PROJECT MASTER PLAN

Barcelona

May 23, 2006

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DEVELOPMENT SERVICES DEPT.

APPLICANT:

Beazer Homes USA, Inc.
1800 East Imperial Highway
Suite 200
Brea, CA 92821

CONTACT:
Reky Hiramoto
(714) 672-7000

CONSULTANT:

RBF Consulting
3536 Concours
Suite 220
Ontario, CA 91764

CONTACT:
Chip Leslie
(909) 581-0196

PROJECT MASTER PLAN

Barcelona

Prepared for
City of Indio, California

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1.0 INTRODUCTION

1.1 PROJECT INTRODUCTION

The Barcelona Project Master Plan area consists of approximately 40.1 acres of vacant land (39.7 acres excluding existing Avenue 50) covered with scattered desert brush. The project site is currently within the Indio Ranchos – Polo Estates Conceptual Specific Plan for RPD 7b adopted December 1, 1994. The Barcelona project designates the subject 40.1-acre property as Residential Village-Planned Development (RV-PD 1).

1.2 LOCATION AND SETTING

The City of Indio is located in the Coachella Valley, Riverside County, California, approximately 120 miles east of Los Angeles and 15 miles east of Palm Springs. The Barcelona Project Master Plan is located south of U.S. Interstate 10 and north of unincorporated Riverside County Lands. The 40.1-acre site is located approximately one-half mile east of the intersection of Monroe Street and Avenue 50, and one-quarter mile west of the intersection of Jackson Street and Avenue 50 (see Exhibit 1, *Regional Vicinity,* Exhibit 2, *Site Vicinity, and* Exhibit 3, *Aerial Photograph*).

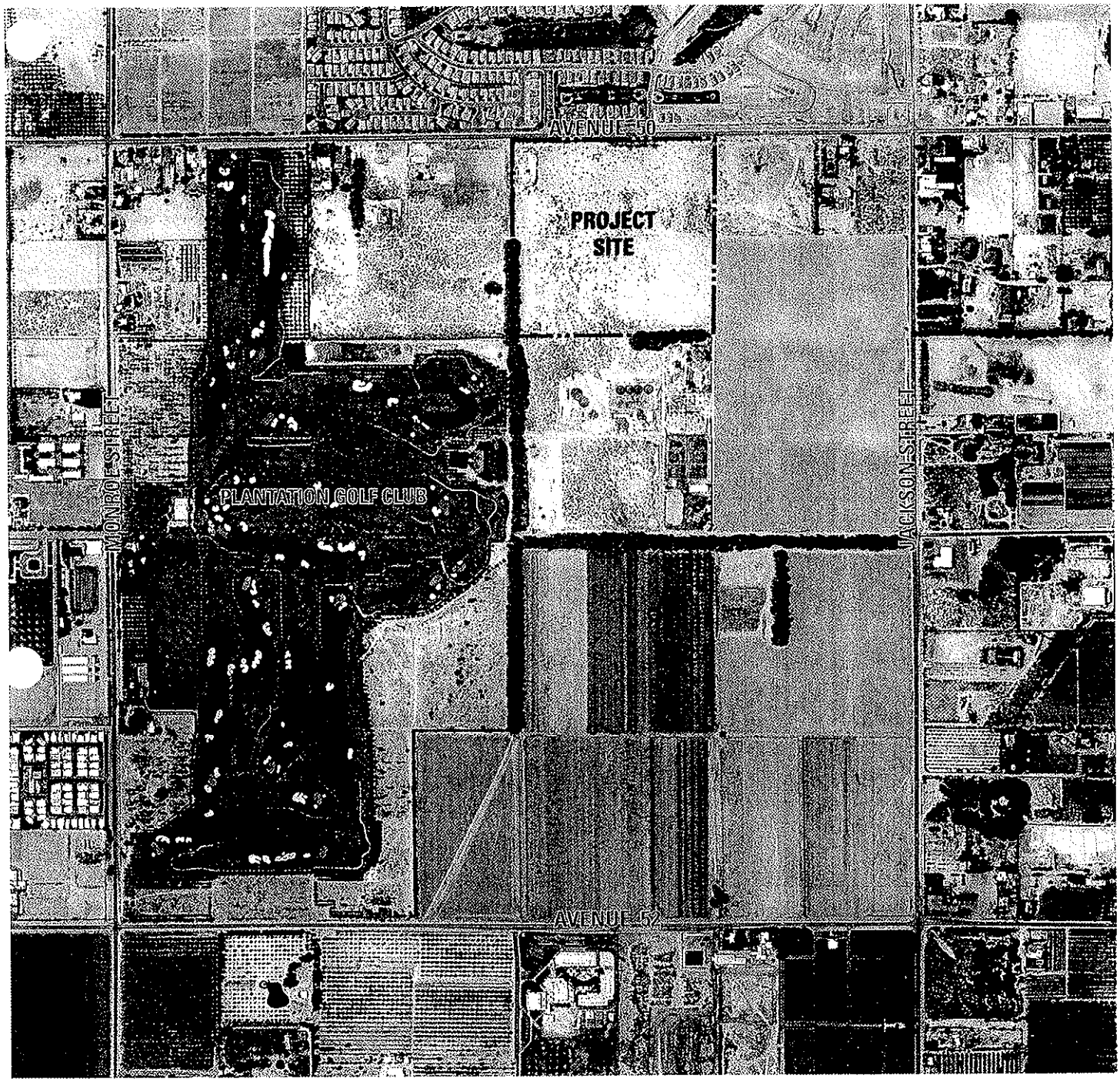
Surrounding land uses include sparsely developed land abutting the site to the west, south, and east. In addition, the Plantation Golf Club is located to the southwest of the subject property. The property is bounded to the north by Avenue 50, which separates this proposed development from a recently constructed residential development north of Avenue 50.

The project site is relatively flat with an average 0.5 percent grade towards the south. The 40.1-acre project site is vacant with the exception of scattered desert vegetation. Avenue 50 extends along the northern boundary of the project site and is currently a two-lane paved roadway.

1.3 INTENT AND PURPOSE

The Project Master Plan (PMP) proposes a gated planned community of 136 single-family residential lots. The PMP is consistent with the Indio Ranchos-Polo Estates Conceptual Specific Plan (CSP) for Residential Planned Development No. 7b (RPD 7b) as amended (see Exhibit 4, *Boundaries of Residential Planned Development Area-RPD-7b),* and the City of Indio goals and policies.

The project is anticipated to be a nine-phased development of 136 single-family units, which should occur over the next two to three years. The project could be developed in a single grading and infrastructure improvement phase, however the proposed homes may be built over as many as nine phases with ten to twenty-two homes per phase. The project plan will incorporate water conservation measures including a mixture of drought tolerant native landscaping and a drip irrigation system. Special studies have been performed and/or reviewed to assess expected project impacts, including a Phase I Environmental Assessment, biological constraints analysis, and a Paleontological and Archaeological Resources Study.



DATE FLOWN: JUNE 16,2003

RBF CONSULTING

0 1/4 mile
APPROXIMATE

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

AERIAL PHOTOGRAPH

EXHIBIT 3

1.4 DEVELOPMENT PROCESS IN AN RPD AREA

The Indio General Plan states that project approval within a Residential Planned Development (RPD) area shall follow a two-phased approach. The first phase is to prepare a Conceptual Specific Plan (CSP) and the second phase is to prepare a Project Master Plan (PMP). The CSP provides a list of land uses, community design guidelines, and standards for open space, landscape, signage, and infrastructure. The Project Master Plan is more detailed and site specific applying the standards and guidelines of the CSP.

The Barcelona Project Master Plan is the implementation document for the land use and design principles for the project site established in the Conceptual Specific Plan for RPD 7b. The Barcelona PMP is the governing document for this specific 40.1-acre property identified herein. The Barcelona PMP, initiated by Beazer Homes, provides land uses, development standards, design guidelines and implementation measures that control the use of the project site.

1.5 LEGAL AUTHORITY

Cities are authorized by the State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Section 65450 to adopt specific plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or ordinance and are required to be consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for specific plans including provision of a land use plan, a plan for infrastructure and services, criteria and standards for development, and implementation measures. The Government Code also states that specific plans may address any other subjects, which in the judgment of the city are necessary or desirable for the implementation of the General Plan.

The Barcelona Project Master Plan is adopted by ordinance thereby serving as the current zoning document for the property.

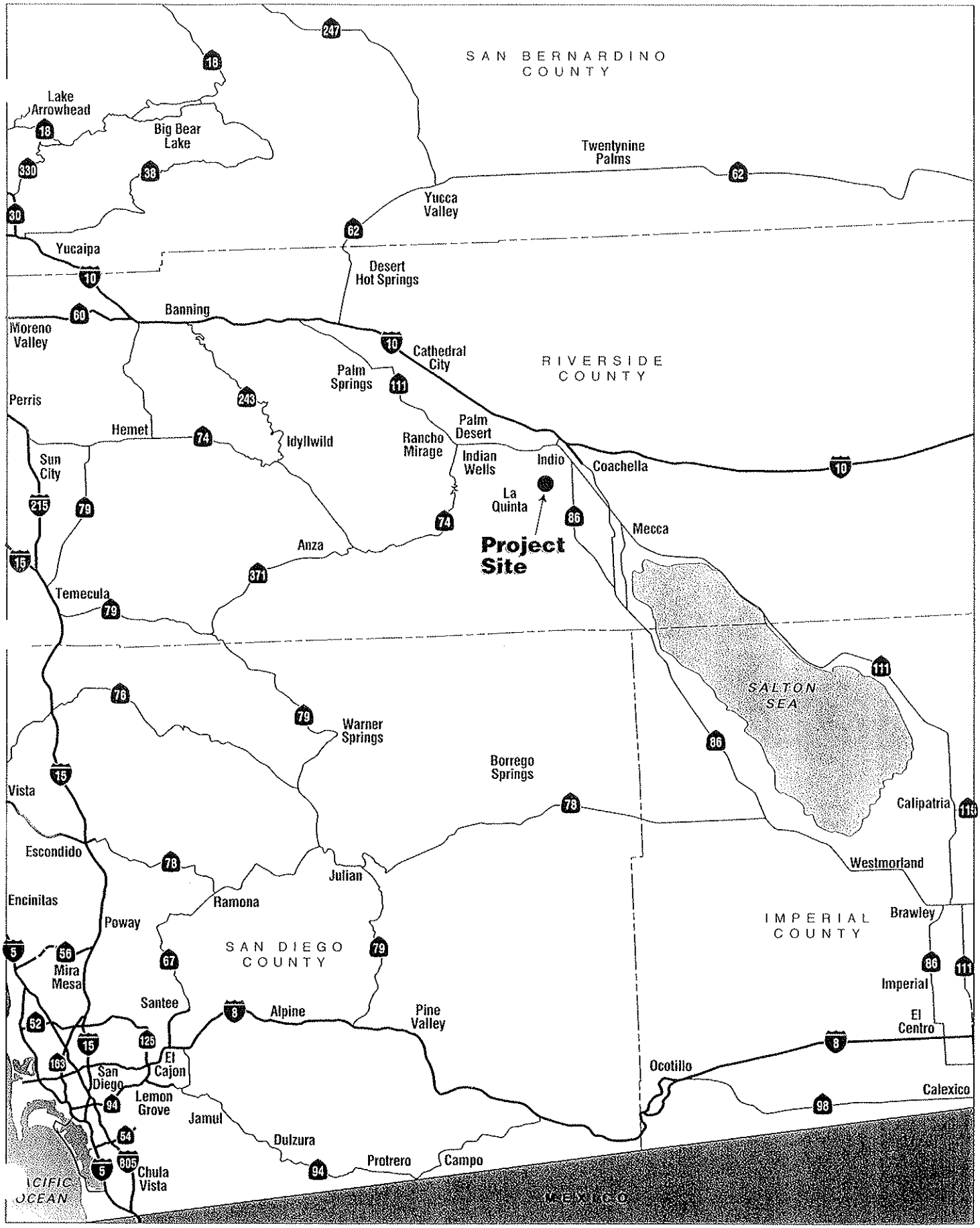
In the event that any regulation, condition, program, standard, or portion of this Specific Plan (Project Master Plan) is held invalid or unconstitutional by a Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions thereof.

1.6 PLAN CONSISTENCY

General Plan

In accordance with State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450 Specific Plans must be consistent with the goals and policies of the City's General Plan. The Barcelona Project Master Plan is consistent with the General Plan goals and requirements as follows:

- Providing for additional residential housing types consistent with the Vision of the Indio Ranchos Planning Sub-area.
- Include Residential Low uses that include higher than average amenity packages consistent with the area designations within the RPD-7b Overlay.
- Preparation of a Project Master Plan to provide the City of Indio with a more detailed overview of the proposed project and demonstrate that the project meets the intent of the Conceptual Specific Plan.



