



City of Coachella
Eagle Falls Specific Plan

Adopted December 29, 2006
Ordinance No. 964
(Council Bill No. 2006-25)
Resolution No. 2006-122
Resolution No. 2006-123



City of Indio
Specific Plan No. 06-7-24

Adopted February 21, 2007
Ordinance No. 1487
Resolution No. 9178

Prepared For:

Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, CA 92203

Prepared By:

MSA Consulting, Inc
34200 Bob Hope Drive
Rancho Mirage, CA 92270

Eagle Falls Specific Plan

City of Coachella

Adopted November 29, 2006

Ordinance Number: 964
Resolution Number: 2006 -122
Resolution Number: 2006 -123

City of Indio

Adopted February 21, 2007

Ordinance Number: 1487
Resolution Number: 9178

Prepared For:
CABAZON BAND OF MISSION INDIANS
84-245 Indio Springs Parkway
Indio, California 92203
310-342-2593

Prepared By:
MSA CONSULTING, INC.
34200 Bob Hope Drive
Rancho Mirage, California 92270
(760) 320-9811

Eagle Falls Specific Plan

Table of Contents

I. INTRODUCTION

Purpose	1
The Process.....	2
Project Setting	3

II. SPECIFIC PLAN

Project Description.....	10
Phasing Plan	11
Hydrology	11
Grading Concept.....	12
Existing Utilities.....	14
Financing Implementation Program.....	16
Amendments to the Specific Plan	16

III. LAND USE

Land Use Plan	26
Project Wide Development Standards	26
Development Standards	28
Residential Development Standards	28
Open Space/Conservation Development Standards	33

IV. CIRCULATION

Vehicular.....	34
Pedestrian.....	34

V. DESIGN GUIDELINES

Purpose	37
Design Theme	38
Project Entry	39
Walls and Fences	40
Signage	41
Lighting	42

Architectural Design.....	43
Monterery/Desert Ranch Style	43
Spanish Colonial/Spanish Eclectic Style	44
Tuscan/Mediterranean Style.....	46
Site Plan and Design Review	47
Architectural Design Guidelines	48
Landscape Architectural Design	53
General Landscape Guidelines	53
Residential Landscape Guidelines	54
Plant Palette	55

LIST OF EXHIBITS

Exhibit 1 Vicinity Map.....	4
Exhibit 2 Aerial Photograph	5
Exhibit 3 Fantasy Springs Master Plan	6
Exhibit 4 USGS Map.....	7
Exhibit 5 Tentative Tract Map No. 33556.....	8
Exhibit 6 Tentative Tract Map No. 33557	9
Exhibit 7 City of Coachella General Plan and Zoning Map	17
Exhibit 8 City of Indio General Plan/Zoning Map	18
Exhibit 9 Land Use Plan	19
Exhibit 10 Phasing Plan.....	20
Exhibit 11 FEMA Map.....	21
Exhibit 12 Preliminary Hydrology	22
Exhibit 13 Existing Utilities.....	23
Exhibit 14 Preliminary Master Water Plan	24
Exhibit 15 Preliminary Master Sewer Plan.....	25
Exhibit 16 Circulation Plan.....	35
Exhibit 17 Street Cross-Sections	36
Exhibit 18 Plant Palette.....	56
Exhibit 19 Harrison Street Landscape Cross Section	57
Exhibit 20 Main Entry Elevation/Plan View	58
Exhibit 21 Secondary Entry Elevation.....	59
Exhibit 22 Private Street Landscape Plan View	60
Exhibit 23 Front Yard Typical.....	61
Exhibit 24 Wall Elevation	62
Exhibit 25 Monument Entry Signage.....	63
Exhibit 26a Recreation Area Landscape Plan.....	64
Exhibit 26b Recreation Area Playground Equipment.....	65
Exhibit 27a Architectural Elevation 50' Lot/Plan 1a.....	66
Exhibit 27b Architectural Elevation 50' Lot/Plan 1c.....	67
Exhibit 27c Floor Plan 50' Lot/Plan 1	68
Exhibit 28a Architectural Elevation 50' Lot/Plan 2a.....	69
Exhibit 28b Architectural Elevation 50' Lot/Plan 2c.....	70
Exhibit 28c Floor Plan 50' Lot/Plan 2	71

Exhibit 29a Architectural Elevation 50' Lot/Plan 3a.....	72
Exhibit 29b Architectural Elevation 50' Lot/Plans 3c.....	73
Exhibit 29c Floor Plan 50' Lot/Plan 3.....	74
Exhibit 30a Architectural Elevation 50' Lot/Plan 4a.....	75
Exhibit 30b Architectural Elevation 50' Lot/Plan 4c.....	76
Exhibit 30c Floor Plan 50' Lot/Plan 4.....	77
Exhibit 31a Architectural Elevation 60' Lot/Plan 1a.....	78
Exhibit 31b Architectural Elevation 60' Lot/Plan 1c.....	79
Exhibit 31c Floor Plan 60' Lot/Plan 1.....	80
Exhibit 32a Architectural Elevation 60' Lot/Plan 2a.....	81
Exhibit 32b Architectural Elevation 60' Lot/Plan 2c.....	82
Exhibit 32c Floor Plan 60' Lot/Plan 2.....	83
Exhibit 32d Floor Plan 60' Lot/Plan 2alt.....	84
Exhibit 33a Architectural Elevation 60' Lot/Plan 3a.....	85
Exhibit 33b Architectural Elevation 60' Lot/Plan 3c.....	86
Exhibit 33c Floor Plan 60' Lot/Plan 3.....	87
Exhibit 34a Architectural Elevation 60' Lot/Plan 4a.....	88
Exhibit 34b Architectural Elevation 60' Lot/Plan 4c.....	89
Exhibit 34c Floor Plan 60' Lot/Plan 4.....	90
Exhibit 34d Floor Plan 60' Lot/Plan 4 with Casita.....	91
Exhibit 35a Casita Plan A.....	92
Exhibit 35b Casita Plan C.....	93

LIST OF APPENDICES

Appendix 1 Definitions
Appendix 2 City of Coachella General Plan Analysis
Appendix 3 City of Indio General Plan Analysis
Appendix 4 Resolutions and Ordinances

Environmental Impact Report (submitted under separate cover)

Hydrology Report (submitted under separate cover)

SECTION 1 INTRODUCTION**PURPOSE**

The purpose of this Specific Plan is to set forth the detailed development principles, guidelines, and programs to facilitate the development of a 90-acre site approximately 1300 ft south of Avenue 44 west of future Harrison Street (Exhibit 1). The project site is located within two jurisdictions, the City of Coachella (60 acres) and in the City of Indio (30 acres). (Exhibit 2). Eagle Falls is likewise included in the Cabazon Band of Mission Indians (CBMI) Fantasy Springs Master Plan (Exhibit 3).

The project proposes to develop 295 homes surrounding 4 tees which form an extension of the Kah' We' Ah' Falls Golf Course located at the Fantasy Springs Resort south of the site (Exhibit 3). The community will be gated and provided with access to amenities (casino, restaurant, special events, etc.) of the Fantasy Springs Resort. Nine (9) product homes will be built on lot sizes of 5000 and 6000 square feet. Home sizes will range from 1800 to 3000 square feet. A combination of one and two-story structures is proposed. Single story residences will be located on golf frontage lots with a combination of one and 2-story residences constructed on non-golf lots.

This document is intended to meet the requirements for a Specific Plan as set forth by State law. The State authorizes cities and counties to adopt Specific Plans as an appropriate tool in implementing their General Plans. Such a plan is to include the detailed regulations, conditions, programs, and any proposed legislation that is necessary for the systematic implementation of the General Plan. The Specific Plan provides the linkage between the General Plan, the general goals and policies of the City, and the detailed implementation of that plan with tools such as zoning ordinances, subdivision ordinances, and the like. The Government Code (Section 65451) sets forth the minimum requirements of a Specific Plan and states:

"A Specific Plan shall include a text and 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 by 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)."

The Specific Plan shall include a statement of the relationship of the specific plan to the General Plan. The establishment of specific performance, design, and development standards is set forth to guide the development of the subject property in such a way as to implement the General Plan while maintaining some flexibility to respond to changing conditions which may be a factor in any long term development program.

THE PROCESS

The City of Coachella Municipal Code, Chapter 17.36, contains provisions for a Specific Plan District. The City of Indio Municipal Code, Chapter 159.051, provides for the establishment of a Specific Plan. This process as provided for in both jurisdictions shall be adopted by Ordinance and ultimately becomes an amendment to the City's Land Use Ordinance containing site-specific land use requirements and development standards.

Approval of this document within both jurisdictions is necessary to ensure cohesiveness of the community and consistency in the application of development standards throughout the project.

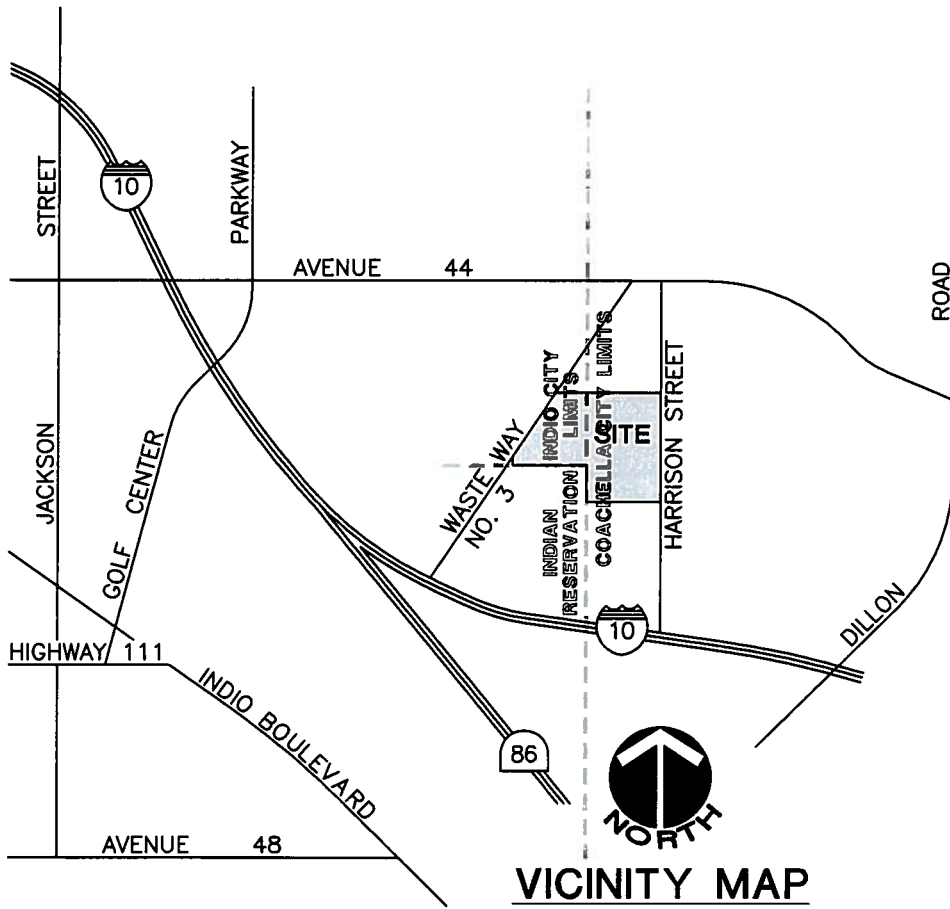
Implementation of this document is intended to carry out the goals and policies contained in the City of Coachella and the City of Indio General Plans in a planned and orderly fashion. Detailed Development Standards and Design Guidelines specific to the project community are located in Sections III and V.

This document will guide future development of the site. The General Plan promotes the development of a “unique community identity” enhancing or creating the distinctiveness of a community. The established goals of the General Plan and the guidelines of the Specific Plan will ensure that the planning and environmental protections are in place and that development will proceed in an orderly and planned fashion. Accompanying the Specific Plan application is a Tentative Tract Map application filed with both jurisdictions for simultaneous recordation. They are TTM No. 33556 (Exhibit 5) filed with the City of Coachella and TTM No. 33557 (Exhibit 6) filed with the City of Indio.

Development proposals in California are subject to review under the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with CEQA and a Mitigated Negative Declaration has been determined. The following studies have also been prepared: Air Quality, Transportation, Noise Study, Air Quality Assessment, Historical/Archaeological and Paleontological Study.

PROJECT SETTING

The project site is vacant and located within two jurisdictions, the City of Coachella and the City of Indio. Topography of the site and the surrounding area is relatively flat (Exhibit 4 - USGS Map). The project site is surrounded by views of the San Jacinto Mountains to the southwest, the Little San Bernardino Mountains to the north and the San Bernardino Mountains to the northwest. The Cabazon Band of Mission Indians Fantasy Springs Resort and the Kah We Ah Golf Course is located south of the site.



VICINITY MAP
N.T.S.

