



DRAFT
SPECIFIC PLAN

Submitted to:

County of San Bernardino
Land Use Services
Planning Division

Submitted by:

Strata Equity Group, Inc.



STRATA EQUITY GROUP, INC.

JULY 2009

SAN BERNARDINO COUNTY CALIFORNIA

FORMA



DRAFT SPECIFIC PLAN
Strata Equity Group, Inc.
JULY 2009



H A C I E N D A
AT FAIRVIEW VALLEY

Draft Specific Plan

Submitted to:

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July 2009

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1 INTRODUCTION

1.1 OVERVIEW AND INTENT

Hacienda at Fairview Valley is located in San Bernardino County, California approximately two miles east of the Town of Apple Valley and within the Town's sphere of influence. Refer to Exhibit I-1, Regional Location Map, Exhibit I-2, Project Vicinity Map, and Exhibit I-3, Site Aerial Photograph. The Specific Plan for Hacienda at Fairview Valley is approximately 1,557 acres under the jurisdiction of San Bernardino County within the eastern portion of the Town of Apple Valley's Sphere of Influence. The Specific Plan provides for a master planned residential community with opportunities for equestrian, family oriented, and active adult (55+) lifestyles. Supporting land uses may include, but are not limited to, retail/commercial, parks, recreation, open space, public safety, and public facilities.

The Specific Plan provides direction for future development. It establishes a land use plan, comprehensive definition of land uses, development regulations, and implementation procedures that support the building of a master-planned residential community designed and implemented to be consistent with the goals, objectives, and policies of the San Bernardino County General Plan.

This document is outlined as follows:

1. **Introduction:** Identifies regional and local setting and overall intent of the Specific Plan.
2. **Physical Characteristics:** Identifies the environmental setting of the Specific Plan areas including important natural features, and site boundaries. It identifies current land uses and jurisdictional land use designations. Chapter 2 also identifies opportunities and constraints that can be resolved, such as infrastructure and services, through phased implementation of the community.
3. **Jurisdictional Relations:** Identifies the Specific Plan authority and its relationship with State, San Bernardino County, and Town of Apple Valley policies and regulations.
4. **Vision for Hacienda at Fairview Valley:** Identifies the Specific Plan's vision statement and guiding goals.
5. **Land Use:** Establishes a long-term land use plan, associated development standards, and permitted uses that support the Specific Plan's vision and goals.

6. **Circulation:** Identifies existing conditions and standards of San Bernardino County for roadways which service the area. Chapter 6 prepares a long-term road system to support the land use plan and establish functional, efficient, and aesthetically pleasing roadways.
7. **Public Facilities:** Identifies existing services and introduces new infrastructure and community services into the Specific Plan area that support the overall land use plan and neighboring residential areas. Services include: water, wastewater, storm drain, police, fire, and dry utilities.
8. **Green Development Systems:** Introduces “green development” goals for the Specific Plan and summarizes regulations and guidelines within the Specific Plan that address San Bernardino County policies toward sustainable growth and reduction of greenhouse gases. The policies cover land use, transportation, water, and energy efficiencies.
9. **Implementation:** Establishes administrative procedures to assist the master developer, residential and commercial builders, San Bernardino County departments, and related agencies in following the policies, guidelines, and standards established in this Specific Plan.

As further discussed throughout this Specific Plan, San Bernardino County may be referenced as the “County” and Hacienda at Fairview Valley may be referenced as “Specific Plan.” Board of Supervisors may be referenced as the “Board.”

1.2 PROJECT LOCATION AND SETTING

1.2.1 Regional Location

Fairview Valley is located in unincorporated San Bernardino County. The City of Barstow is approximately 25 miles north. The City of San Bernardino is 35 miles south. Lucerne is approximately 17 miles to the east. The Town of Apple Valley and City of Hesperia are in the immediate proximity of the Specific Plan area. The Town of Apple Valley's incorporation boundary is two miles west of the planning area. The Specific Plan is in the Town of Apple Valley's Sphere of Influence. Hacienda at Fairview Valley is located in Fairview Valley with road access from the west and limited access from the east. State Route 18 (SR-18) and Interstate 15 (I-15) provide regional access to the site via existing roadway patterns such as Cahuilla Road, Exhibit I-1, Regional Map, depicts the Specific Plan area within its regional setting.



The Town of Apple Valley's incorporation boundary is two miles west of the planning area. The Specific Plan is in the Town of Apple Valley's Sphere of Influence. Hacienda at Fairview Valley is located in Fairview Valley with road access from the west and limited access from the east. State Route 18 (SR-18) and Interstate 15 (I-15) provide regional access to the site via existing roadway patterns such as Cahuilla Road, Exhibit I-1, Regional Map, depicts the Specific Plan area within its regional setting.

1.2.2 Local Setting

Fairview Valley is located north and west of the Granite Mountains. Five miles south of the Specific Plan area is State Route 18. Interstate 15 is the other major thoroughfare and is approximately 8 miles to the west. Both are accessed via roadways leading to Cahuilla Road. To the north is Fairview Mountain and to the east are the Granite Mountain Ranges.

Cahuilla Road, east of the Town of Apple Valley, connects to the southwestern corner of the Specific Plan area at Laguna Seca Drive. Cahuilla Road continues along the southern boundary of the Specific Plan Area until it curves into the planning area and out its' eastern side. Additionally, the site can be accessed via the currently unpaved Oldenburg Road, a North-South road that intersects the easterly portion of the project. A second section of the planning area is accessed by the unpaved Chicago Road that continues through the Specific Plan in a north/south direction until it ends approximately one mile southeast of the Specific Plan Area.

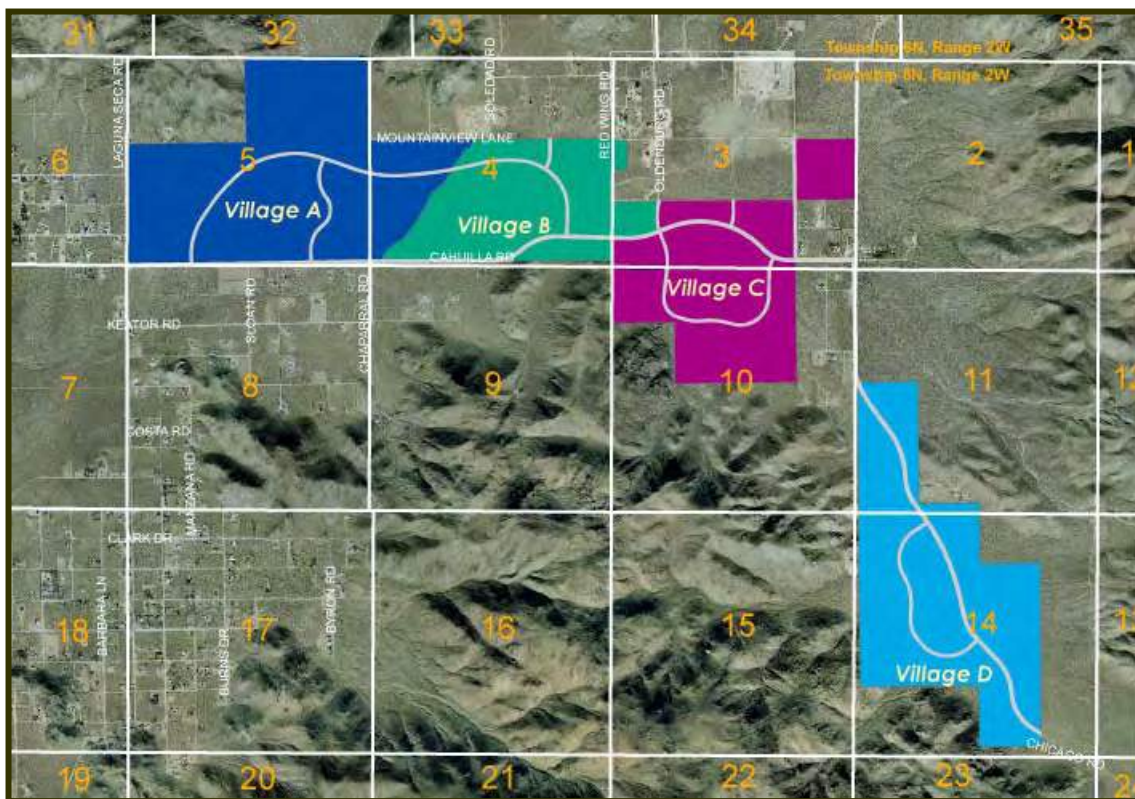
Exhibit I-2, Project Vicinity Map, depicts the Specific Plan Area within its local setting.

1.3 OWNERSHIP

The Specific Plan Area is owned by two partnerships that are managed by Strata Equity Group, Inc., the Master Developer. Villages A, B, and C are owned by Fairview Creek, L.P. while Village D is under the ownership of Granite Valley, L.P.

Table I-1
SUMMARY OF HACIENDA AT FAIRVIEW VALLEY
LOCATION AND ACREAGE

Assessor Parcel Numbers	Section/Township/Range	Total Acres
0436 032 21 0436 032 30 0436 261 10 0436 261 14	S3 T5N R2W	165
0436 021 13 0436 021 14 0436 021 15	S4 T5N R2W	319
0436 021 16	S5 T5N R2W	434
0436 041 02 0436 041 03 0436 041 04	S10 T5N R2W	200
0436 041 16	S11 T5N R2W	80
0436 081 01 0436 081 02 0436 081 04 0436 081 05	S14 T5N R2W	359
Specific Plan Area Total		1,557



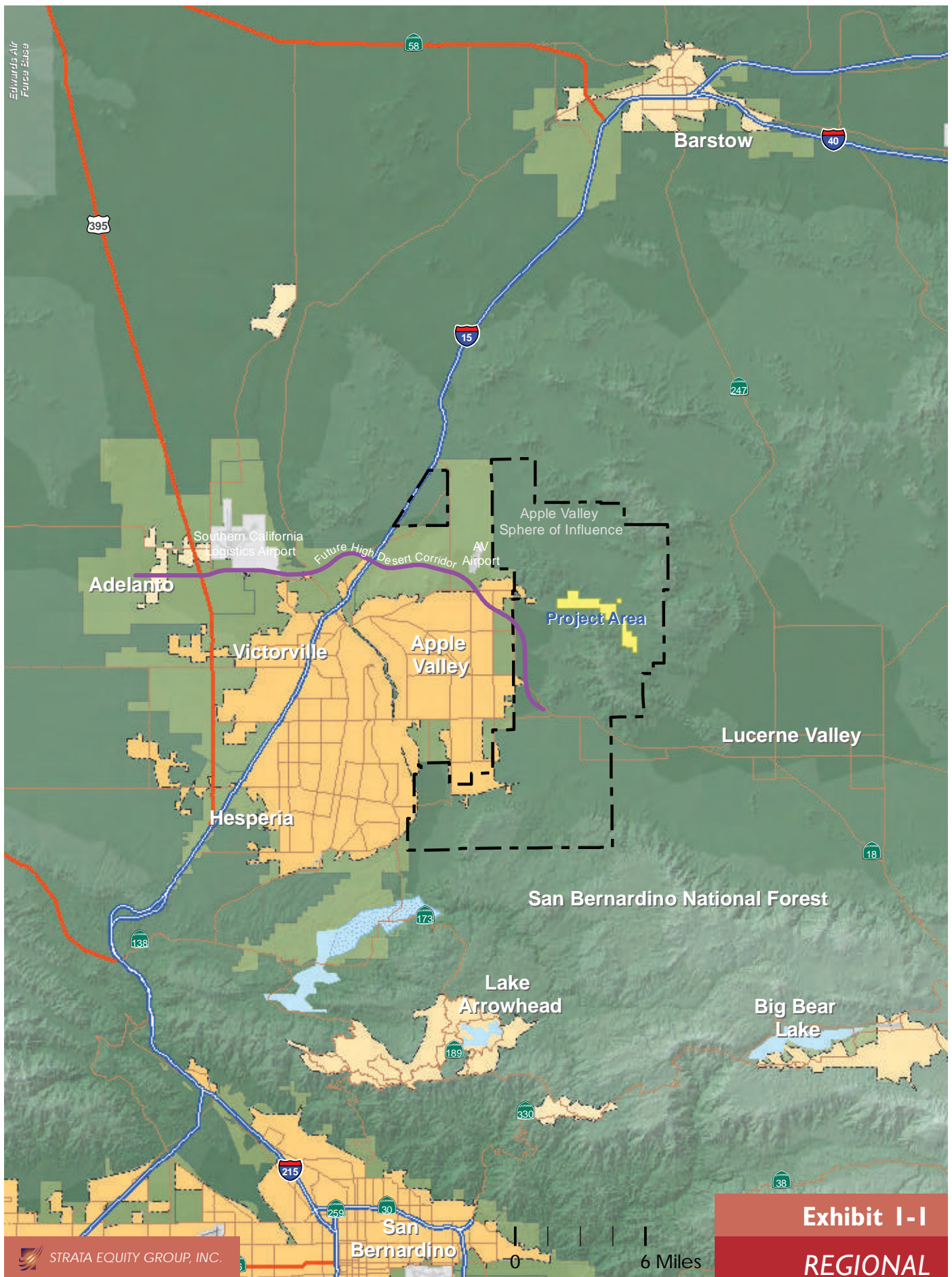


Exhibit I-1

REGIONAL
LOCATION MAP

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

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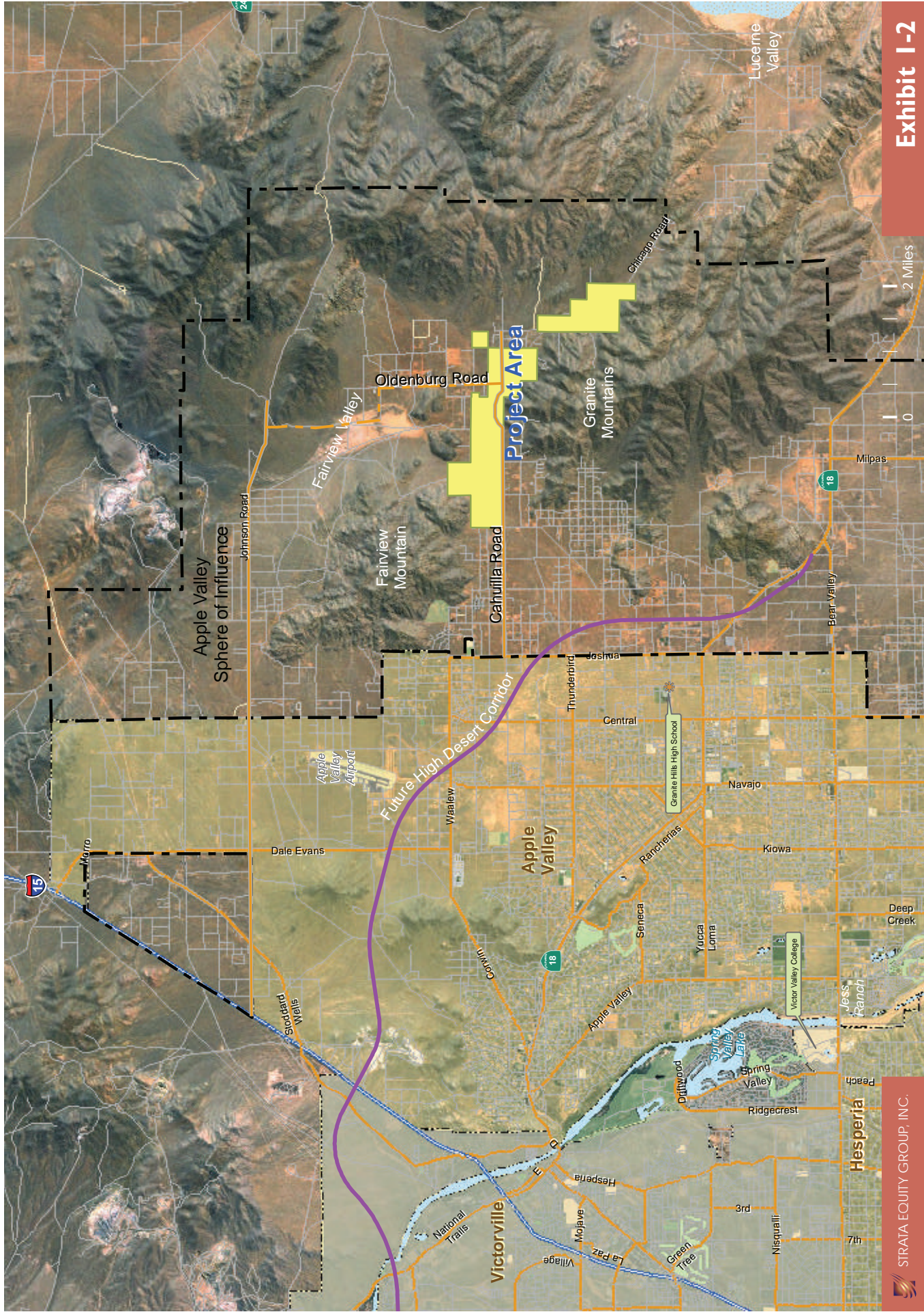


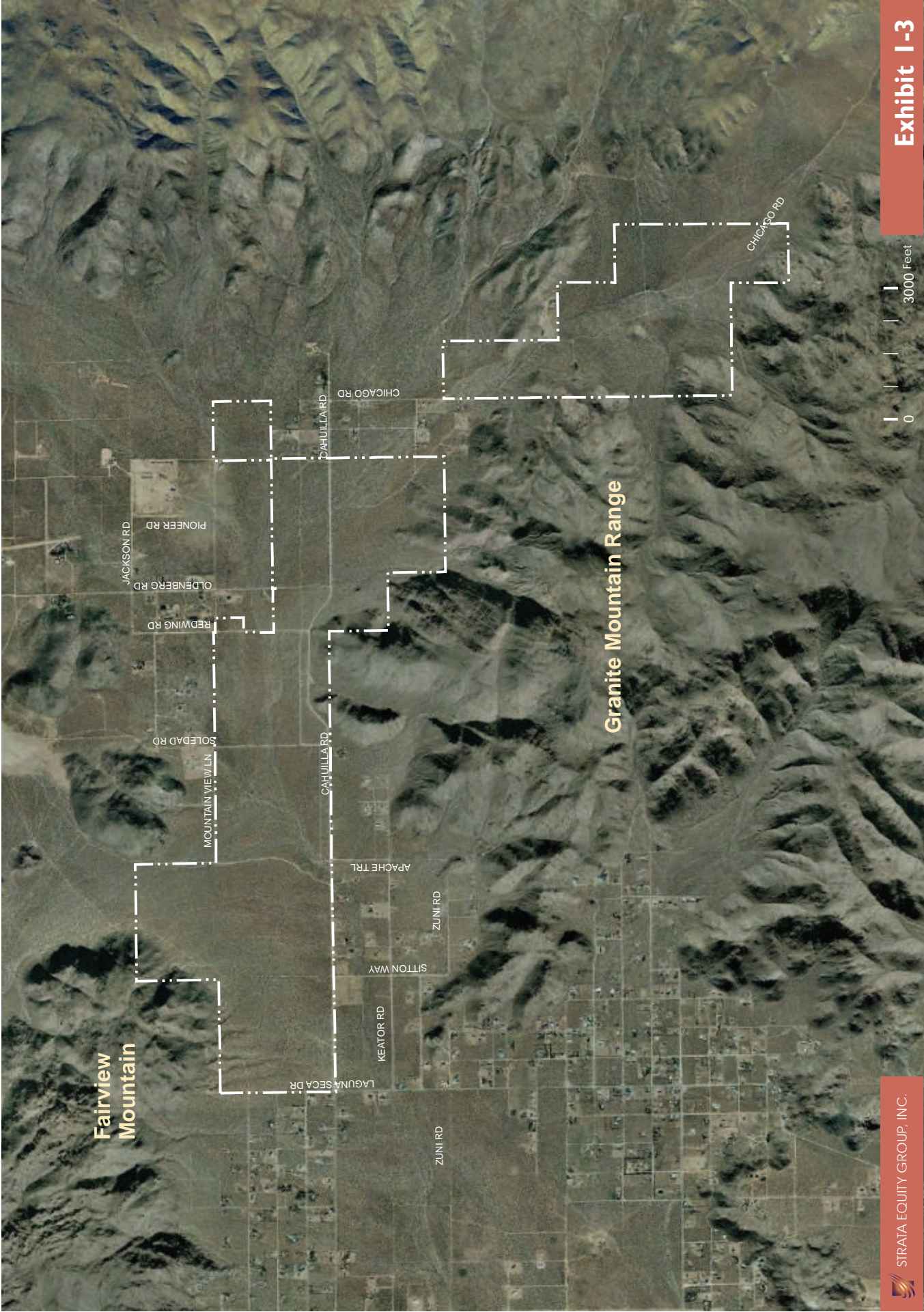
Exhibit I-2

PROJECT VICINITY MAP

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

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2 PHYSICAL CHARACTERISTICS

2.1 ENVIRONMENTAL SETTING

2.1.1 Topography

Much of the site is found within the area known as Fairview Valley. Fairview Mountain, a landmark, is north of the Specific Plan Area. Within the valley, between Fairview Mountain and the Granite Mountain Range, much of the topography is relatively flat, less than 5 percent fall. Generally, the elevation decreases from the southeast, where Chicago Road is located, to the north and west, where Laguna Seca Drive and Cahuilla Road intersect. The Granite Mountains that border along several portions of the Specific Plan boundary



have steep slopes and rocky terrain. Refer to Exhibit I-3, Site Aerial Photograph, for mountain orientation. Steeper slopes greater than 15 percent are along the northwest, south, and southeast portions of the valley. The planning area is bisected by Fairview Creek that traverses in a northeast to southwest direction parallel to Cahuilla Road. A second drainage course is from the southeast and parallels Chicago Road and merges into Fairview Creek. Refer to Exhibit 2-I, Existing Topography, to reference slope and contours of the valley area.

2.1.2 Water

According to the National Hydrography Dataset (USGS), there are three ephemeral streams identified in nearby watersheds that bisect the project areas. In general, the streams flow in a Northwesterly direction and join at Fairview Creek that traverses west out of Fairview Valley. Refer to the Jurisdictional Water Delineation provided by Tom Dodson and Associates.

Ground water is anticipated to be available as neighboring natural springs in the valley, Isabella, Quail, Amaral and Horse are nearby to the south. Groundwater is at a depth of approximately 236-297 feet below the ground surface (Source: *Geotechnical Evaluation for Environmental Impact Report, Geocon Inland Empire, March 2009*). Well sites have been identified as shown on Exhibit 2-2, Constraints and Opportunities. Status of ground well activity is captured in the Phase I Environmental Site Assessment, Fairview Ranch, San Bernardino County, California, Geocon, Project No. 09379-06-01, November 3, 2003. Refer to Exhibit I-3, Site Aerial Photograph.

2.1.3 Geology

The portion of San Bernardino County that includes the Specific Plan Area is located within the Mojave Desert geomorphic province. Underlying the site is alluvium sediment consisting of unconsolidated, poorly sorted stream, fan, and basin deposits. The soils within the Specific Plan Area are composed of primarily sandy soils including Cajon Sand, Helendale Loamy Sand, and Wasco Sandy Loam. The on-site slopes are composed primarily of granitic quartz manzonite.

The closest verified fault to the Specific Plan Area is the Helendale-South Lockhart fault traversing the property on the very eastern side of the Specific Plan area. General location of the Alquist-Priolo Fault Zone is further described in the Geotechnical Evaluation for Environmental Impact Report, Geocon Inland Empire, March 2009. Refer to Exhibit 2-2, Constraints and Opportunities for approximate location.

2.1.4 Flora and Fauna

The Specific Plan Area is mostly undisturbed vacant, and may provide habitat for rare, threatened, or endangered species, including, but not limited to the desert tortoise and Joshua Trees. Joshua Trees have been surveyed and a voluntary relocation program is to be established. Joshua trees are planned to be incorporated into the Village landscape themes and trail systems. The Biological Assessment for the EIR for the Specific Plan area provides further information.



The project area shows a long history of habitat disturbance due to historic ranching/grazing activities and present day off road vehicle use and feral animal activity. The primary vegetation community in the project area is Mojave creosote bush scrub which comprises approximately 99 percent of the vegetative cover, and approximately one percent of non-native species in small patches. The dominant plant species include *Larrea tridentata* (creosote bush), *Hymenoclea salsola* (burro bush), *Eriogonum fasciculatum* (California buckwheat) and *Yucca brevifolia* (Joshua tree.).

Desert tortoise individuals, burrows, scat, and tracks were not detected during a focused survey between April and September 2007.

Burrowing owls were detected during the focused survey between April and September 2007. However, the numbers of owls decreased notably during the survey timeframe due primarily to predation and disturbance by feral dogs.

(Source: Focused Biological Survey and Jurisdictional Delineation, Tom Dodson & Associates, October 2007)

2.1.5 History

Prior to the 20th Century, greater Victor Valley's main industries included cattle ranching and mining. During the late 1800's to early 1900's Victor Valley experienced an agricultural boom with an increase in paved roads through the area and procurement of water rights. During the agricultural boom, large federal land grants encouraged homesteaders to occupy and improve thousands of acres. This boom was short-lived due to US involvement in World War I, and the homesteading and agricultural improvements reverted to a focus on mining, especially limestone.



Remnants of several historic homesteads scatter the project area, including by Trendell, Amaral, Atlantic & Pacific Railroad, and Southern Pacific Railroad. Federal homestead requirements during this period involved a minimum of five years of residence and cultivation. Evidence of this prior activity exists on site via dilapidated water conveyance systems including wells, windmill foundations, canals, small reservoirs, and water troughs. These systems were used to divert water from groundwater sources, ephemeral streams and from the several natural springs located immediately south of the project area.

Fairview Valley, including the project area, has been widely used for livestock grazing, dry farming and mining. Recent decades have seen an increase in residential building near the project boundaries as the Victor Valley continues to grow in population.

(Source: *Cultural Resources Assessment*, LSA Associates, Inc., December 2008)

2.1.6 Air Quality

The Specific Plan Area is located within the Mojave Desert Air Quality Management District (MDAQMD), and is in the region known to be in a non-attainment status with respect to violating National Air Quality Standards for particulate matter classified or equal to, or smaller than, ten (10) microns in diameter (PM 10). The air basin is in non-attainment status for PM 10, PM 2.5 and ozone. These particulates are studied and mitigations established in the Air Quality Analysis of the certified EIR for Hacienda at Fairview Valley.



2.1.7 Climate

The high desert region has an arid climate. Temperatures range from 32°F to over 100°F. Temperatures peak between 1:00 and 5:00 p.m. and begin to cool at dusk. Prevailing winds are typically from the northwest. Rainfall is seasonal and occurs during the fall through spring months. Occasional thunderstorms occur during the summer months that generate short-term rainstorms with occasional flooding.



2.2 EXISTING LAND USES AND LAND USE DESIGNATIONS

The Specific Plan Area is mostly undeveloped and currently vacant. The site is relatively flat in that it is mainly the valley floor of Fairview Valley.

The site generally slopes to the south, at the western two thirds of the site, and to the north, at the eastern portion of the property where they converge at a narrow drainage channel that flows to the southwest.



- Properties nearby are single-family homes on large lots, one-acre or greater.
- Water and wastewater services are not extended and residences rely on ground well water and septic tanks.
- Most roads in the immediate area are unpaved.
- Cahuilla Road is the main thoroughfare into the Specific Plan Area from the west.
- Several dry wells exist on-site and are not currently operational.
- Power poles are throughout the site and parallel Cahuilla Road.

The current San Bernardino County General Plan designates the entire Specific Plan Area as Rural Living, ranging from one dwelling unit (DU) per 5 acres in the western portion of the site to one DU per 40 acres in the most easterly portion. The areas abutting and surrounding the Specific Plan are designated by the San Bernardino County General Plan as Rural Living and Resource



Conservation. Further discussion of the General Plan designations and its relationship is in Chapter 3.2, Relationship to San Bernardino County General Plan. Refer to Exhibit I-3, Site Aerial Photograph and Exhibit 2-2, Constraints and Opportunities.

2.3 OPPORTUNITIES AND CONSTRAINTS

2.3.1 Roads

Existing main road access is from unpaved dirt roads. Access points are from Cahuilla, Laguna Seca Drive, Oldenburg, and Chicago Roads. Opportunity exists to improve these roads within the Specific Plan area as paved roadways and extend access into Fairview Valley. Roads are planned to have parkways and entry monumentation. Refer to Exhibit 2-2, Constraints and Opportunities and Page 1-2, Section, Township, Range illustration. There are various circulation opportunities to extend secondary roadways to the Specific Plan.

2.3.2 Natural Setting

The Granite Mountains border the property to the south and to the west. Fairview Mountain is located north along the northwest portion of the subject property along the north portion of the Specific Plan. Refer to Exhibit 1-3, Site Aerial Photograph, for orientation. These features define the physical setting of the Specific Plan and focus access points into the area. Opportunity exists to incorporate the slopes of the hillside into The Villages as an amenity of the Specific Plan.

The natural setting of the Granite Mountains and Fairview Mountain support view corridors of Fairview Valley and are important as visual amenities. Likewise, nearby springs, Quail, Isabella, Amaral and Horse may be accessible by trail connections from the planning area where equestrian riders, hikers, and cyclists can gain recreational access on BLM controlled property.

Joshua trees are scattered throughout the subject site. Opportunity to incorporate Joshua trees into planned open space areas is planned as well as creating relocation and adoption programs for residents. Refer to Exhibit 1-3, Site Aerial Photograph and Exhibit 2-2, Constraints and Opportunities.

2.3.3 Services

Fairview Valley has minimal service provisions. Electricity is provided via power poles with an easement parallel to Cahuilla Road. Well water is the primary source for drinkable water. Septic tanks handle wastewater. Gas is limited by underground lines or aboveground storage tanks. If piped in services seize then necessary water and gas would be trucked in under existing conditions.

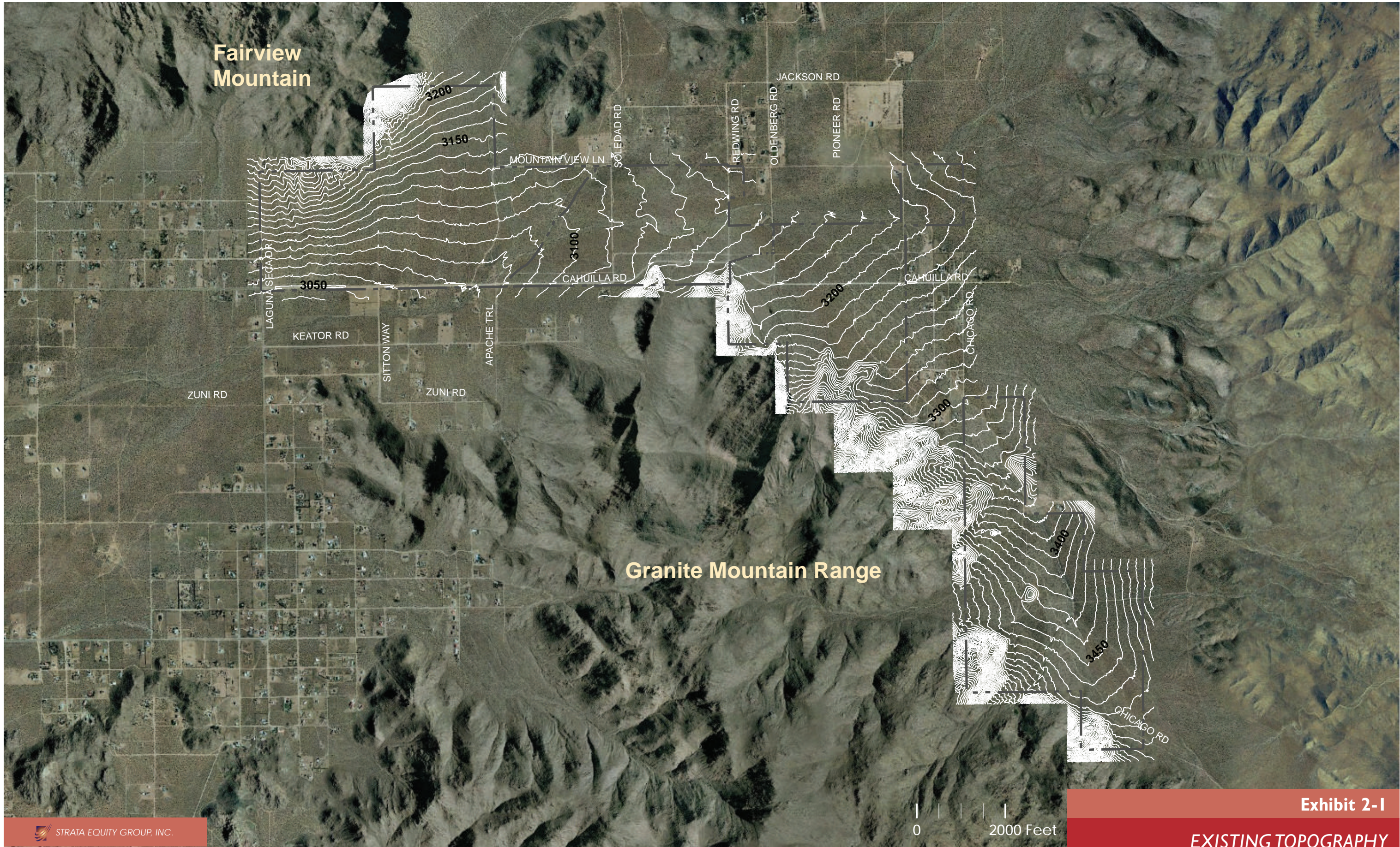
Dry utilities are planned to be extended from the west to the east along Cahuilla Road. Opportunities for Fairview Valley are the extension of public services such as water lines, wastewater connections, and storm channel control facilities such as retention basins and modified drainage channels. Nearby property owners adjacent or in close proximity to the planning area may benefit from future infrastructure to supplement their service needs. Roadway extensions can support nearby residents.

Throughout this Specific Plan, opportunities will be further identified and described, to support the establishment of a multi-phased, semi-rural community within San Bernardino County's Fairview Valley.

2.3.4 Drainage

Drainage in the area is characterized by steep drainage courses in the mountains that disperse and transition to milder sloped alluvial fans that convey runoff to Fairview Creek. Fairview Creek meanders through Fairview Valley and ultimately flows to Apple Valley Dry Lake approximately 6 miles to the west. Other ephemeral streams bisect the property, and during seasonal storms and large-scale thunderstorms, occasional flooding may occur. Due to the level of the Valley Basin, natural drainage is limited. Opportunity exists to capture drainage flows along the existing drainage ways and washes in detention/retention basins and reduce flood situations from occurring. Likewise, improved storm channels assist in regulating storm runoff. Further discussions regarding drainage are in Chapter 7, Public Facilities herein, and in the "Hacienda at Fairview Valley Specific Plan Drainage Report" by Allard Engineering under separate cover.

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Exhibit 2-1

EXISTING TOPOGRAPHY

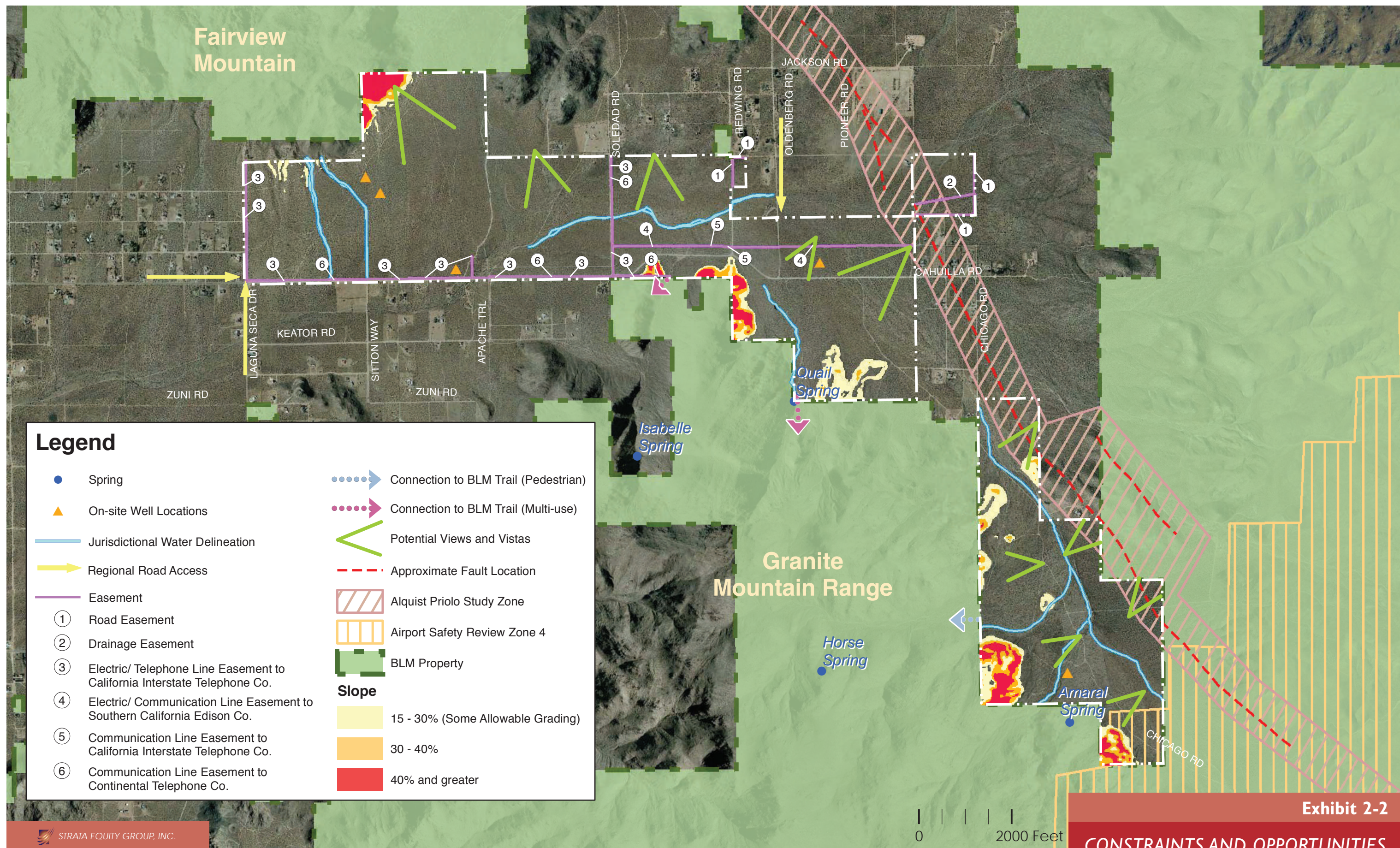


Exhibit 2-2

CONSTRAINTS AND OPPORTUNITIES.

3 JURISDICTIONAL RELATIONSHIPS

3.1 AUTHORITY OF THE SPECIFIC PLAN

This Specific Plan was prepared pursuant to the provisions of California Government Code, Title 7, Article 8, Section 65450 et seq., which grants local planning agencies the authority to prepare a Specific Plan for any area covered by a General Plan for the purpose of establishing systematic methods for implementation of the General Plan. A Specific Plan is designed to address site-specific issues such as existing on-site conditions relative to topography and existing environmental constraints, site designs and layout, including building setbacks and visual appearance, as well as on-site and off-site circulation, utility provisions, and infrastructure financing alternatives.

A General Plan addresses a town or county at a macro scale, while a Specific Plan concentrates on the individual development issues and opportunities of a particular area or project. In addition, the General Plan establishes objectives which may require the preparation of individual Specific Plan components in order to ensure that new developments comply with the implementation requirements of the General Plan.

California Government Code, Sections 65450 through 65454, identifies the required contents of a Specific Plan and mandate consistency with the General Plan. These contents include: Section 65451 of the Government Code requires that a Specific Plan contain the following elements:

- (a) *A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:*
 - (1) *The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.*
 - (2) *The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.*
 - (3) *Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.*
 - (4) *A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).*
- (b) *The specific plan shall include a statement of the relationship of the specific plan to the general plan.*

This Specific Plan serves as the policy and regulatory document for the Specific Plan area consistent with the San Bernardino County General Plan. In this regard, all Development Plans, Tentative Parcel Maps and Tentative Tract Maps, or other entitlements, shall be consistent with regulations set forth in this document and, for issues not covered in the Specific Plan, with all applicable San Bernardino County regulations in effect unless otherwise modified or permitted by this Specific Plan.

The adoption and amendment of the Specific Plan does not constitute a vesting of rights to construct any of the land uses or improvements described herein. It is not intended that any existing provisions of state law, or provisions of state law as may hereafter be adopted, amended, or judicially interpreted, shall be construed as authorizing the Specific Plan to constitute a vesting of rights to construct.

Tentative tract maps and other applications or approvals to allow grading and/or construction of permitted uses within Hacienda at Fairview Valley will be submitted following Specific Plan approval.

3.2 RELATIONSHIP TO SAN BERNARDINO COUNTY GENERAL PLAN

The Specific Plan is an active zoning and land use document that supports quality development projects that enhance community development. It supports San Bernardino County General Plan elements such as Housing, Land Use, and Circulation by providing long-term development direction as administered under San Bernardino County's jurisdiction. The Hacienda at Fairview Valley Specific Plan provides compliance in the following manner:

1. Provides direction for quality growth and development with service provisions within its boundary.
2. Implements a long-term plan supporting the overall General Plan goals and policies for San Bernardino County, further described in Appendix C, General Plan Consistency Analysis.

3.3 RELATIONSHIP TO SAN BERNARDINO COUNTY ZONING

Upon adoption by the San Bernardino County Board, the land use designation for the subject area shall be "Specific Plan (SP)". Specific land use designations are discussed in Chapter 5, Land Use. The Specific Plan functions as the development code for the Specific Plan area. The Specific Plan, however, is also consistent with those provisions of the Development Code in effect at the time of its approval which does not conflict with this Specific Plan. In cases where this Specific Plan contains differing standards from the County Development Code, the Specific Plan standard shall prevail.

Section 86.14.070, Adoption of Specific Plan, of the County Development Code lists the following findings the County Board of Supervisors must make to adopt a Specific Plan. These findings are as follows:

- (1) *The proposed development is generally in compliance with the actions, goals, objectives, and policies of the General Plan;*
- (2) *The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and land use zoning district in which the property is located;*
- (3) *The proposed development would:*
 - (A) *Ensure quality development by encouraging greater flexibility with more creative and aesthetically pleasing designs for major developments;*
 - (B) *Ensure the timely provision of essential public services and facilities consistent with the demand for the services and facilities; and*
 - (C) *Promote a harmonious variety of housing choices and commercial and industrial activities; attain a desirable balance of residential and employment opportunities; and result in a high level of amenities and the preservation of the natural and scenic qualities of open space.*
- (4) *The subject property is physically suitable for the proposed land use zoning district designation(s);*
- (5) *The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the County's Environmental Review Procedures; and*
- (6) *There would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless a Statement of Overriding Considerations is adopted by the Board.*

3.3.1 Section 86.14.070, Adoption of Specific Plan Compliance

The Hacienda at Fairview Valley Specific Plan meets the findings required in Section 86.14.070 as follows:

1. The Specific Plan is in compliance with the General Plan as established in Appendix C, General Plan Consistency Analysis.
2. The Specific Plan is in conformance with all County regulations pertaining to public and emergency vehicle access, public services and utilities. Refer to Chapter 6, Circulation and Chapter 7, Public Facilities for further details.
3. The Specific Plan encourages a variety of housing opportunities and lifestyles ranging from 2-acre single-family detached estate lots to smaller single-family attached active-adult lots. The Specific Plan incorporates golf and equestrian use overlays to increase development flexibility while maintaining quality design. A commercial center is planned in Village A of the Specific Plan to increase commercial services and activities and provide a balance of housing and employment. Multi-use trails serve as linkages to the approximate 300 acres of open space to be preserved throughout the Specific Plan area. Construction of land uses, infrastructure, and services will be phased consistently with demand. Chapter 5, Land Use provides greater detail regarding the Specific Plan land use designations and community design. Chapters 7 and 9 discuss phasing.
4. The Specific Plan area has been assessed and determined suitable for development based on the evaluation of the Geotechnical Report, Environmental Site Assessment. The Specific Plan establishes new land use patterns and replaces current County general plan and zoning designations. The new land use and zone proposed for the Specific Plan Area has been determined suitable for the community following inventory and analysis within the technical reports. The Specific Plan is supported by a certified Environmental Impact Report that is further supported by a variety of technical studies that include Traffic, Air Quality/Climate Change, Noise, Fiscal, Geotechnical, Water Supply Assessment/Verification, Drainage, Environmental Site Assessments, Jurisdictional Water Delineation, and Cultural Resources.
5. An Environmental Impact Report has been prepared for the Hacienda at Fairview Valley Specific Plan and the Specific Plan shall be in compliance with CEQA and the County's Environmental Review Procedures.
6. The Specific Plan provides opportunity to relocate and/or preserve in place Joshua Trees throughout the four Villages in the Specific Plan. Joshua Trees can remain in clusters and be protected in their natural location. The certified Environmental Impact Report shall establish appropriate mitigation measures and monitoring requirements for any potentially significant impacts.

3.4 RELATIONSHIP TO TOWN OF APPLE VALLEY SPHERE OF INFLUENCE

Hacienda at Fairview Valley is located in the Town of Apple Valley's Sphere of Influence and is subject to review by the Town. At the time of submittal of this Specific Plan to the County, the Town's pre-zone and pre-general plan deferred to San Bernardino County (2007-2008) land use designations.

The Town of Apple Valley is currently revising its General Plan. As a result, the Town may adopt new land use designations in its Sphere of Influence. It is anticipated that the Town of Apple Valley will designate a pre-land use designation and pre-zone designation that is compatible with this Specific Plan.

Residential uses within Hacienda at Fairview Valley Specific Plan averages two residential dwellings per acre as consistent with the Town of Apple Valley Measure N.

3.5 RELATIONSHIP TO SAN BERNARDINO COUNTY SUBDIVISION ORDINANCE

Subsequent Tentative Tract Maps or Parcel Maps shall be filed following Specific Plan adoption approved by the County Board. Land subdivisions (e.g., Tentative or Final, Tract or Parcel Maps) shall be submitted, reviewed and approved in accordance with this Specific Plan, the County's Subdivision Ordinance and the California Subdivision Map Act and the Hacienda at Fairview Valley Environmental Impact Report (EIR) mitigation measures. A Final Tract Map in compliance with the approved Tentative Tract Map and/or Tentative Parcel Map must be approved and consistent with all conditions/requirements before construction of any lots or dwellings.

The Tentative Parcel Map is a legal subdivision map that allows for the creation of legal lots without authorizing construction. The approval of a Tentative Parcel Map shall not authorize improvements and/or dedications.

Subsequent Tentative Tract Maps will be submitted based on phased development stages and recorded at various times based on the phased development strategies.

3.6 REQUIRED ENTITLEMENT ACTIONS AND APPROVALS

The following actions and approvals are anticipated to be required for the implementation of the proposed Specific Plan and will be analyzed during the environmental review process consistent with the requirements of the California Environmental Quality Act (CEQA).

3.6.1 Actions Required as Part of Specific Plan Approval Process

The following actions may be required as part of the Specific Plan approval process:

1. Approval of General Plan Amendment
2. Approval of Zone Change
3. Approval of Specific Plan
4. Certification of Environmental Documents

3.6.2 Actions Required Subsequent to Specific Plan Approval Process

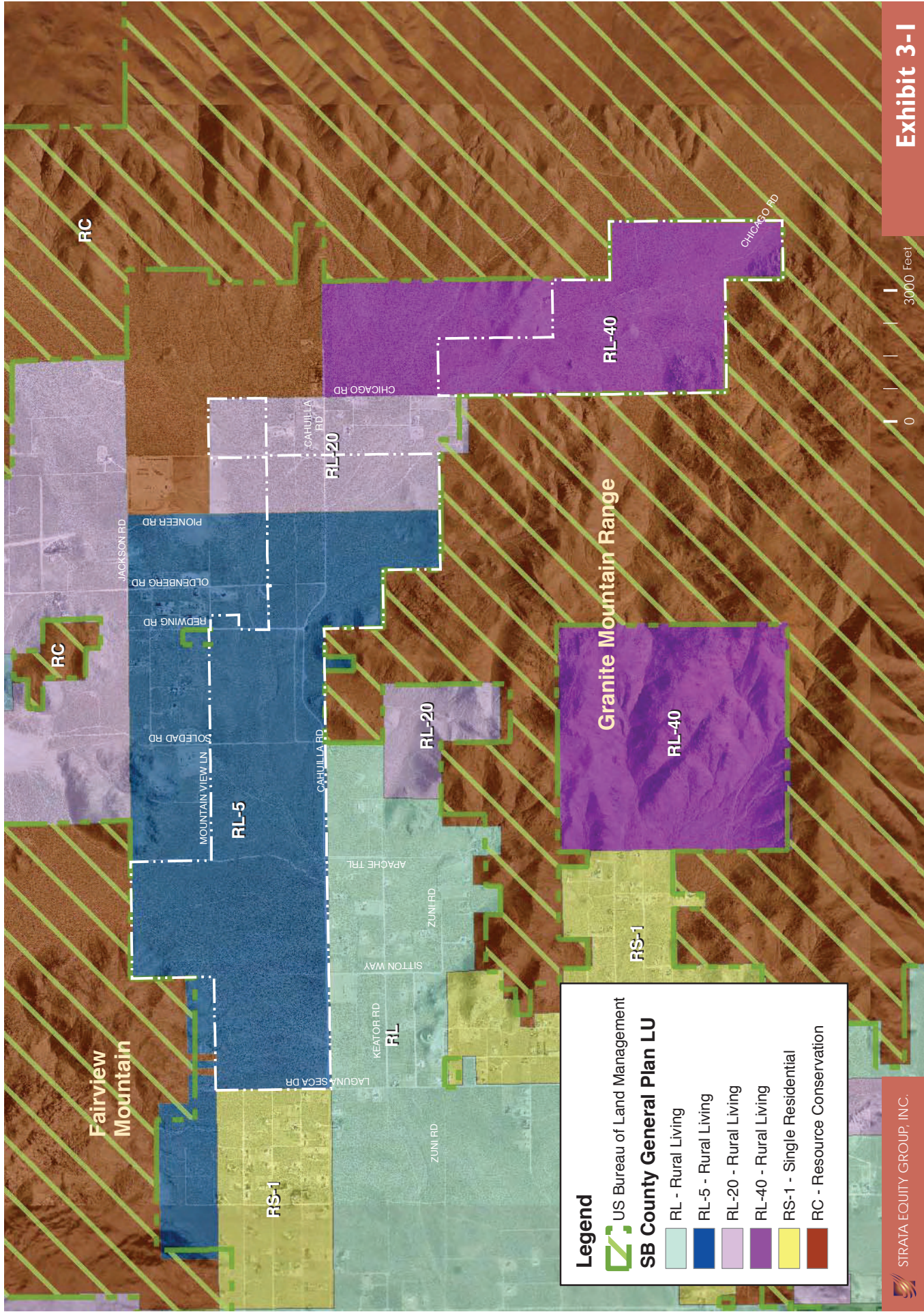
The following actions or approvals may be required subsequent to the approval of the Specific Plan:

1. Issuance of 1603 permit by California Department of Fish and Game
2. Issuance of 404 permit by U.S. Army Corps of Engineers
3. Issuance of 401 Water Quality Certification by Regional Water Quality Control Board
4. Approval of Habitat Conservation Plan by U.S. Fish and Wildlife Service and California Department of Fish and Game
5. Issuance of Notice of Intent consistent with the Requirements of the National Pollution Discharge Elimination System (NPDES) Permit by the Regional Water Quality Control Board (Lahontan) for Package Wastewater Treatment Plants

3.6.3 Discretionary Actions Required Prior to Specific Plan Implementation

The following discretionary actions and approvals are required prior to Specific Plan implementation:

1. Approval of Tentative Parcel Map (Large Lot Conveyance Map)
2. Approval of Tentative Tract Maps
3. Approval of Final Tract Maps
4. Site Plan Reviews
5. Off-site Road Improvement Plans Coordinated with San Bernardino County



Legend

 US Bureau of Land Management

SB County General Plan LU

-  RL - Rural Living
-  RL-5 - Rural Living
-  RL-20 - Rural Living
-  RL-40 - Rural Living
-  RS-1 - Single Residential
-  RC - Resource Conservation

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Exhibit 3-1

GENERAL PLAN LAND USE DESIGNATION MAP

4 VISION FOR HACIENDA AT FAIRVIEW VALLEY

4.1 VISION STATEMENT

Hacienda at Fairview Valley is a multi-generational community that supports active adult and equestrian friendly lifestyles, in a resort atmosphere. These two different lifestyles complement one another in that active adult (55+) enjoy recreational activities such as hiking, walking, horseback riding, and similar outdoor recreational activities where equestrian-friendly lifestyles incorporate horseback riding along multi-use trails, and riding activities at equestrian facilities and natural open spaces.



Active Adult Communities

Quality architecture, landscape architecture, and respect for the overall natural areas of the Specific Plan are incorporated into the community that is environmentally sensitive and respectful of the natural beauty of the Fairview Valley. Complementary architectural design centered on the Village Commons and club houses establish the overall theme while landscaped areas that thread through each village by parkway or trail strengthen neighborhood continuity and sense of community.

“Going Green” and supporting environmentally-sensitive design practices is an important provision for Hacienda at Fairview Valley. The site planning of the residential areas are planned to maximize passive and active solar energy and to support other efficiencies for land uses and building orientation; transportation and alternative modes of transit; reclaimed water and xeriscape; and decreased energy consumption and greenhouse emissions.



Equestrian Lifestyle and Recreation

Hacienda at Fairview Valley supports the use of solar energy, recycling, energy building conservation standards, and water conservation. Recycling programs can be established and operated internally of the active adult communities. Construction materials and practices can be furthered by using “Green” products such as energy efficient light bulbs and increased insulation materials, or recycled wood products. Water conservation is further practiced by minimizing turf areas for yards areas, increasing drought tolerant landscaping, supporting bubblers and drip irrigation controlled sensors or timers, light sensitive lighting fixtures, and the potential to install reclaimed water systems.



Desert Gatherings

The design of Hacienda at Fairview Valley retains the area’s beauty by preserving natural topographic features which surround the valley. The overall desert terrain is blended in with the Specific Plan area through transitional landscape programs such as parkway landscaping, edge treatments along residential properties, and preserving natural drainage ways that have natural desert wash features. Joshua trees, as a component to the master landscape plan, add unique character for planting and iconic features in the valley. Yard areas of larger residential lots and neighborhood clusters are planned to maintain the desert landscape.



Court Yard Plazas at Village Commons

Hacienda at Fairview Valley supports a broad range of amenities including passive and active recreation. Trail systems are established throughout the community to intertwine the Villages and allow residents the ability to walk, jog, run, or hike. This form of exercise is the most popular activity in a planned community. Other activities include swimming at the Village commons, horseback riding along the multi-use trails, cycling along designated bikeways, potential golf play on a premier golf course, not to mention the potential social organizations and clubs that may take place in the active adult community.

A variety of housing supports a broad market segment in San Bernardino County and supports not only large lot residences and the equestrian community but includes housing products that support active adult lifestyles where lot sizes are not important but simpler lifestyle arrangements and access to social gatherings are more necessary. The residential products planned for Hacienda at Fairview Valley support a diverse market segment in that not only residents have the opportunity for multi-generational product types but they are not prevented from living in the community based on income status.

4.2 SPECIFIC PLAN GOALS

The Specific Plan furthers this direction by establishment of the following nine goals:

1. **Maintain Semi-Rural Character and Promote a Resort Lifestyle that is Compatible with the Surrounding Area:** Hacienda at Fairview Valley is to be implemented as a master planned community. Equestrian and estate lots, multi-use trails, and natural open spaces within the community are consistent with the rural character of the high desert region. The larger one- and two-acre lots transition with neighboring property owners and support the enjoyment of independent lifestyles. Active adult resident locations are planned adjacent to clubhouse and recreational areas that encourage social and physical activity.

2. **Establish Community and Support High Desert Lifestyles:** Each Village supports the overall community and allows residents to choose lifestyles which are independent, private or secluded, active or social. Opportunity exists to support generations of families to live within the same community and for interaction between varied lifestyles, such as equestrian residents and active adult residents.



Resort Appeal

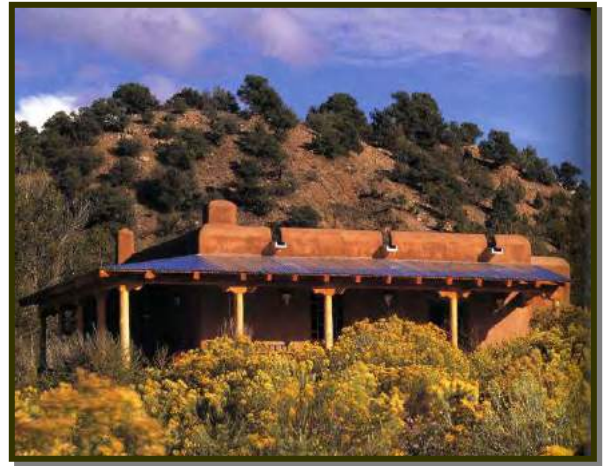
3. **Support Natural Features and Resources:** Provide open space and natural conservation areas that embrace the natural physical beauty of the valley. Maintain the integrity of the natural environment through the preservation of mountain views, preventing hillside development, and designating open space areas to preserve Joshua trees and other natural desert landscapes such as Fairview Creek.



Outdoor Recreation

4. **Establish a Long-Term Master Planned Community:** Provide a land use plan that implements the intent of the Specific Plan, allowing residents to live on small or large lots and retire within an active adult community. The land use plan supports a range of lifestyles and is intended to be a long-term desert community.

5. **Implements Green and Sustainable Principles that are Society Responsible:** Embrace modern and current development policies and practices that address and decrease the current rate of environmental impacts, global warming, and greenhouse gas emissions caused by nationwide and statewide population growth. Support opportunities to design and build environmentally sensitive and resource efficient communities.



Solar Roofing and Shade Porches

6. **Establish a “Green” Community for the High Desert:** The Village concept is intended to implement best development practices in supporting “Green Building” and to encourage efficient land use, water reuse, transit transportation alternatives, and energy efficiency.



Active Adult Competition

7. **Provide Accessibility and Services in the Community:** Provide a circulation system that supports pedestrian friendly streets, multi-use trails, and efficient vehicle movement between the Villages and the surrounding community. Ensure that adequate services are provided to all residents and continually maintained. Allow opportunities for neighborhood electric vehicles, traffic-calming and public transit.

8. **Provide a Variety of Recreational Opportunities Incorporating a Comprehensive Trail System, Park, and Recreation Centers:** Multi-use trails and pedestrian trails provide linkages to open space areas and recreation centers. The trail system integrates with parks and provides a range of recreational opportunity suitable for the various high desert lifestyles. Expand the trail system towards the west and south so that other communities and neighbors can participate. Maintain a trail system that threads through the community and creates a pedestrian-friendly backbone trail system that connects the villages and destination areas such as parks, commercial, and center and transit stops.
9. **Diversify housing product types to serve a range of lifestyles and market demands:** The Village concept allows a variety of residential product types that support a variety of lifestyles for all generations. Support product types that maintain fair and market responsive housing prices.



Water Feature Amenities

4.3 VILLAGE CONCEPT

The Specific Plan provides for the overall implementation of a master-planned residential community that is comprised of four Villages. It defines a cohesive theme for the development area while providing for a mix of residential and non-residential uses, distinctive amenities, and community facilities within each of the four Villages. In addition to the residential land uses, the Specific Plan provides the expansion of roads and streets, open space, neighborhood retail, parks, public safety, and other public infrastructure facilities that serve the residential population.

The Village concept is intended to provide a sense of community and identity so that a Village resident can relate to a neighborhood at a pedestrian scale. This promotes a greater sense of belonging and community, thereby strengthening Village activities and services. The sense of community and identification is further reinforced through Village design themes and the provision of Village Commons that serve residents recreation and social needs within a convenient walking, biking, riding, or driving distance. The following provides a description of each of the four Villages.