RBF CONSULTING

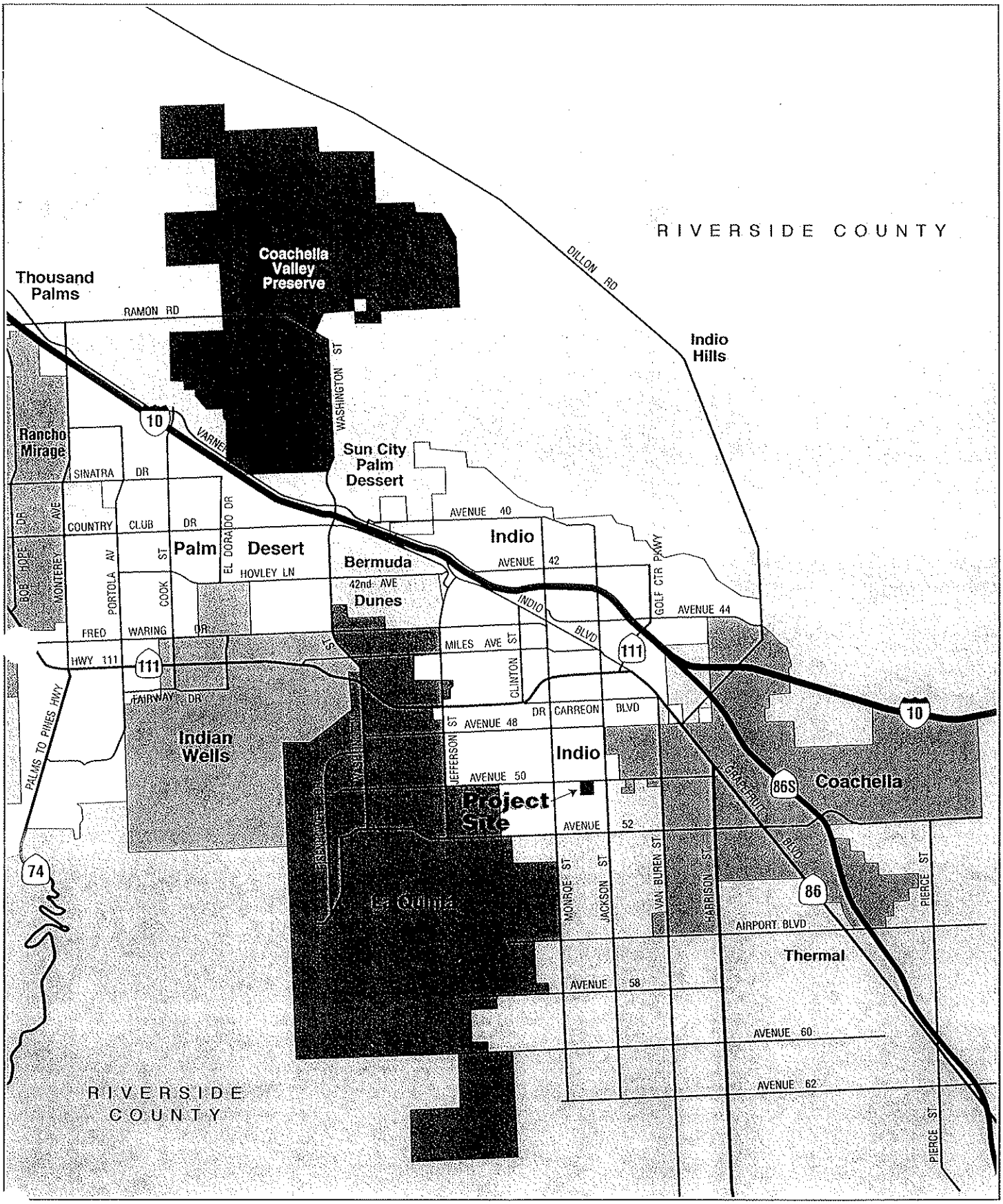
0 10 14 miles
APPROXIMATE

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

REGIONAL VICINITY

EXHIBIT 1



RBF CONSULTING

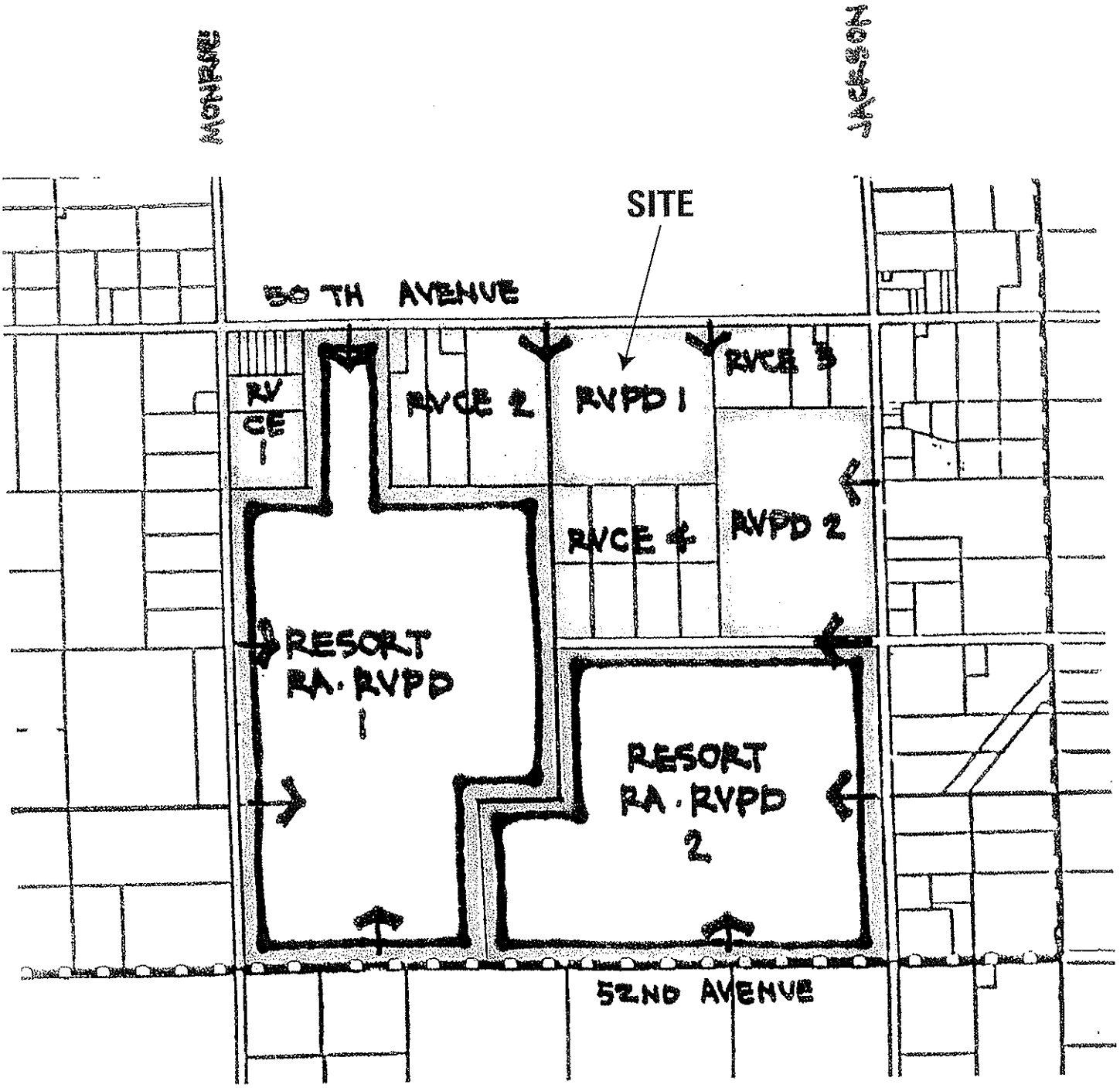
0 2.5 miles

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

SITE VICINITY

EXHIBIT 2



RESIDENTIAL VILLAGE PLANNED DEVELOPMENT RVPD

RESORT RA. RVPD

RESIDENTIAL VILLAGE COUNTRY ESTATE RVCE

SOURCE: Indio Ranchos - Polo Estates Conceptual Specific Plan (DEC. 1994)

RBF CONSULTING

NOT TO SCALE

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

RPD 7B CONCEPTUAL SPECIFIC PLAN LAND USE SUMMARY MAP

EXHIBIT 4

- Provides a circulation system that serves the internal circulation needs of the City and addresses intercommunity or through travel needs.

- Provides for the development of equestrian trails within appropriate areas of the City.

Indio Ranchos – Polo Estates Conceptual Specific Plan

In addition to the City of Indio General Plan, the Barcelona PMP is consistent with the Conceptual Specific Plan goal and requirements for Residential Planned Development 7b (See Exhibit 4, RPD 7b [Indio Ranchos-Polo Estates] Conceptual Specific Plan Land Use Summary Map):

- Promote a low-density residential character for those residents who wish to enjoy a rural recreational atmosphere.

- To provide flexibility in the planning and design of the residential and resort areas in order to effectively meet market demands.

- To create recreational trails in recreational designated areas for the enjoyment of the community.

- To assure that adequate community facilities and public services are provided to serve the needs of the future residents of the area.

- To design and construct a system of landscaped boulevards, which shall give the area a unique identity, provide visual enjoyment, and provide an effective circulation system to serve the proposed land uses, and to ensure cost effective extension and provision of utilities throughout the Plan area.

- To develop appropriate development standards, conditions, and procedures that shall help to implement the project with respect to design, open space, utilities and public services, and circulation.

1.7 ENTITLEMENTS AND APPROVALS

The entitlement process for the Barcelona project includes a number of discretionary approvals. Associated with this PMP are other entitlement applications to be considered and are listed below.

PROJECT MASTER PLAN

The 40.1-acre (includes Avenue 50 dedication) Barcelona Project Master Plan will serve as the specific plan for the site. Permitted land uses, development standards, design guidelines and infrastructure implementation measures for the project site have been provided within this document. Proposed to be adopted by ordinance, this Project Master Plan will act as the zoning designation and serve as an implementation document for the Barcelona community.

TENTATIVE TRACT MAP

The Barcelona project will be located within approximately 40.1-acre site. Tentative Tract Map No. 32411 has been filed concurrently with the PMP to create the subdivision of 136 single-family lots, approximately 7.9 acres of public and private roadways, a well site, a sewer lift station site, a park site (0.75 acres), and four additional lots providing open space and stormwater retention areas (see Exhibit 5, *Tentative Tract Map* 32411). Three additional open space lots are included for the enhanced landscape perimeter along Avenue 50. The streets within the gated development will be private, while the right-of-way along Avenue 50 will be offered to the City as public thoroughfare. Tentative Tract Map 32411 will

be recommended for approval by the Planning Commission to the City Council. The City Council would approve the Tentative Tract Map by resolution.

SITE PLAN AND DESIGN REVIEW

The Barcelona PMP includes architectural guidelines addressing architectural styles, massing and design elements, and color and materials usage for the proposed development. Upon development of specific architectural plans, the City's standard design review process will be followed, requiring Planning Commission review and approval of architectural plans and colors. Any major modifications to the PMP shall require review by the Planning Commission and City Council. Minor modification/alterations by the homeowner shall not require additional design review unless such alteration is inconsistent with the design provisions contained within this PMP. In such cases design review in conjunction with the City's regulations (Section 159.720 through 159.735) shall be required.

1.8 REVIEW PROCESS

The Barcelona PMP review process included initial meeting with the Development Review Committee (DRC). The DRC includes City staff along with representatives from affected agencies such as Valley Sanitary, Coachella Valley Water District and other service providers who review development proposals based on City codes and the regulations of the respective agencies.

Following the staff-level review of the development proposal the public hearing process is initiated. A hearing is conducted at the Planning Commission level, the recommending body to the City Council. Another public hearing is conducted with the City Council. Interested members of the public may comment on the proposed development during the Planning Commission or City Council stage of the process. Prior to adoption of the PMP a finding of consistency with the City's General Plan must be made. This PMP sets forth the land uses, development standards, and review procedures.

1.9 ENVIRONMENTAL ASSESSMENT

The entitlement of the Barcelona project includes discretionary approvals and is thus subject to the California Environmental Quality Act (CEQA). An environmental checklist was prepared to review the environmental resources on the site and potential impacts.

BIOLOGICAL CONSTRAINTS ANALYSIS

A biological constraints analysis was prepared for the Barcelona project site by PCR, Inc. Based on this report, the Barcelona project area is located within the Coachella Valley MSHCP, however the project site is not located within a conservation area. This analysis determined that the habitat onsite is not considered a sensitive resource, and the likelihood of sensitive species occurring onsite is minimal. Potential impacts to nesting raptors and burrowing owls (potential to be located in close proximity to project site) can be mitigated to a level below significance by timing brush clearing and grading activities prior to nesting periods and outside of breeding periods for any potentially affected species.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

An Archaeological and Paleontological Resources Assessment was prepared by PCR in conjunction with Cogstone Resources Management Inc. The assessment indicated that no archaeological or historic resources were found during the investigation. The findings of the report indicated the potential to encounter archeological and paleontological resources during brush clearing and grading activities. The report concluded that on-site monitoring is recommended and if resources are discovered, then recovery, documentation, and curation of the specimen at an accredited repository are recommended.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The Phase I ESA conducted by Bryan A. Stirrat & Associates and peer reviewed by PCR concluded that there are no recognized environmental concerns associated with the property. The only significant item that was identified within the property was the concrete lined detention pond and pump system on the northwest corner of the site. The system is thought to be related to the previous agricultural activities onsite. PCR believes that there is sufficient information within the Phase I to address the hazardous materials section of the Initial Study Checklist. However a Phase II ESA may be required to address potential soil contamination related to previous pesticide use. In addition onsite monitoring is recommended during the removal of the detention pond and pumping system.

CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 32411

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE , STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAKE ENGINEERS, INC. AUGUST, 2004

OWNER/DEVELOPER:

ENGINEER:

ASSESSORS PARCEL NO.:

TARGET DENSITY:

TOTAL ACREAGE:

BASIS OF BEARING:

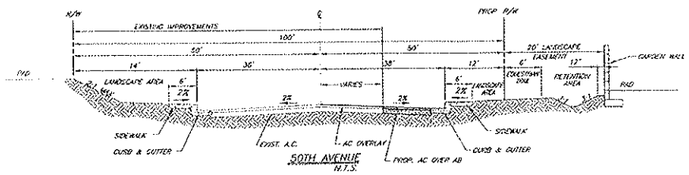
BASIS OF ELEVATION:

UTILITIES:

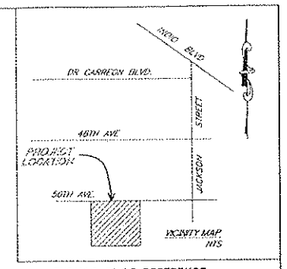
ZONING AND LAND USE:

FLOOD ZONE:

EARTHWORK

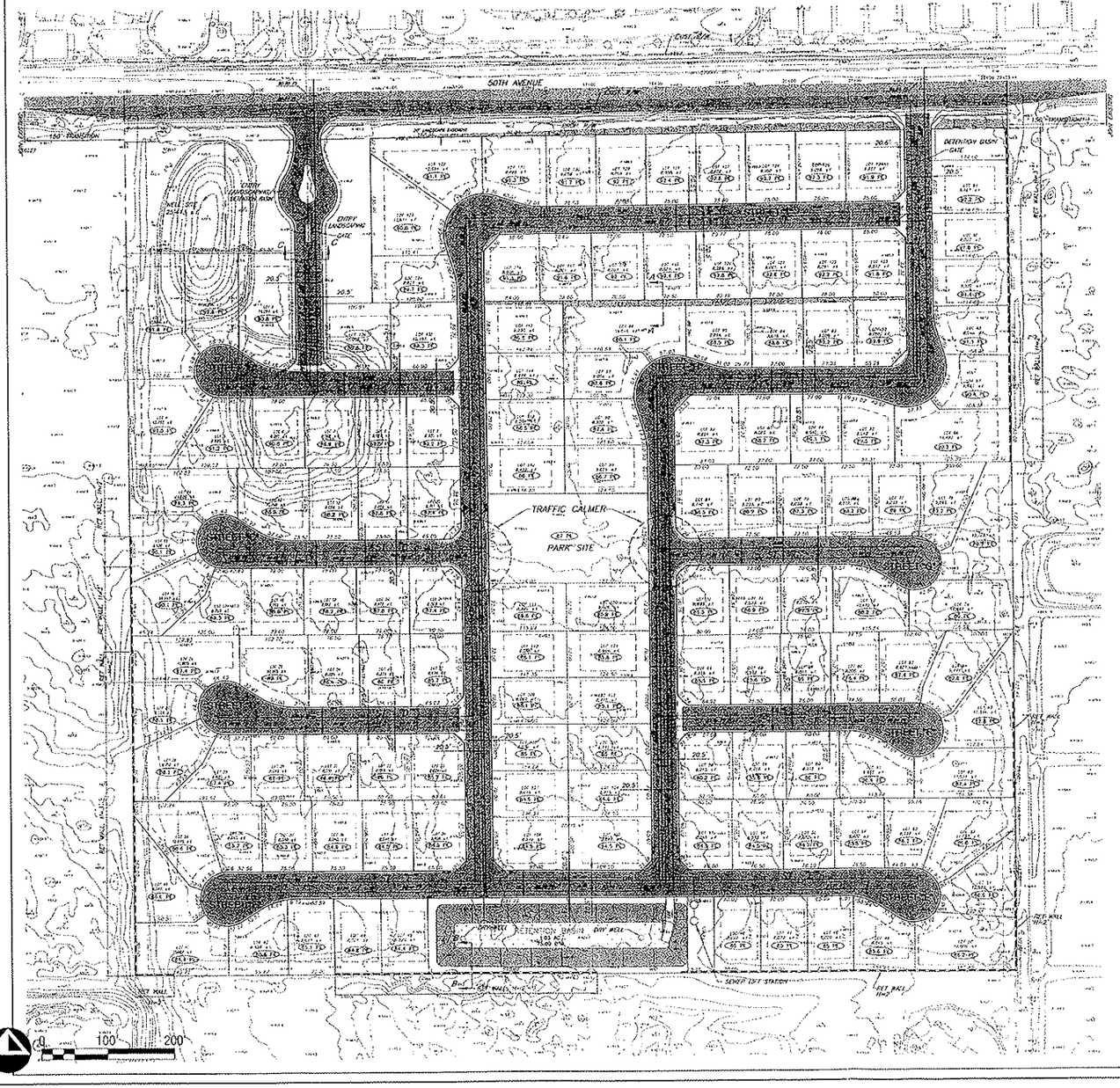


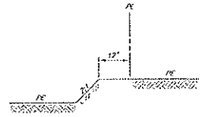
50TH AVENUE
N.T.S.



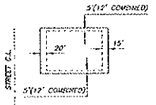
THOMAS GUIDE REFERENCE
PG. 3419 GR. C-6, 2004 EDITION

NOTES:
1. FROM THE 2 PROGRESS IMPROVEMENT SCHEDULE = 2" + HMA (PG) THICKNESS WAS IN A CONFLICTING GEOGRAPHY
2. FROM 2004 THIS PROJECT = 3" HMA (PG) + 4" CRUSHED MIN
3. FROM 2003 THIS PROJECT = 4" HMA (PG) + 6" CRUSHED SERVICES TRENCH
4. FROM 2002 THIS ARE NO RECORD WELLS ON OR WITHIN 200 FEET OF THE PROPERTY BOUNDARY
5. ELEVS ETC. & 2750 NOT REQUIRED
6. FROM 2003 THIS PROJECT HAS NO SEDIMENTATION POTENTIAL NOT IN A FLOOD AREA OR NOT A SPECIAL FLOOD AREA
7. FROM 2003 THIS PROPERTY IS NOT SUBJECT TO EARTHQUAKE LIQUEFACTION OR SEISMIC HAZARD
8. FROM 2006 THIS AREA IS NOT A SPECIAL FLOOD OR TSUNAMI INUNDATION OR PROPERTY IS NOT PROPOSED OR EXISTING CEMETERY

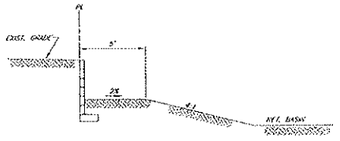




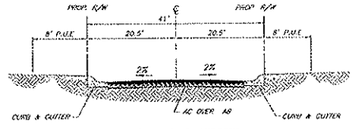
SECTION A–A
N.T.S.