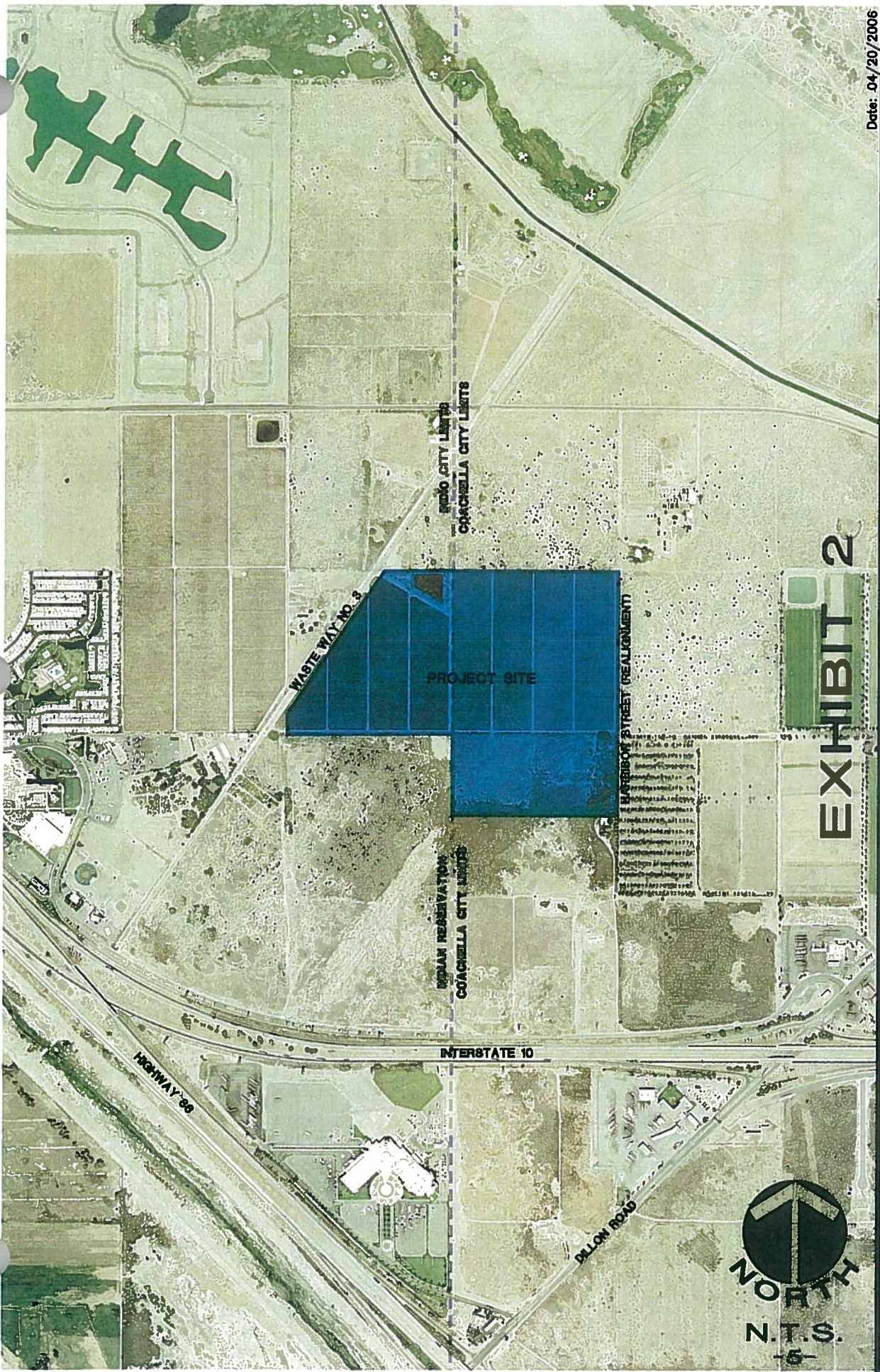
EXHIBIT 1

Date: 04/20/2006

Vicinity Map
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, Inc.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





Date: 04/20/2006

EXHIBIT 2

Aerial Photograph

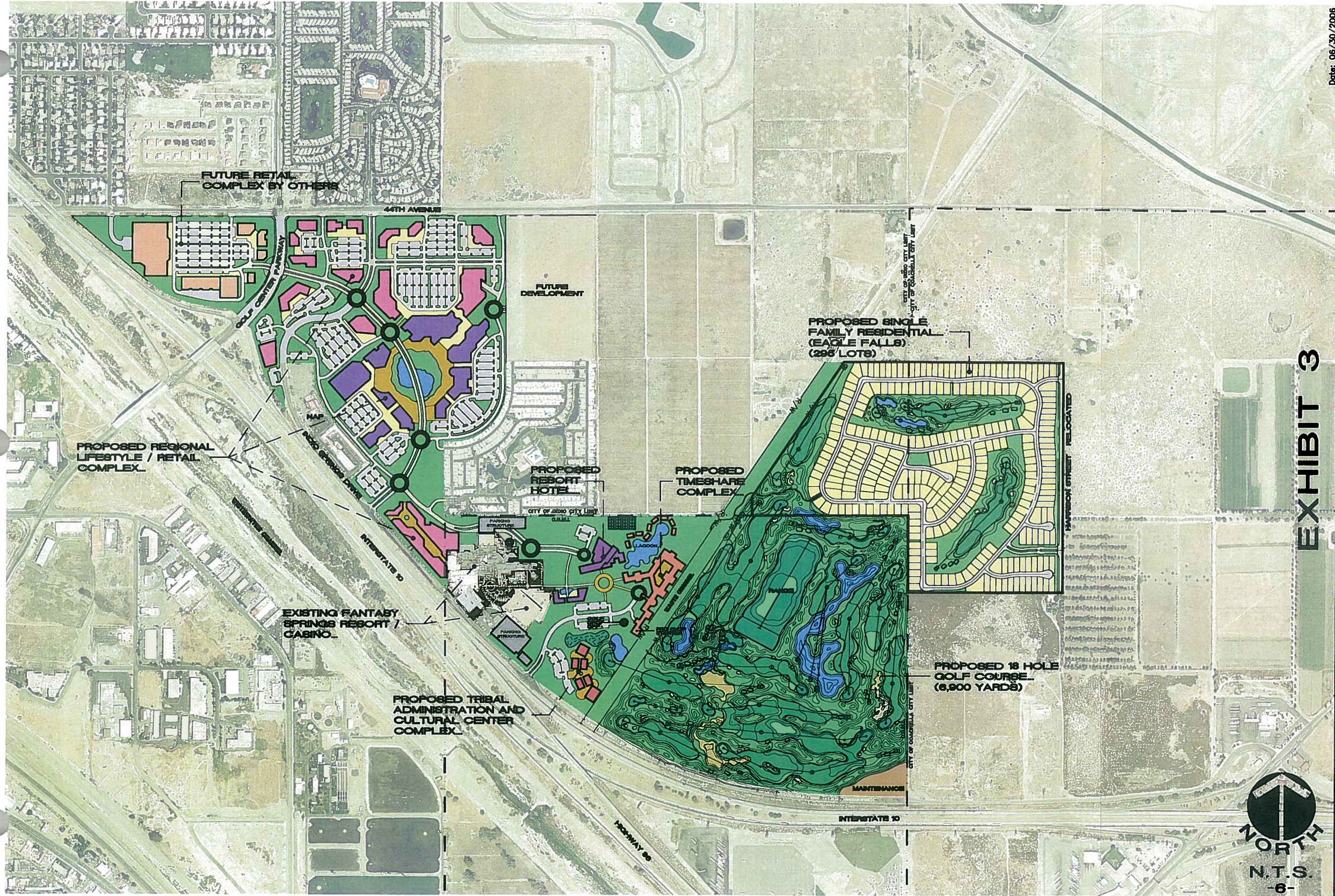
EAGLE FALLS

SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





Date: 06/30/2006

EXHIBIT 3

Fantasy Springs Master Plan EAGLE FALLS SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



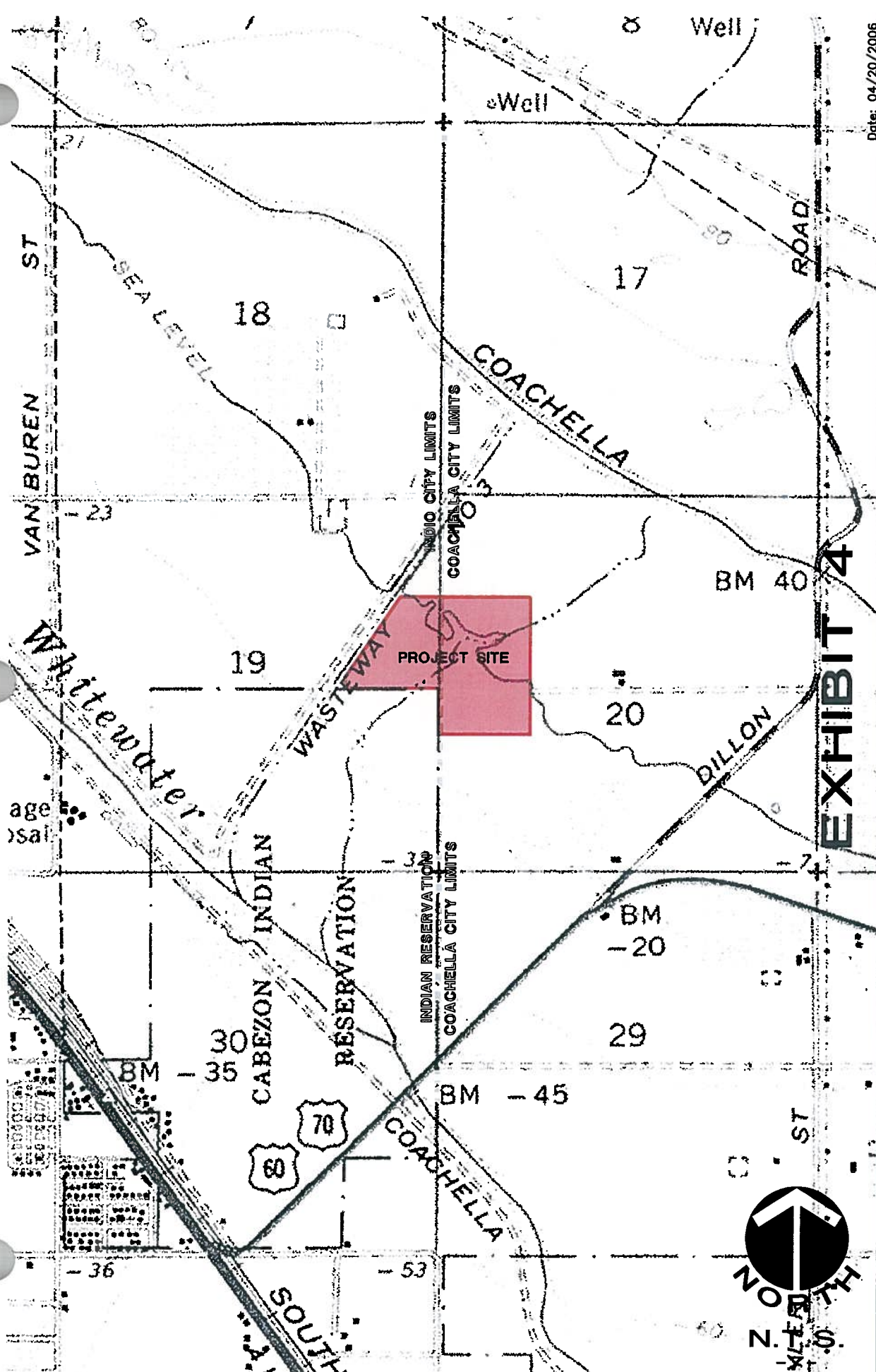


EXHIBIT 4

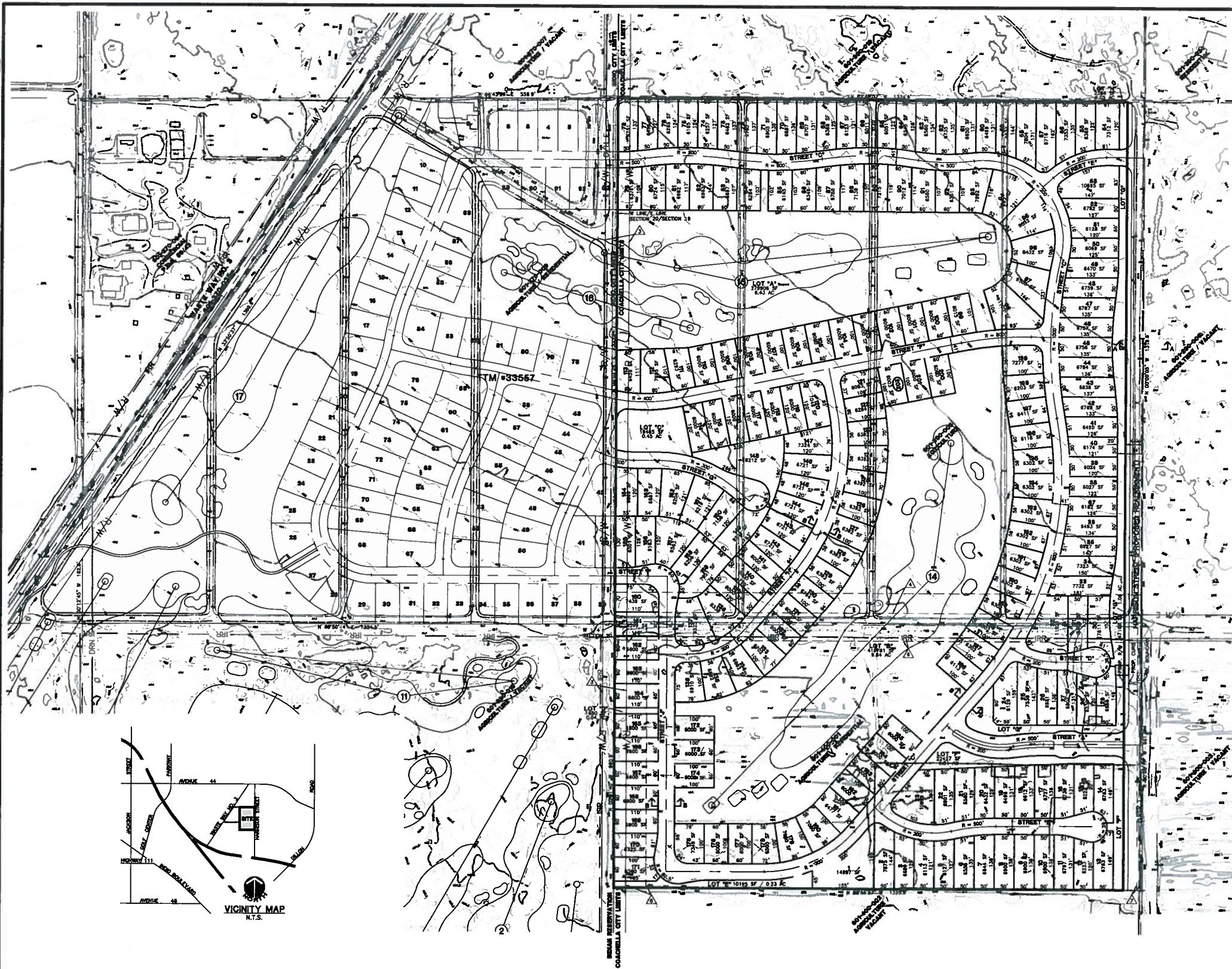
Date: 04/20/2006

U.S. Geological Survey
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



NO.	REVISIONS	APPROVED	DATE

JULY 2006
 IN THE CITY OF COACHELLA
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT
MAP NO. 33556
AND PLANNED UNIT
DEVELOPMENT EXHIBIT

