoption process.

Table 4-1
Heritage Oaks Equestrian Community
Development Summary

Specific Plan Designation	Gross Acres	Percentage	Dwelling Units	Density (du/ac)
Heritage Residential (HR) ¹	29.3	54.2%	45	1.5 du/acre
Open Space (OS) ²	22.5	41.6%		
Street Right-of-Way	2.3	4.2%		
County Line Road	- 1.0			
"G" Street	- 1.3			
Total	54.1	100.0%	45	0.8 du/acre

- 1 - Acreage is calculated to the right-of-way lines of the perimeter streets, County Line Road and "G" Street., and includes all internal roads.
- 2 - Open Space acreage excludes internal roads

4.2.1 Heritage Residential (HR)

Approximately 29.3 acres, or 54.2 percent, of the subject property, is designated for Heritage Residential (HR) development. The Heritage Residential category is intended for single-family detached homes on rural-sized lots of a minimum of 19,500 square feet, and averaging over 23,000 square feet, at a density of approximately one and one-half (1.5) dwellings per acre. The Heritage Residential lots offer homeowners the opportunity for a rural life-style, including keeping of animals and horses.

The *Land Use and Development Regulations (Section 7.0)* and the *Implementation and Administration (Section 9.0)* sections will provide the standards and mechanisms, including Covenants, Codes and Restrictions (CC&Rs), by which the lots will be developed and the keeping of horses will be permanently guaranteed by the Heritage Oaks Equestrian Community Specific Plan and CC&Rs.

The Heritage Residential lots are to act as a buffer and to transition between existing single-family lots (10,000 square feet) and condominium tracts in the City of Yucaipa to the north, and existing Rural Residential lots (20,000 square feet minimum) in the City of Calimesa to the west and south.

4.2.2 Open Space (OS)

Over twenty-two (22.5) acres of the Heritage Oaks Equestrian Community, 41.6 % of the total project property, is designated as Open Space (OS). The Open Space designation is intended to preserve the existing coast live oak woodland community, the existing terrain and the natural drainage courses. The existing plant communities and animal habitats within the Heritage Oaks Equestrian Community property were inventoried and documented in the "Draft Biological Resources Report" prepared by Michael Brandman Associates, November 2004.

Some re-contouring of terrain will be necessary to provide for re-aligned drainage corridors, debris basin and detention areas for off-site drainage and on-site water flow for the protection of downstream properties west of the subject property. All development activities, including but not limited to grading, landscaping, addition of equestrian trails, and storm drainage improvements within the Open Space classification shall be subject to City approval of the applicable Tentative Tract Map, grading plans, construction and improvement plans, and landscape plans.

All manufactured slopes within the Open Space classification will be contoured and re-vegetated with appropriate plant materials for a natural appearance, pursuant to the City-approved plant materials list on *Table 6-1, Recommended Plant Palette*.

The maintenance of the Open Space acreage will be the responsibility of a new Lighting and Landscape Maintenance District (LLMD) which will be established as part of the implementation of the Heritage Oaks Equestrian Community Specific Plan.

Oak Tree Preservation – The Heritage Oaks Equestrian Community contains 121 coast live oak trees, both in individual trees and large communities, creating the predominant visual and environmental setting on the subject property. Of the existing 121 coast live oak trees,



- Heritage Residential (HR)
- Open Space (OS)



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Exhibit 4-1 Illustrative Development Plan

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

the Specific Plan will preserve 117-118 trees (approximately 96%). The largest groupings of live oak trees are contained in the central portion of the subject property. Smaller oak tree standing are included in the Open Space areas in the northeast corner and southwest corners of the property. No grading activities or man-made improvements are to take place within 5-feet of the remaining trees' drip-lines in order to preserve and maintain their natural condition, in accordance with the City of Calimesa's Oak Tree Ordinance. A full and detailed description of the individual coast live oaks found on-site is contained the "Oak Tree Evaluation" prepared by David Hayes, Consulting Arborist. Additionally, each live oak tree was tagged & number, with its drip-line and a 5-foot tree protection zone (TPZ) surveyed and mapped, as previously shown on *Exhibit 2-4, Live Oak Woodland*.

- *Drainage and Detention Facilities* - Located at the base of the Grafton Hills, the subject property lies within the headwaters of Garden Air Wash. The subject property is located in the streambed, and the ridgelines surrounding the wash experience significant water drainage. By utilizing the existing natural drainage corridors as much as possible, the off-site drainage flows will be picked up as they enter the subject property and directed to a combination of man-made flood control improvements and existing natural drainage courses, designated in the Open Space areas. Additionally, maintaining the natural drainage courses will provide an on-going, 'natural' supply of water to the coast live oak tree woodland area, preserving their natural condition. Drainage flows will be directed into the proposed detention basin, also designated as Open Space, which will be improved to protect downstream properties and residents. From the detention basin, a 48-inch drainage pipe will connect to the existing storm drain outlet at Holmes Street. Refer to Section 5.1, Storm Drainage for a more detailed description of the drainage and detention facilities planned within the Open Space areas.
- *Water Quality and/or Water Treatment* - Some portion of the Open Space classification may be utilized for water quality and/or water treatment if the need for such uses is demonstrated to the City's satisfaction and no significant environmental impacts are created. No such use may occur adjacent to any existing coast live oak woodland and must have direct access from either County Line Road or "G" Street. Any such proposed use shall be subject to a Conditional Use Permit to be reviewed and approved by the City of Calimesa at a later date.

4.3 Circulation Concept

4.3.1 Existing Conditions

The proposed Heritage Oaks Equestrian Community project site is located on the south side of County Line Road near its current eastern terminus, generally east of Mesa Grande Drive. County Line Road is an east-west roadway extending from the San Bernardino Freeway (I-10) on the west to Chaparral Trail on the east. East of Chaparral Trail the road curves to the north into the City of Yucaipa and is known as Canyon View Drive. As the name implies, County Line Road runs along the Riverside County/San Bernardino County borderline, and is the city boundary line dividing the Cities of Calimesa and Yucaipa.

The City of Calimesa's street classification for County Line Road is as a Major Arterial near the Interstate 10 freeway, from 7th Place to Calimesa Boulevard. From Calimesa Blvd. east to Bryant Street, County Line Road is designated as a Secondary Arterial. Beyond Bryant Street (eastward to the project property) County Line Road has not been designated as an arterial at this time due to the low traffic volumes. The current right-of-way classification is 60 feet, having 2 travel lanes. A 'Focused Traffic Study' for Heritage Oaks was prepared by LSA Associates, Inc. and is included in the Initial Study/Mitigated Negative Declaration report. This report provides further in-depth description of the existing traffic conditions surrounding the project site.

4.3.2 Project Access and Internal Circulation

The *Circulation Plan, Exhibit 4-2*, illustrates the location and design for the proposed street system to and within the Heritage Oaks Equestrian Community. The Circulation Plan is consistent with the Calimesa General Plan Circulation Element through the proposed widening and construction of County Line Road to its full right-of-way. All streets within the Heritage Oaks Equestrian Community are public streets, which will be improved and dedicated to the City of Calimesa. The Heritage Oaks Equestrian Community is not a private gated community, but will be accessible to all residents of the Calimesa area.

The final street nomenclature shall reflect the historical background of the project site, and shall be determined in conjunction with both the Yucaipa Historical Society and the City of Calimesa Planning Department.

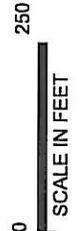
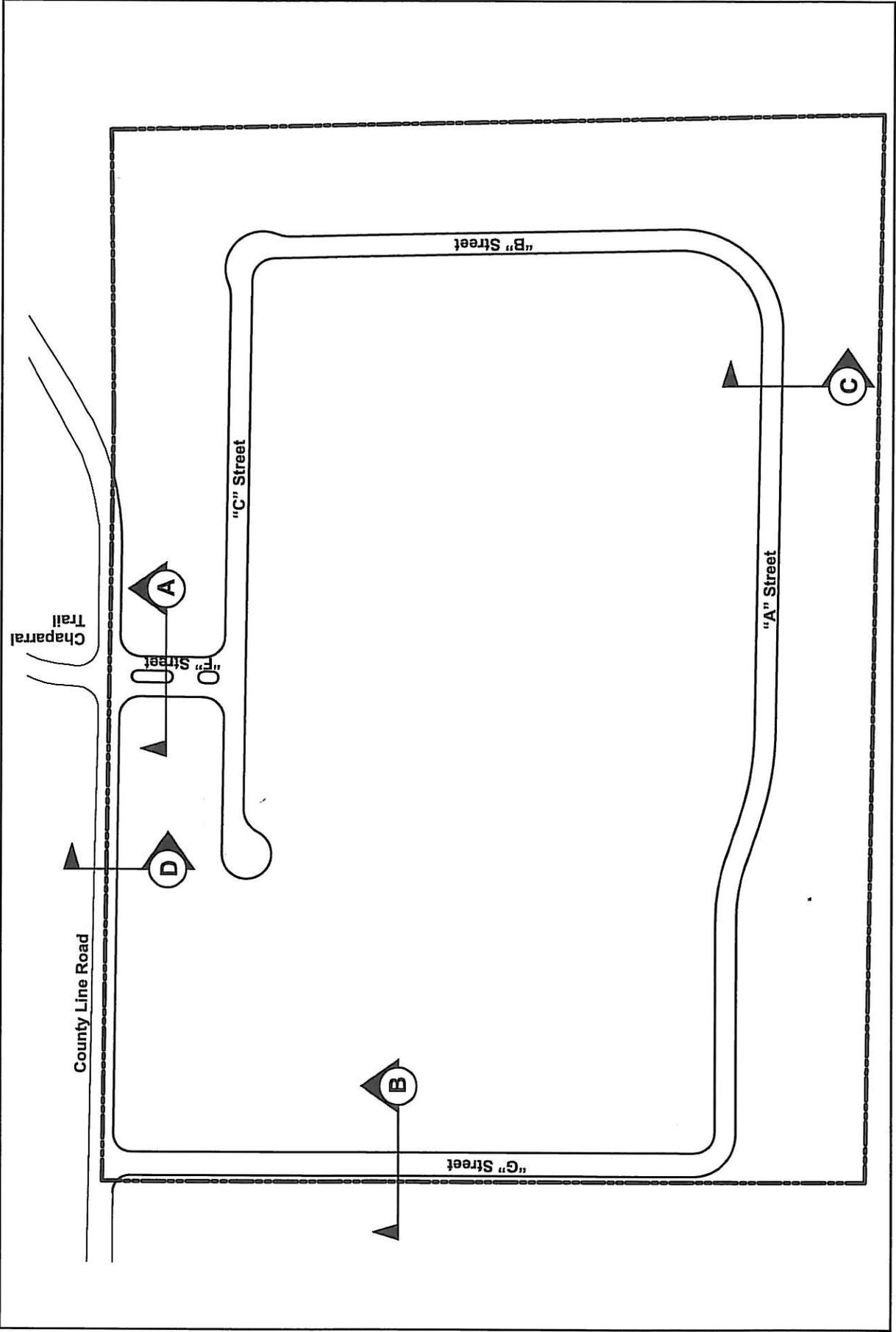
Access to Heritage Oaks will be provided by two (2) public streets off County Line Road. The primary community entry into Heritage Oaks will be via a public entry, "F" Street, which is aligned directly across from Chaparral Trail in the City of Yucaipa. "F" Street is proposed as a one hundred (100)-foot right-of-way, designed with a 4-lane divided roadway (24-foot roadway each direction), separated by a 20-foot median and a 16-foot landscaped parkway on both sides. "F" Street, as will all streets with Heritage Oaks, will be improved to city standards, and designed with rolled-curbs to maintain the rural atmosphere of the community.

The secondary entry from County Line Road will be via "G" Street, a public street, which is located along the western property boundary. "G" Street will be dedicated to the City and improved for its full length from County Line Road to its intersection with "A" Street near the southern boundary of the community. "G" Street is proposed as a sixty (60)-foot public right-of-way. There will be no direct vehicular access from either "F" Street or "G" Street to any future residential lots. "G" Street may be used to access the Open Space (OS) area adjacent to the street which contains the proposed detention basin.

Heritage Oaks' primary internal circulation system is laid out in a simple loop pattern, consisting of "A," "B," and "C" Streets. "A" Street will take access from "G" Street and "C" Street will connect to "F" Street. "A," "B," and "C" Streets are proposed with public street rights-of-way of sixty (60)-feet. The right-of-way is designed to include a 2-lane and parking roadway of 46-feet, with a 7-foot parkway on both sides and a 10-foot multi-use trail on interior side of street. The multi-use trail is intended primarily to accommodate equestrian riders, as well as users that walk and jog. No additional sidewalks are proposed, in keeping

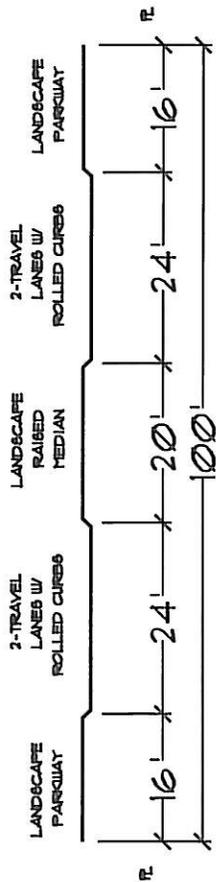
Exhibit 4-2 Circulation Plan

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

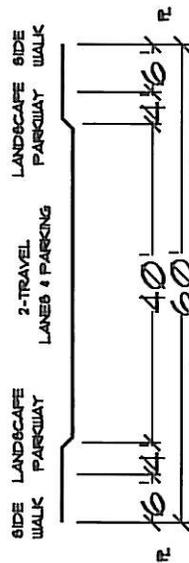


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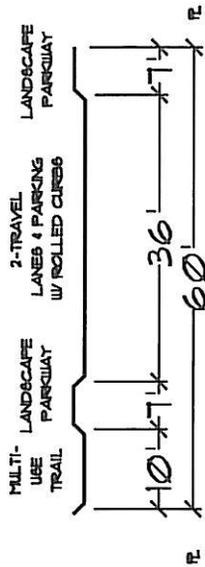
(A) PRIMARY ENTRY ROAD ("F" STREET)



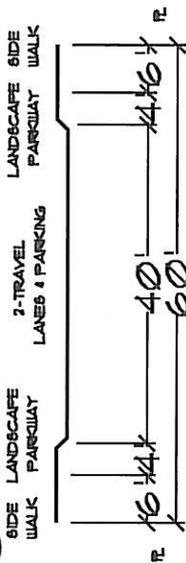
(B) SECONDARY ENTRY ROAD ("G" STREET)



(C) INTERNAL RESIDENTIAL ROAD ("A", "B", AND "C" STREET)