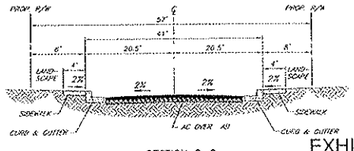
TYPICAL LOT SETBACK
N.T.S.



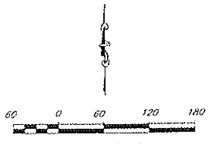
SECTION B–B
N.T.S.



40' INTERIOR STREETS
"PRIVATE" N.T.S.



SECTION C–C
N.T.S.



SCALE: 1"=60'

LOT SUMMARY		LOT SUMMARY		LOT SUMMARY	
LOT NO.	AREA (s.f.)	LOT NO.	AREA (s.f.)	LOT NO.	AREA (s.f.)
1	14797	51	6035	101	8654
2	11731	52	6072	102	8155
3	12581	53	10417	103	8775
4	13062	54	11412	104	8215
5	9905	55	13765	105	8347
6	6761	56	9092	106	8819
7	6068	57	6053	107	8415
8	6069	58	6037	108	8839
9	6391	59	6012	109	8962
10	8713	60	6035	110	8595
11	9004	61	9748	111	8472
12	9054	62	9054	112	8524
13	10788	63	9059	113	8203
14	11628	64	6045	114	8907
15	9118	65	6013	115	9230
16	10007	66	11495	116	8263
17	6763	67	6501	117	8907
18	6012	68	6045	118	8931
19	6012	69	6022	119	8956
20	6012	70	6022	120	8956
21	6003	71	9167	121	8956
22	6003	72	8982	122	8956
23	8334	73	6038	123	8956
24	8333	74	6016	124	8956
25	10265	75	5814	125	8956
26	11600	76	12011	126	10059
27	8133	77	9054	127	8956
28	6715	78	6039	128	8956
29	6430	79	9092	129	8956
30	6045	80	9076	130	8956
31	6032	81	9654	131	8498
32	6018	82	8155	132	12544
33	6003	83	8775	133	12811
34	8408	84	8215	134	8921
35	6041	85	8347	135	10187
36	6042	86	8819	136	10059
37	6048	87	8415		
38	6045	88	8839	AVERAGE LOT SIZE	
39	10475	89	8962	9341 SQ. FT.	
40	9342	90	8595		
41	11387	91	8472		
42	8458	92	8524		
43	6013	93	8203		
44	9031	94	8907		
45	6022	95	8907		
46	6022	96	8931		
47	6030	97	8956		
48	6033	98	8956		
49	6786	99	8956		
50	8713	100	8956		
51	8118	101	8956		
52	8178	102	8956		
53	9956	103	8956		
54	11034	104	8956		
55	11394	105	8956		
56	9731	106	8956		
57	6651	107	8956		
58	6084	108	8956		
59	8011	109	8956		
60	8012	110	8956		
61	8316	111	8956		
62	8315	112	8956		

EXHIBIT "A"
SCHEDULE "A" SUBDIVISION

REVISIONS	DATE	BY

TENTATIVE MAP
TRACT NO. 32411
COUNTY OF RIVERSIDE

SCALE 1" = 60'	
DATE 6/1/2005	
DESIGNED TMT	
DRAWN SA	
P.M. OR TRT	
R.E.	

SAKE ENGINEERS INC.
ENGINEERING SURVEYING LAND DEVELOPMENT
42-135 KAHOLA AVE., STE. 208
COACHELLA, CALIFORNIA 92236
(760) 398-4041 FAX (760) 398-2230

FILE: D:\SAKE\PROJECTS\AGREEMENT AG ADJUSTMENT.DWG
PLOT DATE: 7/27/2005

JOB NO. 285
SHEET 1
OF 1 SHEETS
DWG. NO.

INDIO • BARCELONA PROJECT MASTER PLAN

TENTATIVE TRACT MAP 32411

EXHIBIT 5

RBF CONSULTING

SEPT. 2005 JN 65-100145

2.1 LAND USE GOALS

The Barcelona Project Master Plan is designed to implement the goals and objectives of the City of Indio's General Plan. The project goals are as follows:

- Create a residential neighborhood of appropriate density and scale to enhance the City of Indio's housing stock.
- Provide direct and convenient access to the residential project area through a safe and efficient network of public and private streets.
- Ensure that the proposed project adequately addresses the City of Indio's General Plan requirements for the provision of public facilities and services.

2.2 LAND USE PLAN

The proposed Barcelona project encompasses approximately 40.10 gross acres of land (or 39.7 acres excluding existing Avenue 50) with a total of 136 single-family residential lots. The project includes approximately 28.3 acres of single-family residential lots, 7.9 acres of streets, and 3.9 acres of open space which includes a 0.75 acre park site, a 0.58 acre site for a potential water well, a 0.11 acre site to include a proposed sewer lift station, 1.03 acres of proposed storm water retention basins and 1.42 acres of other landscaped open space lots. Access to the project will occur in two separate locations along Avenue 50.

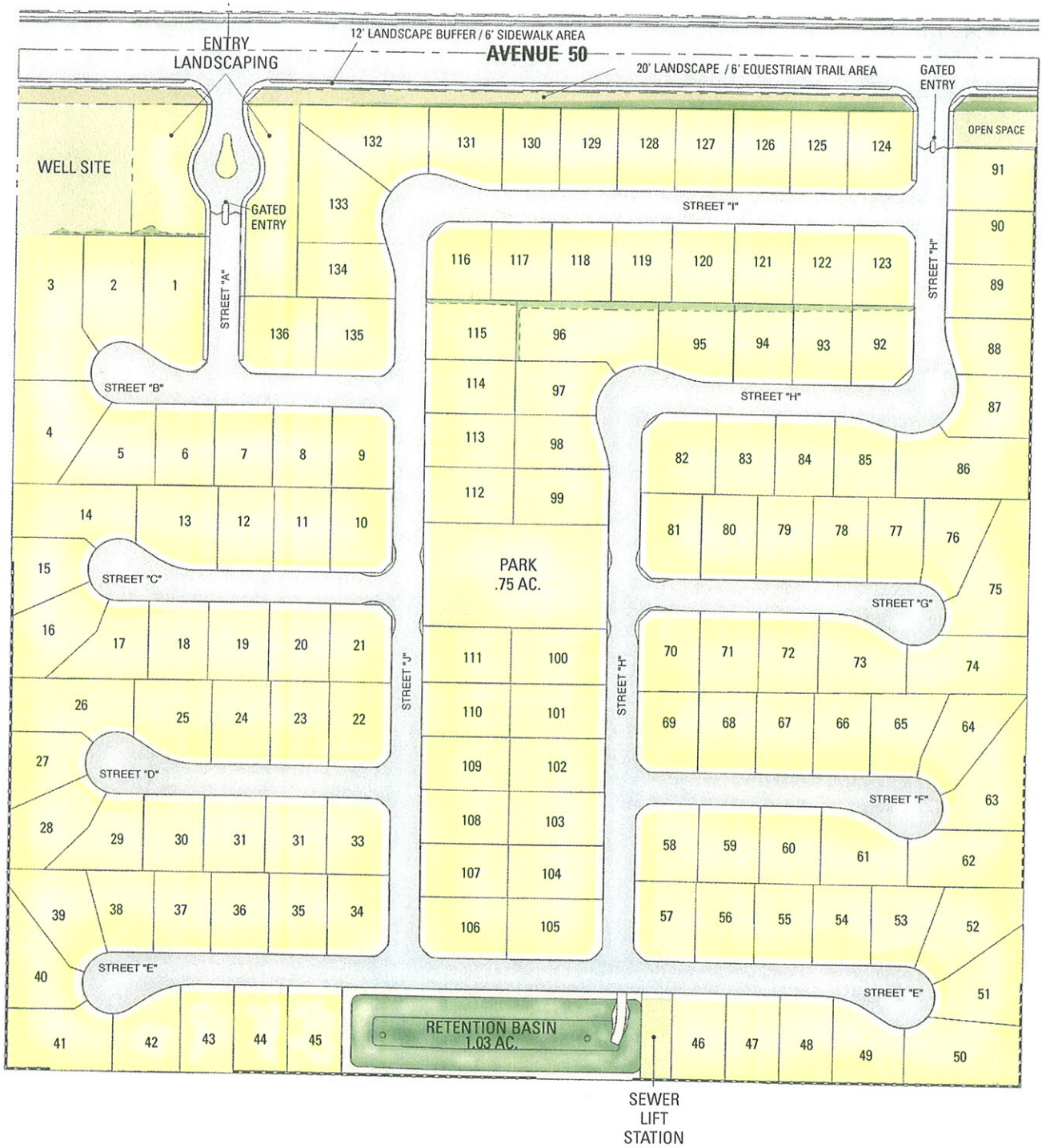
The proposed gated project would be designed to enhance the City of Indio's housing stock. The site plan shown on the Land Use Plan is for illustrative purposes only and is based upon the Tentative Tract Map being processed concurrently with this Specific Plan. The final site plan for the project may be adjusted, based upon final engineering and the precise plans of a project developer.

RESIDENTIAL LOW (RL-8,000)

The residential component of the project consists of 136 single-family lots with anticipated lot sizes ranging from a minimum of 8,000 to more than 18,000 square feet and a gross density of 3.5 dwelling units per acre (see Exhibit 6, *Land Use Plan).* Average lot size is anticipated to be approximately 9,040 square feet. Proposed homes are anticipated to be developed in as many as nine phases. Homes are anticipated to be primarily single story.

OPEN SPACE

The project includes approximately 3.9 gross acres of open space, including approximately 0.75 acres for a park site, 1.03-acres for a proposed landscaped/retention basin sited in the southern portion of the site, 0.56 acres of landscaped lots (20 feet wide) adjacent to Avenue 50, 0.87 acres of landscaped lots adjacent to the proposed project entries off of Avenue 50, a 0.11 acre landscaped site that will include a proposed sewer lift station in the southern portion of the site, and a 0.58 acre open space site set aside for a potential city water well.



NOTE: Residential Lots - 8,000 sq. ft. minimum

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0 100' 200'

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

LAND USE PLAN

EXHIBIT 6

2.3 CIRCULATION PLAN

The purpose of the circulation section of the PMP is to establish the general layout and design standards for roadways within the Polo Estates project area and to implement the Circulation Element of the City of Indio. The Circulation Plan proposes a roadway system that extends existing circulation and creates efficient circulation routes throughout the site. The main objective of the Circulation Plan is to provide direct and convenient access to the residential project area through a safe and efficient network of public and private streets (see Exhibit 7, *Circulation Plan* and Exhibit 8, *Street Sections).*

The circulation system for the Barcelona PMP includes the following major elements:

PUBLIC STREETS

Primary access to the project site will be provided from Avenue 50, adjacent to the northern project boundary. The project site is south of the 10 Freeway and may be served through the existing off-ramp at Jackson Street.

Avenue 50 (Primary Roadway)

Avenue 50 is designated as a Major road (four lanes) west of Jackson Street by the City of Indio General Plan. Avenue 50 presently borders the entire northern portion of the project and is a two-lane improved roadway with approximately 40 feet of paving. Additional Avenue 50 right-of-way will be provided along the project frontage, consistent with the General Plan Circulation Element Major Roadway designation. Project-related improvements to Avenue 50 would consist of the following:

Within the Right-of-Way

- Roadway half-width improvements including; 12-foot landscape area with 6-foot sidewalk, widening to 38-feet of paving on the south side of Avenue 50, joined with the existing paving.

Entire Length of Frontage

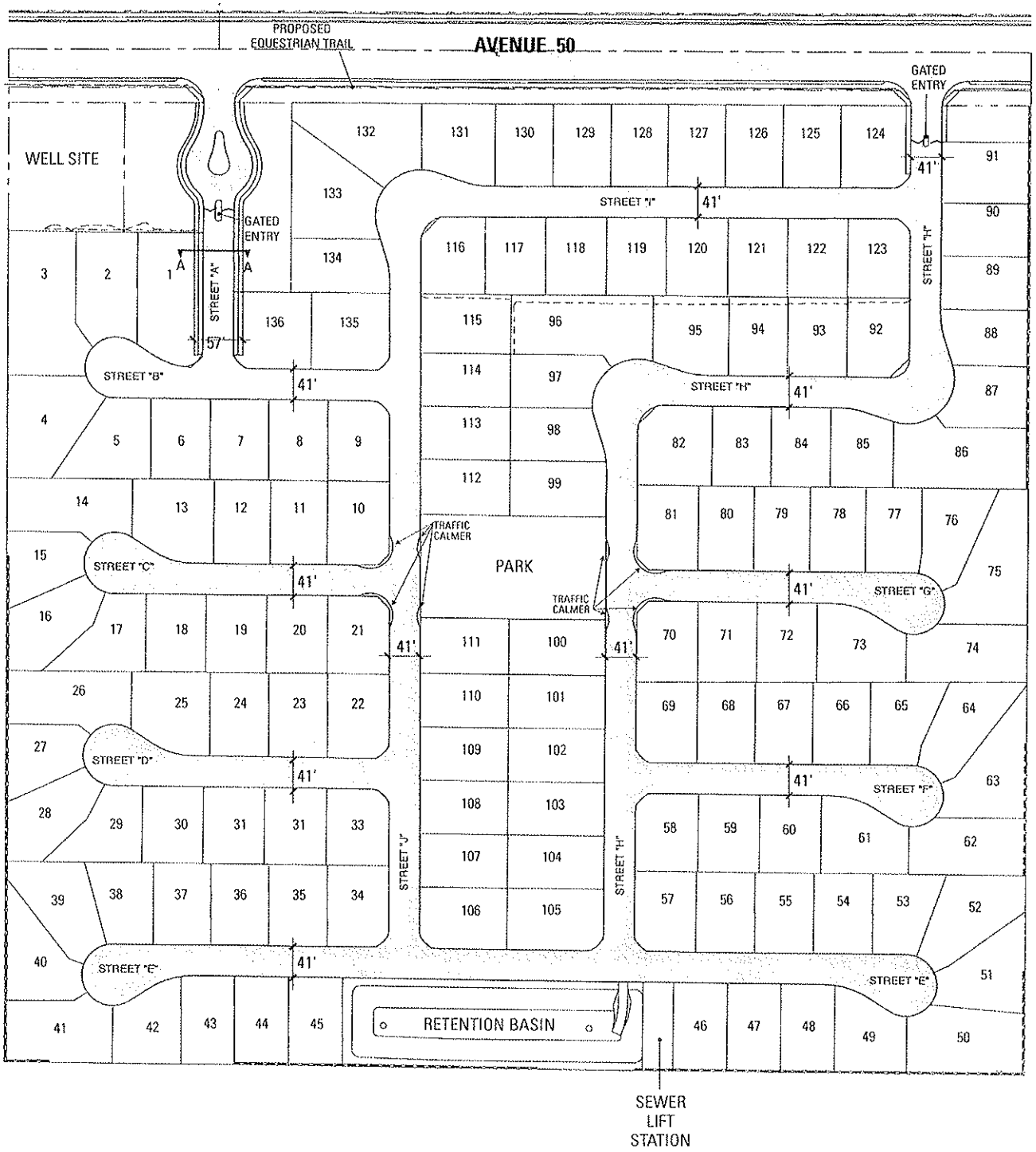
- An additional 20-foot wide landscape area, providing additional landscaping adjacent to Avenue 50 which will include a 6-foot wide equestrian trail along the right-of-way boundary.

PRIVATE STREETS

Entries

The project will be accessed from Avenue 50 via two gated entries:

- ***Primary Community Entry.*** The Primary Community Entry would extend from Avenue 50 south approximately 160 feet to the proposed gate. A visitor's call box and turn-around is provided before the gate. The entry road includes enough pavement width for two entry travel lanes, potentially one for visitors and one for residents, providing adequate stacking for a minimum of six cars in each lane to safely access the project. The 57-foot right-of-way beyond the gate area would include one lane in each direction, and 4 feet of landscaping and 4 foot sidewalks adjacent to curb on each side. (See Exhibit 8, *Street Sections*, Exhibit 10, *Primary Community Entry Plan* and Exhibit 11, *Primary Community Entry Section Plan*).



NOTE: ALL STREETS WITHIN THE GATED DEVELOPMENT ARE PRIVATE.