LEGAL DESCRIPTION
 BEING THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN
ASSESSORS PARCEL NUMBERS
 601-390-005 / 601-400-001

OWNER
 ORTEGA VENTURES, LLC
 8787 WEST CENTURY BOULEVARD, 7TH FLOOR
 LOS ANGELES, CALIFORNIA 90048

DEVELOPER
 STONE PACIFIC CORPORATION
 2838 PACIFIC COAST HIGHWAY #740
 MALIBU, CALIFORNIA 90265
 TELEPHONE: (310)487-4800
 FAX: (310)487-0822

ENGINEER
 MSA CONSULTING, INC.
 34200 BOB HOPE DRIVE
 RANCHO MIRAGE, CALIFORNIA 92270
 TELEPHONE: (760)323-9811
 FAX: (760)323-7893
 ROBERT S. SMITH, R.C.E. 28401

GENERAL NOTES
 EXISTING CITY OF COACHELLA ZONING RESIDENTIAL ESTATE (RE)
 PROPOSED CITY OF COACHELLA ZONING SPECIFIC PLAN
 EXISTING CITY OF COACHELLA GENERAL PLAN ENTERTAINMENT COMMERCIAL (CE)
 PROPOSED CITY OF COACHELLA GENERAL PLAN ENTERTAINMENT COMMERCIAL (CE)
 EXISTING LAND USE: VACANT / AGRICULTURE
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND GOLF COURSE
 PRIVATE RESIDENTIAL LOTS 1 THRU 202 (18.09 ACRES)
 PRIVATE STREETS - STREETS "A" THRU "F" (8.09 ACRES)
 EASEMENTS / RETENTION / DRAINAGE / LANDSCAPE / AMENITIES / GOLF COURSE LOTS "A" THRU "F" (18.43 ACRES)
 PUBLIC STREET DEDICATION: HARRISON STREET (2.00 ACRES)
 GROSS ACREAGE: 80.34 ACRES
 NET ACREAGE: 68.34 ACRES

- EASEMENT NOTES**
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED IN BOOK 9, PAGE 198 OF PATENTS, (UNPLOTTABLE, BLANKET IN NATURE)
 - A RIGHT OF WAY AND EASEMENT OF THE COACHELLA VALLEY COUNTY WATER DISTRICT, IN FAVOR OF THE PUBLIC FOR ALL PUBLIC ROADS AND RIGHTS OF WAY HERETOFORE DEDICATED, ACQUIRED, RESERVED OR ACCEPTED FOR PUBLIC USE, AND ALSO ANY AND ALL PRIVATE EASEMENTS AND RIGHTS OF WAY FOR ROADS, PIPELINES, DITCHES AND CONDUITS ON, OVER, UNDER OR ACROSS THE HEREIN DESCRIBED PROPERTY, EXISTING FOR THE PURPOSE OF INGRESS AND EGRESS FROM OTHER LANDS BY MEANS OF SUCH ROADS AND FOR THE PURPOSE OF CONVEYING IRRIGATING AND DOMESTIC WATER TO SUCH OTHER LANDS BY MEANS OF SUCH PIPELINES, DITCHES AND CONDUITS, (UNPLOTTABLE, BLANKET IN NATURE)
 - THE EFFECT OF AN EASEMENT 30 FEET ON EACH SIDE OF SECTION LINES IN FAVOR OF THE PUBLIC FOR PUBLIC HIGHWAYS, AS EVIDENCED BY PETITION DATED JANUARY 8, 1959 AND RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 28892 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, (TO BE VACATED)
 - AN EASEMENT FOR UNDERGROUND PIPELINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1959 AS INSTRUMENT NO. 107765 OF OFFICIAL RECORDS, IN FAVOR OF COACHELLA VALLEY COUNTY WATER DISTRICT AFFECTS PARCEL 1
 - A 30' EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER O.R. 88/70767 (TO BE ABANDONED)
 - A 30' EASEMENT IN FAVOR OF COACHELLA VALLEY WATER DISTRICT PER O.R. 80/88881 (TO BE ABANDONED)
 - A 10' TELEPHONE EASEMENT PER O.R. 88/70521 (TO BE ABANDONED)

UTILITIES

ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(760)388-6544
GAS	THE GAS COMPANY	(909)355-7855
TELEPHONE	VERIZON COMPANY	(760)778-3803
WATER	CITY OF COACHELLA	(760)388-3502
CABLE	TIME WARNER CABLE	(760)340-9100
SEWER	CITY OF COACHELLA	(760)388-3502
	VALLEY SANITARY DISTRICT	(760)347-8588
URA	UNDERGROUND SERVICE ALERT	(800)227-2900

P.U.D. DEVELOPMENT STANDARDS

ALLOWABLE USES - SINGLE FAMILY RESIDENTIAL DETACHED, ATTACHED OR ZERO LOT LINE	6,500 S.F.	6,000 S.F.
MINIMUM LOT SIZE	50' / 100'	60' / 100'
MINIMUM LOT WIDTHS / DEPTHS	35'	30' / 100'
REGULAR LOTS / CUL-DE-SAC	35'	
FRONT YARD SETBACKS	20' (GARAGE FACE / STRUCTURE)	
SIDE LOADED GARAGE	15'	
REAR YARD SETBACKS	15'	
SIDE YARD INTERIOR SETBACK	5'	
SIDE YARD CORNER SETBACK	15'	
MINIMUM DWELL SIZE	1,800 S.F.	
MAXIMUM LOT COVERAGE	55%	
BUILDING HEIGHT	2 STORY OR 35' MAX.	

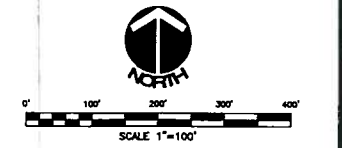
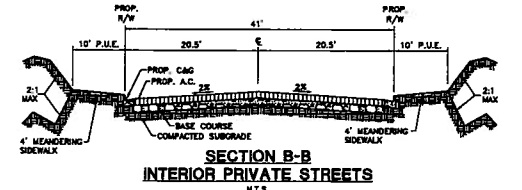
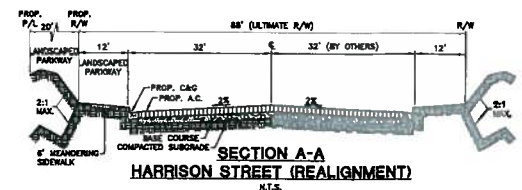
*ALL LOT WIDTHS ARE DETERMINED AT THE FRONT SETBACK LINE

ABBREVIATIONS

E	EAST
N	NORTH
S	SOUTH
W	WEST
N.T.S.	NOT TO SCALE
A.C.	ASPHALT CONCRETE
A.P.N.	ASSASSORS PARCEL NUMBER
C/L	CENTRALINE
C&G	CURB AND GUTTER
E&P	EDGE OF PAVEMENT
ES&M	EASEMENT
EXT.	EXISTING
FL	FIRE HYDRANT
FL	FLOORLINE
GB	GROUND BREAK
GL.V.	GROUND NATIVE VEGETATION
HP	HIGH POINT
LP	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
N.O.	NUMBER
N.T.S.	NOT TO SCALE
P.C.	POINT OF INTERSECTION
P.L.C.	POINT OF INTERSECTION, CUTTER FL.
P.L.C.	PROPOSED
P.U.D.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
STD.	STANDARD
TOP	TOP OF SLOPE
TOP	TOP OF SLOPE
TOP	TOP OF PAVEMENT
TOP	TYPICAL

LEGEND

60'-1	EXISTING SPOT ELEVATIONS	---	EXISTING OVERHEAD TELEPHONE
---	EXISTING CONTOURS	---	EXISTING RIGHT OF WAY
---	EXISTING EASEMENT DELTA	---	EXISTING SEWER FORCE MAIN
---	EXISTING GABLE	---	EXISTING WATER
---	EXISTING CITY LIMITS	---	EXISTING BOUNDARY
---	EXISTING IRRIGATION DRAIN LINE	---	PROPOSED BOUNDARY AND PARCEL LINE
---	EXISTING EASEMENT	---	PROPOSED AND EXISTING CENTER LINE
---	EXISTING GAS	---	PROPOSED CURB
---	EXISTING IRRIGATION	---	PROPOSED EASEMENT
---	EXISTING LOT LINE	---	PROPOSED LOT LINE
---	EXISTING TELEPHONE	---	PROPOSED RIGHT OF WAY



MSA CONSULTING, INC.
 MARIANO, SMITH & ASSOCIATES, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 323-9811 ■ FAX (760) 323-7893

N.T.S.
 -8-

Date: 04/20/2006

Tentative Tract Map No. 33556
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 323-9811 ■ FAX (760) 323-7893



SECTION II SPECIFIC PLAN**PROJECT DESCRIPTION**

The project proposes a residential community comprised of 295 homes on 90 acres within the City of Coachella and the City of Indio. The site is located approximately 1300 feet south of Avenue 44 on the west side of the future extension of Harrison Street. Approximately 30 acres on the western portion of the site is located in the City of Indio with the remaining 60 acres within the City of Coachella. The project will be developed as a gated residential community with 4 golf holes which serve as an extension of the Kah We Ah Golf Course located south of the site. (Exhibit 9 - Land Use Plan).

Development plans include a community park (Exhibits 26a and 26b) which provides an area for tot playground equipment, jogging path and work-out stations. In addition, residents of Eagle Falls shall be provided access to amenities of the Fantasy Springs Resort. Amenities include access to the Golf Course, the casino, the game arcade, restaurants, jogging trails and future amenities provided by the resort facility.

The City of Coachella General Plan designation is CE/Entertainment Commercial with current Zoning designation of RE/Residential Estate (Exhibit 7 – Coachella General Plan and Zoning Map). According to the City of Coachella General Plan, medium density residential is an underlying designation for land categorized as CE. The City of Indio General Plan and Zoning designation is RM/Residential Medium pursuant to Resolution No. 8978, adopted June 15, 2005 (Exhibit 8 – Indio General Plan and Zoning Map). The maximum allowable density for both jurisdictions is 10du/ac and 8du/acre respectively. The overall project density is 3.3 dwelling units per acre (295 units / 90 acres) which is below the maximum allowed density in both jurisdictions.

The project proposes minimum lot sizes of 5,000 and 6,000 square feet with homes ranging in size from 1800 to over 3000 square feet. Of the nine proposed floor plans eight allow for the option of a Lock-Out Casita which may be used as part of a vacation rental program provided all City requirements are adhered to. In the event the homeowner does not participate in a vacation rental program the floor area of the casita is incorporated into the main dwelling. Each casita will have its own private entrance. The Lock-Out/Casita will include sleeping rooms, bathroom and some units include a kitchenette area. The concept is for vacationers to be able to rent the units on a part-time basis.

The project will be surrounded by fencing materials of masonry block wall, view fencing and a combination of masonry and view fencing. Both the main and secondary entries will be on Harrison Street. Monument signage will be located at both entrances with the southernmost entry serving as the main entry. The project will include privately maintained streets and open space with low profile lighting to preserve the visibility of the naturally clear nighttime skies of the desert. A community park equipped with tot playground equipment, work out benches and pedestrian path shall be provided.

Homes will enjoy views of the San Jacinto and San Bernardino Mountains. Floor plan elevations will illustrate the desert theme with earth-tone stucco colors accented by subtle features of stone and brick veneer fascia, courtyard entries and porches. Other features include two car garages, with golf cart space per plan, and fencing.

PHASING PLAN

Phasing will be established with the construction of roads and will be completed prior to occupancy of any housing units. The project will have two phases; Phase I within the City of Coachella and Phase II within the City of Indio. See Exhibit 10. At each phase of construction the areas left vacant will be stabilized utilizing soil stabilization materials. The project will provide for infrastructure and half-width street improvements on Harrison Street.

HYDROLOGY

Hydrological issues related with the project's development are associated with urban runoff, alteration of drainage patterns, and flooding. Project design and development may necessitate alteration of existing natural drainage patterns within the site in order to manage storm water runoff, however, substantial erosion on or off-site is not anticipated. Pre-development storm water discharges from the site will outflow in similar locations and manner to the existing condition. The project design has been integrated so that substantial erosion on or off-site is not anticipated. See Exhibit 12 - Preliminary Hydrology.