4.3.1 Village A

Village A consists of approximately 511 acres in the western portion of the northern Specific Plan Area, is generally bounded by Cahuilla Road (unpaved road) to the south, Laguna Seca Drive (unpaved road) to the west, and Mountain View Lane (unpaved road) to the north. Fairview Mountain is located along the northwest boundary.



Clubhouse Setting



Passive Recreation Picnicking



Meandering Gardens

4.3.2 Village B

Village B consists of approximately 262 acres in the central portion of the northern Specific Plan Area, is generally bounded by Mountain View Road (unpaved road) to the north and Cahuilla Road (unpaved road) to the south, and Oldenburg Road to the east.

4.3.3 Village C

Village C consists of approximately 345 acres in the central and east portion of the Specific Plan Area, is generally bounded by Oldenburg Road to the west, Cahuilla Road (unpaved road) to the north, residential areas to the east, and Bureau of Land Management property to the south and southwest.



Lounge Areas and Deep Porches

4.3.4 Village D

Village D consists of approximately 439 acres in the southeastern portion of the Specific Plan Area, is currently more secluded than the northern section of the project. It has several dirt roads traversing the property including Chicago Road (unpaved road). The Granite Mountains are to the west and undeveloped property to the east.

Table I-1 in Chapter I, Summary of Hacienda at Fairview Valley Location and Acreage provides a summary of the Assessor Parcel Numbers, section, township and range, and total acreage for the Specific Plan Area.



Spanish/Hacienda Style Architecture

5 LAND USE

5.1 CONCEPTUAL LAND USE PLAN

The Conceptual Land Use Plan aims to create opportunities for diversified housing and to create a community where multi-generational housing and lifestyles are available. The overall land use plan is illustrated and discussed in a general context and further discussions are elaborated for each individual Village within this Chapter. Refer to Exhibit 5-1, Conceptual Land Use Plan for land use designations and the overall concept.

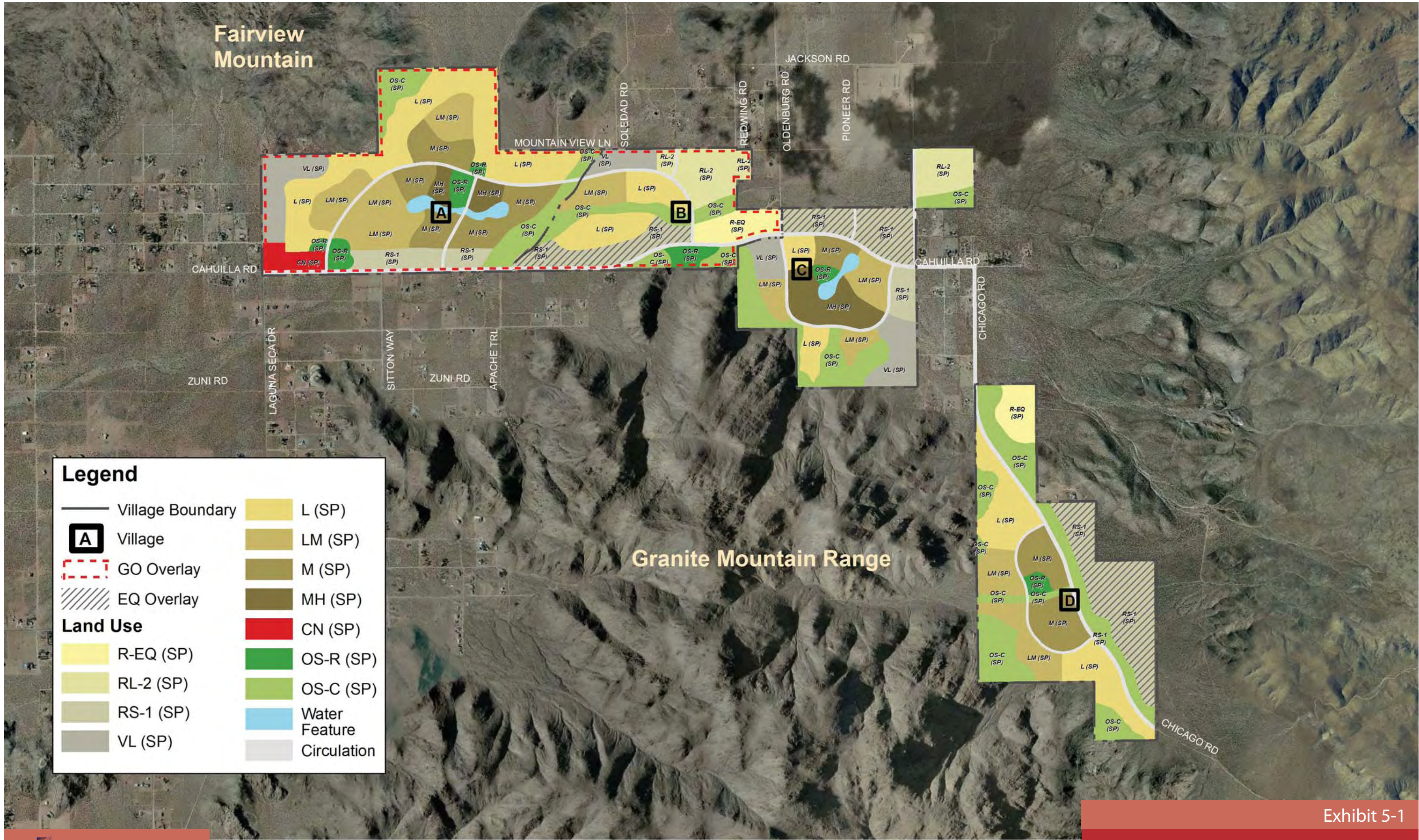
The Conceptual Land Use Plan provides seven Residential Land Use Categories including large lot residential areas, standard lot residential areas, active adult areas, and opportunities for equestrians. There are three overlay districts to allow opportunity for expanding equestrian friendly residential properties, a Golf Course overlay that could expand recreational activity within walking distances to residences and Commercial Overlay for expansion of medical facility uses. Trails, paths, circulation, and amenities are further described within each Village Area and are further supported by the Land Use designations as described in Chapter 5.2, Specific Plan Land Use Categories.

The Conceptual Land Use Plan as illustrated in Exhibit 5-1 accomplishes the goals identified in Chapter 4, Vision for Hacienda at Fairview Valley:

1. Maintain semi-rural character and promote a resort lifestyle that is compatible with the surrounding area;
2. Establish community and support high desert lifestyles;
3. Support natural features and resources;
4. Establish a long-term Master Planned Community;
5. Implement Green and Sustainable Principles that are society responsible;
6. Establish a “Green” Community for the High Desert;
7. Provide accessibility and services in the community;
8. Provide a variety of recreational opportunities incorporating a comprehensive trail system, park and recreation centers; and
9. Diversify housing product types to serve a range of lifestyles and market demands.

The Specific Plan is envisioned as an integrated master-planned community that provides a mix of approximately 3,114 residential homes, 15 acres of Neighborhood Commercial, and approximately 336 acres of Parks/Recreation/Open Space. The complimentary land uses are to be linked together through a network of multi-use trails and pedestrian paths, parks, greenbelts, water features, and natural open space. Refer to Exhibit 5-1, Conceptual Land Use Plan, and Table 5-1, Land Use Summary Table, for the general locations and quantities of the planned residential and non-residential land use designations for the four Villages.

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Legend

	Village Boundary		L (SP)
	Village		LM (SP)
	GO Overlay		M (SP)
	EQ Overlay		MH (SP)
Land Use			CN (SP)
	R-EQ (SP)		OS-R (SP)
	RL-2 (SP)		OS-C (SP)
	RS-1 (SP)		Water Feature
	VL (SP)		Circulation

**Table 5-1
LAND USE SUMMARY TABLE**

Land Use (1)	Village A			Village B			Village C			Village D			Total		
	Acres (4)	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres (4)	Planned DUs	Max DUs	Acres	Planned DUs (2)	Maximum DUs (3)
Rural Living (RL-2)	0	0	0	44	16	19	29	11	13	0	0	0	73	27	32
Estate (RS-1)	29	18	22	40	25	30	65	41	49	92	58	70	226	142	170
Equestrian (R-EQ)	0	0	0	25	16	19	0	0	0	22	14	17	47	30	36
Very Low (VL)	35	37	44	16	17	20	43	46	55	0	0	0	94	100	120
Low (L)	140	421	505	48	144	173	23	69	83	77	231	277	288	865	1,038
Low-Medium (LM)	89	357	428	20	80	96	39	156	187	48	192	230	196	785	942
Medium (M)	84	460	552	0	0	0	12	66	79	50	274	329	146	800	960
Medium-High (MH)	17	111	133	0	0	0	39	254	305	0	0	0	56	365	438
Residential Total	394	1,404		193	298		250	643		289	769		1,126	3,114	
Commercial (CN)	15			0			0			0			15		
Commercial Total	15			0			0			0			15		
Parks (OS-R)	20			9			4			5			38		
Water Feature	11			0			7			0			18		
Open Space (OS-C)	50			43			65			122			280		
Open Space Total	81			52			76			127			336		
Circulation (Road Area)	21			17			19			23			80		
Circulation Total	21			17			19			23			80		
Project Total	511	1,404		262	298		345	643		439	769		1,557	3,114	

(1) Exact configurations for area designations such as retention/detention basins, fire station(s), library, and open space preservation will be determined during tract map processing.

(2) These unit counts are the planned number of units that could be developed within each Land Use Designation of the Specific Plan Area.

(3) Total permitted dwelling units within any Residential Land Use may be lesser or greater than the “Planned DU’s” shown, if: a) “Maximum DU’s” are not exceeded for any individual land use designation and b) overall Specific Plan Area does not exceed 3,114 units.

(4) Acreage may adjust in each Planning Area $\pm 20\%$ for each land use as long as the total area and maximum amount of dwellings does not exceed 3,114 dwellings.

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5.2 SPECIFIC PLAN LAND USE CATEGORIES

5.2.1 Residential Land Uses

Exhibit 5-1, Conceptual Land Use Plan, illustrates the proposed land use designations in the Specific Plan Area. Table 5-1, Land Use Summary Table, describes the statistical summary of the land uses that comprise the Specific Plan Area. Refer to Section 5.4, Development Standards for Permitted Uses to identify allowed land uses in the residential categories. The Specific Plan provides for the development of the following residential land uses:

1. **Rural Living (RL-2)** consist of large single-family lots, 2 acres or greater. This designation provides for rural living and a transition to adjacent existing development and future land uses. This designation supports the boarding of horses.
2. **Estate Residential (RS-1)** consist of large single-family lots 1 acre or greater. This designation provides an Estate theme along major public roads and a transition to adjacent existing development. The RS-1 is planned for residents that would like to live on properties similar to those that board horses but do not desire to own a horse. This base designation does not support boarding of horses. The RS-1 designated areas in portions of the four Villages may also have an Equestrian Overlay (EQ) designation that permits the boarding of horses.
3. **Equestrian Estate Residential (R-EQ)** will consist of larger single-family lots 1 acre or greater. This designation provides an Estate theme along major public roads and a transition to adjacent existing development. This land use type is planned to support equestrian activities and will be zoned to permit equestrian residential development only. This designation supports the boarding of horses.
4. **Very Low Residential (VL)** consist of single-family lots 32,500 SF or greater. This designation is planned to have an Estate Ranch neighborhood theme and does not support the boarding of horses.

The following land use designations are planned to support the Active Adult neighborhood lifestyle and will be deed restricted to support an age-restricted community for occupancy by persons 55 years of age and older as defined and regulated by the Housing for Older Persons Act (HOPA) within the Federal Fair Housing Act (FHA) in effect at time of final map approvals.

1. **Low Residential (L)** consist of single-family lots 7,000 SF and greater. The lots in this designation are deed restricted for active adult use.
2. **Low-Medium Residential (LM)** consist of single-family lots 6,000 SF and greater. The lots in this designation are deed restricted for active adult use.

3. **Medium Residential (M)** consist of single-family lots 5,000 SF and greater. The lots in this designation are deed restricted for active adult use.
4. **Medium-High Residential (MH)** consist of single-family lots 4,000 SF and greater. Medium-High Residential may also include Single Family Attached products. The lots in this designation are deed restricted for active adult use.

Exhibit 5-1, Conceptual Land Use Plan, illustrates the proposed land uses location in the Specific Plan Area.

5.2.2 Retail/Commercial

Commercial land use designation allows for a neighborhood scale shopping center or a cluster of retail/commercial and medical uses that serves the entire Specific Plan Area and neighboring residential properties. Uses anticipated include, but are not limited to, grocery store, retail, office, day care, restaurants, etc. This area may also include public facilities such as fire station, sheriff station, post office annex etc., to serve the overall community. Refer to Section 5.3.1, Village A Land Use Plan.

1. **Commercial (CN)** will consist of approximately 15 acres of land area mainly in Village A near Laguna Seca Drive and Cahuilla Road to serve as a community shopping area. Retail and food services incidental to each Village Commons may be included within each of the clubhouses that assist in supporting community needs.

5.2.3 Open Space

Two categories of Open Space are designated to support the Land Use Plan.

1. **Open Space Recreation (OS-R)** supports active and passive recreation areas such as gardens, lawn bowling, putting greens, sport courts, detention basins, clubhouses, and pools.
2. **Open Space Conservation (OS-C)**, supports areas that have been targeted to maintain a more natural environment to transition land uses into the Granite Mountains and Fairview Creek. The intent is to integrate the natural environment into each Village. Most areas designate existing natural features or support transitional areas from the community towards more sensitive natural areas. This area also supports detention basin locations that function for flood control but remain as open land areas. Desert-appropriate landscaping supports transition in the natural areas.

The Village Commons of each Village will contain a variety of active and passive recreation and socializing opportunities. The supporting amenities may include a clubhouse, water features, sports fields, picnic areas, concessions, restrooms, walking and/or interpretive trails, amphitheatre, equestrian facilities, and open space.

Conceptual Land Use Plan, Exhibit 5-1 illustrates the general location proposed for future recreational water feature parks and Land Use Summary Table, Table 5-1 denotes the planned area of land designated for this use. If the master developer or its assignees determine a recreational water feature park is not necessary for overall community stormwater management, non-potable water storage and/or community amenity, the area may be alternately utilized as community open space consistent with standards, uses and guidelines for OS-R and/or OS-C land uses described within this Specific Plan. If the alternate open space use is chosen, the total acres per Village noted as Water Feature on Table 5-1 shall serve as the minimum additional open space required for that Village. (For example, if the water feature park is not utilized in Village A, an additional 11 acres of open space shall be provided above and beyond the OS-R and OS-C areas currently noted for that Village.) These areas may not be utilized/converted for residential uses. The final locations and configurations of recreational water feature parks or their alternate open space uses will be determined during tentative and final tract map processing.

Community recreational water feature parks may contain one water body or a series of smaller water bodies connected by open space uses, trails, and/or paseos. Paseo systems in these parks shall provide looping routes to facilitate walking for relaxation or exercise. Water features are anticipated to range in size depending on programmed use, topography, and hydrology. Depth of water features will be designed according to use (e.g. wastewater treatment, stormwater management, recreation). Water features may be used for non-motorized boating, fishing and storm water management. Swimming may be permitted in separate portions of water features if the water system is designed and constructed for such use.

Circulation is further discussed in Chapter 6, Circulation. However, this particular section recognizes that roadways and trails designate future landscaped areas throughout the individual Villages. Parkways and landscaping abutting streets and trails provide additional open space opportunities. In some cases, “Jewel” type streets may contribute several acres of landscaped areas functioning as transitional space between roadways and residential properties. This could accumulate into several acres of natural and drought tolerant open space. Other examples are as follows:

- I. Pedestrian circulation is provided via a master-planned network of designated open space paseos, walkways through parks, and connections to sidewalks along the local street system. The pedestrian circulation may provide connections to all Villages within the Specific Plan Area and contribute as a 6 foot to 10 foot open space corridor.

2. Bicycle circulation may be provided by a network of off-street and on-street bikeways with continuous access to designated paseos, park trails, and along roadways to provide non-vehicular access to other Villages. Separated bike trails from street rights of way would create more open space between land and abutting land use designations.
3. Equestrian circulation may be provided by a network of off-street multi-use trails adjacent to roadways and open space areas.
4. Vehicular circulation provided via secondary highways contributes towards landscaped medians and wider parkways that are landscaped or preserve the natural terrain. These areas also function as open space along active roadways.

5.2.4 Overlay Districts

Three overlay districts provide expanded flexibility in the overall Village concept, in that they continue to diversify recreational opportunities and lifestyles. Equestrian Overlay (EQ) is located in Villages B, C, and D. Golf Overlay (GO) is located in Villages A and B.

1. **Equestrian Overlay (EQ)** allows equestrian residential development to occur as an option to the base residential land use. The EQ Overlay is located exclusively on estate residential lots 1 acre or greater in portions of Village B, C, and D. Development standards and guidelines regulating the equestrian development option are included in the Overlay section of the Specific Plan. This will complement the Equestrian Estate Lots (R-EQ) in that those residents with smaller lots between 1 and 2 acres may enjoy their equestrian lifestyle. Refer to Exhibit 5-1, Conceptual Land Use Plan for location of the overlay. The Equestrian Overlay allows up to 3 horses per residential lot.
2. **Golf Overlay (GO)** provides future builders an option of constructing a golf course within Villages A and B. The Overlay contains guidelines and development standards relating to this potential future use; refer to Sections 5.4.7 and 5.4.8. Refer to Exhibit 5-1, Conceptual Land Use Plan for location of the Golf Overlay (GO).

5.3 VILLAGE LAND USE PLAN

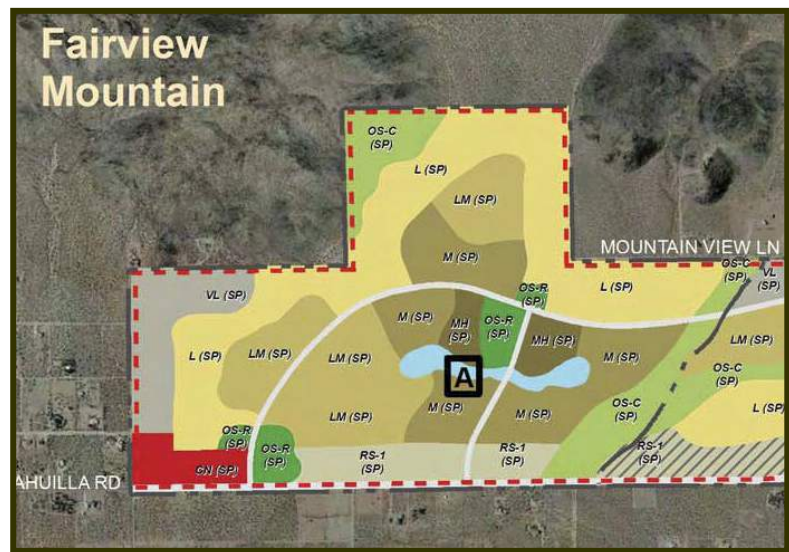
The Village Land Use Plan section further describes the concept of each of the individual Villages allowing for greater details to be explained.

A minimum of 25 percent of the total residential units constructed within the Specific Plan Area shall be powered primarily by solar energy. A minimum of 55 percent of each subject residential unit's total annual average electricity demand shall be powered by solar energy sources. The solar energy source to each of these units may be generated directly on the subject units (e.g., photovoltaic panels, etc.); or at a community or regional solar power field with transmission to the Specific Plan Area; or a combination of these sources.

5.3.1 Village A Land Use Plan

Village A is the gateway to the Specific Plan Area. Cahuilla Road functions as the main roadway and supports the majority of traffic that enters and exits the community and Fairview Valley. The following are the key land use designations in the Village.

- Near the west entry on Cahuilla Road a 15-acre neighborhood commercial area is planned to support the community and the immediate vicinity with retail, commercial services, and a Public Safety Center.



Village A is the front entry to Hacienda at Fairview Valley. It has internal controlled access points and supports the natural features of the valley.

- Future builders will have the option of constructing a golf course within Village A using the guidelines provided in the Golf Overlay (GO).
- A complimentary mix of housing types include:
 - Estate Ranches that allow one (1) acre lots are planned along Cahuilla Road.
 - Very Low Residential three quarter (3/4) acre lots are planned along the west boundary to transition between existing land uses west of Laguna Seca Drive and the active adult areas that are further east of Laguna Seca Drive.
 - Active Adult residential areas surrounding the Village Commons range in lot sizes between 4,000 and 7,000 square feet.
 - Village A is a controlled access community.

- It is anticipated that there will be 1,404 dwelling units in Village A as referred to in Table 5-1, Land Use Summary Table.

- A multi-use trails network, as depicted in Exhibit 6-5, Conceptual Multi-Use Trail Cross Sections and Standards connects residents to the open space corridors, public facilities and the centrally located Village Commons. Along with an active park amenity, the village commons may contain a recreational water feature. A community gathering center will be created for socializing, services, and special events. The trail network also connects to the neighborhood commercial area located at the southwest corner of Village A. Refer to Exhibit 6-6, Transit Stops Concept Plan that illustrates anticipated walking zones to the Village Commons and transit stop.

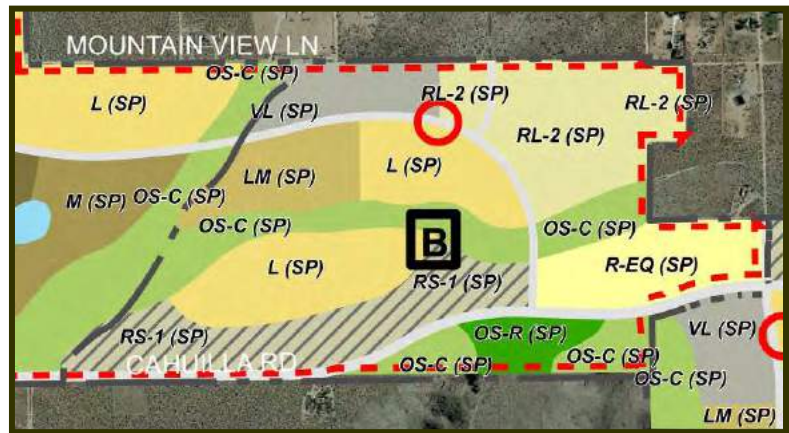


**Example of
The Village
Commons Area**

- There are two open space conservation areas in Village A:
 - Open Space Conservation is designated at the foot of Fairview Mountain to respect this as an important visual and aesthetic amenity at the north portion of the Village.
 - Fairview Creek functions as a stormwater run-off area but also serves as the east boundary of Village A. It provides trail opportunities throughout Village A and connects to Village B.
- There is one transit stop located in Village A. The stop on Cahuilla Road supports public transportation to the commercial center. The transit stop is to serve those that desire or need to use mass transit as their source of transportation. The location supports a quarter-and-a-half-mile walking distance as illustrated in Exhibit 6-6, Transit Stops Concept Plan.

5.3.2 Village B Land Use Plan

To the east of Village A is Village B. Cahuilla Road passes directly through Village B providing a significant roadway for access in and out of the Village. Village B functions as the crossroads in Fairview Valley in that it connects Cahuilla Road with Oldenburg Road on its eastern boundary. It also connects Redwing and Soledad Road to Mountain View Lane along the north boundary.

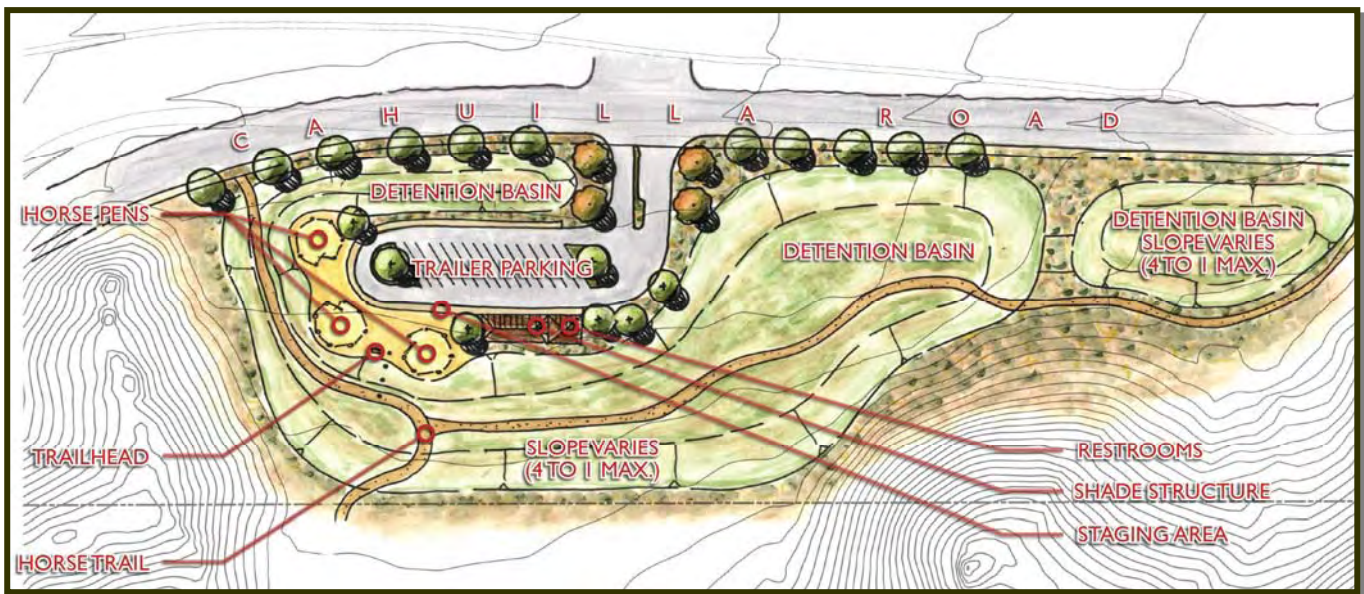


Village B is a juncture for natural open space areas and roadways, and embraces Fairview Creek.

The following are the key land use designations in the Village.

- Village B contains a larger amount of large lot land uses including:
 - Rural Living (RL-2) two acres in size,
 - Estate Ranch (RS-1) one acre in size,
 - Equestrian Estates (R-EQ) one acre in size, and
 - Very Low (VL) three quarter (3/4) acre in size.
- The larger Rural Living, Very Low, Equestrian Estates, and Estate Ranch lots are located along the north, east, and southern perimeters of the Village boundaries. This provides a transitional use to neighboring property owners with comparable or larger lot sizes.
- An Equestrian Overlay (EQ) provides the option for the boarding of horses on the Estate Ranch lots where normally this does not occur. However, opportunity is provided in case a property owner does desire to have a horse on their property. This is permitted on lots 1 acre or greater in the southern portions of Village B.
- Active adult lots are abutting the Fairview Creek areas adjacent to natural open space designated areas. The active adult portions of the community are planned to have controlled access points and also control the eastern access into Village A.
 - Low Medium (LM) is planned for 6,000 square foot lots
 - Low (L) is planned for 7,000 square foot lots.
- It is anticipated that there will be 298 dwelling units in Village B as referred to in Table 5-1, Land Use Summary Table.

- Within Village B, there is a significant amount of natural open space adjacent to the mountains and Fairview Creek. Open space areas provide an opportunity for a unique trail setting and a staging area for equestrian riders on the south side of Cahuilla Road as Fairview Valley Equestrian Park. The future planned park provides recreational activities and a trailhead for equestrian access to the Granite Mountains located south of Village B. Equestrian trails may loop through the community and connect to this trailhead and neighboring Village trails as well.
- Future builders will have the option of constructing a golf course within Village B using the guidelines provided in the Golf Overlay (GO). This overlay could support Village A as well for a planned golf course area.



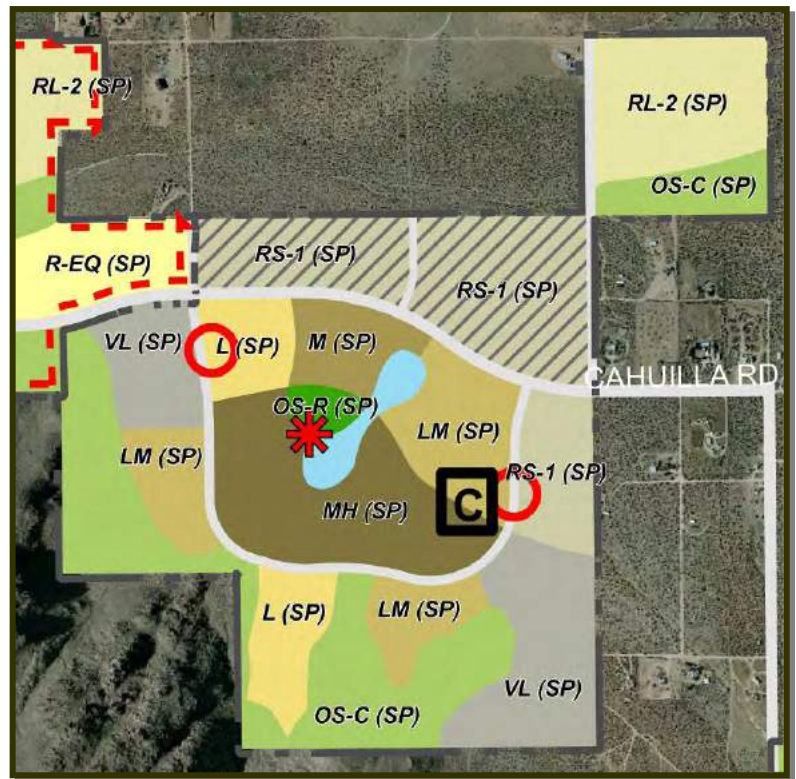
5.3.3 Village C Land Use Plan

Village C contains a mix of designations. Cahuilla Road continues from the west of Village B through Village C to the east connecting towards Chicago Road. Oldenburg Road is the boundary between Village B.

Village C includes a complimentary mix of housing types including Estate Ranch housing as well as a strong emphasis on active adult life style housing.

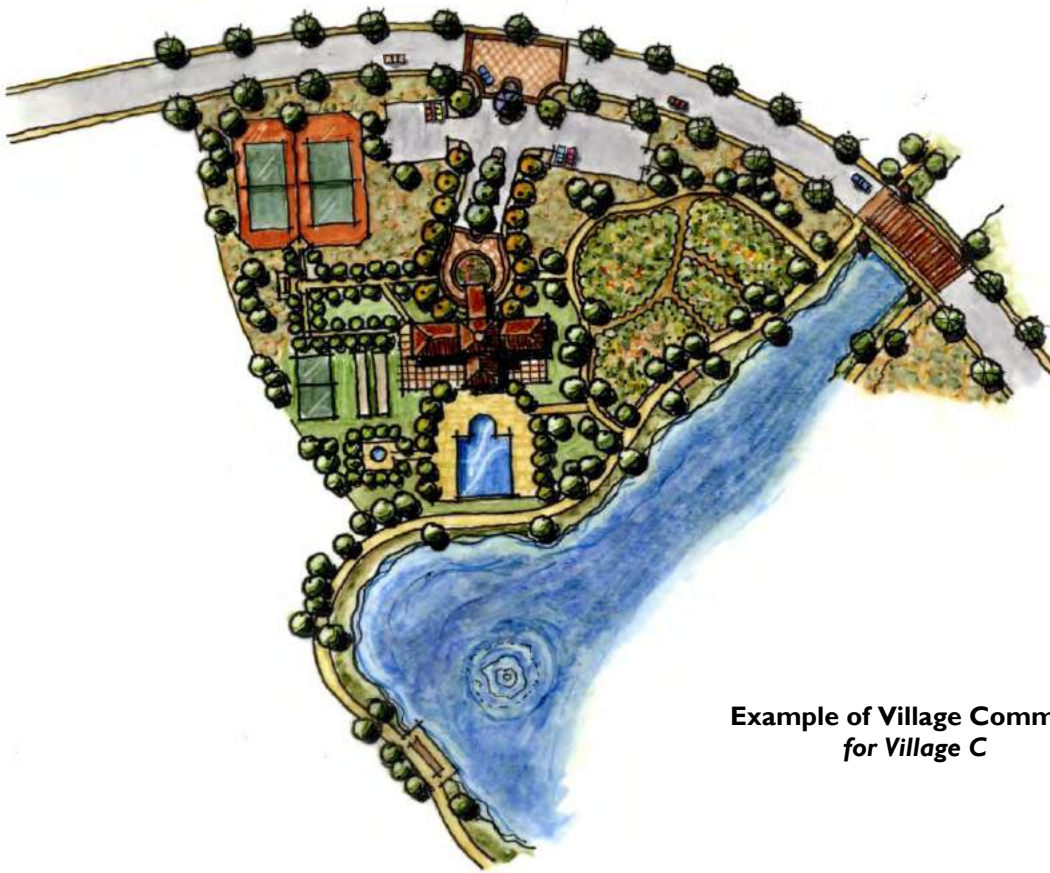
The following are the key land use designations in the Village.

- Village C contains large lot land uses including:
 - Rural Living (RL-2) two-acre lots;
 - Estate Ranch (RS-1) one acre in size;
 - Equestrian Estates (R-EQ) one acre and larger in size; and
 - Very Low (VL) three quarter (3/4) acre in size.
- The larger Very Low, Equestrian Estates, and Estate Ranch lots are located along the north, east, and southern perimeters of the Village boundaries. This provides a transitional use to neighboring property owners with comparable or larger lot sizes.
- An Equestrian Overlay (EQ) provides the option for the boarding of horses on the Estate Ranch lots where normally this does not occur. However, opportunity is provided in case a property owner does desire to have a horse on their property. This is permitted on lots 1 acre or greater in the northern portions of Village C.
- Active adult lots are planned to have controlled access points. Active Adult land uses that are planned include:
 - Low (L) is planned for 7,000 square foot lots;
 - Low Medium (LM) is planned for 6,000 square foot lots;
 - Medium (M) is planned for 5,000 square foot lots; and
 - Medium High (MH) is planned for 4,000 square foot lots.



Village C provides a crossroad connection at Oldenburg Road and Cahuilla Road and extends to Chicago Road, Lake Front Village, Active Adult, and Natural Open Space.

- The active adult lots abut the proposed water feature and Village Commons. It is planned to become an activity center for the active adult community.
- It is anticipated that there will be 643 dwelling units in Village C as referred to in Table 5-1, Land Use Summary Table.
- Open Space Conservation (OS-C) areas are designated to the south to protect the natural hillside areas of the Granite Mountains. A natural spring, Quail Spring, is located at the base of the hillsides and nearby Village C. This area is protected by BLM and a trailhead along the slopes of the mountain range is planned to support walking, hiking, jogging, mountain bike riding, and horse back riding into the southerly mountain range.
- There is one transit stop located in Village C. The transit stop is to serve those that desire or need to use mass transit as their source of transportation. The location supports a quarter-and-a-half-mile walking distance as illustrated in Exhibit 6-6, Transit Stops Concept Plan.



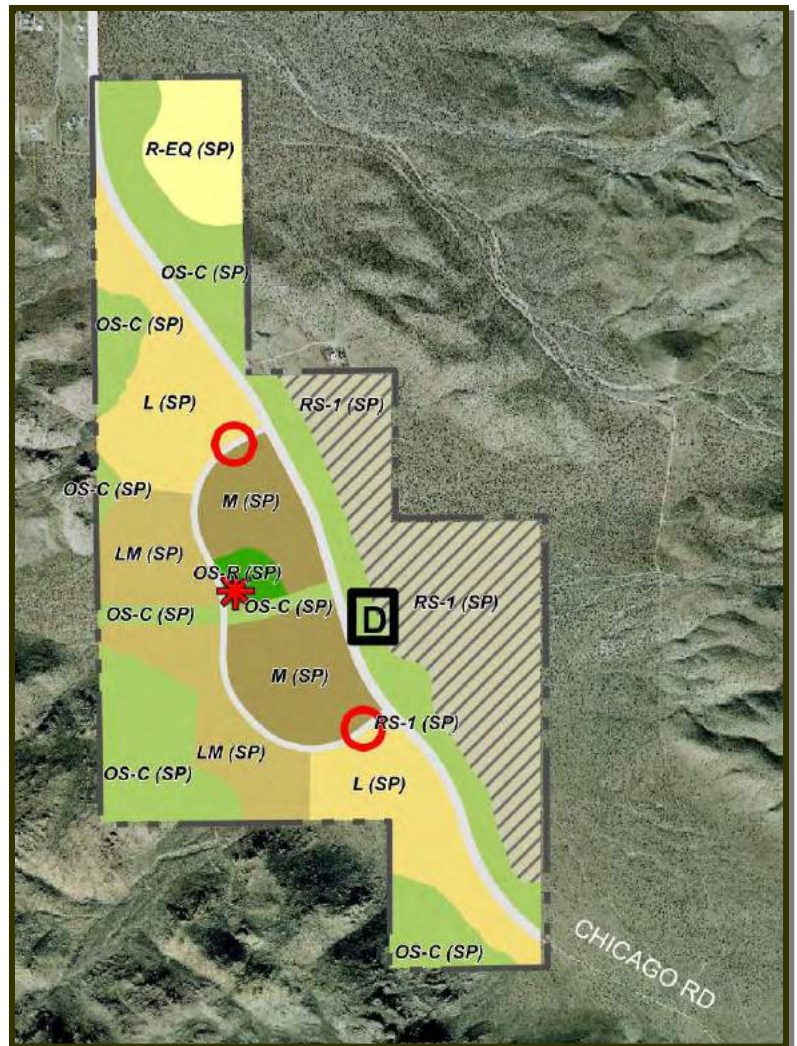
**Example of Village Commons
for Village C**

5.3.4 Village D Land Use Plan

Village D is located approximately one quarter (1/4) of a mile from Village C's southeastern corner. This Village is slightly more secluded and within the confines of the Granite Mountains. Connection is via Cahuilla Road and Chicago Road that bisects the Village into east and west halves.

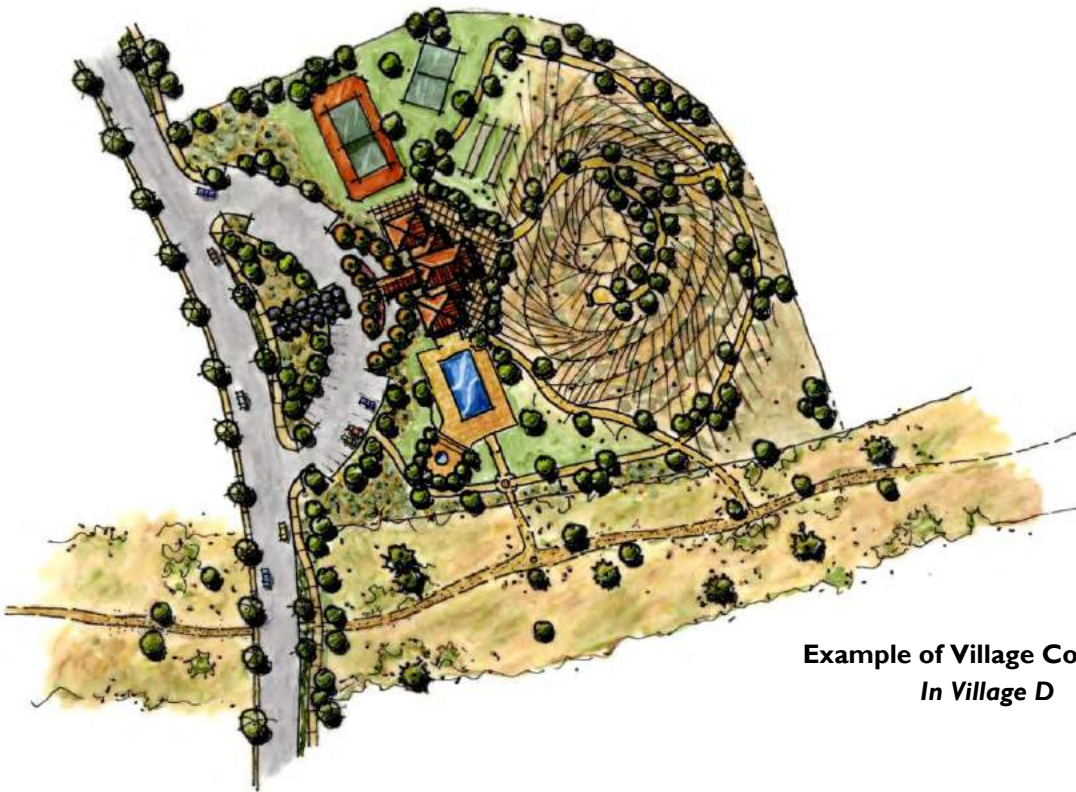
The following are the key land use designations in the Village.

- Village D contains large lot land uses including:
 - Estate Ranch (RS-1) one acre in size and,
 - Equestrian Estates (R-EQ) one acre in size.
- The larger estate lots are located along the north and east perimeters of the Village boundaries. This provides a transitional use to neighboring property owners with comparable or larger lot sizes, specifically towards the east.
- An Equestrian Overlay (EQ) provides the option for the boarding of horses on the Estate Ranch lots where it is planned for those that desire a large lot but do not want to board a horse. However, opportunity is provided in case a property owner does desire to have a horse on their property. This is permitted on lots 1 acre or greater in the east of Chicago Road in Village D.
- Active adult lots are planned to have controlled access points and also control. Active Adult land uses that are planned include:
 - Low (L) is planned for 7,000 square foot lots.
 - Low Medium (LM) is planned for 6,000 square foot lots
 - Medium (M) is planned for 5,000 square foot lots



Village D is the southern extension along Chicago Road and embraces Granite Mountains

- It is anticipated that there will be 769 dwelling units in Village D as referred to in Table 5-1, Land Use Summary Table.
- Open Space Conservation (OS-C) designations have been made to include natural areas into the Village. A dry wash that feeds into Fairview Creek is maintained as a natural feature. Also the slopes of the Granite Mountains, knolls and boulder outcroppings are planned to be incorporated into the development plans of the active adult community.
- An Open Space Recreation (OS-R) area provides active adult residents with recreational opportunities and a central gathering and meeting place.
- A trail network and natural open space areas along the slopes of the Granite Mountain hillsides further the equestrian opportunities and recreational activities of walking, hiking, jogging, mountain bike riding, and horse back riding.
- There is one transit stop located in Village D. The transit stop is to serve those that desire or need to use mass transit as their source of transportation. The location supports a quarter-and-a-half-mile walking distance as illustrated in Exhibit 6-6, Transit Stops Concept Plan.



**Example of Village Commons
In Village D**

5.4 DEVELOPMENT STANDARDS

5.4.1 Large Lot Residential Standards

The residential standards are separated into two categories, Large Lot and Active Adult. Large Lot development includes the following Land Use Designations and is as follows:

- **Rural Living (RL-2)** 2 acres or greater; **Equestrian Estate Residential (R-EQ)** 1 acre or greater; **Estate Residential (RS-1)** 1 acre or greater; **Very Low Residential (VL)** 32,500 square feet or greater. Refer to Table 5-2, Large Lot Residential Site Development Standards for standards regulating lot dimensions, setbacks and building dimensions within these land use designations.
- **Cahuilla Road and Laguna Seca Road Frontage** within the Specific Plan Area is designated to extend and strengthen the Estate Ranch theme which exists to the west. To achieve this integration, all large lot residential along Cahuilla Road and Laguna Seca Road shall front onto the road with driveway access. Lots may side onto Cahuilla Road and Laguna Seca Road only at road intersections. For safety and aesthetics, driveways servicing these subject lots shall utilize semi-circular drives or other form of turnaround which allows vehicles to enter Cahuilla Road in a forward direction. See Exhibit 5-4, Typical Lot Standards for Cahuilla Road. Due to minimal vehicle travel along Laguna Seca Road, semicircular driveways are not required for these lots.

Table 5-2
LARGE LOT RESIDENTIAL
SITE DEVELOPMENT STANDARDS SUMMARY

Development Standards	Very Low (VL)	Estate Residential (RS-1)		Rural Living (RL-2)	Equestrian Estate Residential (R-EQ)
		Typical	EQ Overlay		
Minimum Lot Area	32,500 sq. ft.	1 acre		2 acre	1 acre
Minimum Lot Width ⁽¹⁾	100'	100'	120'	120'	120'
Minimum Lot Depth	150'	150'	150'	150'	150'
Minimum Front Setback ⁽²⁾ (Living Area ⁽³⁾ /Garage Door ⁽⁴⁾)	30' / 35'	30' / 35'	30' / 35'	30' / 35'	30' / 35'
Minimum Level Interior Side Setback	10'	10'	15'	15'	15'
Minimum Street Side Setback	15'	15'	20'	20'	20'
Minimum Building Separation ⁽⁶⁾	20'	20'	30'	30'	30'
Minimum Level Rear Setback ⁽⁷⁾	25'	25'	25'	25'	25'
Minimum Dwelling Size ⁽⁸⁾	1,800 sq. ft.	1,900 sq. ft.		1,900 sq. ft.	1,900 sq. ft.
Maximum Dwelling Size ⁽⁸⁾	4,000 sq. ft.	4,500 sq. ft.		5,000 sq. ft.	5,000 sq. ft.
Maximum Lot Coverage	30%	30%		30%	30%
Maximum Building Height	35'	35'		35'	35'

(1) Average horizontal distance between side lot lines; minimum width at right-of-way line (street frontage) along curvilinear streets, cul-de-sac bulbs, or knuckles shall be thirty-two (32) feet.

(2) Front yard setbacks should be staggered to provide a more dynamic street scene.

(3) As measured from property line, Front Setback at living area may be reduced five (5) feet to allow for non-habitable front porch projections.

(4) Minimum Front setback for side-facing garage may be reduced by five (5) feet compared with front-facing garage setback requirement.

(6) The combined interior side setback for adjacent lots. For example, if minimum building separation is thirty (30) feet, one lot's side setback could be ten (10) feet and the other twenty (20) feet, or both sides fifteen (15) feet. In no case shall an interior side setback be less than ten (10) feet.

(7) Minimum rear setback may be fifteen (15) feet flat as measured from the averaged rear setback of the building.

(8) Exclusive of garages, porches, sunrooms, or eaves.

5.4.2 Permitted Large Lot Residential Uses

The following uses, as defined in Table 5-3, Large Residential Lot Permitted Uses, shall be permitted with the large lot land use designations of the Hacienda at Fairview Valley Specific Plan.

**Table 5-3
LARGE LOT RESIDENTIAL
PERMITTED USES**

Use Category	VL	RS-1	RL-2	R-EQ
Residential Uses				
Large family day care (9 to 14 children)	CUP	CUP	CUP	CUP
Residential care facilities, community care facilities, and intermediate care facilities (12 or fewer beds)	CUP	CUP	CUP	CUP
Senior housing	X	X	X	X
Single-family attached housing	X	X	X	X
Single-family detached housing	P	P	P	P
Small-family day care (8 or fewer children)	P	P	P	P
Agriculture and Animal Uses				
All types of horticulture for private use	P	P	P	P
Cattle / Buffalo	X	X	P (2 max)	X
Domestic dogs and cats as follows: Up to 4 dogs Up to 4 cats	P	P	P	P
Equestrian barns, round pens and/or corrals up to maximum indicated	X	X (unless within EQ overlay, 3 max)	P (4 max)	P (3 max)
Exotic animals	SUP (2 max)	SUP (2 max)	SUP (2 max)	SUP (2 max)
Exotic birds	SUP (2 max)	SUP (2 max)	SUP (2 max)	SUP (2 max)
Goats	X	X	P (1 max)	P (1 max)
Horses and other equine up to maximum indicated	X	X (unless within EQ overlay) (3 max)	P (4 max)	P (3 max)
Poultry (female)	X	X	P (24 max)	P (12 max)
Poultry (male)	X	X	P (4 max)	P (2 max)
Rabbits and chinchillas	P (6 max)	P (6 max)	P (36 max)	P (20 max)
Racing and/or homing pigeons	P (4 max)	P (4 max)	P (4 max)	P (4 max)

**Table 5-3
LARGE LOT RESIDENTIAL
PERMITTED USES**

Use Category	VL	RS-I	RL-2	R-EQ
Small domestic animals kept as household pets	P	P	P	P
Public and Semi-public Uses				
Child care centers 15 or greater, other than family day care homes	CUP	CUP	CUP	CUP
Churches, convents, religious institutions	CUP	CUP	CUP	CUP
Educational institutions, private schools	CUP	CUP	CUP	CUP
Other Uses				
Home occupations	HOP	HOP	HOP	HOP
Bed and breakfast inns with 5 guest rooms or less	M/C	M/C	M/C	M/C
Fraternity or sorority	CUP	CUP	CUP	CUP
Second dwelling units and guest houses	SPP	SPP	SPP	SPP
Non-habitable accessory structures	P	P	P	P
Private recreational courts with exterior lighting	M/C	M/C	M/C	M/C
Private recreation courts without exterior lighting	SPP	SPP	SPP	SPP
Private swimming pools and accessory equipment	P	P	P	P
Golf Course	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)
Retention Basins as necessary for residential run-off	P	P	P	P

- P** Permitted Use.
- M/C** Requires Minor Use Permit; unless a Conditional Use Permit is required per San Bernardino County Development Code.
- CUP** Requires Conditional Use Permit per San Bernardino County Development Code.
- HOP** Requires Home Occupation Permit per San Bernardino County Development Code.
- SPP** Requires Site Plan Permit per San Bernardino County Development Code; eligible project must be CEQA exempt to qualify.
- SUP** Requires Special Use Permit per San Bernardino County Development Code.
- X** Prohibited Use.
- *** Uses not listed in this table are not permitted. Modification of the Permitted Uses Table is subject to the Director of Land Use Services.

5.4.3 Active Adult Residential Standards

The Hacienda at Fairview Valley Specific Plan includes age-restricted residential neighborhoods and supporting amenities to facilitate the lifestyles of the increasing active adult populations who are retired or nearing retirement from the traditional workforce. Age-restricted neighborhoods within this Specific Plan are intended and operated for occupancy by persons 55 years of age or older. The criteria and requirements established by the Housing for Older Persons Act (HOPA) within the U.S. Department of Housing and Urban Development in the Fair Housing Act (FHA) are referenced here as the restrictions for the active adult land use designations (i.e. L, LM, M, and MH) in this Specific Plan. Residential projects within this Specific Plan shall refer to the HOPA provisions in effect at time of final map applications.

Specifically, HOPA requires that at least 80% of the occupied units shall be occupied by at least one person who is 55 years of age or older. This provision shall be incorporated into all applicable Department of Real Estate documents. Further, the Specific Plan states that the other 20% is not intended as a set aside for younger residents, and efforts should be made to minimize the balance of units within the Active Adult Residential land use designations that do not meet the age restriction.

Active Adult Residential Site Development Standards are established for maintaining a variety of lot sizes for those in a more defined community and share common areas and clubhouse type facilities. These development standards establish building envelopes that allow architectural and landscape design features to be more focused on building relationships and smaller scale aesthetics as compared to those larger lots that may support equestrian lifestyles.

Refer to Table 5-4, Active Adult Site Development Standards Summary, for standards regulating lot dimensions, setbacks and building dimensions within the land use designations.

The Specific Plan allows use of Alternate Development Standards for the Active Adult planning areas. Multiple lot configurations allow for homebuilder product diversity including opportunity for wider homes. The Alternate Standards a) contains a 12 foot minimum side yard which accommodates on site recreation vehicle parking reducing public view and increasing homeowner convenience; b) contain asymmetrical side yard setbacks (5' / 12') which increases open space and variety along a street scene; and c) allows for wider homes which can reduce garage door dominated street scenes by placing more space between adjacent homes' doors.

Rear loaded garages along rear alleyways are encouraged to decrease neighborhoods streets dominated by garage doors and autos in driveways. This should be considered by homebuilders along with market preferences and house styles in these land use districts.

Active Adult development standards are for the following Land Use Designations:

- **Medium High (MH)** 4,000 square feet or greater; **Medium (M)** 5,000 square feet or greater; **Low Medium (LM)** 6,000 square feet or greater; **Low Residential (L)** 7,000 square feet or greater.

Examples of Typical Residential Lotting Standards are illustrated in Exhibit 5-3, Typical Lot Standards.

Table 5-4
ACTIVE ADULT
SITE DEVELOPMENT STANDARDS SUMMARY
STANDARD / (ALTERNATE⁽¹⁾)

Development Standards	L	(L)	LM	(LM)	M	(M)	MH
Minimum Lot Area (net)	7,000 sq. ft.	6,900 sq. ft.	6,000 sq. ft.	5,900 sq. ft.	5,000 sq. ft.	4,950 sq. ft.	4,000 sq. ft.
Minimum Lot Width ⁽²⁾	60'	70'	55'	65'	45'	55'	40'
Minimum Lot Depth	95'	85'	95'	85'	90'	85'	75'
Minimum Front Setback (Living Area ⁽³⁾ /Garage Door ⁽⁴⁾)	15' / 22'	15' / 20'	15' / 22'	15' / 20'	15' / 20'	15' / 20'	15' / 20'
Minimum Level Interior Side Setback	5'	5' / 12'	5'	5' / 12'	5'	5' / 12'	5' ⁽⁵⁾ (6)
Minimum Street Side Setback	10'	10'	10'	10'	10'	10'	10'
Minimum Building Separation ⁽⁶⁾	12'	10'	12'	10'	10'	10'	10'
Minimum Level Rear Setback ⁽⁷⁾	20'	18'	20'	18'	20'	16'	15'
Minimum Dwelling Size ⁽⁸⁾	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,300 sq. ft.	1,300 sq. ft.	1,100 sq. ft.
Maximum Dwelling Size ⁽⁸⁾	2,800 sq. ft.	2,800 sq. ft.	2,750 sq. ft.	2,750 sq. ft.	2,600 sq. ft.	2,600 sq. ft.	2,200 sq. ft.
Maximum Lot Coverage	40%	42%	40%	42%	50%	52%	55%
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'

⁽¹⁾ If the alternate standard is utilized, then it shall be utilized on both sides of a continuous street.

⁽²⁾ Average horizontal distance between side lot lines; minimum width at right-of-way line (street frontage) along curvilinear streets, cul-de-sac bulbs, or knuckles shall be thirty-two (32) feet.

⁽³⁾ As measured from property line, Front Setback at living area may be reduced five (5) feet to allow for non-habitable front porch projections.

⁽⁴⁾ Minimum Front setback for side-facing garage may be reduced by five (5) feet compared with front-facing garage setback requirement.

⁽⁵⁾ Zero lot line development permitted in MH with building separation between adjacent lots of ten (10) feet minimum.

⁽⁶⁾ The combined interior side setback for adjacent lots. For example, if minimum building separation is twelve (12) feet, one lot's side setback could be five (5) feet and the other seven (7) feet, or both sides six (6) feet. In no case shall an interior side setback be less than five (5) feet.

⁽⁷⁾ Minimum rear setback may be 15' flat as measured from the averaged rear setback of the building.

⁽⁸⁾ Exclusive of garages, porches, sunrooms, or eaves.

5.4.4 Permitted Active Adult Residential Uses

The following uses, as defined in Table 5-5, Active Adult Residential Permitted Uses, shall be permitted within the active adult land use designations of the Hacienda at Fairview Valley Specific Plan.

**Table 5-5
ACTIVE ADULT RESIDENTIAL
PERMITTED USES**

Use Category	L	LM	M	MH
Residential Uses				
Large family day care (9 to 14 children)	X	X	X	P
Residential care facilities, community care facilities, and intermediate care facilities (8 or fewer beds)	P	P	P	P
Senior housing	P	P	P	P
Single-family detached housing	P (senior housing)	P (senior housing)	P (senior housing)	P (senior housing)
Single-family attached housing	X	X	CUP (senior housing)	CUP (senior housing)
Small-family day care (8 or fewer children)	X	X	X	X
Agriculture and Animal Uses				
All types of horticulture for private use	P	P	P	P
Domestic dogs and cats as follows: Up to 4 dogs Up to 4 cats	P	P	P	P
Equestrian corrals and round pens	X	X	X	X
Exotic animals	X	X	X	X
Exotic birds	SUP (2 max)	SUP (2 max)	SUP (2 max)	SUP (2 max)
Rabbits (up to 4)	P	P	P	P
Racing and/or homing pigeons	X	X	X	X
Small domestic animals kept as household pets	P	P	P	P
Public and Semi-Public Uses				
Child care centers 15 or greater, other than family day care homes	CUP	X	X	X

**Table 5-5
ACTIVE ADULT RESIDENTIAL
PERMITTED USES**

Use Category	L	LM	M	MH
Churches, convents, religious institutions	CUP	CUP	CUP	CUP
Educational institutions, private schools	CUP	CUP	CUP	CUP
Other Uses				
Home occupations	HOP	HOP	HOP	HOP
Bed and breakfast inns with 5 guest rooms or less	X	X	X	X
Second dwelling units and guest houses	SPP	X	X	X
Non-habitable accessory structures	P	P	P	P
Private recreational courts with exterior lighting	M/C	M/C	M/C	M/C
Private recreation courts without exterior lighting	SPP	SPP	SPP	SPP
Private swimming pools and accessory equipment	P	P	P	P
Recreational vehicle storage areas for community residents (HOA maintained) (4 max. areas for entire Specific Plan with 25 max. spaces per area)	M/C	M/C	M/C	M/C
Retention Basins for residential run-off	P	P	P	P
Golf Course	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)

P Permitted Use.

M/C Requires Minor Use Permit; unless a Conditional Use Permit is required per San Bernardino County Development Code.

CUP Requires Conditional Use Permit per San Bernardino County Development Code.

HOP Requires Home Occupation Permit per San Bernardino County Development Code.

SPP Requires Site Plan Permit per San Bernardino County Development Code; eligible project must be CEQA exempt to qualify.

SUP Requires Special Use Permit per San Bernardino County Development Code.

X Prohibited Use.

***** Uses not listed in this table are not permitted. Modification of the Permitted Uses Table is subject to the Director of Land Use Services.

5.4.5 Equestrian (EQ) Overlay Standards

The Equestrian Overlay also allows a private community horse arena as an accessory use on estate residential (RS-1) lots within the EQ overlay land use designation. A horse arena may be available for residents and their guests. A future arena area is not for the boarding of horses but mainly for exercising horses and accessing the trail system. Refer to Table 5-4, Large Lot Residential Site Development Standards Summary, for development standards specific to the EQ Overlay. Also refer to Exhibit 6-5, Conceptual Multi-Use Trail Cross Section and Standards, for additional setback and fencing requirements where equestrian and non-equestrian lots abut.

5.4.6 Permitted EQ Uses

For private community arenas, accessory uses and structures such as horse stables, incidental to a permitted use, and contained on the same site include wash rack, arena, round pen, and loading and unloading of horses.

5.4.7 Golf (GO) Overlay Standards

The GO Overlay provides future builders an option of constructing a golf course within Villages A and/or B. The overlay provides the golf course option in addition to existing permitted uses which are designated in the base land uses as illustrated on Exhibit 5-1, Conceptual Land Use Plan.

The following standards shall apply to golf course development within the GO:

- Golf course may not be irrigated with potable water or groundwater; Irrigation shall only be from reclaimed or recycled sources.
- Water features / hazards are prohibited except for ponds utilizing treated effluent for irrigation.
- Turf area shall be limited to 5.5 acres per hole.
- Drought tolerant or native plants and/or gravel or native soils shall be used except for tee boxes, fairways and greens.
- Course shall be maintained using best practices to minimize pesticide and fertilizer use.
- A 50' minimum buffer shall be maintained between irrigated turf and Fairview Creek or its tributaries, unless separated by a berm which keeps turf irrigation flows from these drainage courses.
- Pervious paving shall be used for cart paths and is encouraged for parking areas in conjunction with other Low Impact Development (LID) stormwater management techniques.
- Clubhouse shall be constructed to exceed Title 24, Energy Efficiency Standards, by a minimum of 15%.

5.4.8 Permitted GO Uses

One (1) 18-hole golf course may be located within the Golf Overlay. The course may also contain accessory uses such as a clubhouse with meeting facilities, driving range, golf training center, putting green, and parking areas, and will complement the designated parks and trails system with the Specific Plan Area. Golf course development requires a Conditional Use Permit.