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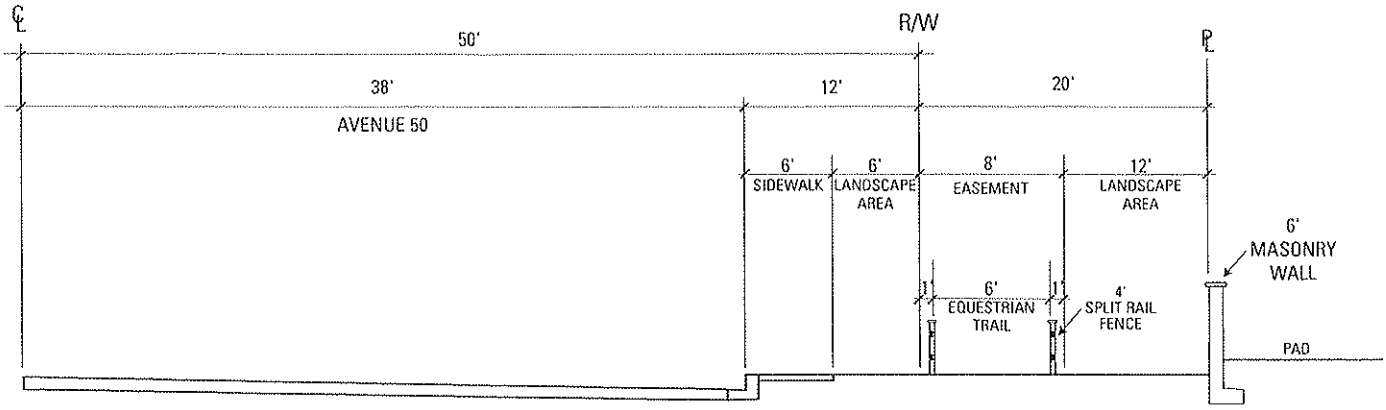
0 100' 200'

SEPT. 2005 JN 65-100145

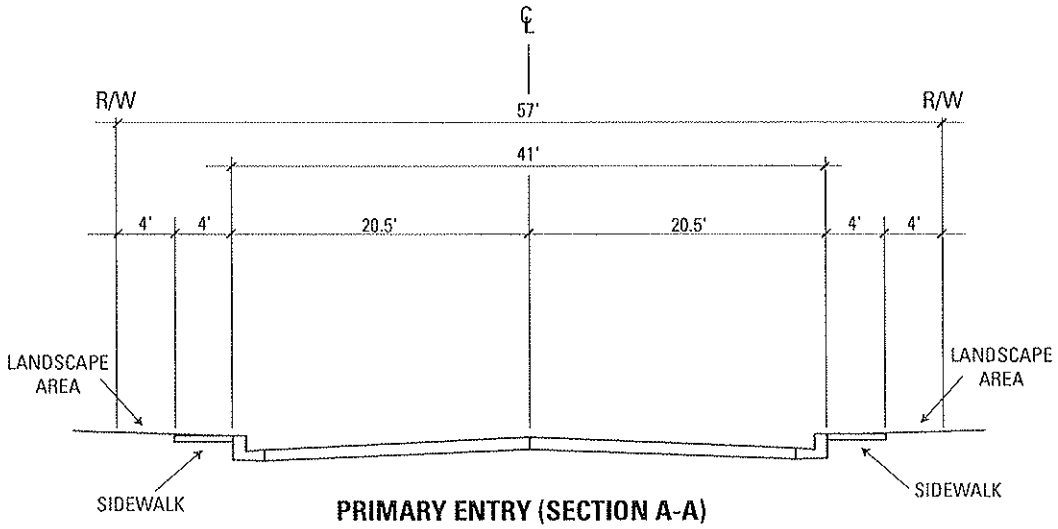
INDIO • BARCELONA PROJECT MASTER PLAN

CIRCULATION PLAN

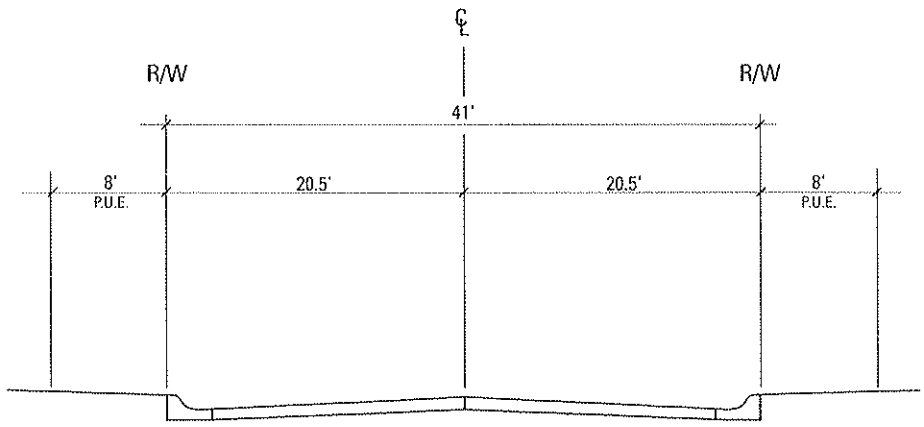
EXHIBIT 7



AVENUE 50
NTS



PRIMARY ENTRY (SECTION A-A)
STREET "A"
PRIVATE
NTS



40' INTERIOR STREETS
STREETS "B", "C", "D", "E", "F", "G", "H" AND "I"
PRIVATE
NTS

- *Secondary Entry.* A secondary entry will be provided to the east of the primary entry. This minimum 41-foot right-of-way gated entry will provide local access for project residents only. The gate location has been sited to maximize the available stacking distance for cars. A 4 foot sidewalk adjacent to curb could be provided on the west side of the secondary entry.

Internal Residential Streets

A series of private local residential streets extend throughout the project, with the expected layout of these streets shown on the Circulation Plan. The ultimate alignment of the streets would be determined at the tentative tract map level of planning.

Internal private streets would include a 41-foot right-of-way, consisting of 40 feet of curb-to-curb area, with an adjacent 6 inches rolled curb (see Exhibit 8, *Street Sections*). The street sections shown in Exhibit 8 do not include sidewalks based on the internal streets proposed as private and within a small-gated community. The developer may add sidewalks to internal streets at their discretion based on City standards and approval. Public utility easements (P.U.E.) are proposed on both sides of these streets. Traffic calming street design features may be incorporated where deemed appropriate by the City Engineer.

Equestrian Trail

Consistent with the City of Indio's General Plan and the Indio Ranchos-Polo Estates (RPD 76) Conceptual Specific Plan, a 6-foot wide equestrian trail within an 8-foot public easement is to be provided within the 20-foot landscaped area proposed adjacent to Avenue 50 as it fronts the project site.

3.0 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

This section has been prepared in accordance with California Government Code 65450, et. seq. and the City of Indio Zoning Ordinance. The following text sets forth the standards for development of the Residential Low (RL-8,000) designation within the project area, promoting single-family residential development and variations in housing opportunities throughout the project area.

Application of these regulations is specifically intended to provide the most appropriate use of the land; create a harmonious relationship among land uses; and protect the health, safety and welfare of the community. The regulations set forth in this section have been established to provide for the orderly development of the Barcelona community, providing for the arrangement, development and use of a variety of residential housing types consistent with the City's General Plan.

APPLICABILITY

Upon adoption of the Barcelona Project Master Plan (PMP) by Ordinance, should the regulations contained herein differ from the regulations of the City of Indio Zoning Ordinance, the regulations of the Barcelona PMP shall take precedence. Any land use proposal not specifically covered by the provisions contained herein shall be subject to the regulations of the City of Indio Zoning Ordinance for the closest underlying zone as determined by the City of Indio Community Development Services Director.

DEFINITIONS

Unless otherwise specified herein, terms used in this document shall have the same definitions provided in the City of Indio Zoning Ordinance Section §§159.002 of Chapter 159.

SEVERABILITY

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

3.2 SITE DEVELOPMENT STANDARDS

This category includes the development of single-family dwellings within the Residential Low (RL-8,000) District Zone of the Polo Estates PMP and of the City of Indio Zoning Ordinance. Permitted uses, conditional uses and site development standards are as follows:

PERMITTED USES

a. Single-family detached dwellings;
b. Private garages;
c. Accessory buildings, structures and uses related to a permitted use (including swimming pools, spas, sports courts, patios and patio covers, mail boxes, garden structures);
d. Project monument signage;
e. Service and utility facilities as required to implement the Specific Plan;
f. Home offices;

g. Temporary tract sales offices and trailers and temporary parking areas for contractor's equipment;
h. Keeping of domestic animals; and
i. Private Recreational facilities

CONDITIONAL USES

The following uses are permitted subject to the approval of a conditional use permit:

a. Public or quasi-public utility or public service facilities, and;
b. Guest house or servant's quarters, which may not be rented or sold.

PROHIBITED USES

a. Commercial or industrial uses, and;
b. Any uses not specified herein, unless the Planning Commission determines on a case-by-case basis that a particular use is similar in nature to those specified.

GENERAL SITE DEVELOPMENT STANDARDS

General

a. The Barcelona PMP may be developed with a maximum of 136 dwelling units on approximately 39 acres (excluding Avenue 50 dedication). Land uses include residential, open space retention basins, and landscape areas. Maximum gross density within the PMP shall be 3.5-dwelling units per acre.

b. Minimum dwelling unit size, excluding garages and miscellaneous structures, shall be no less than 1,800 square feet. Actual dwelling unit sizes ranging from 2,000 to 2,800 square feet are anticipated and encouraged. An enclosed minimum two-car garage shall be provided for each unit. The minimum lot area shall be 8,000 square feet.

d. Minimum lot widths shall be as follows: Interior lots: 70 feet, Corner lots: 75 feet, Cul-de-sac lot frontage: 35 feet.

e. Maximum lot coverage shall be 50%.

f. Maximum building height shall be 20 feet for a single story residence and 35 feet for a two story residence. Architectural features such as chimneys, cornices, and towers/cupolas may exceed these height limits by five feet.

g. Roof mounted equipment is prohibited.

h. Internally illuminated addresses are required to be displayed in a prominent visible location on the dwelling unit.

i. A satellite dish may not be wholly visible from the public or private street except that it may project above a legally established fence or wall by no more than three (3) feet, but not exceed ten (10) feet in overall height measured from the overall grade of the lot.

Setbacks

a. Minimum setbacks shall be as follows, measured from the property line:

- Front — 15 feet minimum, 20 feet average (residence)
  20 feet (garage)
- Side — 15 feet combined
  5 feet minimum
  10 feet corner lot
- Rear — 20 feet

b. Unroofed porches, steps, and terraces may project not more than six (6) feet into the required front yard or side yard on the street side of the corner lot; provided, that the height including the railings shall not exceed six (6) feet above the grade of the ground at the property line.

c. Balconies, decks, terraces, and other similar unroofed structures at a height including railing more than six (6) feet above the level at which a yard must be provided may project not more than six (6) feet into a required front yard and rear yard and five (5) feet into any other required yard; provided, that they shall not reduce any yard to less than five (5) feet except on the street side of a corner lot. Such structures shall be cantilevered or supported only by necessary columns. A balcony or deck projecting from above the first story may extend over the lower balcony or deck but shall not in such case be deemed a roof for a lower balcony or deck.

d. Covered patios attached to a main structure may project not more than eight (8) feet into the required rear yard and five (5) feet into the required side; provided that the required side yard shall not be reduced to less than five (5) feet and covered patios shall not cover more than 50% of the rear yard. A covered patio not attached to the main structure is deemed an accessory structure.

e. All properties shall maintain minimum sight clearance for vehicular and pedestrian safety. Hedges, fences, walls and other structures or obstructions shall maintain a clear area without obstructions higher than 24 inches above the established curb grade measured as a triangle formed by corner property lines with the base measured 20 feet from the apex of the triangle, or greater when determined by the Community Development Services Director as required for safety vision clearance.

ACCESSORY STRUCTURES, AND POOLS

a. Detached accessory buildings except as otherwise controlled by this chapter shall be subject to the following regulations:

- Accessory buildings shall only be permitted in rear yards.
- Maximum height of accessory structures shall be one story, or 16 feet in height.
- An accessory building used for storage or as a workshop may not exceed the wall height of the property on which it sits. All other accessory structures, (gazebos and similar structures) shall not exceed one story or 16 feet in height and shall not occupy more than 25 percent of a required rear yard plus 40 percent of buildable area provided that the total building coverage allowed by the zone is not exceeded.
- No accessory building shall be located closer than 5 feet to any main building nor shall it be located closer than five (5) feet to any side yard or rear lot line; nor shall it occupy more than 50% of a required rear yard, cumulatively with other structures (except swimming pools).

b. Underground structures such as pools or ponds may project without limit into any required yards, provided that they shall not exceed a height of two and a half (2.5) feet and are not closer than five feet to any property line or main building. Mechanical equipment and pool equipment shall be located no closer than three (3) feet to any property line. The water line of a pool or spa shall be set back a minimum of 5 feet from any main building or property line.

c. The maximum height of a trellis shall be 15 feet. Trellises shall be defined as "A structure of open latticework, especially one used as a support for vines and other creeping plants."

SIGNAGE

a. Two project identification wall signs or two one-sided monument signs not exceeding 32 square feet per sign are allowed at the project entrances. One two-sided monument sign, not exceeding 32 square feet each side, will be allowed in lieu of the two single-sided wall or monument signs. Monument signs shall not exceed 5 feet in height.

WALLS AND FENCES

a. Block walls are required around the perimeter of the residential development. Perimeter walls shall measure no less than five feet when measured from the inside of the project and six feet when measured from the outside of the project except when those walls are constructed on top of retaining walls, in which case the maximum height can be 12 feet when measured from either side of the project.

b. The perimeter split face wall along Avenue 50 shall be of decorative masonry (slumpstone, split-face, or other decorative material). Pilasters shall be provided approximately every 50 feet on the project perimeter wall fronting Avenue 50 and an overhanging cap shall be included on top of the wall and pilasters.

c. The (horse trail) fence shall be a split rail fence 4 feet in height.

d. Block walls shall be required along sides and rear yards of every residential lot. Walls between homes shall measure no less than five and a half (5.5') feet in height when measured from either side. No wall shall exceed eight (8) feet when measured from either side except when those walls are constructed on top of retaining walls in which case the maximum height can be 12 feet when measured from either side of the project.

e. Side yard wall returns to the house shall be either a block wall or wrought iron fence. Gates shall be wood.

3.3 AMENDMENTS TO THE PROJECT MASTER PLAN

MAJOR AMENDMENT

Any amendment to the PMP shall be made in accordance with the adopting provisions of the original PMP and City of Indio regulations.

Major deviations to the development standards, street locations, retention basin locations and other similar project features/components as identified within the Barcelona PMP may be allowed subject to approval of the Planning Commission. Any proposed deviation, including recreational amenities, will require design review and Planning Commission approval.

MINOR AMENDMENT

Interpretation of and minor modifications to the content of PMP may be made by the Community Development Services Director, when such interpretation does not result in a substantive alteration of these provisions. Deviations of up to 10% of the development standards are considered minor modifications and may be granted administratively by the Community Development Services Director. Any decision may be appealed to the Planning Commission. Deviations greater than 10% shall be subject to the City of Indio Municipal Code, Section 159.780 through 159.793, *Variances.*

4.1 PURPOSE

Barcelona is planned to function within the City's developmental framework, while creating an individual project identity. The purpose of this section is to delineate the overall framework of the Barcelona community through the establishment of project-wide design objectives. As no precise development plan is contemplated at this time, these guidelines are intended to be flexible, allowing a future builder to provide specific architectural, signage, and landscape plans that meet the spirit and intent of these guidelines without an amendment to the Project Master Plan (PMP).

PLAN CONCEPT

The plan concept for the Barcelona PMP is to create a quality community, which provides housing opportunities to the City of Indio. The Barcelona PMP is designed to provide:

a. The City of Indio with the necessary assurances that the project area will develop in accordance with the high quality and character proposed herein;

b. The creation of a cohesive community design theme that promotes complementary high quality architectural styles to create an aesthetically pleasing community;

c. The orderly development of a community compatible with surrounding land uses, and consistent with the land use policies of the City of Indio's General Plan; and

d. Guidance in the formulation of Covenants, Conditions and Restrictions for the use of land within the project area.

DESIGN OBJECTIVES

The design objectives of the Barcelona PMP are to provide a community that enhances the characteristics of the site and surrounding area. This PMP emphasizes the goal of promoting a quality development and an aesthetically pleasing living environment. The design guidelines provided herein are intended to be flexible and are subject to modification over time so as to allow for response to unanticipated conditions, such as changes in taste, or community desires in the marketplace.