Any potential erosion that may occur during construction will be managed using proper grading techniques, proper soil stabilization and temporary storm water detention facilities. A hydrology study has been prepared to assess the potential for flooding, erosion and siltation, as well as site design and development with regard to hydrologic issues.

The Indio site is within Flood Zone C identified in the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM), Community Panel Numbers 060255 0002 D and Panel Number 060255 0004 D, both maps revised May 1, 1985 (Exhibit 11 – FEMA Map).

The Coachella site has been determined by FEMA to be in Flood Zone C pursuant to a determination made by the agency on September 7, 1984. Flood Zone C is considered areas of minimal flooding (less than one foot depth) during the 100-year storm event. On-site storm water runoff during a major storm event will be directed and conveyed to on-site retention areas within the golf course protecting interior development from localized flooding.

GRADING CONCEPT

The project site grading will allow for excesses and shortfalls of soil to be shifted where needed throughout the process to ensure a balance of dirt movement on the project site. The intention of the grading concept is to modify the landforms slightly in order to provide positive drainage throughout the development and to enhance the design of the golf course and residential community.

The Coachella Valley has been classified by the Environmental Protection Agency (EPA) as a "serious" non-attainment area for PM-10 particulate dust. During periods of moderate to heavy wind conditions, wind-blown dust and sand are a concern with grading operations. Because of health concerns, the Environmental Protection Agency has instituted a plan in the valley to curb fugitive dust. Storm Water Pollution Prevention Plan (SWPPP), National Pollution Discharge Elimination System and PM-10 mitigation plans will be adhered to as measures utilized in order to control the wind and water born erosion associated with grading operations.

In accordance with the requirements of the General Construction Activities Storm Water Permit required by the California State Water Resources Control Board, the project proponent shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) specifying Best Management Practices to reduce construction-related storm water runoff pollution to acceptable levels.

Long-term storm water and project generated urban runoff exiting the site, including into the golf course area, will be managed through the use of catch basins, storm water retention facilities and other measures in accordance with the jurisdictional requirements implementing the NPDES.

The grading operations shall include adequate provisions for wind and water erosion control during, as well as after, grading operations have ceased. The details of erosion control shall be included in the project's Storm Water Pollution Prevention Plan (SWPPP) and PM-10 Plan.

- Pre Grading --The portions of the site to be graded shall be prewatered to a depth designated by the soils engineer prior to the onset of grading operations.
- During Grading -- Once grading has commenced, and until grading has been completed, watering of the site and/or other treatment(s) determined to be appropriate shall be ongoing.
- Post Grading – All disturbed areas shall be treated to prevent erosion during the term that the area will remain undeveloped.
- Landscape and irrigation shall be installed per future plan submittals.

Grading Development Standards

- All grading shall conform to the City of Coachella and City of Indio General Plan, and all other relevant laws, rules, and regulations governing grading in both jurisdictions and shall conform substantially to the overall Conceptual Grading Plan.
- Prior to any development within any area of the Specific Plan, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval in both jurisdictions. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include preliminary pad and roadway elevations.
- Unless otherwise approved by each jurisdiction, all cut and fill slopes shall be constructed at inclinations no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
- A grading permit shall be obtained from the City of Coachella and the City of Indio prior to grading.
- Soil stabilizers should be used to control dust as required by SCAQMD Rule 403.

EXISTING UTILITY SERVICES

Water Plan

The City of Coachella will provide water services to the entire site. The connection point is located approximately 2200 feet south of the project at Vista Del Norte and Harrison Avenue. There is an existing 12" line on the north side of Vista Del Norte. A Preliminary Master Water Plan is provided for the project in Exhibit 14. The master developer shall be responsible for the extension of services to each lot.

Sewer Plan

The easterly 60 acres within the City of Coachella will be served by the City of Coachella. The westerly 30 acres within the City of Indio will be served by Valley Sanitary District.

The City of Coachella Sewer point of connection for services to the site is located approximately 2200 feet south of the site along Harrison Street. The point of connection, a 12" sewer line, is located on the north side of Vista Del Norte.

The Valley Sanitary District's sewer point of connection will be at the site's westernmost corner at the midsection line of Section 19. The sewer line will be provided from this point crossing beneath the CVWD Wasteway No. 3 and connecting to the proposed line approximately 650 feet west of Wasteway No. 3.

A preliminary sewer plan is provided for the project in Exhibit 15.

Other Utility Services

Imperial Irrigation District (IID) provides electric service to the area. The nearest connection point is approximately 3100 feet south along Vista Del Norte at an IID switch enclosure. IID may require a distribution sub-station for the project.

The Gas Company provides natural gas services to the area. The nearest connection point is located approximately 3000 feet to the north at Harrison Street and Avenue 44 where an 8" line is located on the north side of Avenue 44.

Time Warner Cable provides television cable service to the area. Point of connection for the project is located west of the site at Avenue 44 and Golf Center Parkway.

Verizon will provide telephone service to the area. Connection point for the site is located north of the site and approximately 300 feet west of the CVWD Wasteway No. 3 on Avenue 44.

Desert Valley Disposal provides waste disposal service to the area. Plans for incorporating recycling facilities will be considered with the development.

Exhibit 13 illustrates the location of existing utilities on the site.

FINANCING IMPLEMENTATION PROGRAM

Financing will be provided through a combination of methods: private investment for the private infrastructure, a Community Facilities District (CFD) for the public infrastructure and an Intergovernmental Agreement for off-site improvements for the project. Maintenance will be handled by the Homeowners Association (HOA) for the private and common areas.

AMENDMENTS TO THE SPECIFIC PLAN

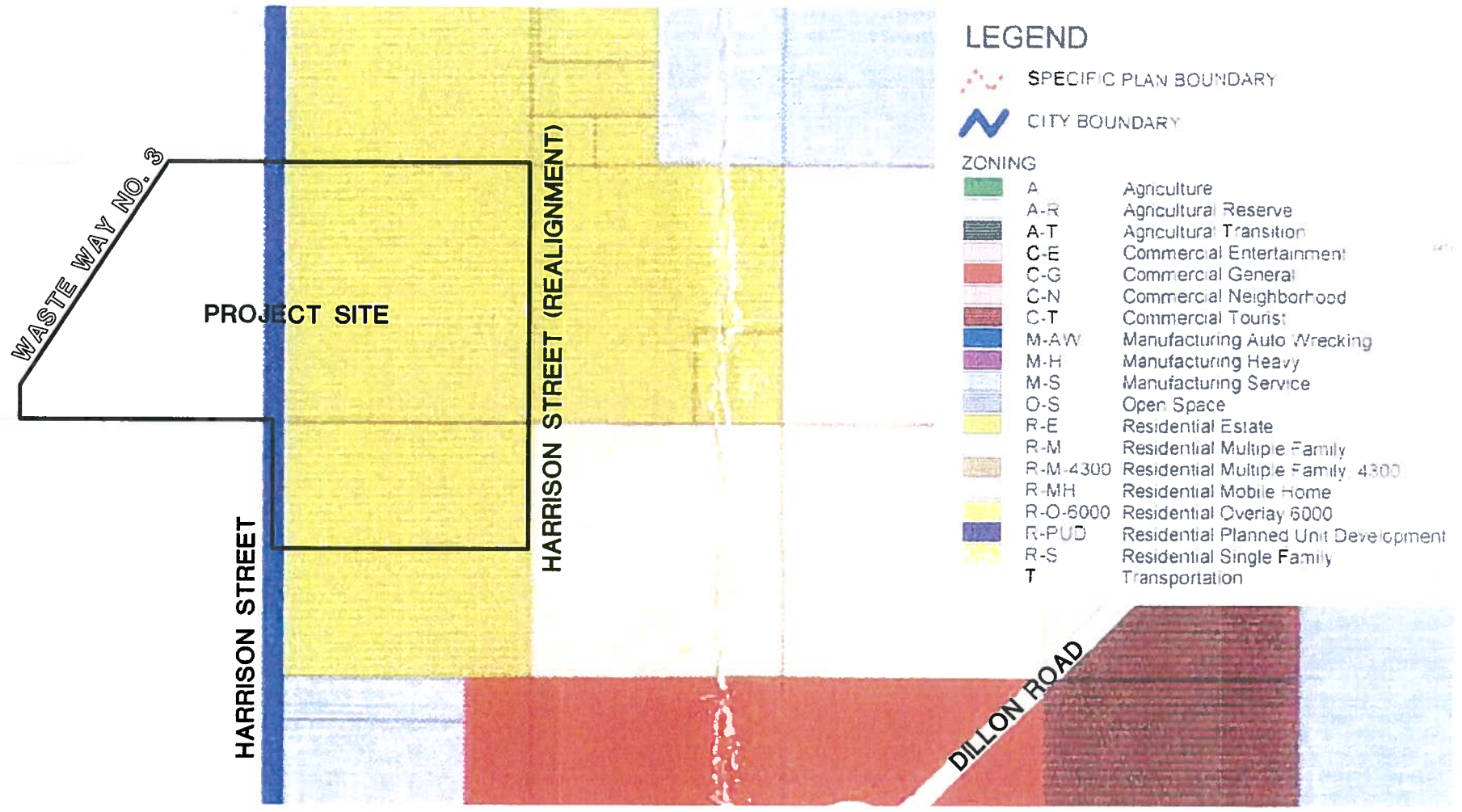
Any major amendment to the Specific Plan shall be made in accordance with the adopting provisions of the original Specific Plan and the City of Coachella and the City of Indio regulations, i.e., hearings before the Planning Commission and City Council.

Any minor amendment/modification to the content of the Specific Plan may be made to the Community Development Director/Planning Director of the appropriate jurisdiction, when such modification does not result in substantive alterations. Deviation of up to 15% of the development standards are considered minor modifications and may be granted administratively by the Community Development Director/Planning Director of the appropriate jurisdiction. Deviations in development standards greater than 15% shall be subject to the appropriate jurisdiction's code.

**City Of Coachella General Plan / Zoning Plan
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

EXHIBIT 7



LEGEND

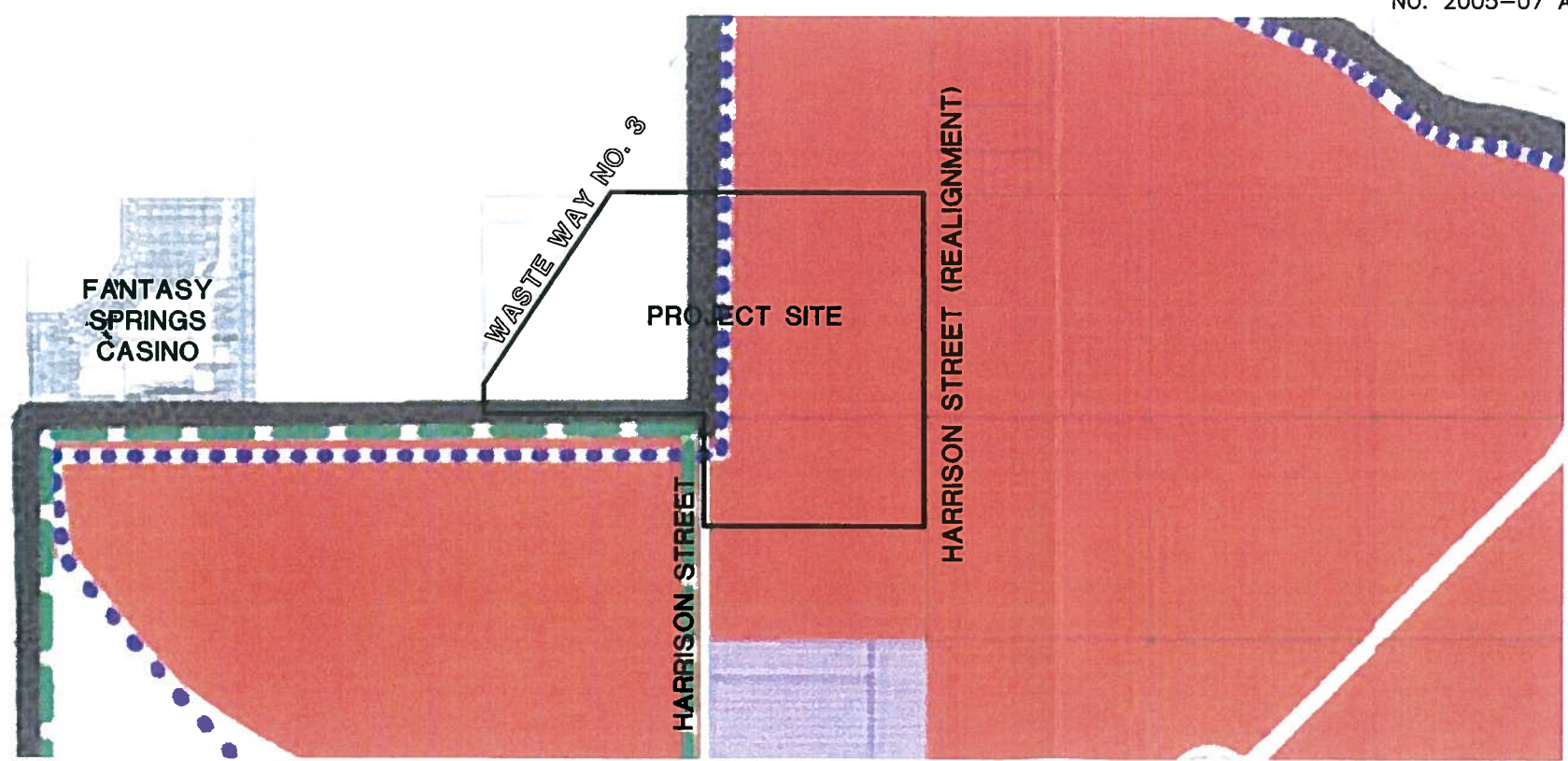
--- SPECIFIC PLAN BOUNDARY
 CITY BOUNDARY

ZONING

A	Agriculture
A-R	Agricultural Reserve
A-T	Agricultural Transition
C-E	Commercial Entertainment
C-G	Commercial General
C-N	Commercial Neighborhood
C-T	Commercial Tourist
M-AW	Manufacturing Auto Wrecking
M-H	Manufacturing Heavy
M-S	Manufacturing Service
O-S	Open Space
R-E	Residential Estate
R-M	Residential Multiple Family
R-M-4300	Residential Multiple Family 4300
R-MH	Residential Mobile Home
R-O-6000	Residential Overlay 6000
R-PUD	Residential Planned Unit Development
R-S	Residential Single Family
T	Transportation

ZONING PLAN

NOTE
HARRISON STREET REALIGNMENT PURSUANT TO RESOLUTION NO. 2005-07 ADOPTED FEBRUARY 09, 2005.