5.4.9 Commercial (CN) Standards

Permitted uses and development standards for the Neighborhood Commercial and Commercial Overlay District are defined in Sections 5.4.10 thru 5.4.12. The setbacks and building heights delineated in Table 5-7, Commercial Development Standards, create the form for future commercial and public safety development. The building envelopes are established and architectural guidelines provide consistency as described in Appendix D, Design Guidelines. An illustration of the Neighborhood Commercial Center is shown in Exhibit 5-5, Commercial and Public Safety Center Concept Plan.

5.4.10 Permitted Commercial Uses

The following uses as defined in Table 5-6, Permitted Commercial Uses, shall be permitted within the commercial land use designations of the Hacienda at Fairview Valley Specific Plan.

**Table 5-6
PERMITTED COMMERCIAL USES**

Use Category		CN	
Agricultural, Resource and Open Space Uses			
Accessory crop production		X	
Agriculture support services		X	
Crop production, horticulture, orchard, vineyard		X	
Natural resources development (mining)		X	
Nature preserve (accessory uses)		X	
Industry, Manufacturing and Processing, Wholesaling			
Construction contractor storage yard		X	
Firewood contractor		X	
Hazardous waste operations		X	
Manufacturing Operations		X	
Recycling facilities	Small collection facility	CUP	
Recycling facilities	Large collection facility	X	
Recycling facilities	Light processing facility	X	
Recycling facilities	Heavy processing facility	X	
Salvage operations	Within enclosed structures	X	
Storage - Personal storage (mini-storage)		CUP	
Storage - Vehicle storage (RV storage, impound yard, etc.)		X	
Storage Warehouse, Indoor Storage		X	
Wholesaling and distribution		X	
Recreation, Education and Public Assembly			
Adult-oriented business		X	
Campgrounds		X	
Commercial entertainment - indoor		X	
Commercial entertainment - outdoor		X	
Conference/convention facility		X	
Equestrian facility		X	
Fitness/health facility		CUP	
Golf course		CUP	
Library, museum, art gallery, outdoor exhibit		M/C	
Meeting facility, public or private		CUP	
Park, playground		X	
Places of worship		CUP	
Recreational vehicle park		X	

**Table 5-6
PERMITTED COMMERCIAL USES**

Use Category	CN	
Rural sports and recreation	X	
School - college or university	X	
School - private	X	
School - specialized education/training	X	
Sports or entertainment assembly	X	
Theater	X	
Residential		
Accessory dwelling (caretaker's residence, etc.)	CUP	
Accessory use or structure - residential (conforming and non-conforming uses)	X	
Guest housing	X	
Home occupation	X	
Homeless shelter	CUP	
Live/work unit	CUP	
Mobile home park/manufactured home land-lease community	X	
Multiple dwelling, up to 19 units, attached or detached	X	
Multiple dwelling, 20 or more units	X	
Residential use only as part of a mixed use project	SPP	
Secondary dwelling unit	X	
Single dwelling	X	
Retail		
Auto and vehicle sales and rental	X	
Bar, tavern, night club	CUP	
Building and landscape materials sales - indoor	CUP	
Building and landscape materials sales - outdoor	CUP	
Construction and heavy equipment sales and rental	X	
Convenience store	CUP	
Fuel dealer (propane for home and farm use, etc.)	X	
General retail	CUP	
Groceries, specialty foods	CUP	
Manufactured home, boat, or RV sales	X	
Restaurant, café, coffee shop	CUP	
Service station	X	
Second hand stores, pawnshops	X	
Shopping center (200,000 sq. ft. max. on 15-acre site)	CUP	
Swap meet, outdoor market, auction yard	X	
Warehouse retail	X	

**Table 5-6
PERMITTED COMMERCIAL USES**

Use Category	CN	
Services - Business, Financial, Professional		
Assisted living facility (20 beds max.)	CUP	
Medical services - hospital	CUP	
Medical services - rehabilitation center, wellness center, physician office	CUP	
Office - accessory	SPP	
Professional services	SPP	
Services – General		
Bail bond service within 1 mile of correctional institution	X	
Cemetery, including pet cemeteries	X	
Child care - day care center (6 or fewer children)	M/C	
Child care - day care center (6+ children)	CUP	
Correctional institution	X	
Convenience and support services	M/C	
Equipment rental	X	
Kennel or cattery - 2.5-acre minimum lot area	X	
Lodging - bed and breakfast inn (B&B)	X	
Lodging - hotel or motel - 20 or fewer guest rooms	X	
Lodging - hotel or motel - More than 20 guest rooms	X	
Personal services	M/C	
Professional services	M/C	
Public safety facility	M/C	
Vehicle services - major repair/body work	X	
Vehicle services - minor maintenance/repair	X	
Veterinary clinic, animal hospital	CUP	
Transportation, Communications and Infrastructure		
Ambulance, taxi, or limousine dispatch facility	X	
Broadcasting antennae and towers	X	
Broadcasting studio	X	
Electrical power generation	X	
Parking lots and structures, accessory	P	
Sewage treatment and disposal facility	X	
Solid waste disposal	X	
Transportation facility	CUP	
Truck stop	X	
Truck terminal	X	
Utility facility	X	
Wind energy system, accessory ⁽¹⁾	S	
Wireless telecommunications facility ⁽²⁾	S	

**Table 5-6
PERMITTED COMMERCIAL USES**

Use Category	CN	
Other		
Accessory structures and uses	P	
Off-site signs	X	
Off-site signs (freeway oriented)	X	
Temporary special events ⁽³⁾	TSP	
Temporary uses and activities ⁽⁴⁾	TUP	

P Permitted Use.

M/C Requires Minor Use Permit; unless a Conditional Use Permit is required per San Bernardino County Development Code.

CUP Requires Conditional Use Permit per San Bernardino County Development Code.

SPP Requires Site Plan Review per San Bernardino County Development Code; eligible project must be CEQA exempt to qualify.

S Requires permit set by County Specific Use Regulations per San Bernardino County Development Code.

TSP Requires Temporary Special Event Permit per San Bernardino County Development Code.

TUP Requires Temporary Use Permit per San Bernardino County Development Code.

X Prohibited Use.

— Use not regulated, defer to base land use designation.

* Uses not listed in this table are not permitted. Modification of the Permitted Uses Table is subject to the Director of Land Use Services.

Note:

⁽¹⁾ Refer to Chapter 84.26 of San Bernardino County Development Code for Specific Use Regulation requirements

⁽²⁾ Refer to Chapter 84.27 of San Bernardino County Development Code for Specific Use Regulation requirements

⁽³⁾ Refer to Chapter 85.16 of San Bernardino County Development Code for Temporary Special Event Permit (TSP) requirement

⁽⁴⁾ Refer to Chapter 85.15 of San Bernardino County Development Code for Temporary Use Permit (TUP) requirements

**Table 5-7
COMMERCIAL (CN)
DEVELOPMENT STANDARDS**

Development Features	Development Standards	Notes
Floor Area Ratio (FAR)	0.3:1 max.	
Lot Coverage	80% max.	% total lot area that may be covered by buildings and impervious surfaces
Front Setback - Cahuilla Road	22 feet min.	Refer to County Development Code Section 83.02.080 for allowed projections and/or structures within required setbacks
Front Setback – Laguna Seca Road	25 feet min.	
Side Setback – Street Side	25 feet min.	
Side Setback – Interior	12 feet min.	
Rear Setback - Non-residential	10 feet min.	
Rear Setback - Residential	20 feet min.	
Building Separation	10 feet min.	Architectural features and shade structures are allowed within the separation provided there is a clear path of travel of 6 feet min.
Building Height	36 feet max.	Max. height may be exceeded by 18 feet for architectural features and/or monuments consistent with building theme
Landscaping		See Specific Plan Section 5.5 “Landscape Concept Plan”, Appendix D “Design Guidelines”, and County Development Code Chapter 83.10
Signs		See Specific Plan Appendix D “Design Guidelines” and County Development Code Chapter 83.13
Parking		See County Development Code Chapter 83.11

5.4.11 Open Space and Conservation Standards

There are two categories of land use for Open Space; Open Space Recreation (OS-R) and Open Space Conservation (OS-C). Both support the overall land use plan in that they create spatial relationships between the land uses and support some type of activity, passive or active recreation or natural habitat. Natural landscape features also support transitional space between existing land use conditions with new development. Refer to Exhibit 5-6, Conceptual Open Space, Parks, and Trails Plan and Exhibit 5-7, Examples of Preserved Joshua Tree Groupings.

1. **Open Space Recreation (OS-R)** supports land areas that are active recreation including club houses, tennis courts, golf, horseback riding, and cycling. Activities targeted in the Village Commons areas are those that are more stationary such as tennis, swimming, and lawn bowling. Recreational activities beyond the Village Commons include hiking, walking, cycling, horseback riding, and similar that take a resident outside of the Village.
2. **Open Space Conservation (OS-C)** support land use areas in a passive manner. Such activities include hiking, walking, bird watching, picnicking, and simply relaxing in quiet and tranquil areas. Open space areas have been emphasized to support transition between the developed community and natural land features. In some cases natural washes and the slopes of the Granite Mountains support passive activity.

Village A contains a Village Commons and supports Fairview Creek as a drainage way and trail corridor connection. Multi-use trails support horseback riding and some cycling for long distance activities. Other activities include golf with the opportunity through the Golf Overlay District. Village A is planned for a mix of approximately 20 Open Space Recreation acres with an additional approximately 11-acre water feature and approximately 50 acres of Open Space Conservation.

Village B contains a Village Commons and supports Fairview Creek similar to Village A. It is planned for approximately 9 Open Space Recreation acres and approximately 43 Open Space Conservation acres.

Village C contains a floodway and Fairview Valley Equestrian Park. This particular park supports equestrian staging areas and access to the Granite Mountain trail systems on Bureau of Land Management controlled property and access to Quail Spring. Village C, similar to Village A in land use designations is planned for a mix of approximately 4 Open Space Recreation acres with an additional approximately 7-acre water feature and approximately 65 acres of Open Space Conservation.

Village D contains a trail head staging area that links with Village C. In addition, the slopes of the Granite Mountains are further incorporated into the Village plan as compared to the other

three Villages. Village D is planned for a mix of approximately 5 Open Space Recreation acres and approximately 122 acres of Open Space Conservation.

5.4.12 Permitted Open Space and Recreation Uses

The following uses, as defined in Table 5-8, Open Space and Recreation Permitted Uses, shall be permitted with open space land use designations of the Hacienda at Fairview Valley Specific Plan.

**Table 5-8
OPEN SPACE AND RECREATION
PERMITTED USES**

Use Category	Conservation (OS-C)	Recreation (OS-R)
Detention basin	M/C	M/C
Park for passive recreation	P	P
Playground	P	P
Hiking and walking trails	M/C	M/C
Multi-use and equestrian trails	M/C	M/C
Active recreation field (e.g. soccer, football, baseball) without overhead lighting	X	P
Staging areas for hikers and equestrians	CUP	M/C
Interpretive Kiosks	M/C	P
Clubhouse and related facilities (e.g. tennis court, swimming pool)	X	M/C
Golf course	CUP (permitted within GO Overlay only)	CUP (permitted within GO Overlay only)
Paseos and seating areas	M/C	P
Public Facilities	CUP	CUP

P – Permitted Use

AUP – Requires Administrative Use Permit per San Bernardino County Development Code

M/C – Requires Minor Use Permit unless a Conditional Use Permit is required per San Bernardino County Development Code

CUP – Requires Conditional Use Permit per San Bernardino County Development Code

X – Prohibited Use

*** – Uses not listed in this table are not permitted. Modification of the Permitted Uses Table is subject to the Director of Land Use Services.**

5.4.13 Dark Sky Regulations**1. The Purpose of Dark Sky Regulations**

- a. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- b. Curtail and reverse any degradation of the nighttime visual environment and the night sky;
- c. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- d. Conserve energy and resources to the greatest extent possible; and
- e. Help protect the natural environment from the damaging effects of night lighting.

2. Practical Considerations

- a. Use the lowest wattage of lamp that is feasible. The maximum wattage for most commercial applications should be 250 watts of high intensity discharge lighting should be considered the maximum, but less is usually sufficient.
- b. Whenever possible, turn off the lights or use motion sensor controlled lighting.
- c. Incorporate curfews (i.e., turn lights off automatically after a certain hour when businesses close or traffic is minimal). This is an easy and fast way to initiate dark sky practices.
- d. Maximum Lamp Wattage and Required Luminaire or use Lamp Shielding.
- e. Refer to Appendix D-5 for Lighting Design Guidelines.

3. Definitions**a. Glare**

Intense and blinding light causes visual discomfort or disability.

b. Landscape lighting

Luminaries mounted in or at grade (but not more than 3 feet above grade) and used solely for landscape rather than any area lighting.

c. Obtrusive light

Spill light that causes glare, annoyance, discomfort, or loss of visual ability. Light Pollution.

d. Luminaire (light fixture)

A complete lighting unit consisting of one or more electric lamps, the lamp holder, any reflector or lens, ballast (if any), and any other components and accessories.

e. Fully shielded (full cut-off) luminaire

A luminaire emitting no light above the horizontal plane.

f. Spill light

Light from a lighting installation that falls outside of the boundaries of the property on which it is located. Usually results in obtrusive light.

5.5 LANDSCAPE CONCEPT PLAN

The Landscape Concept Plan targets an overall theme between all four Villages and to allow each individual Village to have its own landscape identity. For example Cahuilla Road and Loop Road can carry through a consistent theme that links the four Villages as an identified community known as Hacienda at Fairview Valley. Village A, B, C, and D may have their own unique characteristics through planting schemes and materials creating identity and ambiance.

Exhibit 5-8, Conceptual Landscape Plan identifies the overall planting theme and scheme.

5.5.1 Community Landscape

The landscape architecture design concept for Hacienda at Fairview Valley draws upon elements of the existing natural landscape forms and vegetation. The goal of the planting design is to provide a rich variety of plant material that is consistent with the overall character. All landscape plant material shall be installed from the Master Plant Palette. The plant material palette is proposed and is not limited to the material shown. Plant material not shown on the proposed list, will need to be submitted and approved by the County. The Community Landscape Concept Plan has three basic objectives:

- ***Preserve and Integrate the Natural Landscape***

Natural open space will play a significant role in establishing the landscape character of the community. Special care must be given to select plant material, which will not cross-pollinate and disrupt preservation and/or revegetation efforts.

- ***Provide a Safe, Water-Sensitive “Sustainable” Landscape***

Planting of trees, shrubs, and groundcovers, which are native or drought-tolerant and are compatible with the natural surroundings and the community’s architectural theme is encouraged. Plant species will be grouped by water and solar orientation needs as much as possible.

- ***Create a Sense of Place that Fits Well with Nearby Neighborhoods***

A landscape theme that unifies the neighborhoods of the Hacienda at Fairview Valley is desirable. All landscape plant material shall be chosen for their ability to reinforce the neighborhood character and the architectural theme. The sizes of the landscape plant material shall be considered to ensure the proper scale is being utilized based on the spaces and architectural elements.

1. Re-establish Natural Landscape

Areas that border the existing native or open space areas that are disturbed by grading activity should be revegetated with a mix of native or drought tolerant plant material (consistent with slope planting requirements for erosion control and fuel modification standards) that seamlessly blends the edges of development with the site's natural condition. The design of this area preserves the site's natural character and transitions the development with adjacent vegetation and land forms. These open space areas may also be used for the transplanting of candidate Joshua Trees from other areas.

2. Streetscape Design

The primary streets for the Hacienda at Fairview Valley are Cahuilla Road and Chicago Road which provides the major connection for the existing and future residents. All trees shall be selected for their scale to the street space, low maintenance, and especially their low water usage. Refer to Exhibits 5-8, 5-9a and 5-9b for landscape concepts related to the overall community streetscape design.

Landscape design for the collector and local streets is intended to create an aesthetically cohesive streetscene throughout the community. Continuity plays an important design for all the neighborhoods and should be expressed through the use of thoughtful selections of the landscape plant materials. Refer to Appendix D, Design Guidelines for additional requirements on plant selection and sizes.

3. Community and Neighborhood Entry Areas

Neighborhood entries provide residents and visitors with an announcement to the arrival at the overall community and distinct neighborhoods. The trees selected for community neighborhood entries provide accent through color, texture, and form. Community/Neighborhood Entry trees may be a combination of container sizes for landscape design/scale/aesthetic reasons. Refer to Appendix D, Design Guidelines for additional requirements on plant selection and sizes.

4. Drainage Channels and Detention Basins

Retained desert washes/natural drainage courses and newly constructed drainage channels shall maintain a "natural" desert character where possible in accordance with County Engineering requirements. This character may be achieved through the design and implementation of desert rock placement, native and/or drought tolerant plants, and preservation of existing natural features.

Highly visible detention basins shall incorporate a “natural” desert character, where possible. This character may be achieved through the design and implementation of desert rock/gravel placement, native and/or drought tolerant plants, and preservation of existing natural features. Terracing, berming and contouring are strongly encouraged to enhance the aesthetics of the basins.

5.5.2 Lighting

The community lighting system shall be designed in a manner compatible with the semi-rural character of the area.

All outdoor lighting fixtures shall be installed in conformance with the Dark Sky Regulation (Section 5.4.13) and with the provisions of applicable Building Code, Electrical Code, and Sign Code, and under permit and inspection, if such is required. Refer to Appendix D-5 for Lighting Design Guidelines.

All lighting installations shall be designed and installed to be fully shielded (full cutoff), except as in exceptions below, and shall have a maximum lamp wattage of 250 watts for commercial lighting, 100 watts incandescent, and 26 watts compact fluorescent for residential lighting (or light equivalent). In residential areas, light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter. Refer to Exhibit 5-2, Shielded Street Light Standards.

Lighting that is exempt from these regulations:

- Lighting in swimming pools and other water features.
- Exit signs and other illumination required by building codes.
- Lighting for stairs and ramps, as required by the building code.
- Signs are regulated by the sign code, but all sign lighting is recommended to be fully shielded.
- Holiday and temporary lighting (less than thirty days use in any one year).
- Athletic field lighting, but only with permit from the authority recognizing that steps have been taken to minimize glare/light trespass, and utilize sensible curfews.
- Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.
- Any lighting required by local public safety agencies.

Additional requirements:

- Lighting attached to single-family home structures should not exceed the height of the eave.
- Residential pole height restrictions can be considered to control light trespass on adjacent properties.

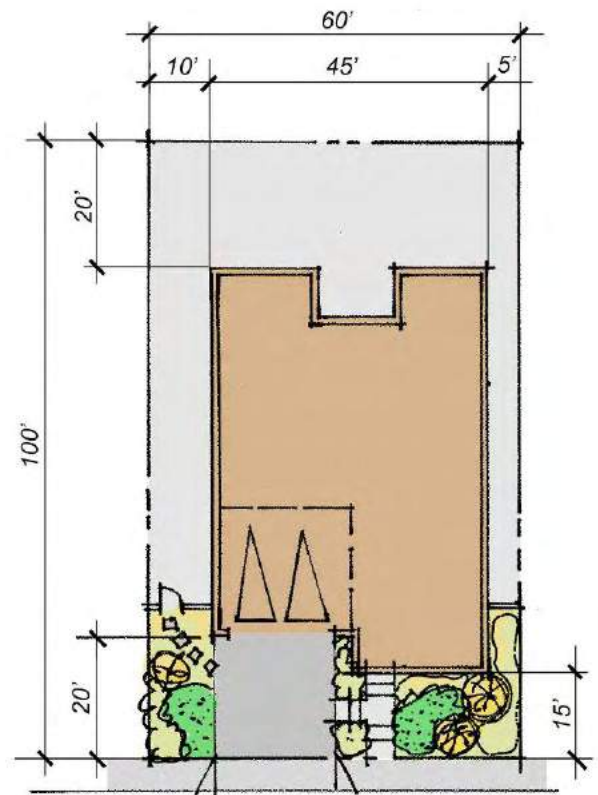
5.5.3 Landscape Regulations for Turf Areas

1. Residential Front Yards

For single family residential lots of less than $\frac{3}{4}$ acre, the maximum allowed coverage of the front yard area by turf grasses, shall be a maximum of 28% of the “net front yard area”.

For single family residential lots of greater than $\frac{3}{4}$ acre, the maximum allowed coverage of the front yard area by turf grasses, shall be a maximum of 19% of the “net front yard area”.

“Net front yard area” is defined as the private front yard area bounded by the front property line; side property lines; front of house structure; and side yard fence(s); excluding the driveway surface area. For purpose of maximum turf area allowance calculation, the net area does not include the driveway surface area, but does include all other hardscape surfaces such as entry walk, side yard access walk, fountain, or bench pads.



*Example of Front Yard Design
in compliance with Maximum
Turf Grass Allowance Standard*

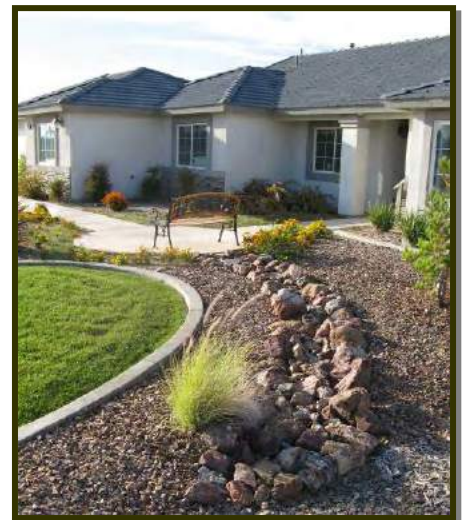


Turf Grass Area

2. Common Areas

Turf grasses require significant amounts of water and maintenance (gas-powered lawn mowers with emissions). Therefore, turf areas within the overall community shall be limited to active use areas such as picnic areas, court sports, fields, “dog Parks,” open play areas, etc.

Turf shall not be used in shared parkways or medians or near recreation or commercial buildings when used only for landscape coverage without a supplemental active use per above, excepting the Golf Course Overlay.



5.5.4 Community Walls and Fences

Walls and fences are prominent visual components of an overall community design program. Continuity of materials and simple details provide a cohesive landscape architectural theme throughout the community. One of the objectives guiding the overall wall and fence program for Hacienda at Fairview Valley, as depicted on Exhibit 5-10, Conceptual Perimeter Wall and Fence Plan, is to provide appropriate levels of privacy while complementing the existing semi-rural neighborhoods near the community and emphasizing the natural open spaces which abut the project edges. Wall and fence materials shall be consistent with the conceptual wall and fence details shown on Exhibit 5-11, Wall and Fence Concepts. Dimensions, locations, materials, textures, and colors shall be approved by the Director of Land Use Services during Final Tract Map review and approval.

1. **Community Wall** – The use of solid walls along perimeter roads (e.g. Cahuilla Road, Chicago Road and Laguna Seca Road) shall be minimized as shown, and only used when rear or side yards of lots smaller than $\frac{3}{4}$ acre abut the road right of way OR if a noise study indicates the need for solid wall for sound attenuation. The community theme wall is located primarily along the project's internal collector roadways. The locations shown on Exhibit 5-10, Conceptual Perimeter Wall and Fence Plan, anticipate the orientation of lots smaller than $\frac{3}{4}$ acre which may back or side onto the adjacent secondary highway or collector roadway. Other appropriate solid wall locations include property lines between incompatible land uses.
2. **View Fence** - Open community view fencing, shown on Exhibit 5-10, Conceptual Perimeter Wall and Fence Plan, are utilized along natural open space areas, desert drainage courses, hillsides, recreational open space areas and where view preservation is desirable.
3. **Multi-Use Trail Fence** – As illustrated on Exhibit 6-7, Conceptual Mobility Plan, there is a multi-use trail along Cahuilla Road and Chicago Road providing over 4 miles of equestrian and walking trail throughout the community with linkages to all Villages. To emphasize the semi-rural character of the community and the surrounding areas, a multi-use trail fence is located along the trail. This rail type fence separates the trail surface from the parallel vehicular roadway providing safety for pedestrians and horses and a cohesive community aesthetic.
4. **Gate Access** – The smaller lot neighborhoods (lots smaller than $\frac{3}{4}$ -acre) are clustered internally within Hacienda at Fairview Valley. These neighborhoods are designed for age restricted, active adult living in a residential resort atmosphere. To provide the resort character and to provide a level of security, each Village contains one or two gate-controlled access points. Access may be provided by a guard and/or card access. Architectural design of the gatehouse or gate monument shall complement and accent the architecture of the homes and the

village clubhouse and the landscape shall complement and accent the overall community landscape.

5. **Neighborhood Walls and Fences** – Within individual neighborhoods, a variety of walls and fences may be utilized. In the active adult neighborhoods, side and rear yard privacy walls may be of decorative block and cap, masonry block with stucco finish and concrete or brick cap, split face block or painted wood (pending findings of noise study for sound attenuation). Painted wood fencing may only be utilized when not adjacent to streets, common slopes or open space areas.

In addition to the materials listed above, vinyl-coated chain link (black, brown or dark green only) may be utilized between side and rear property lines for lots $\frac{3}{4}$ acre and larger, but only when not adjacent to streets or open space areas. Refer to Exhibit 6-5, Conceptual Multi-Use Trail Cross Sections and Standards.

5.5.5 Plant Palette

Plant species for the development areas of Hacienda at Fairview Valley as listed in Table 5-9, Plant Palette, were selected based on two primary criteria: 1) drought tolerance and 2) appropriateness to the high desert climate. Additionally, any species with potential for spreading uncontrollably through root systems or wind-blown seeds (i.e. becoming invasive) shall not be utilized where development area and natural areas meet. The plant species listed in this Specific Plan shall be utilized within the Specific Plan Area. Any additional plant species proposed by the applicant(s) must be approved by the Director of Land Use Services and must meet the selection criteria listed above.

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
BOTANICAL NAME		COMMON NAME
A.	Vines	
M	Campsis radicans	Trumpet Creeper
M	Gelsemium sempervirens	Carolina Jasmine
M	Hedera helix	English Ivy
M	Jasminum mesnyi	Primrose Jasmine
M	Lonicera japonica	Japanese Honeysuckle
M/D	Macfadyena unguis-cati	Cat's Claw Vine
M/D	Parthenocissus quinquefolia	Virginia Creeper
M/D	Parthenocissus tricuspidata	Boston Ivy
M	Rosa banksiae	Lady Bank's Rose
M/D	Vitis 'Roger's Red'	California Wild Grape
M	Wisteria floribunda	Japanese Wisteria
B.	Ground Covers and Ornamental Grasses	
D	Artemisia species	
D	Bouteloua gracilis	Blue Grama Grass
M/D	Baccharis pilularis	Coyote Bush
D	Cerastium tomentosum	Snow-in-summer
M/D	Convolvulus species	Morning Glory
D	Cotoneaster species	Cotoneaster
M	Euonymus fortunei	Winter Creeper
M/D	Festuca ovina glauca	Blue Fescue
M/D	Gazania rigens	Gazania
M	Helianthemum	Sunrose
M/D	Hypericum calycinum	St. Johns Wort
M	Juniperus conferta	Shore Juniper
M/D	Lonicera japonica	Japanese Honeysuckle
D	Mahonia species	Oregon Grape
D	Muhlenbergia rigens	Deer Grass

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
BOTANICAL NAME		COMMON NAME
D	Muhlenbergia capillaris	Pink Muhly
D	Muhlenbergia lindheimeri	Blue Muhly Grass
D	Nolina microcarpa	Bear Grass
D	Nassella tenuissima	Mexican Feather Grass
D	Oenothera berlandieri	Mexican Evening Primrose
D	Phlox species	
M/D	Phyla nodiflora	Lippia
M/D	Pyracantha coccinea	'Low Boy' Firethorn
D	Rosmarinus officinalis	Rosemary
D	Santolina chamaecyparissus	Lavender Cotton
D	Sedum species	
M/D	Senecio cineraria	Dusty Miller
M/D	Teucrium chamaedrys	Germander
D	Thymus species	
M/D	Verbena rigida	Sandpaper Verbena
M/D	Verbena peruviana	Creeping Verbena
M/D	Verbena pulchella	Moss Verbena
M	Vinca major	Periwinkle
M	V. minor	Dwarf Periwinkle
C. Trees		
D	Acacia constricta	Whitethorn Mescat Acacia
D	A. greggii	Catclaw Acacia
D	Ailanthus altissima	Tree of Heaven
M	Alnus rhombifolia	White Alder
D	Celtis pallida	Desert Hackberry
M/D	Arbutus unedo	Strawberry Tree
M/D	Calocedrus decurrens	Incense Cedar
D	Catalpa speciosa	Western Catalpa
M	Cedrus atlantica	Atlas Cedar
M/D	C. deodora	Deodar Cedar
D	Celtis australis	European Hackberry
D	Celtis occidentalis	Common Hackberry
D	Celtis pallida	Desert Hackberry
D	Celtis reticulata	Western Hackberry
D	Celtis sinensis	Chinese Hackberry
D	Cercidium praecox	Sonoran Palo Verde
D	C. microphyllum	Little Leaf Palo Verde
M/D	Cercis occidentalis	Western Redbud
M	Chamaerops humilis	Mediterranean Fan Palm
D	Chitalpa tashkentensis	Pink Dawn

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
	BOTANICAL NAME	COMMON NAME
D	<i>Chilopsis linearis</i>	Desert Willow
D	<i>Cupressus arizonica</i>	Arizona Cypress
D	<i>Cotinus coggygria</i>	Smoke Tree
D	<i>Cupressus glabra</i>	Smooth Arizona Cypress
D	<i>C. sempervirens</i>	Italian Cypress
D	<i>Elaeagnus angustifolia</i>	Russian Olive
M	<i>Eriobotrya japonica</i>	Loquat
D	<i>Eucalyptus camaldulensis</i> (rostrata)	Red River Gum
D	<i>Eucalyptus cinerea</i>	Silver Dollar Gum
D	<i>Eucalyptus microtheca</i>	Coolibah
D	<i>E. gunnii</i>	Cider Gum
D	<i>E. nicholii</i>	Willow Leaf Peppermint
D	<i>E. pulverulenta</i>	Silver Mountain Gum
D	<i>Fraxinus angustifolia</i>	Narrowleaf Ash
M/D	<i>Fraxinus velutina</i>	Arizona Ash
M/D	<i>F.v. 'Modesto'</i>	Modesto Ash
M/D	<i>F.v. 'Rio Grande'</i>	Fan-Tex Ash
D	<i>Fremontodendron californicum</i>	Flannel Bush
M	<i>Gleditsia triacanthos</i>	Honey Locust
M	<i>G.t. 'Sunburst'</i>	Sunburst Honey Locust
D	<i>Heteromeles arbutifolia</i>	Toyon/California Holly
D	<i>Juniperus californica</i>	California Juniper
D	<i>Juniperus osteosperma</i>	Utah Juniper
M/D	<i>Koeleruteria paniculata</i>	Goldenrain Tree
M/D	<i>Lagerstromia indica</i>	Crape Myrtle
M	<i>Maclura pomifera</i>	Osage Orange
M/D	<i>Melia azedarach</i>	Chinaberry
M	<i>Morus alba</i>	White or Silkworm Mulberry
M/D	<i>Olea europaea</i>	Olive
D	<i>Parkinsonia aculeata</i>	Mexican Palo Verde
D	<i>Parkinsonia microphyllum</i>	Little Leaf Palo Verde
D	<i>Pinus coulteri</i>	Coulter Pine
M/D	<i>Pinus eldarica</i>	Afghan Pine
M/D	<i>P. halepensis</i>	Aleppo Pine
M/D	<i>P. edulis</i>	Pinion Pine
M/D	<i>Pinus monophylla</i>	Singleleaf Pinon Pine
M/D	<i>P. pinea</i>	Italian Stone Pine
D	<i>Pinus sabiniana</i>	Digger Pine
M/D	<i>P. thunbergiana</i>	Japanese Black Pine
D	<i>Pistacia chinensis</i>	Chinese Pistache

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
BOTANICAL NAME		COMMON NAME
D	<i>Pistacia atlantica</i>	Mt. Atlas Pistache
D	<i>Pithecellobium flexicaule</i>	Texas Ebony
M	<i>Platanus acerifolia</i>	London Plane Tree
M	<i>P. racemosa</i>	California Sycamore
M	<i>Populus fremontii</i>	Western Cottonwood
D	<i>Prosopis species</i>	Mesquite
D	<i>Prunus ilicifolia</i>	Hollyleaf Cherry
M	<i>P. caroliniana</i>	Laurel Cherry
M	<i>P. cerasifera</i>	Purple Leaf Plum
M/D	<i>Punica granatum</i>	Pomegranate
D	<i>Quercus dumosa</i>	California Scrub Oak
M	<i>Q. ilex</i>	Holly Oak
M	<i>Q. lobata</i>	Valley Oak
M	<i>Q. palustris</i>	Pin Oak
M	<i>Q. suber</i>	Cork Oak
M/D	<i>Robinia ambigua 'Idahoensis'</i>	Idaho Locust
D	<i>R. Pseudoacacia</i>	Black Locust
M	<i>Sambucus mexicana</i>	Mexican Elderberry
D	<i>Sophora secundiflora</i>	Texas Mountain Laurel
D	<i>Tilia tomentosa</i>	Silver Linden
M/D	<i>Trachycarpus fortunei</i>	Windmill Palm
M/D	<i>Ulmus pumila</i>	Siberian Elm
M/D	<i>Vauquelinia californica</i>	Arizona Rosewood
M/D	<i>Vitex agnus-castus</i>	Chaste Tree
M/D	<i>Washingtonia filifera</i>	California Fan Palm
M/D	<i>W. robusta</i>	Mexican Fan Palm
D	<i>Yucca brevifolia</i>	Joshua Tree
M/D	<i>Zelkova Serrata</i>	Sawleaf Zelkova
M/D	<i>Ziziphus jujuba</i>	Chinese Jujube
D. Shrubs		
M	<i>Abelia grandiflora</i>	Glossy Abelia
D	<i>Achillea species</i>	Yarrow
M	<i>A.g. 'Prostrata'</i>	Dwarf Abelia
D	<i>Agave 'Americana'</i>	Century plant
D	<i>Aloe saponaria</i>	African Aloe
D	<i>Artemisia 'Powis Castle'</i>	Wormwood
D	<i>Atriplex canescens</i>	Four-wing Salt Bush
D	<i>Baccharis sarthroides</i>	Desert Broom
D	<i>Baccharis 'Centennial'</i>	Coyote Broom
D	<i>Baccharis pilularis</i>	Coyote Bush
D	<i>Berberis thunbergii</i>	Japanese Barberry
M	<i>Buxus microphylla japonica</i>	Japanese Boxwood

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
	BOTANICAL NAME	COMMON NAME
D	Caesalpinia gilliesii	Bird of paradise
D	Calliandra californica	Baja Fairy Duster
D	Calliandra eriophylla	Fairy Duster
D	Cassia phyllodenia	Senna
D	Cercocarpus betuloides	Mountain Mahogany
M	Cotoneaster horizontalis	Rock Cotoneaster
M	C. microphyllus	Rockspray Cotoneaster
M	C. lacteus	Parney Cotoneaster
D	Dendromecon rigida	Bush Poppy
D	Elaeagnus pungens	Silverberry
D	Eriogonum species	Wild Buckwheat
M	Euonymus species	Evergreen Euonymus
D	Fallugia paradoxa	Apache Plume
D	Ferocactus species	Barrel cactus
D	Foresteria neomexicana	New Mexican Olive
D	Fremontedendron species	Flannel Bush
D	Fouquieria splendens	Ocotilla
D	Genista species	Broom
D	Grevillea x 'Noellii'	Noell's Grevillea
D	Hesperaloe parviflora	Red Yucca
D	Heteromeles arbutifolia	Toyon
M/D	Hibiscus syriacus	Rose of Sharon
M	Ilex cornuta 'Burfordii'	Burford Holly
M/D	Ilex vomitoria	Yaupon Holly
M/D	Juniperus species	Juniper
D	Kniphofia uvaria	Red-Hot Poker
D	Larrea tridentata	Creosote Bush
D	Lavandula species	Lavender
D	Leucophyllum frutescens	Texas Ranger
D	Leucophyllum laevigatum	Chihuahuan Sage
M	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
M/D	Mahonia aquifolium	Oregon Grape
M	Myrtus communis	True Myrtle
M	M.c. 'Compacta'	Dwarf Myrtle
M	M.c. 'Boetica'	Twisted Myrtle
M/D	Nandina domestica	Heavenly Bamboo
M/D	N.d. 'Nana'	Dwarf Nandina
D	Nolina parryi	Bear Grass
D	Opuntia species	Prickly Pear and Cholla Cactus
D	Pennisetum species	Fountain Grass
D	Penstemon species	Beard Tongue
M	Phormium species	New Zealand Flax

**Table 5-9
PLANT PALETTE**

LEGEND:		
	D = Drought Tolerant	
	M = Moderate Water Use	
BOTANICAL NAME		COMMON NAME
M	Photinia fraseri	Fraser's Photinia
M	P. serrulata	Chinese Photinia
M	Pittosporum tobira	Mock Orange
M	P.t. 'Wheeler's Dwarf'	Wheeler's Dwarf
M/D	Prunus caroliniana	Carolina Laurel Cherry
M/D	Pyracantha species	Firethorn
D	Romneya coulteri	Matilija Poppy
D	Rhus ovata	Sugarbush
M	Ribes aureum	Golden Currant
M/D	Rosa californica	California Wild Rose
M/D	Rosmarinus officinalis	Bush Rosemary
M/D	R. prostratus	Dwarf Rosemary
D	Santolina chamaecyparissus	Lavender Cotton
D	S. 'virens'	Green Santolina
D	Salvia clevelandii	Cleveland Sage
D	Salvia chamaedryoides	Mexican Blue Sage
D	Salvia greggii	Autumn Sage
D	Salvia leucantha	Mexican Bush Sage
D	Sambucus caerulea	Blue Elderberry
M/D	Syringa vulgaris	Common Lilac
D	Teucrium fruticans	Bush Germander
D	Yucca alofolia	Spanish Bayonet
D	Y. schidigera	Mojave Yucca
D	Y. whipplei	Our Lord's Candle
E	Turf	
M/D	Buchloe dactyloides	Buffalo Grass
M/D	Cynodon dactylon	Bermuda Grass
M/D	Festuca elatior	Tall Fescue
M/D	Lolium perenne	Perennial Ryegrass
M/D	Poa pratensis	Kentucky Blue Grass
M/D	Stenotaphrum secundatum	St. Augustine Grass
M/D	Zoysia	Zoysia Grass

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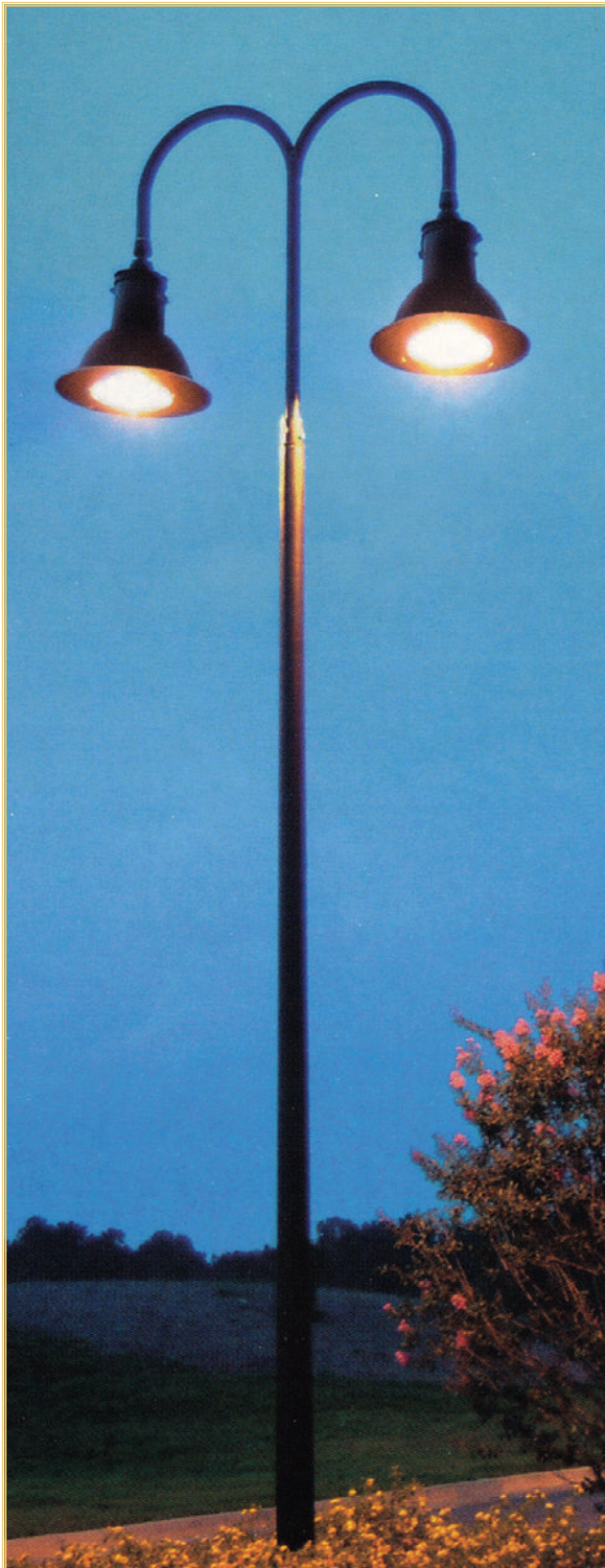


Exhibit 5-2

SHIELDED
STREET LIGHT STANDARDS

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

FORMA 09.07

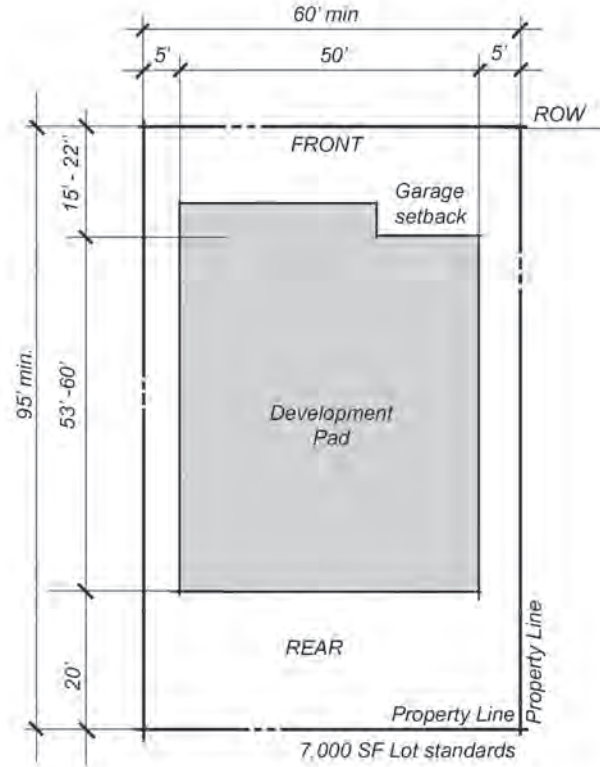
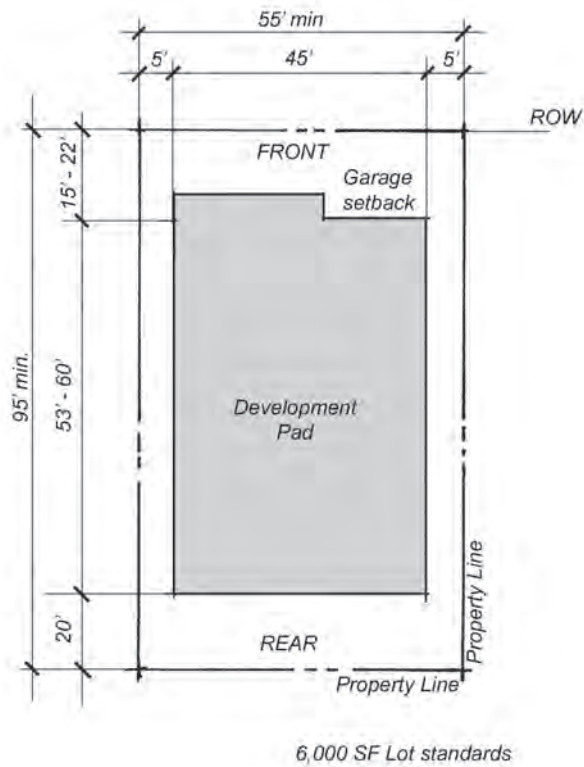
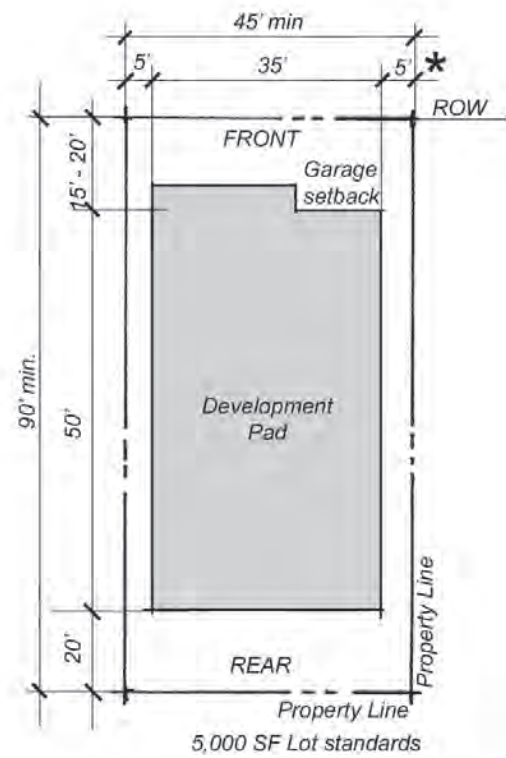
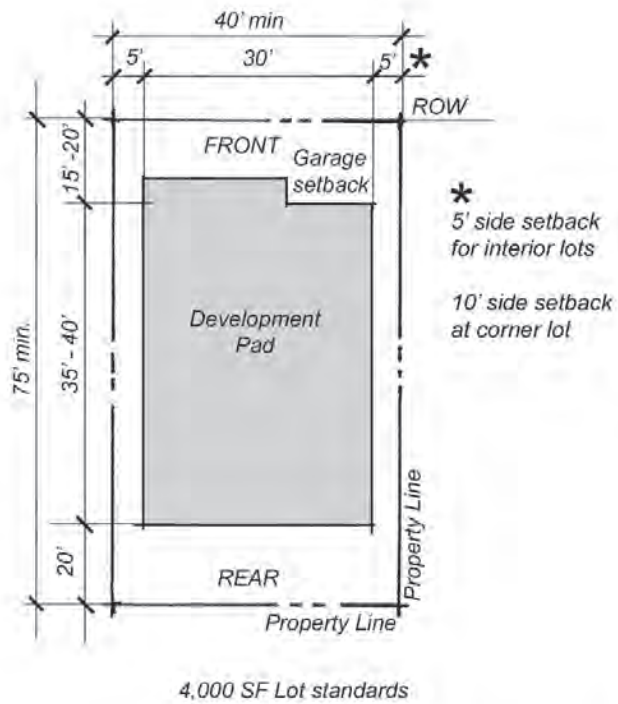
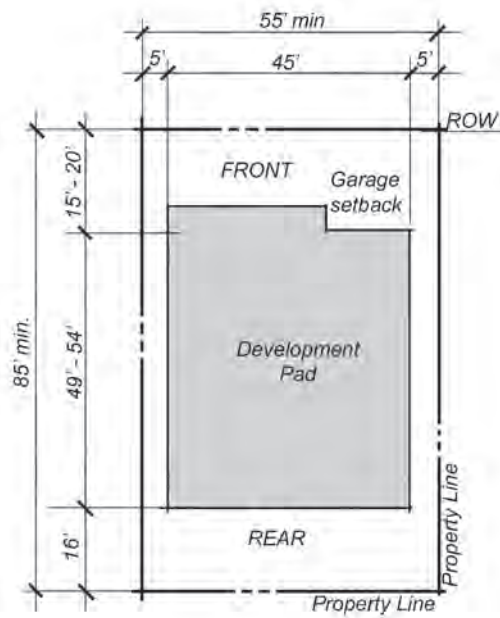
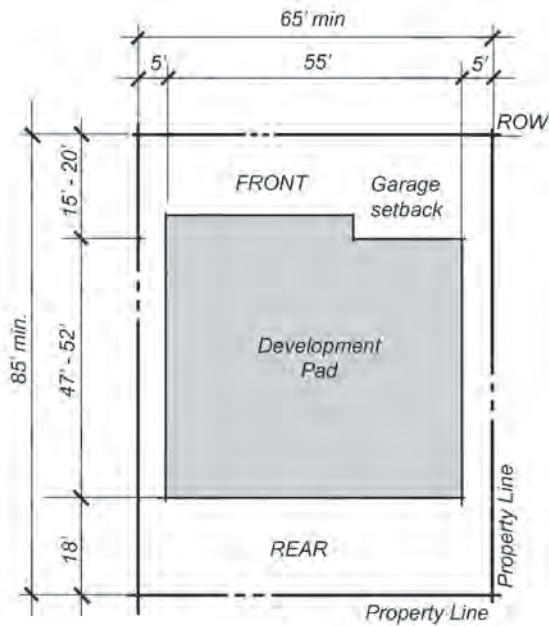


Exhibit 5-3a

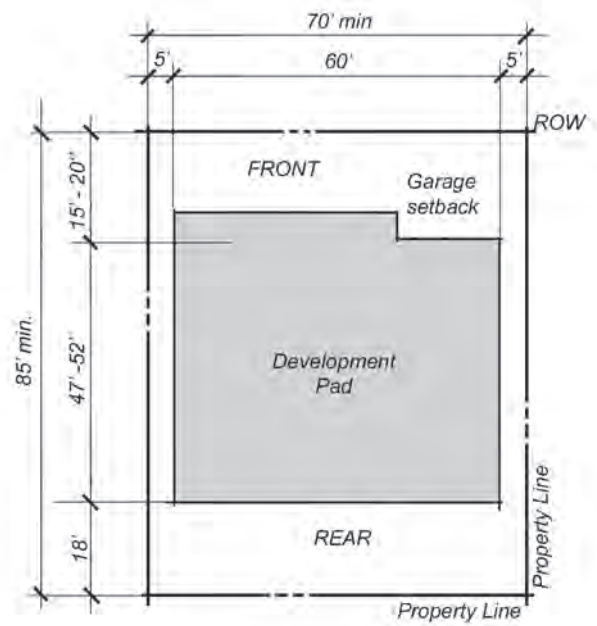
TYPICAL LOT STANDARDS



4,950 SF Lot standards



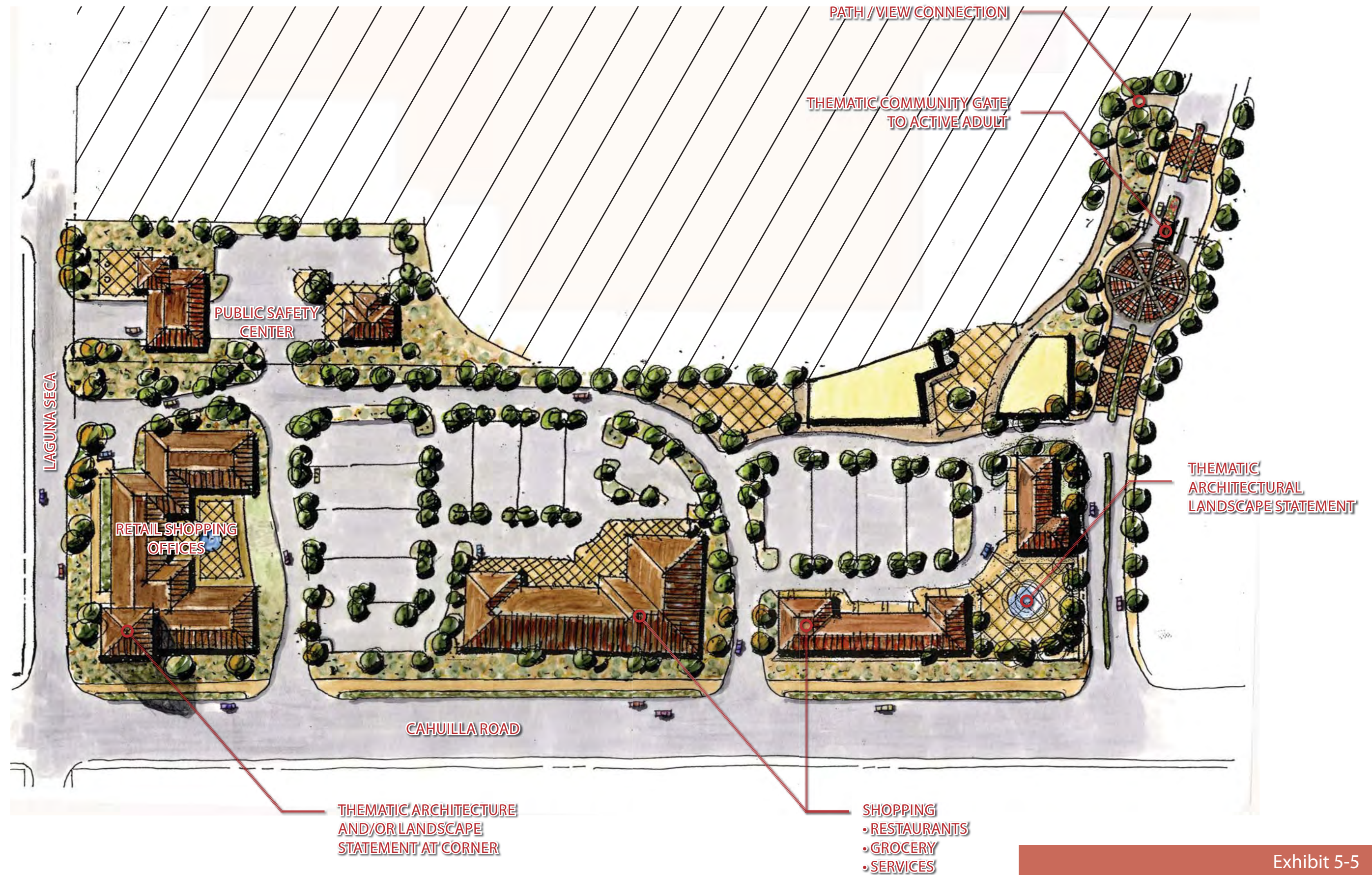
5,900 SF Lot standards

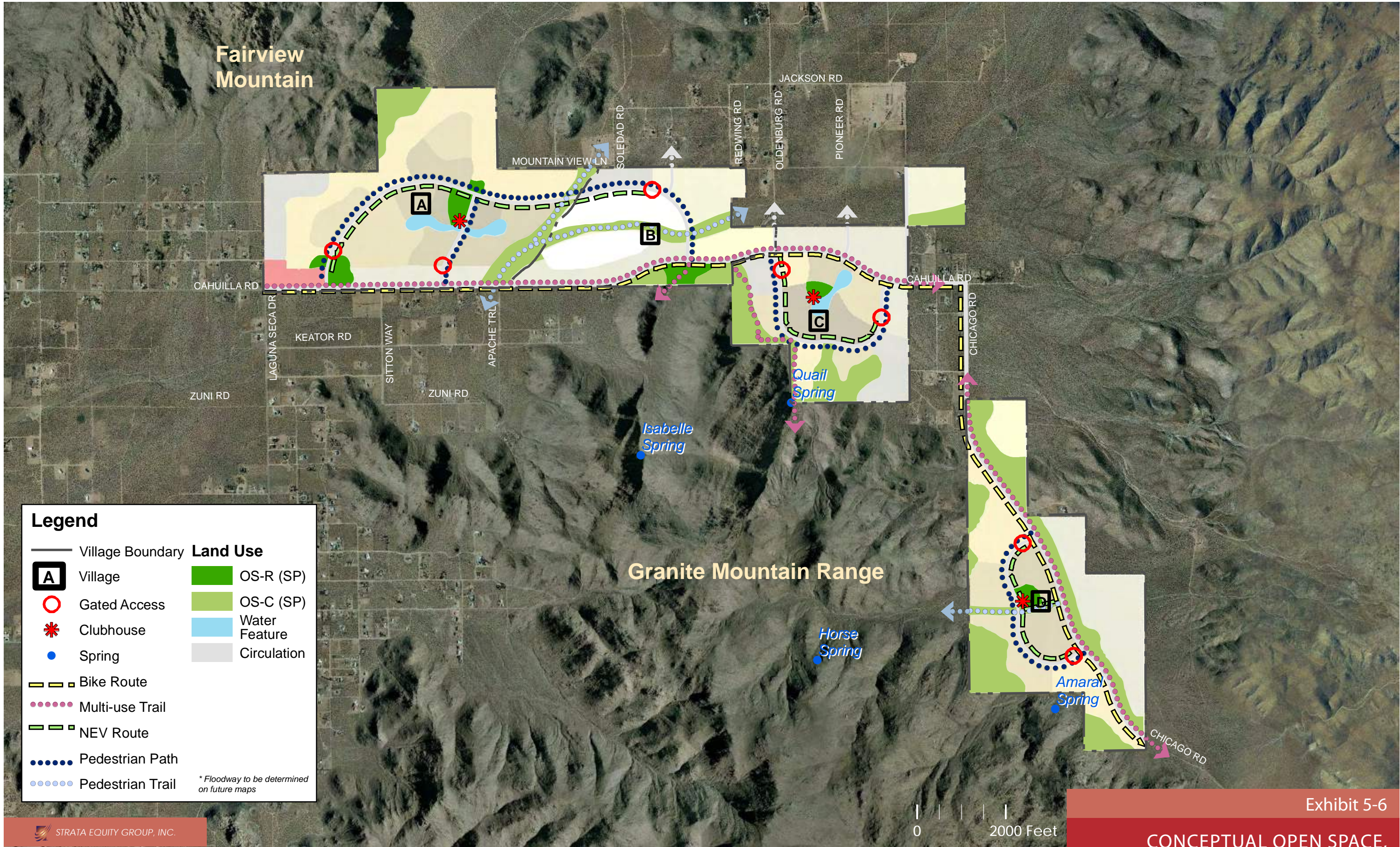


6,900 SF Lot standards

Exhibit 5-3b

ALTERNATE
TYPICAL LOT STANDARDS





Legend

- | | |
|----------------------|-----------------|
| — Village Boundary | Land Use |
| A Village | OS-R (SP) |
| ○ Gated Access | OS-C (SP) |
| * Clubhouse | Water Feature |
| ● Spring | Circulation |
| — Bike Route | |
| ... Multi-use Trail | |
| — NEV Route | |
| ... Pedestrian Path | |
| ... Pedestrian Trail | |
- * Floodway to be determined on future maps