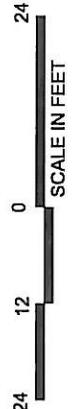
(D) COUNTY LINE ROAD

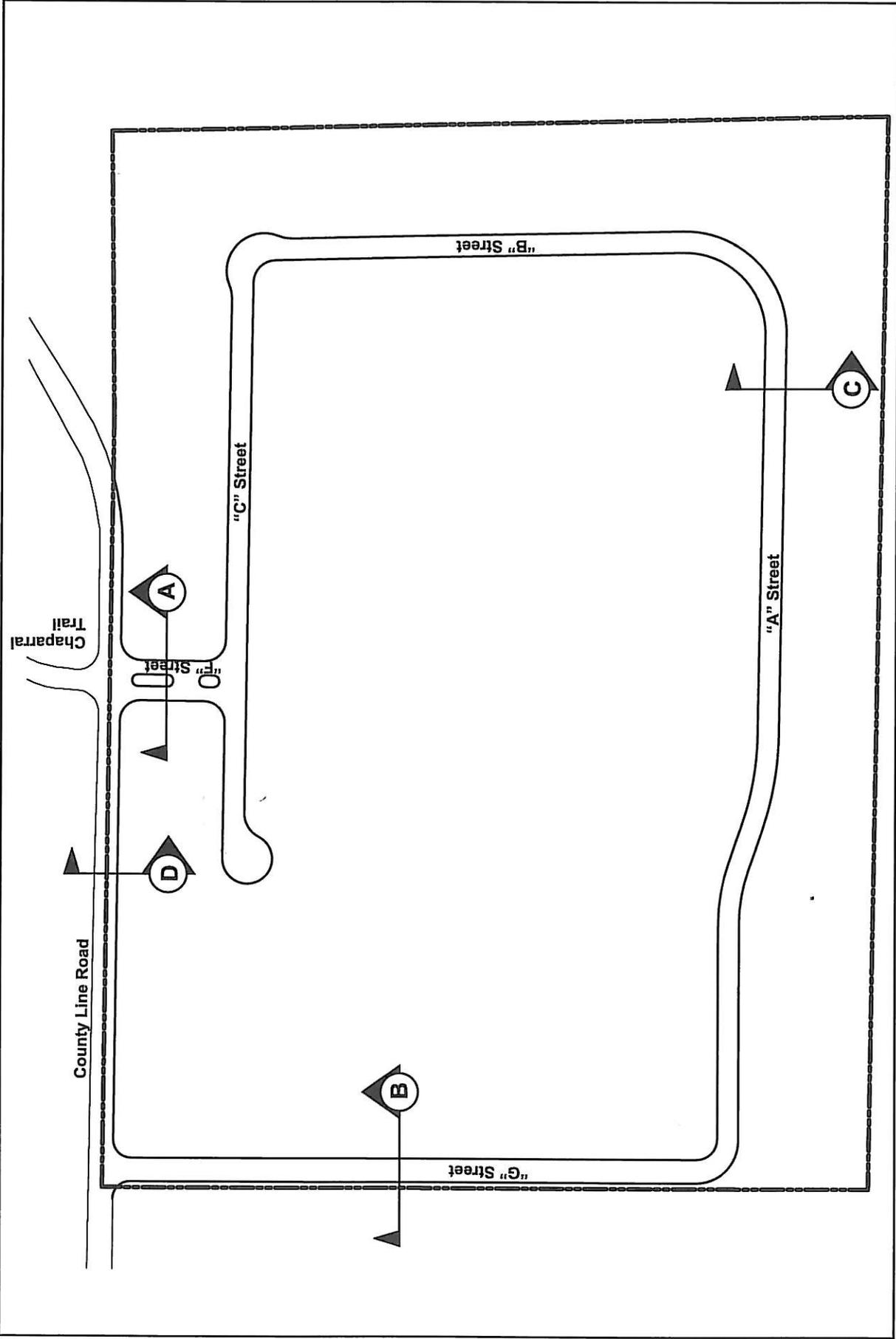


HILL COUNTRY ASSOCIATION

Michael Brandman Associates

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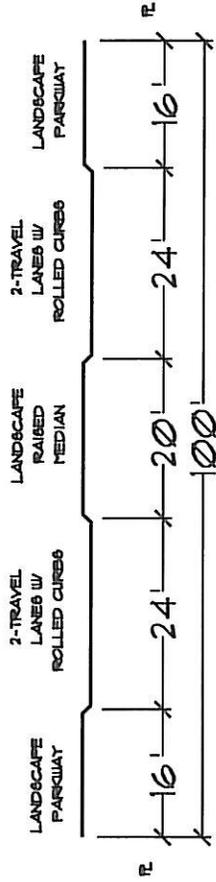


Michael Brundman Associates

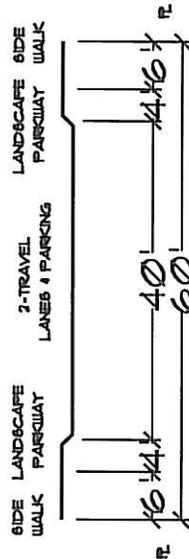
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Exhibit 4-2 Circulation Plan

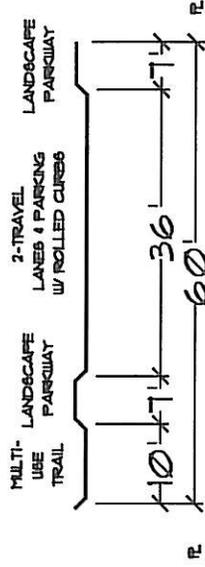
(A) PRIMARY ENTRY ROAD ("F" STREET)



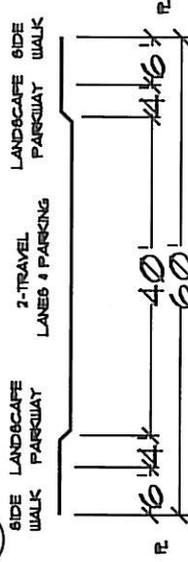
(B) SECONDARY ENTRY ROAD ("G" STREET)



(C) INTERNAL RESIDENTIAL ROAD ("A", "B", AND "C" STREET)

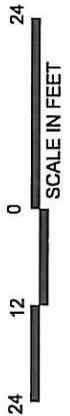


(D) COUNTY LINE ROAD



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with the desired rural atmosphere. All residential lots take direct vehicular access from public streets "A" through "C."

The street cross-sections for each street are illustrated on *Street Cross-Section, Exhibit 4-3*. In keeping with the rural character planned for Heritage Oaks Equestrian Community, all streets are proposed with rolled-curbs, no speed-bumps and no sidewalks other than the multi-purpose trail.

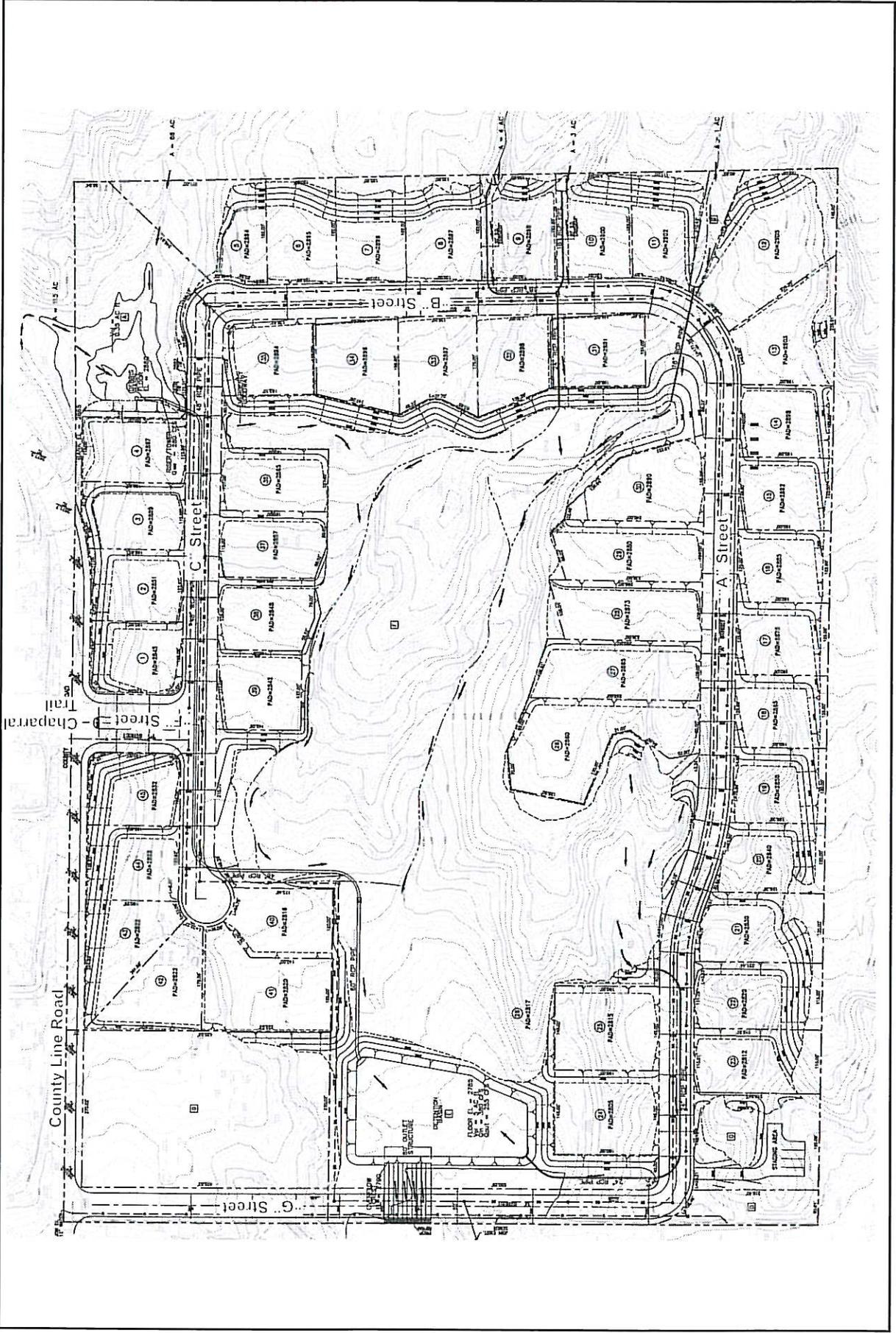
4.4 Conceptual Grading Plan

The *Conceptual Grading Plan, Exhibit 4-4*, for Heritage Oaks illustrates the extent of grading necessary to achieve the design concept for the community. The overall grading concept is to produce buildable pads/lots while preserving the existing coast live oak trees and natural drainage courses. The grading plan will work with the existing natural drainage patterns to maintain the natural flows to the oak trees, while protecting downstream residents and properties from storm run-off.

Given that most of the property and the live oak trees are in a central "valley", most development, grading and remediation activities have been limited to the perimeter of the subject property. Grading for development areas will utilize variable slopes ranging from 2:1 to 4:1 so the graded area appear more natural and transition gradually to the existing site topography. While the graded portions of the site have been designed to minimize impacts on the natural terrain, the grading concept is also intended to maximize and promote views of the natural attributes of the subject property.

The earthwork quantities required to create the Heritage Oaks Equestrian Community is currently estimated to be about 232,000 cubic yards of cut and 142,900 cubic yards of fill. With shrinkage, subsidence, remedial work and minor adjustment of pad elevations (if necessary) the grading is expected to balance on-site. Additional geotechnical test borings and studies will be prepared prior to and/or during grading operations which may identify further geotechnical issues, such as unstable slope conditions, which will need to be resolved.

The overall grading plan will be regulated by the City of Calimesa grading, building and development ordinances. In compliance with the City of Calimesa's Oak Tree Ordinance requirements all grading activities will be kept a minimum of 5 feet outside the drip-line of the trees being preserved. All development and construction level grading plans will be submitted to and approved by the City of Calimesa prior to issuance of grading permits.



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Exhibit 4-4 Conceptual Grading Plan

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

4.5 Community Landscape Concept

The landscape design concept for Heritage Oaks Equestrian Community is demonstrated by *Exhibit 4-5, Conceptual Landscape Plan*. The landscape concept is intended to present a strong “Early California Ranch” theme through the use of consistent plant materials, walls, fences and signage as outlined in this section and described in detail in Section 6.0, Community Design Guidelines.

The community landscape concept for Heritage Oaks is intended to:

- Enhance the general “Early California Ranch” architectural theme throughout the community by promoting common landscape elements consistent with the character of the community, including the use of an informal mix of native California trees, shrubs and plant materials, the use of simple natural materials typical to ranches i.e., stone, brick & wood in community areas, and by the integration of existing live coast oaks into community fabric.
- Provide a visual and physical connection between the residential homes and the natural open space by preserving oak trees in close proximity to residential lots, creating views of trees from all lots, and by offering “view windows’ into the natural open space from all community public streets.
- Enhance the visual quality of Heritage Oaks as viewed from off-site, both in the Cities of Calimesa and Yucaipa, while creating a pleasant living environment for residents.
- Promote a trail-oriented community with attractively landscaped horse riding and pedestrian trails along the community’s central loop street, and within the natural open space areas, by providing an equestrian staging & parking area, and by providing trail connection opportunities to nearby existing paths and future City trails.

4.5.1 Community Landscape Character

The landscape theme for the Heritage Oaks Equestrian Community is of a native California landscape, including the native coast live oak trees that are a significant visual element of the subject property. The development and landscape concept for Heritage Oaks is shaped around the preservation and maintenance of the many existing coast live oaks. The landscape plays a significant role in establishing a distinctive character for the Heritage Oaks Equestrian Community. This is a community that has an individual identity, and at the same time, will promote a feeling of aesthetic continuity with the existing environment. Through the retention of the oak woodland and the enhancement of the strong existing site features this community will have a unique character. Refer to *Exhibit 4-5, Conceptual Landscape Plan*.

The landscape development concept for Heritage Oaks Equestrian Community has several main characteristics, including the retention of the existing coast live oak trees, the creation of extensive of open space connections throughout the community, the provision of a riding and walking trail system throughout the community with opportunities to connect to existing and future off-site trails, and the use of appropriate plant materials and entry monumentation to establish a distinct community identity.

The primary open space focus of the community is the existing native oak woodland and the establishment of physical and visual open space linkages. The open space linkages will allow

COMMUNITY DEVELOPMENT PLAN

wildlife movement from the surrounding environs to the live oak woodland and drainage course. The open space linkages are laid out in such a manner as to allow wildlife escape routes, so as to not become nuisances to community residents. Additional native oak trees will be planted to replace any coast live oaks removed during construction of the project and to enhance the existing oak environment. On slopes within the open space shrubs compatible with the oak trees will be used to stabilize the slopes as well as strengthen the oak woodland community (See *Table 6-1, Recommended Plant Palette*). This primary open space may be used for passive recreation with several picnic areas and trails bisecting the open space.

The internal open space area is surrounded by the community multi-purpose trail. The community trail is defined by the rail fence planted with flowering vines and ornamental shrubs. The core will be surrounded by fall accent color deciduous street trees and a secondary front yard tree that will be an accent flowering tree.

The community entry monument at the intersection of County Line Road and "F" Street will combine the elements of cultured stone walls, landscape and signage to establish an attractive, distinctive landscape character for the Heritage Oaks Equestrian Community. See *Exhibit 4-6, Community Entry Treatment*. The entry shall reflect the architectural style of the Heritage Oaks Equestrian Community, and shall include landscape space beyond the street right of way for the entry monument and thematic landscaping. The entry landscape shall incorporate fall foliage and other accent trees, shrubs, and groundcover with the minimum use of turf. See *Section 6.4.2 Community Entry Treatment* of additional details.

Maintenance of the Heritage Oaks Equestrian Community major entry monument, community landscape and multi-purpose riding trails is to be done by the Lighting and Landscape Maintenance District, subject to the review and approval of the Public Works Director.