LAND USE POLICY DIAGRAM

AG	Agriculture (1du/40ac)
CE	Entertainment Commercial
CG	General Commercial
IH	Heavy Industrial
IL	Light Industrial
OS	Open Space
P	Public Use
RH	High Density Residential (0-20du/ac)
RL	Low Density Residential (0-6du/ac)
RM	Medium Density Residential (1-10du/ac)
RVH	Very High Density Residential (1-30du/ac)
RVL	Very Low Density Residential (0-2du/ac)
RVL-GC	Very Low Density Residential - Golf Course Development
T	Transportation
A	Airport

PLANNING AREA BOUNDARY
 CITY BOUNDARY

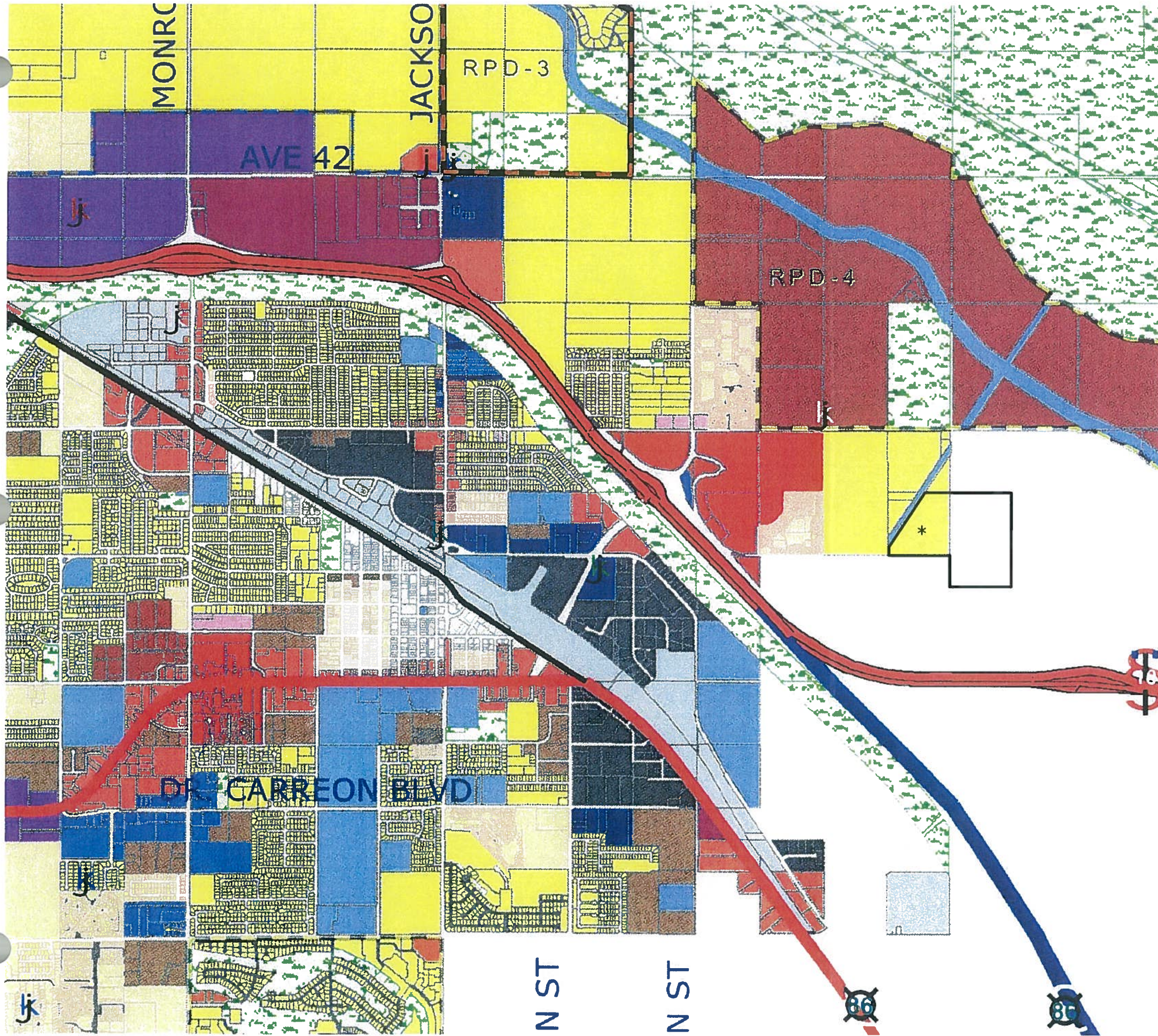
--- SPECIFIC PLAN BOUNDARY
 Within the areas, the approved Specific Plan is the official General Plan Land Use Diagram, including maximum allowable residential densities and nonresidential intensities. Land uses depicted on the General Plan Land Use Policy Diagram which is inside the Specific Plan boundary are illustrative only to show the general pattern of internal land use and its spatial relationship to adjacent properties. The Specific Plan should be consulted for a detailed understanding of allowable land uses and maximum densities/intensities.

--- ENTERTAINMENT AREA PLAN
 This is an area of specific interest to the City of Coachella which will be further refined through the use of implementing plans such as specific plans, planned unit developments and similar detailed plans.

--- TRIBAL LAND
 Tribal Lands include properties under the control of Native American groups including the Cabazon Indians, the 29 Palms Band of Cahuilla Indians and the Auguste Indians.

GENERAL PLAN





Land Use	Resolution No.
Business Park	jk 5839
Commercial Office	jk 6182
Community Commercial	jk 6261
Country Estates	jk 6281
Country Estates Transitio	jk 6288
Downtown Commerce	jk 6329
Equestrian Estates	j 6353
Industrial Park	jk 6365
Manufacturing	j 6458
Mixed Use (DA)	j 6466
Mixed Use (SP)	jk 6589
Neighborhood Commercial	jk 6591 6/18/03
Open Space	j 6637
Public	
Regional Commercial	
Residential - High	
Residential - Low	
Residential - Medium	
Resource Recovery	
Roadway	
Specific Plan	
Village Core	

RPD Boundaries	Resolution No.
RPD-1	
RPD-2	
RPD-3	
RPD-4	
RPD-5	
RPD-6	
RPD-7A	
RPD-7B	

Major Roads	Resolution No.
HWY 111	
HWY 86	
I-10	
INDIO BLVD	

PROJECT BOUNDARY

*** NOTE**
 REALIGNMENT OF HARRISON STREET AND DESIGNATION OF MEDIUM FAMILY RESIDENTIAL PURSUANT TO RESOLUTION NO. 8978 ADOPTED JUNE 15, 2005.



Date: 08/21/2006




EXHIBIT 8

City Of Indio General Plan / Zoning Plan EAGLE FALLS SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

LEGEND

-  SINGLE FAMILY RESIDENTIAL LOTS
-  OPEN SPACE, RECREATION, MINOR RETENTION AND DRAINAGE
-  STREETS

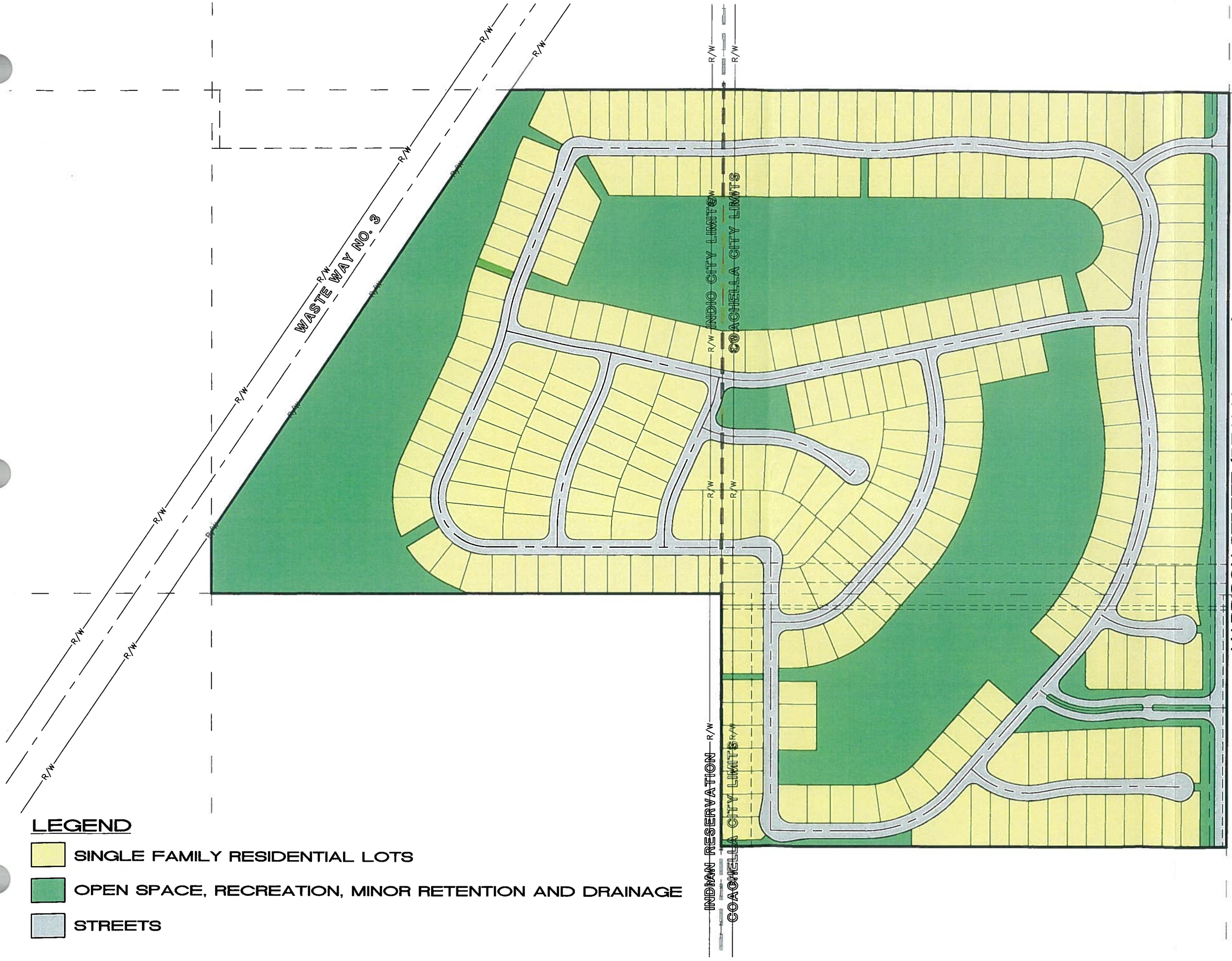


EXHIBIT 9

Date: 04/21/2006

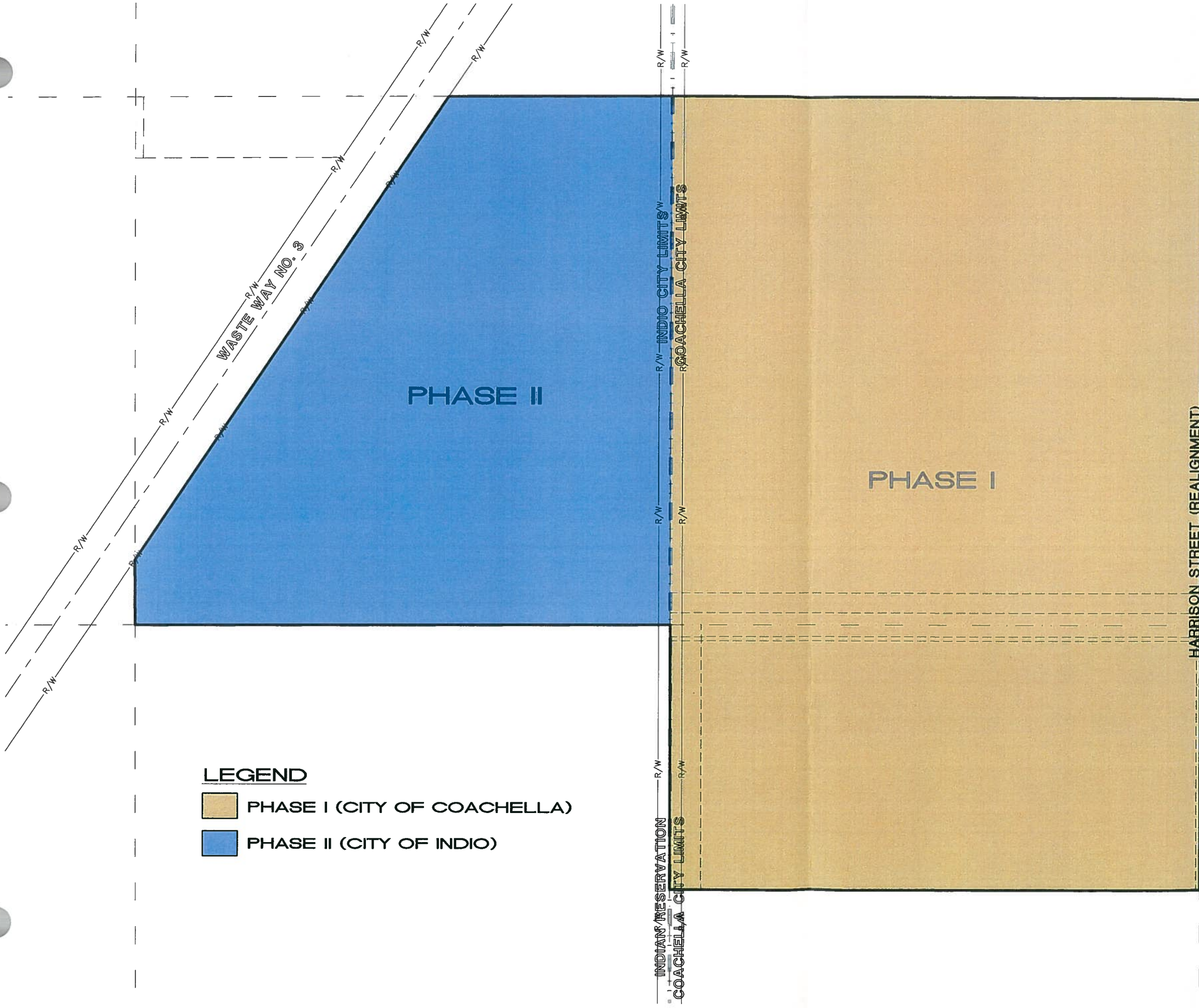
MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Land Use Plan
EAGLE FALLS
SPECIFIC PLAN