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

FORMA
08.08

Exhibit 5-6

CONCEPTUAL OPEN SPACE,
PARKS AND TRAILS PLAN

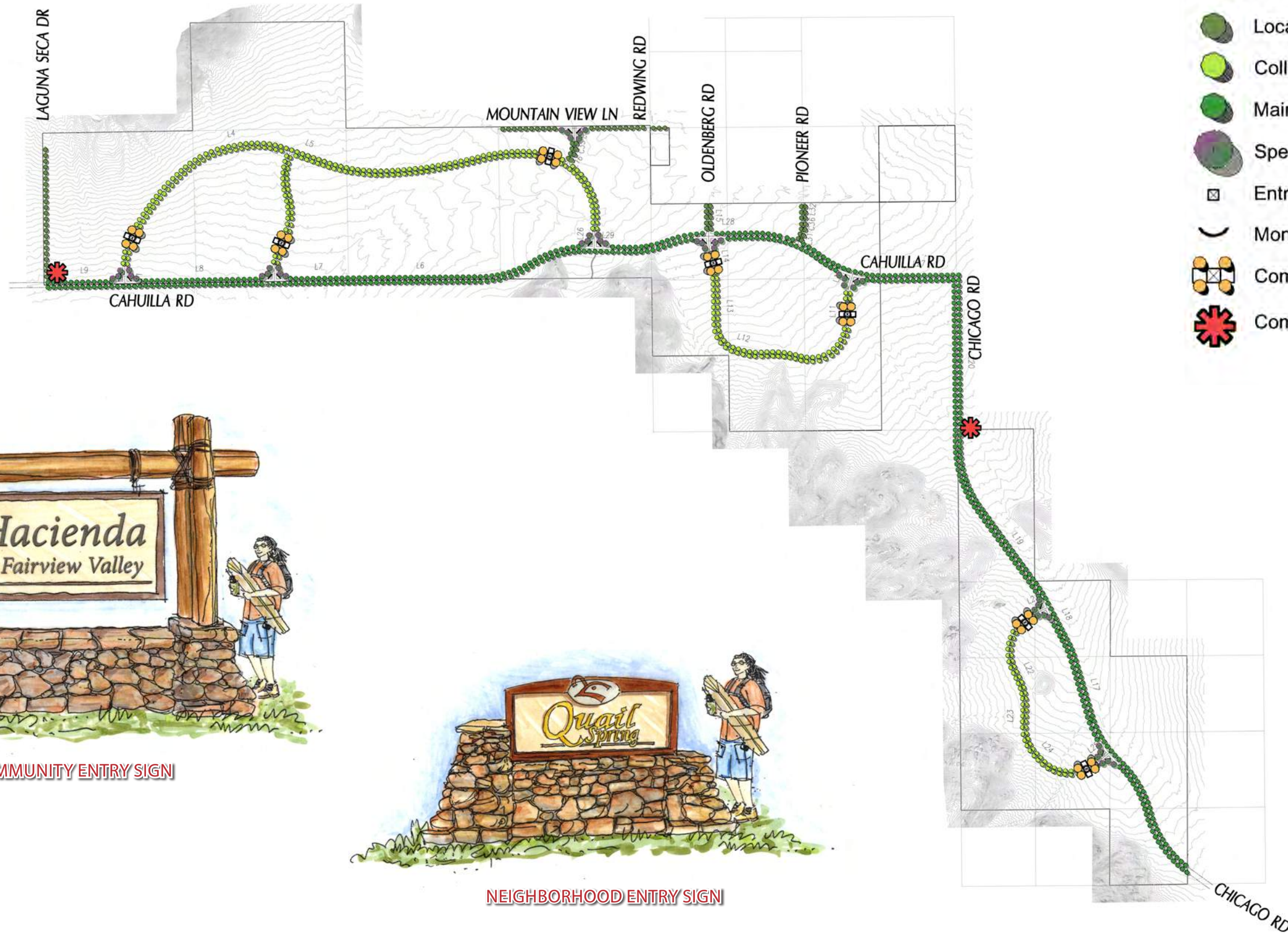


Exhibit 5-7

**EXAMPLES OF
PRESERVED JOSHUA
TREE GROUPINGS**

Legend

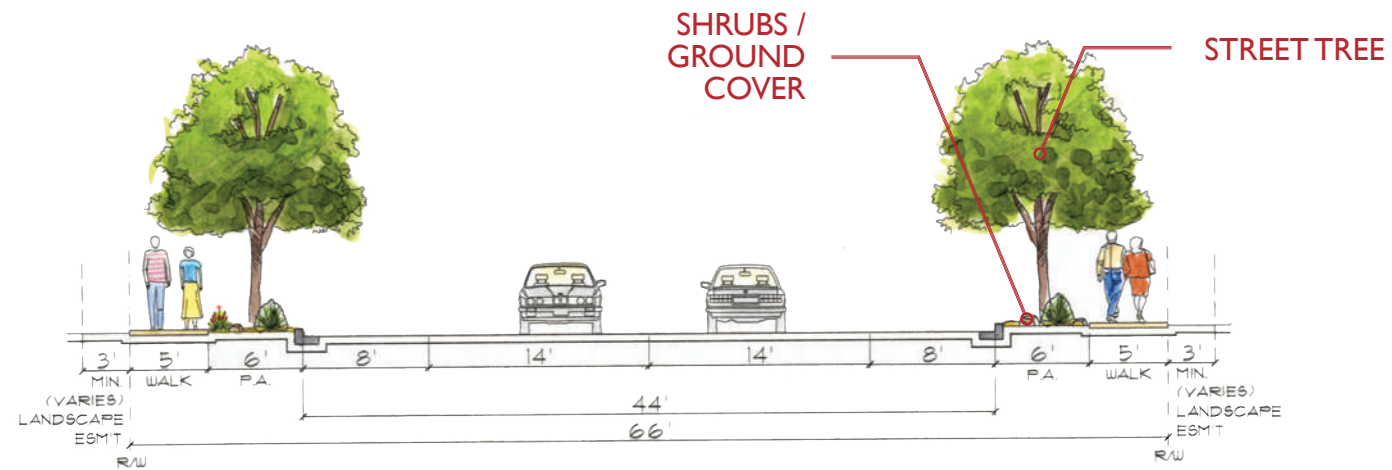
-  Local Road Street Tree
-  Collector Road Street Tree
-  Main Road Street Tree
-  Specimen Tree
-  Entry Pilaster
-  Monument Wall
-  Community Gate
-  Community Entry



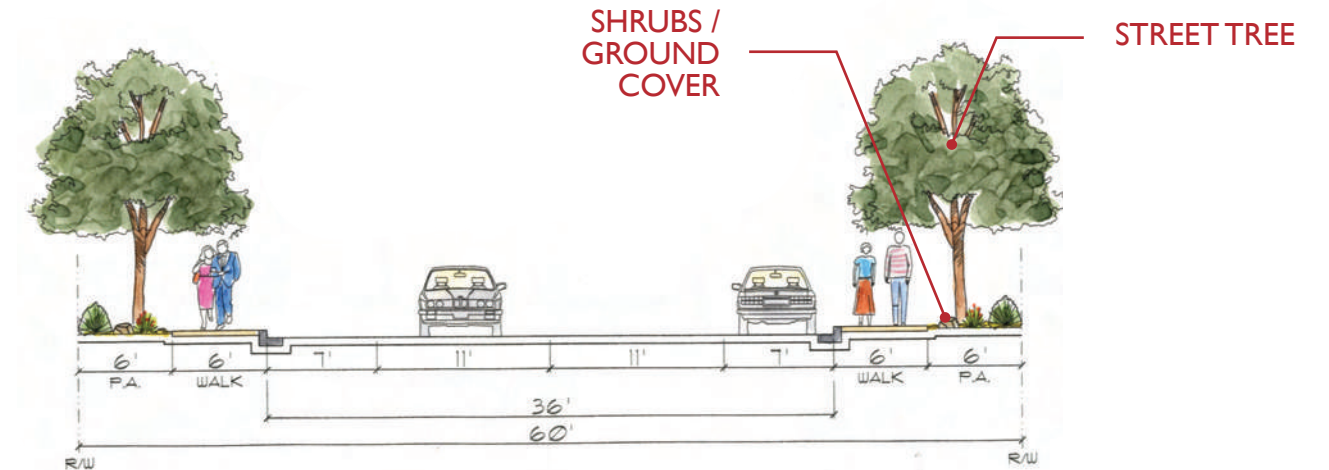
COMMUNITY ENTRY SIGN



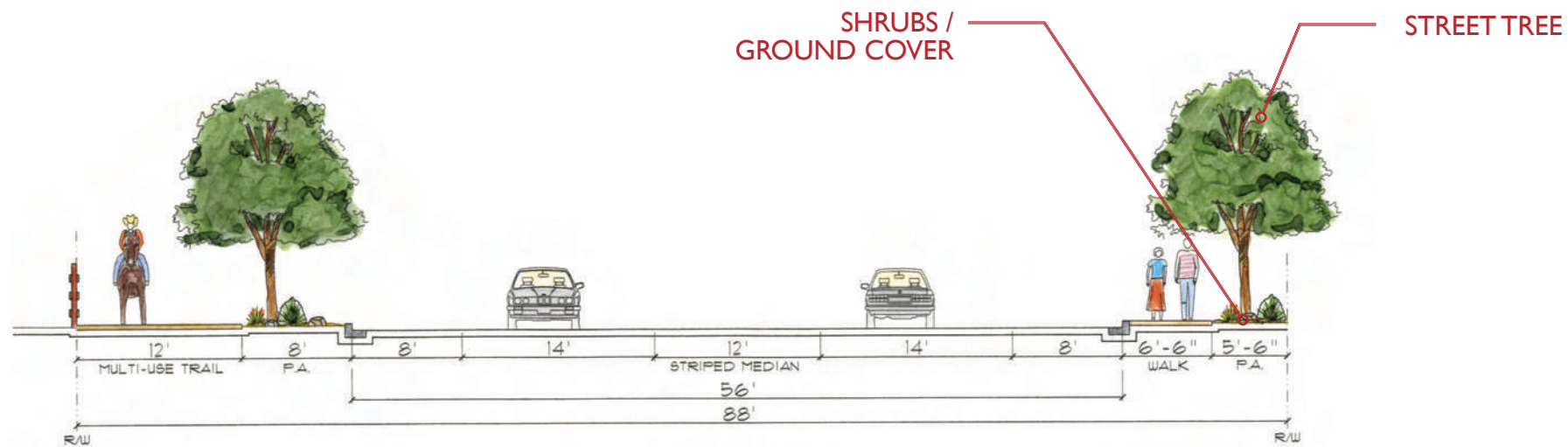
NEIGHBORHOOD ENTRY SIGN



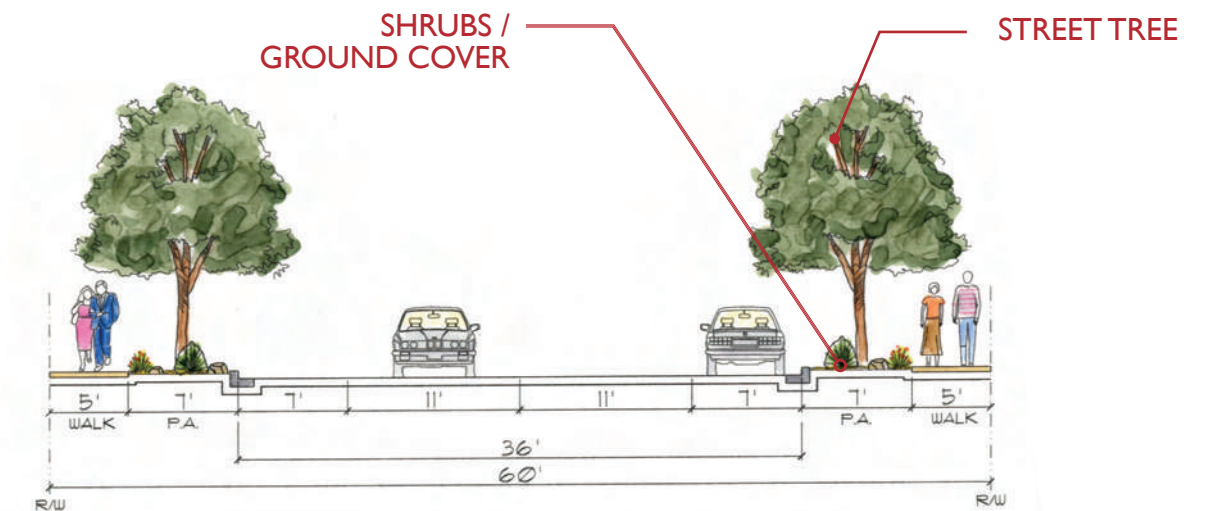
COLLECTOR
STREETSCAPE



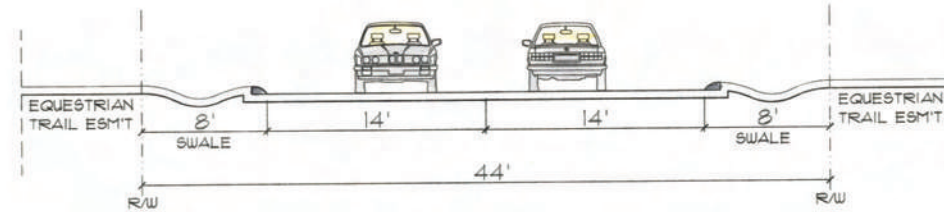
LOCAL
(60 R.O.W.)
STREETSCAPE



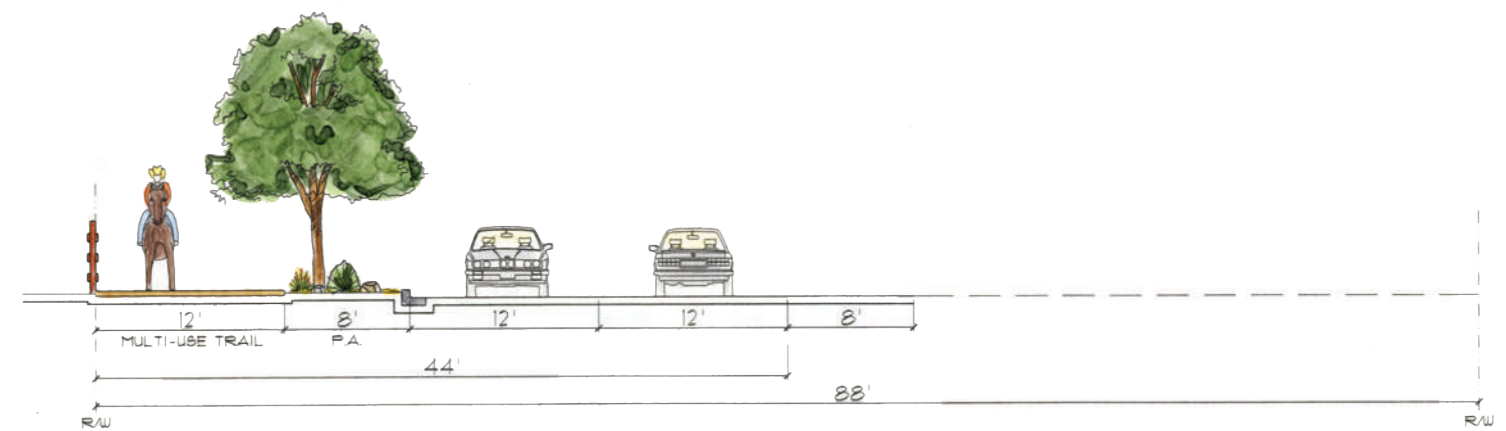
SECONDARY HIGHWAY
LOCAL STREETSCAPE



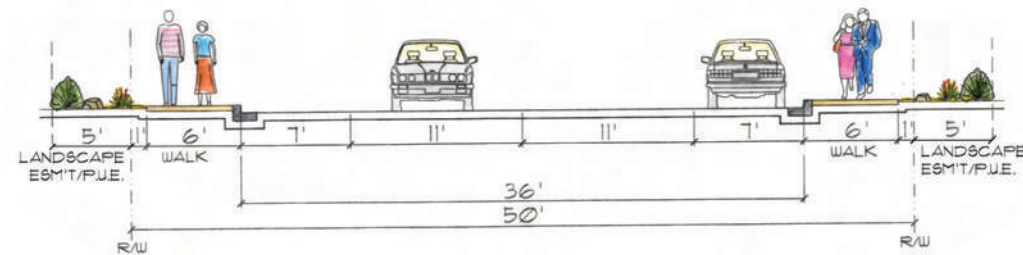
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(60' R.O.W.)
STREETSCAPE



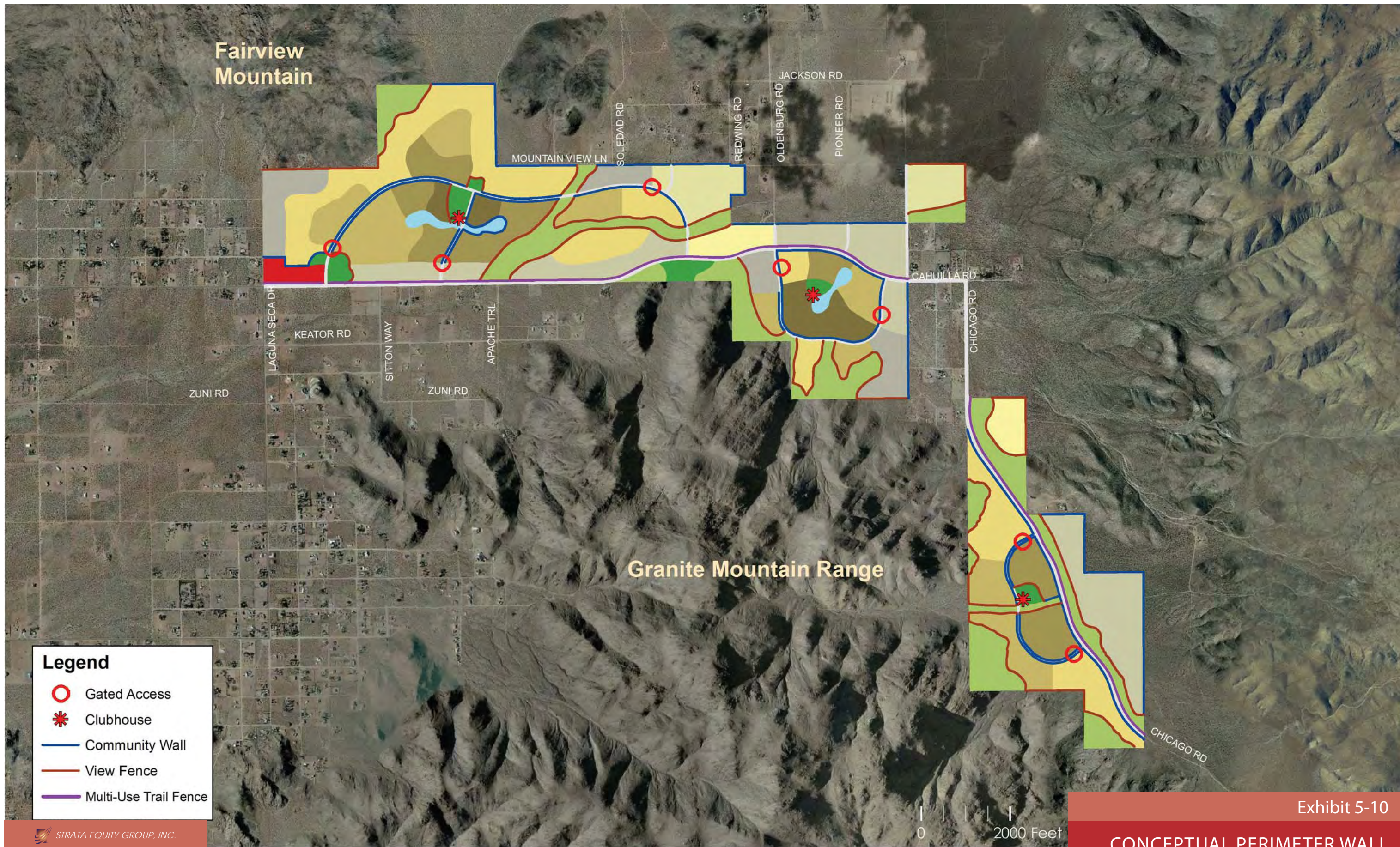
LOCAL
(44' R.O.W.)
LOCAL STREETScape

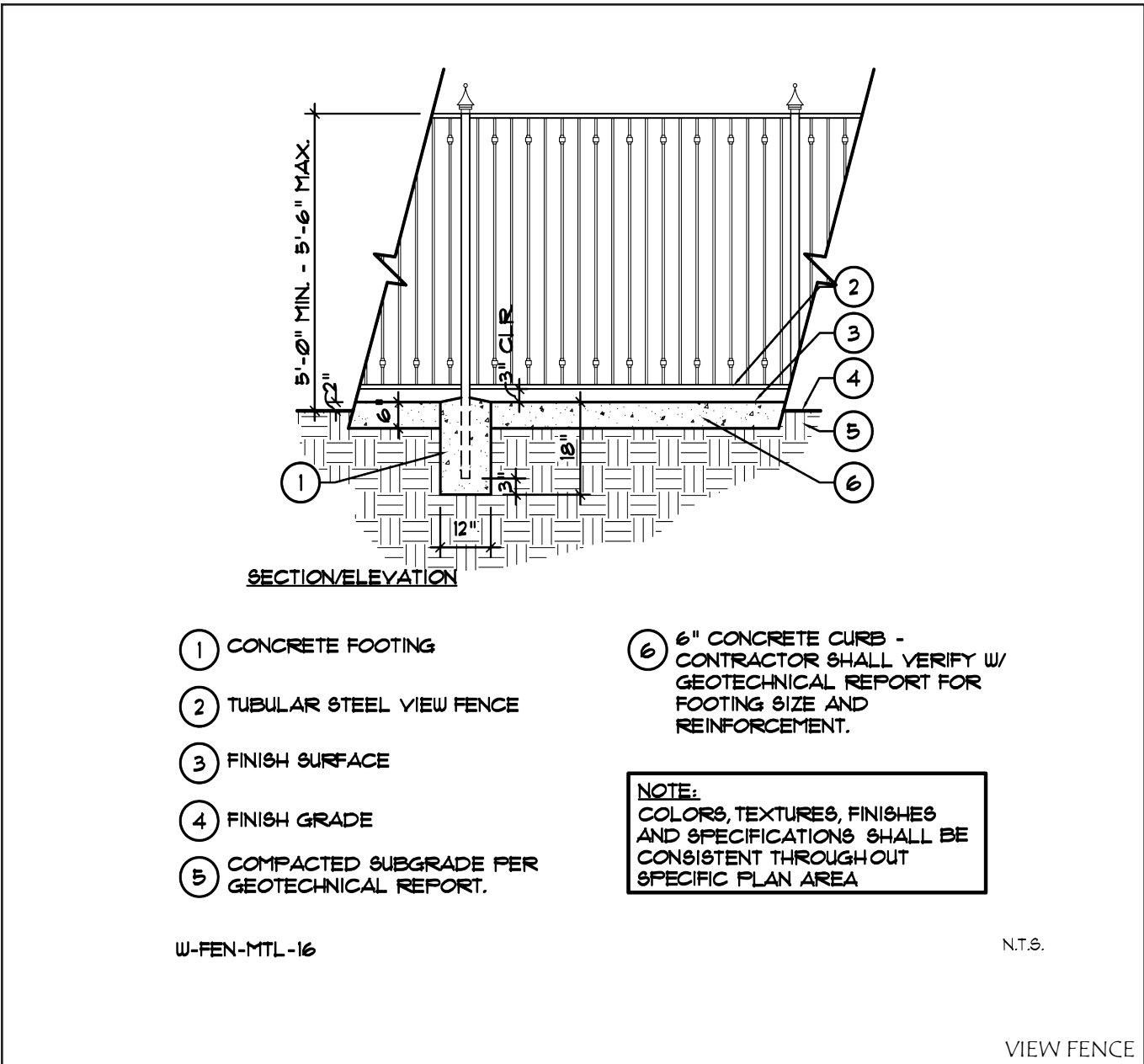
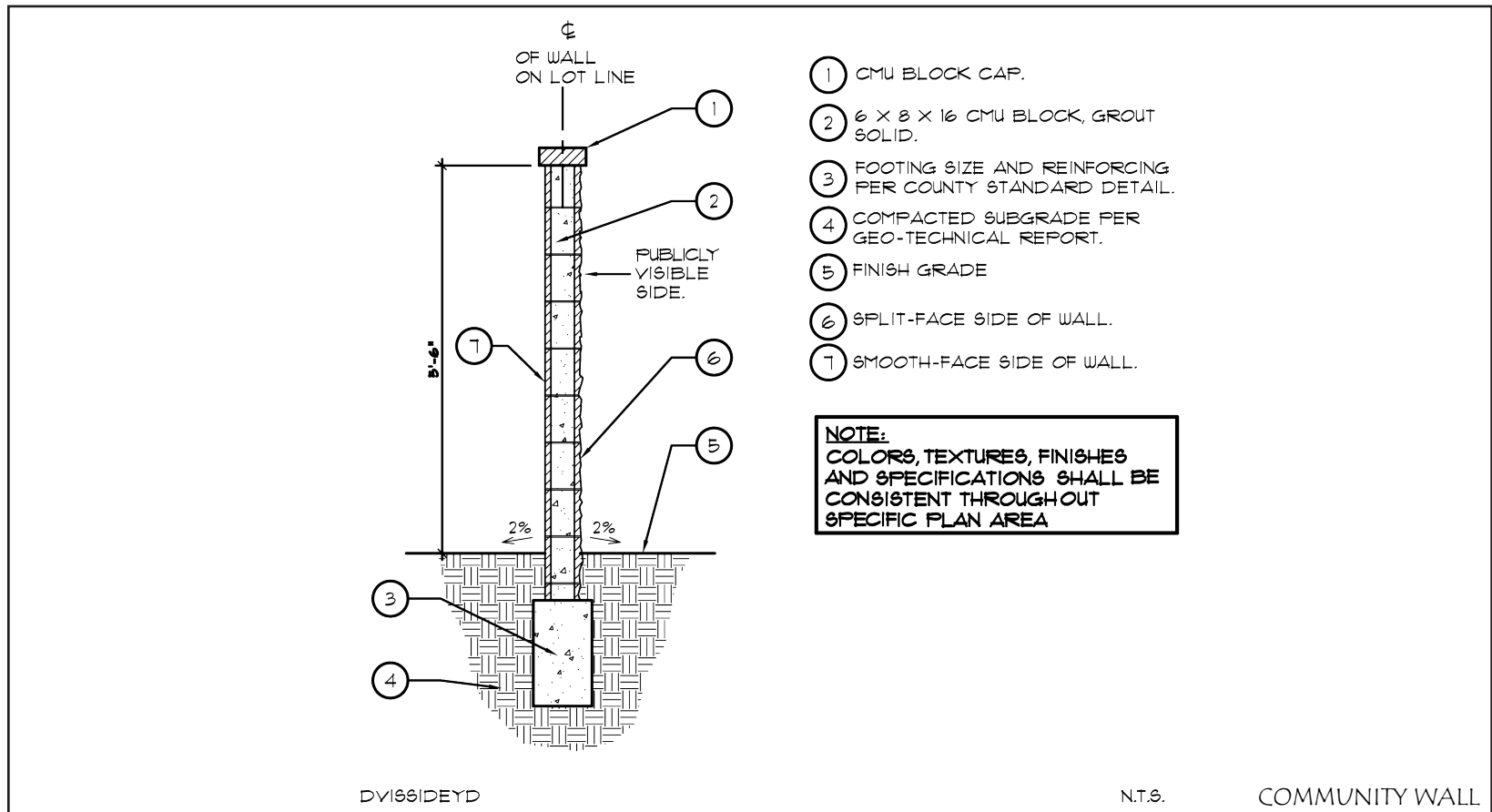
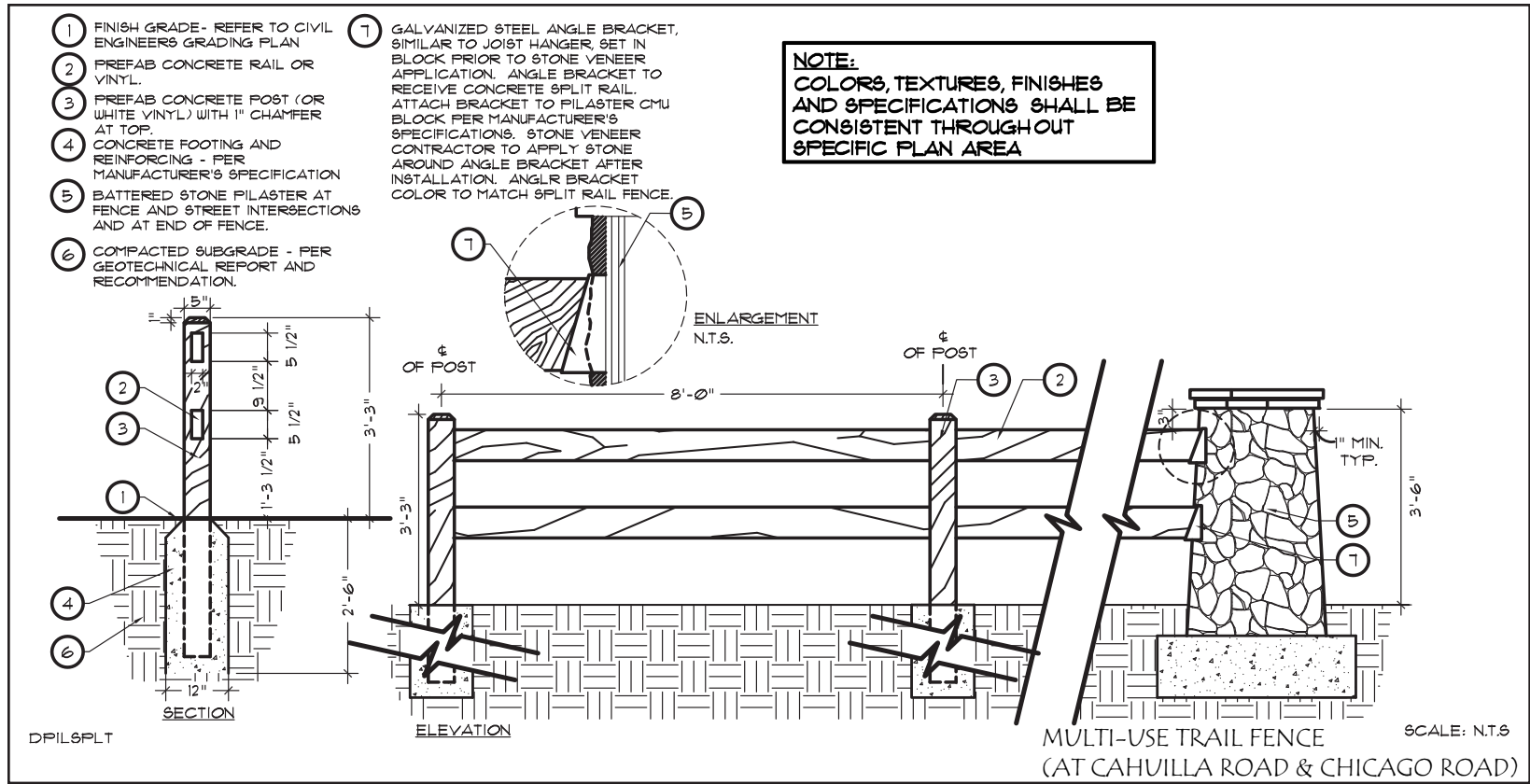


SECONDARY HIGHWAY
(44' R.O.W.)
LOCAL STREETScape



LOCAL
(50' R.O.W.)
STREETScapE





6 CIRCULATION

6.1 OFF-SITE CIRCULATION AND ACCESS

Hacienda at Fairview Valley is served by Cahuilla Road from the west and Laguna Seca Road from the south. Cahuilla Road extends east from Laguna Seca Road, the western boundary of the Specific Plan area. Off-site access routes to regional circulation may require improved roadways and intersections. These required off-site improvements are described in the Project's Traffic Impact Report, under separate cover.

6.2 CIRCULATION PLAN

The Circulation Plan consists of a road network provided to serve the Specific Plan, including each of the four Villages. The primary access for the Specific Plan is Cahuilla Road, designated by the County General Plan as a secondary highway.

The Conceptual Circulation Plan provides a community system of multi-use trails and bikeways that connects the users to recreational opportunities in and around Hacienda at Fairview Valley. Collector streets from Cahuilla and Chicago Road provide access to neighborhoods within each Village. The overall circulation plan provides continuous looped road access points and two points of entries for ease of emergency access. Speed limits for collector and local roads are planned for 35 miles per hour to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce green house gas emissions from gasoline-powered vehicles.

All roadways within Hacienda at Fairview Valley are within San Bernardino County jurisdiction and in the Town of Apple Valley's Sphere of Influence, which is a consideration in designating roadways and street systems that interface with Apple Valley and major highways such as the future High Desert Corridor. Traffic and vehicle movement generated by Hacienda at Fairview Valley is planned for street designs that support and meet Level of Service Criteria under San Bernardino County's Congestion Management Plan. The Traffic Analysis as part of the certified EIR that supports this project identifies mitigation measures that serve the roadway system and circulation plan. Refer to Exhibit 6-1, Conceptual Circulation Plan for roadway locations.

Off-site improvements may require coordination with neighboring property owners and approval by the appropriate jurisdiction, specifically San Bernardino County.

Exhibit 6-2, Road Extension Improvements, illustrates the location of conceptual off-site road improvements between the two land holdings of Village C and Village D. Table 6-1, Hacienda at Fairview Valley Potential Off-Site Road Improvements, provides a summary of the approximate dimensions and acreage of the areas affected. The following off-site road/infrastructure improvements are required for the implementation of the Specific Plan and are analyzed in the EIR as part of the traffic analysis discussion.

Table 6-1
POTENTIAL OFF-SITE ROAD IMPROVEMENTS

Improvement Segment	Length (feet)	Width (feet)	Area (acres)
A	3,960	110	10

Note: Does not include shared ROWs along project boundaries.

It is estimated that the overall distance affected by these improvements are approximately three quarters of a mile, which connect Village C to Village D. Proposed Segment A provides potential off-site improvements to connect off-site easterly residential properties and Village D to the south.

The High Desert Corridor is a planned east-west highway that connects Highway 18 and Interstate 15 as an alternative transportation route. It is planned to traverse through the northerly and easterly portions of Apple Valley. As of fall 2007, the planned corridor is anticipated to be in the location identified on Exhibit I-2, Vicinity Map. The proposed alignment of the High Desert Corridor is planned to be approximately one and one half mile to the west of the project area and will continue north and west to Interstate 15. Similarly, the High Desert Corridor will provide regional access south and east to State Highway 18 approximately two and one half miles south / southwest of the project. When completed, this route will provide the project area nearby access to a major expressway.

6.3 INTERNAL CIRCULATION

The circulation system for Hacienda at Fairview Valley has been designed to promote the movement of vehicles and pedestrians safely and efficiently through the project. Refer to Exhibit 6-1, Conceptual Circulation Plan, and Exhibit 6-3, Street Sections. The Vehicular Circulation System is a hierarchy of roads including a Secondary Highway eighty eight foot right-of-way (88' R/W), Collector Street sixty-six foot right-of-way (66' R/W), Local Street sixty foot right-of-way (60' R/W), and Local Short Streets fifty foot right-of-way (50' R/W). The streets are designed to meet the County of San Bernardino General Plan standards with internal design variations to accommodate trail locations and unique street design within the project area.

The unimproved roads of Cahuilla, Oldenburg, and Chicago, within the project area are expected to be Secondary Highways and collector level streets. Hacienda at Fairview Valley supports the construction of these facilities consistent with phasing, as determined to be required during the development review process for each building phase within each Village. Refer to Exhibit 6-1, Conceptual Circulation Plan, for an overall view of the circulation plan.

The Circulation Plan illustrates looped roads that are collectors that connect to the major backbone roadway of Cahuilla, Oldenburg, and Chicago. These are to provide secondary access routes and also looped infrastructure connections for water, wastewater, and dry utilities. Overall standards for street designs are illustrated on Exhibit 6-3, Street Sections. These are further supported by the Traffic Analysis within the certified EIR.

As mentioned each Village provides a circulation system that either interconnects with a neighboring Village or functions independently via Cahuilla Road. Each Village also supports controlled entries on their respective major collector roads to support secured living conditions for the active adult portions of each Village.

6.3.1 Secondary Highways

Currently designated Secondary Highways within Hacienda at Fairview Valley are Cahuilla Road and Chicago Road. Exhibit 6-3, Street Sections, shows a cross section view of the proposed roadway design for the Secondary Highway.

Secondary Highways are designed to carry regionally – oriented traffic efficiently and safely between points of ingress/egress for the Hacienda at Fairview Valley Specific Plan. Secondary Highways are an 88 foot right-of-way (88' R/W), with two lanes in each direction and a painted or landscape median.

The Specific Plan's Traffic Impact Analysis recommends Cahuilla Road and Chicago Road will function adequately as "Controlled Limited Access Collectors" due to project volumes and relatively little vehicle trips from the north, east, or south of the project. With this reduced vehicle roadway a Class II bike lane may be accommodated on both sides of these roadways through a modified roadway design. The path of travel would include a painted bike lane, travel

lane, painted or landscaped median/turn lane, travel lane, and painted bike lane. This modified roadway shall be reviewed and approved by the County with this Specific Plan.

6.3.2 Collector Streets and Local Streets

The Collector Streets are designed primarily to collect traffic from residential neighborhoods and distribute to secondary highways and have a sixty-six feet right-of-way (66' R/W) with one (1) travel lane in each direction, depicted on Exhibit 6-1, Conceptual Circulation Plan.

Local Streets are designed as two (2) lane streets in residential neighborhoods to provide access to individual lots. A typical local street has between forty four and sixty foot right-of-ways (44' - 60' R/W) with one travel lane in each direction. Cul-de-sac streets up to one thousand feet (1,000') in length are considered short locals and have a fifty foot right-of-way width (50' R/W). Through local streets have sixty foot right-of-way width (60' R/W). Both short and through local streets permit curbside parking. On planning areas with residential lots of $\frac{3}{4}$ acres and larger, a rural local road is proposed. The rural local road has forty-four foot right-of-way width (44' R/W) and has traversable dikes without curb and gutter to provide vehicular parking off the paved road and maintain the semi-rural character of Fairview Valley.

Exhibit 6-3, Street Sections, illustrates a cross section view of the proposed roadway design for the Collector Streets and Local Street within the project.

Cul-de-sacs for lots less than three-quarter ($\frac{3}{4}$) acre in size may be served by cul-de-sacs up to a maximum of five hundred feet (500'). Lots in size greater than or equal to three quarter ($\frac{3}{4}$) acre in size may be served by cul-de-sacs up to a maximum of 600 feet in length. Examples of cul-de-sac designs are illustrated on Exhibit 6-4, Preferred Cul-de-Sac Locations. Cul-de-sacs are preferred to either have a pedestrian connection or open space at the end of the bulb to encourage pedestrian access between neighborhoods.

Emergency Vehicle Access routes, as depicted on Exhibit 6-1, Conceptual Circulation Plan, provide alternate access routes for each village in case of emergency or road closure along Cahuilla Road or Chicago Road. Emergency Vehicle Access shall have a minimum width of 26 feet of all-weather surface.

6.3.3 Neighborhood Electric Vehicles (NEV)

Neighborhood Electric Vehicles (NEV) are powered by electric batteries, and expend very low to zero carbon emissions during operation. Some cars appear similar to golf carts, while others contain features similar to those of passenger vehicles or even utility trucks (e.g. doors, windows, flat beds). The vehicle's batteries are recharged by plugging into a typical home outlet. If the recharging outlet is run by solar or wind energy, the recharge will also be fossil fuel free. Per Federal Safety Standards, they can legally move at speeds up to 25 mph on roadways which are designated for speed limits of 35 mph or less.

Therefore, collector, local and private streets within the Specific Plan Area shall be limited to a maximum of 35 mph to accommodate NEV's as a viable transportation alternative for community residents. This will facilitate travel to the neighborhood commercial center (for residents of Villages A and B), Village Recreation Areas, and/or to visit other community residents.

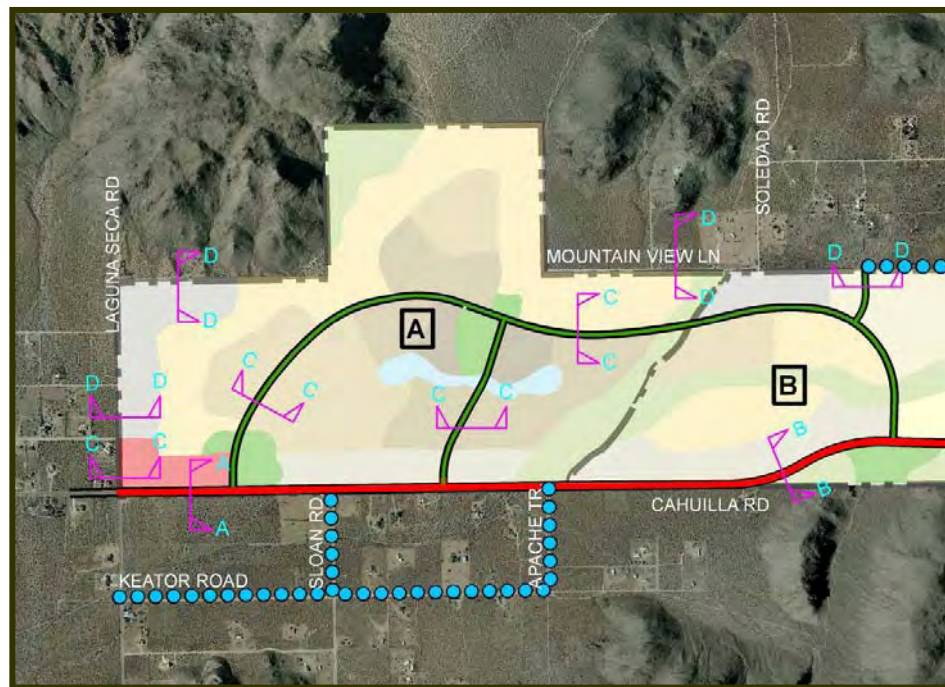
6.3.4 Village A

Village A provides a looped collector road in a north/south direction. It is planned as a controlled entry that supports two points of connection along Cahuilla Road and extends into Village B as a west/east access. It also provides local street connections through the various residential land use designations for active adult and estate sized lots. It provides connectivity to the recreation cove of the Village and supports a Village Commons that stimulates activity within the community.

It is anticipated that the looped road system, also acting as a "Jewel Street" allows for Neighborhood Electric Vehicles (NEV) which affect speed limits of streets to not exceed 35 miles per hour. This provides traffic calming measures as well as reduces green house gases. In addition to reduced speeds, cycling and equestrian friendly trails are accommodated.

The Circulation Plan supports road connections to the intersection of Laguna Seca Drive and Cahuilla Road that serves a proposed 15-acre neighborhood commercial center.

Emergency Vehicle Access to the Specific Plan Area may be provided by existing, non-paved roadways south of Cahuilla Road, including Keator Road, Sloan Road, and Apache Trail.



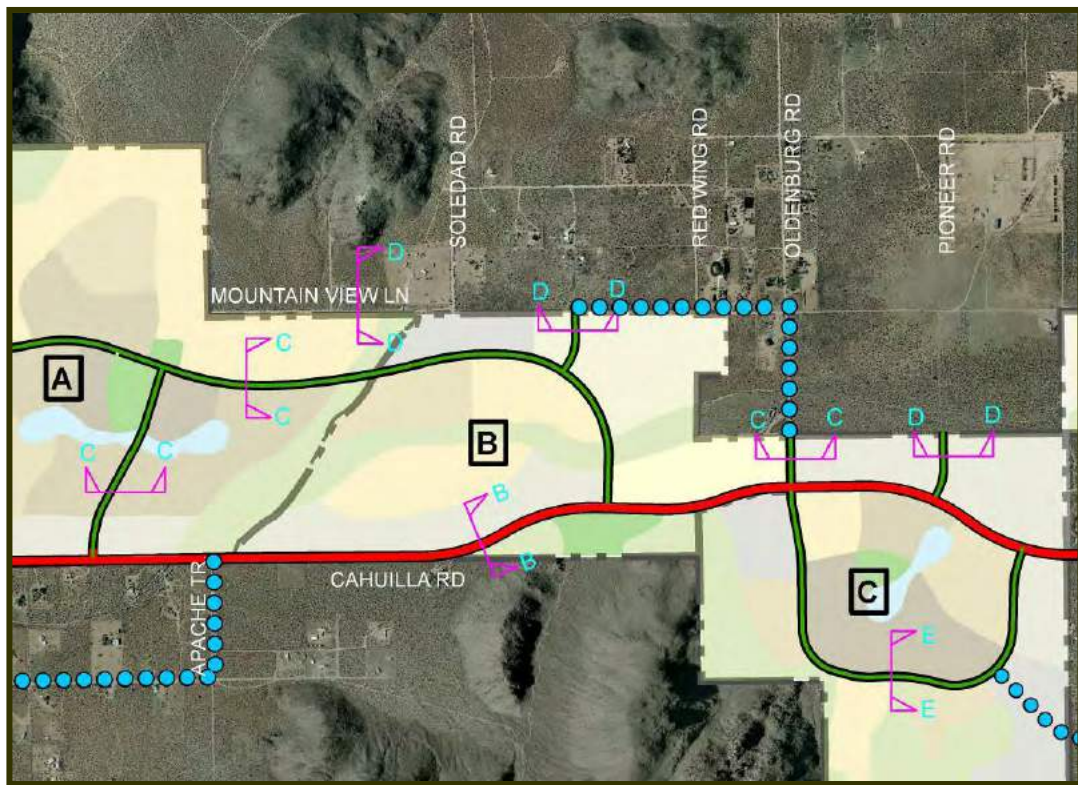
Secondary and Collector Street sections shown on Exhibit 6-3, Street Sections

6.3.5 Village B

Village B provides a looped collector road in an east / west direction that is a controlled entry which intersects with Cahuilla Road. Secondary access is provided by the internal collector through Village A. Cahuilla Road traverses slightly north and further east as it is aligned north of the slopes of the Granite Mountains. A northward collector road intersects with Mountain View Lane, an existing unpaved, east-west roadway, with access to Soledad Road and Red Wing Road. These provide an additional route in and out of the Village pending tract map submittals and construction phasing, thus the roadway is non-gated.

Village B is unique in that it maintains a natural drainage way where roadways circulate around, adjacent or across the Fairview Creek at key points. This provides an opportunity to create trail systems and roadways that have diverse views and aesthetic treatments. Collector roads and local streets support the broad range of land uses that include residential, active adult and equestrian-friendly, and open space.

Emergency Vehicle Access (EVA) to the Specific Plan Area may be provided by existing, non-paved roadways south of Cahuilla Road, including Keator Road, Sloan Road, and Apache Trail. Existing Oldenburg Road provides unpaved access from Cahuilla Road to Johnson Road, which provides an EVA route to the north.



Secondary and Collector Street sections shown on Exhibit 6-3, Street Sections

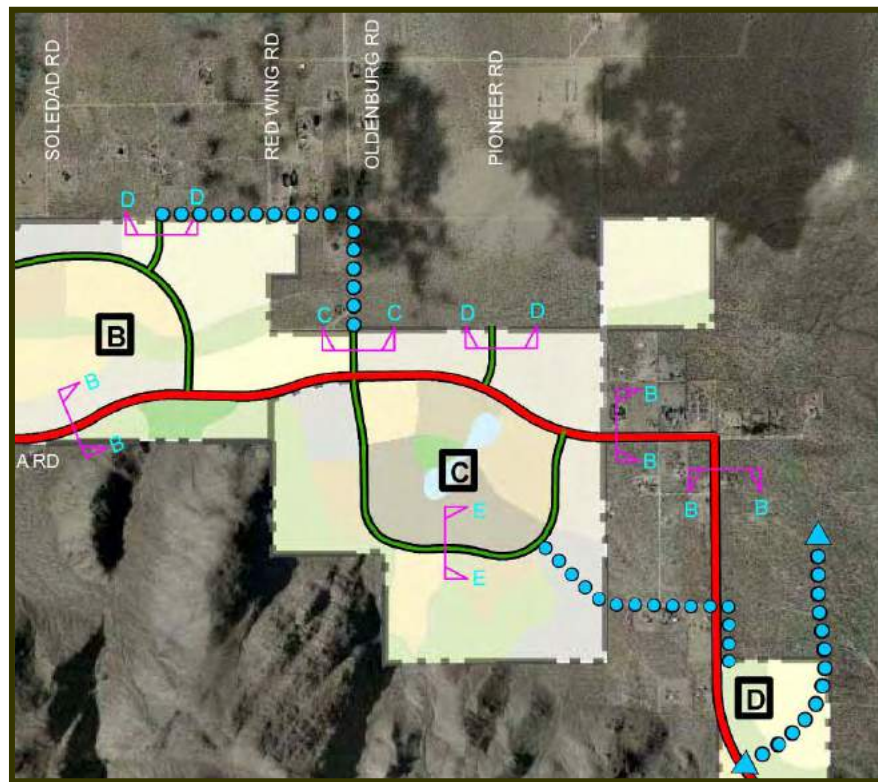
6.3.6 Village C

Village C provides a looped collector system based on the extension of existing Oldenburg Road from the north that intersects with Cahuilla Road in the northerly area of the Village. Village C is also a controlled entry community from the extension of Oldenburg Road to the south of Cahuilla Road. The local roads within Village C are not limited by the controlled entry but also connect to equestrian-friendly residential areas. A Village Commons is central to the road system in that access is provided from most if not all internal roadways. Roadways internal to the controlled entry community may use NEV's as an alternative vehicle to use internal to the community however, limitations in access across Cahuilla Road may occur.

Oldenburg Road provides access to Cahuilla Road for existing residential areas located north of the Specific Plan, and thus remains a public, non-gated roadway. Pioneer Road, another existing unpaved roadway also provides access to existing residential areas located north of the Specific Plan, and thus remains a public, non-gated roadway.

Cahuilla Road continues east where it intersects with Chicago Road. Chicago Road then traverses south towards Village D.

Existing Oldenburg Road provides unpaved access from Cahuilla Road to Johnson Road, which provides an Emergency Vehicle Access route to the north.

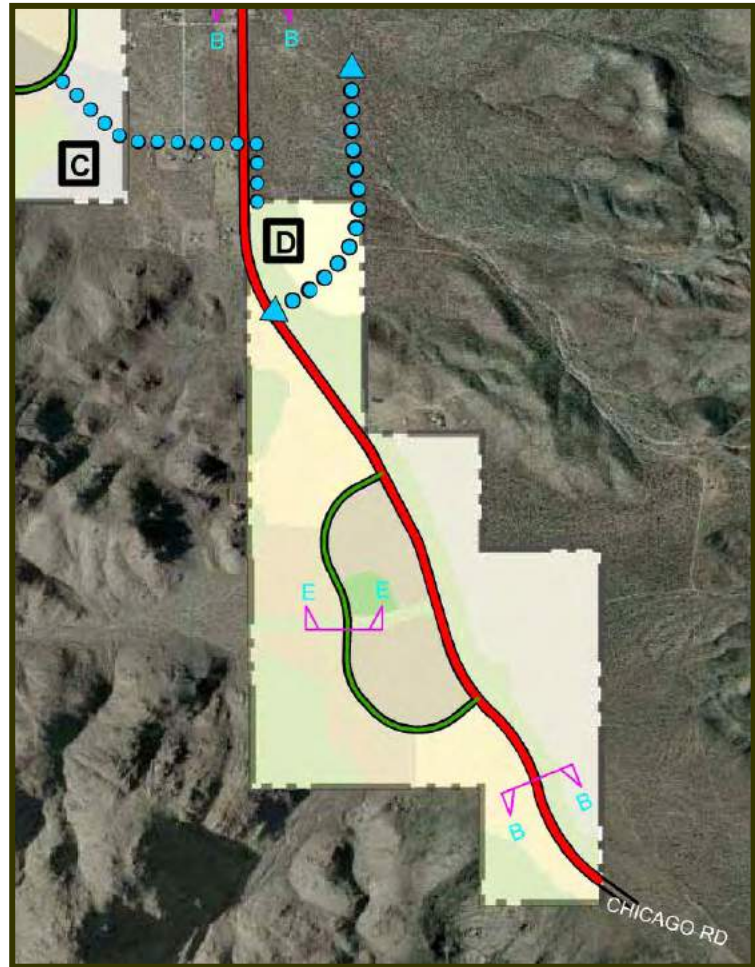


Secondary and Collector Street sections shown on Exhibit 6-3, Street Sections

6.3.7 Village D

Village D provides a collector extension of Chicago Road approximately one-half of a mile south of Cahuilla Road. This extension is one of the off-site connections, Segment A, Exhibit 6-2, Road Extension Improvements, as a consideration for extending roadway access to Village D. It is planned that Chicago Road function as a collector and may or may not support NEV's pending long term buildout of the valley area.

Chicago Road is planned to divide the east and west area of Village D (east being equestrian friendly and west being active adult). A looped collector circulates west of Chicago Road is planned to function as a controlled entry community. The controlled access is planned to secure the Village Commons and limit through-vehicle traffic access to the Granite Mountains to the west.



Secondary and Collector Street sections shown on Exhibit 6-3, Street Sections

Local road access supports circulation around the slopes of the Granite Mountains. A small trail head staging area is planned for the access to BLM controlled property and access to Horse and Amaral Springs. Trail access for the general public is also planned along a dry wash from Chicago Road to a trail head along the western boundary.

Chicago Road terminates approximately one mile south of the Specific Plan Area at a natural ridgeline which separates Fairview Valley from Lucerne Valley. Therefore Emergency Vehicle Access (EVA) must be provided to the north. EVA for Village D is provided by Chicago Road via a median-separated divided roadway design which allows for one side of the road to be closed and still providing 2-way access on the other side. This divided roadway travels approximately 900' from the Village northwest boundary to an existing, unpaved local roadway. This local roadway will be extended into Village C with a controlled access which connects to a collector road and then to Cahuilla Road and/or Oldenburg Road. Additionally, an EVA shall be provided from the northeast boundary to Cahuilla Road. This route will require coordination with adjacent property owners and the County. EVA width and surface shall be approved by Fire District prior to Tentative Tract Map approvals from Village D planning areas.

6.4 TRAILS

Walking is the number one recreational activity within the United States. Hacienda at Fairview Valley promotes walking and other outdoor activities, by providing a trail plan that interconnects the four Villages. The overall trail system creates opportunities for recreational alternatives such as walking, hiking, jogging, and horse riding along improved trails and unimproved paths which lead along roadways, desert washes and into the Granite Mountains. Trails within each Village are planned to be improved with paved or compacted materials and properly landscaped. Some trails and paths along the washes provide access to natural features and amenities being preserved by the project.

Internal trail systems eventually connect the Village Commons within each Village to paths leading to the Granite Mountains. Refer to Exhibit 6-7, Mobility Plan, which illustrates the interrelation between trails, open space, and recreation areas as well as destination points within the Specific Plan.

Multi-use trail standards and preferred locations along properties are illustrated on Exhibit 6-5, Conceptual Multi-use Trail Cross Sections and Standards.

6.4.1 Village A

Village A supports a trail system that connects the Fairview Creek with the Village Commons, water features, and neighborhood commercial center at Cahuilla and Laguna Seca Drive. Village A, like the other villages, provides a looping trail system for residents to make their morning walk. Trail extensions are internal to the road system and support connectivity with neighboring Villages. Equestrian and multi-use trails are supported throughout the Village and support a regional trail network capable of connecting Apple Valley to the Granite Mountains and Lucerne Valley. Opportunity for trail connections to Fairview Mountain also exists at the northwest portion of the Specific Plan.

6.4.2 Village B

Village B supports a trail system along Fairview Creek and towards the Granite Mountains. Equestrian properties to the north of the Village are able to access the trail which connects towards the Granite Mountains or further west to the neighborhood commercial center. Trails internal to Village B are looped and access Village A and C.

6.4.3 Village C

Village C extends the trail system from Village B to the Granite Mountains and Quail Spring. The trails within Village C have access to the Village Commons, multi-use trails, water features, and the trailhead towards Quail Spring. This trail connection also provides opportunity to connect to Horse Spring and the Granite Mountain trailhead in Village D. The trails provide connections from one Village to another for equestrians, walkers, and hikers.

6.4.4 Village D

Village D provides internal trails which access the Village Commons and the trailhead towards Horse and Amaral Springs, which could eventually connect to Quail Spring. Trails internal to Village D are paved or made of compacted materials. The intent of the trail system is to serve the active adult community and support walking and other passive recreation activities. The trail system is located adjacent to and in the slopes of the Granite Mountains, and supports multi-use trails for hikers and equestrians.

6.5 BIKEWAYS

Bikeways along Cahuilla Road are planned to eventually connect with a regional system to the west in Apple Valley. The backbone for road bike touring (cycling long distances) is supported along Cahuilla Road to Chicago Road with over 4 miles of Class II (on-street) bike way. Loop roads in each Village provide additional bikeways either as dedicated bike paths or painted bike routes along road services where adequate road widths are provided.

Mountain bike riding is supported via the multi-use trails and the trail way system towards the Granite Mountains.

6.6 TRANSIT AND MOBILITY

Three (3) transit stops are proposed along Cahuilla Road and Chicago Road, the major backbone roads capable of supporting transit to the Villages when made available by the local transit authority. Refer to Exhibit 6-6, Transit Stops Concept Plan. It is anticipated that these locations in Village A, Village C and Village D function as the major destination points for the majority of transit riders within the Specific Plan Area. Shuttle systems may provide access to transit for those that could not make the distant walk from the other two Villages. In the long term it is planned that more transit stops be made available based on future needs.

Mobility is an important aspect of the Village plans for Hacienda at Fairview Valley. Exhibit 6-7, Conceptual Mobility Plan, illustrates quarter- and half-mile walking radii from specific landmarks and destination centers. A quarter-mile walk is roughly 8 to 10 minutes and a half-mile walk is roughly 16 to 20 minutes. The mobility plan identifies alternative means of travel for residents within the four Villages. NEV routes, multi-use trails and pedestrian trails provide transportation alternatives.