SITE DESIGN

To ensure functional and aesthetic development of the project area, appropriate site planning guidelines are listed below. Application of the site plan guidelines should be utilized to provide for a high quality design theme. Site plan guidelines are as follows:

a. Residential dwelling units may vary setbacks to create visual relief along street frontage, provided that they meet the development standards identified within Section 3.2, *Site Development Standards* of this PMP.

b. Residential driveways are not permitted on Avenue 50.

c. Entries should be designed to provide safe ingress and egress with sufficient stacking distances to the gated entry.

4.2 ARCHITECTURE

INTRODUCTION

The architectural guidelines for Barcelona are intended to encourage building designs that will have a distinct identity, while expressing a thoughtful integration of building structures in a quality community. These guidelines provide guidance to City staff for evaluating the architectural design of projects within the PMP. This project is subject to the City's Design Review process, which requires Planning Commission review and approval of architectural plans and materials/colors.

The primary goal of these guidelines is to achieve a quality neighborhood environment comprising architectural styles that fit well together. The architectural guidelines are not intended to convey a particular style throughout, but rather an opportunity for a variety of styles with a complement of building form and design.

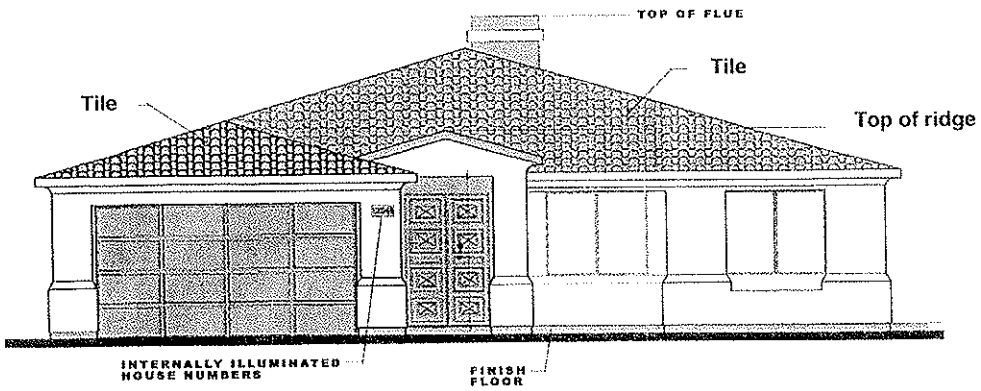
The following is a list of guidelines that will be used in the evaluation of architectural designs. As previously discussed, the intent of the architectural design criteria is not to limit design possibilities or prescribe an architectural "style," but rather to encourage appropriate and creative designs. Builders and their architects and planners are encouraged to utilize creativity and imagination when developing design proposals that will be implemented within the Barcelona PMP.

ARCHITECTURAL STYLES

A Southern California style will be the theme, with an emphasis on those architectural styles within the Riverside County region. Diversity is encouraged, with the goal to create a harmonious assemblage of homes and styles within the PMP. Architectural styles that will be allowed include California Mediterranean, Early California, and Monterey.

The goal is to provide the opportunity for a balance of various styles. The examples of the architectural styles that are presented are to provide background for guidance and inspiration in creating this image. Contemporary interpretations of these styles are encouraged.

Within the entire PMP, there shall be a minimum of three (3) home models representing a minimum of three (3) distinct building footprints and floor plans. At least two different elevation accents will be required with each model. Builders of the subdivision shall be required to identify a minimum of three (3) building facades within the subdivision. Elevation variations can be accomplished through the creative use of material accents and color palettes and different window treatments, architectural projections and/or roof lines.



Typical Building Elevation

COLOR AND MATERIALS

The color of exterior surfaces should harmonize with and complement the natural landscape. A color palette should be selected that blends well with the natural colors of the adjacent hillsides to the north. Accent colors will harmonize with and complement a building's primary color scheme. Garage doors should be painted to complement the colors of the residence.

Exterior surfaces will be of materials that blend and are compatible with the natural landscape. Stucco (cement plaster) will be the predominant surface. Painted or stained wood will be allowed if it meets Fire Department requirements. Integrally colored stuccoes are preferred. Stone accents are encouraged. No highly reflective materials or finishes (other than glass, which may not be mirrored, and hardware fixtures) will be permitted on exterior surfaces.

ROOFS

Dominant colors, such as black, white, bright blue, red or green will not be allowed. Concrete tile roofs are permitted, however, the color should be brown-red tones or a combination of earth tones. Reflective roof surfaces causing excessive glares will not be allowed. Wood shingles shall not be allowed per City Code. The integration of the roof with the structure's overall appearance will be an important consideration. Appropriate roof pitch, characteristics and materials should be selected for the chosen architectural styles. Varying roof pitches on the same building should be avoided unless they are integral to the architectural style or extending over porches and balconies. Roof mounted mechanical equipment shall not be permitted. Solar panels whose collecting surfaces are parallel with and lie on the underlying roof surface are allowed.

Typical One-Story Roof Articulation

MASSING AND DESIGN ELEMENTS

Incorporation of massing and design elements are provided to reinforce a community identity and sense of scale. Controlling the mass of a building through design articulation of building facades, variations in vertical and horizontal planes, and attention to rooflines effectively reduce the visual mass of a building. The incorporation of design elements along streets and corner lots provide a manageable building scale and enhance the pedestrian experience. Massing and design elements for the Polo Estates project are as follows:

a. One and two-story elements shall be integrated to create variation and a sense of scale.

b. Residential units of the same floor plan and elevation style should not be located on adjacent single-family lots.

c. The height and bulk of buildings should be in scale to the size, shape and topography of the site and harmonious with the setting, verified through precise plan review.

d. Building faces, particularly front elevations, should be varied in placement and size to provide interest and focus, and to create human scale.

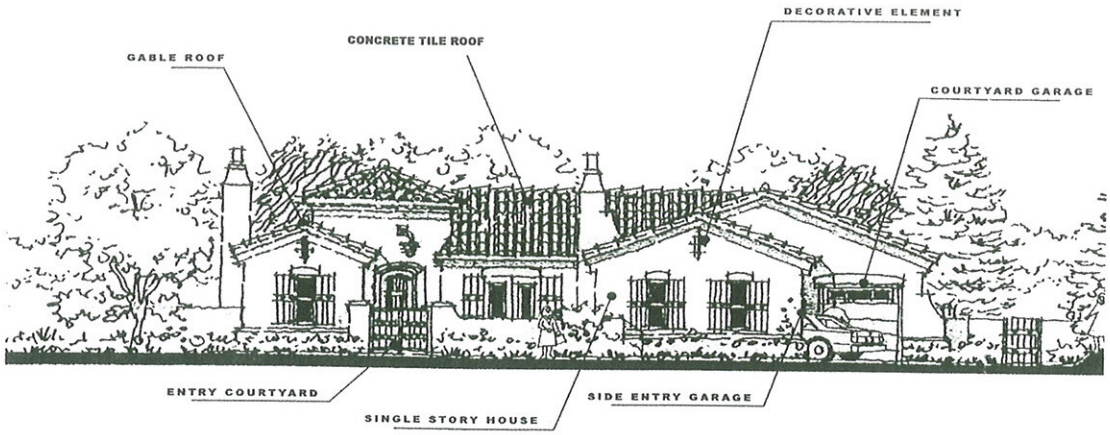
e. Architectural articulation of the publicly viewed front and rear building elevations (as seen from public streets) and roof planes can be accomplished through the introduction of architectural elements such as; architectural projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, accent or bay windows and entry courts.

Examples of Architectural Articulation

f. Livable front yards incorporating covered front porches.

g. In the event two-story structures are constructed, scale and vertical transition can be created in the front of the structure by "stepping back" the second story.

h. Moldings, cornices, insets or offsets can be used to provide interest and/or architectural accents on structures predominantly finished in stucco. Similarly, to create interest, portions of the exterior building surface can also be covered with a complementary building material, texture or color.



Typical Architectural Accents and Details

i. Durable materials that retain their original beauty and strengths such as (natural or cultured stone, brick) are encouraged as accent materials.

j. Roof vents or flashing should be positioned away from the street side of the house or finished matching the roof color in order to minimize the visual impact of a glare.

k. Any bare metallic surface (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.

l. Accent windows may be used to create interest on building elevations, such as windows having a different or articulated top (e.g., rounded, diamond and/or with contrasting moldings) or with a finer texture (e.g., many small panes).

m. Architectural screens, shutters, fences and accessory structures should be compatible in material, color and texture to the main buildings.

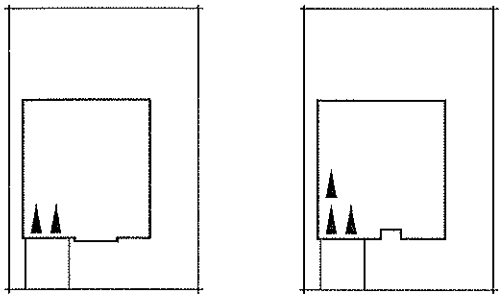
PORCHES AND BALCONIES

A variety of porches and balconies would be incorporated within the front and rear yards on some models. This design feature provides additional architectural relief appropriate to the particular architectural style. Dependent upon the architectural style, a porch rail should be included to define the space and add architectural detail to the porch and front elevations of the house.

GARAGES AND DRIVEWAYS

A variety of garage types and orientations shall be provided. Garage variations should be incorporated to enhance the streetscape design and may be added in lieu of living space (i.e., bedroom, den, etc). Garages may be doubled with an optional third garage and/or den. Garage variations include the following:

a. Tandem garages for a third car and/or golf cart;
b. Garage setbacks greater than the house setback; and



Standard Garage Tandem Garage

c. Garage door facades will be two car garage configurations that could be divided into one/one configurations to allow for entry courts, auto arrival courts, and architectural articulations. Garage door windows should conform to window forms of the house. Wood-like materials or metal garage doors are preferred to wood garage doors.

4.3 LANDSCAPE PLAN

This section contains the design concepts, guidelines and special treatment plans for the implementation of landscaping within the Barcelona PMP area. These concepts, guidelines and special treatments are intended to:

- Enhance the visual quality and aesthetic characteristics of the community;
- Provide enhanced entries, intersections, and circulation;
- Provide a plant palette which is sensitive to the desert environment and visually blends the development into the community;

The major elements of the Barcelona Landscape Plan are addressed in the following sections and are depicted in Exhibit 9, *Landscape Concept Plan.* The overall style draws inspiration from nearby neighborhoods and is compatible with the "desert environment."

Final landscape and irrigation plans for entry treatments, streetscapes, and park retention basins shall be prepared by a licensed landscape architect and reviewed and approved by the Development Services Department. Final landscape and irrigation plans shall be submitted to the Public Works Department for review and approval by the City Engineer and requirements as set forth in §§159.72 through 159.753 of Chapter 159 of the City of Indio Municipal Code. The applicant shall ensure that landscape plans and utility plans are coordinated to provide visual screening of above ground utility structures.

Landscape materials for the project shall be selected from Table 1, Recommended Plant Palette.

PROJECT ENTRIES

The proposed project would include a gated Primary Community Entry and a Secondary Entry along Avenue 50 (see Exhibit 10, *Primary Community Entry Plan,* Exhibit 11, *Primary Community Entry Section).*

Primary Community Entry

The primary community entry theme would enhance the semi-rural experience of the project. The entry will provide the initial opportunity for project identification. The major community entry along Avenue 50 will act as a gateway, introducing residents and visitors to the Barcelona Community. This entry way provides the following key community identity elements:

- Entry signage, as depicted in Exhibit 12, *Conceptual Signage.* Final project naming and signage design may change as a result of a Precise Development Plan by a developer;
- Palm trees to reinforce the formal structure of the entry;
- Accent trees planted in groups to provide shade and landscape mass;
- Ornamental desert shrubs and ground covers to enhance the entry way and provide color and interest; and
- Enhanced paving (e.g. textured paving or colored paving), and;
- Turfed retention basins with ornamental desert trees and shrubs planted on the margins if necessary in the areas for runoff from Avenue 50 will enhance the streetscene along Avenue 50 and the project entry and will allow the basins to be properly maintained. Final design for the basins shall be approved by the City.

Secondary Entry

The secondary entry would provide resident access only and include landscaping along the entry area. Ornamental desert shrubs and ground covers will be planted to reflect the primary community entry landscape theme.

Entry Trees

Major trees to be planted within the community entries could include Date Palms, Mexican Fan Palms, Queen Palms, Palo Verde, Mequite and Acacia Canopy trees.

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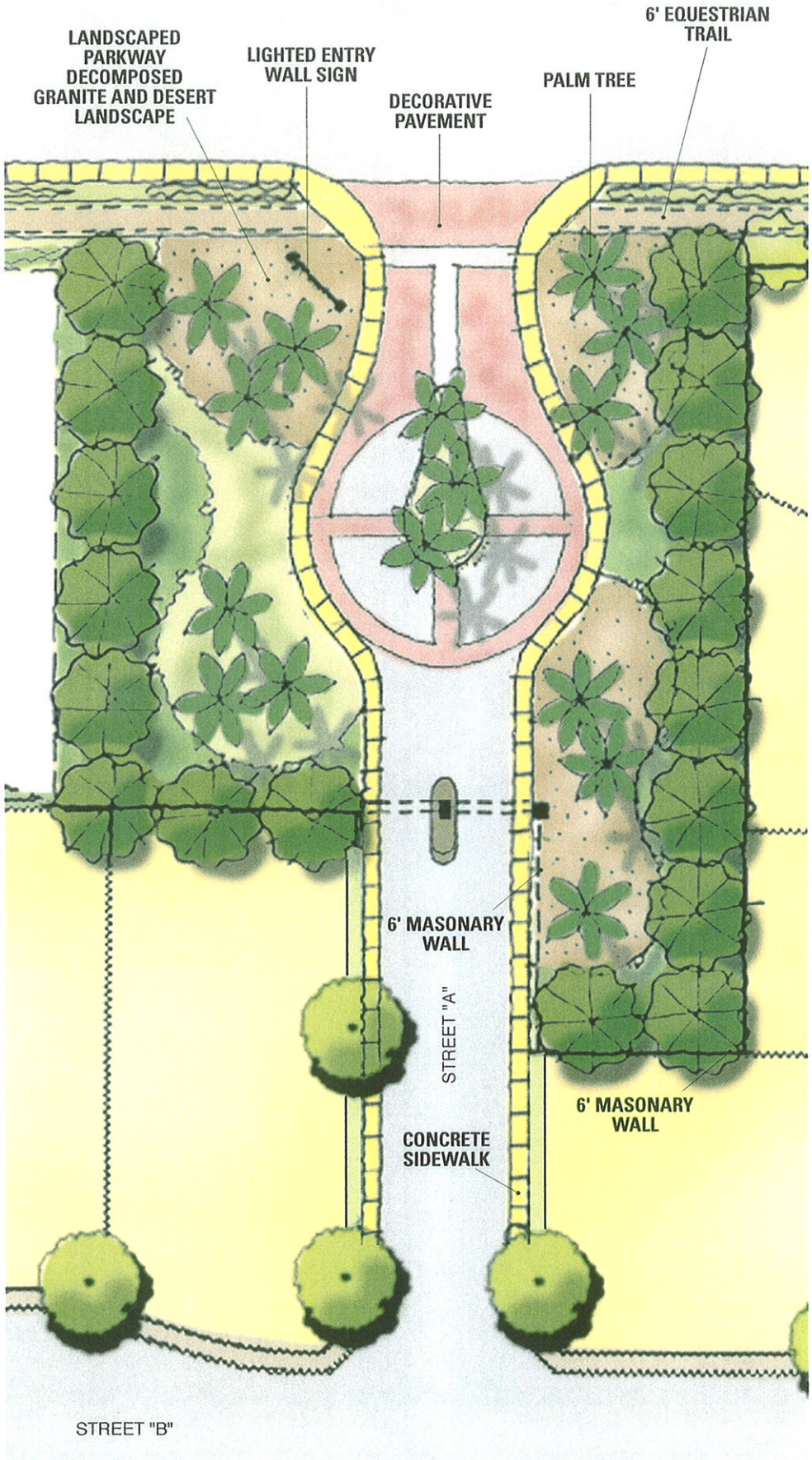
0 100' 200'

SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

LANDSCAPE CONCEPT PLAN

EXHIBIT 9



RBF CONSULTING

0 25' 50'