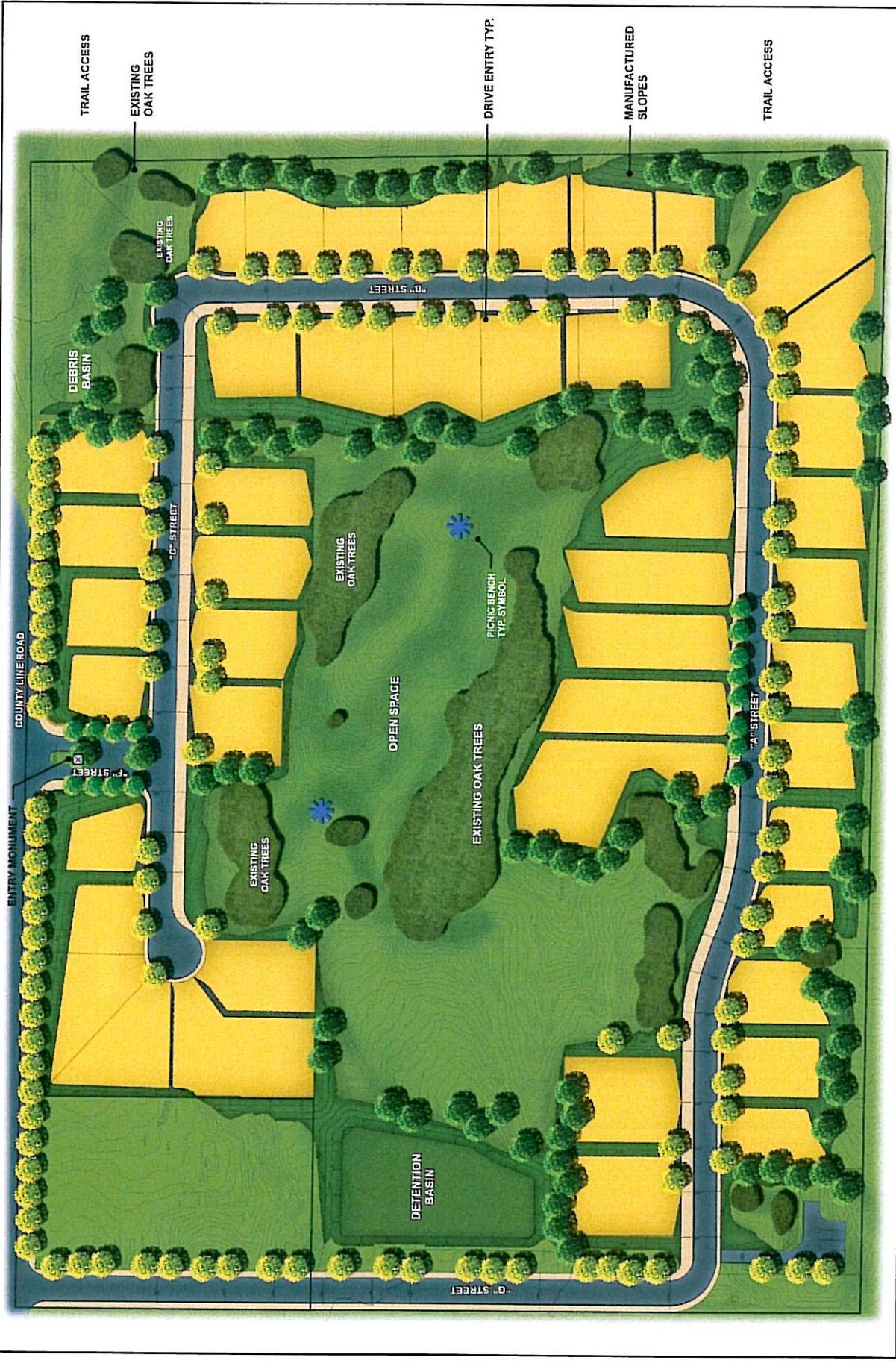


Exhibit 4-5 Conceptual Landscape Plan

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



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Exhibit 4-6 Community Entry

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

SECTION 5.0

COMMUNITY INFRASTRUCTURE & PUBLIC SERVICES

5.1 Storm Drainage System

This section describes the overall Storm Drainage System that will be implemented for the development of the Heritage Oaks Equestrian Community Specific Plan. The conceptual storm drainage plan is illustrated on *Exhibit 5-1a, Storm Drainage System* and *Exhibit 5-1b, Detention Basin Cross-Section*. The final design of the drainage system will be in conformance with City of Calimesa drainage standards.

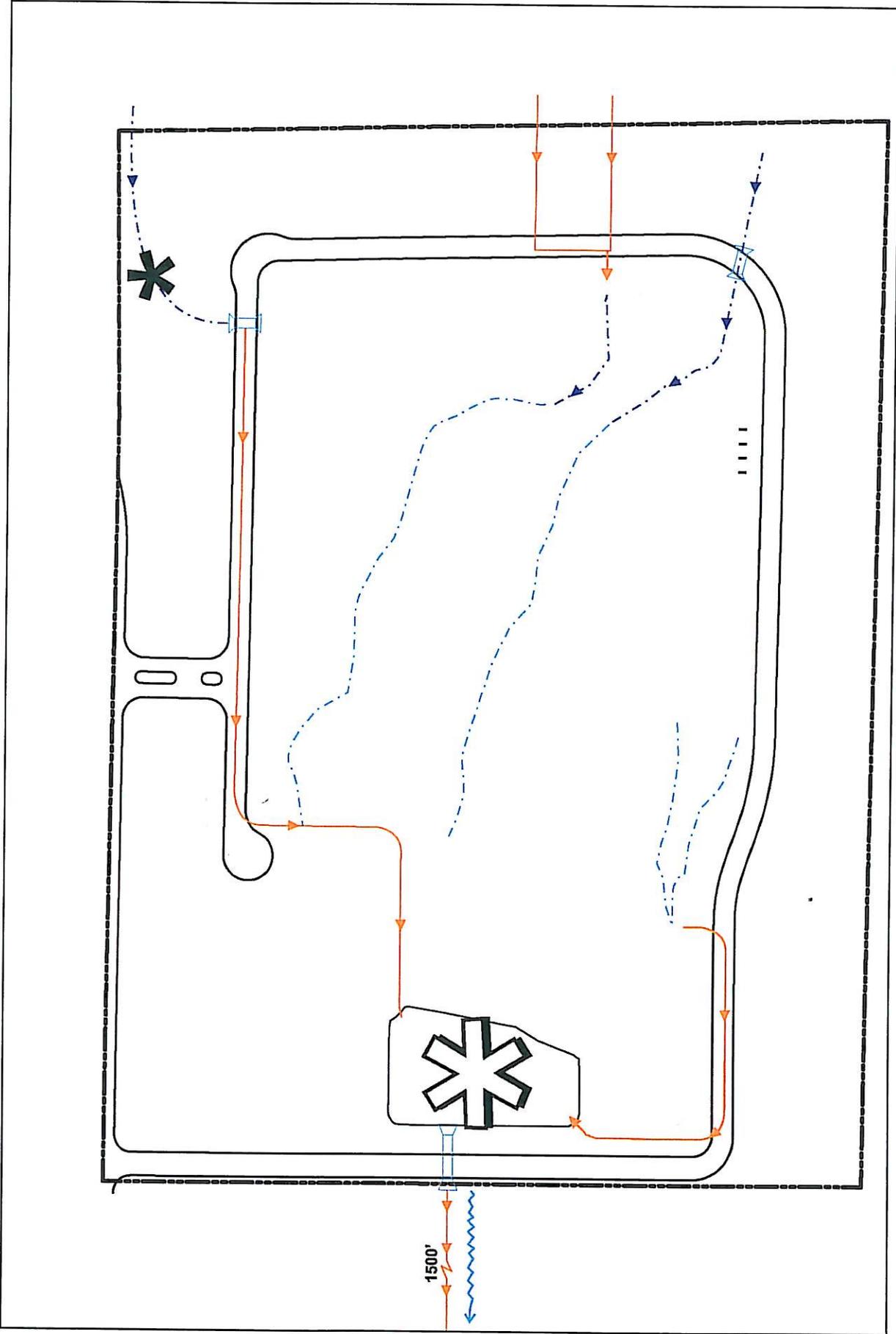
The implementation of the Storm Drainage System will require a combination of storm drainage improvements, including a debris basin, storm drain pipes, a detention basin and facilities, and integration of the existing natural drainage courses. Drainage flows will be directed into the existing natural drainage courses and thence into a new detention basin, also designated as Open Space, which will be improved to protect down-stream properties and residents in the City of Calimesa. An off-site drainage pipeline will connect the detention basin to the existing storm pipe outlet located at Holmes Street. Wherever feasible, the on-site natural drainage courses have been preserved, and will continue to function for carrying storm run-off and providing natural irrigation to the coast live oak trees. The main storm drainage lines within the public streets will be dedicated to the City of Calimesa.

5.1.1 Existing Conditions

The subject property is located within the headwaters of Garden Air Wash at the base of the Grafton Hills. The property is located in the streambed and the ridgelines surrounding the Garden Air Wash and is currently in a natural condition, experiencing significant storm water drainage. The subject property has one large off-site drainage course flowing westerly onto and through the site from the northeastern corner, and three (3) minor drainage courses which enter the property along the eastern property boundary and flow west. The current watershed for the project site is approximately 314 acres to the north and east. It is the minor drainage courses which provide most of the water to the existing coast live oak woodland communities located on the subject property. Currently, the major and minor drainage courses, in combination with one another, flow approximately 184 cubic feet per second in a 2-year event storm and up to 541 cubic feet per second during a 100-year storm. On exiting the subject property the storm drainage currently sheet flows across the existing residential properties along Holmes Way to the west, only partially contained by the street's paved section and by the intermittent earthen channel adjacent to the street. These residents experience some flooding of their properties during heavy rains, as well as, substantial debris and siltation problems due to the lack of drainage improvements up-stream from Holmes Way. The subject property is not located within any of the flood hazard areas identified on

Exhibit 5-1a Storm Drainage

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

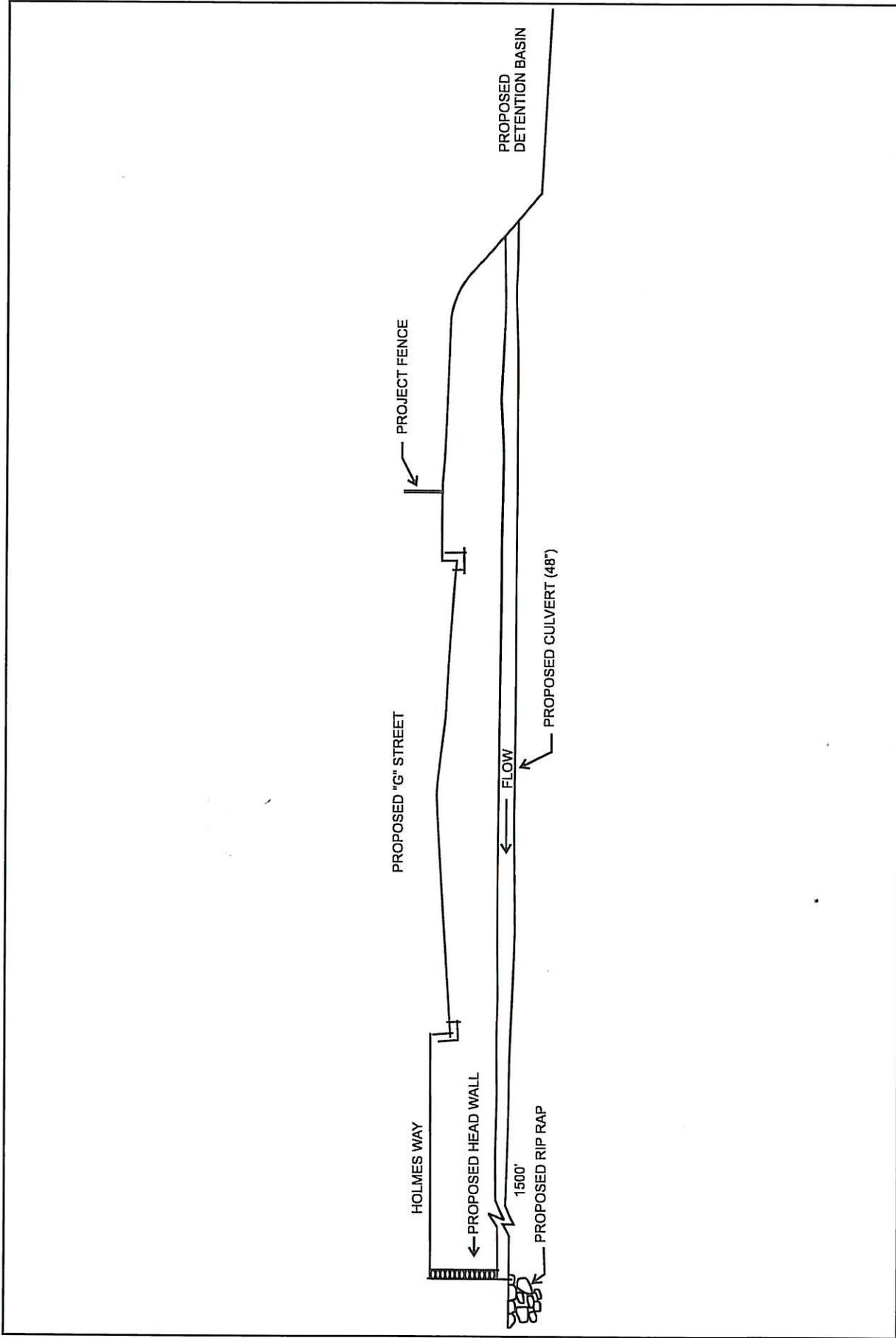


-  Proposed Detention Area
-  Proposed Debris Basin
-  Proposed Culvert
-  Existing Natural Drainage
-  Proposed Naturalized Channel
-  Proposed Drainage Pipeline
-  Sheet Flow

250 125 0 250
SCALE IN FEET



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Exhibit 5-1b Detention Cross-Section

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

Exhibit 5-6, Flood and Inundation Hazards of the City of Calimesa General Plan, Profile Reports, Section 5.0, Safety.

Several storm drains are located in County Line Road within the City of Yucaipa. Due to the lower topographic elevation of the subject property these storm drains will not be used by the community.

5.1.2 Storm Drainage Concept

The storm drainage system for Heritage Oaks is conceived to integrate man-made drainage improvements with the existing natural drainage course to preserve the coast live oak trees and natural setting of the subject property. The off-site drainage flows will be picked up as they enter the subject property and directed to a combination of man-made flood control improvements, such as the proposed debris basin and culvert in the northeastern corner of the site, and pipelines located in the internal public streets, and to the existing natural drainage courses within designated Open Space areas. This drainage approach will maintain natural water flows to the coast live oak woodland communities. Refer to *Exhibit 5-1a, Storm Drainage System*.

Ultimately, the storm drainage flows will be directed into proposed detention basin, also designated as Open Space, located on the west side of the subject property. This detention area will have remedial improvements, including increasing depth to approximately four (4) feet and varying slopes from 2:1 to 4:1, which will better contain and direct the storm water flows. The proposed detention basin will have a footprint of over 1 acre and a storage volume of approximately 5 acre-feet, and will hold storm water run-off from the Heritage Oaks development and from the existing up-stream tributaries.

Additionally, a 48-inch storm drain line (approximately 1,500 feet in length) is proposed to connect the detention basin outlet and the existing downstream 46-inch pipe crossing located at Holmes Street. The proposed storm drain line will be located in the partial earthen channel along the north side of the paved section of Holmes Way.

This drainage detention and storm pipeline system will allow the water run-off to recharge the ground water basin, and will reduce the discharge of post-development storm waters to levels below the current existing storm flows. See *Exhibit 5-1b, Detention Basin Cross-Section*. By slowing and/or holding the storm drainage flows until after peak storm flow periods and by carrying storm flows underground in the proposed pipeline, the total quantity of drainage water flowing out of the subject property will be reduced. The proposed storm drainage system will act to protect down-stream properties and residents of the City of Calimesa. Particularly, those residents along Holmes Way immediately west of the Heritage Oaks community will benefit from reduced flooding and sedimentation on their properties.

A secondary function of the proposed debris basin and detention basin will be to serve as water quality facilities. By catching and/or holding drainage flows, these facilities will remove sediments and pesticides generated by the development of Heritage Oaks prior to their flowing downstream.

5.2 Wastewater System

This section describes the Wastewater System that will be implemented for the development of the Heritage Oaks Equestrian Community Specific Plan. The conceptual wastewater plan is illustrated on *Exhibit 5-2, Wastewater System*. Final design will be in conformance with City of Calimesa standards and the requirements of the Yucaipa Valley Water District (YVWD).

5.2.1 Off-Site System

The subject property is currently undeveloped and no sewer pipelines service the site. Sewer lines are located in County Line Road within the City of Yucaipa. Due to the lower topographic elevation of the subject property, and thereby the need to pump any wastewater to these pipelines, these sewer lines will not be used by Heritage Oaks.

Wastewater generated at Heritage Oaks Equestrian Community will be treated at the Henry M. Wochholtz municipal wastewater treatment plant (WTP), located at 880 West County Line Road in the City of Yucaipa. This facility is operated by the Yucaipa Valley Water District. The WTP has a current operating capacity of 4.5 million gallons per day (mgd) and is expected to easily service the wastewater requirements of Heritage Oaks without any significant impacts.

5.2.2 Wastewater System Concept

The on-site wastewater system for Heritage Oaks Equestrian Community, as shown on *Exhibit 5-2, Wastewater System*, is proposed to include an 8-inch main line sewer located in the internal public streets "A" thru "C" and a portion of "G" Street. The sewer line will loop through the community and then be routed to "G" Street. The sewer line will then exit the subject property within a proposed easement. From there it will route to a connection with the main sewer line located several hundred feet away at the end of the constructed portion of Holmes Way.