34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893




- LEGEND**
- PHASE I (CITY OF COACHELLA)
 - PHASE II (CITY OF INDIO)



EXHIBIT 10

Date: 04/21/2006



MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Phasing Plan EAGLE FALLS SPECIFIC PLAN

COMMUNITY PANEL NUMBER: 0602550002D /
EFFECTIVE DATE: 05/01/1985



ZONE C

Wasteway No. 3

INDIAN RESERVATION
COACHELLA CITY LIMITS

INDIO CITY LIMITS
CORPORATE LIMITS COACHELLA CITY LIMITS

PROJECT SITE

COMMUNITY PANEL NUMBER: 0602550004D
EFFECTIVE DATE: 05/01/1985

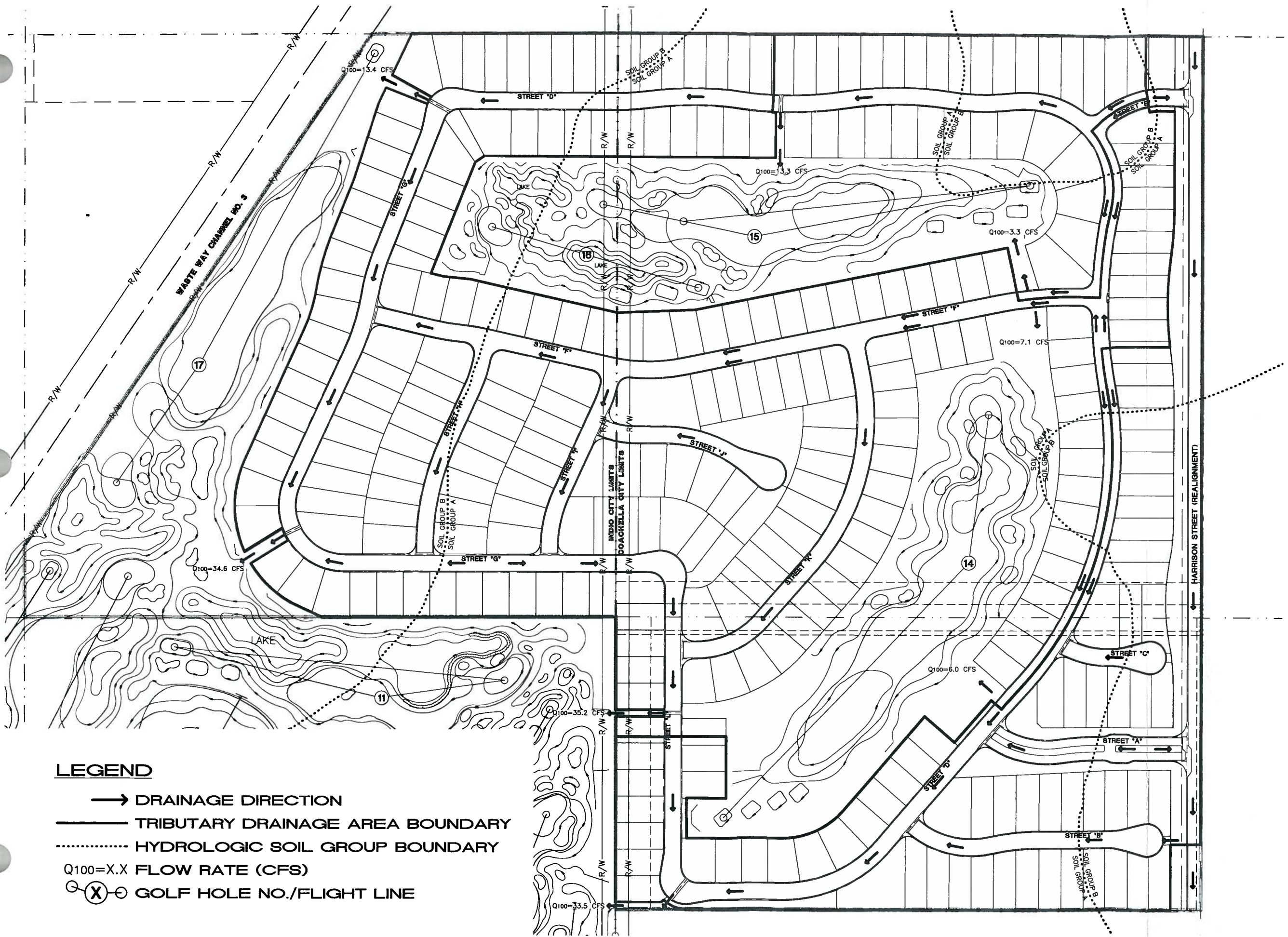
Date: 06/22/2006

EXHIBIT 11

FEMA Map EAGLE FALLS SPECIFIC PLAN

MSA CONSULTING, Inc.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





LEGEND

- DRAINAGE DIRECTION
- TRIBUTARY DRAINAGE AREA BOUNDARY
- HYDROLOGIC SOIL GROUP BOUNDARY
- Q100=X.X FLOW RATE (CFS)
- ⊗ X ⊙ GOLF HOLE NO./FLIGHT LINE




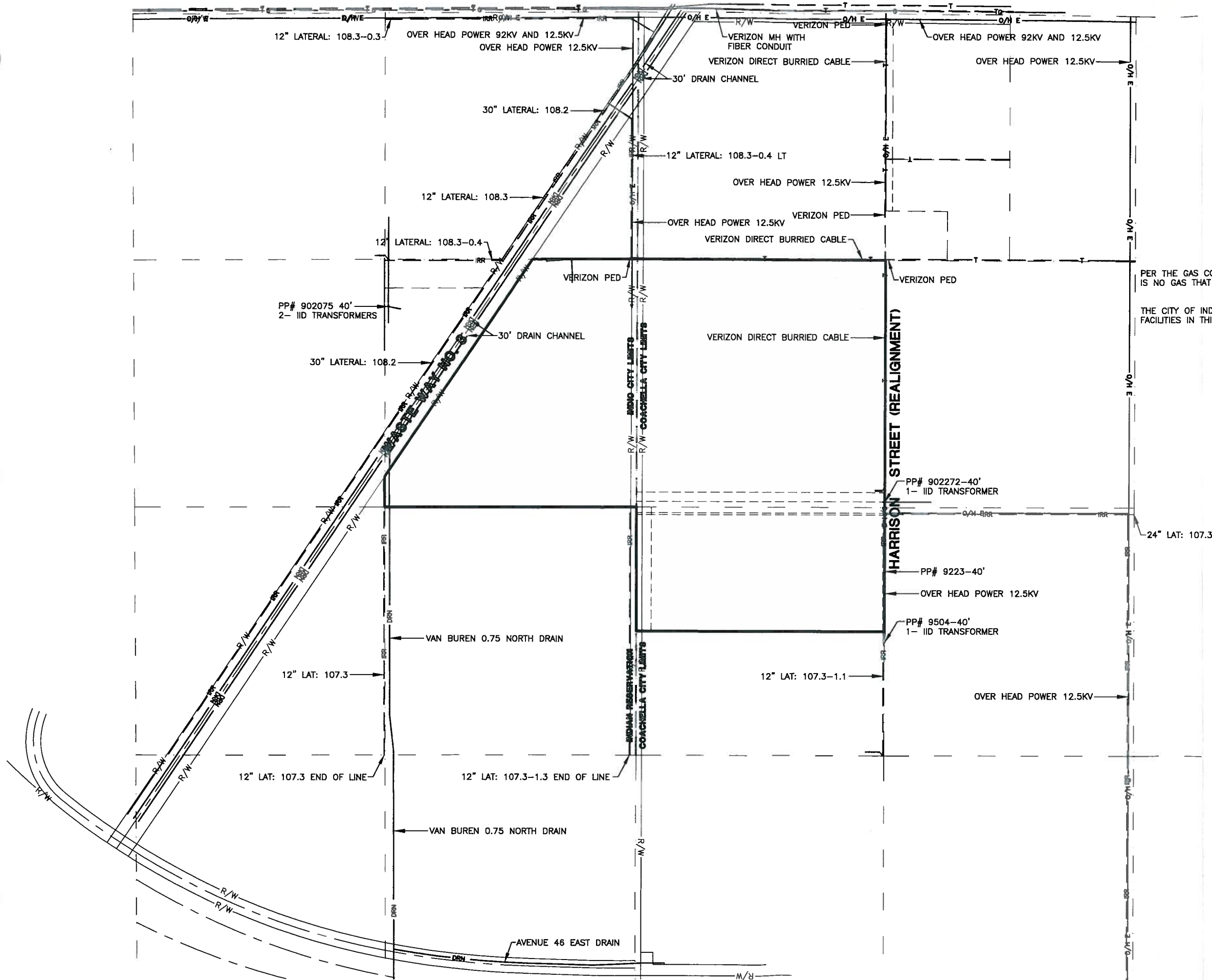
EXHIBIT 12

Date: 06/22/2006

**Preliminary Hydrology Plan
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





PER THE GAS COMPANY PLATS THERE IS NO GAS THAT FRONTS THE PROJECT.
 THE CITY OF INDIO AND COACHELLA BOTH DO NOT HAVE FACILITIES IN THIS AREA.




EXHIBIT 13

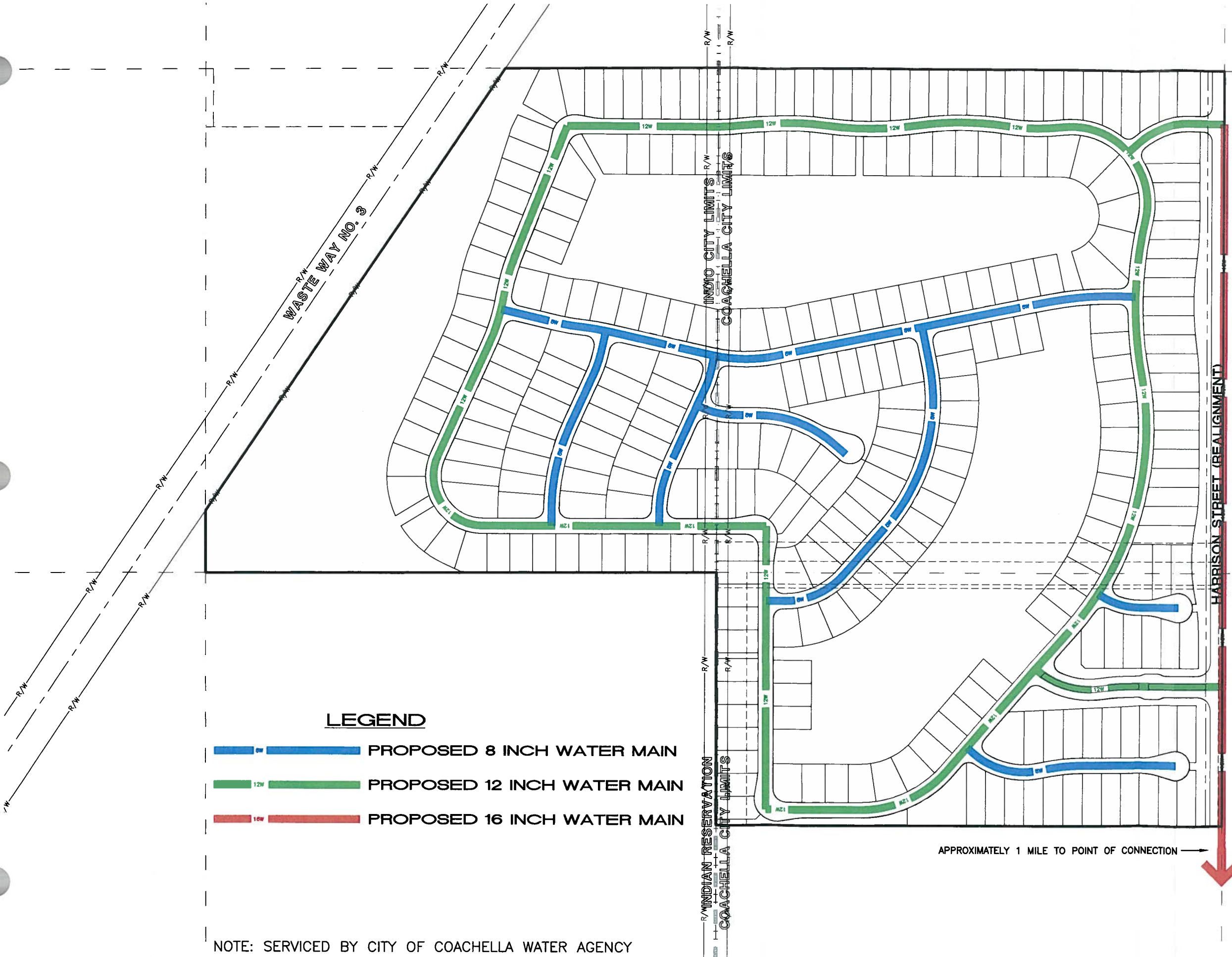
Date: 04/20/2006

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOFFE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Existing Utilities EAGLE FALLS SPECIFIC PLAN