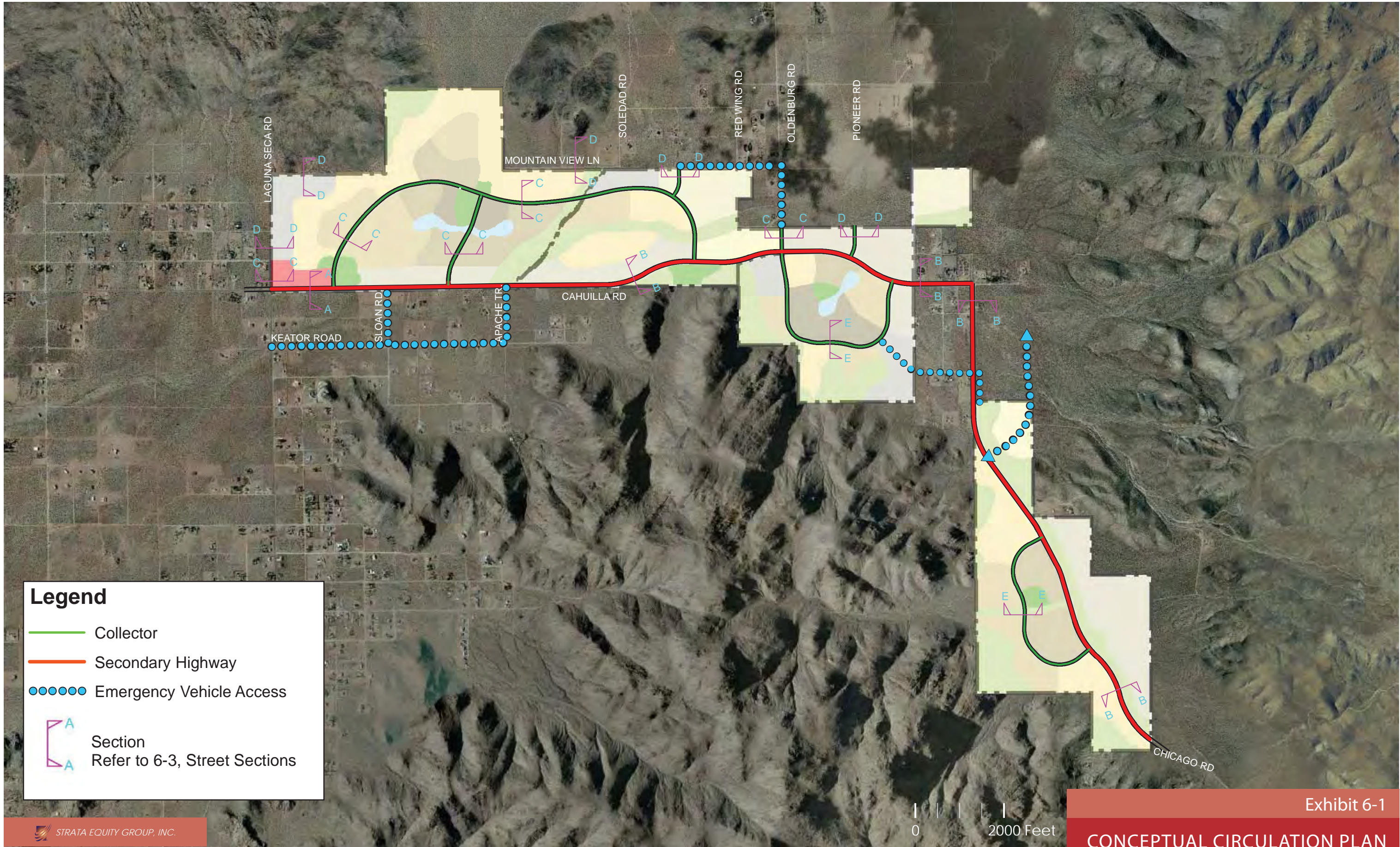
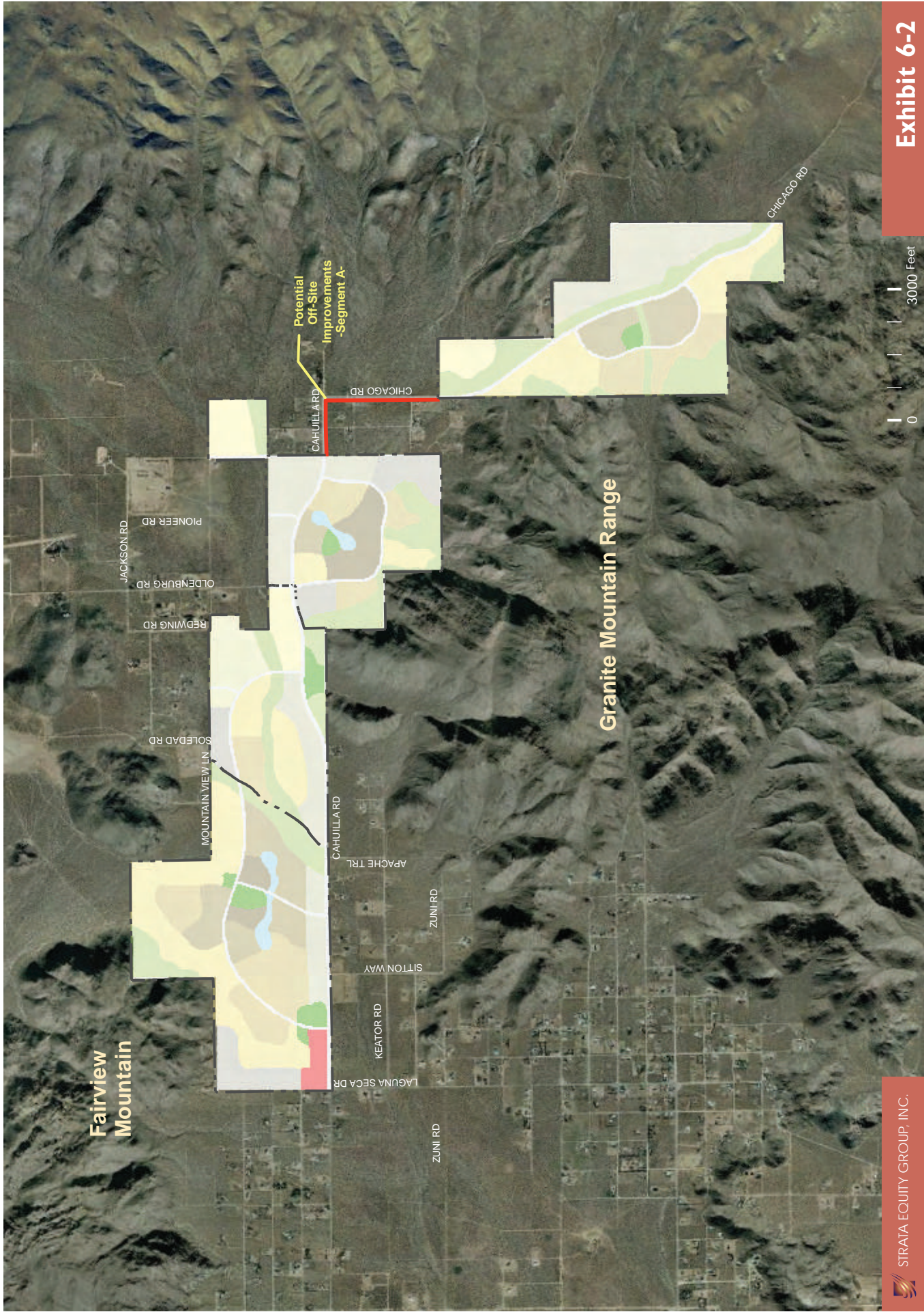
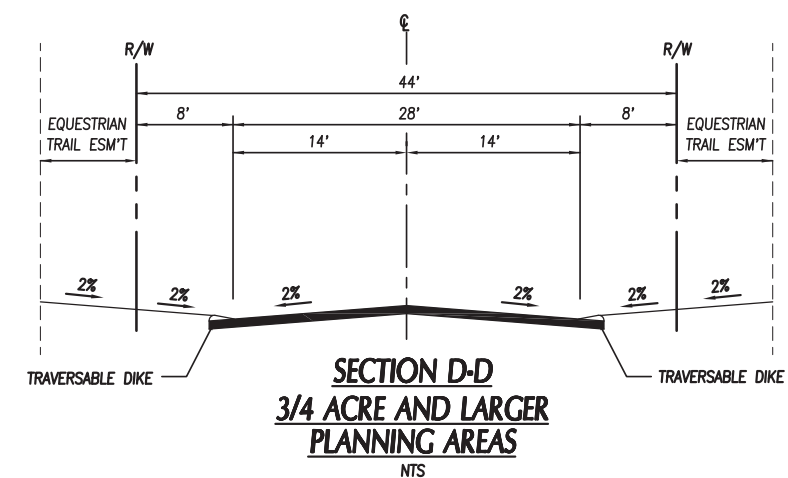
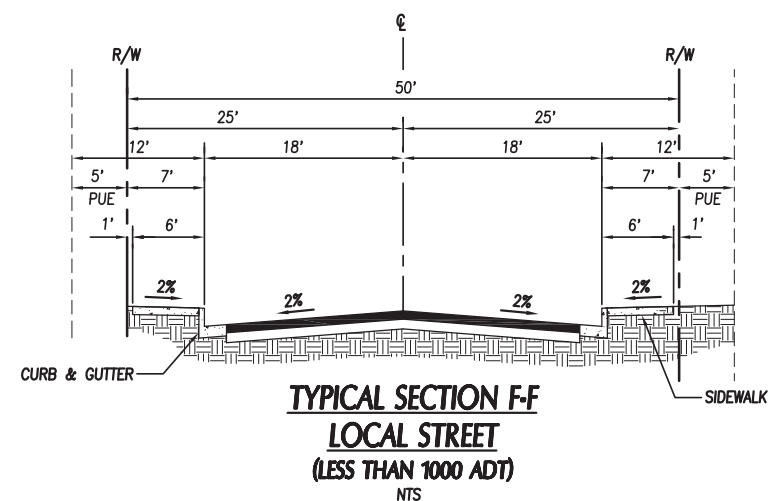
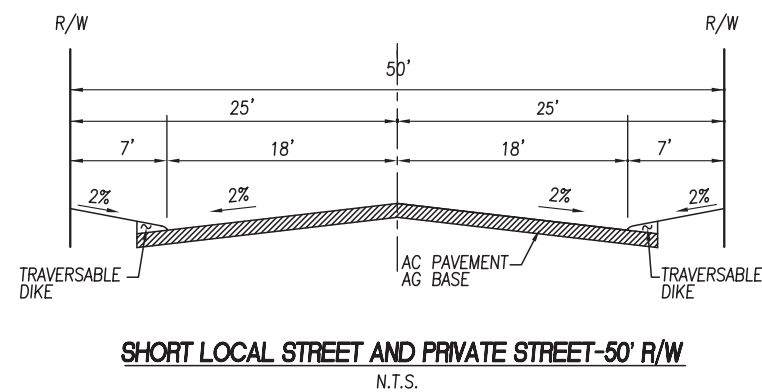
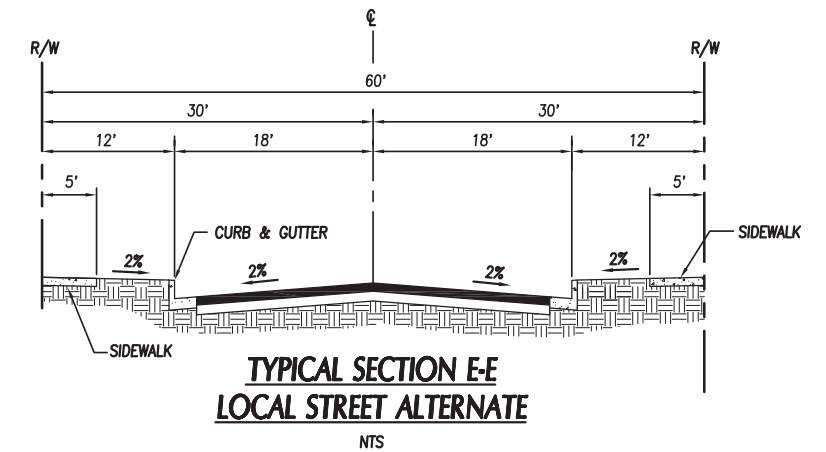
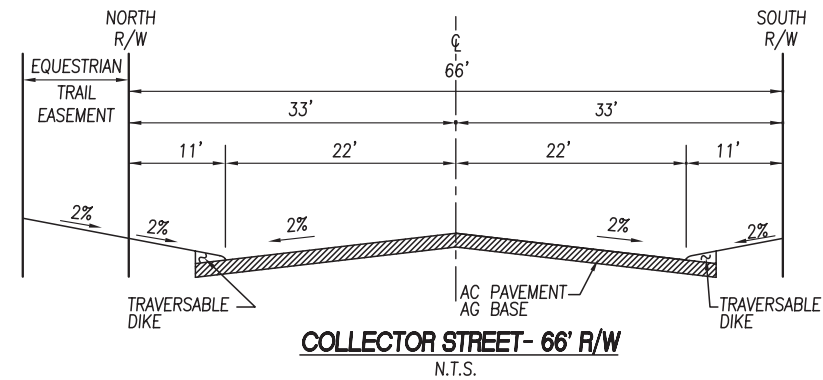
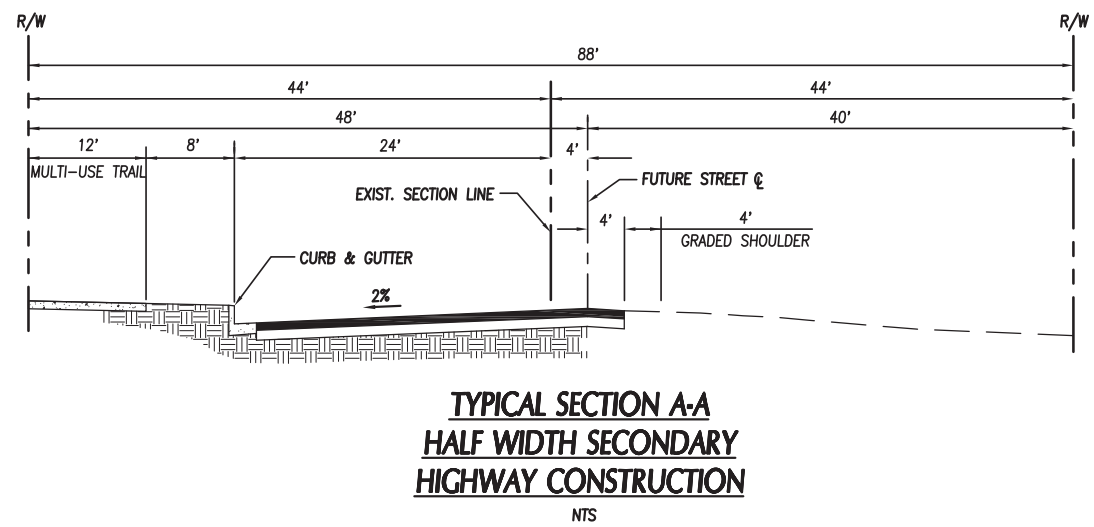
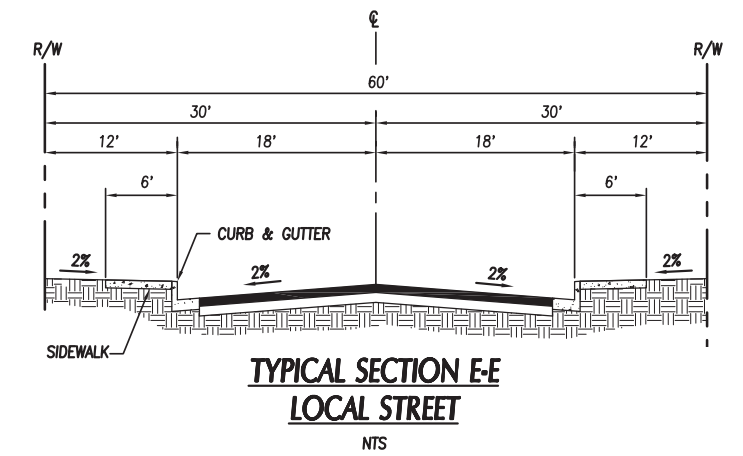
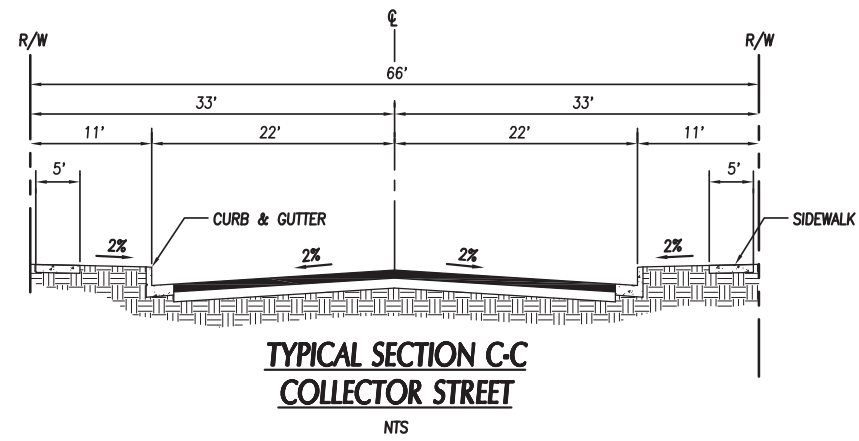
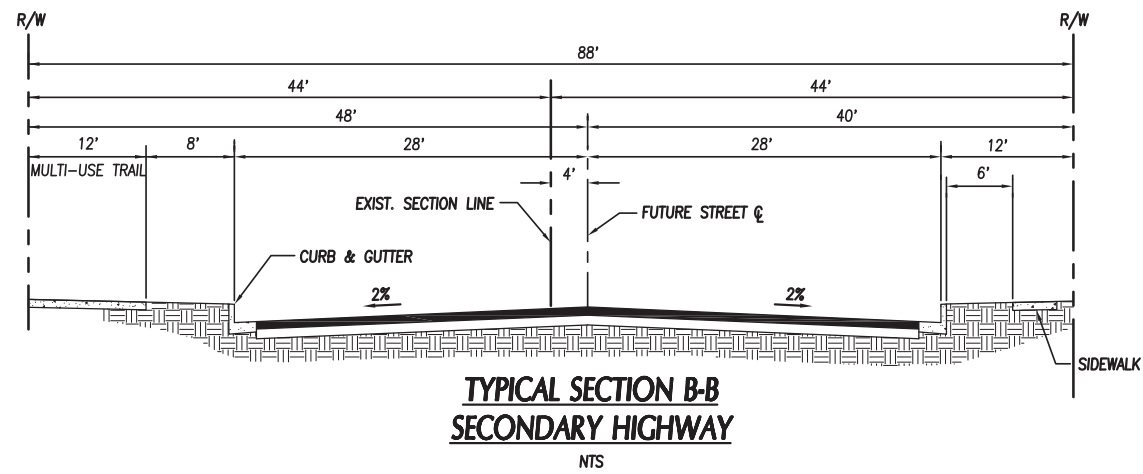
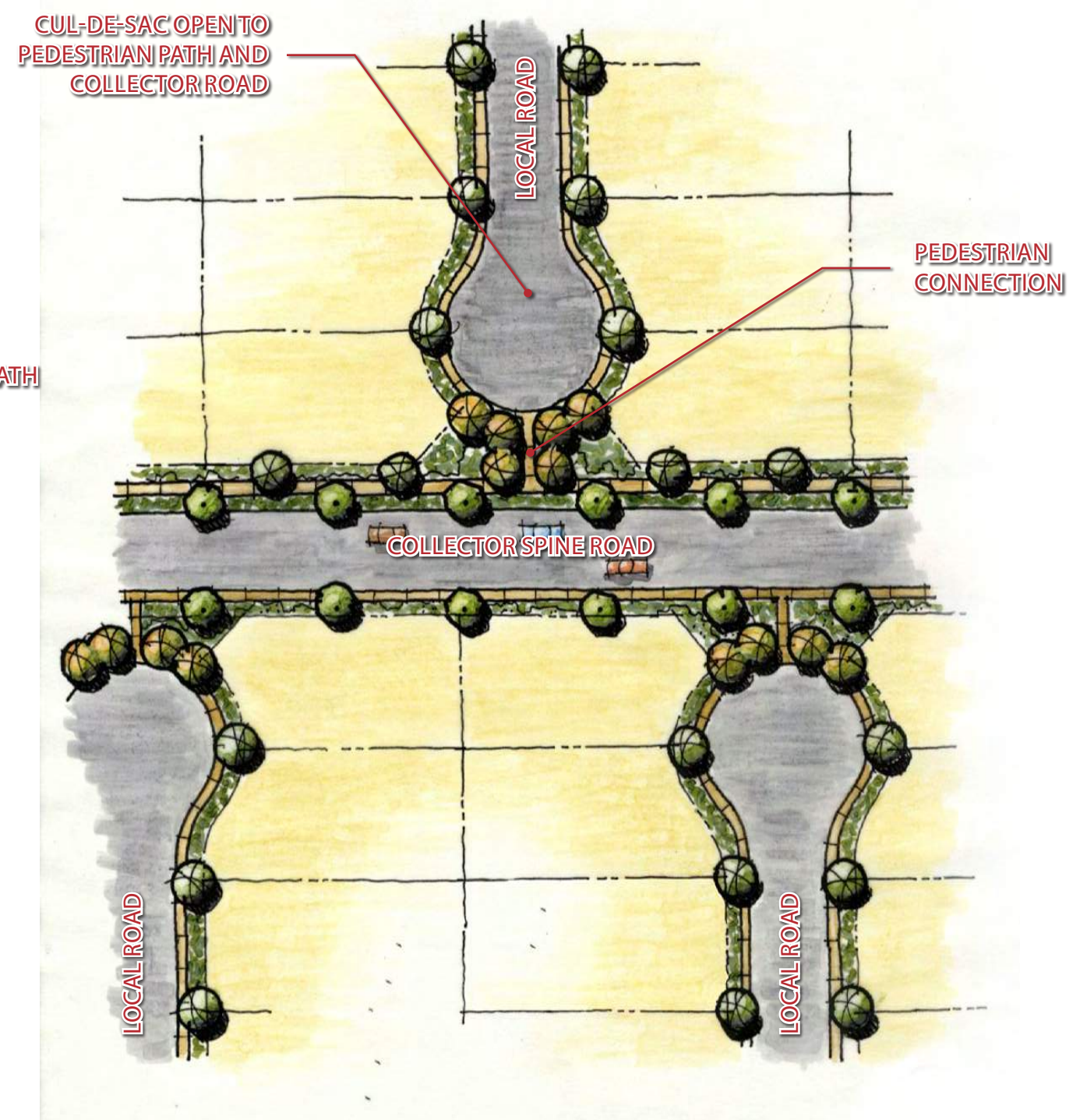
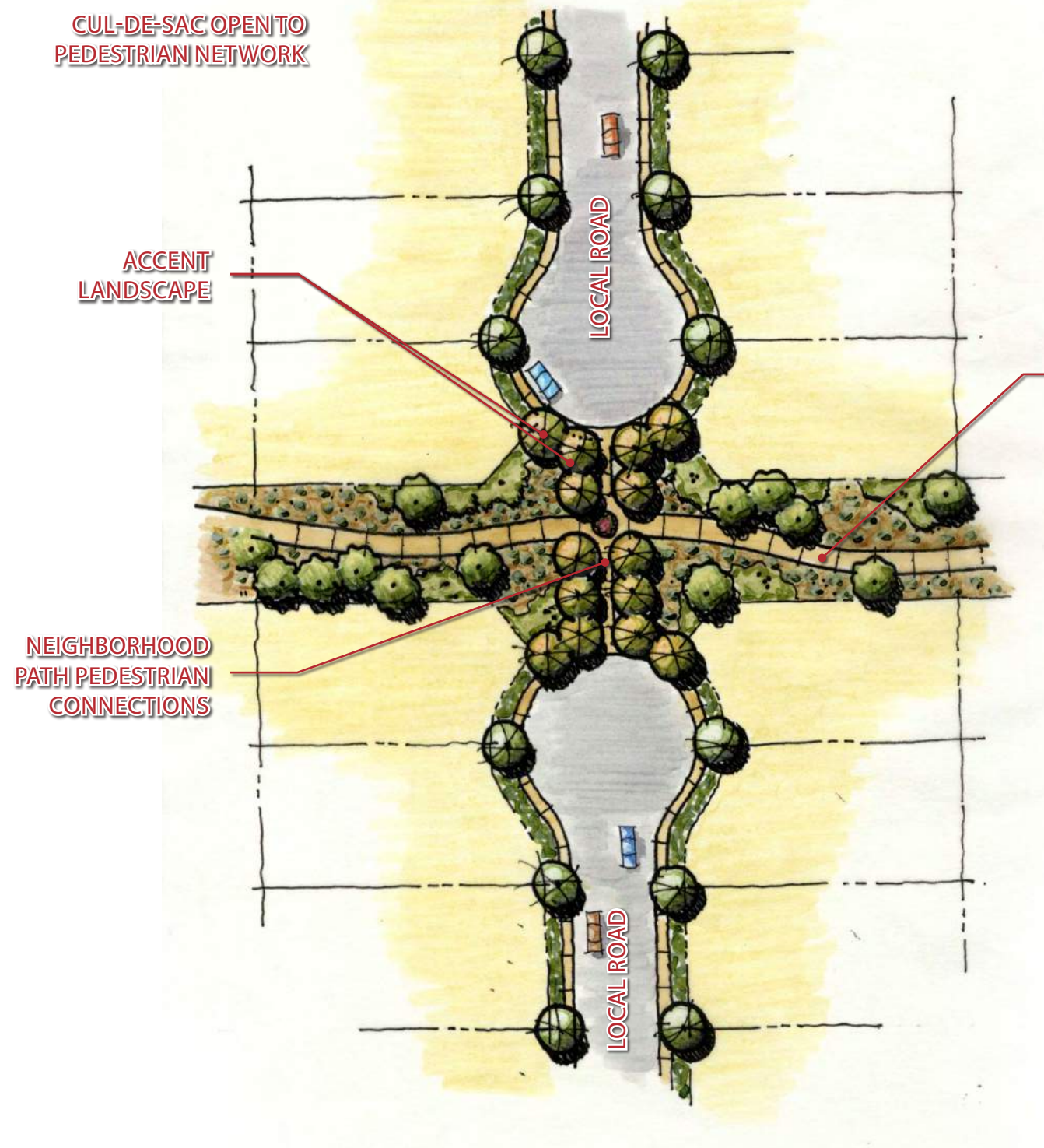


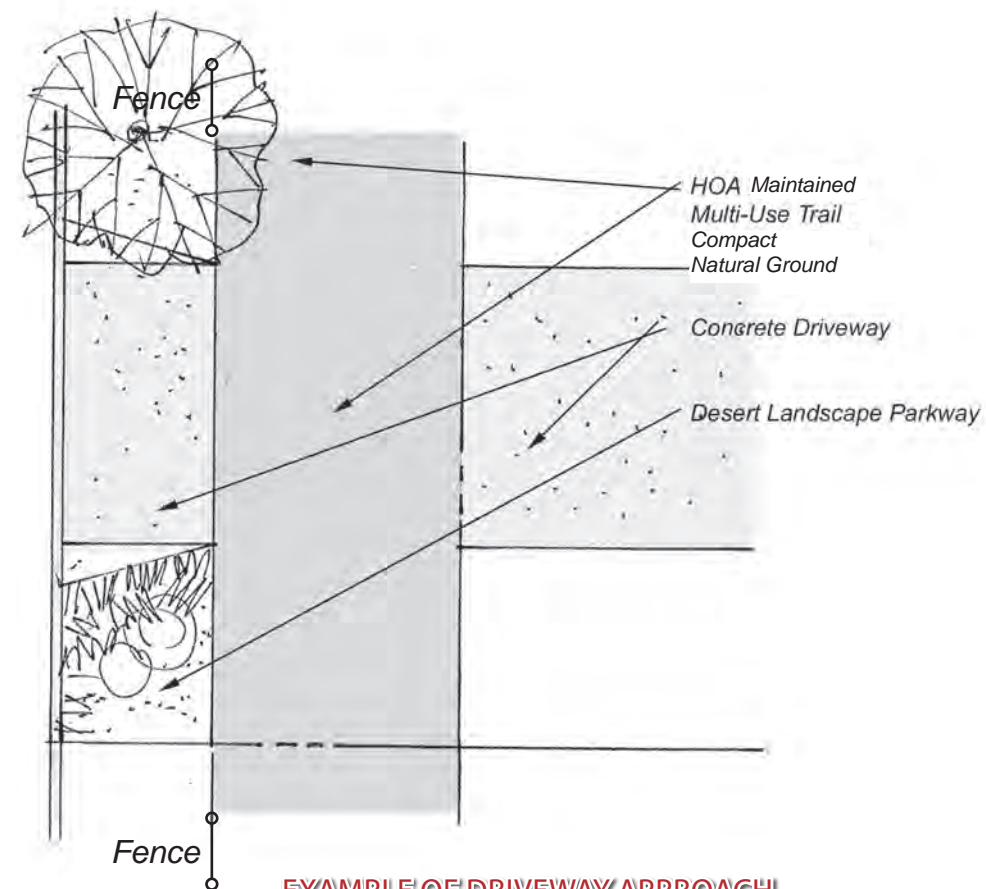
Exhibit 6-1

CONCEPTUAL CIRCULATION PLAN

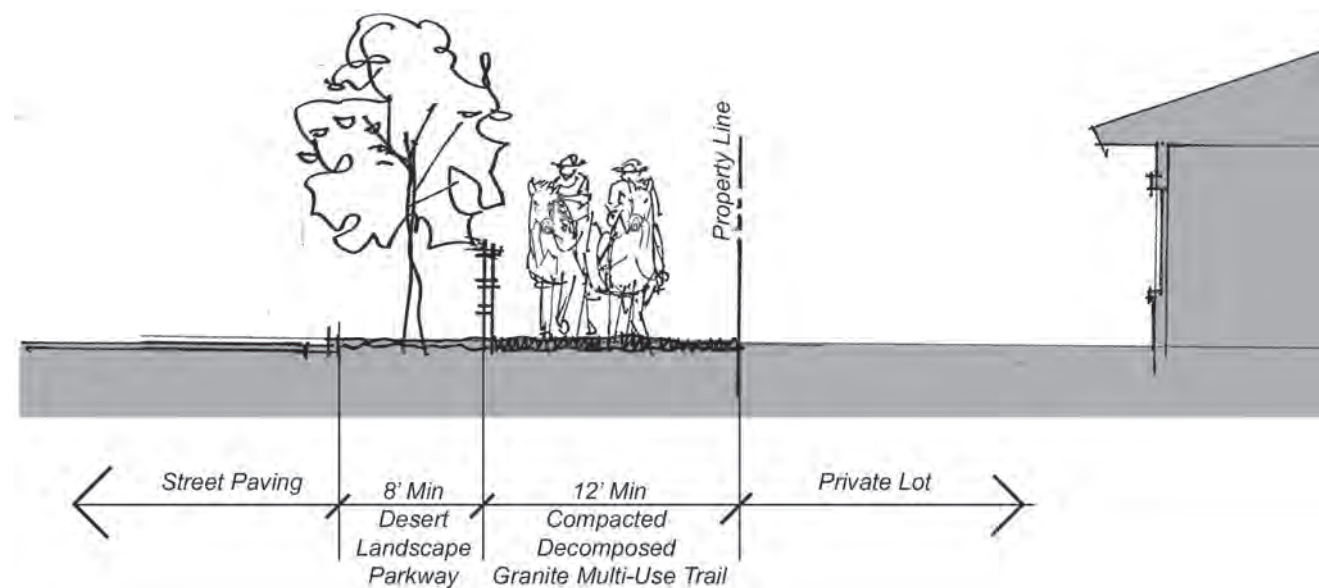
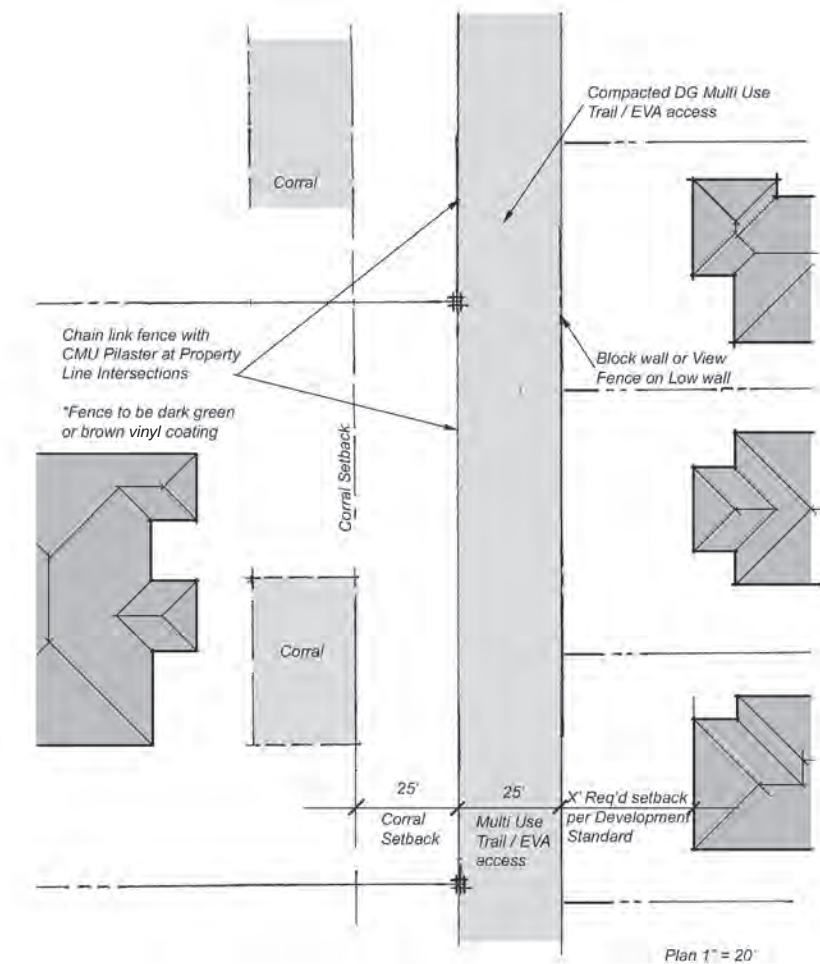




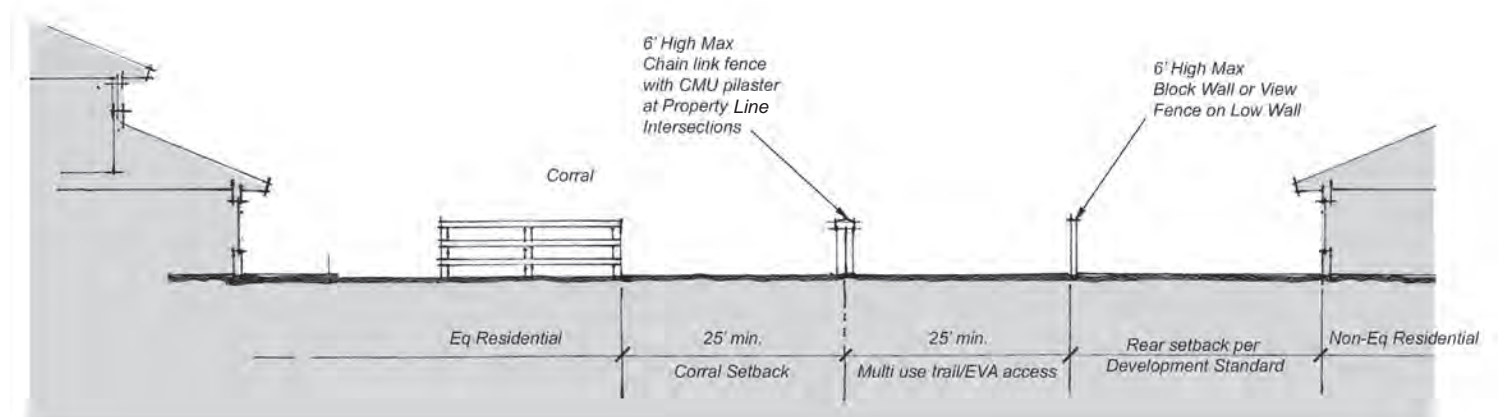




EXAMPLE OF DRIVEWAY APPROACH AND MULTI-USE TRAIL



MULTI-USE TRAIL IN FRONT OF RESIDENCE






















EXAMPLE OF MULTI-USE TRAIL BETWEEN EQUESTRIAN AND NON-EQUESTRIAN LOTS

Notes: Vinyl coated chainlink may be used at internal property lines of Equestrian lots along multi-use trails. Equestrian Lots adjacent to Fairview Creek, its tributaries or parallel to and visible from Cahuilla or Chicago Roads shall be "View Fence" as defined by Exhibits 5-10 and 5-11.

Fairview Mountain

Granite Mountain Range

Legend

-  Transit Stop
-  1/4 Mile Transit Radius
-  1/2 Mile Transit Radius
-  Proposed Victor Valley Transit Route
-  Village Boundary
-  Village
- Land Use**
-  RL-2 (SP)
-  RS-1 (SP)
-  VL (SP)
-  R-EQ (SP)
-  L (SP)
-  LM (SP)
-  M (SP)
-  MH (SP)
-  CN (SP)
-  OS-R (SP)
-  OS-C (SP)
-  Water Feature
-  Circulation

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

FORMA 08.08

0 2000 Feet

Exhibit 6-6

TRANSIT STOPS CONCEPT PLAN

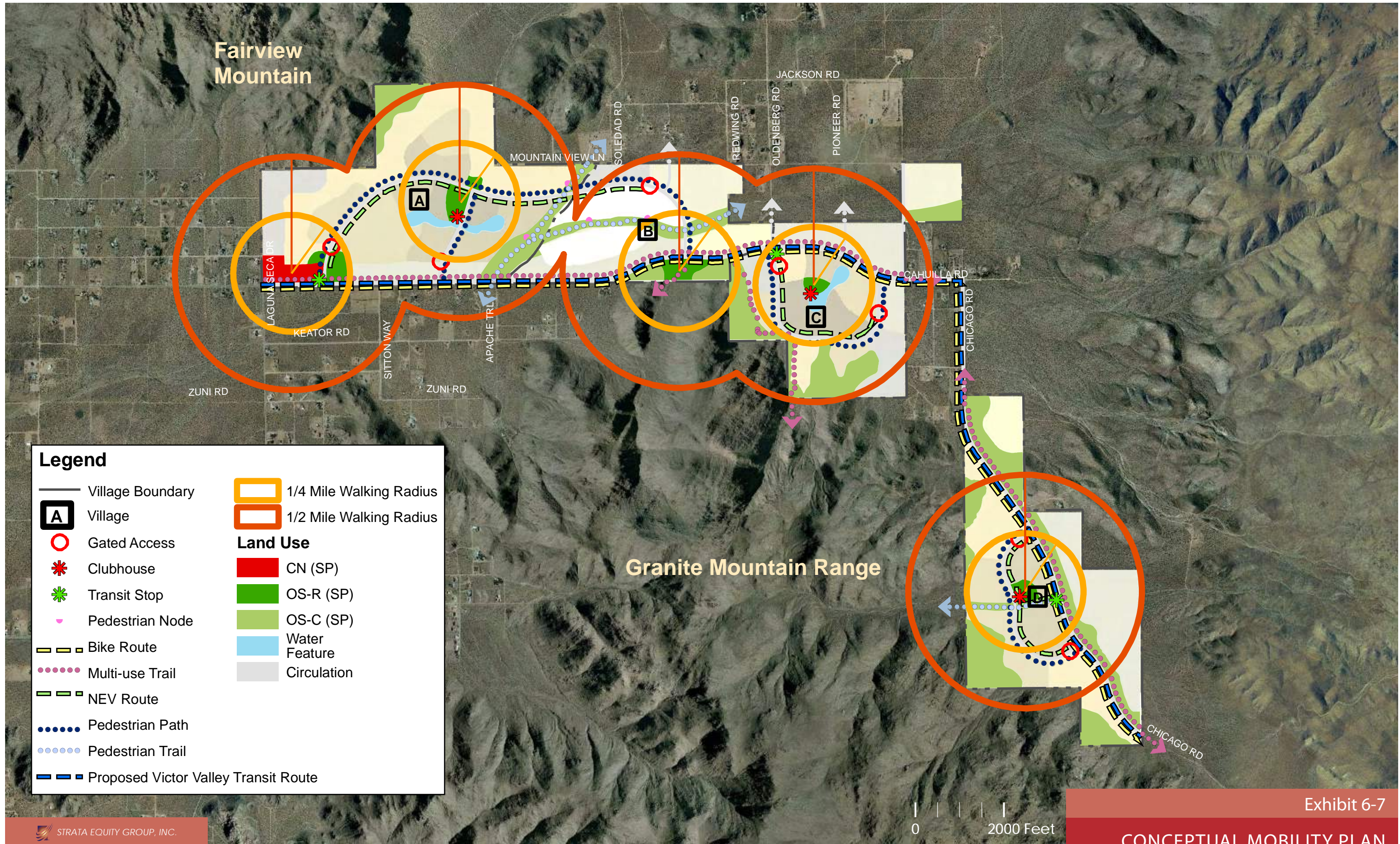


Exhibit 6-7

7 PUBLIC FACILITIES

7.1 PUBLIC FACILITIES AND SERVICES

Public facilities shall be provided for Hacienda at Fairview Valley. There will be parks and recreation areas, trails, public safety center, and provisions for services such as water, waste water, and drainage. Services and dry utilities such as electric, gas, telephone and cable TV currently exist in the Town of Apple Valley and may be extended easterly to the Specific Plan area. Fiber optics cables for telephone, internet, and video may be provided to service the Specific Plan area as well.

7.2 PARKS AND RECREATION

There are four park areas, also known as “Village Commons,” one within each Village and a community wide trail system that supports walking, jogging, and hiking. All parks are controlled access and serve the active adult community. Fairview Valley Equestrian Park in Village B provides public access into an equestrian friendly facility and a staging area for a trailhead into the Quail Spring area and Granite Mountains. Conceptual layouts and amenities for the Village Parks are illustrated in this section.

Village A provides a private park in the Village Common’s area so that outdoor recreation activities can occur. The park location is central to the Village and is anticipated to be the focal point of the community where activities and social interaction take place. Refer to Exhibit 7-3, Conceptual Village A and B Recreation Area.

Village B provides a public park site at the base of the Granite Mountains. Fairview Valley Equestrian Park is planned to be equestrian friendly and supports riding areas and equestrian facilities. It is envisioned that residents and nearby neighbors are able to visit this location and gain access to the Granite Mountains through a trailhead. It also functions as a staging area for horseback riding. Refer to Exhibit 7-1, Conceptual Fairview Valley Equestrian Park Plan. Additionally, active adult residents within Village B may utilize the recreation area located in Village A subject to use agreements and/or HOA provisions regarding use.

Village C is planned to have a private park location central to the Village and supports the Village Commons clubhouse or similar use. The intent is to provide an active and social recreation area central to the Village. Refer to Exhibit 7-4, Conceptual Village C Recreation Area. Village C also provides a trailhead staging area at Quail Spring Park for active adult residents to venture into the Granite Mountains. Refer to Exhibit 7-2, Conceptual Quail Spring Neighborhood Park Plan.

Village D is similar to Villages A and C in that the private park area is central to the Village and supports clubhouse facilities and similar recreational outdoor activities. It is also anticipated that a trail head supports access to Horse and Amaral Springs and access to the

Granite Mountains located westerly of this park. Refer to Exhibit 7-5, Conceptual Village D Recreation Area.

The trail system supports a backbone multi-use trail system along Cahuilla and Chicago Roads. Each individual Village may connect to this trail system and provide pedestrian access to multiple facilities and Villages. In addition, each Village may have its own internal pedestrian trail system since most of the active adult areas are behind controlled access points. Trail systems are planned to link parks, natural areas, residential areas, transit stops, and the commercial system where individuals may walk to commercial retail services.

Refer to Exhibit 6-7, Conceptual Mobility Plan, and Exhibit 6-6, Transit Stops Concept Plan.

7.3 SCHOOLS

School sites are not planned for the Hacienda at Fairview Valley Specific Plan. It is anticipated that approximately 200 K-12 students would reside within the Specific Plan area in that the majority of the residential land uses support active adult lifestyles. The master developer is subject to school district fees as required by the Apple Valley Unified School District.

7.4 FIRE AND EMERGENCY RESPONSE

A public safety facility is supported in the neighborhood commercial location where approximately 2 acres of land are provided for a Fire Station and Police contact station. Refer to Exhibit 5-5, Commercial and Public Safety Center Concept Plan for the facility location within the planned (CN) commercial center. Staffing, firefighting apparatus, and service agreements are anticipated to be operated by San Bernardino County with support from local agencies through a joint services agreement. Further review and analysis of the fire department needs are evaluated within the certified EIR for Hacienda at Fairview Valley.

7.5 LAW ENFORCEMENT

Law enforcement services are planned to be provided by San Bernardino County Sheriffs department. Department needs are determined by the anticipated population for the community. As planned for fire services, the sheriff's department is planned to have allocated space within the Public Safety Center for a contact station for law enforcement officials. This assist for staging, "checking in" and administrative support with the sheriffs department if officers are necessary to operate out of a subregional facility. Refer to Exhibit 5-5, Commercial and Public Safety Center Concept Plan for conceptual location and layout within the (CN) commercial center.

7.6 WATER

Hacienda at Fairview Valley is within the Apple Valley Ranchos Water Company (AVR) service area but is not currently served by the Water Company. AVR currently has facilities and a service area within a mile to the west of the site. Presently, the residents in the vicinity of the Specific Plan draw water from onsite wells or have access to water that is commercially transported into the region.

Development of the Specific Plan area will require water mainline service extensions, booster pump stations, and water tank facilities to be designed during subsequent tentative tract map and final tract map processes through the County.

Due to its size and natural elevation changes, the site may require the construction of up to three (3) water tank/reservoir areas. Each area would provide space to locate one potable water tank, for domestic uses, and one reclaimed water tank, for irrigation and other common area uses, adjacent to each other, if needed. Several wells exist on the site which are no longer in service. These wells may be analyzed for potential reuse and new well sites may be placed on the site to provide a supplemental water source, following appropriate County procedures. Refer to Exhibit 7-6, Conceptual Water Plan, for location of existing and proposed facilities. As shown on Exhibit 7-6 as Site 1, Site 2, and Site 3A or Site 3B, there are a maximum of three separate water tank/reservoir locations planned, including on-site and off-site locations, the final number and location will be coordinated with AVR and approved by the County during tentative tract map and final map processes once rough pad elevations are established for planning areas within each Village in order to determine appropriate tank and pipe sizing and optimal site location.

Refer to Water Supply Assessment prepared for the Specific Plan, under separate cover for a discussion of water resources.

Reclaimed water pipes ("purple pipes") shall be installed by phase during construction of the backbone infrastructure located within street right of ways. This will allow for hook-up when the reclaimed water system becomes available.

7.7 WASTEWATER

The Hacienda at Fairview Valley is a planned community development with four overall phases (Village A, Village B, Village C and Village D) which will be constructed over time. Villages A, B and C are contiguous parcels to one area and Village D is planned on a separate area. This conceptual plan will analyze different collection, treatment, and reuse alternatives for the three villages.

The planned development is located in the Victor Valley area. This area is located in the high desert with an average of 7 inches of rain or less per year. The existing development in the Victor Valley has been over drafting the groundwater supply and is now under adjudication for groundwater pumping. The Mojave Water Agency imports State Project water to supplement the local groundwater supply. Reuse of wastewater effluent is strongly encouraged to reduce

the demand on the local groundwater supply and importation of State Project water to augment the local groundwater.

Currently, a regional wastewater entity, the Victor Valley Wastewater Regional Agency (VWVRA), treats most of the sewage in the Victor Valley. The local cities and County areas have regional sewer interceptors that transport the sewage to the Regional wastewater treatment facilities. There are a number of rural and low density housing areas that have septic systems for wastewater treatment in the Victor Valley. Currently, the use of septic tanks is limited to residential lots with $\frac{1}{2}$ acre or more by the Lahontan Regional Water Quality Control Board.

The majority of Hacienda at Fairview Valley is planned to have residential densities that are greater than the $\frac{1}{2}$ acre minimum and will require greater wastewater treatment than septic tank systems provide. There is a total of approximately 440 acres planned with 299 planned residential units on lots greater than $\frac{1}{2}$ acre that would qualify for septic tank systems. Wastewater collection system, wastewater treatment and effluent disposal or reuse will be required for the remaining approximately 686 acres with 2,815 planned residential units on lots smaller than $\frac{1}{2}$ acre within Hacienda at Fairview Valley.

7.7.1 Sewer Collection Systems

1. All Residential Lots less than $\frac{3}{4}$ Acre

Each of the Villages (A, B, C and D) is recommended to have their own sewer collection. The collection system is recommended to meet the Town of Apple Valley's specifications and requirements for collection systems. Each of the three Villages' collection system is recommended to gravity to the lowest point and connects to an on-site wastewater treatment system.

2. All Residential Lots $\frac{3}{4}$ Acre or Larger

Those parcels that are $\frac{3}{4}$ of an acre or larger are recommended to have on-site septic tanks and leach lines for their treatment and disposal.

7.7.2 Wastewater Treatment Systems

1. Initial Phases

Each of the Villages is recommended to have its own wastewater treatment system. The initial phases of each Village are recommended to have a package treatment system. The package treatment system is recommended to be sized to handle the first 200 to 250 residential units. When the package treatment system reaches 80% capacity, the permanent wastewater treatment system will be designed and approved by the County. Village A is planned to be the first Village developed. When Village A has 180 to 200 residential units connected to the package treatment plant the permanent treatment system would start construction. When the permanent treatment system is connected to Village A, the package treatment system would then be disconnected and relocated to service Village B's first phase.

2. Permanent Wastewater Treatment System

The type of wastewater treatment system is recommended to be SBR systems with filtration and disinfection. Filtration and disinfection is recommended to prevent solids from clogging the subsurface emitters and disinfection is recommended to inhibit algae growth in the irrigation pipelines and emitters. Each Village is recommended to have its own wastewater treatment plant. The treatment system is recommended to have a computerized control system and telemetry to minimize operations man hours and time.

The recreational water features illustrated on the Conceptual Land Use Plan, Figure 5-1 will serve as integral components of the overall wastewater treatment system. During initial development phases, the source of water for these water features may be: diverted wastewater from another location or potable water from the water company. Once critical mass is reached to support the water levels through reclaimed or treated water and storm drainage systems, any potable water or treated groundwater would be utilized for residential or commercial development within the Specific Plan Area. Another option for the water features is for them to remain as OS-C open space areas until the critical mass of development and resulting wastewater and storm water is reached. Refer to Section 5.2.3, Open Space, for provisions related to this option.

7.7.3 Wastewater Effluent Disposal and Reuse

To allow for maximum reuse of the wastewater effluent for landscape irrigation, subsurface drip irrigation is recommended. Subsurface drip irrigation can be up to 4 times more efficient than above ground irrigation. Less monitoring and reporting is required and Title 22 requirements are not necessary. No wet weather storage is required for subsurface drip irrigation disposal systems for the wastewater effluent. A limited number of seepage pits are recommended as back up disposal for the subsurface drip irrigation system. The subsurface drip irrigation system will have separate irrigation stations that can be out of service for maintenance or repairs without affecting the disposal system as a whole.

Subsurface drip irrigation requires more maintenance than above ground irrigation, and the subsurface emitters must be replaced every 10+ years. Subsurface drip irrigation systems normally have one emitter for each plant shrub or tree. Turf is not recommended for subsurface drip irrigation systems. Turf also uses up to 3 to 5 feet of water per square foot per year. Turf is not considered to be the best use of the limited water supply for the Victor Valley and is not recommended for the reuse of wastewater for Hacienda at Fairview Valley.

The wastewater system concept is illustrated in Exhibit in Exhibit 7-7, Conceptual Wastewater Plan.

7.8 GRADING

The purpose of this section is to discuss the overall grading concept for Hacienda at Fairview Valley. Several grading schemes will be utilized within the development. All grading will be performed to the appropriate standards of the County of San Bernardino.

Larger lot subdivisions (3/4 acre and larger) are planned to be graded to avoid significant impact to the existing conditions. Lots of 3/4 acre or larger shall not be mass graded or cleared of all native vegetation including Joshua Trees. Disturbance shall be limited to the installation of building pads, driveways, landscaping or other reasonable uses associated with the primary land use including fire clearance areas.

Rural local streets are narrower to minimize grading. Buildable pads will be elevated for drainage protection and consideration for the balance of the lots are planned to remain natural to preserve native vegetation and rock features. Smaller lot subdivisions are planned for standard grading techniques as required for earthwork balance, infrastructure improvements and usable private yard areas. Grading will be performed on phased basis to minimize impacts such as erosion and air pollution from wind borne dust.

It is anticipated that the grading will be contained within the Specific Plan boundaries. Overall grading plans shall be designed so that no import or export from the site is required. Interim stockpiles are permitted pursuant to County standards, but shall be maintained to reduce wind borne dust.

The overall grading concept is illustrated in Exhibit 7-8, Conceptual Grading Plan.

7.9 DRAINAGE

Hacienda at Fairview Valley is located in the Apple Valley Sphere of Influence area within San Bernardino County. The area does not have a drainage master plan associated with it. The entire site is tributary to Fairview Creek. Fairview Creek traverses west through the Specific Plan Area and exits out at Cahuilla Road and eventually terminates at the Apple Valley Dry Lake in the town of Apple Valley. The site has a large tributary watershed characterized by steep mountains, including Fairview Mountain and the Granite Mountain Range.

Fairview Creek is a large wash that winds through the floor of Fairview Valley. In a 100-year event storm, the creek flows at a rate of $\pm 8,000$ c.f.s. The creek has a gentle slope of 1% to 3% in the upper reaches within the Specific Plan Area.

Exhibit 7-9, Conceptual Storm Drain and Basins Plan, depicts the preliminary drainage concept for the site. Flood protection is assured through a system of channels, levies, pipes, flood walls, detention basins and recreational water features. The recreational water features illustrated on this exhibit and the Conceptual Land Use Plan, Figure 5-I will serve as integral components of the overall drainage system.

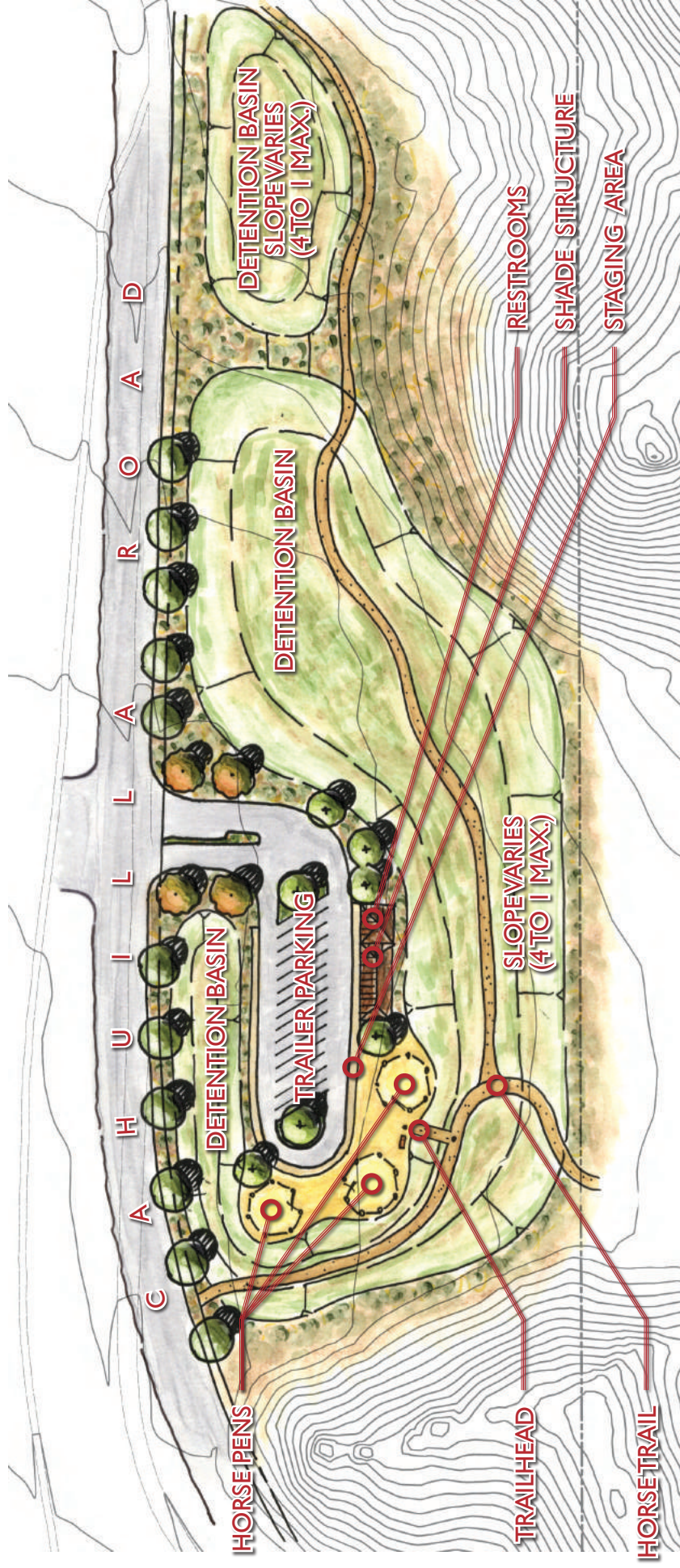
The Specific Plan will mitigate the effect of increased runoff from project development to downstream property owners. Increased runoff will be mitigated with the use of detention basins.

Refer to “Hacienda at Fairview Valley Specific Plan Drainage Report” by Allard Engineering (under separate cover) for pre- and post-development drainage conditions and appropriate water quality and stormwater flood protection improvements. This report also includes construction and operational Best Management Practices (BMPs) consistent with Regional Water Quality Control Board (RWQCB) requirements for the region. All relevant BMPs shall be incorporated into Tentative Tract and Final Map preparation within the Specific Plan Area.

7.10 WASTE MANAGEMENT

Waste Management Services are planned to be serviced by the current provider for Fairview Valley. Further discussion for solid waste services are discussed in the Environment Impact Report.