5.3 Water System

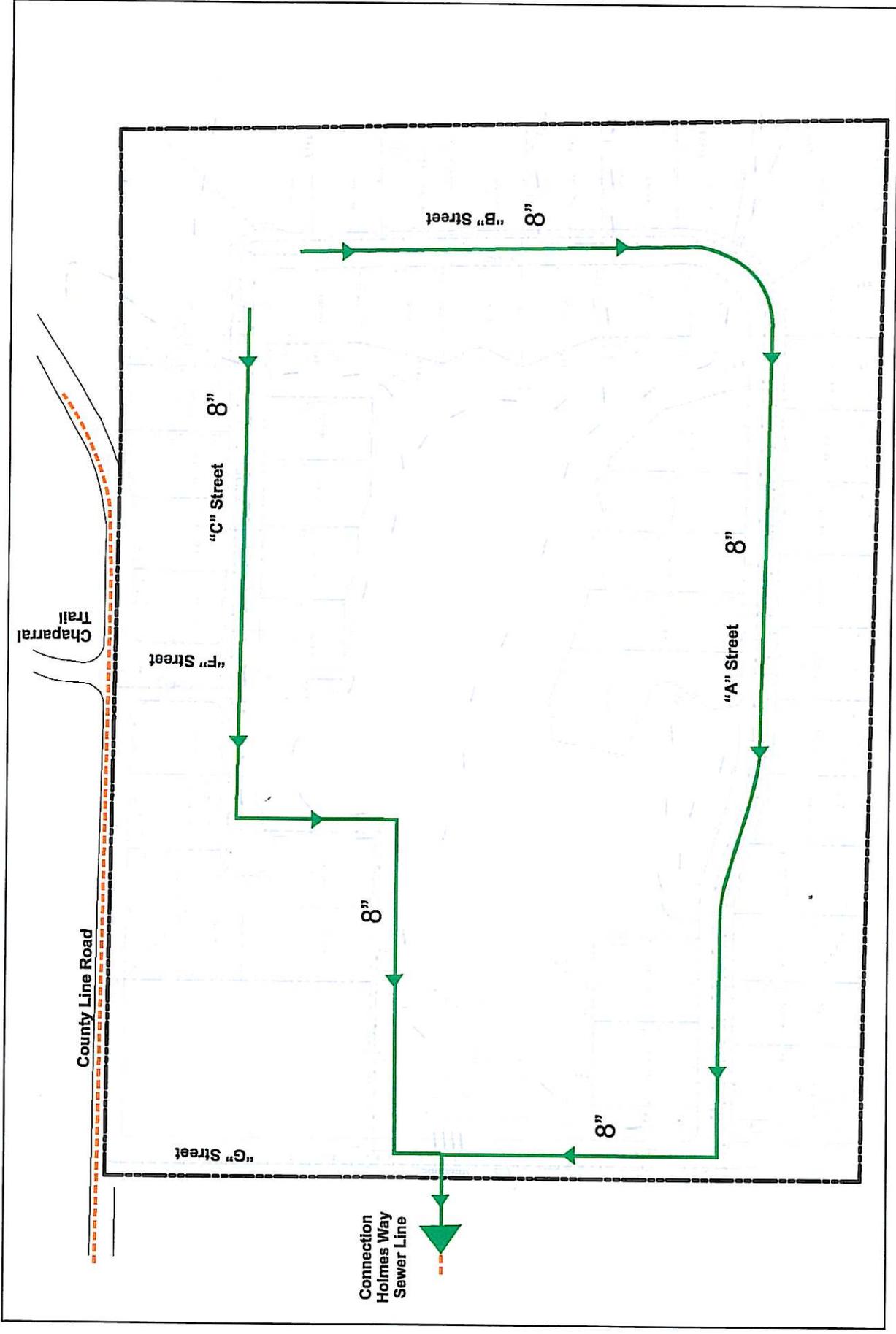
This section describes the Water System that will be implemented for the development of the Heritage Oaks Equestrian Community Specific Plan. The conceptual water plan is illustrated on *Exhibit 5-3, Water System*. Final design will be in conformance with City of Calimesa standards and the requirements of the Yucaipa Valley Water District (YVWD).

5.3.1 Off-Site Water System

The subject property lies within the water service area operated by the Yucaipa Valley Water District. The high and low elevations of the subject property fall just within the service boundaries of a single water pressure zone. Two (2) existing water lines currently service the developed areas adjacent to the subject property. The first water line (8-inch) is located in County Line Road within the City of Yucaipa immediately north of the subject property. The second water line (8-inch) is located within an easement running along the western boundary of the subject property, parallel with but outside the proposed right-of-way of "G" Street.

Exhibit 5-2 Wastewater System

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



Existing Sewer Line
Proposed Sewer Line



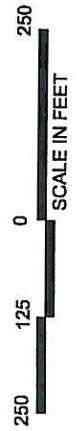
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Exhibit 5-3 Water System

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



Existing 8" Water Line
Proposed 8" Water Line



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5.3.2 Water System Concept

The on-site water system for Heritage Oaks Equestrian Community, as demonstrated by *Exhibit 5-3, Water System*, is proposed to include a looped 8-inch water line located in “A”, “B” and “C” Streets and connected to the existing water lines within County Line Road and within the existing easement along the western boundary of the site.

The existing YVWD water line located in the easement along the western boundary of the subject property may be relocated into the “G” Street right-of-way, if it is determined by YVWD that the water line requires upgrading to service future development areas south of the Heritage Oaks Equestrian Community. The Heritage Oaks project proponent may construct the re-located water to the size necessitated by the development of the community, while YVWD would be responsible for any water line over-sizing needed to service future development.

5.4 Master Utilities Systems

5.4.1 Telephone

Verizon will provide telephone service to the Heritage Oaks Equestrian Community. The Verizon office is located at 1980 Orange Tree Lane, Redlands. All proposed on-site telephone wires/cables will be placed underground.

5.4.2 Natural Gas

The Southern California Gas Company will provide natural gas to the Heritage Oaks Equestrian Community. Service will be provided via a connection to the existing gas main located in County Line Road.

5.4.3 Electricity

Southern California Edison will provide electricity to the Heritage Oaks Equestrian Community from existing facilities in the vicinity of the subject property. The specific alignment for connection to the project will be determined at a later date in coordination with the Edison Company. All proposed on-site electrical facilities will be underground.

5.5 Public Services and Facilities

5.5.1 Fire

The Riverside County Fire Department will provide fire protection for Heritage Oaks. The City of Calimesa contracts with the Riverside County Fire Department for fire protection and paramedic services within the city limits, which includes the subject property. The Fire Station nearest the subject property is located at 906 Park Avenue, Calimesa, about 1 block south of County Line Road. Travel time from this fire station to Heritage Oaks is approximately 5 minutes.

Developer fees, in accordance with County Ordinance 659, will be collected at the issuance of building permits to offset the costs of providing fire protection services to Heritage Oaks.

5.5.2 Police

The Riverside County Sheriff Department will provide law enforcement services for Heritage Oaks. The City of Calimesa contracts with the Riverside County Sheriff Department for policing services within the city limits, which includes the subject property. The Sheriff's patrol station closest to the subject property is located at 155 E. Hays Street in the City of Banning, which is approximately 14 miles from the site.

Developer fees, in accordance with County Ordinance 659, will be collected at the issuance of building permits to offset the costs of providing law enforcement services to Heritage Oaks.

5.5.3 Public Schools

The Heritage Oaks Equestrian Community is located within the Yucaipa-Calimesa Joint Unified School District. The school district currently includes six elementary schools (K-6), two middle schools (7-8), one high school with a 9th grade campus and a 10th-12th grade campus, one continuation high school, one alternative school (7-12), one community day school (7-12) and an adult education program.

Students residing in Heritage Oaks will attend the following public schools; Wildwood Elementary School (K-6) and Canyon Middle School (7- 8), both located at 35948 Susan Street, approximately one-half mile north of Heritage Oaks, and the dual campus Yucaipa High School (9-12), located at 33000 Yucaipa Boulevard, approximately 2 miles northwest of the subject property.

The schools that serve the Heritage Oaks students are at or near capacity. While the District utilizes portable classrooms to alleviate capacity issues, some students from Heritage Oaks may need to be bussed to other elementary schools within the district with available space.

Construction within Heritage Oaks Equestrian Community will be subject to Community Facilities District (CFD) No.1. Development fees, based on the square footage of habitable, residential construction, will be collected at the issuance of building permits to offset the costs of new school construction. Additionally, homeowners within Heritage Oaks will be charged a CFD assessment of \$288.00 per year, not to exceed 25 years, beginning in tax year 2004-05.

Due to requirements placed on districts participating in the State School Building Programs, the Yucaipa-Calimesa Joint Unified School District Board passed Resolution R-4/2004-05 adopting an alternative school fee schedule. Heritage Oaks will be subject to these alternative fees.

5.5.4 Public Street Lighting

It is the intent of both the project developer and the City of Calimesa to balance the goals of maintaining a rural atmosphere and eliminating undesirable light pollution with the need to

provide for the safe movement of vehicles and people within the Heritage Oaks Equestrian Community. To meet this goal, public street lighting within the Heritage Oaks Equestrian Community is recommended to be the minimum lighting levels necessary to protect the public safety and at the same time to achieve the desired rural atmosphere of the community. Street lighting should be provided only where specific safety conditions warrants, such as street intersections, street corners and trail crossings. See *Exhibit 5-4, Street Lighting*.

Street lighting is vital for traffic safety, for the convenience and comfort of residents, and for protection against theft and assault. The following lighting standards are intended to provide for a low intensity and low scale of lighting in order to maintain the rural atmosphere and to avoid light pollution of the night-sky. These lighting standards may vary, as necessary, and as approved by the City of Calimesa, to achieve the proper intensity of illuminance.

- Fixture Height – Street poles should be below the average height of the coast live oak trees within the community so the oaks can screen adjacent properties from street lighting. Street light poles shall not exceed thirty (30) feet in height as measured from finish grade to bottom of light fixture.
- Light Source – All lighting should be shielded where feasible and focused to minimize spill light into the night sky or onto adjacent properties. Low pressure sodium is permitted. Metal halide, high pressure sodium and similar sources shall be permitted if fully shielded
- Spacing of Fixtures – The distance separating lights shall be determined by the type of light source, the fixture height and the need to satisfy any lighting intensity provision established by the City. It is envisioned that fixtures will be limited to where safety conditions warrant them, specifically at street intersections, street corners and trail crossings. See *Exhibit 5-4, Street Lighting*. All electrical meter pedestals and light control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials or fencing.

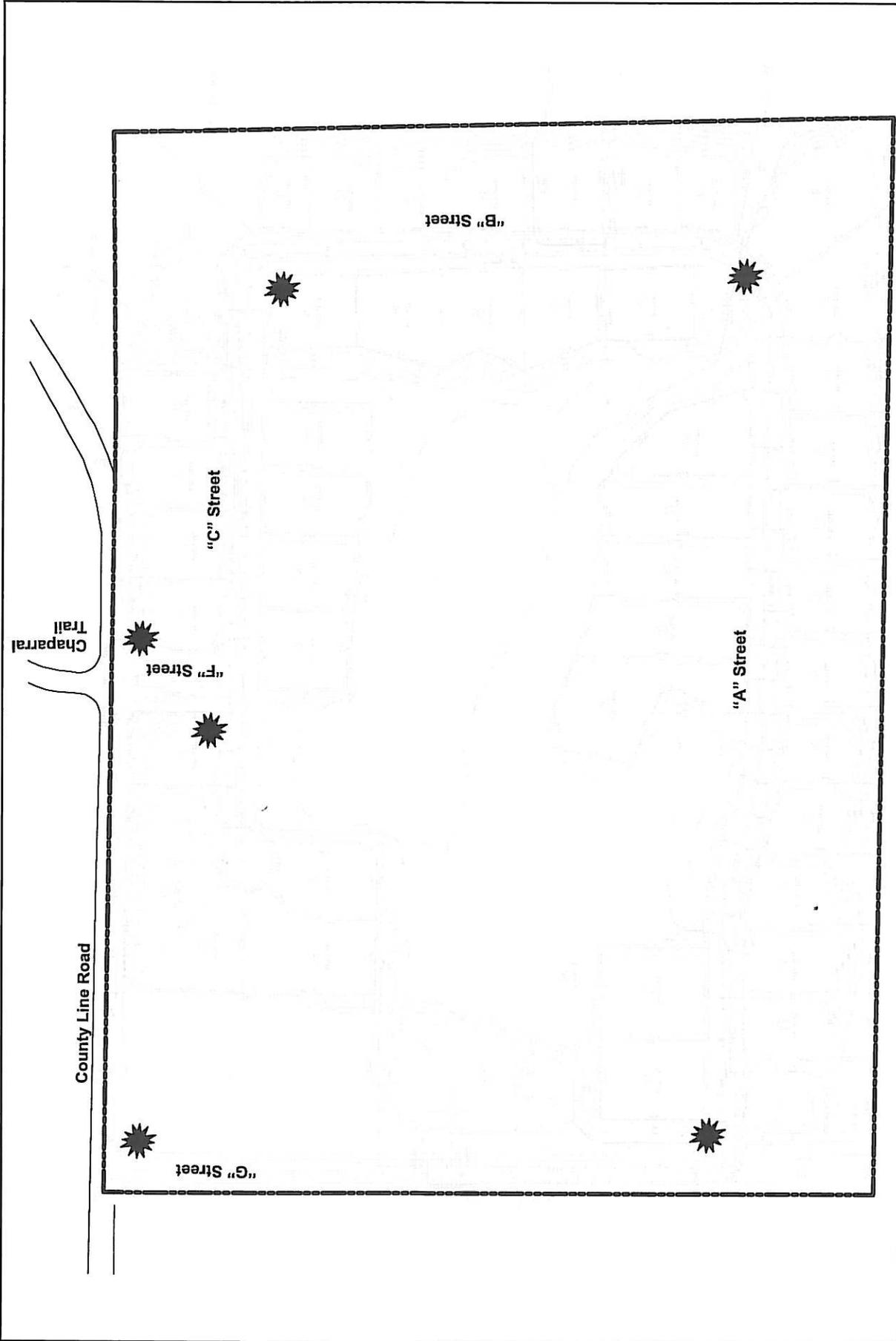
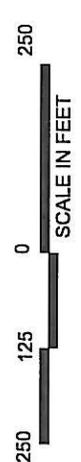


Exhibit 5-4 Street Lighting



SECTION 6.0

COMMUNITY DESIGN GUIDELINES

6.1 Community Design Character

The purpose of the Community Design Guidelines for the Heritage Oaks Equestrian Community is to establish the architectural and landscape themes and the community identity for Heritage Oaks. The goal is to promote a harmonious and distinctive visual image for Heritage Oaks which reflects the rich rural heritage of Calimesa. By integrating the community with the existing natural setting and by ensuring a consistent design expression through site planning, architecture and landscape design, Heritage Oaks will become a welcoming home to its residents, an inviting community to visitors and a beneficial addition to the City of Calimesa.



These Community Design Guidelines shall form the basis and criteria for the review and evaluation of future plans submitted to the City of Calimesa for approval. The purpose of these guidelines is:

- o To assure the City of Calimesa and the master developer that Heritage Oaks will develop in accordance with the approved design principles contained within this Specific Plan.
- o To provide guidance to the City Council, Planning Commission and City staff in the review of future development and construction activities within Heritage Oaks.
- o To provide guidance to builders, architects, engineers, landscape architects and other design professionals to maintain the design quality of Heritage Oaks.
- o To build a community that will maintain its value over the years.
- o To fully integrate the man-made community improvements with the natural resources and characteristics of the site.

All diagrams, sketches and other graphic representations contained in this section are for conceptual purposes only and do not depict final designs. They are not intended to depict any actual lot or specific building design, nor limit the range of expression by future builders.