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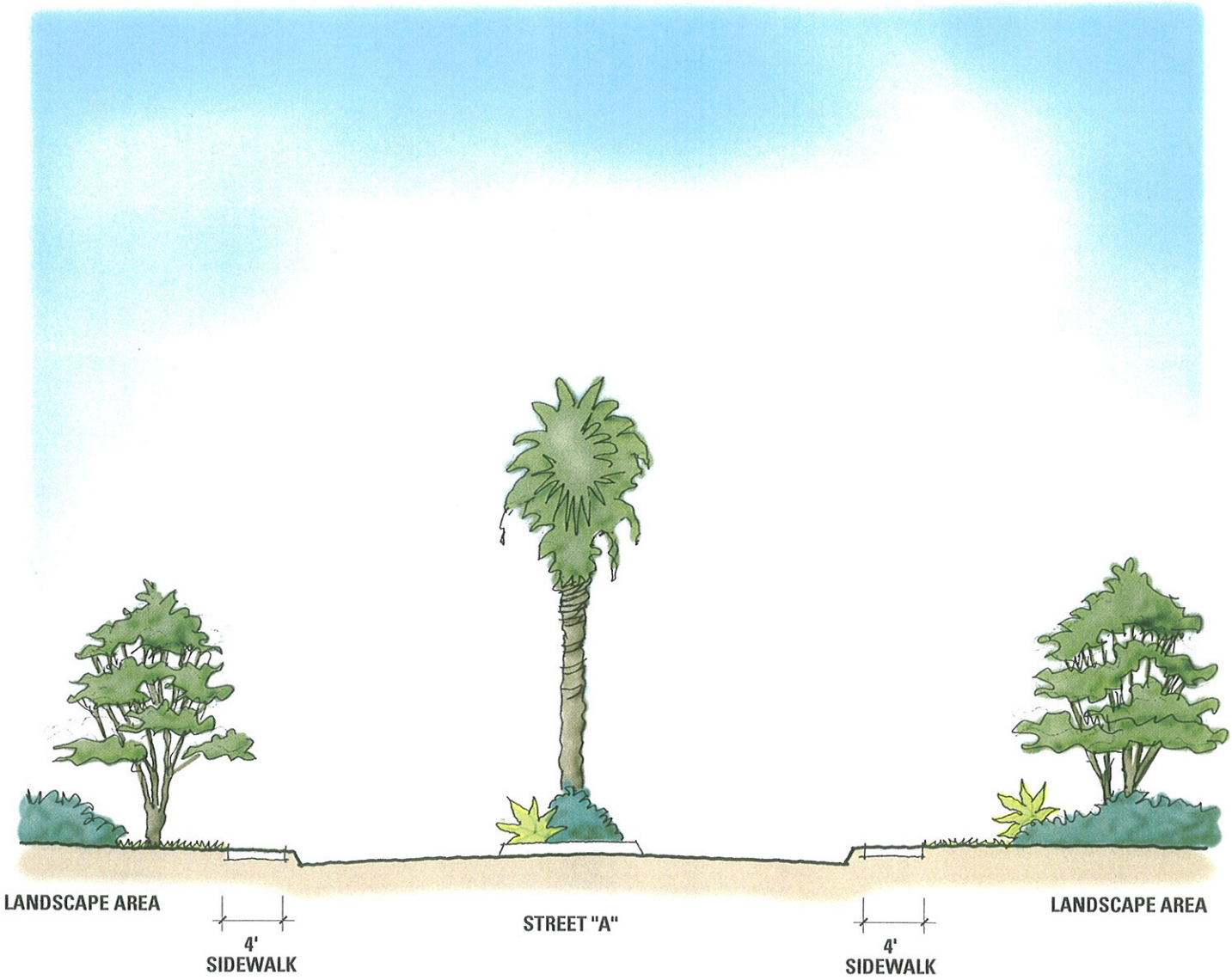
PRIMARY COMMUNITY ENTRY CONCEPT PLAN

EXHIBIT 10



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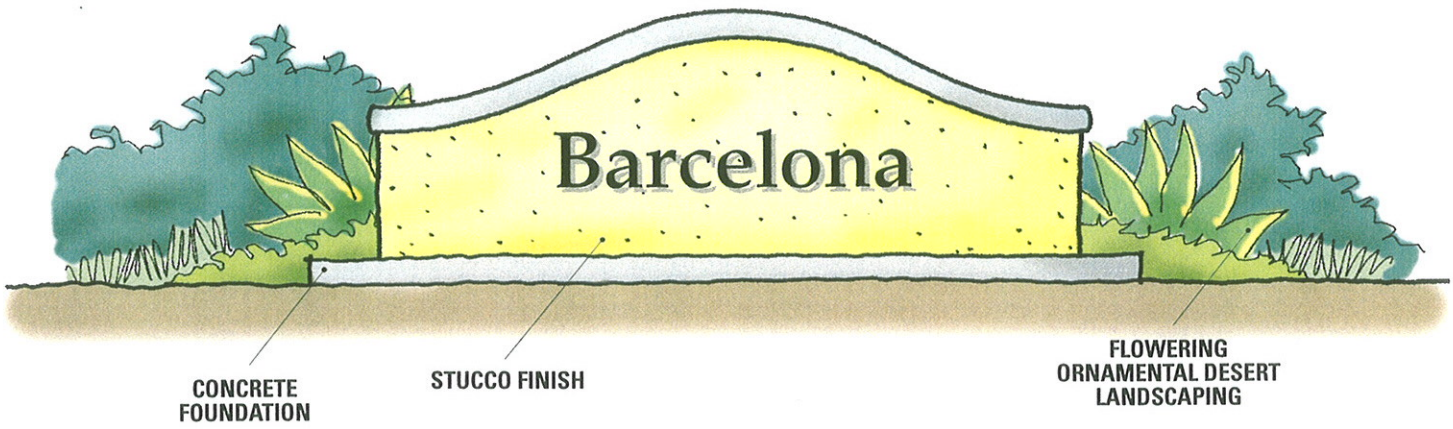
INDIO • BARCELONA PROJECT MASTER PLAN

PRIMARY COMMUNITY ENTRY SECTION CONCEPT PLAN

EXHIBIT 11



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INDIO • BARCELONA PROJECT MASTER PLAN

CONCEPTUAL SIGNAGE

EXHIBIT 12

STREETSCAPE

Avenue 50

The Avenue 50 streetscape would be an extension of the existing public streetscape to the west of the project site. A six-foot concrete sidewalk will run within a planted 12 foot parkway and 20 foot landscape easement as shown in Exhibit 13, *Avenue 50 Streetscape Plan* and Exhibit 14, *Avenue 50 Streetscape Section.* A 6-foot horse trail with split rain fence is proposed within this area with alternating desert and turf landscaping. Groves of trees and masses of ornamental desert shrubs will provide continuity with the existing Avenue 50 streetscape.

Internal Residential Streetscape

The major entry roadway includes a 41-foot right-of-way with pedestrian parkway. The 8.5-foot pedestrian parkway will include a 4-foot sidewalk and 4-foot landscape area each side of the walk. The parkways will be planted with canopy trees and desert landscape and will provide separation between pedestrians and the block walls of Lots 1 and 138.

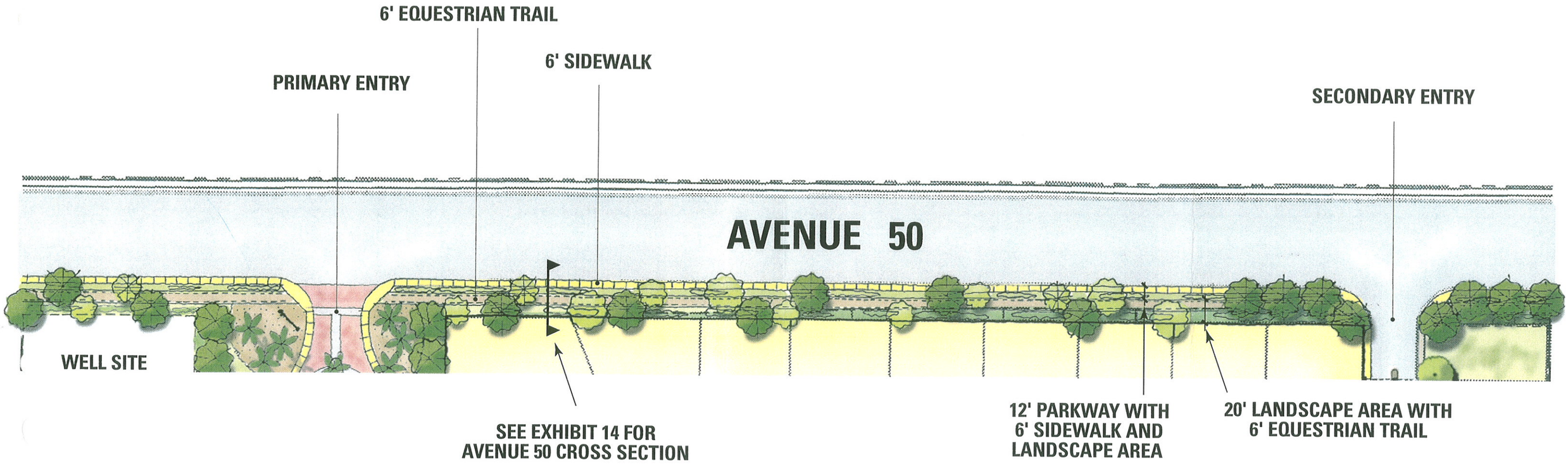
The secondary roadway includes a 41-foot right-of-way with potentially an 8-foot pedestrian parkway on the west side of the street. The parkway could include a 4-foot sidewalk adjacent to the curb and a 4-foot planted parkway between the sidewalk and the block wall of Lot 126.

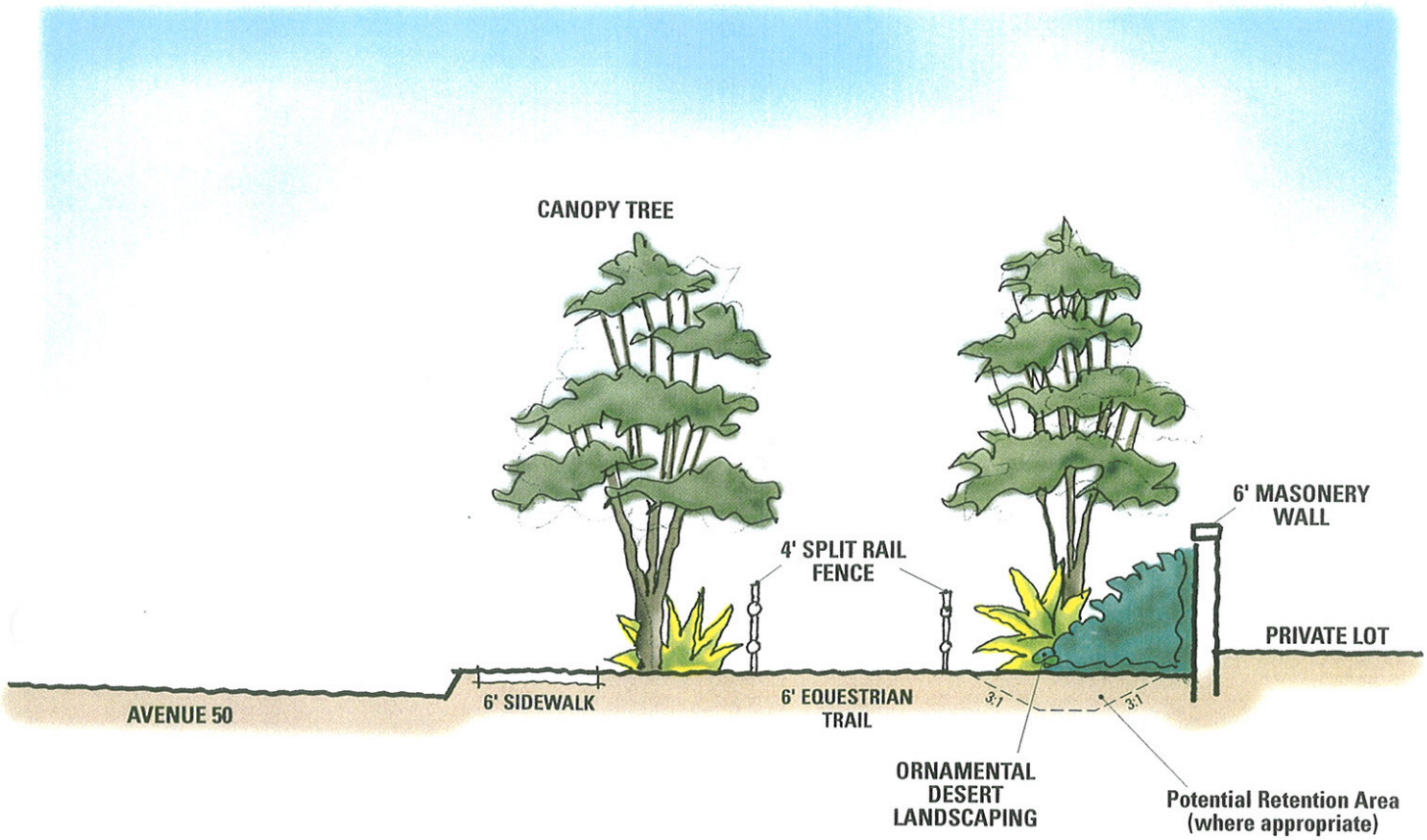
The internal street system would include a 41-foot right-of-way providing only travel lanes and rolled curbs. The internal local streetscene will be enhanced by front yard landscaping and street trees.

The final design of the roadways and curb design (e.g. rolled curbs) shall be determined by the Development Services Department and City Engineer.

CONCEPTUAL FRONT YARD LANDSCAPE

Front yards throughout the project site will be landscaped with a minimum of 20% of the front setbacks or yard area planted with live plant materials. The remainder may be decorative rock, bark or other natural non-living material as per §159.676 of the Indio Municipal Code. Front yards will be landscaped using minimum fifteen-gallon trees, with at least one tree being a minimum 24-inch box in size. Conditions, Covenants and Restrictions (CC&R's) will be developed for the project that shall include maintenance provisions. The homeowner shall maintain the front yard in a satisfactory condition (see Exhibit 15, *Conceptual Front Yard Landscape Plan For A Typical Lot).*


6' EQUESTRIAN TRAIL
PRIMARY ENTRY
6' SIDEWALK
SECONDARY ENTRY
AVENUE 50
WELL SITE
SEE EXHIBIT 14 FOR
AVENUE 50 CROSS SECTION
12' PARKWAY WITH
6' SIDEWALK AND
LANDSCAPE AREA
20' LANDSCAPE AREA WITH
6' EQUESTRIAN TRAIL



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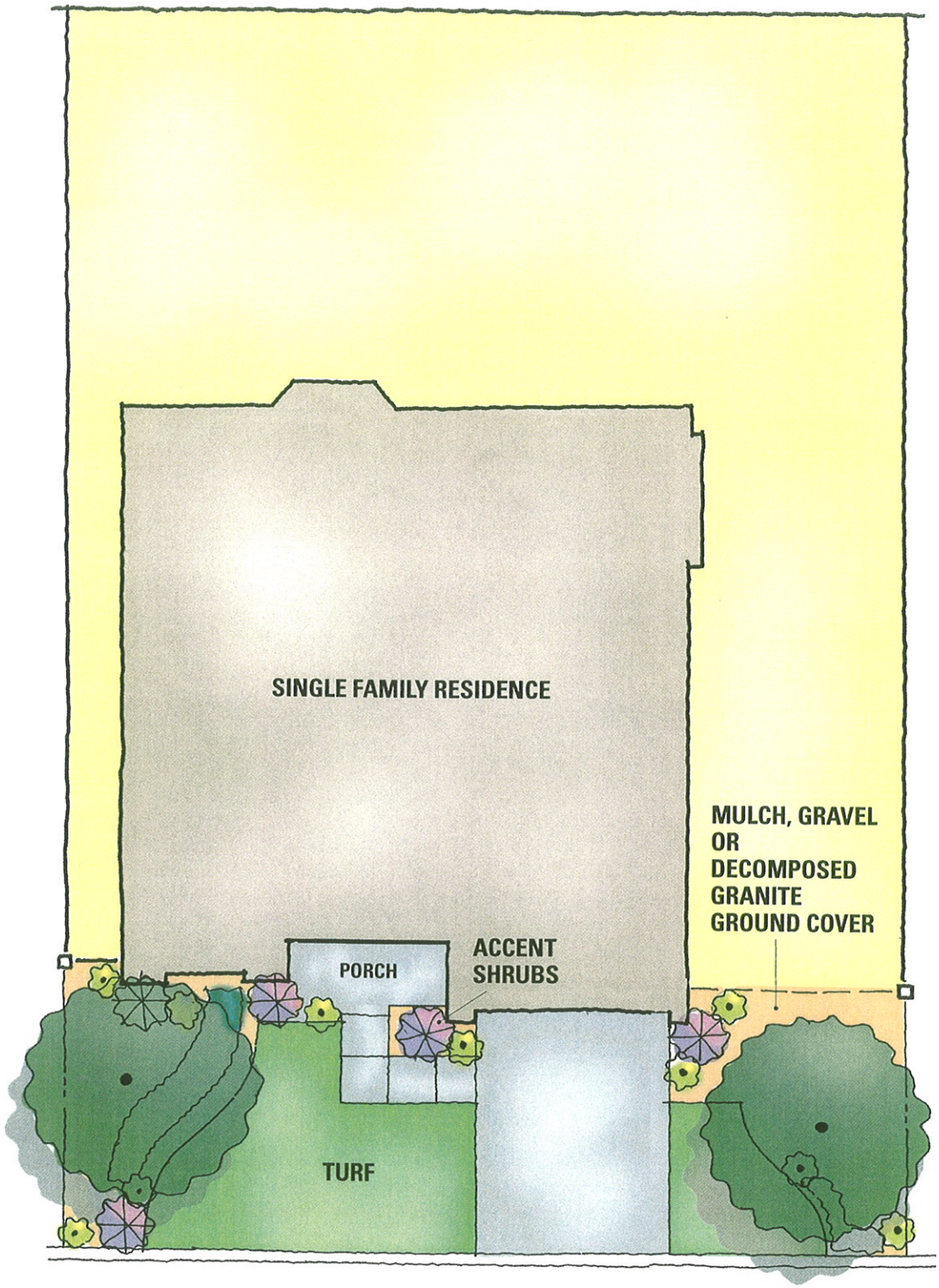
INDIO • BARCELONA PROJECT MASTER PLAN

AVENUE 50 CONCEPTUAL STREETSCAPE SECTION

EXHIBIT 14



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INDIO • BARCELONA PROJECT MASTER PLAN

CONCEPTUAL FRONT YARD LANDSCAPE PLAN FOR TYPICAL LOT

EXHIBIT 15

Walls and Fences

The Barcelona PMP proposes four types of walls/fences; masonry perimeter walls, masonry side and rear yard walls, split rail equestrian trail fences, and view fences (see Exhibit 16, *Typical Wall & Fence Elevation*).