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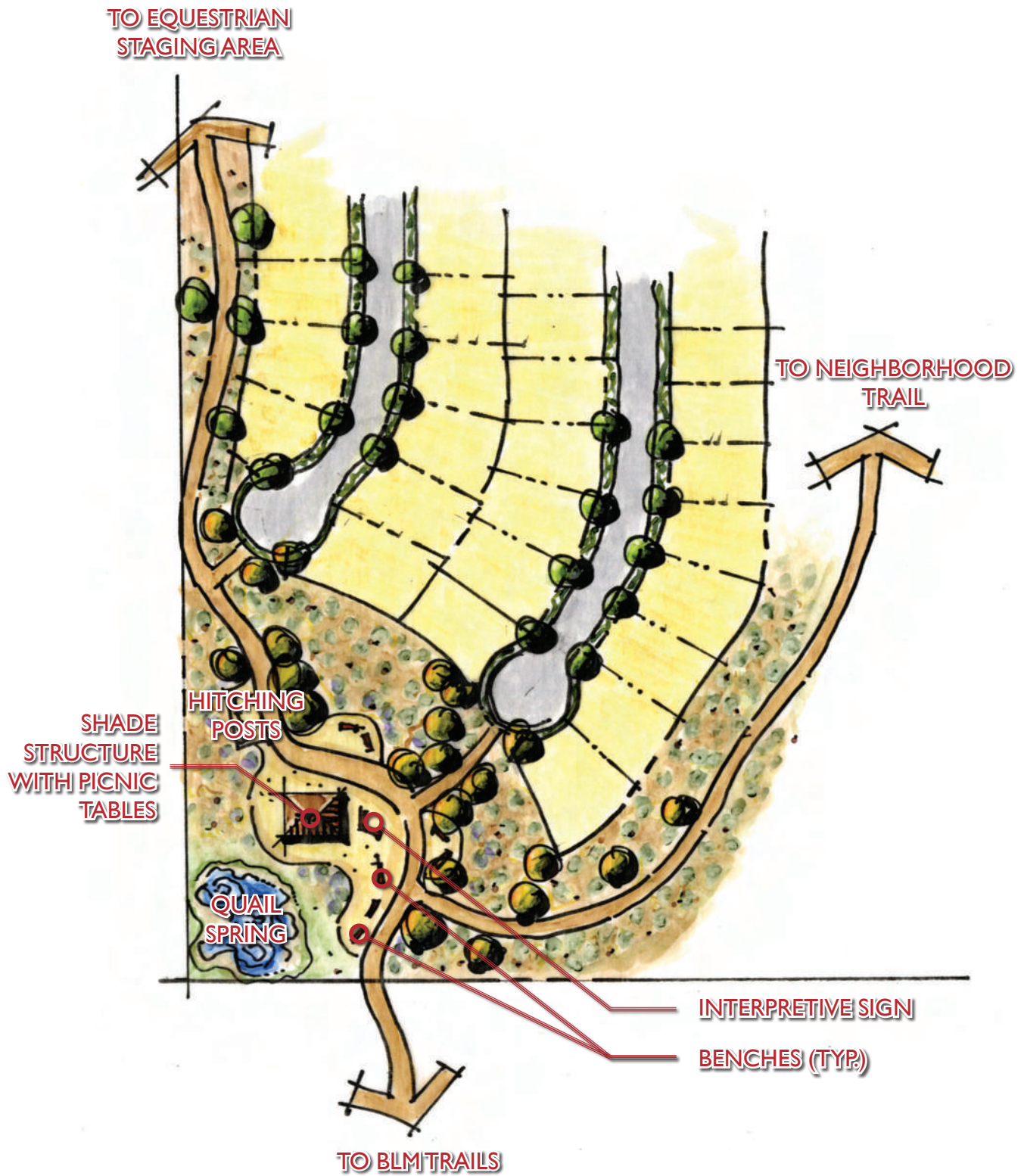


Exhibit 7-2

QUAIL SPRING NEIGHBORHOOD PARK PLAN



Exhibit 7-3

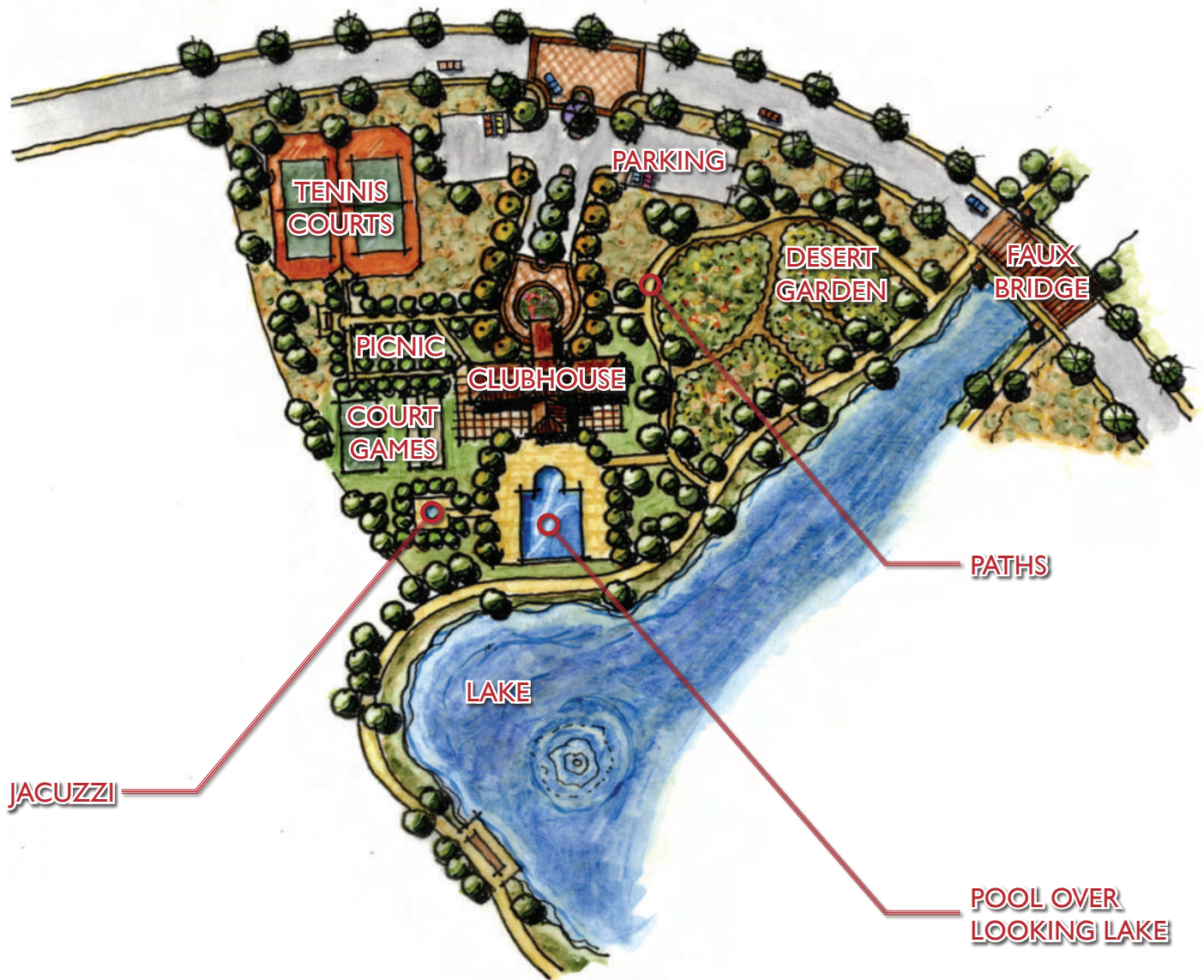


Exhibit 7-4

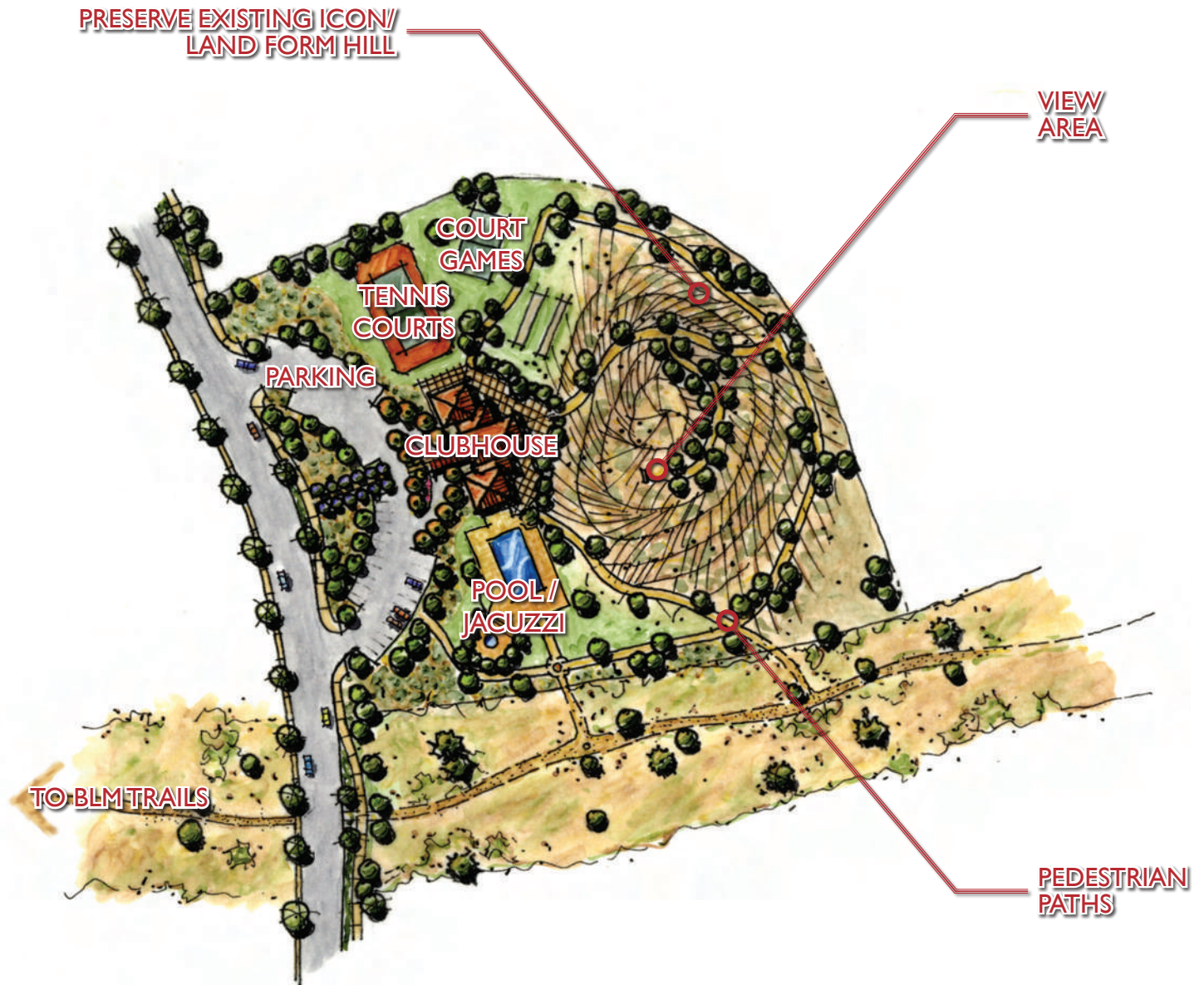
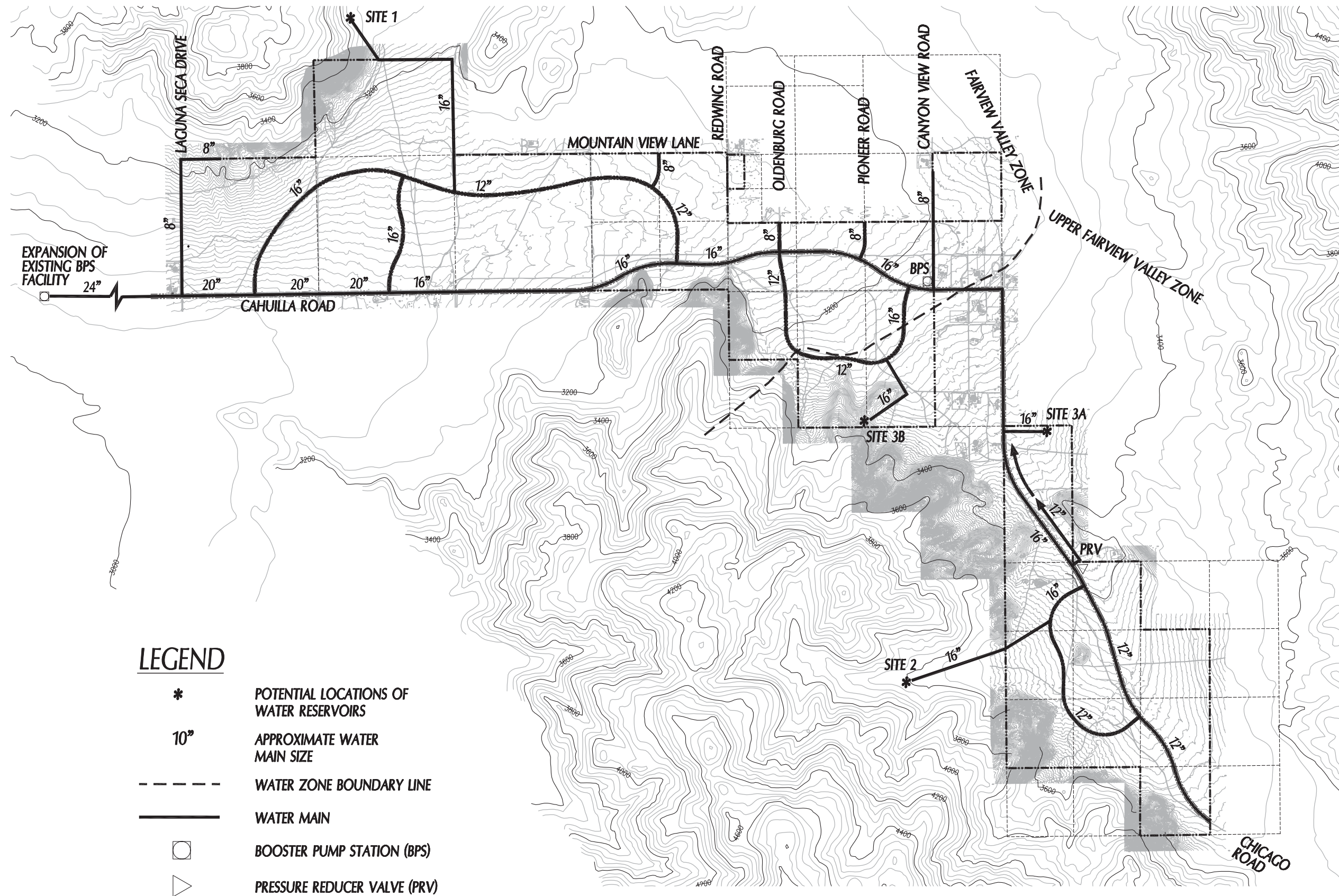
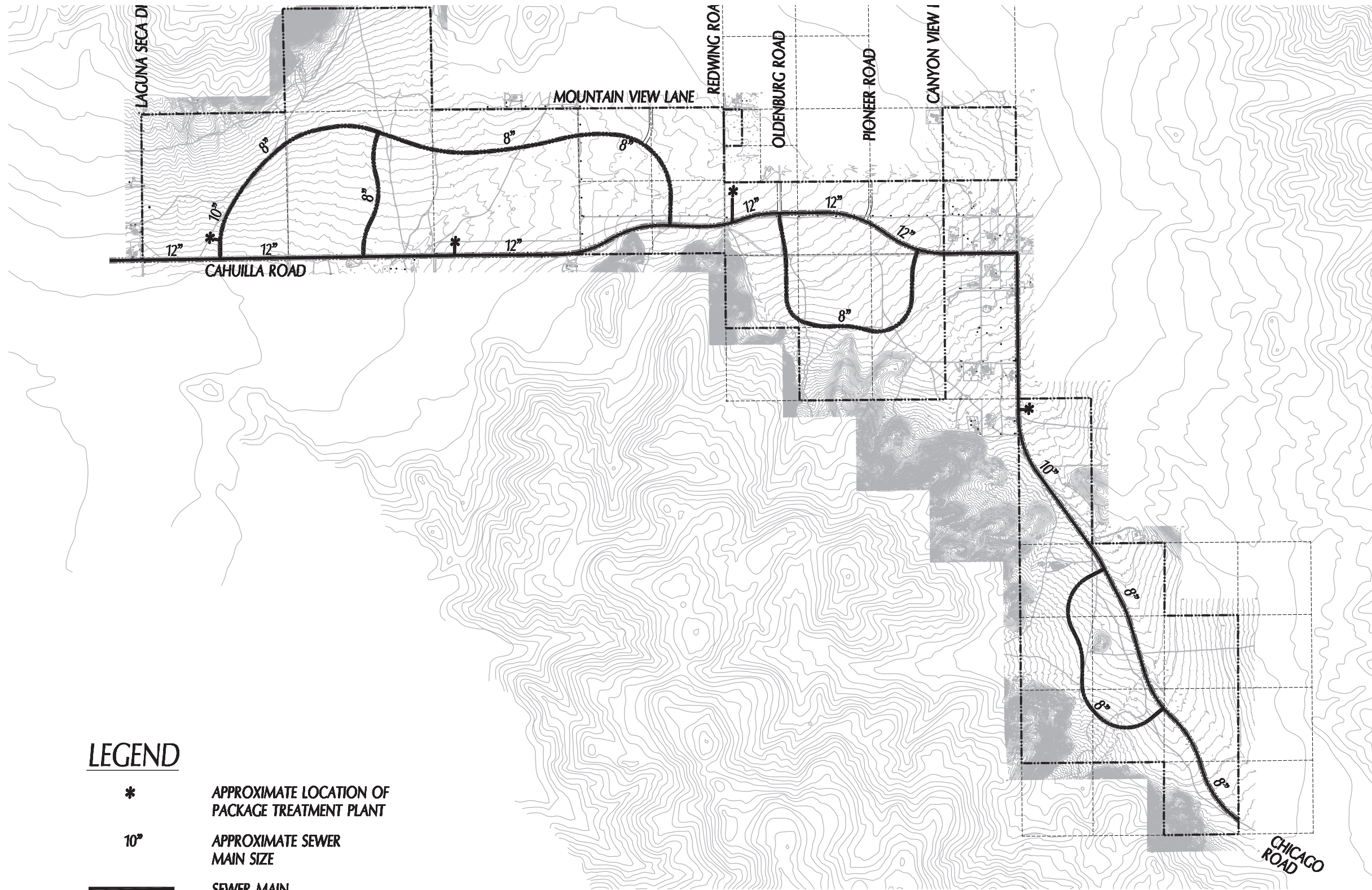


Exhibit 7-5

CONCEPTUAL
VILLAGE D
RECREATION AREA





LEGEND

*

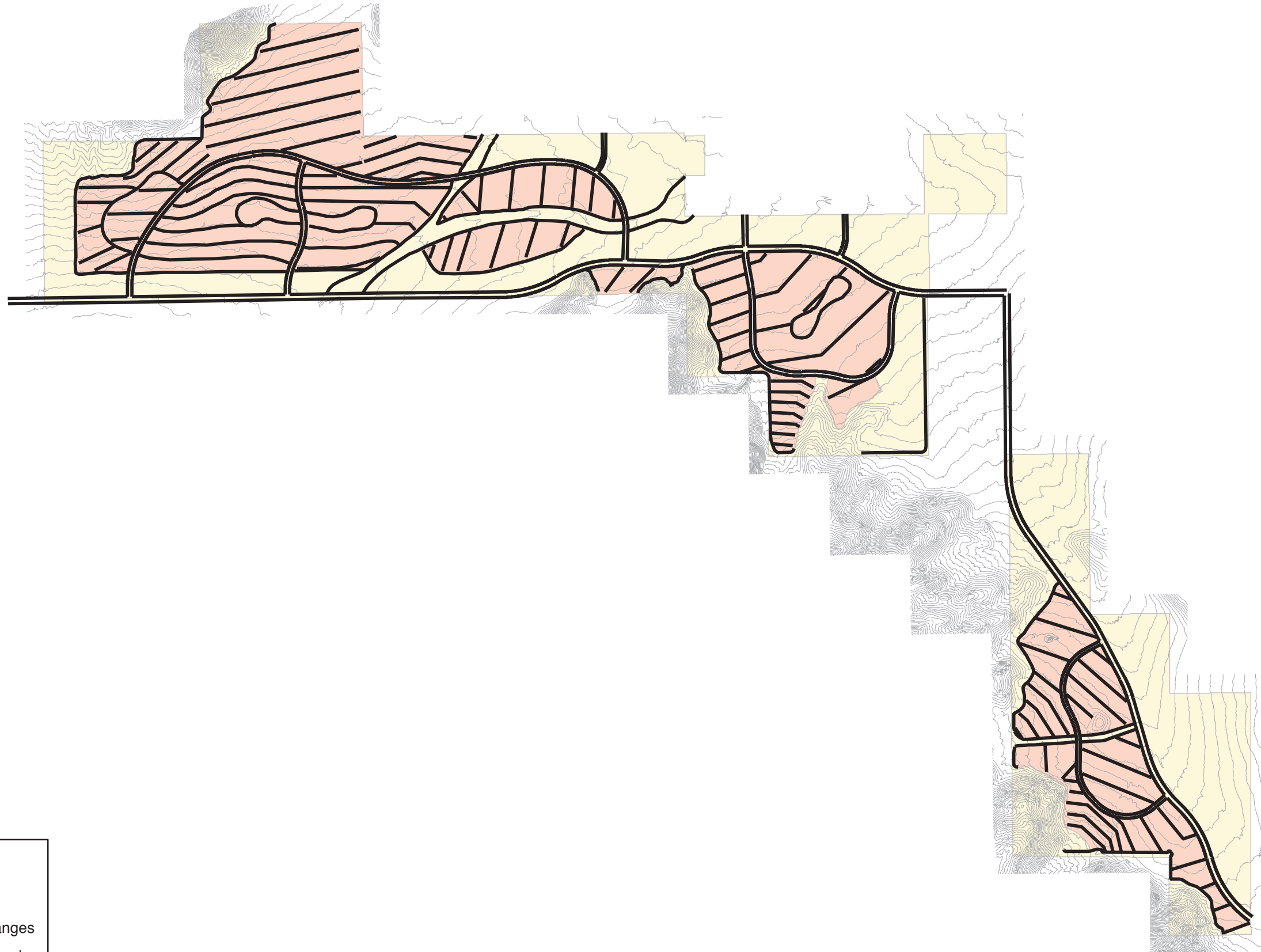
APPROXIMATE LOCATION OF
PACKAGE TREATMENT PLANT

10"

APPROXIMATE SEWER
MAIN SIZE



SEWER MAIN

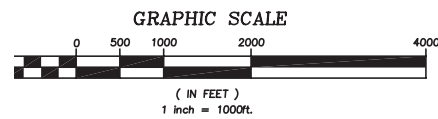
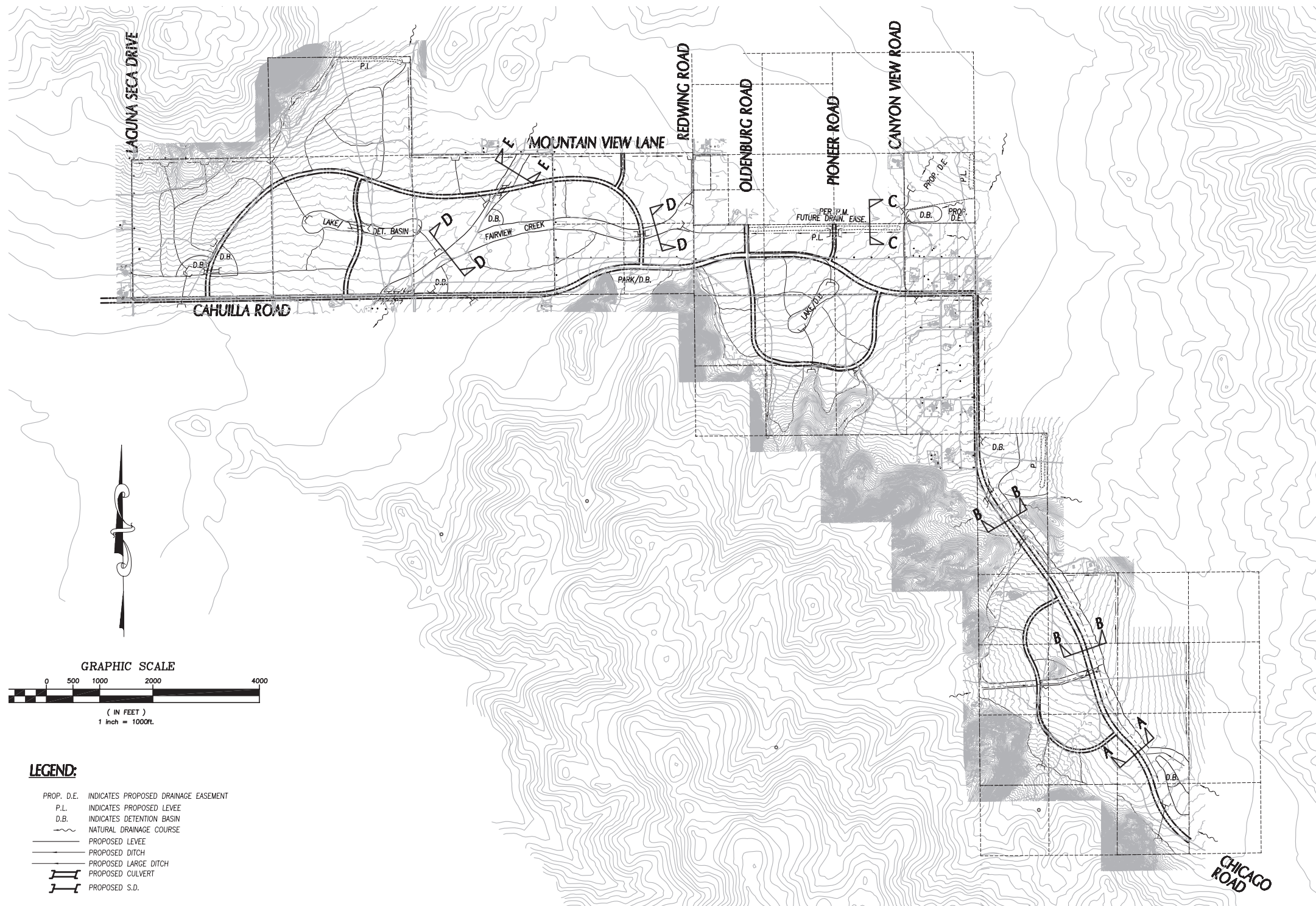




Legend

Grading

-  Natural Grade Changes
-  Phased Contour Grade



LEGEND:

- PROP. D.E. INDICATES PROPOSED DRAINAGE EASEMENT
- P.L. INDICATES PROPOSED LEVEE
- D.B. INDICATES DETENTION BASIN
- NATURAL DRAINAGE COURSE
- PROPOSED LEVEE
- PROPOSED DITCH
- PROPOSED LARGE DITCH
- PROPOSED CULVERT
- PROPOSED S.D.

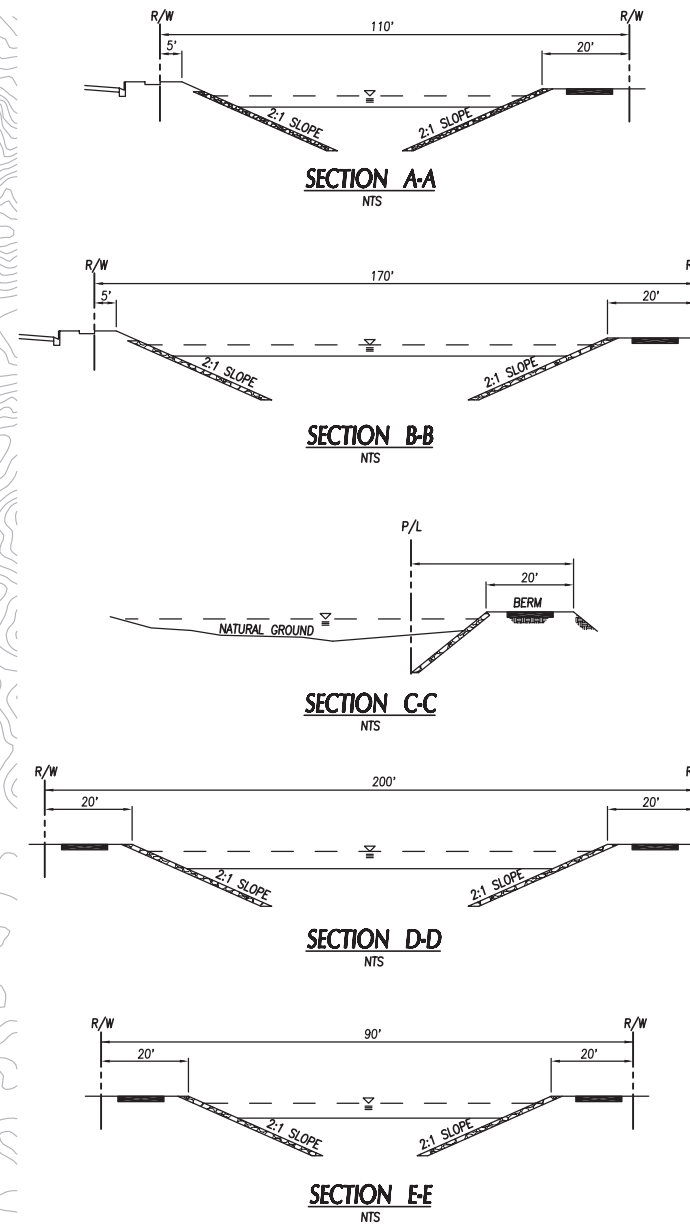


Exhibit 7-9

CONCEPTUAL STORM DRAIN
AND BASINS PLAN

STRATA EQUITY GROUP, INC.

HACIENDA
at Fairview Valley

FORMA 09.07

8 GREEN DEVELOPMENT SYSTEMS

8.1 DEFINITION AND OBJECTIVES

8.1.1 Introduction

San Bernardino County and all of California will experience significant population growth over the next 50 years. According to a report released in July 2007 by the State Department of Finance, the population in San Bernardino County is projected to reach 3.66 million by 2050. This is an increase for the County of over 1.6 million people from its current population.

The question therefore is not will the High Desert of San Bernardino County grow, but rather how will the High Desert grow?

This Specific Plan creates a regulatory framework which responds to this important how question with the answer “with Green Development”. The Green Development Goals and Efficiency Provisions contained in the Specific Plan, and summarized in this chapter, are intended to result in a superior community development which reduces greenhouse gas emissions and conserves water and energy resources, as consistent with the California Global Warming Solutions Act (AB 32).

8.1.2 Definition

“Green Development” is not a term with one concise, universal definition; rather it embodies a focused design and development approach with an overarching principle of creating and maintaining human settlement patterns in an environmentally sensitive manner. For this Specific Plan, the definition is restated this way: “Green Development” accommodates inevitable human population growth by creating quality living environments which maximize the livability and functionality of human spaces while integrating the ecological and cultural integrity of the natural environment in which they are situated.

8.1.3 Goals

Four (4) Green Development goals are incorporated here to guide the implementation of the Specific Plan towards the Green Development principle.

- **Goal 1 - Land Use Efficiency** - Respect the natural site, increase land use efficiency, reduce greenhouse gas emissions and increase public health of residents and surrounding neighborhoods.
- **Goal 2 - Transportation Efficiency** - Increase overall transportation system efficiency, reduce greenhouse gas emissions and decrease demand for gasoline powered vehicles.

- **Goal 3 - Water Efficiency** - Increase water use efficiency, decrease water use demand and thereby decrease energy use associated with water supply and conveyance.
- **Goal 4 - Energy Efficiency** - Increase use of renewable energy sources, increase energy efficiency, reduce greenhouse gas emissions and decrease energy demand.

These goals will be achieved through the Specific Plan regulations which govern the design and implementation of land use patterns, infrastructure, buildings, energy systems, landscapes and other features at the subject site. These Specific Plan provisions are summarized below as they relate to each goal. The Specific Plan section where the full provision is located and/or the relevant exhibit is identified in (parentheses) is indicated below.

8.2 LAND USE EFFICIENCY

The following Green Development provisions are incorporated in this Specific Plan to respect the natural site, increase land use efficiency, reduce greenhouse gas emissions, and increase public health of residents and surrounding neighborhoods.

1. Preserves in place over 250 acres of natural open space comprising scenic foothills, significant boulder groupings and natural drainage courses including Fairview Creek. (Refer to Exhibit 5-9, Conceptual Open Space and Recreation Plan.)
2. Preserves in place the natural feature “Quail Spring” and restores its aesthetic and functional value through clean up, siting of adjacent park and trail access, maintenance and protection. (Refer to Exhibit 7-2, Quail Spring Neighborhood Park Plan.)
3. Establishes compatibility with existing, adjoining Fairview Valley development via location of larger lot sizes to establish compatible community character along perimeter of project areas. (Refer to Exhibit 5-9, Conceptual Open Space and Recreation Plan.)
4. Respects adjacent Town of Apple Valley’s requirements for a maximum of two dwellings per acre. (Refer to Chapter 5, Land Use.)
5. Provides a public Equestrian Park and Trail Staging Area at a convenient location for use by all residents of Fairview Valley and eastern Apple Valley, thereby limiting truck and trailer trips to farther facilities. (Refer to Chapter 3, Jurisdictional Relationship and Chapter 5, Land Use.)
6. Provides a Neighborhood Commercial and Public Safety center at a location within the valley which will reduce vehicle miles traveled for daily retail needs for existing and future residents and thereby reduce vehicle emissions. (Refer to Exhibit 5-5, Commercial and Public Safety Center Concept Plan.)

7. Locates highest density of homes / people near Community Recreation Areas and Neighborhood Commercial center. Refer to Exhibit 5-1, Conceptual Land Use Plan. (Refer to Exhibit 5-5, Commercial and Public Safety Center Concept Plan.)
8. Establishes maximum dwelling sizes for each land use designation to facilitate the reduction of the carbon footprint associated with the operational requirements of oversized houses. (Refer to Table 5-2, Large Lot Residential Site Development Standards and Table 5-4, Active Adult Residential Site Development Standards.)
9. Provides a primarily active adult/senior resort community which results in a more self-contained development, thereby reducing vehicle trips. (Refer to Chapter 5, Land Use.)
10. Requires incremental site grading prior to construction of each phase, rather than mass site clearance, to reduce air pollution from wind blown dust particles. (Refer to Exhibit 7-8, Conceptual Grading Plan and Appendix D, Community Design Guidelines.)
11. Requires preservation in place and/or relocation of existing on site Joshua Trees per a Joshua Tree Management Program adopted by the County. (Refer to Section 5.5.1, Community Landscape and Section 9.2.6 Joshua Tree Management Program.)

8.3 TRANSPORTATION EFFICIENCY

The following Green Development provisions are incorporated in this Specific Plan to increase overall transportation system efficiency, reduce greenhouse gas emissions, and decrease demand for gasoline powered vehicles.

1. Locates recreation areas and parks within walking distance of the majority of active adult residences to limit daily vehicle trips. (Refer to Exhibit 6-4, Conceptual Mobility Plan.)
2. Establishes maximum speed limits on all private streets that accommodate Neighborhood Electric Vehicles (NEVs) with convenient access to recreation areas and the Neighborhood Commercial center. (Refer to Exhibit 6-4, Conceptual Mobility Plan.)
3. Designates multiple transit stops to service future public transportation routes. (Refer to Exhibit 5-5, Transit Stops Concept Plan.)
4. Maintains and improves road access to existing, adjoining development. (Refer to Exhibit 6-1, conceptual Circulation Plan and Exhibit 6-2, Road Extension Improvements.)

5. Provides miles of community trails providing connections to recreation, shopping and regional trail systems. (Refer to Exhibit 6-4, Conceptual Mobility Plan.)
6. Requires the majority of local cul-de-sac streets, if utilized on future tract maps, to have open pedestrian access to an adjacent street's sidewalk, trail, or open space to encourage walking within and between neighborhoods. (Refer to Exhibit 5-6, Preferred Cul-de-Sac Examples.)

8.4 WATER EFFICIENCY

The following Green Development provisions are incorporated in this Specific Plan to increase water use efficiency, decrease water use demand, and thereby decrease energy use associated with water supply and conveyance.

1. Requires a minimum of 90% of all non-turf planting areas in common areas and street right of ways to utilize drought tolerant and/or native plant materials. (Refer to Section 5.5, Landscape Concept Plan.)
2. Establishes a maximum percentage of turf grass coverage in common and residential front yards for lots $\frac{3}{4}$ acre and larger (19% max.) and less than $\frac{3}{4}$ acre (28% max.). (Refer to Section 5.5, Landscape Concept Plan.)
3. Eliminates "non-functional" turf grass coverage allowed in recreation areas. (Refer to Section 5.5, Landscape Concept Plan.)
4. Provides a wastewater treatment system which reuses reclaimed water to irrigate common area and street right of way landscape. (Refer to Chapter 7, Public Facilities.)
5. Requires micro-irrigation systems for watering of plants within common areas and street right of ways. (Refer to Section 5.5, Landscape Concept Plan.)
6. Specific Plan Design Guidelines strongly encourage incorporation of water saving features and technologies within residential and commercial buildings. (Refer to Chapter 7, Public Facilities and Appendix D, Community Design Guidelines.)
7. Provision of community pool(s) at the community recreation areas within convenient distance from the majority of active adult homes reduces the need for private pools at individual homes thereby decreasing supplemental water requirements at individual lots. (Refer to Exhibit 7-3, Conceptual Village A and B Recreation Areas and Exhibit 5-1, Conceptual Land Use Plan.)

8.5 ENERGY EFFICIENCY

The following Green Development provisions are incorporated in this Specific Plan to increase use of renewable energy sources, increase energy efficiency, reduce greenhouse gas emissions, and decrease energy demand.

1. Requires that a minimum of 25% of the total residential units constructed within the Specific Plan Area shall be powered primarily by solar energy. (Refer to Chapter 5, Land Use.)
2. Establishes a “dark sky” policy which limits street lighting and thereby the electricity requirements to decision making points (e.g., street intersections), night-use recreation areas or where County public safety officials deem them necessary. (Refer to Section 5.4.13, Dark Sky Regulations.)
3. Encourages home orientation with the majority of window areas facing due north and south, by designing local streets in a predominantly east-west direction, to minimize transfer of heat generated by early morning and late afternoon summer sunlight through windowed surfaces. Conversely in the winter, exposed windows on the southern side of a home take advantage of the natural heating and lighting effects of the low sun position. (Refer to Appendix D, Community Design Guidelines.)
4. Provision of community pool(s) at the community recreation areas within convenient distance from the majority of active adult homes reduces the need for private pools at individual homes thereby decreasing pool equipment energy requirements at individual lots. (Refer to Chapter 7, Public Facilities.)
5. Specific Plan Design Guidelines strongly encourage recycling of viable construction waste and reuse of wood construction waste as on-site mulch. (Refer to Appendix D, Community Design Guidelines.)
6. Specific Plan Design Guidelines strongly encourage home and commercial construction which exceeds requirements of Title 24. (Refer to Appendix D, Community Design Guidelines.)

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9 IMPLEMENTATION

9.1 PURPOSE AND INTENT

Consistent with California Government Code and San Bernardino County Development Code Requirements for the preparation of Specific Plans, this Chapter includes a discussion of implementation measures for the Hacienda at Fairview Valley Specific Plan. Implementation is generally carried out through the application and processing of standard County approvals as set forth in the County Development Code. Whenever, the provisions contained herein conflict with those contained in the County Development Code, the provisions of this Specific Plan shall take precedence.

This chapter provides a discussion of the California Government Code provisions, which govern the amendment of this Specific Plan. Criteria are included, under which the County Board of Supervisors may approve Amendments to the Specific Plan. In addition, criteria are included, under which the Director of Land Use Services may approve minor modifications.

This chapter describes the Conceptual Development Program for implementation of the Specific Plan and a discussion of financing alternatives.

This chapter discusses the formulation, approval, and amendment of the Development Agreement established for the Hacienda at Fairview Valley Specific Plan.

This chapter also discusses the maintenance responsibilities of the various areas within the Specific Plan Area. Finally, this chapter discusses the formation and the responsibility of a Master HOA and Sub HOA(s) that may be necessary.

9.2 IMPLEMENTATION PROCEDURES

Following approval by the County, the Hacienda at Fairview Valley Specific Plan will serve as the implementation tool for the General Plan and the Development Regulations for the Specific Plan Area.

9.2.1 Specific Plan Adoption

This Specific Plan will be prepared, submitted, and approved in a manner consistent with California Government Code Section 65451, as well as all pertinent sections of the County Development Code. Adoption of this Specific Plan will be by Ordinance of the County Board, which is included in Appendix A of this document. The approved Specific Plan Area shall be designated on the General Plan Land Use Plan as Specific Plan (SP). Chapter 5 of this Specific Plan designates the Land Use Categories contained within this (SP) zoning district. Approval of the Specific Plan shall not be interpreted as waiving compliance with other provisions of the County Development Code, except in those instances where the Specific Plan expressly regulates a land use or development standard.

9.2.2 Minor Modifications

Allowing flexibility in the administration of the Specific Plan enhances the effectiveness of the Specific Plan as a comprehensive, “living” planning document.

Minor modifications to the approved Hacienda at Fairview Valley Specific Plan may be made by the Director of Land Use Services, provided that such changes are not significant and are consistent with the purposes and character of the approved Specific Plan. The following constitute minor modifications to the Specific Plan not requiring a Specific Plan Amendment.

1. Adjustments to Land Use boundaries per Table 5-I, Land Use Summary, resulting from final road alignments, geotechnical considerations or engineering refinements to the Parcel, Tentative Tract, or Final Tract Maps where such adjustments are consistent with the intent of this Specific Plan. Land Use boundaries are not dimensioned in the Specific Plan and shall be established by the Parcel, Tentative Tract, or Final Tract Map.
2. Changes to the total number of residential dwelling units for each Land Use may vary per Table 5-I, Land Use Summary, as long as the total number of dwelling units for each Land Use does not exceed the density or minimum lot size for that designated area and the total number of dwelling units for the Specific Plan does not exceed 3,114.
3. Tentative Tract Maps and/or Final Tract Maps for Land Use Designations may result in a decreased density than that shown on Exhibit 5-I as long as development standards for proposed lot sizes complies with those set forth in this Specific Plan (e.g., if tract map applicant proposes $\frac{3}{4}$ acre lots instead of 7,000 square foot lots, the (VL) $\frac{3}{4}$ acre development standards would apply).
4. Changes to the project infrastructure such as drainage, water and wastewater systems, and local road alignments, which do not have the effect of decreasing capacity.
5. Minor changes to the landscape materials, wall materials/locations, and streetscape design, which are consistent with the standards established in this Specific Plan.
6. Specific Plan Design Guidelines are incorporated within Appendix D. Minor modifications to portions of the guidelines do not require a Specific Plan Amendment if deemed consistent with overall Specific Plan and Design Guidelines per Director of Land Use Services.

The Applicant shall prepare a written request that addresses the nature of the modification(s) and how it complies with the adopted Specific Plan standards prior to the Director of Land Use Services making a written determination as to the consistency of a minor modification with the adopted Specific Plan standards. The Applicant's request shall be accompanied by appropriate graphic and/or technical information that supports the modification(s).

9.2.3 Changes to Approved Grading

If the final grade of a grading plan or adjustment in the field differs from that which was approved, the grading may be approved by the County Public Works Director and Deputy Director of Building and Safety and will not require a Specific Plan Amendment. Refer to Exhibit 7-8, Conceptual Grading Plan for preliminary grading design.

9.2.4 Amendments to the Specific Plan

An amendment to the Specific Plan will be required if any of the following occur:

1. Changes in the overall Specific Plan Area boundaries;
2. Substantial changes to the locations or amounts of the land devoted to specific land uses;
3. An increase in the overall number of dwelling units beyond the maximum permitted, as described in Chapter 5;
4. Major changes in the designated alignment or location of the backbone infrastructure system, including primary roads and utilities; and
5. A change in any other provision, purpose, or standard of the Specific Plan, which would significantly alter the basic intent, identity, or concepts of the Specific Plan.

Amendments to the Specific Plan will be processed in accordance with the provisions of the California Government Code, Article 6, Section 65450 through 65457, and reviewed and approved in accordance with Development Code, Chapter 9.03.

Initial development and construction shall be in accordance with this Specific Plan. Subsequent modifications and/or construction, such as room additions, remodels and construction of accessory structures shall be undertaken in accordance with the County Development Code.

9.2.5 Dedication of Infrastructure Systems

Public Facilities for water, wastewater and roadways are to be dedicated to respective County and appropriate agencies as negotiated with the Master Developer. Open Space Areas for flood control purposes are planned to be managed by the County Flood Control District. Areas managed by County Flood Control District shall have its own legal lot number and be dedicated to the District. Open space areas not dedicated to local agencies shall be maintained by the project's Homeowners Association or Community Facilities District.

Emergency Services such as Fire and Law Enforcement are supported in the Neighborhood Commercial area within a facility approximately 2 acres in total area, and shall be operated by appropriate agencies.

9.2.6 Joshua Tree Management Program

As part of the approval of this Specific Plan, the Hacienda at Fairview Valley Joshua Tree Management Program was prepared and adopted. This Program is consistent with County Development Code Chapter 88.01, Plant Protection and Management, and provides additional provisions and guidelines relating to grading parameters, construction activities and conservation areas within the Hacienda at Fairview Valley Specific Plan.

All Tentative Tract Map and Final Tract Map submittals shall be reviewed in accordance with this Management Program in addition to all other applicable provisions contained in this Specific Plan and County Codes. This requirement does not apply to the processing and approval of Tentative Parcel Maps when prepared for financial purposes which do not provide any rights for construction or ground disturbance. The Director of Land Use Services shall deem that tentative tract and final map submittals are in conformance with the provisions of the Joshua Tree Management Program as a necessary finding for tract map approval by the Planning Commission or Board of Supervisors.

9.3 DEVELOPMENT PROGRAM

The Applicant shall construct the backbone infrastructure system, including roads and utilities for the Specific Plan Area. The phased infrastructure necessary for each individual land use of the Specific Plan is to be installed as necessary by the Applicant and/or future Builders.

9.3.1 Phasing Concept

A conceptual phasing plan has been developed for the Hacienda at Fairview Valley. Exhibit 9-1, Conceptual Infrastructure Phasing Plan, illustrates the area included in each phase. There are four overall phases within the Specific Plan Area, based on future development patterns and existing and future availability of infrastructure. Streets, emergency vehicle access, utilities and off-site improvements illustrated on this exhibit should be constructed within each noted phase. Modifications to this infrastructure phasing are permitted with approval of the County Public Works Director and Deputy Director of Building and Safety with input from all relevant departments or effected agencies and will not require a Specific Plan Amendment.

As market conditions are subject to change, the phasing plan is conceptual in nature and does not commit to any timing of development nor the sequence in which development will occur. The phasing plan does not prohibit, and specifically allows, the simultaneous development of more than one phase pursuant to other conditions established as part of the tract map process. Each phase of the Specific Plan can also be divided into sub-phases, if market demand dictates that one portion be developed prior to the others.

Variations in the phasing sequence are permitted provided that infrastructure phasing is adjusted accordingly. Variations in the order and magnitude of infrastructure improvements are permitted to accommodate partial development of a phase. Each phase of development shall conform substantially with the intent and purpose of the Hacienda at Fairview Valley Specific

Plan Phasing Program, which is that infrastructure shall be extended to serve new development in a logical and feasible manner while limiting impacts to surrounding landowners and onsite natural systems.

Each overall phase shall be designed as independent of other phases and subsequent phases may be commenced prior to the completion of previous phases. Ultimate timing of phases will be based upon infrastructure requirements and market demand.

Final subdivision map recordation and construction may take place progressively in stages.

9.4 FINANCING PROGRAM PLAN

The Development of public facilities and the provision of public services associated with the Specific Plan Area could occur through a combination of financing mechanisms. These mechanisms are described below.

9.4.1 Possible Financing Mechanisms

An infrastructure financing program is important to implementation of the Specific Plan. The financing program needs to assure the timely financing of public streets, utilities, and other necessary capital improvements.

Various techniques are available for financing of the improvements associated with Project Development. The exact financing method for various improvements will be determined in conjunction with the phasing of the infrastructure. Some of the possible funding mechanisms for public improvements include, but are not limited to:

- Impact fees (AB 1600 Fees);
- Conventional subdivision financing;
- Turn key construction by Project Applicants;
- Land reservation, offers of dedication, fee dedications and/or easements;
- Per unit hook up charges;
- Reimbursement agreements; and
- State and/or Federal grants and loans (e.g., Federal Transportation Funds and various infrastructure financing programs).

9.4.2 Impact Fees

Development within the Specific Plan and the provision of public services shall be subject to impact fees defined in a fee schedule adopted by the County, special districts, and other governmental agencies except for those fees that are specifically addressed in a Development Agreement.

9.5 MAINTENANCE RESPONSIBILITIES

This section describes the various agencies or groups that will be responsible for maintaining the different land uses within the Specific Plan Area. Refer to Exhibit 9-2, Conceptual Maintenance Responsibility Areas, for a graphic depiction of these maintenance category areas. Refinement of maintenance responsibilities will be negotiated at Tentative and Final Tract Map stages by and between Applicant(s) and County. The maintenance categories are described below.

9.5.1 Private Maintenance

The lands within private property residential lots of Hacienda at Fairview Valley are within this maintenance category. The individual property owner shall be responsible for designated private maintenance areas.

9.5.2 Homeowners Association (HOA) or Community Facility District (CFD)

For areas designated in this maintenance category, maintenance shall be the responsibility of a Homeowners Association (HOA); a Community Facility District (CFD) established in accordance with County guidelines; or a combination of the two entities. The CFD or HOA(s) will be responsible for the following improvements:

- Landscaping located at community and neighborhood entries;
- Landscaping along public street systems;
- Private street right-of way;
- Village Commons which are private recreation areas
- Open Space drainage areas and/or stormwater improvements not dedicated to County Flood Control District; and
- Open space slopes not within private residential lots.

9.5.3 Commercial Center Maintenance

The Neighborhood Commercial center shall be the responsibility of the owner / landlord of the commercial center including all buildings, parking and landscape.

9.5.4 Public Safety Facility

The Public Safety Facility within the Neighborhood Commercial center shall be the responsibility of the Fire and/or Sheriff Department. These departments may also enter an agreement with the commercial center owner/landlord to maintain all or portion of the parking and landscape areas.

9.5.5 Local Agency Maintenance

This category describes publicly-owned sites. Areas within this category shall be dedicated and owned by the appropriate local agency which shall be responsible for its maintenance.

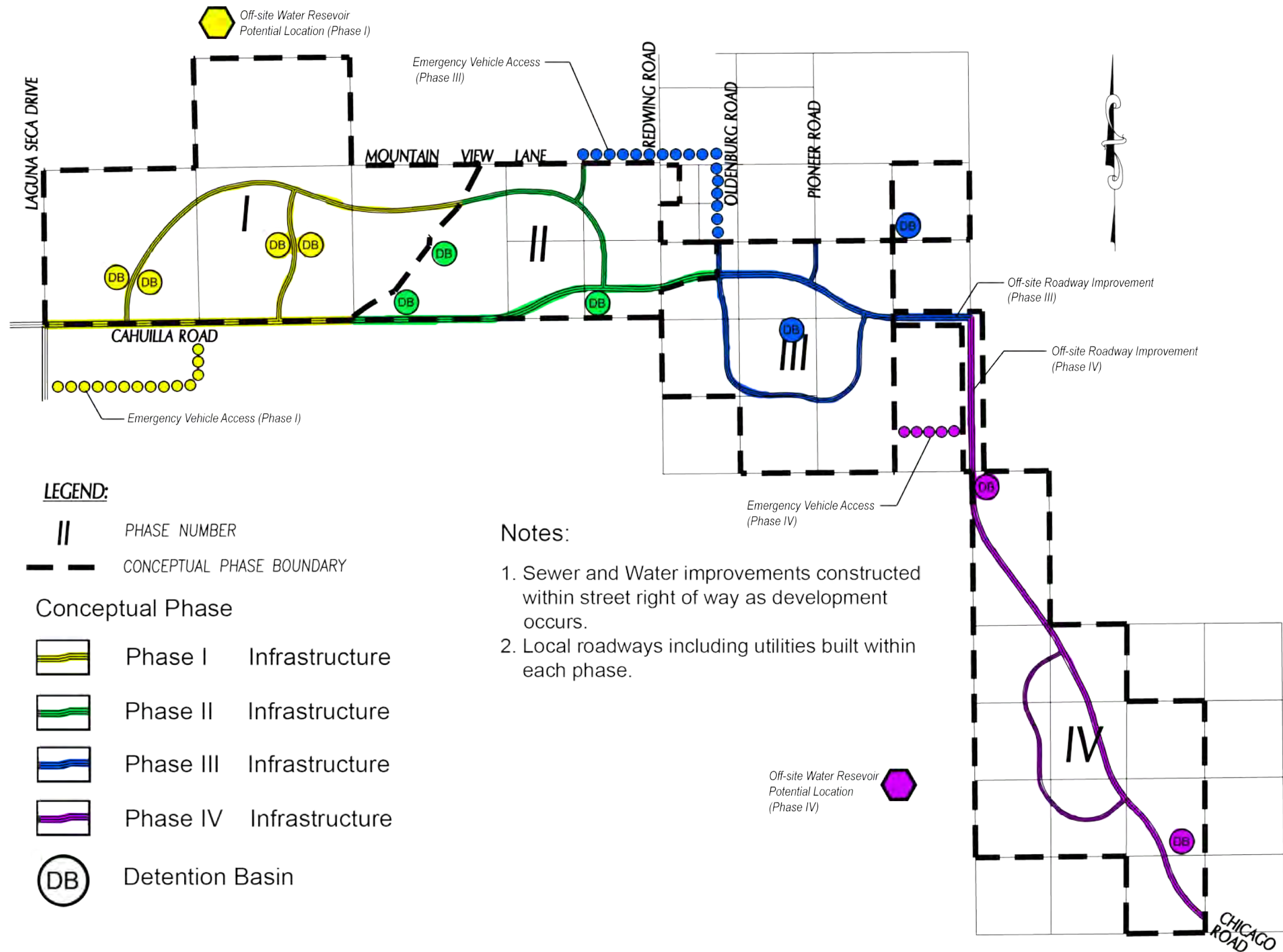
9.6 DEVELOPMENT AGREEMENT ADMINISTRATION

A Development Agreement is a contract between an applicant and the County that allows the County to seek conditions or other concessions from an applicant that it might not otherwise be able to secure. In exchange, the County agrees to vest the regulatory scheme in place at the time the parties enter into the Agreement. The County can make other concessions, as well. A Development Agreement can be as limited or as expansive as the parties desire, as long as it conforms to existing law.

The Hacienda at Fairview Valley Development Agreement (under separate cover) provides vested development rights for the project based on the General Plan, Zoning and fee structure (where applicable) in effect at the time of the Development Agreement's effective date. The Development Agreement establishes provisions for the development of the project related to timing, duration of development approvals, required improvements, amendments and public benefits. The Development Agreement does not authorize any construction or ground disturbance activities.

An amendment or cancellation of the approved Development Agreement necessitates the concurrence of the landowner and a majority vote of the County Board of Supervisors. Amendments will require a duly noticed public hearing and must follow the provisions of the appropriate County Development Code Section(s).

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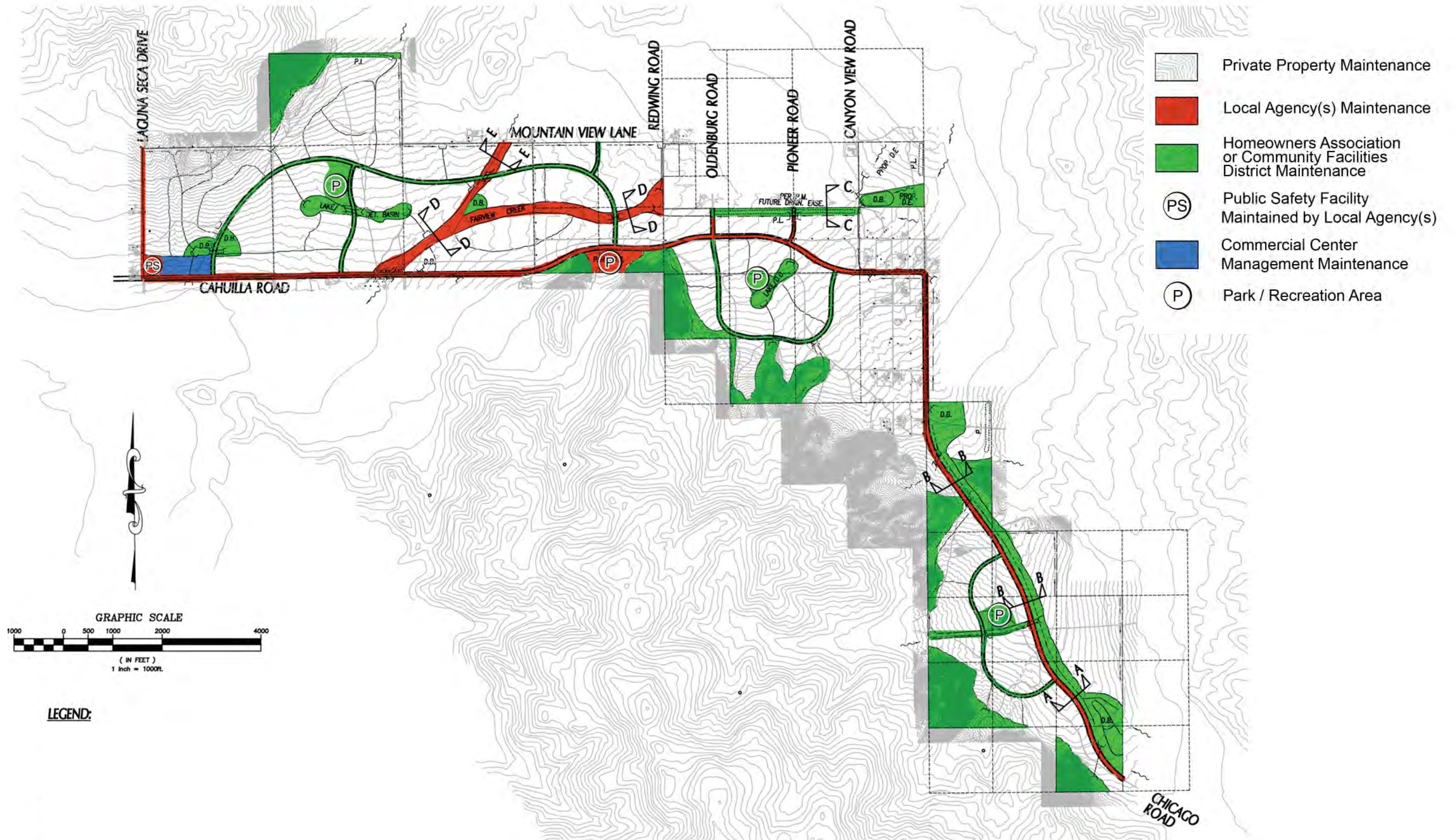


Exhibit 9-2

A-1 SPECIFIC PLAN ADOPTING ORDINANCE

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B-1 LEGAL DESCRIPTION

THOSE PORTIONS OF SECTIONS 3, 4, 5, 10, 11 AND 14, OF TOWNSHIP 5 NORTH, RANGE 2 WEST, S.B.&M., IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FURTHER DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

TOGETHER WITH, THE SOUTH HALF OF SAID SECTION 4;

TOGETHER WITH, THE NORTHEAST QUARTER, AND THE SOUTH HALF OF SAID SECTION 5;

TOGETHER WITH, THE NORTH HALF OF THE NORTHWEST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

TOGETHER WITH, THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

TOGETHER WITH, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE SOUTH HALF OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14.

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C GENERAL PLAN CONSISTENCY ANALYSIS

LAND USE ELEMENT

C-1 COUNTYWIDE GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL LU 1: *The County¹ will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.*

Policy LU 1.1 *Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert².*

Specific Plan Consistency: Hacienda at Fairview Valley provides a mixed-use community with a wide variety of housing opportunities that supports active adult and equestrian-friendly lifestyles in a resort atmosphere, clustered around recreational and open space areas located in the Desert Region of San Bernardino County. A commercial area is proposed which will offer convenient retail, office, and public safety facilities for future and existing residents.

Policy LU 1.2 *The design and siting of new development will meet locational and development standards to ensure compatibility of the new development with adjacent land uses and community character.*

Specific Plan Consistency: The Specific Plan Land Use Plan and accompanying development standards (Chapter 5) and Community Design Guidelines (Appendix D) cluster the higher density residential lots in the central portions of the Villages around recreational facilities, with open space conservation areas and larger, estate residential homes as a transition from surrounding lots in order to retain the existing community character of the area.

Policy LU 1.3 *Promote a mix of land uses that are fiscally self-sufficient.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan Land Use Plan provides for a mix of eight residential categories, commercial, recreational, and open space uses designed to be fiscally self-sufficient. The Fiscal Impact Analysis prepared for the Specific Plan concludes the project will be fiscally self-sufficient at build out.

¹ "County" refers to only the unincorporated portion of San Bernardino County that are under the jurisdiction of the county and the Board of Supervisors. That is, unless otherwise indicated, these goals, policies and programs are applicable only to the unincorporated portions of the county.

² The County's Development Code provides the standards, requirements, and procedures to determine how, when, and where mixed-used opportunities will be identified and evaluated for feasibility.

Policy LU 1.4 *Encourage preservation of the unique aspects of the rural communities and their rural character.*

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses including Fairview Creek. Quail Spring will also be restored through clean up measures and be the focal point of one of the many recreation areas. In addition, Design Guidelines are also provided which are created to retain the semi-rural character throughout the project area and appropriately transition adjacent land uses to existing residential development and/or open space

GOAL LU 2. *Residential land uses will be provided in a range of styles, densities, and affordability and in a variety of areas to live, ranging from traditional urban neighborhoods to more “rural” neighborhoods.*

Policy LU 2.1 *Promote varied approaches to residential development to foster a variety of housing types and densities and more efficient use of the land.*

Policy LU 2.2 *When more intensive development is proposed adjacent to developed large lots, then the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.*

Specific Plan Consistency: The Specific Plan provides for a variety of lifestyles and income levels through a range of eight single family residential categories. The majority of the residences are designed for an active adult lifestyle, with corresponding recreation facilities. Larger estate lots for equestrian-friendly lifestyles provide a transition around the perimeter of the Specific Plan Area to the adjacent semi-rural areas surrounding the smaller active-adult lots focused around each Village node. An equestrian overlay is also provided in Villages B, C, and D to permit horse-keeping on large lots and take advantage of the many planned trails within the Specific Plan and the surrounding area.

GOAL LU 3. *The unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities.*

Policy LU 3.1 *Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses.*

Specific Plan Consistency: Hacienda at Fairview Valley is designed along Cahuilla Road and Chicago Road, currently designated as Secondary Highways by the County General Plan, which provide regional access within Fairview Valley, along with

connections to Apple Valley to the west. The 15-acre commercial center is located at the intersection of Cahuilla Road and Laguna Seca Drive which will provide regional access to the center that may include medical support services, wellness center, physician offices, and/or neighborhood-scale retail uses.

GOAL LU 5. Reduce traffic congestion and air pollution and improve the quality of life for County residents by providing employment and housing opportunities in close proximity to each other.

Policy LU 5.1 When a change in permitted land use(s) is proposed, review development applications to ensure that housing and employment opportunities (current and projected) are located in close proximity to each other, acknowledging housing and employment opportunities within both unincorporated County areas and cities.

Specific Plan Consistency: Hacienda at Fairview Valley provides commercial, office, and public safety facilities within the mixed-use development that will provide local jobs and services for future and existing residents of Fairview Valley. The Specific Plan also provides homes for active-adults, many of whom will not be part of the traditional work force, thus reducing vehicular trips and improving air quality over traditional residential subdivisions. Higher density residential uses are located near the Village centers to allow for walking to the community facilities. Speed limits for collector and local roads within the Specific Plan Area are planned for 35 miles per hour or less to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles. This will decrease the need for automobile use for local trips which will reduce air pollution and greenhouse gas emissions from gasoline-powered vehicles. Recreational facilities are also provided throughout the Specific Plan Area to reduce vehicle trips and allow residents alternative transportation methods to these facilities.