6.2 Site Planning Guidelines

The site planning and design of single-family residential products created by the Heritage Oaks Equestrian Community Specific Plan shall be guided by the following criteria and development concepts:

- Individual lots, street alignments, trails and infrastructure improvements should be designed to integrate with the existing live oak woodland community. To the greatest extent feasible, individual oaks and oak groups will be preserved.
- Residential elevations should face public streets and open spaces.
- Convenient access to public trails and open space areas should be incorporated into the site design.
- Utilities shall be underground and/or screened from public view, as feasible. Mechanical equipment, meter cabinets, communication cable boxes, etc., shall be located to not block access to side or rear yards.
- Varied garage and driveway orientations should be utilized to break up repetitive curb cuts and yard patterns, thereby providing a diverse streetscape.
- Buffer residential uses from existing adjacent uses that may result otherwise in negative impacts.
- Residential design and site layouts should incorporate sufficient setbacks and lot orientation to optimize solar access.
- Buildings, including main residences and accessory buildings, should be appropriate in mass and scale to the site on which they are located.

6.3 Architectural Design Guidelines

The architectural style of the Heritage Oaks Equestrian Community shall be a contemporary interpretation of "Early California Ranch." Since the community will include only 45 homes, a mix of various styles would be inappropriate, and would dilute the distinctive architectural character envisioned for Heritage Oaks. At the same time, it is important that a variety of floor plans and alternative elevations are created to minimize duplication of residential design. Therefore, a minimum of four (4) floor plans and three (3) alternate elevations for each floor plan will be required to maximize the diversity of architectural appearances within the community.



The Early California Ranch architecture fits well with the rural character desired by the City of Calimesa. Early ranchers developed the initial Ranch style in response to climate and environmental conditions, lifestyles and building materials found in early California. These first Ranch homes borrowed from the various Spanish-Colonial, Monterey, and other traditional architectural styles found in early California, but simplified the detailing. Examples of early California Ranch architecture may be found throughout the City of Calimesa, and Counties of Riverside and San Bernardino due their strong agricultural heritage.

6.3.1 General Attributes

The chief architectural characteristics of Early California Ranch include the following attributes.

Building and Massing

- Simple rectilinear forms, horizontal massing and modest scale
- Simple gable roof forms

Roofs

- Gabled dormers
- Long horizontal gable roofs of 4:12 pitch
- Deep overhangs, typically with exposed rafter tails
- Barrel or flat roof tiles, or metal roofing material

Windows and Doors

- Plank shutters
- Divided pane windows

Details and Ornamentation

- Siding materials of stucco, board/batten, and horizontal wood siding
- Porches along front and rear facades typically with a 3:12 roof pitch.
- Decorative shutters at the windows with wood surrounds
- Simple wood column and rail detailing at porches

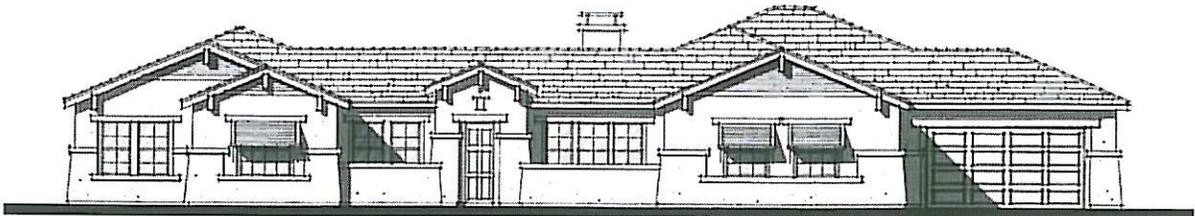




Exhibit 6-1
Architectural Style- Early California Ranch

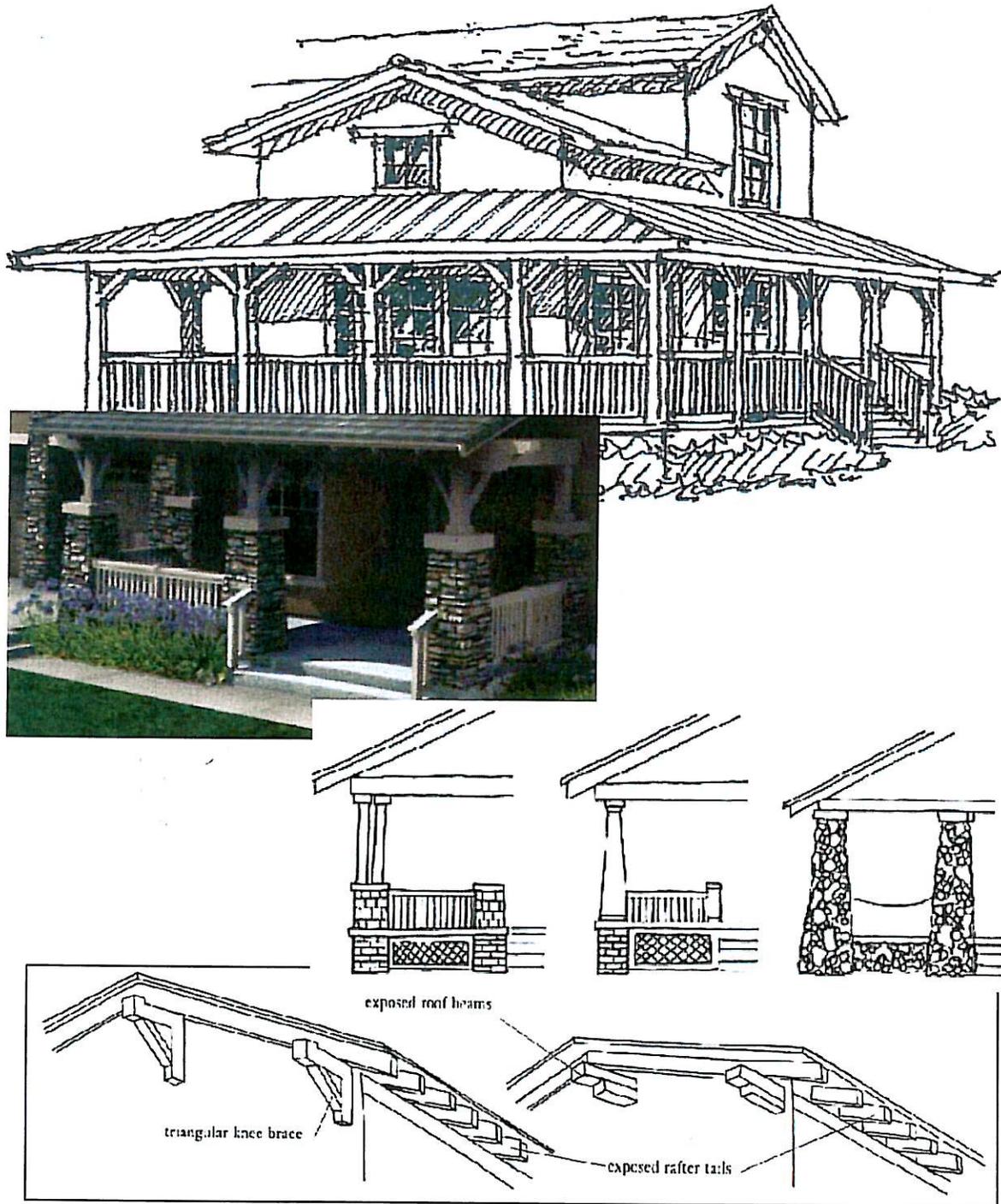


Exhibit 6-2
Architectural Details – Early California Ranch

6.3.2 Building Articulation and Massing

The building articulation and massing of the home are important elements in establishing the character of the community design as these are the primary view of the home from public streets.

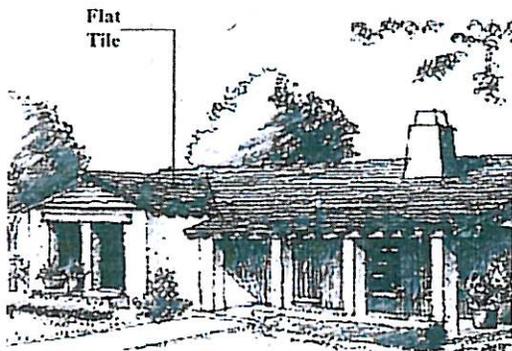
- Building massing should be appropriate to the Early California Ranch architectural style.
- Combinations of one- and two-story forms are encouraged.
- Details, such as porches, doors and windows, should be in proportion to the overall massing of the home.
- Architectural elements, such as chimneys, balconies or porches should be provided for visual relief. Porches and balconies should to a minimum of six (6) feet in depth to provide building articulation.
- Exterior building form should reflect the interior uses of the home.
- Front elevations with a single-story element are encouraged on 2-story homes to reduce massing at the “public” view.
- Building massing and front elevations should vary on adjacent homes to create a varied and attractive public streetscene.



6.3.3 Roof Forms and Materials

The roof form and its building material are primary design elements in the Early California Ranch style. The roof form and material is visible to both the neighborhood streetscene and from the surrounding external edges of the community.

- Roofs should appear to be made of a series of simple roof forms, including simple pitched, gable, hip or shed roofs.
- Attention shall be given to creating non-repetitious roof ridge heights and gable ends.
- Roofs should vary in massing along the public streetscenes and public open spaces.
- Roof forms and pitches shall reinforce the Early California Ranch architectural style, and shall be consistent on all four (+) sides.
- Barrel tile, flat tile, asphalt shingles and other appropriate roofing material shall be used to support the architectural style. Roof tiles should be of a color that is harmonious with the earth tone exterior colors of the homes.
- Roofs shall have exposed or boxed rafter tails, as appropriate to the design of the individual home.
- Skylights are not allowed on sloped roofs visible from public streets.
- Roofing materials shall be appropriate to use and design, i.e., metal seam roof may be appropriate to a porch or accessory building but not as primary residence roof.



6.3.4 Building Materials and Colors

Wall finishes and color provide a major visual impact of the home on the public view. Colors and materials inappropriate to the Early California Ranch style would create a negative visual impact on the community character. Building materials and color schemes should blend with the natural setting of the community.

- Wall finishes shall be appropriate to the Early California Ranch architectural style. Wall finishes should consist of combinations of the following materials:
 1. Stucco
 2. Board and Batten siding
 3. Horizontal wood siding
 4. Wood shingles
 5. Stone (River or Field are most appropriate)
 6. Brick
- A medium sand finish for exterior stucco shall be encouraged.
- Exposed footings shall be no higher than six (6) inches above finished grade.
- Stone and brick finishes should continue into grade.
- Colors should be appropriate to material and use, and to support the architectural style. Muted earth tones are encouraged on the exterior stucco portions of the homes. Contrasting color accents should be kept to a minimum, and will consist of whites, tans, browns and grays.
- Color and hue variation should be used to provide diversity in adjacent homes.

EXAMPLES OF ACCEPTABLE COLOR RANGES ARE AS FOLLOWS:

Main Stucco Colors – Earth Tones

- Examples of Acceptable Colors:
 - La Habra x-73, x-82, x-524, x-820, x-17

Trim Accent Colors – Whites, Tans, Browns, Grays

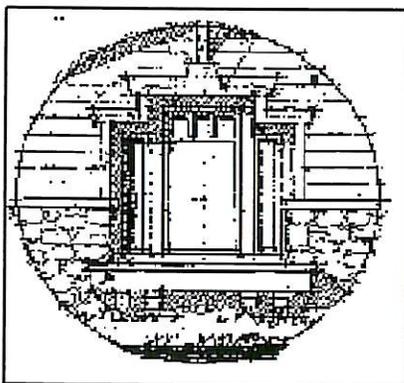
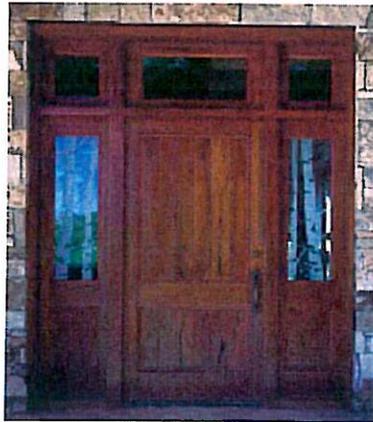
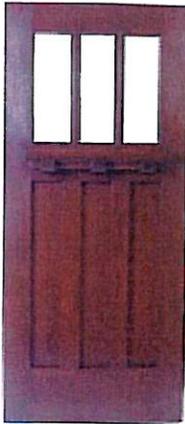
- Examples of Acceptable Colors:
 - Dunn Edwards 8734M, 8724M, 8765D
 - Frazee 8255D, CW039W

Roof Tiles – Flat Profile; Colors that create a homogenous blend between various earth tone stucco colors and neighboring homes.

- Examples of Acceptable Colors:
 - Eagle Roofing Topanga, Pewter Blend, Seattle, Rancho Cordova, Coastal Blend

6.3.5 Windows and Doors

- Recessed doors, windows and wall openings should be provided to convey appearance of thick exterior walls, as appropriate to Early California Ranch architectural style.
- The placement of doors and windows should consider the privacy of adjacent homes.
- Pot shelves and detailing around window openings should be provided for visual interest



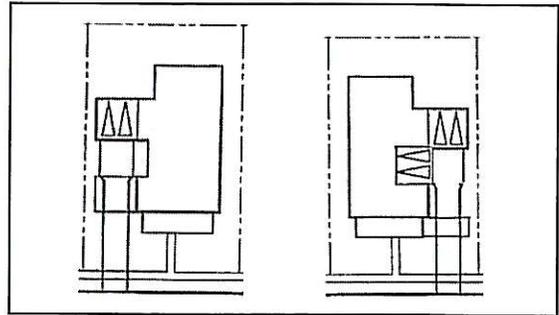
6.3.6 Garage Location and Garage Doors

The location and orientation of the garage is a major design element on residential lots, and a significant impact on the public streetscene. De-emphasizing the garage is an important design element within the community.

- Garage door patterns should support the Early California Ranch architectural style.
- Garage doors should vary from adjacent home elevations to encourage diversity in the local streetscene.
- Offset street-facing or swing-in garage configurations are encouraged.
- Garage doors should be recessed a minimum of eight (8) inches from adjacent wall planes.

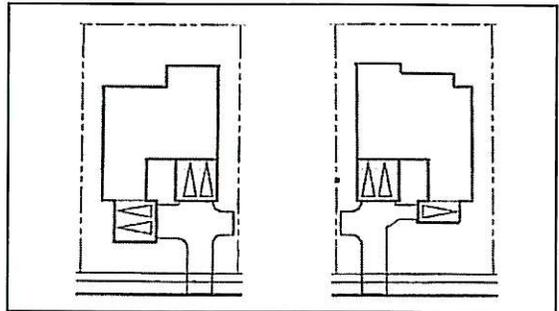
Garage - with Porte-Cochere

- Garage to be set back to rear of the lot.
- Create more usable living space towards front of house and at street.



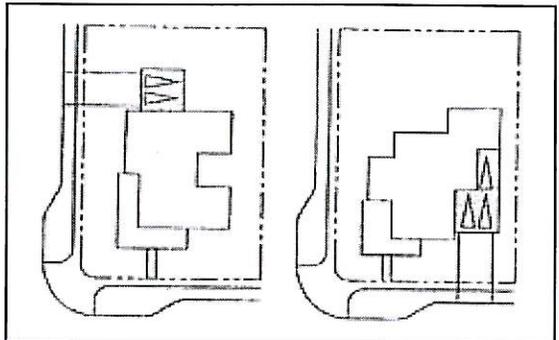
Garage - Split

- De-emphasizes garage by reducing width of garage face elevation.
- Provides additional articulation and variation in appearance of home.



Garage - Corner Lots

- Garages may take access from either street frontage, creating more variation in appearance of home.
- Most suitable from homes with wrap-around porches.
- Driveways must stay away from corner.



6.4 Landscape Design Guidelines

Landscape plays a pivotal role in the character of Heritage Oaks Equestrian Community, both in the preservation of the existing landscape, in the introduction of a new and distinctive landscape and in the transition between the two. The introduced plant palette, selected from plant varieties that are water conserving and drought-tolerant, will consist of traditional Southern California native and non-native plant species compatible with the existing native live oak woodland community. The purpose of the introduced plant palette will be to relate the existing natural landscape to the community open space, residential lots and streetscape. Use of water conserving/drought-tolerant varieties of plants suited to Calimesa climatic zones will help blend the new planting with the existing.

This section of the Community Design Guidelines describes the intent of the landscape design requirements for Heritage Oaks, providing design guidance and inspiration to builders and future residents.