Masonry Perimeter Walls

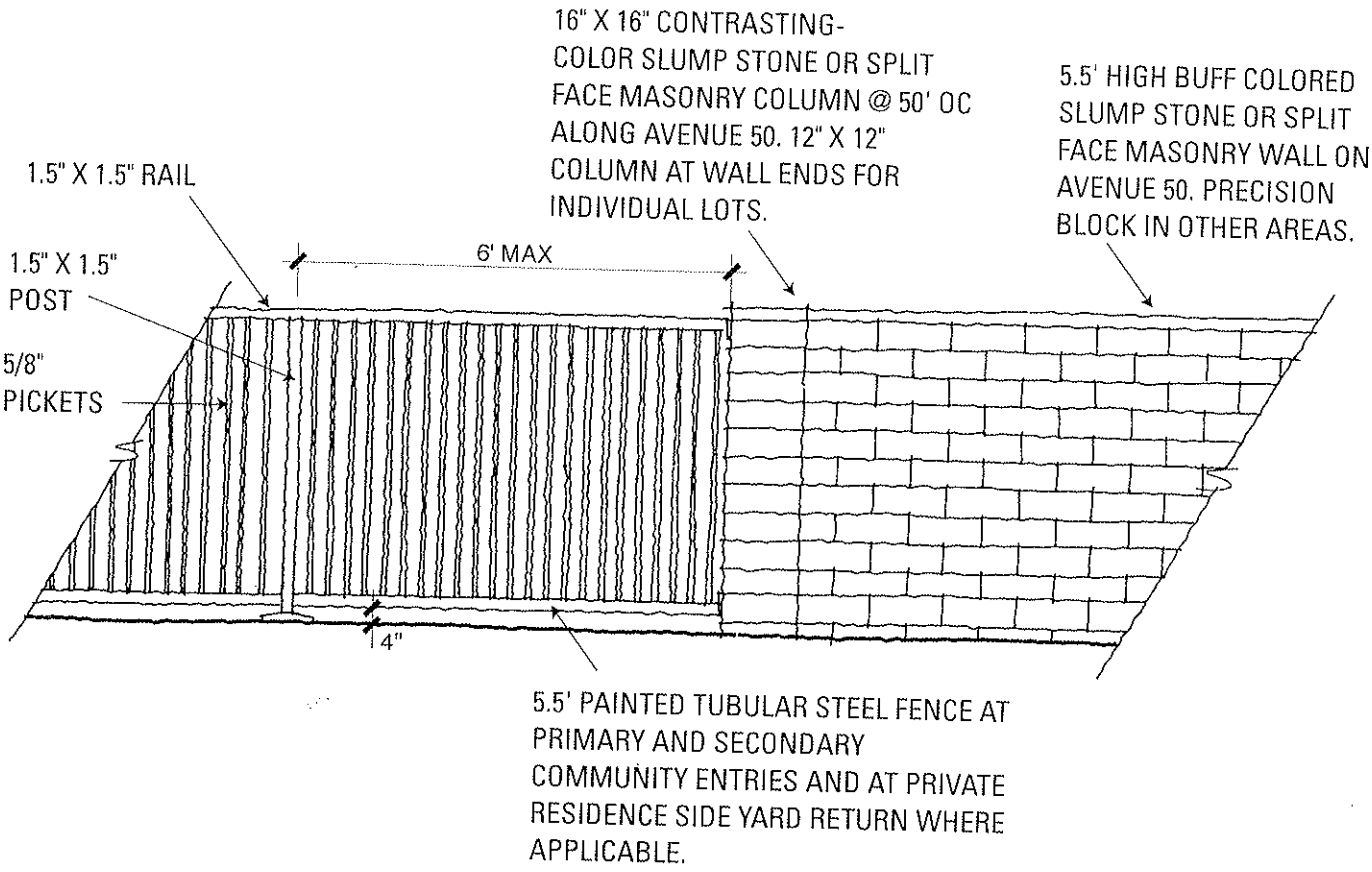
Masonry perimeter walls shall be constructed of buff colored slump stone or split-face masonry units and should include 16 inch square pilasters at approximately 50 feet on center. Pilasters shall be of a darker contrasting color. The perimeter walls shall be located along Avenue 50, the primary entry access road and the west, east and south project perimeters. The wall shall be five and a half feet in height and shall be softened with landscaping. An overhanging cap shall be included on top of the walls and pilasters.

Masonry Side and Rear Yard Fences

Masonry side and rear yard fences shall be constructed of buff colored precision block and shall include 12 inch square columns at the end of all wall runs. Columns shall be of a darker contrasting color. The walls shall be five and a half feet in height, or higher if positioned on top of a retaining wall, and shall be constructed at all side and rear yards. An overhanging cap shall be included on top of the walls and pilasters.

View Fences

View fences shall be constructed of painted tubular steel. Fences shall be located at all pedestrian access points, gated vehicle entries, along the retention basin at the secondary community entry and as side yard returns at the garage side of individual building lots. View fences shall be five and a half feet in height (see Exhibit 16 for *Typical Wall & Fence Elevation*). All walls within the development should blend with the existing landscape. All perimeter walls will be constructed at the time of development as identified in the anticipated phasing plan.


16" X 16" CONTRASTING-
COLOR SLUMP STONE OR SPLIT
FACE MASONRY COLUMN @ 50' OC
ALONG AVENUE 50. 12" X 12"
COLUMN AT WALL ENDS FOR
INDIVIDUAL LOTS.
5.5' HIGH BUFF COLORED
SLUMP STONE OR SPLIT
FACE MASONRY WALL ON
AVENUE 50. PRECISION
BLOCK IN OTHER AREAS.
1.5" X 1.5" RAIL
1.5" X 1.5"
POST
5/8"
PICKETS
6' MAX
4"
5.5' PAINTED TUBULAR STEEL FENCE AT
PRIMARY AND SECONDARY
COMMUNITY ENTRIES AND AT PRIVATE
RESIDENCE SIDE YARD RETURN WHERE
APPLICABLE.

LANDSCAPE STANDARDS

a. All plantings within the Barcelona development will be selected from the palette of plants listed in this document with final landscaping plans subject to approval through the Precise Development process.

b. Landscaping within the Barcelona development will be in substantial conformance with this PMP.

c. The Developer will coordinate efforts with the City and the utility companies, which maintain easements through the property in order to implement the landscape improvements proposed by the Plan.

d. Non-toxic drought tolerant vegetation will be utilized adjacent to all public open space areas, to the extent feasible.

e. The Developer will install all entry improvements concurrently with the street on which they front.

RECOMMENDED PLANT PALETTE

Table 1, *Recommended Plant Palette*, provides a list of recommended street trees, shrubs, groundcover and vine species for a variety of situations within the development. This list is not meant to be all-inclusive or restrictive. Additional plants may be used, subject to the approval by the Development Services Department for areas in public rights-of-way or on property to be dedicated for public use.

TABLE 1
Recommended Plant Palette

Trees	
ACACIA ANURA	MULGA TREE
ACACIA FARNESIANA	SWEET ACACIA
ACACIA SALICINA	WILLOW ACACIA
ACACIA SALIGNA	BLUE LEAF WATTLE
ACACIA SMALLII	SWEET ACACIA
ACACIA STENOPHYLLA	SHOESTRING ACACIA
BAUHINIA VARIEGATA	PURPLE ORCHID
CERCIDIUM FLORIDUM	BLUE PALO VERDE
CERCIDIUM PRAECOX	SONORAN PALO VERDE
GEIJERA PARVIDOLI	AUSTRAILIAN WILLOW LYSILOMA
JACARANDA ACUTIFOLIA	JACARANDA
THORNBERI	FEATHER BUSH
PARKINSONIA ACULEATA	MEXICAN PALO VERDE
PROSOPIS ALBA	ARGENTINE MESQUITE
PROSOPIS C. 'COLORADO'	CHILEAN MESQUITE
OLEA EUROPAEA	EUROPEAN OLIVE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
THEVETIA PERUVIANA	YELLOW OLEANDER
VAQUELINA CALIFORNICA	ARIZONE ROSEWOOD
Palms	
CHAMEROPS HUMILIS	MEDITERRANEAN FAN PALM
WASHINGTONIA FILIFERA	CALLIFORNIA FAN PALM
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
PHOENIX DACTYLIFERA	DATE PALM
	QUEEN PALM

TABLE 1
Recommended Plant Palette
(Continued)

Shrubs

AGAVE AMERICANA	CENTURY PLANT
ALOVE ARBORESCENS	CANDELABRA PLANT
BACCHARIS PILULARIS	
'TWIN PEAKS'	DWARF COYOTE BUSH
BOUGAINVILLEA 'OOH LA LA'	BOUGAINVILLEA
CAESEALPINA GILLIESII	MEXICAN BIRD OF PARADISE
CAESLPINA PULCHERRIMA	RED BIRD OF PARADISE
CASSIA ARTEMSIODES	FEATHERY CASSIA
CASSIA NEMOPHILA	BUSHY SENNA
CASSIA PHYLLODENIA	CASSIA
CASSIA WISLIZENII	SHRUBBY SENNA
DASYLIRION	DESERT SPOON
DODONEA VISCOSA	HOPSEED BUSH
DODONEA V. PURPUREA	PURPLE HOPSEED BUSH
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS
ENCELIA FARINOSA	BRITTLE BUSH
EURYOPS P. 'VIRIDIS'	GREEN LEAF EURYOPS
HESPERALOE PARVIFLORA	RED YUCCA
JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
LANTANA M. 'DWARF PINK'	DWARF LANTANA
'DWARF PURPLE'	
'DWARF WHITE'	
'DWARF YELLOW'	
LEUCOPHYLLUM C. 'THUNDERCLOUD'	TEXAS RANGER
LEUCOPHYLLUM F. 'COMPACTA'	DWARF TEXAS RANGER
'GREEN CLOUD'	
'RIO BRAVO'	
'SIERRA BANQUET'	
LEUCOPHYLLUM LANGAMANIAE	
'RIO BRAVO'	'RIO BRAVO' TM
LIGUSTRUM TEXANUM	TEXAS PRIVET
MUHLENBEREGIA RIGIDA 'NASHVILLE'	DEER GRASS
NERIUM OLEANDER	OLEANDER
NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER
'PETITE RED'	
'PETITE SALMON'	
'PETITE WHITE'	
NOLINA LONGIFOLIA	MEXICAN GRASS TREE
NOLINA PARRYI	DWARF MEXICAN GRASS TREE
PENNISETUM S. 'CUPREUM'	PURPLE FOUNTAIN GRASS
RAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN
	'JACK EVANS'
	'MAJECTIC BEAUTY'
	'SPRINGTIME'

TABLE 1
Recommended Plant Palette
(Continued)

Shrubs (continued)	
SALVIA G. 'SIERRA LINDA'	SAGE
SIMMONDSIA CHINENSIS	JOJOBA
SALVIA GREGGII	AUTUMN SAGE
SANTOLINA VIRENS	GREEN SANTOLIAN
YUCCA GLORIOSA	SPANISH DAGGER
YUUCA PENDULA	SOFT LEAF YUCCA
THEVETIA PERUVIANA	YELLOW OLEANDER
XYLOSMA CONGESTUM	SHINY XYLOSMA
XYLSOMA CONGESTUM 'COMPACTA'	DWARF XYLOSMA
Espaliers and Vines	
BOUGAINVILLEA 'BARABAR KARST'	BOUGAINVILLEA
TECOMA STAN 'ORANGE JUBELLI	ORANGE JUBILIE VINE
ROSA 'BANKSIAE'	LADY BANKS ROSE
Groundcover	
ANNUAL COVER	SEASONAL FLOWERS
ACACIA R. 'DESERT CARPET'	TRAILING ACACIA
BACCHARIS P. CENTENNIAL	BACCHARIS
CARISSA G. 'PROSTRATA'	PROSTRATE NATAL PLUM
DALEA GREGGI	PROSTATE INDIGO BUSH
DESERT WILDFLOWER MIXES	CALIFORNIA POPPIES, VERBENA, ETC.
GAZANIA 'MITUSWA ORANGE'	GAZANIA
GAZANIA 'MITSUWA YELLOW'	AFRICAN DAISY
GAZANIA RIGENS LEUCOLAENA	TRAILING GAZANIA
LANTANA MONTEVEDENSIS	PURPLE TRAILING LANTANA
LANTANA MONTVEDENSIS 'SPREADING SUNSHINE'	YELLOW PROSTATE LANTANA
LANTANA 'NEW GOLD'	SPREADING YELLOW
LAWN HYBRID BERMUDA	'TIFWAY GREEN' SOD
MYOPROUM PARVIFOLIUM	MYOPORUM
OENOTHERA BERLANDIERI	MEXICAN PRIMROSE
ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST'	DWARF ROSEMARY
SANTOLINA VIRENS	GREEN SANTOLINA
VERBENA PERUVIANA P. 'STARFIRE'	VERBENA
VERBENA PERUVIANA RIGIDA	VERBENA
PALM SPRINGS 'GOLD'	GRAVEL TAILINGS
BOULDERS and RIVER ROCK	

4.4 SIGNAGE

The character of these signs will be in keeping with the architectural character and monument style of the entry. The entry monument signage identifying the project will be the responsibility of the developer and shall be located at the major entry of the project site. All other signage shall be in compliance with § 150.000 of the Indio Municipal Code.

4.5 LIGHTING

Streets and intersections will be well lighted in accordance with City standard illumination levels. Intersections might have increased wattage for definition and to mitigate automobile/pedestrian conflicts. Streetlights will conform with the overall project theme and city standards.

5.0 INFRASTRUCTURE AND SERVICES

5.1 INFRASTRUCTURE

Infrastructure will be provided to the project site in accordance with agency requirements and standards.

WATER

Water service will be provided by the Indio Water Authority for the Barcelona Project Master Plan. The Indio Water Authority's water system source is derived from 17 ground water wells. The system includes four (4) groundwater production plants that incorporates three (3) wells, a 2 million-gallon above ground steel tank reservoir and a booster station that supplies the flow at pressure into the distribution system. Five (5) additional well sites, located in other areas of the City and independent of the reservoir sites, discharge water directly into the distribution system.[1] There is currently an existing 16-inch high-pressure water line along Avenue 50. The Barcelona project proposes a water system consisting of 8-inch water lines constructed within project right-of-ways that connect to the existing 16-inch water line in Avenue 50 (see Exhibit 17, *Utilities Plan).*

SEWER

The Valley Sanitary District will provide sewer service for the Barcelona project. The project's sanitary sewer system will consist of a sewer lift station located adjacent to the proposed retention basin on the south side of the project site. A force sewer main will travel north from the lift station through the project and connect to the existing 10-inch force main located within Avenue 50 at Jackson Street. In-tract sewer improvements include construction of 8-inch sewer lines within the proposed right-of-ways within the project site that will gravity flow to the lift station in the south end of the site (see Exhibit 17, *Utilities Plan*).