GOAL LU 6. Promote, where applicable, compact land use development by mixing land uses, creating walkable communities, and strengthening and directing development towards existing communities.

Policy LU 6.1 Mixed-use developments will be encouraged in unincorporated areas of the County for projects that have adequate acreage to accommodate different land uses while providing buffers and other mechanisms to minimize or avoid land use conflicts.

Specific Plan Consistency: Hacienda at Fairview Valley provides a mixed-use community with a wide variety of housing opportunities clustered around recreational and open space areas within four Villages located on approximately 1,557 acres in the Desert Region of San Bernardino County. The project is designed as a multi-generational community that supports active adult and equestrian-friendly lifestyles in a

resort atmosphere. A commercial area is proposed in Village A which will offer convenient retail, office, and public safety facilities for future and existing residents, thus reducing vehicular trips in the region. An extensive trail network is provided throughout the Specific Plan connecting the Villages and allowing for a variety of non-vehicular transportation opportunities, including, hiking, biking, and equestrian. Recreation facilities are proposed in each of the Villages including active and passive opportunities.

GOAL LU 7. *The distribution of land uses will be consistent with the maintenance of environmental quality, conservation of natural resources, and the preservation of open spaces.*

Specific Plan Consistency: In addition to the residential, commercial, and recreational uses, Hacienda at Fairview Valley provides approximately 280 acres of natural open space comprising foothills, significant boulder groupings, and natural drainage courses, including Fairview Creek. Quail Spring will also be restored through clean up measures and be the focal point of one of the many recreation areas.

GOAL LU 8. *Beneficial facilities, such as schools, parks, medical facilities, sheriff and fire stations, libraries, and other public uses, as well as potentially hazardous sites, will be equitably distributed throughout the County.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides parks throughout each of the four Villages, as well as an extensive trail system that connects to regional trails. Within the 15-acre commercial center is a proposed public facilities component that may include a fire station, sheriff station, post office annex, library etc., to serve the existing and future residents of the community.

Due to the age-restricted character of the majority of the residential uses, no school facilities are proposed. No hazardous sites are permitted within the Specific Plan Area.

GOAL LU 9. *Development will be in a contiguous manner as much as possible to minimize environmental impacts, minimize public infrastructure and service costs, and further countywide economic development goals.*

Policy LU 9.2 *Discourage leap-frog development and urban sprawl by restricting the extension or creation of new urban services or special districts to areas that cannot be sustained in a fiscally responsible manner.*

Specific Plan Consistency: Hacienda at Fairview Valley is designed along Cahuilla Road and Chicago Road, currently designated as Secondary Highways by the County General Plan, which provide regional access within Fairview Valley, along with connections to Apple Valley to the west. The approximately 1,557-acre project is designed to cluster development within the central portion of the Villages, thus minimizing environmental impacts and infrastructure costs. The multi-phased project will provide all infrastructure necessary for the uses proposed. The Fiscal Impact Analysis prepared for the Specific Plan concludes the project will be fiscally self-sufficient at build out.

Policy LU 9.3 *In order to ensure a logical land use pattern for specific areas and to minimize the review time on environmental and design issues for submitted applications, discourage General Plan Land Use Zoning District Amendments that are submitted without a concurrently filed development project.*

Specific Plan Consistency: Hacienda at Fairview Valley is a comprehensive Specific Plan which provides land use and development standards for the entire site, and also includes circulation, public facility, and infrastructure plans, design guidelines, and implementation measures that address all aspects of the proposed project.

Policy LU 9.4 *Ensure land use proposals in sphere of influence (SOI) areas receive appropriate review.*

Specific Plan Consistency: Hacienda at Fairview Valley is located in the Town of Apple Valley's sphere of influence and has been designed to respect the Town's requirement for a maximum average of two dwellings per acre.

Policy LU 9.5 *Require all development to connect into sewer systems when reasonably available or when required by the State Department of Public Health or the Water Quality Control Board.*

Specific Plan Consistency: As described in Chapter 7, Public Facilities, of the Hacienda at Fairview Valley Specific Plan, sewer facilities, including treatment systems, will be constructed for all commercial lots and residential lots less than $\frac{3}{4}$ acre in size. Residential lots $\frac{3}{4}$ acre or larger may utilize on-site septic tanks and leach lines for treatment and disposal.

GOAL LU 10. *Encourage distinct communities with a sense of "place" and identity.*

Specific Plan Consistency: Hacienda at Fairview Valley is a multi-generational community that supports active adult and equestrian-friendly lifestyles, in a resort

atmosphere. This is accomplished within four Villages, each of which is clustered around a unique recreational feature. These Villages provide a sense of place and identity so that a Village resident can relate to a neighborhood at a pedestrian scale. Chapter 4, Vision for Hacienda at Fairview Valley, provides a description of each of the Villages and the identity envisioned for each. Appendix D, Community Design Guidelines, provides additional guidelines that will be used to create an overall design identity for the Specific Plan Area.

C-2 DESERT REGION GOALS AND POLICIES OF THE LAND USE ELEMENT

GOAL D/LU 1. Maintain land use patterns in the Desert Region that enhance the rural environment and preserve the quality of life of the residents of the region.

Policy D/LU 1.3 Utilize Rural Living (RL) areas to buffer Resource Conservation (RC) areas from more intensive land uses.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for the higher density residential uses located in the central portions of the Villages, with the larger estate lots and approximately 280 acres of Open Space Conservation land uses along the perimeter to buffer adjacent lower density lands and Resource Conservation areas and provide protection for existing natural resources within the Specific Plan Area.

GOAL D/LU 2. Establish locational criteria for future development within the region to ensure compatibility between uses and with the character and vision that is desired for the region.

Policy D/LU 2.1 Provide transitional uses and buffer incompatible uses such as residential and commercial uses and environmentally sensitive areas.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for the higher density residential uses located in the central portions of the Villages, with the larger estate lot and Open Space land uses along the perimeter to buffer adjacent lower density lands and Resource Conservation areas. The Neighborhood Commercial Center is located along Cahuilla Road to provide local services for Fairview Valley and eastern Apple Valley. Appendix D, Community Design Guidelines provides for a cohesive project and further assures compatibility between the land uses.

GOAL D/LU 3. Ensure that commercial and industrial development within the region is compatible with the rural desert character and meets the needs of local residents.

Policy D/LU 3.2 *Avoid strip commercial development along major roadways within the region that would detract from the rural character by encouraging the development or expansion of commercial uses within cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the region and its natural environment.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for a 15-acre neighborhood commercial center at the northeast intersection of Cahuilla Road and Laguna Seca Drive. The Specific Plan contains illustratives and design guidelines for the commercial center to assure that the center will retain the surrounding semi-rural desert character and assure land use compatibility and setbacks to the surrounding uses.

CIRCULATION AND INFRASTRUCTURE ELEMENT

C-3 COUNTYWIDE GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL CI 1. The County will provide a transportation system, including public transit, which is safe, functional, and convenient; meets the public's needs; and enhances the lifestyles of County residents.

Policy CI 1.1 *The County's comprehensive transportation system will be developed according to the Circulation Policy Map (the Circulation Element Map), which outlines the ultimate multi-modal (non-motorized, highway, and transit) system to accommodate the County's mobility needs and provides the County's objectives to be achieved through coordination and cooperation between the County and the local municipalities in the County, adjacent counties and cities within those counties, Caltrans, and SANBAG.*

Specific Plan Consistency: Hacienda at Fairview Valley is designed along Cahuilla Road and Chicago Road, currently designated as Secondary Highways by the County General Plan, which provide regional access within Fairview Valley, along with connections to Apple Valley to the west. Three transit stops are proposed within the project (two along Cahuilla Road and one along Chicago Road) that will allow future and existing residents additional transportation options. Chapter 6, Circulation provides an in-depth discussion of the proposed circulation improvements proposed within the Specific Plan Area including road, transit, and trail networks.

GOAL CI 2. The County's comprehensive transportation system will operate at regional, countywide, community, and neighborhood scales to provide connectors between communities and mobility between jobs, residences, and recreational opportunities.

Specific Plan Consistency: Hacienda at Fairview Valley proposes a comprehensive transportation system designed to provide a variety of transportation options within the Specific Plan Area, as well as provide regional transportation improvements along Cahuilla and Chicago Roads. The project provides a variety of residential opportunities, as well as a commercial center, and an integrated trails and recreation plan that creates a variety of transportation options within the community. Chapter 6, Circulation provides an in-depth discussion of the proposed circulation improvements and connections proposed within the Specific Plan Area.

GOAL CI 3. The County will have a balance between different types of transportation modes, reducing dependency on the automobile and promoting public transit and alternate modes of transportation, in order to minimize the adverse impacts of automobile use on the environment.

Specific Plan Consistency: Hacienda at Fairview Valley proposes a comprehensive transportation system designed to provide a variety of transportation options within the Specific Plan Area, as well as provide regional transportation improvements along Cahuilla and Chicago Roads. Three transit stops are proposed within the project (two along Cahuilla Road and one along Chicago Road) that will allow future and existing residents additional transportation options. Speed limits for collector and local roads are planned for 35 miles per hour or less to allow for neighborhood electric vehicles (NEV) to share the roadway and decrease the need for automobile use for local trips. An integrated trails and recreation plan creates a variety of transportation options within the community, including riding, hiking, and equestrian trails.

GOAL CI 4. The County will coordinate land use and transportation planning to ensure adequate transportation facilities to support planned land uses and ease congestion.

Policy CI 4.1 Ensure appropriate legal and physical access to land prior to final approval of land divisions or new development.

Policy CI 4.2 To reduce the dependence on the automobile for local trips, integrate transportation and land use planning at the community and regional levels by promoting transit-oriented development (TOD), where appropriate and feasible.

Policy CI 4.6 Ensure that applicants, subdividers, and developers dedicate and improve right-of-way per County standards and contribute to their fair share of off-site mitigation.

Specific Plan Consistency: Hacienda at Fairview Valley proposes a comprehensive transportation system designed to provide a variety of transportation options within the Specific Plan Area, as well as provide regional transportation improvements along Cahuilla and Chicago Roads. Improvements to Cahuilla and Chicago Roads will be made pursuant to County standards, and contributions to off-site improvements will be made on a fair share basis, as described in the project Environmental Impact Report and supporting documents. Three transit stops are proposed (two along Cahuilla Road and one along Chicago Road) that will allow future and existing residents additional transportation options.

GOAL CI 5. *The County's road standards for major thoroughfares will complement the surrounding environment appropriate to each geographic region.*

Policy CI 5.1 *Implement appropriate design standards for all types of highways as shown in Chapter 83.23 of the Development Code.*

Policy CI 5.3 *Limit, where feasible, access along all roads intersecting major and secondary highways for a distance of 600 feet from the centerline of said highways to the maximum extent possible.*

Policy CI 5.4 *Utilize road standards appropriate to geographic constraints and which complement the surrounding environment (see Chapter 83.23 of the Development Code).*

Policy CI 5.5 *Public roadways should be developed consistent with the road standards as indicated in Chapter 83.23 of the Development Code*

Policy CI 5.6 *For privately maintained roads, the minimum width should be: (a) no less than a 24-foot-wide (paving, curbs and gutters) with no parking allowed; (b) 30-foot-wide (paving, curbs and gutters) with parking allowed on one side; or (c) a 36-foot-wide (paving, curbs and gutters) with parking allowed on both sides.*

Policy CI 5.7 *During the review of proposed General Plan amendments or the development of specific plans, ensure accessibility to the site(s) including the quality of existing or proposed roads that will provide access.*

Specific Plan Consistency: Chapter 6, Circulation of the Hacienda at Fairview Valley Specific Plan provides an in-depth discussion of the proposed circulation improvements. Roadway improvements for Secondary Highways, Collector Streets, Local Streets, and private streets are pursuant to County standards.

GOAL CI 6. *The County will encourage and promote greater use of non-motorized means of personal transportation. The County will maintain and expand a system of trails for bicycles, pedestrians, and equestrians that will preserve and enhance the quality of life for residents and visitors.*

Policy CI 6.1 *Require safe and efficient pedestrian and bicycle facilities in residential, commercial, industrial, and institutional developments to facilitate access to public and private facilities and to reduce vehicular trips. Install bicycle lanes and sidewalks on existing and future roadways, where appropriate and as funding is available (see Figure 2-11A through Figure 2-11C of the Circulation and Infrastructure Background Report).*

Specific Plan Consistency: Chapter 6, Circulation, of the Hacienda at Fairview Valley Specific Plan provides an in-depth discussion of the proposed circulation improvements, including an integrated trails and bikeways plan. The trails and bikeways are designed to provide hiking, riding, and equestrian opportunities throughout the Specific Plan Area which will allow residents additional transportation opportunities to commercial and recreation facilities. These trails also provide connections to adjacent open space areas and additional off-site trails.

INFRASTRUCTURE

GOAL CI 9. The County will ensure the quality of life by pacing future growth with the availability of public infrastructures.

Policy CI 9.1 Control the timing and intensity of future development and ensure that future development is contingent on the provision of infrastructure facilities and public services.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for an integrated infrastructure system which will provide facilities and services via appropriate incremental phasing thru build out. The site will be served by Apple Valley Ranchos Water Company (AVR). AVR has facilities within a mile to the west of the site. Development of the Specific Plan Area will require water mainline service extensions, booster pump stations, and water tank facilities.

Wastewater will be handled by creating a combination sewer treatment system and septic system on-site. This system will also provide reclaimed water that can be used for landscape irrigation within the common areas, parks, and parkways.

Public services will be provided with an on-site public safety center within the commercial center that will house fire and sheriff facilities, and may include a library and/or post office annex. A complete description of the public facilities is provided in Chapter 7 of the Specific Plan.

Policy CI 9.2 Promote the least intensive uses in areas with minimal infrastructure facilities and public services. The more intensive uses are permitted in areas where urban level infrastructure facilities and public services currently exist or can reasonably be extended.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for an integrated infrastructure system which will provide facilities and services via appropriate incremental phasing thru build out. Development at Hacienda at Fairview Valley can reasonably be accommodated with the extension of water facilities from existing infrastructure one mile west, along Cahuilla Road. Wastewater will be handled by creating a combination sewer treatment system and septic system on-site.

Policy CI 9.4 *Ensure that new development pay a fair share of the costs to provide infrastructure facilities required to serve such development. If an applicant is required to pay more than a proportional share, reimbursement agreements or other mechanism shall be used.*

Specific Plan Consistency: Traffic, water and sewer studies have been prepared to address the fair share costs associated with the improvements. These studies will be reviewed during the Environmental Impact Report process and will determine if reimbursement agreements or other mechanisms are needed.

Policy CI 9.5 *Make available or establish financial mechanisms (such as assessment and community facility districts) to most efficiently spread the cost of necessary infrastructure improvements as determined by the local public agency over all development benefiting from such improvements. Provide legal written notice to all people affected by such financial mechanism cost.*

Specific Plan Consistency: Assessment, or community facility districts (or some other similar mechanism) may be established for providing infrastructure cost improvements within Hacienda at Fairview Valley. Determination of the final financing mechanism will be part of the Tentative Tract Map(s) process.

Policy CI 9.6 *Utilize fiscal impact analyses (FIA) to determine the County's ability to provide adequate services and facilities through the imposition of conditions of approval, fees, special taxes, financing mechanisms, etc., on new development. The FIA will provide guidance to County staff and County decision-makers on the project-specific requirements that may be placed on that individual development project.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan Land Use Plan provides for a mix of eight residential categories, commercial, recreational, and open space uses designed to be fiscally self-sufficient. The Fiscal Impact Analysis prepared for the Specific Plan concludes the project will be fiscally self-sufficient at build out.

GOAL CI 10. *Ensure timely development of public facilities and the maintenance of adequate service levels for these facilities to meet the needs of current and future County residents.*

Policy CI 10.1 *Ensure that adequate facility and service standards are achieved and maintained through the use of equitable funding methods.*

Policy CI 10.2 *Equitably distribute throughout the County new public facilities and services that increase and enhance community quality of life.*

Specific Plan Consistency: A public safety center is proposed within the Neighborhood Commercial Center that will provide support facilities for fire and sheriff personnel, as well as space for other public services. Parks are provided in each of the Villages, with the parks in Villages A, C, and D oriented to the residents of the active adult community. Fairview Valley Equestrian Park in Village B provides public access into an equestrian-friendly facility and a staging area for a trailhead into the Quail Spring area and Granite Mountain. An extensive public trail system is provided throughout Hacienda at Fairview Valley, connecting the Villages and the adjacent open space areas. The Fiscal Impact Analysis prepared for the Specific Plan concludes the project will be fiscally self-sufficient at build out.

WATER, WASTEWATER, AND STORMWATER

GOAL CI 11. *The County will coordinate and cooperate with governmental agencies at all levels to ensure safe, reliable, and high quality water supply for all residents and ensure prevention of surface and ground water pollution.*

Policy CI 11.1 *Apply federal and state water quality standards for surface and groundwater and wastewater discharge requirements in the review of development proposals that relate to type, location and size of the proposed project to safeguard public health.*

Specific Plan Consistency: Water quality reports will be prepared to address drainage improvements to assure water quality safety and safeguard public health. Wastewater Treatment systems, including septic systems, are designed to prevent any groundwater pollution and will be reviewed by the project Environmental Impact Report, as well as applicable approving agencies.

Policy CI 11.9 *Encourage water conservation, replenishment programs, and water sources in areas experiencing difficulty in obtaining timely or economical water service from existing potential suppliers, or water quality or quantity problems.*

Specific Plan Consistency: As part of the wastewater treatment system proposed for Hacienda at Fairview Valley, wastewater effluent (reclaimed water) will be utilized for landscaping purposes of commercial and common areas to reduce the need for potable water. To allow for maximum reuse of the wastewater effluent for landscape irrigation, subsurface drip irrigation is recommended. Subsurface drip irrigation can be up to 4 times more efficient than above ground irrigation. Section 7.7.3, Wastewater Effluent Disposal and Reuse, of the Specific Plan provides an in-depth description.

Policy CI 11.12 *Prior to approval of new development, ensure that adequate and reliable water supplies and conveyance systems will be available to support the development, consistent with coordination between land use planning and water system planning.*

Policy CI 11.12 *Prior to approval of new development, ensure that adequate and reliable water supplies and conveyance systems will be available to support the development, consistent with coordination between land use planning and water system planning.*

Specific Plan Consistency: Water supply and conveyance systems will be designed and constructed to support phased construction of the overall development. Chapter 7, Public Facilities, of the Hacienda at Fairview Valley Specific Plan provides an in-depth discussion of the methods for provision of reliable water supplies for the project. The Environmental Impact Report prepared for the project further analyzes the system to assure reliable water supplies.

GOAL CI 12. *The County will ensure adequate wastewater collection, treatment, and disposal consistent with the protection of public health and water quality.*

Policy CI 12.10 *Because public health and safety are endangered through the establishment of urban uses without adequate sewer service, the County will seek to direct urban development in areas that are served by domestic sewer systems and away from areas in which soils cannot adequately support septic tank/leach field systems.*

Policy CI 12.11 *Prior to approval of new development, ensure that adequate and reliable wastewater systems will be available to support the development, consistent with coordination between land use planning and wastewater system planning.*

Specific Plan Consistency: Wastewater systems will be designed and constructed to support phased construction of the overall development. As described in Chapter 7, Public Facilities, of the Hacienda at Fairview Valley Specific Plan, sewer facilities, including treatment systems, will be constructed for all commercial lots and residential lots less than $\frac{3}{4}$ acre in size. Residential lots $\frac{3}{4}$ acre or larger shall utilize on-site septic tanks and leach lines for treatment and disposal. Soil studies have been prepared to assure that soils in those areas utilizing septic tanks and leach fields are compatible.

GOAL CI 13. *The County will minimize impacts to stormwater quality in a manner that contributes to improvement of water quality and enhances environmental quality.*

Policy CI 13.1 *Utilize site-design, source-control, and treatment control best management practices (BMPs) on applicable projects, to achieve compliance with the County Municipal Stormwater NPDES Permit.*

Policy CI 13.2 *Promote the implementation of low impact design principles to help control the quantity and improve the quality of urban runoff. These principles include:*

- a. *Minimize changes in hydrology and pollutant loading; ensure that post development runoff rates and velocities from a site do not adversely impact downstream erosion, and stream habitat; minimize the quantity of stormwater directed to impermeable surfaces; and maximize percolation of stormwater into the ground where appropriate.*
- b. *Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels;*
- c. *Preserve wetlands, riparian corridors, and buffer zones; establish reasonable limits on the clearing of vegetation from the project site;*
- d. *Establish development guidelines for areas particularly susceptible to erosion and sediment loss;*
- e. *Require incorporation of structural and non-structural BMPs to mitigate projected increases in pollutant loads and flows.*

Specific Plan Consistency: Section 7.9, Drainage, of the Hacienda at Fairview Valley Specific Plan, describes the drainage plan for the project. Drainage improvement associated the plan include a system of channels, levees, pipes, floodwalls, and detention basins. In addition, a separate Hydrology Report has been prepared which describes the structural and non-structural Best Management Practices (BMPs) that will be utilized in the overall drainage concept. These plans will also be reviewed by the project Environmental Impact Report.

FIRE PROTECTION

GOAL CI 16. *The County will protect its residents and visitors from injury and loss of life and protect property from fires through the continued improvement of existing Fire Department facilities and the creation of new facilities, but also through the improvement of related infrastructure that is necessary for the provision of fire service delivery such as water systems and transportation networks.*

Policy CI 16.3 *Encourage development in areas that have adequate infrastructures for the provision of fire service, which include, but are not limited to, water systems capable of delivering appropriate fire flow, and transportation networks that can provide access for fire apparatus and other emergency response vehicles as well as provide efficient egress for evacuees.*

Specific Plan Consistency: A public safety center is proposed within the neighborhood commercial center that will provide fire protection facilities. A water system is proposed throughout Hacienda at Fairview Valley that will provide adequate sizing and pressure for fire suppression including the use of project water reservoirs. The Specific Plan Area proposes an integrated transportation network that will enable access by fire personnel and evacuation by residents, if necessary, along adjacent roadways.

LAW ENFORCEMENT

GOAL CI 17. *The County will provide adequate law enforcement facilities to deliver services to deter crime and to meet the growing demand for services associated with increasing populations and commercial/industrial developments.*

Specific Plan Consistency: A public safety center is proposed within the neighborhood commercial center that will provide a contact station for law enforcement officials. This will provide a facility for staging and administrative support with the sheriff's department and allow them to operate out of a subregional facility.

EDUCATION

GOAL CI 19. *Prior to approving a General Plan Amendment that increases residential densities, the County will ensure that impacts to schools, libraries, and day-care facilities are adequately mitigated.*

Specific Plan Consistency: The majority of the land uses within Hacienda at Fairview Valley support active-adult residential uses which will not be generating students. Approximately 200 students are expected within the non active-adult residential areas. The master developer will be subject to school district fees as required by the Apple Valley Unified School District.

C-4 DESERT REGION GOALS AND POLICIES OF THE CIRCULATION AND INFRASTRUCTURE ELEMENT

GOAL D/CI 1. *Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural desert character of the region.*

Policy D/CI 1.1 *The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS C in the Desert Region.*

Specific Plan Consistency: A traffic impact analysis has been prepared as part of the project Environmental Impact Report which analyzes the impacts to the surrounding roadways and provides adequate mitigation measures, including off-site improvements where necessary.

Policy DICI 1.2 *Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.*

Policy DICI 1.3 *Design road locations and alignments in such a manner to help preserve and protect sensitive habitats.*

Specific Plan Consistency: The roadway system within Hacienda at Fairview Valley has been designed to avoid a grid street pattern with a combination of loop streets within the Villages. Roadways are also design to avoid sensitive habitats and steeper areas, by concentrating development on the flatter, less sensitive areas of the site.

Policy DICI 1.4 *Preserve the rural character by discouraging required urban-scale improvements such as curbs, gutters, and street lighting where the public health, safety, and welfare are not endangered.*

Specific Plan Consistency: Curbs and gutters are not proposed on local roads for the larger lot land use areas (3/4 acre and larger) which utilize a traversable dike to further retain the semi-rural character. The Specific Plan also contains Dark Sky Regulations (Section 5.4.15) which limits street lighting to decision-making points (e.g., street intersections), night-use recreation areas, or where County public safety officials deem them necessary.

Policy DICI 1.5 *Along the highways, encourage shared driveways for industrial and commercial uses on adjacent properties to minimize turning movements and traffic congestion.*

Specific Plan Consistency: A neighborhood commercial center is proposed at the intersection of Cahuilla Road and Laguna Seca Drive that will have common driveways and eliminate the need for separate access points for each commercial establishment.

Policy DICI 1.8 *Design road standards and maintain major thoroughfares to complement the surrounding environment within the Desert Region.*

Specific Plan Consistency: Roadway standards are designed to meet the anticipated traffic for the segment and support and meet Level of Service criteria under San Bernardino County's Congestion Management Plan. A detailed discussion is provided in Chapter 6, Circulation of the Hacienda at Fairview Valley Specific Plan and the project's traffic impact analysis.

Policy DICI 1.9 *Develop an adequate but limited system of all-weather collector roads where demands for roads do not justify secondary or major highway designations.*

Specific Plan Consistency: Hacienda at Fairview Valley provides secondary highways for Cahuilla and Chicago Roads, as depicted on the County's General Plan. All-weather collector roads are proposed within each of the Villages to provide access to the secondary highways. A detailed discussion is provided in Chapter 6, Circulation of the Specific Plan.

Policy D/CI 1.14 *The County should implement a traffic evaluation and monitoring program as follows:*

- a. *The following evaluation and monitoring program/criteria may be used to determine changes in the traffic level of service and the potential changes that may be caused by development within the project area. The program/criteria outlines below may also be used as guidelines for evaluating traffic changes and the level of service on project area roads:*
 - i *Residential development of more than 100 units will require a cumulative traffic impact study to ascertain the impact on the roadways and intersections affected by the proposed development.*

Specific Plan Consistency: A traffic impact analysis has been prepared as part of the project Environmental Impact Report which analyzes the impacts to the surrounding roadways and intersections affected by the project and provides adequate mitigation measures, including off-site improvements, where necessary.

GOAL D/CI 2. *Ensure that infrastructure improvements are compatible with the natural environment of the region.*

Policy D/CI 2.1 *Retain the natural channel bottom for all storm water drainage facilities and flood control channels when such facilities are required for a specific development. This protects wildlife corridors and prevents loss of critical habitat in the region.*

Specific Plan Consistency: The natural channel bottom is retained for drainage improvements along Fairview Creek and its tributaries and the drainage improvements along Chicago Road to the maximum extent permitted by hydrology / water quality requirements. A complete description of the drainage improvements is provided in Section 7.9, Drainage, of the Specific Plan.

GOAL D/CI 3. *Encourage property maintenance to enhance regional aesthetics with the promotion of water and soil conservation, recycling and proper solid waste disposal.*

Policy D/CI 3.1 *The County Land Use Services Department shall promote water and soil conservation through a variety of measures:*

- a. *Require native and drought tolerant landscaping or xeriscape in order to reduce watering needs, or retain native vegetation;*
- b. *Promote use of water efficient irrigation practices for all landscaped areas;*
- c. *Minimize use of irrigated landscape areas in commercial landscape; Encourage soil conservation methods for weed abatement that also limit fugitive dust.*
- d. *Provide educational materials regarding native desert plant protection ordinance and protected wildlife.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include the use of drought-tolerant and/or native plant material (see Table 5-9, Plant Palette), establishing maximum turf coverage on residential front yards, the use of reclaimed water to irrigate common and street right-of-way landscape, and the use of community pools, , thereby reducing the need for residents to install private pools in their yards.

Policy D/CI 3.4 *Where Commercial/Industrial/Multiple Family Residential uses are required through the Conditional Use Permit process to have landscaped areas, the following standards shall apply:*

- a. *Landscaping will consist of native or drought-tolerant plants capable of surviving the desert environment and climate with a minimum of maintenance and supplemental watering. The use of turf shall be minimized A list of plants determined capable of meeting these criteria is available. Other plants may be considered on their merits in meeting these criteria. Determination of plant species suitability will be made upon submission of project plans.*
- b. *A maximum of ten percent of the project parcel shall be retained in planted landscaped areas in the interest of water conservation. Additional areas may include natural undeveloped and undisturbed areas that have sufficient native or compatible vegetation to promote a vegetated desert character and water conservation. All required vegetation shall be continuously maintained in a good condition. A landscape and irrigation plan shall be submitted and reviewed with any discretionary review request that proposes to install landscaping.*
- c. *Open space areas which are not to be left in a natural state will be landscaped with plants and vegetation in compliance with landscaping standards listed above.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include the use of drought-tolerant and/or native plant material on 90 percent of non-turf areas, the use of reclaimed water to irrigate common and street right-of-way landscape, and retaining an overall desert landscape design to the project. Section 5.5.4, Plant Palette, of the Specific Plan lists the plants that will be used in the project, and identifies those that are drought tolerant.

Policy D/CI 3.6 *Require subdivisions within the region to have all common landscaping be consistent with xeriscape design incorporating drought-tolerant plants as determined by the County and the water supply agency during review of landscape plans.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include the use of drought-tolerant and/or native plant material, which are identified in Section 5.5.4, Plant Palette.

Policy D/CI 3.7 *Encourage the use of ultra-low-flush (ULF) toilets in area with water supply limitations because their use at locations where septic tanks are acceptable can actually enhance septic tank operational efficiency.*

Specific Plan Consistency: Section 8.4, Water Efficiency and the Community Design Guidelines, Appendix D, provide water and development guidelines designed to reduce the use of potable water. Such measures include the use of ultra-low-flush (ULF) toilets for residential and commercial uses.

Policy D/CI 3.8 *The County shall require use of drip irrigation systems or systems of equivalent efficiency for all landscaping at commercial and industrial facilities and all common areas of residential developments. The County shall encourage the use of similar systems on individual residential lots.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include encouraging the use of drip and/or micro irrigation systems for the commercial center, common areas and street rights-of-way utilizing reclaimed water.

Policy D/CI 3.9 *The County shall encourage the use of pervious paving materials on all commercial, industrial, and institutional parking areas, where feasible. Large parking areas should consider using landscape as depressions to receive and percolate runoff as an alternative.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include encouraging the use of pervious paving materials within the neighborhood commercial center, parking areas for Village Recreation / Commons, and staging areas of the Equestrian Park.

Policy D/CI 3.10 *Encourage the retention of natural drainage areas unless such areas cannot carry flood flows without damage to structures or other facilities.*

Specific Plan Consistency: The natural channel bottom is retained for drainage improvements along Fairview Creek and its tributaries and the drainage improvements along Chicago Road to the maximum extent feasible to achieve optimal hydrology and water quality. A complete description of the drainage improvements is provided in Section 7.9, Drainage, of the Specific Plan.

HOUSING ELEMENT

C-5 COUNTYWIDE GOALS AND POLICIES OF THE HOUSING ELEMENT

GOAL H 2. Because innovative housing design and construction techniques and energy conservation may reduce the cost of housing without sacrificing quality, the following action programs will be implemented or pursued.

Policy H 2.5 Continue to evaluate residential developments with emphasis on energy-efficient design and siting options that are responsive to local climatic conditions and applicable laws.

Policy H 2.10 Encourage the use of energy conservation features in residential construction, remodeling, and existing homes.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development requirements and guidelines which reduces green house gas emissions and conserves water and energy resources. Chapter 8, Green Development Systems, addresses four development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. Chapter 8 also requires development within the Specific Plan to exceed Title 24 requirements. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will reduce energy consumption within the Specific Plan Area.

GOAL H 9. Because of the various lifestyles and population characteristics of the County's residents, a variety and balance of housing types and densities will be provided, through the General Plan, to require that all new planning area or specific plan studies provide housing types and densities commensurate with demonstrated lifestyles, projected needs, and population characteristics of the individual planning area.

Policy H 9.1 Continue to evaluate and update the General Plan with reference to the County's housing needs.

Specific Plan Consistency: The Specific Plan provides for a variety of lifestyles and population characteristics through a range of eight single family residential categories. Larger estate lots provide a transition around the perimeter of the Specific Plan Area to the adjacent rural areas surrounding smaller active-adult lots focused around each Village node. An equestrian overlay is also provided in Villages B, C, and D to permit horse-keeping on large lots and take advantage of the many planned trails within the Specific Plan.

***GOAL H 11.** Because it is desirable to optimize use of and limit adverse impacts on existing infrastructure and natural resources, such as open space and air quality, more intensive residential development will be encouraged in areas close to major transportation corridors where the infrastructure already exists and/or is underutilized, through the following actions programs.*

***Policy H 11.5** Promote intensified residential development around transit nodes and along transit corridors throughout the County.*

Specific Plan Consistency: Hacienda at Fairview Valley is designed along Cahuilla Road and Chicago Road, currently designated as Secondary Highways by the County General Plan, which provide regional access within Fairview Valley, along with connections to Apple Valley to the west. The project site is located near the planned High Desert Corridor, which will provide freeway access from Highway 18 to Interstate 15.

Three transit stops are proposed (two along Cahuilla Road and one along Chicago Road) that will allow future and existing residents additional transportation options.

***Policy H 11.6** Throughout the County, continue to encourage mixed-use development through the planned development process that includes dense, multiple-family residential development, as well as clustered, single-family residential development, and other uses that provide convenient shopping and employment opportunities close to major transportation corridors.*

Specific Plan Consistency: Hacienda at Fairview Valley provides a mixed-use community with a wide variety of housing opportunities clustered around recreational and open space areas. A neighborhood commercial area is proposed which will offer convenient retail, office, and public safety facilities for future and existing residents, thus reducing vehicular trips in the region. Speed limits for collector and local roads are planned for 35 miles per hour or less to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce green house gas emissions from gasoline-powered vehicles.

***GOAL H 13.** Because it is desirable to achieve a job-housing balance, which will further local and regional goals of improved air quality and traffic mobility, industrial and commercial development will be targeted for areas of the County that have an adequate housing supply, and the following action programs will be implemented.*

Policy H 13.1 *Explore the feasibility of expanding the supply of commercially and industrially zoned land adjacent to those areas where there are predominately residential land uses.*

Specific Plan Consistency: The Specific Plan provides commercial, office, and public safety facilities within the mixed-use community that will provide jobs for future and existing residents of Fairview Valley. The Specific Plan also provides homes for active-adults, many of whom will not be part of the traditional work force, thus reducing vehicular trips and improving air quality over traditional residential subdivisions.

C-6 DESERT REGION GOALS AND POLICIES OF THE HOUSING ELEMENT

***GOAL D/H 1.** Encourage a diversity of housing types that will accommodate all individuals and families from all income levels.*

Specific Plan Consistency: Hacienda at Fairview Valley provides a range of eight single family residential categories that will accommodate a variety of lifestyles and income levels, whereas the surrounding area provides primarily for large single family lots, limiting the types of housing opportunities in the area. The majority of the residences are for active-adults with a variety of single family housing opportunities clustered around active and passive recreation facilities.

CONSERVATION ELEMENT

C-7 COUNTYWIDE GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL CO 1. *The County will maintain to the greatest extent possible natural resources that contribute to the quality of life within the County.*

Policy CO 1.2 *The preservation of some natural resources requires the establishment of a buffer area between the resource and developed areas. The County will continue the review of the Land Use Designations for unincorporated areas within one mile of any state or federally designated scenic area, national forest, national monument, or similar area, to ensure that sufficiently low development densities and building controls are applied to protect the visual and natural qualities of these areas.*

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses including Fairview Creek. Quail Spring will also be restored through clean up measures and be the focal point of one of the many recreation areas. Large-lot estates are located adjacent to open space areas to provide a land use buffer. The project site is not located within one mile of any state or federally designated scenic area, national forest, national monument, or similar area.

BIOLOGICAL RESOURCES

GOAL CO 2. *The County will maintain and enhance biological diversity and healthy ecosystems throughout the County.*

Policy CO 2.2 *Provide a balanced approach to resource protection and recreational use of the natural environment.*

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses including Fairview Creek. Quail Spring will also be restored through clean up measures and be the focal point of one of the many recreation areas. An additional 38 acres of parks and 18 acres of lakes are also provided, all of which are tied together by an integrated trails system.

Policy CO 2.4 *All discretionary approvals requiring mitigation measures for impacts to biological resources will include the condition that the mitigation measures be monitored and modified, if necessary, unless a finding is made that such monitoring is not feasible.*

Specific Plan Consistency: An Environmental Impact Report has been prepared for Hacienda at Fairview Valley and addresses impacts to biological resources. Studies and

surveys have been completed pursuant to all County protocols regarding biological resources. If mitigation measures are necessary, a Mitigation Monitoring and Reporting Program will be established to assure impacts are fully mitigated to the extent required.

CULTURAL/PALEONTOLOGICAL RESOURCES

GOAL CO 3. *The County will preserve and promote its historic and prehistoric cultural heritage.*

Policy CO 3.1 *Identify and protect important archaeological and historic cultural resources in areas of the County that have been determined to have known cultural resource sensitivity.*

Policy CO 3.2 *Identify and protect important archaeological and historic cultural resources in all lands that involves disturbance of previously undisturbed ground.*

Policy CO 3.4 *The County will comply with Government Code Section 65352.2 (SB 18) by consulting with tribes as identified by the California Native American Heritage Commission on all General Plan and specific plan actions.*

Policy CO 3.5 *Ensure that important cultural resources are avoided or minimized to protect Native American beliefs and traditions.*

Specific Plan Consistency: An Environmental Impact Report has been prepared for Hacienda at Fairview Valley and addresses impacts to cultural and paleontological resources. Studies and surveys have been completed pursuant to all County protocols regarding cultural and paleontological resources. A Mitigation Monitoring and Reporting Program will be established to assure any identified resources which may be disturbed are mitigated to the extent required.

AIR QUALITY

GOAL CO 4. *The County will ensure good air quality for its residents, businesses, and visitors to reduce impacts on human health and the economy.*

Policy CO 4.1 *Because developments can add to the wind hazard (due to increased dust, the removal of wind breaks, and other factors), the County will require either as mitigation measures in the appropriate environmental analysis required by the County for the development proposal or as conditions of approval if no environmental document is required, that developments in areas identified as susceptible to wind hazards to address site-specific analysis of:*

- a. *Grading restrictions and/or controls on the basis of soil types, topography, or season.*

- b. *Landscaping methods, plant varieties, and scheduling to maximize successful revegetation.*
- c. *Dust-control measures during grading, heavy truck travel, and other dust generating activities.*

Specific Plan Consistency: An Environmental Impact Report has been prepared for Hacienda at Fairview Valley and addresses impacts to air quality. Mitigation measures including grading restrictions and dust control measures will be established to minimize dust impacts. The Specific Plan Landscape Concept also provides a plant palette to be utilized to further control dust impacts.

Policy CO 4.4 *Because congestion resulting from growth is expected to result in a significant increase in the air quality degradation, the County may manage growth by insuring the timely provision of infrastructure to serve new development.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for an integrated infrastructure system. The site has two options for water service. An improvement zone within County Service Area J can be created to develop and deliver water to the residences. Another option is to be served by Apple Valley Ranchos Water District (AVR). AVR has facilities within a mile to the west of the site. AVR could extend a transmission pipe to serve the site.

Wastewater will be handled by creating a combination sewer treatment system and septic system on-site. This system will also provide reclaimed water that can be used within the common areas, parks, and parkways. Section 9.3.I of the Specific Plan, Phasing Concept, assures that development will be phased concurrently with the provision of infrastructure improvements, including roadway improvements. The project will pay for all fair share costs needed for regional infrastructure improvements.

Public services will be provided with an on-site public facilities center within the neighborhood commercial center that will house fire and sheriff facilities. The commercial center may include a library and/or post office annex. A complete description of the public facilities is provided in Chapter 7 of the Specific Plan.

Policy CO 4.5 *Reduce emissions through reduced energy consumption.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development requirements and guidelines which reduce green house gas emissions and conserves water and energy resources. The land use plan has been designed to create walkable villages that are centered around community and recreation facilities to reduce local trips. Chapter 8, Green Development Systems, addresses four development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by

solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. Chapter 8 also requires development within the Specific Plan to exceed Title 24 requirements. Speed limits for collector and local roads within the Specific Plan Area are planned for 35 miles per hour or less to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce air pollution and greenhouse gas emissions from gasoline-powered vehicles. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will help reduce energy consumption within the Specific Plan Area thereby reducing emissions.

Policy CO 4.12 *Provide incentives to promote siting or use of clean air technologies (e.g., fuel cell technologies, renewable energy sources, UV coatings, and hydrogen fuel).*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development requirements and guidelines which reduce green house gas emissions and conserves water and energy resources. Speed limits for collector and local roads within the Specific Plan Area are planned for 35 miles per hour or less to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce air pollution and greenhouse gas emissions from gasoline-powered vehicles. The commercial center may provide opportunities for fueling stations of alternative fuels, as well as recharging stations for electric vehicles. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will help reduce energy consumption and emissions within the Specific Plan Area.

WATER

GOAL CO 5. *The County will protect and preserve water resources for the maintenance, enhancement, and restoration of environmental resources.*

Policy CO 5.3 *The County will promote conservation of water and maximize the use of existing water resources by promoting activities/measures that facilitate the reclamation and reuse of water and wastewater.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for a wastewater system that will provide reclaimed water that can be used for landscape irrigation within the common areas, parks, and parkways. To allow for maximum reuse of the reclaimed water for landscape irrigation, subsurface drip irrigation is recommended. Subsurface drip irrigation can be up to 4 times more efficient than above ground irrigation. Section 7.7.3, Wastewater Effluent Disposal and Reuse, of the Specific Plan provides a further description.

Policy CO 5.4 *Drainage courses will be kept in their natural condition to the greatest extent feasible to retain habitat, allow some recharge of groundwater basins and resultant savings. The feasibility of retaining features of existing drainage courses will be determined by evaluating the engineering feasibility and overall costs of the improvements to the drainage courses balanced with the extent of the retention of existing habitat and recharge potential.*

Specific Plan Consistency: The drainage plan for Hacienda at Fairview Valley calls for the retention of the natural channel bottom for drainage improvements along Fairview Creek and its tributaries and the drainage improvements along Chicago Road, to the maximum extent permitted by hydrology and water quality requirements, as well as the creation of natural bottom detention basins that are also incorporated into some of the recreation and open space areas. A separate Hydrology Report has also been prepared which contains additional Best Management Practices. A complete description of the drainage improvements is provided in Section 7.9, Drainage, of the Specific Plan.

ENERGY

GOAL CO 8. *The County will minimize energy consumption and promote safe energy extraction, uses, and systems to benefit local regional and global environmental goals.*

Policy CO 8.4 *Minimize energy consumption attributable to transportation within the County.*

Specific Plan Consistency: Hacienda at Fairview Valley provides commercial, office, and public safety facilities within the mixed-use development that will provide jobs for future and existing residents of Fairview Valley. The Specific Plan also provides homes for active-adults, many of whom will not be part of the traditional work force, thus reducing vehicular trips and energy consumption over traditional residential subdivisions. Speed limits for collector and local roads within the Specific Plan Area are planned for 35 miles per hour or less to allow neighborhood electric vehicles (NEV) to share the roadway with automobiles to decrease the need for automobile use for local trips which will reduce air pollution and greenhouse gas emissions from gasoline-powered vehicles. Recreational facilities are also provided throughout the Specific Plan Area to reduce vehicle trips and allow residents alternative transportation methods to these facilities.

Policy CO 8.5 *There are unique climatic and geographic opportunities for energy conservation and small scale alternative energy systems within each of the County's three geographic regions and, therefore, the County shall:*

- a. *Implement land use and building controls and incentives to ensure energy-efficient standards in new developments that comply with California energy regulations as minimum requirements.*
- b. *Quantify local climate variations and in each climatic region require energy conservation systems in new construction.*
- c. *Fully enforce all current residential and commercial California Energy Commission energy conservation standards.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development requirements and guidelines which reduce green house gas emissions and conserves water and energy resources. Chapter 8, Green Development Systems, addresses four development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. Chapter 8 also requires development within the Specific Plan to exceed Title 24 requirements. Appendix D, Community Design

Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will increase energy conservation within the Specific Plan Area.

Policy CO 8.6 *Fossil fuels combustion contributes to poor air quality. Therefore, alternative energy production and conservation will be required, as follows:*

- a. *New developments will be encouraged to incorporate the most energy-efficient technologies that reduce energy waste by weatherization, insulation, efficient appliances, solar energy systems, reduced energy demand, efficient space cooling and heating, water heating, and electricity generation.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development which reduces green house gas emissions and conserves water and energy resources. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. Additional energy saving measures include the use of tankless water heaters, ultra-low flow toilets, and the use of Energy Star appliances to further reduce energy needs within the project. Chapter 8 also requires development within the Specific Plan to exceed Title 24 requirements. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will help reduce energy consumption within the Specific Plan Area.

Policy CO 8.7 *Utilize source reduction, recycling and other appropriate measures, to reduce the amount of solid waste disposed in landfills.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan includes programs regarding recycling to reduce the amounts of solid waste generated by the project. Chapter 8, Green Development Systems, addresses four development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is a provision that strongly encourages recycling of viable construction waste and reuse of wood construction waste as on-site mulch. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will help reduce the amount of solid waste generated within the Specific Plan Area.

Policy CO 8.8 *Promote energy-efficient design features, including appropriate site orientation, use of lighter color roofing and building materials, and use of deciduous shade trees and windbreak trees to reduce fuel consumption for heating and cooling.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development requirements and guidelines which reduce fuel consumption for heating and cooling. Chapter 8, Green Development Systems, addresses four

development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will help reduce energy consumption within the Specific Plan Area, as well as landscape guidelines designed to provide shading of homes and outdoor sitting and eating areas.

C-8 DESERT REGION GOALS AND POLICIES OF THE CONSERVATION ELEMENT

GOAL D/CO 1. *Preserve the unique environmental features and natural resources of the Desert Region, including native wildlife, vegetation, water, and scenic vistas.*

Policy D/CO 1.1 *Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants.*

Policy D/CO 1.2 *Require future land development practices to be compatible with the existing topography and scenic vistas, and protect the natural vegetation.*

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space. Development is located on the flatter portions of the site to maintain existing scenic foothills, significant boulder groupings, and natural drainage courses and to preserve existing vistas of the mountains and ridgelines which surround Fairview Valley. Quail Spring will also be restored through clean up measures and be the focal point of one of the many recreation areas. Existing vegetation in these areas will help conserve water, retain soil in place, and reduce air pollutants. Section 5.5.4, Plant Palette, of the Specific Plan lists the plants that will be used in the project, and identifies those that are drought tolerant. In addition, Design Guidelines are also provided to retain the existing rural character throughout the project area.

Policy D/CO 1.3 *Require retention of existing native vegetation for new development projects, particularly Joshua trees, Mojave yuccas and creosote rings, and other species protected by the Development Code and other regulations. This can be accomplished by:*

- a. *Requiring a landscape plan, approved as part of the location and development plan review and approval process for all new development projects.*
- b. *Requiring the Building Official to make a finding that no other reasonable siting alternatives exist for development of the land prior to removal of a protected plant.*

- c. *Encourage on-site relocation of Joshua trees and Mojave yuccas. However, if on-site relocation is not feasible require developers to consult a list that will be established and maintained in the County Building and Safety Office of residents willing to adopt and care for relocated trees.*
- d. *The developer/home builder shall bear the cost of tree or yucca relocation.*
- e. *Retention and transplantation standards will follow best nursery practices.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, together provide a comprehensive landscape component to the Hacienda at Fairview Valley Specific Plan. Section 9.2, Implementation Procedures describes the Joshua Tree Management Program and requirements for tract approvals. Joshua trees are planned to be incorporated into the Village landscape themes and trail systems and within the Open Space areas. Exhibit 5-7 depicts examples of preserved Joshua tree groupings that may be relocated to the Open Space areas.

Policy DICO 1.4 *Reduce disturbances to fragile desert soils as much as practicable in order to reduce fugitive dust. The County shall consider the following in the development of provisions to limit clearing.*

- a. *Parcels of one acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance areas.*

Policy DICO 1.5 *Mechanical removal of vegetation shall be minimized and limited to the building pad, driveway, and areas prepared for permitted accessory uses.*

Specific Plan Consistency: Section 7.8 of the Hacienda at Fairview Valley Specific Plan describes the proposed grading plan for the project. Pursuant to General Plan Policy D/CO 1.4 above, large lot subdivisions (3/4 acre and larger) are planned to be graded so to avoid significant impact to the existing conditions. Buildable pads will be elevated for drainage protection and consideration for the balance of the lot is planned to remain natural. Smaller lot subdivisions are planned for standard grading techniques.

Policy DICO 1.6 *In the landscaping of individual sites, native and other drought tolerant plants shall be encouraged.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines. Such

measures include the use of drought-tolerant and/or native plant material and establishing limited turf coverage on residential front yards. Section 5.5.4 contains the Plant Palette for the project and identifies California native and/or drought tolerant species.

Policy DICO 1.7 *Encourage and educate the public to maintain properties in a manner to minimize fugitive dust.*

Specific Plan Consistency: Hacienda at Fairview Valley will contain a master homeowners association which will monitor and enforce individual property maintenance.

Policy DICO 1.8 *Require future development to utilize water conservation techniques.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include the use of drought-tolerant and/or native plant material, establishing limited turf coverage on residential front yards, the use of reclaimed water to irrigate common and street right-of-way landscape, and the use of community pools, thereby reducing the need for residents to install private pools in their yards.

Policy DICO 1.9 *Promote conservation of water by implementing the following policies/ actions:*

- a. *Encourage the use of drip irrigation systems or systems of equivalent efficiency for all landscaping on residential lots.*
- b. *Encourage the use of pervious paving materials on commercial, industrial, and institutional parking areas. Large parking areas should consider using landscape areas as depressions to receive and percolate runoff as an alternative.*
- c. *If a wastewater treatment system is developed within the region, the system which will reclaim the treated effluent and make it available for public or private landscape purposes.*

Specific Plan Consistency: As part of the wastewater treatment system proposed for Hacienda at Fairview Valley, wastewater effluent (reclaimed water) will be utilized for landscape irrigation of common and parkway areas to reduce the need for potable water. To allow for maximum reuse of the wastewater effluent for landscape irrigation, subsurface drip irrigation is recommended. Subsurface drip irrigation can be up to 4 times more efficient than above ground irrigation. Section 7.7.3, Wastewater Effluent Disposal and Reuse, of the Specific Plan provides an in-depth description. Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green

Development System chapter, and the Community Design Guidelines, Appendix D, provide water and landscape guidelines designed to reduce the use of potable water. Such measures include encouraging the use of pervious paving materials within the neighborhood commercial center.

Policy DICO 1.10 *Preserve scenic vistas where natural slope exceeds 15 percent by requiring building foundations for residential, non-residential and accessory structures to conform to the natural slope to ensure that rooflines do not eliminate or dominate the ridge lines or that the natural landform is not significantly impacted by excessive grading or erosion.*

Specific Plan Consistency: The majority of the project site contains natural slopes that are less than 15 percent. Development is located on the flatter portions of the site to maintain existing scenic foothills, significant boulder groupings, and to preserve existing vistas of the mountains and ridgelines which surround Fairview Valley. The majority of natural slope areas exceeding 15 percent are located in Open Space areas that will not be graded.

Policy DICO 1.11 *Encourage the retention of specimen sized Joshua Trees (as defined below) by requiring the Building Official to make a finding that no other reasonable siting alternative exists for the development of the land. Specimen size trees are defined as meeting one or more of the following criteria:*

- a. *Circumference measurement equal to or greater than 50 inches measured at 4 feet from grade.*
- b. *Total tree height of 15 feet or greater.*
- c. *Trees possessing a bark-like trunk.*
- d. *A cluster of ten (10) or more individual trees, of any size, growing in close proximity to each other.*

Specific Plan Consistency: Section 5.5 Landscape Concept Plan, Section 8.4, Water Efficiency, of the Green Development System chapter, and the Community Design Guidelines, Appendix D, together provide a comprehensive landscape component to the Hacienda at Fairview Valley Specific Plan. Section 9.2, Implementation Procedures describes the Joshua Tree Management Program and requirements for tract approvals. Joshua trees are planned to be incorporated into the Village landscape themes and trail systems and within the Open Space areas. Lots of one acre or larger shall not be disturbed or cleared of natural vegetation unless for the installation of building pads, driveways, landscaping, agriculture or other reasonable uses associated with the primary use of the land, including fire clearance areas. Exhibit 5-7 depicts examples of preserved Joshua tree groupings that may be relocated to the Open Space areas.

GOAL D/CO 2. Encourage utilization of renewable energy resources.

Policy DICO 2.1 Through the development process encourage building orientations conducive to utilizing available solar energy.

Policy DICO 2.2 Encourage use of renewable and alternative energy systems for residential uses.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for Green Development which reduces green house gas emissions and conserves water and energy resources. Chapter 8, Green Development Systems, addresses four development goals; land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Included in the energy efficiency goal is the requirement that a minimum of 25 percent of the homes be powered primarily by solar power, and homes shall primarily be oriented facing north or south to minimize transfer of heat generated by early morning and late afternoon summer sunlight through window surfaces. The commercial center may provide opportunities for fueling stations of alternative fuels, as well as recharging stations for electric vehicles. Chapter 8 also requires development within the Specific Plan to exceed Title 24 requirements. Appendix D, Community Design Guidelines, also contains Sustainable and Green Development Guidelines, Section 9, which will encourage the use of renewable and alternative energy systems and help reduce energy consumption within the Specific Plan Area.

GOAL D/CO 3. Preserve the dark night sky as a natural resource in the Desert Region communities.

Policy DICO 3.1 Protect the Night Sky by providing information about and enforcing existing ordinances:

- a. Provide information about the Night Sky ordinance and lighting restrictions with each land use or building permit application.
- b. Review exterior lighting as part of the design review process.

Policy DICO 3.2 All outdoor lighting, including street lighting, shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan contains Dark Sky Regulations (Section 5.4.15) which are designed to provide reasonable use of outdoor lighting for safety and security, minimize glare, conserve energy and resources, and help protect the natural environment.

GOAL D/CO 4. Protect agricultural lands from the effects of nonagricultural development.

Specific Plan Consistency: No active agricultural production exists adjacent to the Specific Plan boundaries. Hacienda at Fairview Valley Specific Plan provides for higher density residential uses located within the central portions of the Villages, with the large estate lots and approximately 280 acres of Open Space Conservation land uses along the perimeter to buffer adjacent lower density lands and agricultural areas and provide protection for existing natural resources within the Specific Plan Area.

GOAL D/CO 6. Protect cultural and paleontological resources within the Desert Region.

Policy D/CO 6.1 Identify and protect significant cultural resources from damage or destruction.

Policy D/CO 6.2 Inventory Cultural Resources, encouraging inputs from the local historical society and committees.

Specific Plan Consistency: An Environmental Impact Report has been prepared for Hacienda at Fairview Valley that addresses potential impacts to cultural and paleontological resources. Studies and surveys have been completed pursuant to all County protocols regarding cultural and paleontological resources. A Mitigation Monitoring and Reporting Program will be established to assure any identified resources which may be disturbed are mitigated to the extent required.

OPEN SPACE ELEMENT

C-9 COUNTYWIDE GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL OS 1. The County will provide plentiful open spaces, local parks, and a wide variety of recreational amenities for all residents.

Policy OS 1.5 Strive to achieve a standard of 14.5 acres of undeveloped lands and/or trails per 1,000 population and 2.5 acres of developed regional park land per 1,000 populations. “Undeveloped lands” may include areas established to buffer regional parks from encroachment by incompatible uses³.

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses including Fairview Creek and its tributaries.

³ This standard of 14.5 acres of “undeveloped lands” does not establish an overall standard for provision of publicly owned open space lands. The need for lands in addition to those meeting the 14.5 acre standard is based on acreage required for resource protection, health and safety, and other concerns, and is not related to population.

An additional 38 acres of parks and improvements, and 18 acres of recreational lakes are also provided, all of which are tied together by an integrated trails system. The Environmental Impact Report prepared for this project will address the park land per 1,000 population standards.

Policy OS 1.9 *Ensure that open space and recreation areas are both preserved and provided to contribute to the overall balance of land uses and quality of life.*

Specific Plan Consistency: Hacienda at Fairview Valley provides a balanced mix of land uses, including a variety of residential densities, commercial, recreational, and open space areas.

GOAL OS 2. *The County will expand its trail systems for pedestrians, equestrians, and bicyclists to connect with the local, state, and federal trail systems.*

Policy OS 2.1 *Provide a regional trail system, plus rest areas, to furnish continuous interconnecting trails that serve major populated areas of the County and existing and proposed recreation facilities through the regional trail system. The purpose of the County regional trails system will be to provide major backbone linkages to which community trails might connect. The provision and management of community and local trails will not be the responsibility of the regional trail system.*

Policy OS 2.3 *Locate trail routes to highlight the County's recreational and educational experiences, including natural, scenic, cultural, and historic features.*

Policy OS 2.8 *Where feasible, link local equestrian trails and hiking paths with other regional trails or routes.*

Specific Plan Consistency: Hacienda at Fairview Valley promotes walking and other outdoor activities, by providing a trail plan that interconnects the four Villages. The trail system creates opportunities for recreational alternatives such as walking, hiking, and jogging along improved trails and unimproved paths which lead along the washes. Trails within each Village are planned to be improved with paved or compacted materials and properly landscaped. Some trails along the washes provide access to natural features and amenities being preserved by the project. Internal trail systems eventually connect the Village Commons within each Village to paths leading to the Granite Mountains. Section 6.4, Trails, of the Specific Plan provides an in-depth description of the Trail System.

Policy OS 2.10 *Require proposed development adjacent to trail systems to dedicate land for trailhead access points. Existing rights-of-way and surplus public properties should be utilized for these staging areas whenever possible.*

Specific Plan Consistency: Hacienda at Fairview Valley provides a comprehensive trail system throughout the project, as described above. Trailheads are proposed along with connections to adjacent regional open space areas. Fairview Valley Equestrian Park in Village B provides a staging area for both public and resident use. Section 6.4, Trails, of the Specific Plan provides an in-depth description of the Trail System.

GOAL OS 3. *The County will develop multi-purpose regional open spaces and advocate multi-use access to public lands including national parks, national forests, state parks, and U.S. Bureau of Land Management areas.*

Policy OS 3.6 *Consistent with safety and operational considerations, support the use of channels, levees, aqueduct alignments, and similar linear spaces for open space and/or trail use.*

Policy OS 3.7 *Use open space corridors to link natural areas.*

Specific Plan Consistency: Hacienda at Fairview Valley provides a trail plan that interconnects the four Villages and utilizes drainage channels and open space corridors to link the Villages, as well as provide connections to adjacent regional open space areas.

GOAL OS 7. *The County will minimize land use conflict between open spaces and surrounding land uses.*

Policy OS 7.1 *Control access to lands used for open space purposes as appropriate to retain the desirable open space attributes of the land.*

Policy OS 7.2 *For natural open space areas that require separation from human activity to preserve their function and value, limit construction of roads into or across natural open space areas.*

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for the higher density residential uses located in the central portions of the Villages, with the large estate lots and approximately 280 acres of Open Space Conservation land uses along the perimeter to transition to adjacent lower density lands and Resource Conservation areas and provide protection for existing natural resources within the Specific Plan Area.

Policy OS 7.3 *Because open space can promote neighborhood and civic identity by providing a clear definition to districts and neighborhoods, the County supports the use of open space and landscaping to define neighborhoods and district boundaries and to delineate edges between the natural and built environment.*

Specific Plan Consistency: Hacienda at Fairview Valley contains four Villages which are designed around a central recreational/open space component. The foothills of the Fairview and Granite Mountains are located around the perimeter of the Specific Plan Area providing a clear definition the future community and neighborhoods. Section 5.5 Landscape Concept Plan and the Community Design Guidelines, Appendix D, provide landscape guidelines designed to create neighborhood identities through the use of landscaping and recreational and trail features.