6.4.1 General Landscape Principles

The following landscape principles are intended to guide the landscape design of the Heritage Oaks Equestrian Community:

- Preserve the existing significant stands of coast live oak trees and woodland community as a predominant visual and environmental component of the community.
- Create visual and physical connections between the natural open space and the public open space, infrastructure and residential elements of the community.
- Screen the community from County Line Road and adjacent residential tracts utilizing trees that provide fall foliage integrated with shrubs and plants along the street edge.
- Use traditional tree plantings compatible with Early California Ranch architectural style to shade streets, identify special areas (such as common open space) and to create a strong community identity.
- Provide Fuel Modification Zones that meet or exceed fire department requirements and provide a smooth visual transition between homes and adjacent open space.
- Use water conserving/drought-tolerant plants as a primary component of the community planting palette.
- Use appropriate shrubs and ground covers to provide landscape color, texture and accents.
- Use hardscape materials, such as fencing, barriers, street crossings, which are appropriate to the community and support the Early California Ranch theme.

6.4.2 Community Entry Treatment

A Community Entry Treatment will be used at the intersection of County Line Road and “F” Street entering the project. The community entry location is depicted on *Exhibit 4-5, Conceptual Landscape Plan* and *Exhibit 4-6 Community Entry Treatment*. The Community Entry Treatment will reinforce the community’s “Early California Ranch” architectural style and boundaries, while defining the major gateway into the project.

The Community Entry Treatment will feature the following characteristics:

- The entry shall reflect the architectural style of the Heritage Oaks Equestrian Community.
- Entry monuments shall be constructed of stone, river rock or brick, with wood accent as appropriate.
- The entry shall include designated landscape space beyond the street right of way of adequate size for the entry monuments and thematic landscaping.
- The entry landscape shall incorporate fall foliage and other accent trees, shrubs, and groundcover with the minimum use of turf.

6.4.3 Streets and Parkways

The primary streets within Heritage Oaks Equestrian Community are “F” Street (major entry from County Line Road), “G” Street (western entry road from County Line Road), and “A” thru “C” Streets (community loop roads). The community streets will not only accommodate vehicular, pedestrian and riding circulation, but will emphasize the equestrian design and lifestyle character of the community.

Streets “A” thru “C” shall be improved with an enhanced landscape parkway which will contain a multi-use trail, thereby providing access for riding opportunities from equestrian lots to the city and regional equestrian trail system. See *Exhibit 6-3a, Community Trails*. The multi-use trail within the street right-of-way will link with the multi-use trail as it crosses between major oak tree stands through the major natural open space area in the center of the community. Where “A” Street connects with “G” Street the multi-use trail will connect to the proposed equestrian staging and parking area, and continue both north and south along “G” Street, allowing riders, walkers and/or joggers to connect to the various existing or proposed trails in the City of Calimesa. The staging area will be screened from the adjacent residential lots.

All streets will have street trees a minimum size of twenty-four (24”) inch box and selected from *Table 6-1, Recommended Plant Palette*. Street trees on the residential streets shall be planted two (2) trees per lot, within the landscape parkway provided on residential streets and a minimum of ten (10) feet from all driveways. Corner lots and lots having additional frontage facing a public right of way shall have street trees on both frontages. A minimum seven (7) foot wide landscape parkway will be provided on all community streets. Street trees provided to residential lots by the builder shall be maintained by the applicable homeowner. A street tree may not be removed unless it has been destroyed or is dead, and the homeowner

has prior written approval of the Landscape and Lighting Maintenance District (LLMD). The homeowner is responsible for the cost of replacement and the street tree shall be the same species, a minimum size of a twenty-four inch (24 ") box and planted in the same location as the removed tree.

6.4.4 Community Trails

The Heritage Oaks Equestrian Community will include a system of equestrian staging area and multi-use riding/walking trails. These multi-purpose trails will be separate from the street right of way circulation system, located on one side of public streets "A" thru "C" and located within the natural open space area in the center of the community. These trails will egress the community at various points along the eastern, southern and northern property boundaries. A public equestrian staging and parking area will be provided in the southwestern corner of the community at the intersection of "G" Street and "A" Street. From this point, riders and walkers may connect in various directions to the existing trails and access roads and future trails in the City of Calimesa. *Exhibit 6-3a, Community Trails* indicates the proposed locations of the trails within the community, the staging area and the potential egress points. The intent of the multi-use trails is to provide community residents maximum opportunities for access from residential lots and opportunities to connect to surrounding City and regional trails.

The multi-use trails will be well-designated by a horizontal wood-style fence, pilasters, flowering vines and signage. Native soils will be utilized for the trail except where it crosses driveways and streets. See *Exhibit 6-3b, Community Trails Sections* for details of the proposed trail and fencing under various conditions and locations.

6.4.5 Community Walls and Fences

The community wall along County Line Road shall provide an opportunity for creating community character and identity, and providing for privacy and noise control for lots adjacent to County Line Road. Additionally, this community wall will provide an interface between Heritage Oaks Equestrian Community and the existing residential tracts along the north side of County Line Road. The County Line Road community wall shall be constructed of stone, river rock, brick or block with wood used as an accent when appropriate. This wall will reinforce the community's "Early California Ranch" architectural style. Adjacent to the wall will be a minimum of six (6) feet of landscaping, which will provide a visual softening of the solid wall by selection of trees, shrubs and groundcover that offers a variety in color and plant material. See *Exhibit 6-4a, Community Walls and Fences* and *Exhibit 6-4b, Community Walls and Fences Details*.

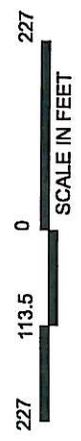
The community walls and/or fences along the west, south and east boundaries of Heritage Oaks will be designed to provide security and privacy, while allowing for nearby or territorial views of surrounding hills and mountains. These community walls/fences shall be constructed of stone, brick, stone or wood, as appropriate. Any wall adjacent to a public right of way will be landscaped with a selection of trees, shrubs and groundcover.

A horizontal rail wood-style fence shall be constructed along one-side of "A", "B" and "C" Streets. This rail fence is intended to define the multi-use trail looping through the Heritage

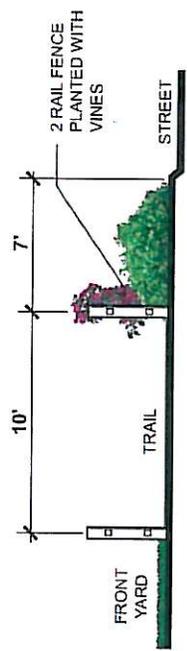
Exhibit 6-3a Community Trails



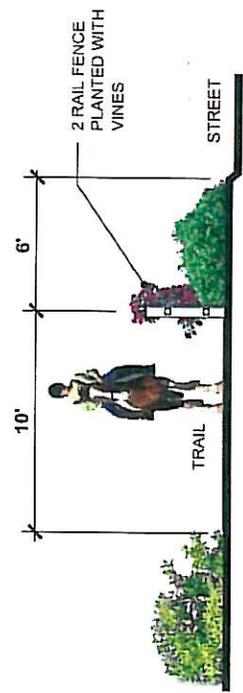
--- MULTI-PURPOSE TRAIL



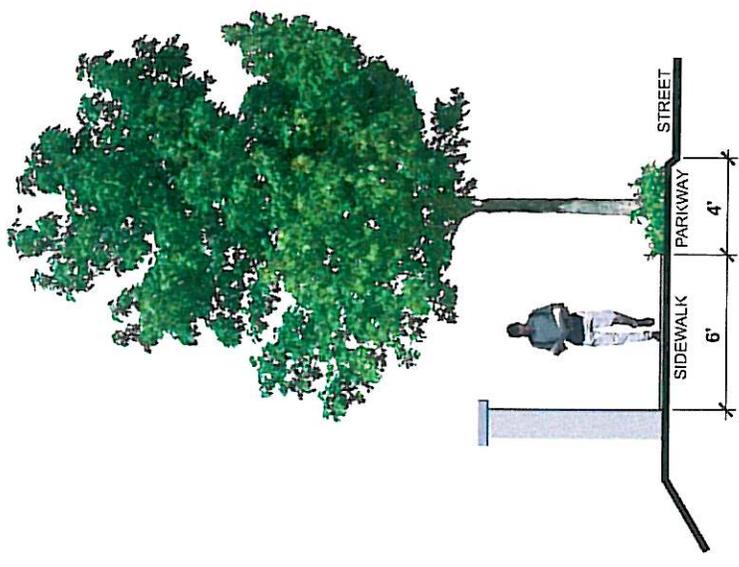
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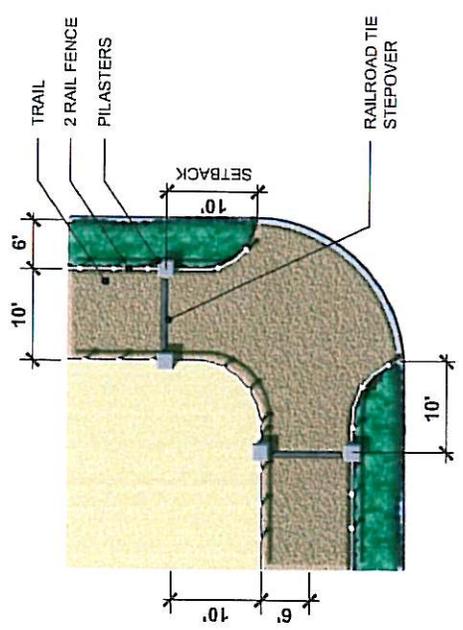
C-C HOME FRONTAGE TRAIL PLAN



A-A OPEN SPACE TRAIL SECTION



D-D COUNTY LINE ROAD



B-B TRAIL CORNER PLAN



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Oaks community, to provide safety for trail users, and to reinforce the “Early California Ranch” style of the community. See *Exhibit 6-4b, Community Walls and Fences Details*. The fence will have stone pilasters at accent locations and will be landscaped with flowering vines. When intersecting with a driveway or street, the fence will end an adequate distance from the driveway so as not interfere with visual clearance.

The proposed detention basin is not intended to be fenced since its depth will be less than four (4) feet and its side walls generally will be 3:1 or less. Where appropriate for safety and security, common open space, drainage easements, and the proposed debris basin may be fenced and landscaped.

6.4.6 Community and Private Slopes

Due to the rolling terrain of the Heritage Oaks project property, manufactured slopes of varying heights and gradients will be created. Some of these slopes will be within community open space lots, while other slopes will be within private residential lots.

All manufactured community slopes over three (3) feet in height shall be permanently landscaped, irrigated and maintained by the Landscape and Lighting Maintenance District. Landscape planting materials shall be as appropriate to the surrounding uses and existing landscape, and shall be selected from *Table 6-1, Recommended Plant Palette*. Landscape design shall incorporate a transition zone surrounding any live oak trees and community woodland and the introduced landscape materials.

All manufactured private slopes will be landscaped with drought tolerant plant materials and be maintained by the private lot owner. All plant materials will be selected from *Table 6-1, Recommended Plant Palette*.

6.4.7 Recommended Plant Materials

A predominance of the following plants, per *Table 6-1, Recommended Plant Palette*, shall be used to provide the intended landscape character for Heritage Oaks. These plants are consistent with the water conserving/ drought tolerant objectives of the City of Calimesa. The number and size of the plant materials will be consistent with Ordinance No. 94-4 of the City of Calimesa.



Exhibit 6-4a Community Walls and Fences

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

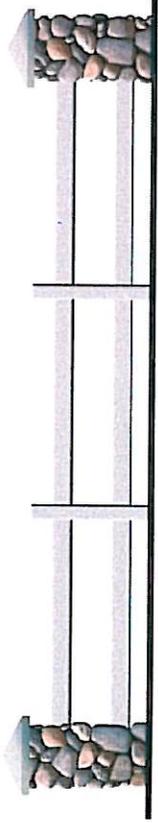


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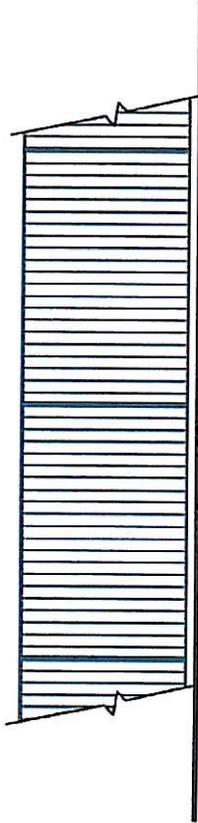
DECORATIVE BLOCK WALL and PILASTERS



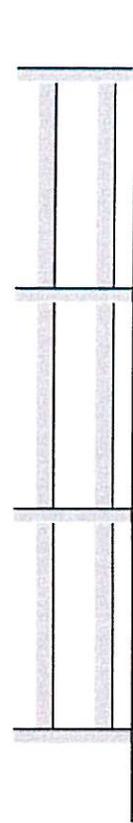
ENHANCED MULTI-PURPOSE FENCE



WOOD FENCE



VIEW FENCE



MULTI-PURPOSE FENCE



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Table 6-1
Recommended Plant Palette

Street Parkway and Community Entry Planting Palette

Trees – Deciduous		Shrubs	
<i>Botanical Name</i>	<i>Common Name</i>	<i>Botanical Name</i>	<i>Common Name</i>
<i>Albizia julibrissin</i>	Silk Mimosa	<i>Abelia Edward Goucher</i>	Edward Goucher Abelia
<i>Alnus cordata</i>	Italian Alder	<i>Acacia longifolius</i>	Barberry
<i>Alnus rhombifolia</i>	White Alder	<i>Acacia redolens</i>	Sidney Golden Wattle
<i>Bauhinia Agave sp.</i>	Purple Orchid Tree	<i>Agave sp.</i>	Agave
<i>Fraxinus velutina</i> "Modesto"	Modesto Ash	<i>Aloe spp.</i>	Aloe
<i>Fraxinus uhdei</i> 'Tomlinson'	Tomlinson Ash	<i>Berberis sp.</i>	N.C.N.
<i>Jacaranda acutifolia</i>	Jacaranda	<i>Bougainvillea 'La Jolla'</i>	Bougainvillea
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	<i>Camellia species</i>	Camellia
<i>Koelreuteria panniculata</i>	Golden Rain Tree	<i>Cistus spp.</i>	Rock Rose
<i>Liquidambar styaciflua</i>	American Sweet Gum	<i>Cotoneaster species</i>	Cotoneaster
<i>Malus floribunda</i>	Japanese Crabapple	<i>Elaeagnus pungens</i>	Silver Berry
<i>Populus fremontii</i>	Freemont Cottonwood	<i>Euonymus Japonica</i>	Evergreen Euonymus
<i>Pyrus callerana</i>	European Pear	<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Pyrus kawakamii</i>	Ornamental Pear	<i>Hetermeles arbutifolia</i>	Toyon
<i>Pistacia chinensis</i>	Chinese Pistache	<i>Lavendula spp.</i>	Lavender
<i>Platanus acerifolia</i>	London Plane Tree	<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Platanus racemosa</i>	California Sycamore	<i>Ligustrum japonicum</i>	Japanese Privet
<i>Prunus cerasifera</i>	Purple Leaf Plum	<i>Myoporum leaturm</i>	Myoporum
<i>Robinia ambigua</i> "Idahoensis"	Idaho Locust	<i>Nandina domestica</i>	Heavenly Bamboo
<i>Salix babylonica</i>	Weeping Willow	<i>Nerium oleander</i>	Oleander
		<i>Osmanthus fragrans</i>	Sweet Olive
		<i>Phominium tenax</i>	Flax
		<i>Photinia fraseri</i>	Photinia
		<i>Pittosporum tobira sp.</i>	Mock Orange

COMMUNITY DESIGN GUIDELINES

Palms

<i>Botanical Name</i>	<i>Common Name</i>
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

Sub Shrubs

<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Arctostaphylos species</i>	Manzanita
<i>Hemerocallis species</i>	Day Lily
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Moraea bicolor</i>	Fortnight Lily
<i>Trachelospermum jasminoides</i>	Star Jasmine

Vine/Espaliers

<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea
<i>Calliandra inaequilatera</i>	Pink Powder Puff
<i>Doxantha unguis-cati</i>	Cat's Claw Vine
<i>Ficus pumila</i>	Creeping Fig
<i>Grewia caffra</i>	Star Vine
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Jasminum polyanthum</i>	N.C.N.
<i>Parthmociscus tricuspidata</i>	Boston ivy
<i>Wisteria floribunda</i>	Wisteria

Shrubs

<i>Botanical Name</i>	<i>Common Name</i>
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prunus caroliniana 'Bright'n'Tight'</i>	Carolina Laurel
<i>Prunus ilicifolia</i>	Cherry Hollyleaf
<i>Pyracantha sp.</i>	Cherry Firethorn
<i>Raphiolepis indica sp.</i>	Pink Indian Hawthorn
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia lucanthea</i>	Mexican brush sage
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Viburnum tinus Lauretinus</i>	Spring Bouquet
<i>Xylosma congestum</i>	Spring Bouquet
<i>Yucca spp.</i>	Yucca

Groundcovers

<i>Baccharis pilularis Twin Peaks'</i>	Coyote Brush
<i>Festuca ovina 'glauca'</i>	Blue Fescue
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Gazania sp.</i>	Gazania
<i>Hedera helix</i>	English Ivy
<i>Limonium perezii</i>	Statice
<i>Lonicera japonica</i>	Honeysuckle
<i>Mulenbergia rigens</i>	Deer Grass
<i>Myoporum parvifolium</i>	Myoporum
<i>Optunia robusta</i>	Optunia
<i>Potentilla verna</i>	Spring Cinquefoil
<i>Rosemarinus officinalis</i>	Rosemary
<i>Senecio mandraliscae</i>	Senecio
<i>Verbina spp.</i>	Verbina

Notes:

Some of the plants will freeze in unprotected exposure area, but will generally rejuvenate from undamaged parts. Use with caution.