STORM DRAIN

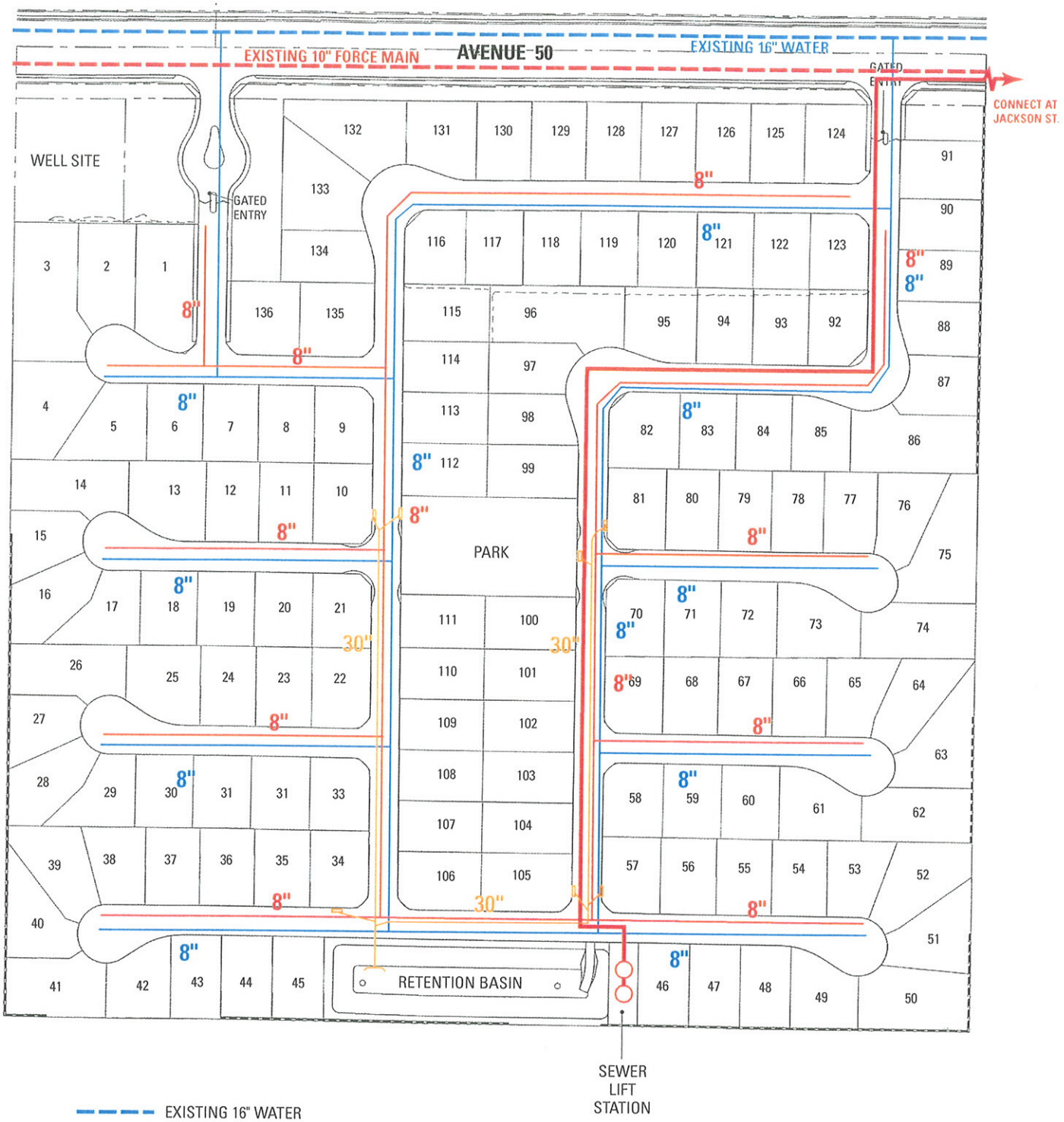
The current site topography allows water to drain from north to south within the project site. In keeping with this configuration, the project proposes the construction of a 1.03 ac. retention basin within the southern portion of the project site. Storm water would be conveyed via sheet flow within the internal project streets to the proposed retention basin (see Exhibit 17, *Utilities Plan*). Basin landscaping is proposed as outlined on the PMP Landscape Plan (see Exhibit 9, *Landscape Plan*). A comprehensive Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Stormwater Mitigation Plan (SUSMP) will be provided prior to commencement of construction.

5.2 SERVICES

FIRE

The City of Indio contracts for fire services with the California Department of Forestry/Riverside County Fire Department, which would provide fire services to the project site. The nearest fire station is Station 86, located at 46990 Jackson Street. This station is also the location of Indio Fire Services Administrative Offices and Fire Prevention Staff. In addition to the primary fire engine, a paramedic ambulance, reserve fire engine, water tender, and breathing support unit are all housed there. [2]

[1] City of Indio website, accessed January 18, 2005, http://www.indio.org/water.htm
[2] City of Indio website, accessed January 18, 2005, http://www.indio.org/fireserv.htm



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SEPT. 2005 JN 65-100145

INDIO • BARCELONA PROJECT MASTER PLAN

UTILITIES PLAN

EXHIBIT 17

POLICE

The City of Indio Police Department will provide law enforcement for the project. The Indio Police Department is located at 46800 Jackson Street in the City of Indio. The site is located in between Department Beats 4 and 5. Response times range from one to three minutes for in-progress emergency calls and 10-45 minutes for non-emergency calls.[3]

SOLID WASTE

Waste Management of the Desert will provide solid waste services including recycling and curbside pickup. The Edom Hill Landfill operated by the County of Riverside will be the facility receiving the solid waste generated by the Polo Estates community.[4]

TELEPHONE AND CABLE

Telephone service will be provided by Verizon Telephone and Time Warner Cable service.

ELECTRICITY

Electricity will be provided by Imperial Irrigation District.

NATURAL GAS

The Southern California Gas Company will provide gas to the project site. The site developer would coordinate gas services with the Gas Company to discuss the implementation of infrastructure necessary to provide natural gas to the site.

SCHOOLS

The project will be served by the Desert Sands Unified School District. Developers of the Barcelona community will mitigate school facility impacts of the project through payment of school fees pursuant to State law.

LIBRARIES

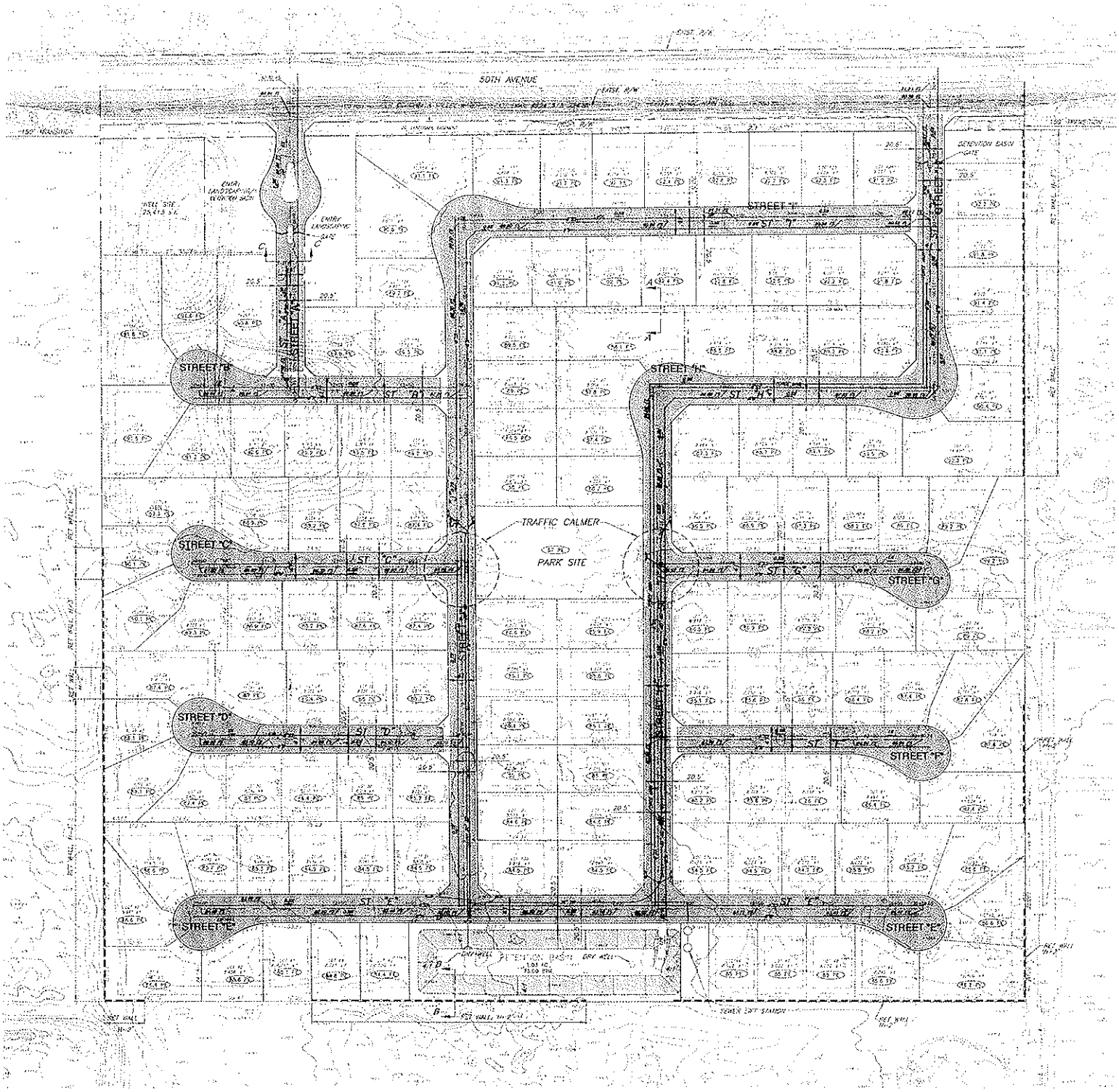
The City of Indio has two libraries that the residents of the Polo Estates development will be able to use. These libraries include the Indio Public Library, which is part of the Riverside County Library System and the County of Riverside Law Library at the courthouse on Hwy 111.

5.3 GRADING PLAN

The Barcelona proposed grading will result in ground elevations, which are typically within 1 to 5 feet of the existing grade (see Exhibit 18, *Grading Concept Plan*). The building pad areas will be graded to approximately 0.5% with roadways graded on average between 0.5% to 1.0%. It is anticipated that the grading will be completed in one phase coordinated with overall project phasing.

[3] Phone Conversation with Mr. Benjamin Guition, Administrative Office, Public Relations Bureau, Indio Police Dept., September 27, 2004

[4] City of Indio website, accessed September 27, 2004, http://www.indio.org/generalinfo.htm



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INDIO • BARCELONA PROJECT MASTER PLAN

GRADING CONCEPT PLAN

EXHIBIT 18

Development in the Barcelona area will be implemented in conformance with the regulations and guidance contained within the Project Master Plan Document and consistent with the City of Indio requirements.

6.1 PHASING PLAN

The Barcelona community will be implemented through a Phasing Plan and a set of detailed Development Regulations, Standards, and Procedures as set forth in this Project Master Plan document. Construction of the proposed project, including recordation of the final subdivision map(s), may be progressively done in stages, provided vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety. The project will be phased to:

- Provide an orderly build-out of the community based upon market demand, and;
- Provide adequate infrastructure to service the project.

The project is anticipated to be constructed in nine phases (see Exhibit 19, *Preliminary Phasing Plan*). Based upon market demand, phases may occur concurrently.

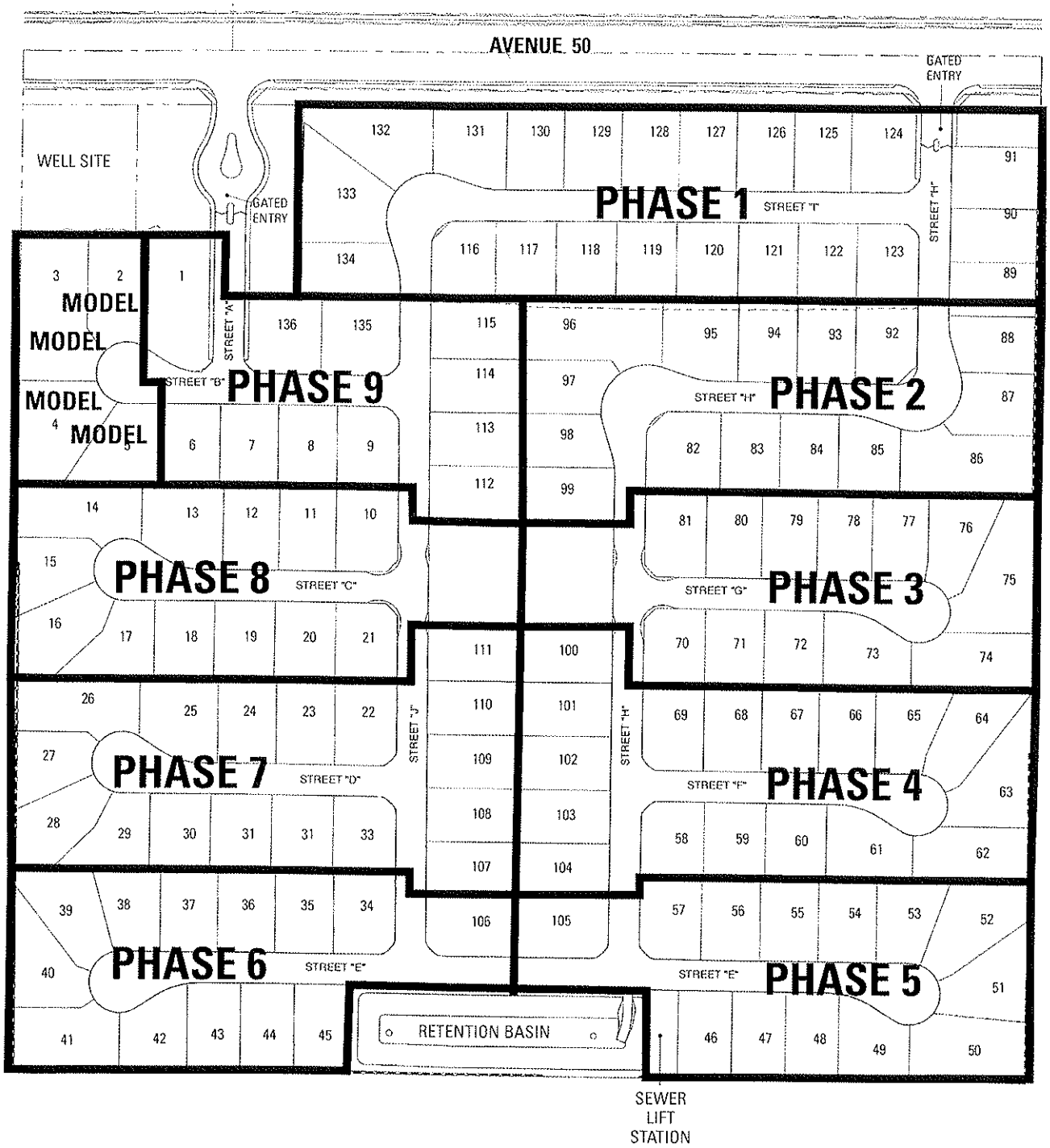
PHASE I

The entire project will be rough graded in the first phase of construction. All proposed project street improvements, including Avenue 50 with landscaping and interior streets, will be completed with underlying utilities in the first phase of the project construction.

The first phase of home construction with the community it is anticipated will include the development of the northeast portion of the site and include approximately 22 units and the models proposed in the northwest portion of the project.

SUBSEQUENT PHASES (2-9)

The project's subsequent phases will include development of the remaining dwelling units.



NOTE : THE MODEL SITE AREA WILL BE DEVELOPED IN CONJUNCTION WITH PHASE 1.

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INDIO • BARCELONA PROJECT MASTER PLAN

PRELIMINARY PHASING PLAN

EXHIBIT 19