Policy OS 7.4 *Discourage residential development on land with slopes greater than 30 percent, ridge saddles, canyon mouths, and areas remote from existing access.*

Specific Plan Consistency: The majority of the project site contains natural slopes that are less than 15 percent. The majority of the steeper slope areas are located in Open Space areas that will not be graded. There may be some minor grading in areas of 15 – 30 percent slope; however there is no proposed grading on slopes greater than 30 percent.

Policy OS 7.5 *Require that natural landform and ridgelines be preserved by using the following measures:*

- a. *Keep cuts and fills to an absolute minimum during the development of the area.*
- b. *Require the grading contours that do occur to blend with the natural contours on site or to look like contours that would naturally occur.*
- c. *Encourage the use of custom foundations in order to minimize disruption of the natural landform.*
- d. *Require that units located in the hillsides be so situated that roof lines will blend with and not detract from the natural ridge outline.*

Specific Plan Consistency: The grading plan for Hacienda at Fairview Valley retains natural landforms and ridgelines by concentrating the development on the flatter portion of the site, primarily on natural slopes that are less than 15 percent. The majority of the steeper slope areas are located in Open Space areas that will not be graded. I could not find any grading guidelines that address hillside slopes. Section 7.8, Grading, of the Specific Plan describes the proposed grading plan for the project.

C-10 DESERT REGION GOALS AND POLICIES OF THE OPEN SPACE ELEMENT

GOAL D/OS 1. Preserve open space lands to ensure that the rural desert character of the region is maintained.

Specific Plan Consistency: Hacienda at Fairview Valley preserves approximately 280 acres of natural open space comprising scenic foothills, significant boulder groupings, and natural drainage courses including Fairview Creek. In addition, Design Guidelines are also provided to retain the semi-rural character throughout the project area.

NOISE

C-11 COUNTYWIDE GOALS AND POLICIES OF THE NOISE ELEMENT

GOAL N 1. *The County will abate and avoid excessive noise exposures through noise mitigation measures incorporated into the design of new noise-generating and new noise-sensitive land uses, while protecting areas within the County where the present noise environment is within acceptable limits.*

Policy N 1.2 *Ensure that new development of residential or other noise-sensitive land uses is not permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the standards of Noise-sensitive land uses include residential uses, schools, hospitals, nursing homes, places of worship and libraries.*

Specific Plan Consistency: Hacienda at Fairview Valley provides for residential uses and is not located in a noise-impacted area. The project Noise Analysis and Environmental Impact Report addresses noise issues, and provides any mitigation measures that may be necessary.

Policy N 1.3 *When industrial, commercial, or other land uses, including locally regulated noise sources, are proposed for areas containing noise sensitive land uses, noise levels generated by the proposed use will not exceed the performance standards of Table N-2 within outdoor activity areas. If outdoor activity areas have not yet been determined, noise levels shall not exceed the performance standards listed in Chapter 83.01 of the Development Code at the boundary of areas planned or zoned for residential or other noise-sensitive land uses.*

Specific Plan Consistency: Hacienda at Fairview Valley provides for commercial, recreational, and residential uses and is not located in a noise-impacted area. The project Noise Analysis and Environmental Impact Report addresses noise issues, as well as Table N-2 in the San Bernardino County General Plan, Chapter 83.01 of the San Bernardino County Development Code, and provides any mitigation measures that may be necessary.

Policy N 1.4 *Enforce the state noise insulation standards (California Administrative Code, Title 24) and Chapter 35 of the California Building Code (CBC)⁴.*

Specific Plan Consistency: Hacienda at Fairview Valley will comply with all applicable building codes and standards, including Title 24 of the California Administrative Code and Chapter 35 of the California Building Code.

⁴ Title 24 requires that an acoustical analysis be prepared for all new developments of multi-family dwellings, condominiums, hotels, and motels proposed for areas within the 60 dB Ldn (or CNEL) contour of a major noise source for the purpose of documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed. UBC Chapter 35 requires that common wall and floor/ceiling assemblies within multi-family dwellings comply with minimum standards for the transmission of airborne sound and structure-borne impact noise.

Policy N I.5 *Limit truck traffic in residential and commercial areas to designated truck routes; limit construction, delivery, and through-truck traffic to designated routes; and distribute maps of approved truck routes to County traffic officers.*

Specific Plan Consistency: The Specific Plan Area is primarily served by two Secondary Highways, Cahuilla, and Chicago Roads, which will accommodate through-truck traffic.

Policy N I.6 *Enforce the hourly noise-level performance standards for stationary and other locally regulated sources, such as industrial, recreational, and construction activities as well as mechanical and electrical equipment.*

Specific Plan Consistency: Hacienda at Fairview Valley will meet all noise regulations and standards, as identified in the project Noise Analysis and Environmental Impact Report.

Policy N I.7 *Prevent incompatible land uses, by reason of excessive noise levels, from occurring in the future.*

Specific Plan Consistency: Hacienda at Fairview Valley is a master-planned project containing a variety of compatible land uses which will not create excessive noise levels.

SAFETY ELEMENT

C-12 GOALS AND POLICIES OF THE SAFETY ELEMENT

GOAL S 5. *The County will provide adequate flood protection to minimize hazards and structural damage.*

Policy S 5.5 *Require specific hydrology and hydraulic studies for development proposals to avoid spot flooding from small streams or unmapped areas adjacent to mapped flood areas.*

Policy S 5.6 *Prevent flood hazard resulting from drainage from adjacent development.*

Policy S 5.8 *Design flood control and drainage measures as part of an overall community improvement program that advances the goals of recreation, resource conservation, preservation of natural riparian vegetation and habitat, and the preservation of the scenic values of the County's streams and creeks.*

Specific Plan Consistency: Hydrology and hydraulic studies have been prepared for Hacienda at Fairview Valley in preparing the overall project Drainage Plan, which is described in Section 7.9 of the Specific Plan. Flood protection is assured through a system of channels, levees, pipes, flood walls, and basins. The Specific Plan also mitigates any effect of increase runoff to downstream property owners by the use of detention basins.

GOAL S 6. *The County will protect residents from natural and manmade hazards.*

Specific Plan Consistency: The project Environmental Impact Report analyzes the potential of natural and manmade hazards and provides adequate mitigation measures, if appropriate.

GOAL S 7. *The County will minimize exposure to hazards and structural damage from geologic and seismic conditions.*

Policy S 7.1 *Strive to mitigate the risks from geologic hazards through a combination of engineering, construction, land use, and development standards.*

Policy S 7.4 *Designate areas identified by the Alquist-Priolo Earthquake Fault Zoning Act (Public Resource Code, Division 2, Chapter 7.5) on the Hazard Overlay Maps to protect occupants and structures from high level of risk caused by ground rupture during earthquake.*

Specific Plan Consistency: The closest verified fault to the Specific Plan Area is the Helendale-South Lockhart fault traversing the property on the very eastern side of the Specific Plan area, as depicted on Exhibit 2-2, Constraints and Opportunities, in the Specific Plan. A geotechnical investigation has been prepared and identifies appropriate mitigation measures, which are further analyzed in the project Environmental Impact Report.

GOAL S 9. The County's emergency evacuation routes will quickly and efficiently evacuate all residents in the event of wildland fires and other natural disasters, and will ensure adequate access of emergency vehicles to all communities.

Policy S 9.2 *Ensure that future developments have no less than two points of access for emergency evacuation and for emergency vehicles, in the event of wildland fires and other natural disasters.*

Specific Plan Consistency: The Hacienda at Fairview Valley Specific Plan proposes an integrated transportation network that will enable access by emergency personnel and evacuation by residents, if necessary, along adjacent roadways including Cahuilla Road, Chicago Road, Oldenburg Road, Keator Road, and Laguna Seca Drive.

ECONOMIC DEVELOPMENT ELEMENT

C-13 COUNTYWIDE GOALS AND POLICIES OF THE ECONOMIC DEVELOPMENT ELEMENT

GOAL ED 12. The County will have fiscal viability.

Policy ED 12.1 Expand retail and visitor-serving opportunities by encouraging an appropriate mix of revenue-generating land use to maintain a competitive edge and a strong sales tax base.

Specific Plan Consistency: Hacienda at Fairview Valley is a mixed-use planned community with a 15-acre commercial center located at the intersection of Cahuilla Road and Laguna Seca Drive which will provide regional access to the center that may include medical support services, physician offices, and/or retail uses. The Fiscal Impact Analysis prepared for the Specific Plan concludes the project will be fiscally self-sufficient at build out.

Policy ED 12.3 Use local financing mechanisms, such as community service areas and community service districts, to provide local services.

Specific Plan Consistency: Assessment, or community facility districts (or some other similar mechanism) may be established for providing the costs of infrastructure improvements and/or local services within Hacienda at Fairview Valley. Determination of the final financing mechanism will be part of the Tentative Tract Map process.

GOAL ED 17. Encourage joint city/county/LAFCO planning within city sphere of influence areas to achieve rational and efficient economic development.

Policy ED 17.3 Develop infrastructure financing policies that are similar for development, whether

**C-14 DESERT REGION GOALS AND POLICIES OF THE ECONOMIC
DEVELOPMENT ELEMENT**

GOAL D/ED 1. Promote economic development that is compatible with the rural desert character of the Desert Region.

Policy D/ED 1.1 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development, and enhances the rural character.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan provides for a 15-acre neighborhood commercial center at the intersection of Cahuilla Road and Laguna Seca Drive. The Specific Plan contains illustratives and design guidelines for the commercial center to assure that the center will retain the surrounding semi-rural desert character and land use compatibility to the surrounding uses.

Policy D/ED 1.2 Promote the expansion of home based businesses within the plan area. This may be accomplished exploring alternative provisions for home occupations that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the region and that the use is compatible and/or adequately buffered from adjacent uses.

Specific Plan Consistency: Hacienda at Fairview Valley Specific Plan permits Home Occupations in each of the proposed residential districts.

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D COMMUNITY DESIGN GUIDELINES

D-1 PURPOSE AND INTENT

These Community Design Guidelines have been created in order to assure that Hacienda at Fairview Valley will be developed as a high quality and cohesive master planned community that will be an asset to the managed growth of San Bernardino County's High Desert. These Guidelines shall apply to all development within the Specific Plan Area.

The purpose of this section of the Specific Plan is to present guidelines and standards covering architectural character, landscape character, site design and energy efficiency to establish quality and cohesion within the project area as the development is constructed over many years. These guidelines are intended to set a clear direction for achieving high-quality residential community and neighborhood commercial development. Nevertheless, the guidelines are general enough in nature to allow the master developer and merchant builders some necessary flexibility to respond to changing consumer tastes, market conditions, and design/technology advances. Creativity and innovation, when consistent with the Specific Plan requirements, are encouraged in the implementation of these guidelines.

The intent of these Community Design Guidelines is to ensure that development and overall character of the Specific Plan community is an environment that achieves the following objectives:

- Promote environmentally responsible development by utilizing appropriate green development systems which reduce the community's impact on natural systems.
- Develop a high quality, cohesive design concept to create a desirable community design image for the Specific Plan community.
- Establish development standards that ensure lasting value for the residential neighborhoods and commercial center.
- Utilize materials and methods of construction which are appropriate for the region and/or climatic zone, exhibiting continuity of history, culture, and compatibility of local character, as well as community identity.

D-2 ARCHITECTURAL GUIDELINES**2.1 ARCHITECTURAL STYLE**

The following architectural styles shall be utilized in the development of buildings and supporting structures of residential, commercial, and recreational uses within Hacienda at Fairview Valley.

2.1.1 Monterey

The Monterey style is a free revival of the Anglo- influenced Spanish Colonial houses of northern California. This style combines the pitched-roof Spanish adobe construction with the massed-plan English shapes brought to California from New England. Thus, the Monterey style became a mixture of the Spanish Eclectic and the Colonial Revival. Early examples of this style (1925- 1940) favored Spanish elements, and later examples (1940-1960) highlight Colonial details. The use of low-pitched gabled roofs, second story covered balconies, French doors and full- length windows open onto the front balcony, diverse first and second Present Day Adaptation of Historic Style materials, shuttered windows and an asymmetrical façade add to the characteristics of this style.



**Historical Example and
Present Day Adaptations
of Monterey Style**



2.1.2 Prairie

Frank Lloyd Wright synthesized influences of the American Shingle style and the British Arts and Crafts designs in his Prairie-style homes.

The Prairie style of architecture is founded on the principle that a building should appear to grow organically from the site upon which it sits. Largely popular in the Midwest region in the early 20th century, Prairie is one of the few truly American architectural styles. Since its early heyday, it has continued to influence generations of suburban house designs, with its horizontal outline and innate textures, accented by spreading terraces and expansive, hovering roof planes.



**Historic Example and
Present Day Adaptations
of Prairie Style**

2.1.3 Spanish Eclectic

By the 1920's, the Mission architectural style was increasingly replaced by the Spanish Colonial Revival style, which was historically accurate. True to the fact that many architects sought precedents for this style in Spain rather than in Spanish colonies, it is often merely called Spanish Eclectic.

The use of white or light earth tone stucco walls, low- pitched tile roofs, minimal overhang, asymmetrical façade, highlighted ornamental ironwork, and heavily textured wooden doors adds to the distinction of this style.



**Historic Example and
Present Day Adaptations
of Spanish Eclectic Style**

2.1.4 American Farm House

The American Farmhouse style traces its roots back to the Cape Cod and Colonial styles found in early New England. When American settlers headed west, the lack of available materials as well as technological advancements changed these into the practical American Farmhouse style we know today.

Distinctive features of this style include large covered wrapping porches featuring simple wooden columns and railings. Hipped Roofs with split-wood shingles and hipped roof dormers add interest to the two-story horizontal wooden frames. These picturesque country homes feature characteristic detailing such as cupolas, projecting eaves, stucco chimneys, and weathervanes.



**Historic Example and
Present Day Adaptations
of Farm House Style**

2.1.5 California Ranch

The ranch house was perhaps the definitive symbol of the post war American dream: a safe, reasonably priced home promising efficiency and informal living. This style was created in the 1930's by several imaginative California architects. This architectural style is loosely based on early Spanish Colonial modified by Craftsman and Prairie modernisms. This style is typically one-story and exhibits an asymmetrical, horizontal silhouette and a low-pitched roof. This style is comprised of deep roof overhangs, intersecting gables, concrete chimneys, and exposed rafters. Modest bits of traditional detailing are often derived from Rustic, Spanish, French, or Colonial styles. Ornamental wooden porch supports and recessed windows are common.

The floorplan is typically designed to "connect" with the exterior either through a U-shaped plan embracing a patio or through the use of large windows and front porches.



**Historic Example and
Present Day Adaptations
of California Ranch Style**

2.1.6 Mid-Century Modern

The Modernistic styles were built most popular from about 1920 to 1940. The earlier form was the Art Deco, which was common in public and commercial buildings in the 1920s and early 1930s. After about 1930, Art Moderne became the prevalent Modernistic form. Although never common, many houses were built in the style; scattered examples can be found throughout the country.

With its roof overhangs and panoramic windows, this typically single story style is well suited to desert climates and is found throughout Southern

California's desert regions. Local examples include:

The Newton Bass house in Apple Valley (known locally as the Hilltop House) was built in the late 1950's. Before it burned in 1967, it was a model of this architectural style.

Also, the Apple Valley Inn, built in the late 1940's incorporates many characteristics of mid-century modern adopted

for the desert landscape through appropriate use of colors and materials indicative of the High Desert and Apple Valley knolls.

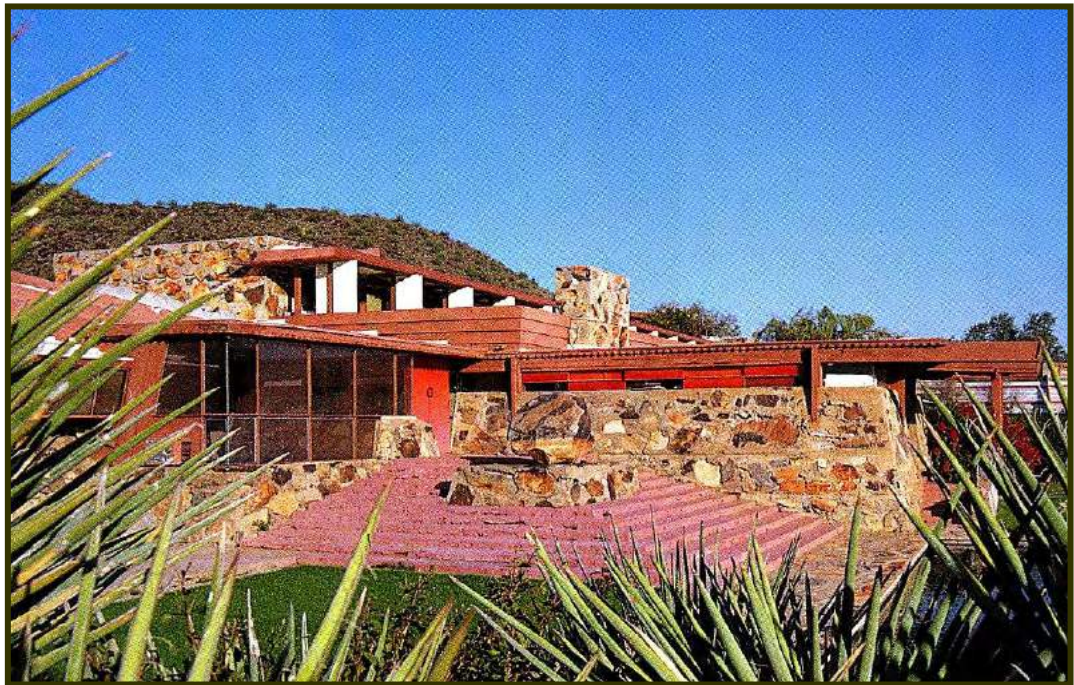
Identifying features include smooth wall surface, usually of stucco; flat roof, usually with ledge (coping) at roof line; horizontal grooves or lines in walls and horizontal balustrade elements give a horizontal emphasis; façade usually asymmetrical.



**Historic Example and Present Day Adaptations
of Mid-Century Modern Style**

This style presents many opportunities for the design and implementation of green construction methods for exterior and interior materials.

Note: Due to the unique aesthetic characteristics of this style, it may only be employed in VL, RS-I, R-EQ and RL-2 neighborhoods where it comprises no more than twenty percent (20%) of homes within an individual Tentative Tract Map.



2.2 BUILDING MATERIALS

1. All building elevations oriented towards an adjacent street shall be architecturally treated.
2. Metal or aluminum siding and roofs, highly-reflective materials and finishes, and unfinished concrete block shall be avoided unless they are necessary as a part of an established or common architectural style. Stone, brick, masonry, stucco, adobe, and smooth plasters are strongly encouraged.

2.3 BUILDING ARTICULATION

1. Recessed windows and doors are encouraged to add articulation to the wall surface and to increase shade opportunities within the structure. Particular attention should be given to the shading of windows with southern and southwestern exposure.
2. A variety of heights, setbacks, roof shapes, trim, and sizes should be used to create visual texture along a street scene within a cohesive design framework.
3. Broad roof overhangs, when architecturally authentic, are recommended to produce interest and to respond to climatic conditions, especially when used in combination with courtyards, porch enclosures, balconies, and recesses.

2.4 FRONT PRIVACY WALLS/RECESSED ENTRYWAYS

Front yard privacy walls a maximum of 4 feet high and finished to match or stylistically complement the primary residence are allowed. These walls may be located a maximum of 10 feet closer to the front property line than the minimum living area front setback line per Tables 5-2 and 5-4 herein. Such privacy walls can be utilized to define private outdoor courtyard space and also act as a border between the natural desert landscape and private use areas. Recessed entryways and other shade and wind mitigating devices (arbors, patio covers, courtyards, porches) which shelter the user from the natural elements are also encouraged. These elements if utilized shall be consistent in material, color, and size with the building's architectural style.

D-3 SITE DESIGN GUIDELINES**3.1 LOT DEVELOPMENT GUIDELINES**

The following Lot Development guidelines are intended to enhance variety along the neighborhood streetscene.

3.1.1 Setbacks

Front yard setbacks (wall plane closest to the street) of immediately adjacent lots shall not be the same distance from back of sidewalk / curb. Adjacent front yard setbacks should vary by a minimum of three feet and a diversity of setbacks along a neighborhood street is encouraged.

Each group of four adjacent houses is encouraged to have at least one house whose front yard setback differs from those of the other three by a minimum of 5 feet.

3.1.2 Height

A minimum of 50% of the homes within the overall community will be one story (maximum height of 20 feet not including style-appropriate architectural features) to maintain the semi-rural character of Fairview Valley and to integrate the Hacienda at Fairview Valley community with the existing neighborhoods and minimize visual impacts to surrounding topographic features. Single story homes can increase efficiency of heating and cooling systems to regulate indoor air temperatures and thereby reduce energy use. For additional energy efficiency guidelines, refer to Section D-11 of these Community Design Guidelines.

Corner lots are typically larger and wider lots, and are strongly encouraged to utilize one-story houses. This helps to lessen the apparent mass of the block's streetscape.

3.1.3 Garages and Driveways

Where adequate space exists, semi-circular driveway entries are encouraged and are compatible with the character of many existing homes within Apple Valley and Fairview Valley. Such driveways allow motorists to enter and exit the property in a forward motion. In addition:

1. Garages may be detached and connected to the residence by a breezeway.
2. Angled and/or side-loaded garages are encouraged to improve the streetscape by breaking up the monotony of all garage doors being parallel to the street.
3. Driveways on adjacent lots shall be separated by a minimum landscape area of ten (10) feet for all residential land use designations except MH which shall have a minimum eight (8) feet.

3.1.4 Open Space Accessory Structures

No permanent structures shall be located within designated open space areas with the exception of structures necessary for park improvements, habitat restoration, fire prevention, and community infrastructure.

3.1.5 Walls and Fences

All subdivision perimeter walls parallel to rights-of-way shall generally conform with the locations/purposes and design character described in Section 5 of this Specific Plan and shall be consistent with applicable standards of subsection 83.06, "Fences, Hedges and Walls" of the County Development Code.

3.1.6 Landscape

Perpetual maintenance agreements for maintenance responsibility to be provided by the Master HOA of all common areas shall be prepared at time of Final Map submittals consistent with Section 9 of this Specific Plan and are subject to approval by the County Engineer and the Planning Director.

3.1.7 Trails

Bike paths and equestrian/multi-use trails shall be provided as required by the General Plan and specified in this Specific Plan.

Tract areas which back onto rights-of-way shall be landscaped as required by subsection 83.10.060 Landscape Area Requirements, of the County Development Code.

3.2 GRADING GUIDELINES

The intent of this section is to ensure that the grading design concept is responsive to the physical character, location, and type of land use, as well as the visual and environmental qualities of the site. The conceptual grading design is intended to achieve several project objectives, including:

- Create a scenic living environment for residents;
- Be responsive to the natural land forms both on- and off-site;
- Reduce negative impacts to air quality due to wind-borne dust;
- Ease the visual impacts of grading; and
- Stabilize manufactured slopes.

The following guidelines encourage a best-practices implementation of the grading concept plan and a preservation of natural landscape by orienting structures so they blend with the natural topography. Refer to Section 7.8 of this Specific Plan for further Grading provisions.

1. Grading shall comply with the County's Site Preparation and Grading requirements and Section 7.8 of this Specific Plan.
2. Cut and fill earthwork should be balanced within each project phase to the maximum extent feasible.
3. Natural vegetation should be preserved in place and/or retained and incorporated into the project whenever feasible.
4. "Development Envelopes" (i.e. graded areas within individual lots for the purpose of residential pads and accessory uses only) should be incorporated into tentative tract maps within VL, RS-1, R-EQ and RS-2 land use areas where feasible and are strongly encouraged in project areas with great variation in topography/land forms and natural vegetation including healthy Joshua Trees.
5. If berms are required, they shall be shown on grading plans.
6. Significant Joshua Trees and rock outcroppings should be respected in the site design and incorporated as preserved on-site features to the maximum extent feasible.
7. Contour grading with variable gradients should be employed where feasible to simulate the natural terrain, lessen the visual impact of large slopes, and to mitigate long major uniform slopes.
8. Manufactured slopes should be located behind buildings, landscape, or natural topographic features for screening purposes from public rights-of-way to the maximum extent feasible.
9. Routing of utilities must be coordinated during site design.
10. Intense grading should be limited to areas of building construction or building envelope, and placement of landscape structures and driveways.

11. No more than two parallel retaining walls shall be used in succession.
12. Retaining walls shall be no closer than 4 feet to another retaining wall or building wall and shall incorporate necessary drainage techniques.
13. All site drainage shall be directed away from structures.
14. Landscaped areas adjacent to structures shall be graded to direct drainage away from structures.

3.3 EROSION CONTROL MEASURES

The following Erosion Control measures shall be utilized within the Hacienda at Fairview Valley community on slopes subject to wind and/or water erosion due to soil or micro-climate character:

1. All new development area slopes at least 42 inches in vertical height and 3:1 or steeper slope shall provide permanent erosion control and irrigation with an automated water-conserving system.
2. Planting design for erosion control should provide both short- and long-term slope stability through a plant palette that includes short lived / fast growing slope-stabilizing groundcover, long lived evergreen groundcover, shrubs, and long lived trees. This mix of drought tolerant plant material will provide the necessary slope stability and attractive appearance.
3. In addition to hydroseeding or groundcover, all development area slopes at least 4 feet in vertical height and 2:1 or steeper slope shall be planted with at least one tree (15-gallon min.), and one shrub (5-gallon min.) for every 200 square feet of surface area. Plant groupings shall be designed to achieve a natural, free flowing character and avoid grid or linear patterns. The plant species shall be selected from the Specific Plan Plant Palette.
4. Mulch (3-inch minimum depth), gravel (2-inch minimum depth), and/or soil stabilizer additives shall be used in all permanently landscaped common areas to improve the water holding capacity of the soil by reducing evaporation and the impacts of wind.
5. Natural vegetation should be retained and incorporated into the project whenever possible.
6. Any temporary or permanent disturbance to natural slopes greater than 3:1 slope and 3 feet high shall be treated with erosion control measures within one month of completion.
7. During the rainy season (October through March), graded slopes should be treated for erosion control immediately.
8. After construction of tract improvements and until construction of individual homes, exposed areas shall be stabilized to prevent wind and water erosion and reduce impacts to air quality from wind-borne dust.

D-4 COMMUNITY LANDSCAPE

The landscape architecture design concept for Hacienda at Fairview Valley draws upon elements of the existing natural landscape forms and vegetation. Refer to Section 5.5 of this Specific Plan and Section 83.10 of the County Development Code for additional Landscape Provisions. The Community Landscape Concept Plan has three (3) basic objectives:

- ***Preserve and Integrate the Natural Landscape***

Hacienda at Fairview Valley is framed by beautiful foothills and mountains, and is nearby natural desert drainage courses and springs. This setting and the natural open space will be an important inspiration in establishing the community's landscape character. Special care must be taken to select plant material, which will not cross-pollinate and disrupt preservation and/or re-vegetation efforts.

- **Provide a Safe, Water-Sensitive “Sustainable” Landscape**

Planting of trees, shrubs, and groundcovers, which are native or drought-tolerant, low maintenance and are compatible with the natural surroundings and the community's overall architectural theme is required. Plant species will be grouped by water and solar orientation needs as much as possible. Refer to Table 5-9 of this Specific Plan for the approved Plant Palette. Use of water-conserving irrigation design and materials is required.

- **Create a Sense of Place that Complements Nearby Neighborhoods**

A landscape theme that unifies the neighborhoods of the Hacienda at Fairview Valley Community is desirable. Specific landscape and hardscape materials such as a particular stone veneer; monument proportions and materials; complimentary colors and font styles; fencing style/color; dominant tree; and/or a cohesive palette of street and accent trees should be used to provide an identifiable community fabric.

4.1 LANDSCAPED AREAS

4.1.1 Re-establish Natural Landscape

Areas that border the existing native or open space areas that are disturbed by grading activity should be revegetated with a mix of native or drought tolerant plant material (consistent with slope planting requirements for erosion control and fuel modification standards) that transitions the edges of development with the site's natural condition (e.g. plant density, heights, colors and textures). The design of this area preserves the site's natural character and transitions the development with adjacent vegetation and land forms. These open space areas may also be used for the transplanting of candidate Joshua Trees from other areas.

4.1.2 Cahuilla Road and Chicago Road

Cahuilla Road and Chicago Road are the main roads providing connection with existing adjacent residents and Villages and neighborhoods within the Specific Plan Area. The following guidelines pertain to Cahuilla and Chicago Roads:

1. Tree species along these roadways shall be a combination of evergreen and deciduous.
2. Street trees within Cahuilla Road and Chicago Road parkways and medians shall be installed with a minimum trunk caliper of 1.5 inches and a minimum height of 8 feet above finished grade at a maximum spacing of 35 feet. Street trees adjacent to open space areas shall be planted in an irregular spacing and/or clusters to signify the transition to natural open space or recreational open space.
3. Plant materials, walls or other structures within a clear sight triangle of an intersection or driveway shall not exceed 30 inches in height and comply with all requirements of Section 83.02 of the County Development Standards.
4. Landscaping techniques shall be used in all parkway areas in accordance with Section 83.10 of the County Development Code.

4.1.3 Collector and Local Streets

Landscape design for the neighborhood collector and local streets is intended to create an aesthetically cohesive street scene throughout the community. This scene establishes continuity for all of the neighborhoods. The following guidelines pertain to Collector and Local Streets:

1. Tree species along these roadways shall be a combination of evergreen and deciduous.
2. Street trees within collector street parkways shall be installed with a minimum trunk caliper of 1.25 inches and a minimum height of 7 feet above finished grade at a maximum spacing of 35 feet. Street trees adjacent to open space areas shall

be planted in an irregular spacing and/or clusters to signify the transition to natural open space or recreational open space.

3. Street trees within local street parkways shall be installed with a minimum trunk caliper of 1.25 inches and a minimum height of 7 feet above finished grade at a maximum spacing of 35 feet. Street trees adjacent to open space areas shall be planted in an irregular spacing and/or clusters to signify the transition to natural open space or recreational open space.
4. Landscaping techniques shall be used in all parkway areas in accordance with Section 83.10 of the County Development Code.

4.1.4 Community and Neighborhood Entry Areas

Neighborhood entries provide residents and visitors with an announcement to the arrival at the overall community and distinct neighborhoods. The trees selected for community neighborhood entries should provide accent through color, texture, and form. Community / Neighborhood Entry trees shall be a combination of container sizes for landscape design / scale / aesthetic reasons. However, the minimum installed size (excluding palms) shall be 2 inches caliper and a minimum height of 9 feet above finished grade for standard trees and/or an equivalent size for multi-trunk trees. A minimum of 50% of the trees in these areas shall be 2.25 inches caliper and a minimum height of 11 feet above finished grade for standard trees and/or an equivalent size for multi-trunk trees.

4.1.5 Drainage Channels and Detention Basins

Retained desert washes / natural drainage courses and newly constructed drainage channels shall maintain a “natural” desert character where possible in accordance with County Engineering requirements. This character may be achieved through the design and implementation of desert rock placement, native and/or drought tolerant plants, and preservation of existing natural features.

Highly visible detention basins if located adjacent to Cahuilla Road or Chicago Road shall incorporate a “natural” desert character where possible in accordance with County Engineering requirements. This character may be achieved through the design and implementation of desert rock/gravel placement, native and/or drought tolerant plants, and preservation of existing natural features. Terracing, berming and contouring are strongly encouraged to enhance the aesthetics of the basins.

4.2 IRRIGATION

The following Irrigation Guidelines shall be utilized in the development of Hacienda at Fairview Valley:

1. Landscape irrigation water resources for common area landscaping shall be from reclaimed water lines when this system becomes available; potable water may be used on an interim basis.
2. All permanent landscape areas shall include automatic water-conserving irrigation to ensure proper plant health and water-conservation.
3. Rain shutoff devices shall be installed to prevent unnecessary irrigation. Training and advice in how to properly use these systems should be provided by the County and HOA.
4. Private irrigation systems shall be designed to apply water slowly allowing plants to be deep soaked and reduce runoff. Drip, bubblers, or micro-irrigation systems shall be utilized in all areas needing irrigation except for turf irrigation. Turf may be irrigated via aerial spray (sprinklers) at appropriate times of the day (i.e. least wind, frost, etc.) or sub-surface drip irrigation.
5. Sub-surface drip irrigation systems are strongly encouraged within landscape common areas and street parkways since overspray, waste water, and increased evaporation resulting from the area's seasonally high winds are eliminated.
6. Irrigation systems for slope areas shall not apply water at a precipitation rate over the water absorption capacity of the soil.
7. Turf irrigation may incorporate subterranean soaker hoses and other water efficient systems as an alternate to spray irrigation.
8. All irrigation controllers and valve systems shall separate turf areas from shrub and groundcover areas, as well as separate planting according to orientation, exposure, slope, and watering requirements.
9. Separate landscaping water meters shall be installed for public parks and parkways.
10. All irrigation shall include backflow prevention that meets local code requirements.
11. Irrigation scheduling should be adjusted quarterly to meet seasonal plant requirements.
12. The irrigation clock shall be programmed to operate during low water demand periods of the day, such as early morning hours.
13. Pop-up irrigation heads or drip systems should be incorporated along walks and hardscapes.

D-5 LIGHTING GUIDELINES

The Hacienda at Fairview Valley Specific Plan provides for a “Dark Sky” approach to night lighting. Section 5.4.13 and Section 5.5.2 explain the purpose of Dark Sky lighting provisions and contain several requirements for lighting design and installation related to the intensity of light sources. The major benefits of this approach within the Desert Region of San Bernardino County are 1) conserve energy and 2) limit light glare on night skies and adjacent natural open space areas.

This section of the Community Design Guidelines addresses the scale of lighting as a component of the overall community aesthetic. Community-wide lighting design includes street lighting and entry lighting. The goal of the lighting concept is embodied below:

- Provide a safe level of illumination for both motorists and pedestrians, while minimizing glare that obstructs views of the dark desert sky and increases energy efficiency.
- Relate the scale of lighting to the human scale, especially in pedestrian areas.
- Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All lighting programs within residential and commercial areas shall conform to the following guidelines:

1. Streetlights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into the residential or open space areas.
2. Shielding shall be utilized for street lights to eliminate light trespass onto adjacent residential and open space areas.
3. Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare, etcetera.
4. Entry lighting shall create a visual gateway and have a softened illumination. This will be accomplished by low-level, high intensity indirect illumination. The high intensity lighting will not include visual hot spots, glare, etc., which would be distracting. After passing through the entry, the lighting character will become less intense.
5. Uplighting of focal trees may be used to further illuminate the entries. Glare and spillover onto adjacent areas or homes shall be avoided.
6. Light should be used to accent focal points or provide safe paths of travel; use of “flood” lights to light an entire structure or yard is prohibited.
7. Colored lights in common areas are prohibited.
8. Within the commercial center and Village recreation areas, light fixtures should be selected from the same style and colors and should complement the adjacent buildings architecture to create a cohesive aesthetic of site furniture.

D-6 SINGLE-FAMILY ATTACHED RESIDENTIAL GUIDELINES

6.1 PURPOSE AND INTENT

These Community Design Guidelines apply to the single family attached (SFA) housing types as permitted in the Medium and Medium-High land use areas within this Specific Plan. All applicable site design, architectural, and landscape Design Guidelines contained in the other Subsections of these Community Design Guidelines shall also apply unless otherwise noted herein. These SFA Design Guidelines are also intended to supplement applicable standards of Section 84.16, Multi-family Residential Development Standards, within the County Development Code. The adopted standards contained within the County Code sections shall apply to the SFA land use unless a standard or guideline is otherwise specifically addressed in these Specific Plan Design Guidelines.

6.2 ARCHITECTURAL STYLE

To maintain consistency of character and quality with the Specific Plan Area, the following architectural styles shall be utilized in the SFA development of Hacienda at Fairview Valley:

- Monterey
- Prairie
- Spanish Eclectic
- American Farm House
- California Ranch

Refer to Section D-2, Architectural Guidelines of these Community Design Guidelines for explanation and graphic examples of these permitted styles.

6.3 ARCHITECTURAL DESIGN STANDARDS

SFA developments within Hacienda at Fairview Valley shall consider and implement all applicable architectural design standards contained in Section 84.16, Multi-family Residential Development Standards, of the County Development Code. Also, attached units should respect the predominate scale of the surrounding single-family detached



This is a modern day version of American Farmhouse and Spanish Eclectic.



Articulated building form (e.g., change in roof plane, horizontal offsets, balconies and patios).

neighborhoods by designing buildings that provide both one and two story massing. This will create a gradual transition from the building edge to the center, scaling down the height of the building from the center to the edge.

6.4 SITE PLANNING DESIGN STANDARDS

SFA developments within Hacienda at Fairview Valley shall consider and implement all applicable site planning design standards contained in Table 5-4 of this Specific Plan and Section 84.16, Multi-family Residential Development Standards, of the County Development Code.



Cluster buildings to provide views and pedestrian access to natural features and landscape open space.

D-7 NEIGHBORHOOD COMMERCIAL GUIDELINES**7.1 PURPOSE AND INTENT**

These Design Guidelines apply to the Neighborhood Commercial (CN) Land Uses as permitted within this Specific Plan which is intended for a Neighborhood Commercial Center to service Hacienda at Fairview Valley residents and existing/future residents of Fairview Valley and eastern Apple Valley. These CN Design Guidelines are intended to supplement applicable standards of the County Development Code for Neighborhood Commercial areas. The adopted standards contained within the County Code sections shall apply to the Specific Plan CN land use unless a standard or guideline is otherwise specifically addressed in these Specific Plan Design Guidelines.

7.2 SITE DEVELOPMENT STANDARDS

CN developments within Hacienda at Fairview Valley shall comply with the site development standards identified within Table 5-7 of this Specific Plan.

7.3 ARCHITECTURAL STYLE

To maintain consistency of character and quality with the Specific Plan Area, a maximum of two (2) of the following architectural styles shall be selected and utilized in the CN development of Hacienda at Fairview Valley:

- Monterey
- Prairie
- Spanish Eclectic
- American Farm House
- California Ranch

Refer to Section D-2 of these Community Design Guidelines for explanation and graphic examples of these permitted styles.

7.4 ARCHITECTURAL DESIGN STANDARDS

CN developments within Hacienda at Fairview Valley shall consider and implement all applicable architectural design standards contained within this Specific Plan and applicable sections of County Development Code.



Include a mixture of rooflines, heights, and offsets to create structural variety and create shaded areas.

The following architectural design principles shall also apply:

1. Avoid monotonous front and side elevations by using a variety of building forms, placement, color, and materials as consistent with the chosen architectural style(s).
2. Avoid monotony of uniform stucco massing by incorporating style-appropriate accent materials, such as wood, iron work, different stucco textures, stone, etc. in a manner which is apparent from the relative scales of both the adjacent street and the pedestrian user / shopper.
3. Include variety of rooflines, heights, and offsets to create structural variety and pedestrian relief.
4. Relate buildings to each other through the implementation of massing, proportion, and materials authentic to the chosen architectural style(s), but do not make buildings identical.
5. Offsets, pop-outs, overhangs and recesses all may be used to produce shadow interest and pedestrian relief from solar and wind elements.
6. Window placement and proportions shall be true to the chosen architectural style(s); however windows located flush to the building plane are discouraged.

7. Rear elevations not subject to view from major and secondary streets do not need be as detailed as front elevations, but must incorporate primary forms and theme.
8. Colors shall be true to the chosen architectural style(s). The overall values shall remain light, although darker or lighter accents are encouraged to highlight building forms, character, and appropriate details.
9. Colors shall not be highly reflective, metallic, or otherwise visually out of character with the natural setting and surrounding development. Additionally, garish colors such as bright pink, bright purple and bright pastels should be avoided.

10. Plazas or courtyards, are encouraged which are both visible to the public eye for safety and shielded for comfort (e.g. canopies, roof overhangs, orientation, etc.) from solar and wind elements.



Include courtyards for pedestrian comfort and social gathering.

11. Commercial development should respect the predominant scale of development in the surrounding area by designing with elements of a similar scale and providing a gradual transition to any larger scaled masses.
12. Taller buildings or taller portions of buildings should be located internally to a site with buildings stepping down in height as they reach the edges of the site that are adjoined by smaller scale development.
13. Structures should possess articulated facades including recesses, recessed openings, building separations, variations in plane and height and the inclusion of such elements as balconies, porches, arcades and projections to provide depth and contrast and avoid flat unarticulated building facades.

7.5 SITE PLANNING DESIGN STANDARDS

CN developments within Hacienda at Fairview Valley shall consider and implement all applicable site planning design standards contained within this Specific Plan and applicable sections of County Development Code.

7.6 SIGNAGE GUIDELINES

All signs within the Hacienda at Fairview Valley Neighborhood Commercial Center (CN) shall comply with all applicable standards of Section 83.13 of the County Development Code.

The following signage guidelines shall also apply:

1. The use of an overall thematic logo or graphic incorporated into project monument signs and directional signs is strongly encouraged.
2. The number and location of signs shall be limited to identifying the overall Neighborhood Center, specific building or building occupants. Overuse of signs is confusing to drivers/shoppers and creates a visual clutter which should be avoided.
3. Signs may be attached to a building wall, hung from a roof overhang or be freestanding.
4. When an architectural projection, such as a style-appropriate cupola, belltower, or other predominate thematic form is utilized, individual business tenant names shall not appear on this element. However, the overall Commercial Center name or logo may be located on this element.
5. Sign materials and colors shall complement the building color schemes.



Monument and directional signs should incorporate an overall logo and colors shall complement buildings.

D-8 TRANSIT AND MOBILITY**8.1 OVERVIEW AND INTENT**

Transit and mobility design guidelines are project-wide and shall be utilized throughout the Specific Plan Area to ensure non-auto transportation elements are: safe, interconnected, compatible with adjacent uses, and aesthetic.

8.2 TRANSIT STOPS

1. Access ramps for individuals with mobility limitations should be provided at all corner curbs to increase accessibility to transit service. These ramps should be designed with special pavement textures that contrast with surrounding surfaces. Contrasting surfaces help the visually impaired identify the location of access ramps and warn individuals of grade changes.
2. Shelters should be architecturally compatible with adjacent development designs.
3. Shelters should provide:
 - a. Wheelchair access and maneuverability;
 - b. Adequate lighting;
 - c. Adequate seating;
 - d. Route and schedule information; and
 - e. Protection from weather conditions, sun, rain, and wind.
4. The use of landscape features consistent with Village design concepts are encouraged around transit shelters.
5. Bicycle storage facilities are encouraged to be provided near transit stops and places of employment to encourage bicycle use and provide convenient storage.
6. NEV parking spaces should be provided in close proximity to transit stops where feasible.
7. Pedestrian paths should intersect at transit stops, creating focal points in the Villages.

8.3 MULTI-USE TRAILS

1. All designated multi-use trails shall be constructed of local base materials.
2. Interpretive signage or markers should be provided delineating walking and equestrian lanes from bicycle lanes.
3. Multi-use trails shall comply with the “Low Use and Natural Area” standards set forth in Section 82.19.050, Development Standards for Trails, of the County Development Code.
4. Barriers at trail entrances (bollards, gates, or natural features such as rocks or trees) should be clearly marked with reflectors and should comply with ADA guidelines. Barriers are recommended only where a motor vehicle could enter a trail.
5. Trails shall be designed to provide adequate visibility of oncoming trail users. Buildings and landscaping shall not obstruct the line of sight for trail users.

8.4 NEIGHBORHOOD ELECTRIC VEHICLE (NEV) ROUTES

1. Collector and local streets shall be 35 miles per hour maximum speed limit (or less) to allow NEV's on all street rights-of-way.
2. All intersections shall be clearly defined with pavement striping and signage.
3. NEV parking shall be made available at commercial centers, village commons, and significant places of business.
4. NEV charging stations shall be provided at convenient locations, such as the Commercial Center and Village Common areas.
5. If provided along Secondary Highways or roadways with speed limits greater than 35 miles per hour, NEV specific routes should be separated from roadways, multi-use trails, and pedestrian paths.
6. NEV vehicle storage shall be made available for residents off-street in garages, carports, open parking stalls, NEV designated parking areas, or private driveways.



8.5 BIKE ROUTE

1. The Class II bicycle route designated on Exhibit 6-7, Conceptual Mobility Plan, shall be clearly delineated with a striped lane on both sides of the roadway. Class I (separate path), Class II (striped lane), and Class III (marked with signage) bike routes shall be designated accordingly.
2. Bicycle routes designated on the shoulders of roadways should integrate with multi-use trails which also permit bicycle use.
3. Appropriate bike route signage should be used at all auto and non-auto intersections.
4. Bicycle route(s) shall comply with the “Low Use and Natural Area” standards set forth in Section 82.19.050, Development Standards for Trails, of the County Development Code.

8.6 PEDESTRIAN PATHS AND TRAILS

1. Trails shall intersect at 80-100 degree angles when approaching intersections and connecting at crossings wherever possible.
2. Interpretive signage and trailhead markers should be utilized for way - finding and designating landmarks.
3. Pedestrian trails shall be constructed with local base materials.
4. Pedestrian paths are intended for scenic walks and hiking and shall consist of compacted dirt with little physical improvements required.
5. Spaces designed for pedestrians – including sidewalks, intra-site connections, and mid-block pathways should include measures to facilitate way-finding, enhance visibility, minimize areas of entrapment and concealment, and to provide opportunities for possible interactions between users.
6. Pedestrian paths should connect adjoining properties through open space areas or other connection points.



Example of trail for pedestrians and cyclists.

D-9 OVERLAY AREAS**9.1 OVERVIEW AND INTENT**

The Equestrian (EQ) and Golf (GO) Overlays create flexibility to the base land use designation. These designations offer an opportunity for future builders to create alternative and compatible land uses. The following guidelines are set forth to ensure quality and continuity within and along the edges of the three established overlay areas.

9.2 EQUESTRIAN OVERLAY GUIDELINES

The following guidelines shall apply exclusively to development as designated within the Equestrian Overlay. Equestrian Overlay standards shall supplement guidelines set forth by the base land use designation.

9.2.1 General Guidelines

1. Landscaping, or other screening techniques, shall be provided as appropriate to soften the view of stables, barns, corrals, composting bins and stored hay from public vantage points and from adjacent properties.
2. Fencing should conform to the fencing standards set forth in this Specific Plan.

9.2.2 Shelters

1. All buildings used for the keeping of animals and all corral or enclosure fences shall be constructed and maintained in a neat and orderly condition and kept in good repair.
 - a. All animals should be provided with adequate shelter, feed and water supply.
 - b. Shelters should be at least 10 feet by 10 feet, with at least one solid wall and a roof, and provide a dry footing.
 - c. Stalls within a barn should be at least 12 feet by 12 feet.
 - d. Stables, barns, and shelters should be at least 15 feet from any property line when adjacent to equestrian residential uses and at least 25 feet when adjacent to non-equestrian use.

9.2.3 Corral Areas

1. Corrals should be located at least 10 feet from any existing property line when adjacent to equestrian residential uses and at least 25 feet when adjacent to non-equestrian uses.
2. A minimum of 600 square feet of corral area should be provided for each horse kept in a barn, with adequate shelter, with feed and water supply.
3. Pastures should not be located on slopes greater than fifty percent (50%)

4. Corrals should be designed to control erosion, pollution, dust, odors, and insects, and have a drained base material to prevent the creation of mud.

9.3 GOLF OVERLAY GUIDELINES

The following guidelines shall apply exclusively to development within the Golf Overlay which utilizes Golf Overlay standards and shall supersede guidelines set forth by the base land use designation.

9.3.1 General Guidelines

1. The architecture of the clubhouse shall be an architectural style allowed by the Specific Plan Architectural Guidelines.
2. The architecture of the golf pro shop should be consistent with the architecture of the clubhouse.
3. The parking and drop-off area of the clubhouse, pro shop, and other buildings should incorporate enhanced paving and other amenities.
4. The golf cart storage area and maintenance should be screened from public view or provided primarily within an enclosed building area.

5. Sand and similar landscape bunkers may be located throughout the Golf Course, and may include native and ornamental grasses and other plant material, rocks, and other elements to provide challenging golf play.

6. To achieve a visually open and unfettered public golfing experience, fencing should be limited to locations where there is a public safety or security concern.

Fencing materials may include simple and transparent elements (e.g., pipe, wrought iron, etc.) and should be designed not to block public views to the greatest extent practical.



Golf Course design shall incorporate existing natural features

7. Turf areas shall be minimized and utilize low water species.

8. Drought-tolerant plants shall be utilized except on fairways and greens.
9. Non-potable water shall be used for all golf course irrigation.
10. Buffer areas shall be provided adjacent to Fairview Creek and other drainage courses.

9.3.2 Maintenance Facilities

1. Golf maintenance facilities should consist of small one-story buildings and ancillary functions. The one-story buildings may consist of pre-fabricated metal exterior walls and roof, screened by landscaping where practical.
2. Ancillary functions include landscaping materials storage bins, trash bin, loading and receiving areas, wash areas, nursery, and fueling area. The structures may include a maintenance shed containing mechanics work area, parts storage, chemical storage, and equipment storage.
3. A separate office structure may include restroom facilities, lockers, break-room, and office facilities.
4. The maintenance yard should be enclosed with a high wall with sliding gates to generally screen facility from view from the golf course and public trail. Dense plant materials should soften the wall and provide additional visual screening.

9.3.3 Cart Paths and Crossings

1. Cart paths shall be constructed of a pervious materials depending upon slope gradient and surrounding landscape, aesthetic, and watershed conditions.
2. Path materials may include native soils, pervious concrete with a variety of finishes, pervious asphaltic concrete (with a variety of aggregates), decomposed granite (combined with binders), and various types of landscape pavers and turf blocks.
3. Cart paths may be expanded in width, as necessary, to accommodate combined use with walking golfers, pedestrians, and maintenance vehicles, and to accommodate emergency vehicles where physical/environmental constraints suggest reduced grading and/or paving.
4. Cart paths may have variable widths, and should incorporate reasonable turn-outs, parking, and passing areas, as necessary.
5. Bridges may be incorporated within the golf course as necessary, for example to grade-separate golf cart paths from other circulation elements such as roadways and pedestrian walkways, or amenities such as streams, washes, and water features.
6. Enhanced color/texture may be used at surface/roadway crossings of the cart path to provide driver awareness and promote golf cart safety.

9.3.4 Ball Control and Safety

1. The golf course and/or practice facility should incorporate current golf industry standards for all internal and external boundaries, examples are as follows:
 - a. 800-foot turn point for par 4's; par 3's are variable.
 - b. Corridor widths are 150 feet at tees angling to 300-feet front turn point through the green.
 - c. If there are shared, double-fairway overlaps, which are acceptable, they should be mitigated by the offset of landing areas, tee and green orientations, and the strategic placement of hazards.
2. Balls resulting from slices and hooks should be anticipated and controlled with a combination of low fencing (maximum six [6] feet) and/or landscape materials. Landscape should be used to reduce the height of fences.
3. Balls falling within natural areas should not be retrieved by golfers, but rather by maintenance crews on a periodic basis. Signage will be used to educate golfer and set forth the permitted boundaries of play

9.3.5 Landscape/Retaining Walls

1. Golf courses should be designed to substantially conform to the existing topography, thereby minimizing earthwork and preserving natural areas to the greatest extent feasible.
2. Landscape/retaining walls, where necessary, should be limited to reduce the amount of grading required.
3. Landscape/retaining walls should be constructed using "Loffelstein", "Keystone", or other aesthetically-pleasing mechanically stabilized earth (MSE) systems that allow the incorporation of plant material and/or decorative finishes to blend in with the hillside surroundings.

D-10 OPEN SPACE AND CONSERVATION AREAS**10.1 OVERVIEW AND INTENT**

The following guidelines apply to all open space areas within the Villages. The guidelines are intended to provide a uniform direction to builders that will ensure a quality product while allowing builders flexibility to adjust to market conditions and future resident preferences.

10.2 RECREATION AREAS

The guidelines set forth below apply exclusively to the Open Space Recreation (OS-R) land use designation within the Specific Plan Area. The guidelines are intended to enhance and complement the permitted OS-R land uses established in Section 5.4.13, Open Space and Conservation Standards.

All parks within the OS-R land use designation are subject to the following design guidelines:

1. Parks should be designed to accommodate the anticipated intensity of use through appropriate configuration and use of materials. Where possible, grading disturbance areas should be minimized, and natural vegetation including Joshua Trees should be retained.
2. The design of improved open space should recognize and incorporate views, climate, solar angles, and the nature of outdoor activities, which could occur in conjunction with the project.
3. Park configuration and design should respect and reinforce views and linkages to streets, community buildings, and other open spaces.
4. Clubhouses and other community buildings should be oriented to create courtyards, plazas, and other adult amenities.
5. The parking and drop-off area of the clubhouse and other buildings should incorporate Low Impact Development (LID) stormwater management techniques.
6. The Village Commons, shown conceptually on Exhibits 7-3, 7-4, and 7-5, should serve as community centers with opportunities for both active and passive recreation (e.g., tennis, basketball, play area, seating, fountains, gardens, etc.). These areas should serve as environments that encourage social interaction, relaxation, recreation and visual relief.
7. A well-designed park should create an interactive physical environment that provides ongoing opportunities for human activities that build a sense of community.
8. Separate incompatible park uses (e.g., basketball courts and meditation areas) by distance and vegetation.

10.3 CONSERVATION AREAS

Conservation areas are intended to maintain and enhance natural open space areas. The guidelines set forth below apply exclusively to the Open Space Conservation (OS-C) land use designation within the Specific Plan Area. The guidelines are intended to enhance and complement the permitted OS-C land uses established in Section 5.4.13, Open Space and Conservation Standards. Additional guidelines for trails and paths within the OS-C designation are set forth in Section D-8, Transit and Mobility.

The following guidelines shall apply to all Open Space Conservation areas:

1. Open space areas should incorporate pervious surface pedestrian connections to adjoining residential, commercial, and public right-of-way areas.
2. Natural features such as existing mature vegetation including Joshua Trees should be preserved and integrated into the open space design as site amenities for residents. Rock outcroppings, sensitive landscape species and other features are desirable connections to the environment and should be considered as amenities.
3. Residential private open spaces should be clearly delineated from common open space using fencing, berming, decorative pavement, landscaping, or other similar elements.
4. Detention basins should incorporate natural elements such as varied topography and native plant material, which can enhance the recreational opportunities of the site and improve water quality.
5. Contour grading with variable gradients should be employed where feasible to simulate the natural terrain, lessen the visual impact of large slopes, and to mitigate long major uniform slopes.

D-11 ENERGY EFFICIENCY GUIDELINES

The Vision Statement and Goals for Hacienda at Fairview Valley are contained in Chapter 4 of this Specific Plan. One component of these relates to the planning, design and implementation of green development principles, programs, and systems throughout this multi-phased, multi-generational master planned community in the High Desert. As summarized in Chapter 8 of this Specific Plan, the green development goals include land use efficiency, transportation efficiency, water efficiency, and energy efficiency. Specific Plan requirements and guidelines to reduce greenhouse gas emissions thru increased water conservation and decreased personal vehicle miles traveled are included in other sections of this Specific Plan (Refer to Chapters 5, 6, and 7 as well as other sections of these Community Design Guidelines).

This section focuses on measures and guidelines which reduce emissions of greenhouse gases through increased energy efficiency via design, construction and daily operation (or “living”) of residential and commercial uses permitted within the Specific Plan.

The Hacienda at Fairview Valley Specific Plan requires residential and commercial development within its boundaries to achieve a minimum 15% reduction in total energy consumption beyond that required by Title 24 (“Energy Efficiency Standards”) of the California Code of Regulations in effect at time of final map or building permit application submittals for residential and commercial development within the Specific Plan Area.

To meet or exceed this requirement residential and commercial developers and builders may consider a wide variety of design and construction methods. The intent of this section is to present a list of design and construction measures which builders may utilize toward achieving the requirement. The list contained herein is NOT all inclusive or limiting, but is included within this Specific Plan to assist developers/builders and the County in considering a broad spectrum of feasible and economical approaches to reducing greenhouse gas emissions. As the project is built out over time, there will undoubtedly be additional design and technical advances which may be employed to achieve this requirement.

Table D-I
SUSTAINABLE DEVELOPMENT MEASURES

Required Measures	Environmental Benefits
1. Use of reclaimed water for common areas	Reduces total potable water requirements and reduces energy associated with water conveyance
2. Combination of using interior efficient fixtures and exterior drought-tolerant landscaping and irrigation techniques	Utilize approximately 20,000 gallons less water per year than conventional homes
3. Drought tolerant landscaping	Reduces need for potable and non-potable water within the Specific Plan Area
4. Paints, floor underlays, and carpet with low to zero amounts of smog-producing pollutants	Reduces smog-producing pollutants
5. HVAC System designed by licensed mechanical engineer	This will assure use of an energy-efficient design
Optional Measures	Environmental Benefits
1. Improved insulation	Reduces heating and cooling energy requirements and costs
2. Tight HVAC Ducts	Can save as much as 20% of heating and cooling costs
3. Tankless water heater	Reduces energy consumption 20 to 30%
4. Parallel water piping	Reduces energy consumption 20 to 30%
5. On-site reuse of wood waste into mulch for on-site landscape use	Reduces waste trucked to landfills and provides soil coverings for on-site landscape areas
6. Engineered wood products	Manufacturing process produces less waste, thereby requiring less natural materials
7. Wood primarily from sustainable forests	Promotes sustainable forestry practices
8. At least 50 percent of construction waste diverted from landfills	Eliminates trips to landfills and provides for additional recycled materials
9. Use of Compact Fluorescent Lamps	CFLs save about 66% of the lighting energy and last about 10 times as long as incandescent bulbs (saving approximately \$25 per CFL)
10. Energy-Star-rated appliances	Meet strict criteria set by the Environmental Protection Agency or Department of Energy and use significantly less energy than standard products
11. Programmable Thermostat for heating and cooling systems	Can save up to 15 to 25% of heating and cooling costs
12. Ultra-low flush (ULF) toilets or dual flush toilets	ULF toilets use no more than 1.6 gallons per flush rather than 3.5 to 7 gallons of water by other designs
13. High-efficiency showerhead and faucet aerator	Together save about 7,800 gallons of water per year in an average household
14. Use of Occupancy Light Sensors	Occupancy sensors can reduce lighting costs by up to 50% in rooms where lights are frequently left on when no one is around
15. Weather-based irrigation controllers	Reduces water use by irrigating at optimum times and when necessary
16. Micro-irrigation or sub-surface drip systems	Reduces evaporation loss and provides the most efficient irrigation system
17. Use of pervious paving material (based on designed strength/load requirements) within the Neighborhood Commercial Center, parking areas for the Village Recreation/Common Area(s), and the staging area at the Equestrian Park	Pervious paving materials allow 3 to 8 gallons of water per minute to pass through each square foot of material

D-12 COMMUNITY DESIGN GUIDELINES IMPLEMENTATION

Review and implementation of these Community Design Guidelines within the Hacienda at Fairview Valley Specific Plan shall be the responsibility of three primary entities:

12.1 COUNTY

The County (or other reviewing agency) shall utilize these guidelines when reviewing specific development proposals within the Specific Plan Area. Staff will review design elements for general conformance with this section. Thus, as the community builds out over time, overall design character, and integrity will be maintained.

12.2 DEVELOPER / BUILDER

Developers / builders and their consultant teams of planners, landscape architects, architects, engineers, etc. shall use the guidelines in this section as the basis for the design and implementation of neighborhoods, homes and commercial centers, and recreation areas.

12.3 HOMEOWNERS ASSOCIATION

A Master Homeowners Association (HOA) will be established for the Hacienda at Fairview Valley community. Sub-HOAs may also be created for the active adult community component. The HOA shall establish a design review committee to monitor and enforce the overall design character and quality of the community as it develops over time, and individual homeowners modify their homes and properties. Therefore, the Master and Sub-HOAs shall obtain and keep on file a copy of the Specific Plan and Design Guidelines as reference during design review. The HOA may also establish additional design standards and guidelines as long as consistent with those included herein.

For any design components which are not expressly covered within these Community Design Guidelines or other sections of the Hacienda at Fairview Valley Specific Plan, applicable design standards, and guidelines from the County Development Codes shall govern.