COMMUNITY DESIGN GUIDELINES

Open Space Corridor Planting Palette

<i>Botanical Name</i>	<i>Common Name</i>
Acer Macrophyllum	Big Leaf Maple
Acer Macrophyllum	Big Leaf Maple
Arbutus Menziesii	Madrone
Cercis Occidentalis	Western Redbud
Juglans Californica	California Walnut
Platanus Racemosa	California Sycamore
Prunus Illicifolia	Hollyleaf Cherry
Quercus Agrifolia	Coast Live Oak
Quercus Berberidifolia	Scrub Oak
Archostaphylos "Emerald Carpet"	Manzanita
Atriplex Lentiformis	Salt Bush
Baccharis Pilularis "Twin Peaks"	Dwarf Coyote Bush
Ceanothus Griseus Horizontalis	Carmel Mountain Lilac
Heteromeles Arbutifolia	Toyon
Keckiella Cordifolia	Heart Leaved Penstemon
Malacothamnus Fasciculatus	Chaparral Mallow
Mahonia Nevinii	Nevins Barberry
Ribes Aureum	Golden Current
Hrhamnus Crocea	Red Berry
Yucca Whipplei	Our Lords Candle
Yucca Schidegera	Mojave Yucca
Rosa Californica	California Wild Rose

Planting Seed mix for Open Space Corridors

<i>Botanical Name</i>	<i>Botanical Name</i>
Amsinckia Intermedia	Nassella Pulchra* (deawned)
Artemisia Californica	Salvia Apiana
Brickellia Californica	Salvia Mellifera
Delphinium Parryi	Species Legume
Encelia Farinose	Lotus Scoparius
Eriodictyon Trichocalyx	Lupinus Bicolor
Erigonum Fasciculatum Var. Polifolium	
Eucrypta Chrysanthemifolia	
Gnaphalium Caifornicum	
Lessingia Filaginifolia Filaginifolia	
Mimulus Aurantiacus	
Nassella Lepida (deawned)	

COMMUNITY DESIGN GUIDELINES

Open Space Corridor Chamise Chaparral Seed Mix

<i>Botanical Name</i>	<i>Botanical Name</i>
Acnatherum Coronatum	Eucrypta Chrysanthemifolia
Adenostoma Fasciculatum	Galium Angustifolium
Artemisia Californica	Mimulus Aurantiacus
Brickellia Californica	Salvia Apiana
Bromus Carinatus "Cucamonga"	Salvia Mellifera
Encelia Farinosa	Species Legume
Eriogonum Fasciculatum Var.Polifoium	Lotus Scoparius

Detension Basin Seed Mix

<i>Botanical Name</i>	<i>Botanical Name</i>
Achillea Millefolium	Koeleria Macrantha
Agrostis Pallens	Lotus Hamatus
Collinsia Heterophylla	Mimulus Guttatus
Deschampsia Cespitosa	Trifolium Obtusiflorum
Hordeum Intercedens	Vulpia Microstachys

Seeding for Fuel Modification Zones

<i>Botanical Name</i>	<i>Botanical Name</i>
Achillea Millefolium	Lotus Scoparius
Clarkia Purpurea	Lupinus Bicolor
Eriophyllum Confertiflorum	Mimulus Aurantiacus
Gnaphalium Californicum	Nassella Lepida
Gutierrezia Californica	Phacelia Distans
Layia Glandulosa	Plantago Ovata
Lessingia Filaginifolia Filaginifolia	Vulpia Microstachys

6.4.8 Fuel Modification Zones

Fuel Modification shall be required where residential lots abut natural open space. A Fuel Modification Zone is a strip of land in which highly flammable plant materials are removed and replaced by more fire resistant materials, or remaining vegetation is thinned to reduce fuel loads. Refer to *Exhibit 6-5, Fuel Modification Section* for typical relations of the Fuel Modification Zones to the residence and to one another. Plant materials required for the alternative zones shall be selected from *Table 6-1, Recommended Plant Palette*.

The following Fuel Modification Zones shall be implementation in the Heritage Oaks Equestrian Community:

- Zone A (Closest to Residence) - Consists of a minimum setback of twenty (20) foot between the home and the natural open space. Landscape shall be irrigated and maintained free of deadwood and combustible debris. No combustible structures may be built within this zone.
- Zone B (Wet Zone) - Adjacent to Zone A. In Zone B all highly flammable plant materials shall be removed and replaced with more fire resistant vegetation. All plant materials within Zone B shall be irrigated.
- Zone C (Thinning Transition Zone) - Adjacent to Zone B. All dead/dying plant materials shall be removed. Remaining natural vegetation shall be thinned to remove fifty (50) percent (coast live oaks are exempt from thinning). No irrigation is required in Zone C, except where a manufactured slope is also located, which shall be irrigated.
- Zone D (Thinning Transition Zone) - Adjacent to Zone C. All dead/dying plant materials shall be removed. Remaining natural vegetation shall be thinned to remove thirty (30) percent (coast live oaks are exempt from thinning). No irrigation is required in Zone C, except where a manufactured slope is also located, which shall be irrigated.

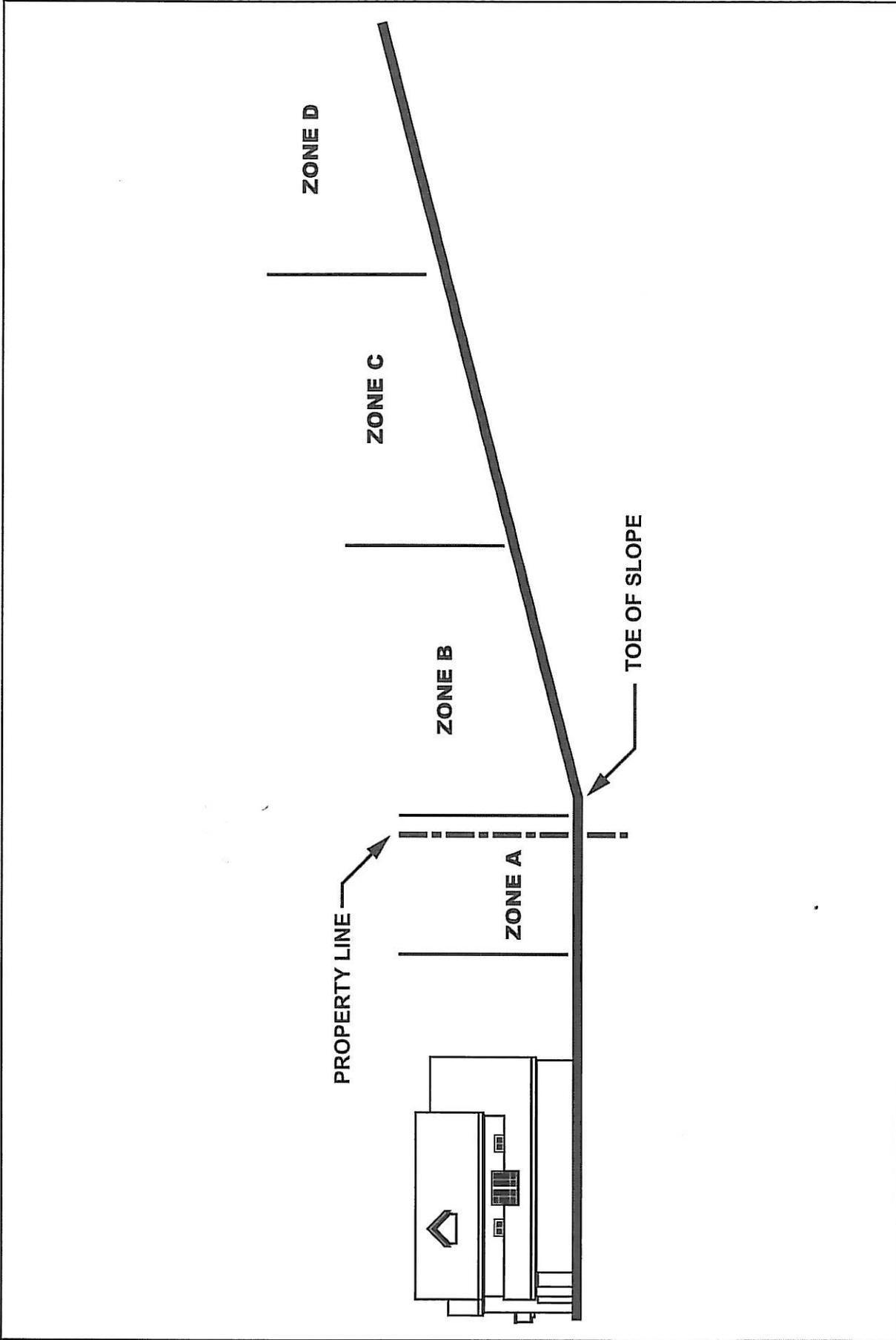
6.4.9 General

Modifications to specific requirements in these Landscape Design Guidelines may be applied for in writing and approved by the Community Development Department.

6.5 Oak Preservation and Treatment Guidelines

The Heritage Oaks Equestrian Community property includes a significant coast live oak tree woodland community. A major objective of this Specific Plan is the preservation of these coast live oak trees and the habitat that they represent. Therefore, the Oak Preservation and Treatment Guidelines will play a significant role in the development of the Heritage Oaks Equestrian Community. Adherence to these guidelines will promote a distinct visual image for Heritage Oaks, integrating the community with the existing





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Exhibit 6-5 Fuel Modification

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN

natural resources of the site and establishing compatibility with the surrounding natural environment.

6.5.1 Oak Tree Preservation

The Heritage Oaks Equestrian Community Specific Plan hereby incorporates by reference the City of Calimesa Oak Tree Ordinance (Ordinance No. 200), except where specifically superseded in this Specific Plan. Any coast live oak trees indicated to be removed by this Specific Plan are exempt from further permitting upon adoption of this Specific Plan.

6.5.2 Oak Tree/Development Interface

Generally coast live oak trees will be contained within areas designated as Open Space (OS), and thereby protected from further development activity, except as may be necessary to preserve the public welfare and safety. Individual coast live oak trees may be located on two-three residential lots. Removal or trimming of coast live oak trees by individual residents or by the Landscape and Lighting Maintenance District (LLMD) is not permitted except where a tree permit is first processed through the LLMD and then the Calimesa Community Development Department.

6.5.3 Oak Tree Setbacks

No "Encroachment", as defined in Ordinance No. 200, including, but not limited to, grading, excavation and construction, will take place within an area a minimum of five (5) feet outside the surveyed drip-line of a live oak tree, or a minimum of fifteen (15) feet from the trunk, whichever is greater.

6.5.4 Oak Tree Maintenance

"Routine maintenance," as defined in Ordinance No. 200, will be permitted pursuant to process provided for in Ordinance No. 200. Maintenance of coast live oak trees within areas designated as Open Space (OS) will be the responsibility of the Landscape and Lighting Maintenance District. Maintenance of coast live oak trees within lots designated as Heritage Residential (HR) will be the responsibility of the individual homeowner.

SECTION 7.0

LAND USE AND DEVELOPMENT REGULATIONS

7.1 Purpose and Intent

The purpose of the Land Use and Development Regulations section is to provide the specific development standards for the Heritage Oaks Equestrian Community Specific Plan. These land use and development standards will be applied to the land uses designated on *Exhibit 7-1, Land Use Districts*, contained in this section.

Upon adoption of the Heritage Oaks Equestrian Community Equestrian Community Specific Plan by the City of Calimesa, this Specific Plan shall be the zoning document for the subject property, superseding all other zoning designations and development standards. If not specifically addressed in this Specific Plan, the applicable provisions of the City of Calimesa Development Code and Municipal Code shall apply.

7.2 Land Use Designations

The following Land Use Districts, refer to *Exhibit 7-1, Land Use Districts*, are herein by established for and within the Heritage Oaks Equestrian Community Specific Plan:

7.2.1 Heritage Residential (HR)

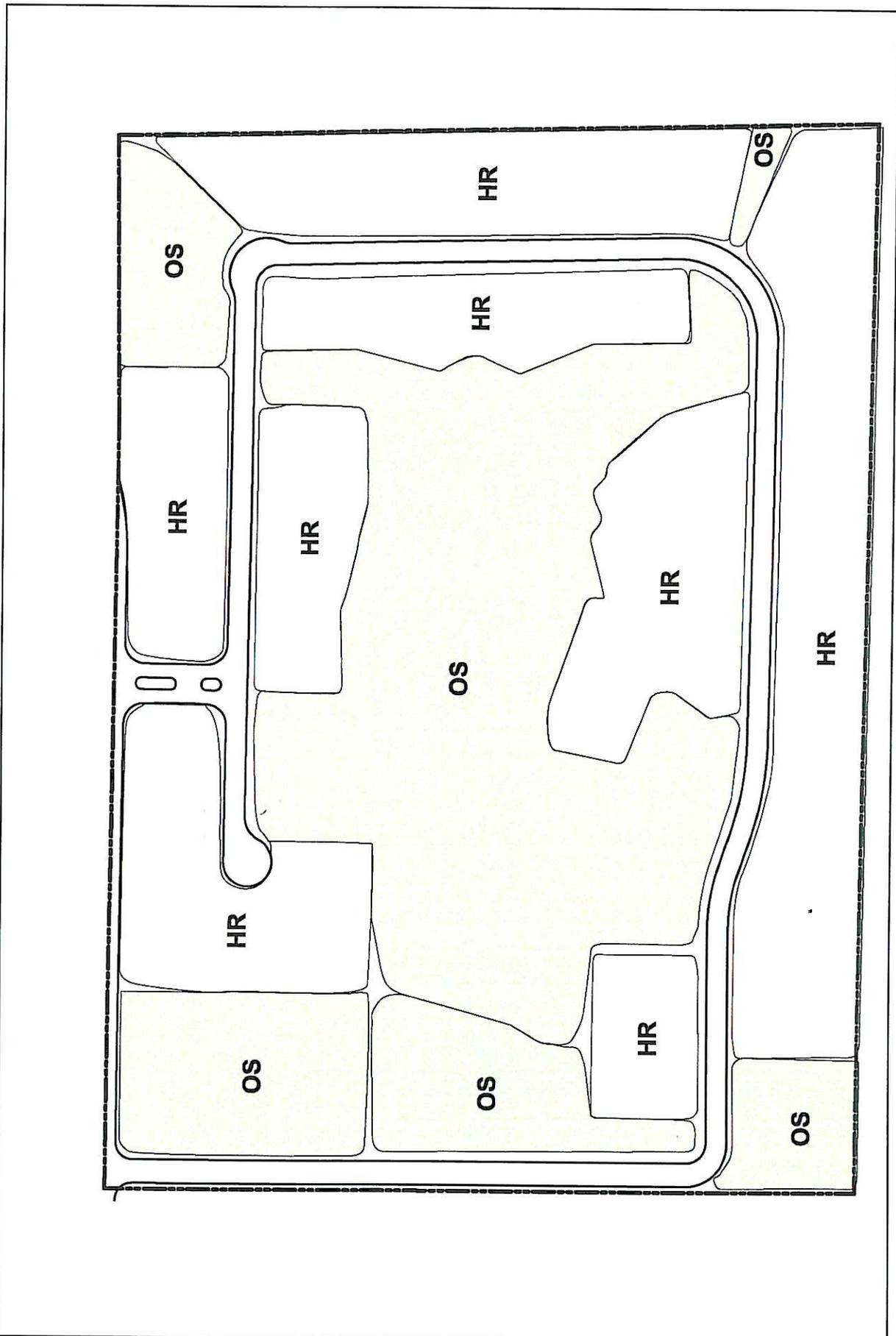
The Heritage Residential neighborhood is intended for the development of single-family detached homes, while preserving and creating a rural atmosphere within the community. Residential development with a minimum 19,500 square-foot lot (and averaging 23,000 square feet) is permitted with the intention of creating large lots near the existing coast live oak tree at a density range of 0-2.0 dwelling units per acres, and as a buffer to surrounding residential uses outside of the community. The keeping of horses and related uses, such as barns, stables, etc., are allowed within the Heritage Residential district.