LEGEND

-  PROPOSED 8 INCH WATER MAIN
-  PROPOSED 12 INCH WATER MAIN
-  PROPOSED 16 INCH WATER MAIN

NOTE: SERVICED BY CITY OF COACHELLA WATER AGENCY



EXHIBIT 14

Date: 05/22/2006

**Preliminary Water Master Plan
EAGLE FALLS
SPECIFIC PLAN**



MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



WASTE WAY NO. 3

APPROXIMATELY 1.25 MILES TO VALLEY SANITARY DISTRICT POINT OF CONNECTION

LEGEND

-  CITY OF COACHELLA
8 INCH SEWER MAIN
-  VALLEY SANITARY DISTRICT
8 INCH SEWER MAIN

INDIAN RESERVATION
COACHELLA CITY LIMITS

INDIO CITY LIMITS
COACHELLA CITY LIMITS

HARRISON STREET (REALIGNMENT)

APPROXIMATELY 1 MILE TO POINT OF CONNECTION



EXHIBIT 15

Date: 05/22/2006

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Preliminary Sewer Master Plan
EAGLE FALLS
SPECIFIC PLAN

SECTION III LAND USE**LAND USE PLAN**

The project proposes to develop 295 single-family units on 90 acres. The proposed minimum lot sizes are 5000 and 6000 square feet. The portion of the site within the City of Coachella, 60 +/- acres, has a General Plan designation of CE (Entertainment Commercial) and Zoning designation of RE (Residential Estate). According to the City's General Plan, the underlying designation for a CE zone is Medium Density Residential (10du/acre). The portion of the site within the City of Indio, 30 +/- acres, has a General Plan and Zoning designation of RM (Medium Density Residential – 8du/acre) pursuant to Resolution No. 8978 adopted June 15, 2005 in which a General Plan Amendment was approved changing the designation from Low Density Residential to Medium Density Residential along with the realignment of Harrison Street. The proposed project density of 3 du/acre (290 units / 90 acres) is below the maximum density allowed in both jurisdictions.

Tentative Tract Map No. 33556 (City of Coachella) and Tentative Tract Map No. 33557 (City of Indio) shall conform to the standards and guidelines outlined within this document and the City of Coachella and the City of Indio Zoning Codes. Development standards not specifically addressed in this Specific Plan shall be in compliance with the respective jurisdiction's Zoning Ordinances and other applicable ordinances.

PROJECT WIDE DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the land proposed, special development standards have been created. These development standards are a supplement to the provisions of the City of Coachella Municipal Code (Title 17) and the City of Indio Municipal Code (Title XV). Should conflict occur between the regulations and the Plan, the provisions of the Plan and supporting text shall prevail. The following general development standards are:

1. Uses and development standards will be in accordance with the City of Coachella and City of Indio Municipal Codes and will be defined by Specific Plan Objectives, future detailed plot plans, final tract maps and potential conditional use permits as appropriate.

2. Development standards not specifically addressed in the Specific Plan shall be in accordance with both the City of Coachella and the City of Indio Municipal Codes. All development on the site will be consistent with Specific Plan and subsequent amendments, as on file with the respective jurisdiction's Planning Department, and with all applicable laws of the State of California.
3. The site shall be developed with 295 residential homes on 90 acres.
4. As a requirement of the California Solid Waste Reuse and Recycling Act of 1991, adequate areas shall be provided for the collection and loading of recyclable materials in residential areas where solid waste is collected and loaded in an area that contains five or more units.
5. Standards relating to signage, landscape, parking, and other related design elements are provided within the Specific Plan.
6. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the appropriate jurisdiction's departments verifying that all pertinent conditions of Specific Plan approval have been satisfied for each phase of development.
7. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan herein applied to the property.

DEVELOPMENT STANDARDS

The following outlines development standards for the project.

Residential Permitted Uses and Development Standards

<u>PERMITTED USES</u>
Single Family: Detached dwellings.
Casitas.
Model home facilities that may include display rooms, design center and parking area.
Home Occupations.
Accessory Structures.
Golf courses, putting green, pitch and putt, lakes, driving ranges, and related facilities.
Trails, paths, walkways and cart paths, picnic facilities.
Parks and recreational facilities, pools, spas.
Public or quasi-public utility or public service facilities, flood control facilities.
Water Lines/Easements.
Walking/jogging paths.

<u>PROHIBITED USES</u>
All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis that a particular use is similar in nature to those specified.
Commercial uses.
Industrial Uses.

DEVELOPMENT STANDARDS – 5,000 SF Lots	
Minimum lot size (sq. ft.)	5,000
Minimum interior lot width (ft.) ¹	50'
Minimum corner lot width (ft.)	60'
Minimum lot depth (ft.)	100'
Minimum front yard setback	
Main structure (ft.)	20'
Casita (ft)	10'
Garage (ft)	20'
Side Loaded Garage (ft)	15'
Minimum rear yard setback (ft)	
Golf Lot	15'
Non-Golf Lot	15'
Maximum structure height (ft.)	35' / two story
Casita structure height (ft)	18'/one story
Minimum side yard setback (ft.) ²	5' with minimum separation of 10' between dwelling units on adjoining properties
Minimum street side yard setback	10'
Minimum Garage Size (unobstructed)	20' x 20'
Maximum lot coverage	60%
Parking	2/unit
Minimum livable area (sq. ft.) excluding garage	1800
Minimum Wall Height (side/rear)	5'

Plan Type	Lot Size	Main Dwelling (sq. ft.)	Casita (sq. ft.)	Total Size (sq. ft.)
1	5,000	1,545	273 (detached)	1,818
2	5,000	2,274	273 (detached if setbacks permit)	2,547
3	5,000	2,223	no casita option	2,223
		1,950	273 (attached)	2,223
4		2,437	no casita option	2,437
		1,550	887 (attached)	2,437

DEVELOPMENT STANDARDS – 6,000 SF Lots	
Minimum lot size (sq. ft.)	6,000
Minimum interior lot width (ft.) ¹	60'
Minimum corner lot width (ft.)	70'
Minimum lot depth (ft.)	100'
Minimum front yard setback (ft)	
Main structure	10'
Casita	10'
Garage	20'
Side Loaded Garage	10'
Minimum rear yard (interior) setback (ft.) ⁵	
Golf Lots	15'
Non-Golf Lots	20'
Maximum structure height (ft.)	35'/two story
Casita structure height (ft)	18'/one story
Minimum side yard setback detached structures (ft.) ²	5' w/minimum separation of 10' between dwelling units on adjoining properties
Minimum street side yard setback	15'
Maximum lot coverage (including garage)	60%
Minimum Garage Size (unobstructed)	20' x 20'
Parking	2/unit
Minimum livable area (sq. ft.) excluding garage	1800
Minimum Wall Height (side/rear)	5'

Plan Type	Lot Size (sq. ft.)	Main Dwelling (sq. ft.)	Casita (sq. ft.)	Total Size (sq. ft.)
1	6,000	2,150	no casita option	2,150
		1,550	750	2,150
2	6,000	2,367	no casita option	2,367
		1,584	783	2,367
2 alt	6,000	2,521	no casita option	2,521
		1,575	946	2,521
3	6,000	2,611	no casita option	2,611
		2,016	605	2,611
4	6,000	2,865	no casita option	2,865
		2,865	481	3,346

Projections Into Yards

Projections	Front Yard Setbacks	Street Side Yard Setbacks	Interior Side Yard Setbacks	Rear Yard Setback
Architectural Projections including, but not limited to: projections and reveals around windows or doors, eaves, awnings, louvers, and similar shading devices; sills, belt courses, cornices, and similar features; flues and fireplaces. ³	3'	Not Permitted	Not Permitted	2'
Covered, unenclosed patio or trellis attached to the main structure. ⁴	Not Permitted	Not Permitted	3'	3'
Ground mounted air conditioner and pool or spa equipment; screen walls up to 48 inches in height.	Not Permitted	Not Permitted	Not Permitted	4'

1. All lot widths are measured at the front or rear setback line.
2. Encroachments into the side yard may only occur in one side yard, and the side yard into which a gate opens (for access into the rear yard) must remain a minimum of 5' in width.
3. The distance between any architectural projection and a side or rear property line shall not be less than 5 feet.
4. Covered, unenclosed patios may be located within 5 feet of a rear property line except where the rear yard abuts a public perimeter street, the setback shall be 7 feet, and 3 feet where the rear yard abuts open space. Covered, unenclosed patios shall not cover more than 65% of the rear yard area. A covered patio not attached to a main structure is deemed an accessory structure.
Golf Course Lot rear yard shall be allowed ground coverage of up to 80% for pool, spa or outdoor deck.
5. A Bay Window which extends to the ground (up to 10 feet wide) may project up to 2 feet into the rear yard setback of a lot with a minimum of 60 feet of width.

Detached Accessory Structures

Accessory structures, except as otherwise controlled by this Plan, shall be subject to the following regulations:

1. Unless otherwise permitted in this plan, accessory structures shall not be permitted in the front yard area.
2. Any accessory building, including casitas, shall not exceed one story or 12 feet in height. The area of the accessory building shall be included in the maximum allowable lot coverage.
3. No accessory building shall be located closer than 5 feet to any main building nor shall it be located closer than 5 feet to any side lot or rear lot line. The point of measurement shall be between the exterior walls. Architectural projections, porches and the like may encroach into the setback.
4. Swimming pools, spas or similar facility shall be located no closer than 5 feet to side or rear property line or dwelling. Swimming pools, spas or similar structures shall not be permitted in the front yards.
5. Ground mounted air conditioner, swimming pool pumps, heaters, filters, and fans shall be located in a required side or rear yard provided that such structures or equipment do not exceed a height of 48 inches measured from the base of the unit. Such equipment shall be screened from adjacent property or street by a solid fence or wall.
6. Accessory structures and casitas will only be permitted on a lot in which there is already built a primary dwelling.

Parking Standards

All off street parking shall comply with Chapter 17.54.010 Parking Requirements of the City of Coachella Municipal Code and Section 159.656 Parking Schedule of the City of Indio Municipal Code.

Open Space Permitted and Prohibited Uses

The following lists permitted and prohibited uses in the open space areas within the community.

<u>PERMITTED USES</u>
All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis that a particular use is similar in nature to those specified.
Drainage
Retention Basins
Golf Course
Golf Cart Path
Plant/Wildlife species habitat
Monument Signage
Low Walls
Easements for utilities, pedestrian and vehicular access
Walking/jogging paths

<u>PROHIBITED USES</u>
All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis that a particular use is similar in nature to those specified.
Commercial uses
Industrial Uses

SECTION IV CIRCULATION**VEHICULAR**

The objective of the circulation plan is to provide direct and convenient access to and between the neighborhood and recreational areas (Exhibit 16 – Circulation Plan). The circulation system is designed to provide efficient access to all portions of the site, without disrupting the residential community with through traffic. A traffic impact analysis was prepared by P and D Consultants, Inc. for the Fantasy Springs Master Plan.

The site is bounded by the future extension of Harrison Street to the east. Half-width street improvements shall be constructed on Harrison Street. The developer is currently working with the adjacent landowners to develop a Community Facilities District (CFD) for complete full width improvements to Harrison Street. Exhibit 17 illustrates street cross-sections for the project.

The project shall be gated with the primary access located at the southernmost portion of Harrison Street. Secondary access shall be provided at the northernmost portion of Harrison Street. These entrances will be card activated for the use of residents and guests.

PEDESTRIAN

Pedestrian and golf cart access will be provided to residents allowing entry through the Kah We Ah Golf Course and to the Fantasy Springs Resort (Exhibit 16 – Circulation). This cart path shall be dedicated for the primary use of the community to access resort amenities including the walking/jogging path, a picnic area with a minimum of 2 picnic tables adjacent to the cart path, resort buffet facilities, game/video arcade facility, a bowling center and a future miniature golf course. Pedestrian travel within the community shall be provided in the form of 4' meandering sidewalks along both sides of interior streets. A 6' meandering sidewalk shall be provided along Harrison Street (Exhibits 16 and 18).