7.2.2 Open Space (OS)

The Open Space district designation is intended for the preservation of the existing Live Oak Woodland Community, arroyos and drainage courses, and for the development of flood control improvements (such as debris basins and detention basins) and water quality treatment programs (such as water spreading grounds) as appropriate to protect and serve the proposed Heritage Oaks residents, community and existing down-stream properties.

Exhibit 7-1 Land Use Districts

HERITAGE OAKS EQUESTRIAN COMMUNITY SPECIFIC PLAN



Heritage Residential (HR)

 Open Space (OS)



Michael Brandman Associates

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7.3 General Provisions

The provisions of the Land Use and Development Regulations are intended to provide and create compatibility between land uses, to protect the health, safety and welfare to the community, and to preserve and maintain the natural resources and visual quality of the project property. The *Site Development Standards Summary* (Table 7-1) sets forth the standards for development of all uses within the Heritage Oaks Equestrian Community.

7.3.1 Definitions

For the purpose of the Heritage Oaks Equestrian Community Specific Plan, words, phrases and terms shall have the meanings ascribed in the City of Calimesa Development Code in effect at the time of the adoption of this Specific Plan, except as may be specifically defined within this Specific Plan.

7.4 Land Use Development Standards

7.4.1 Heritage Residential (HR) District Regulations

The Heritage Residential land use designation is intended for the development of single-family detached homes on large lots, while preserving and creating a rural atmosphere within the community.

1. Permitted Uses

- a. Single-Family Detached dwellings, one (1) per lot.
- b. Garage sales in accordance with City Development Code.
- c. Recreational vehicle parking in accordance with City's Off-Street Parking Standards.
- d. Home Occupations, subject to provisions of Section 12-1009 of Calimesa Development Code and issuance of Home Occupation Permit.
- e. Keeping of domestic pets in accordance with City Development Code.
- f. Keeping of a maximum of two (2) animal units, as defined by the City of Calimesa, in accordance with the following criteria:
 - o Lots to have a minimum area of 19,500 square feet and a minimum lot width of 100 feet. For non-rectangular lots, the width may be measured at the mid-point of the lot.
 - o Animals shall be kept, fed and maintained not less than forty (40) feet from the primary residence on the same lot, and not less than fifty (50) feet from any primary residence on an adjacent lot.
 - o A minimum of ten (10) feet shall be maintained the animal shelter and any property line. No animal keeping shall be allowed in the front yard setback.
- g. Accessory uses, including, but not limited to,
 - o Equestrian Stables, Barns and Riding Rings,
 - o Garages
 - o Swimming pools and spas
 - o Greenhouses (non-commercial), garden sheds, gazebos or similar structures.

LAND USE & DEVELOPMENT REGULATIONS

- o Guest Units or Senior Secondary Unit (Granny Flat) in accordance with City Development Code.
- o Tennis courts
- o Other accessory uses which are clearly incidental to the primary use of the property and for the exclusive use of the residents of the property.
- h. Trailer to be used as a construction project office during the time of construction when a valid building permit is in-force.
- i. Flood control improvements and debris basins appropriate to the development of the community.
- j. Open space areas appropriate to preservation of significant Oak Woodland habitats, drainage courses and significant individual Coast Live Oak trees.
- k. Other similar and appropriate uses, as approved by the Calimesa Community Development Department.

2. Development Standards

- a. Minimum Lot Size/Area: 19,500 square feet
- b. Minimum Lot Width: 100 feet measured at front setback
- c. Minimum Lot Depth: 120 feet
- d. Lot Coverage: Not Applicable
- e. Front Yard Setbacks (minimum)
 - o Main Residence 30 feet (1 story); 35 feet (2 story)
 - o Open Porch (if provided) 20 feet
 - o Garage (front access) 20 feet
 - o Garage (side-in access) 15 feet
- f. Rear Yard Setback (minimum) 30 feet
- g. Side Yard Setback (minimum)
 - o Interior 12 feet for side closest to driveway;
5 feet for other side yard
 - o Corner/Street 15 feet adjacent to street
5 feet for other side yard
 - o Garage 15 feet adjacent to street
- h. Building Height
 - o Main Residence 32 feet (2 stories)
 - o Accessory Structure 25 feet

(See also Table 7-1, Site Development Standards Summary)

3. Parking

- a. Parking shall be provided in accordance with Chapter 8 (Off-Street Parking Standards) of the City Development Code, except as specifically provided in this Specific Plan.
- b. Recreational vehicle (RV) parking may be provided either behind main residence or garage, screened by appropriate fencing. Long-term RV parking in front of main residence or garage is not permitted.

7.4.2 Open Space (OS) District Regulations

The Open Space district is intended for the preservation of the existing Live Oak Woodland Community, arroyos and drainage courses, and for the development of flood control improvements (such as debris basins and detention basins) and water quality treatment programs (such as water spreading grounds) as appropriate to protect and serve the residents of the Heritage Oaks Equestrian Community and existing down-stream properties.

1. Permitted Uses

- a. Conservation area (wildlife/natural habitats, habitat enhancement area)
- b. Trails, staging areas, interpretive areas and associated facilities, as appropriate.
- c. Flood control facilities and/or easements, including, but not limited to, debris basins, natural and man-made drainage channels, water retention basins.
- d. Equestrian facilities, including stables and riding rings, as appropriate, and as reviewed by City of Calimesa Community Development Department.
- e. Trailer to be used as a construction project office during the time of construction when a valid building permit is in-force.
- f. Other similar and appropriate uses, as approved by the Calimesa Community Development Department.
- g. Water quality treatment facilities and water spreading basins may be permitted on some portion of the Open Space district if the need for such uses is demonstrated to the City's satisfaction and no significant environmental impacts are created. No such use may occur adjacent to any existing coast live oak woodland and must have direct access from either County Line Road or "B" Street. Any such proposed use shall be subject to a Conditional Use Permit to be reviewed and approved by the City of Calimesa at a later date.

2. Development Standards

Per approved Heritage Oaks Equestrian Community Specific Plan and Design Guidelines.

Table 7-1
Site Development Standards Summary

Description	Heritage Residential (HR)	Open Space (OS)
Permitted Uses	<ul style="list-style-type: none"> • Single-family, detached • Riding/pedestrian trails • Oak Habitat Preservation 	<ul style="list-style-type: none"> • Oak Habitat Preservation • Flood control facilities • Riding/pedestrian trails
Conditional Uses	Not Allowed	Water Treatment & Spreading
Accessory Uses	<ul style="list-style-type: none"> • Home occupation • Keeping of domestic pets incidental to principal residential use • Non-commercial keeping of 2 animal units • Recreational vehicle storage • Incidental to permitted use 	Not Applicable
Lot Size	19,500 s.f. minimum	Not Applicable
Street Frontage	110 ft. (interior lots) 120 ft. (corner lots)	Not Applicable
Lot Width	100 ft. measured at front setback line, or at lot mid-point for non-rectangular lots	Not Applicable
Lot Depth	120 ft.	Not Applicable
Front Setback	30 ft. (1 story) 35 ft. (2 story)	Not Applicable
Side Setback	12 ft. for side closest to driveway 5 ft. for other side	Not Applicable
Street Side Setback	15 ft. adjacent to street 5 ft. for other side	Not Applicable
Rear Setback	30 ft.	Not Applicable
Separation to Accessory Structure	6 ft.	Not Applicable
Maximum Building Height	Principal Use - 32 ft. (2 stories) Accessory Use – 25 ft.	Not Applicable
Maximum Projections into Setback	Chimney – 30 inches Stairs – 36 inches Eaves – 30 inches	Not Applicable
Off-Street Parking	3 spaces (enclosed) 2 visitor spaces (in driveway)	Not Applicable
Maximum Lot Coverage	Not Applicable	Not Applicable

SECTION 8.0

COMMUNITY PHASING

Approval of a subdivision tract map will occur concurrently with, or subsequent to, the adoption of the Heritage Oaks Equestrian Community Specific Plan by the City of Calimesa, thereby creating developable lots. Any and all future maps for development will be reviewed and approved pursuant to applicable provisions of the City of Calimesa Subdivision Ordinance, applicable provisions contained in this Specific Plan, and any applicable conditions of approval.

The phasing program for Heritage Oaks is based on the following objectives:

- Provide for the coherent, orderly build-out of the community within the context of market conditions.
- Ensure adequate public facilities and services concurrent with private development.
- Provide for on-site and off-site improvements which will protect the public health, safety and general welfare of current and future residents of the City of Calimesa.
- Ensure the completion of development activities which preserve and enhance natural open space areas within and adjacent to the community.

8.1 Development Phasing

The Heritage Oaks Equestrian Community is anticipated to be developed in several phases. The first phase will include the completion of major grading activities necessary for development of all streets, residential lot pads, and drainage and debris improvements. Construction of the 45 residential dwellings will occur over several phases, in response to current and future market conditions, and as the appropriate infrastructure and public facilities are made available.

Development Phasing will be implemented through the approval of tentative tract maps and development permits by the City of Calimesa.

8.2 Infrastructure Phasing

Public facilities and services will be provided appropriately in response to the community's development, and as required by the approved tentative tract map and applicable conditions of approval. It is anticipated that the major drainage, debris and detention facilities will be constructed concurrent with the initial grading activities due to the integrated design of the circulation, residential, open space and drainage improvements.

Infrastructure Phasing will be implemented through the approval of tentative tract maps and development permits by the City of Calimesa.

8.3 Phasing Adjustments

The sequence and exact timing of all Phasing are subject to change over time in response to various community, environmental and market factors. Individual Phases may overlap and develop concurrently with one another.

SECTION 9.0

IMPLEMENTATION AND ADMINISTRATION

9.1 Administration

Development of the Heritage Oaks Equestrian Community will be implemented in accordance with the regulations and provisions of this Specific Plan. This section contains the procedures for administration of these provisions and regulations.

9.1.1 Specific Plan Implementation

The Heritage Oaks Equestrian Community Specific Plan shall be implemented through the processing of tentative tract maps, site plans, grading permits, building permits, oak tree permits and other permits, as appropriate and as required by the Calimesa Development Code and this Specific Plan.

The City's Director of Community Development will be responsible for administering the provisions of the Heritage Oaks Equestrian Community Specific Plan in accordance with the provisions this Specific Plan, the State of California Government Code, the Subdivision Map Act, and the City of Calimesa General Plan, Development Code and Municipal Code.

9.1.2 Specific Plan Amendments

During the course of development and construction of the project, amendments to the Heritage Oaks Equestrian Community Specific Plan may be necessary. While this Specific Plan attempts to be comprehensive, not all events or issues may be envisioned during its initial preparation and adoption. Therefore, Specific Plan Amendments may be needed to keep the Specific Plan current with jurisdictional, environmental and market conditions.

The Heritage Oaks Equestrian Community Specific Plan may be amended in accordance with the provisions of the City of Calimesa Development Code.

a. Minor Amendments

Minor amendments include simple changes to Specific Plan text or graphics which are neither contrary to, not alter the meaning or intent of any provision of the Specific Plan. Minor Amendments may include, but are not limited to, the following:

- o Minor changes in street alignment.
- o Changes in precise location or acreage of infrastructure and public facilities.

- Minor changes in trail alignments, design or construction materials.
- Adjustment to Land Use boundaries provided the total acreage of any affected use does not increase or decrease by more than ten (10) percent of the total stated in the adopted Specific Plan, and the total number of residential dwellings does not exceed forty-five (45).
- Changes in landscaping materials and/or locations, wall materials, wall alignment, entry design and streetscape design which are consistent with the conceptual landscape design set forth in the Community Design Guidelines of this Specific Plan.
- Changes to any design element of this Specific Plan that improves circulation, infrastructure, drainage or natural open space.
- Other minor changes similar to those listed above and determined to be minor in scope by the Director of Community Development.

Minor amendments may be processed and implemented administratively by the Director of Community Development, and may be appealed to the Planning Commission and City Council. Plans and permits which reflect minor amendments will be found to be in substantial conformance with the adopted Specific Plan, subject to review and approval by the Director of Community Development.

b. Major Amendments

Major amendments are such changes to Specific Plan graphics or text which would change development standards or other fundamental provisions of the Specific Plan. Major amendments require a Specific Plan Amendment which is reviewed and approved by the Planning Commission and City Council in accordance with the same process by which the Heritage Oaks Equestrian Community Specific Plan was adopted.

9.2 Applicability

The Heritage Oaks Equestrian Community Specific Plan is a regulatory plan, which upon adoption by ordinance will constitute the zoning for the project property. Development plans/agreements, tract or parcel maps, or any other action requiring ministerial or discretionary approval on the project property must be consistent with the Specific Plan. Actions determined to be consistent with the Heritage Oaks Equestrian Community Specific Plan shall be judged to be consistent with the City of Calimesa General Plan, pursuant to California Government Code, Section 65454.

All development and construction activity within the Heritage Oaks Equestrian Community area shall comply with applicable provisions of the Heritage Oaks Equestrian Community

IMPLEMENTATION & ADMINISTRATION

Specific Plan, the City of Calimesa Municipal Code, the Calimesa Development Code, the Uniform Building Code, and the related mechanical, electrical, plumbing, grading and subdivision codes as adopted by the City of Calimesa. In case of a regulation difference between the Specific Plan and an adopted City code, the regulations of the Specific Plan shall take precedence.

9.3 Severability

In the event that any regulation, condition, program, portion or policy of the Heritage Oaks Equestrian Community Specific Plan or the applications thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate. Distinct and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid regulation or provision.

9.4 Definitions

For the purposed of the Heritage Oaks Equestrian Community Specific Plan, words, phrases and terms shall have the meanings ascribed in the City of Calimesa Development Code in effect at the time of the adoption of this Specific Plan, except as may be specifically defined within this Specific Plan.

9.5 Boundaries and Designations

The boundaries of individual land use designations are approximate. Precise boundaries and acreages shall be established in conjunction with the preparation of the subdivision map(s) for the project property. Minor land use boundary variations shall be permitted, subject to review by the Director of Community Development for conformance with the intent of the Heritage Oaks Equestrian Community Specific Plan, without an amendment to this Specific Plan.

9.6 Design Guidelines

Residential and open space development shall be designed and built in substantial conformance with the Architectural, Landscape and Oak Tree guidelines contained in this Specific Plan.

APPENDICES

APPENDIX "A"

LEGAL DESCRIPTION

Government Lot 4 and the west 482.00 feet of Government Lot 3 in fractional Section 17, Township 2 South, Range 1 West, San Bernardino Meridian, in the City of Calimesa, County of Riverside, State of California, according to the official plat thereof.

Except one-half of all oil and mineral rights as reserved to Claud E. Halsell and Josephine Halsel in deed recorded March 2, 1945 in Book 668, Page 236, Official Records.