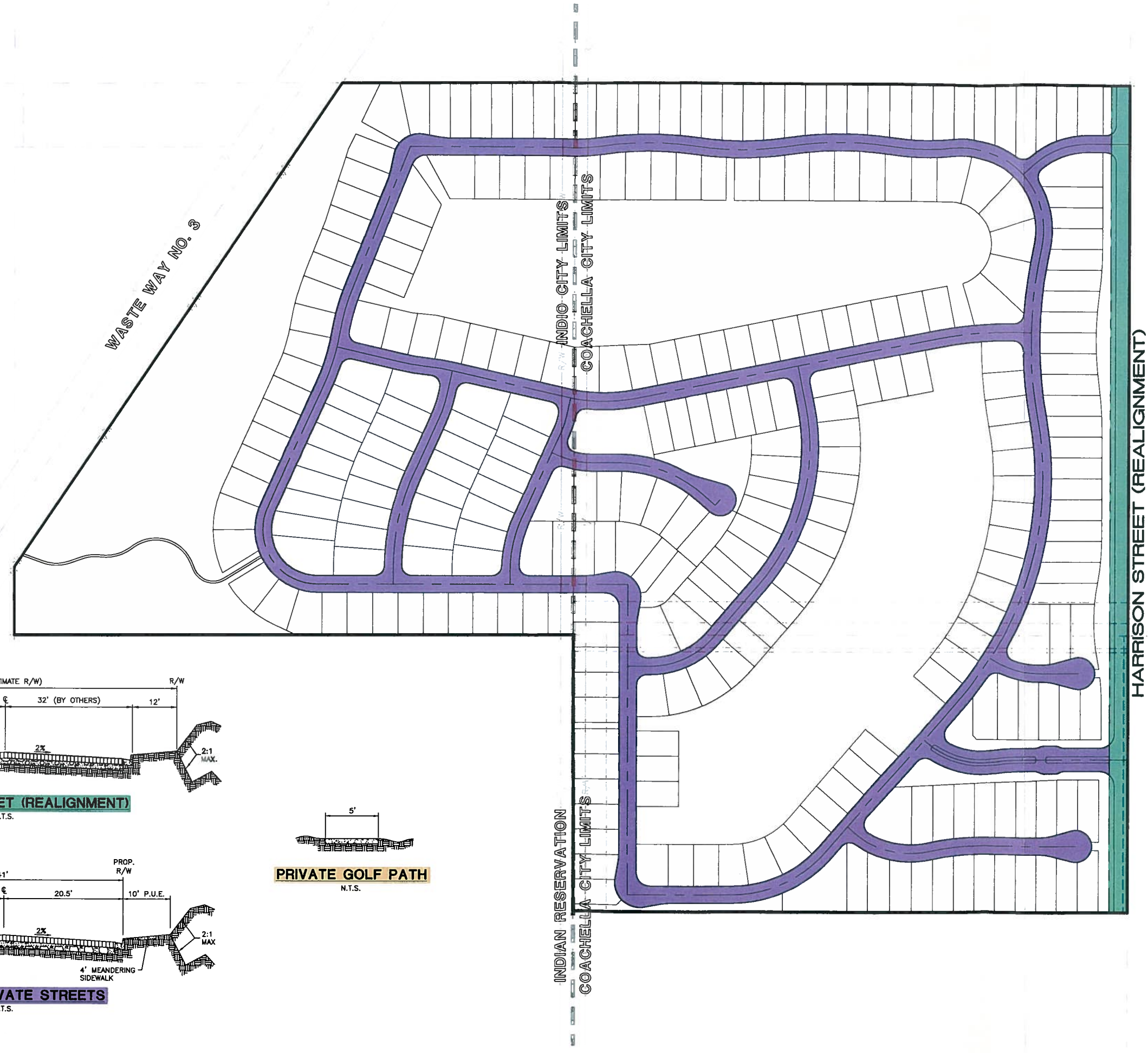
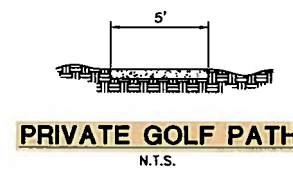
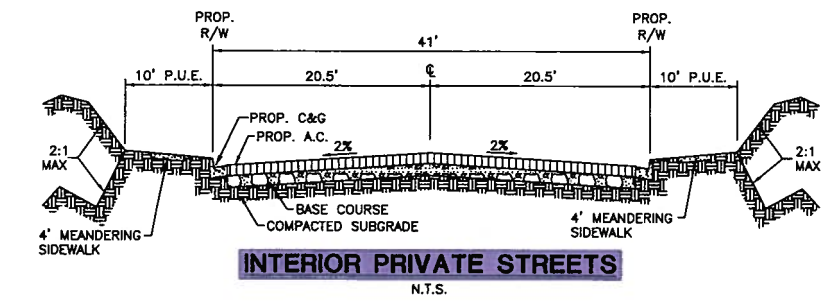
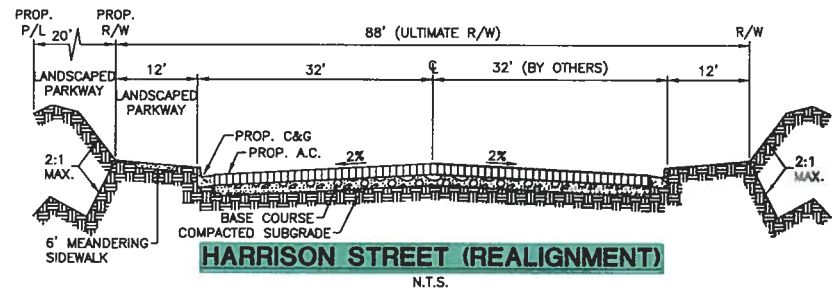


EXHIBIT 16

**Circulation Plan
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Date: 08/21/2006

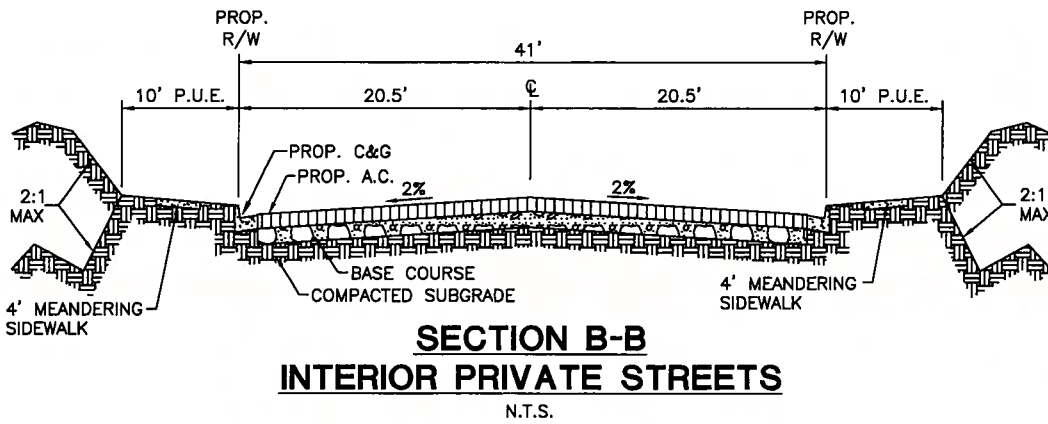
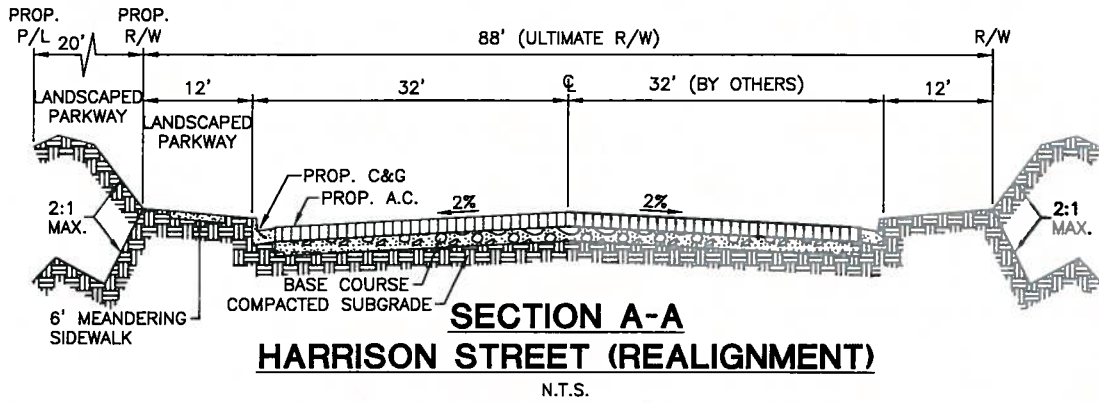


EXHIBIT 17

Street Cross-Sections

EAGLE FALLS

SPECIFIC PLAN

MSA CONSULTING, Inc.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Section V DESIGN GUIDELINES**PURPOSE**

These Design Guidelines are intended to establish standards for the theme, character and design treatment for the project. The Guidelines will provide builders, engineers, architects, landscape architects, and other professionals with the framework needed in keeping a consistent theme and character, provide a framework for the preparation of Covenants, Conditions and Restrictions, provide the City of Coachella and the City of Indio with the necessary assurances that the project will be developed in accordance with the quality and character proposed in this document.

The Specific Plan Design Guidelines are intended to promote the architectural themes and develop a unified community. The sophisticated nature of the Coachella Valley area allows for a free expression of architectural character; that character should respect the natural, cultural and climatic environment of the Desert Southwest. These criteria are manifested in an architectural style that utilizes:

- Traditional building materials that are popularly used today for their stability against the elements;
- Material uses that are consistent with traditional methods and that create a comfortable attractive feeling;
- Building elements that create comfort through scale and mitigate the effects of the local environmental severities (e.g. the sun and wind);
- Changes of architectural elements and materials to create variety (variety from one elevation to another can be enhanced by changes of function such as private courtyards with entry gates, porches, stately entrances or low garden walls);
- This character will have continuity throughout all built elements of the community to establish a broad architectural theme that will be the basis for future evolution and growth.

Written summaries and graphic exhibits address the design of specific and typical community elements within the project. Specifically addressed are: community entries, community street scenes, community edges, walls/fencing and lighting, and the floor plans and elevations for the homes.

The Plant Palette (Exhibit 18) provides guidance for the use of climate appropriate plants for the project and gives specific design intent for community features such as edges, entries, streetscapes, nodes and open space areas.

DESIGN THEME

This 90-acre planned community proposes a native “desert oasis” through the use of desert landscape. This “desert oasis” theme is utilized along the perimeter of the project and the internal roads. See Exhibits 19, 20 and 21.

The following principles were addressed in the development of the design concept for the project:

1. Provide for an elegant desert landscaping theme with strong, rich landscape materials including clusters and groves of trees, earthtone wall colors and drifts of flowering shrub materials.
2. Provide an appropriate level of pedestrian and non-motorized circulation throughout the community.
3. Plan for near and long-term planting schemes and long-term maintenance efficiency in the selection of planting materials and placement.
4. Create a strong sense of community through landscape design elements and the integration of the natural desert surroundings.

PROJECT ENTRY

Primary Project Entry

The primary project entrance from Harrison Street establishes the character and theme of the community by providing project signage and monumentation. See Exhibit 25 – Monument Entry Signage. A desert landscape theme incorporating the Kah' We' Ah' flavor will be the grand view upon entrance to the project. Decorative signage will be placed on the entry walls at each corner. Elements may include water feature and selected trees with accent lighting. Accent paving will be utilized to define the entry.

Secondary Project Entry

The secondary project entry will continue the project theme and may include, but not be limited to landscaped berms, enhanced paving, accent trees and shrubs, ground cover and project signage. The secondary entry will be resident and guest activated by card or remote activation. Vehicular gates will be equipped with a Knox box system. Decorative wrought iron gates will be provided at both entries. (Exhibit 21 - Secondary Entry).

Perimeter Roads Streetscape

The landscape setbacks and drainage easements along the perimeter road will reflect a drought tolerant, diverse planting concept that is appropriate for the low desert environment. The community landscape theme is established along the western edge of Harrison Street (Exhibit 19 - Harrison Street Landscape Cross Section). The design concept is focused on the use of a variety of materials and colors, meandering drifts and groves of plant material and trees and the limited but appropriate use of turf.

Private Streetscape

The private street landscape within the community consists of private front or side-yard landscaping areas at single-family residences. The street cross-section consists of a 41-foot travel width (Exhibit 22 – Private Street Landscape Plan View). Installation of street trees, front and side yards (on corner lots) landscaping will be provided by the Master Developer (Exhibit 23 - Typical Front Yard). The rear and interior side yard landscaping will be the responsibility of each individual homeowner.

WALLS AND FENCES

Perimeter and Community Walls

The community will be gated with a perimeter wall that provides privacy and security (Exhibit 24 – Wall Elevation). A combination of solid decorative walls and view fences will be used at the perimeter of the project as well as inside the project adjacent to the interior collector loop road. View fences will be utilized, where appropriate, to provide breaks in long continuous stretches of solid walls. The Master Developer will install the perimeter walls to ensure continuity of the project's fencing design.

1. In keeping with the desert landscape theme the community walls will be a minimum of 6 feet in height and made of a finished CMU or split-faced block with decorative cap and be a neutral color. Pilasters of the perimeter wall shall be constructed at 100' intervals. Pilasters of the community wall along Harrison shall be constructed at 50' intervals to eliminate long continuous expanses of wall.
2. Walls will be modulated with desert landscape. Mounding landscape boulders and trees shall be located away from the exterior of perimeter walls.

Golf Course Walls

1. Where view opportunities exist abutting the golf course or open space areas, view fencing will be provided. See Exhibit 24 – Wall Elevation.
2. Decorative view fencing may be installed on the knee wall at the option of the owners provided the overall height does not exceed 6 feet (except where it must be higher in order to meet pool code) exclusive of any retaining walls.
3. Solid walls or fencing above the knee wall shall not be permitted where adjacent to the golf course.

Private Walls and Fences

1. In addition to masonry and view fencing, fences fronting a street, public or private, and exterior corner side yards, shall be required to be decorative block walls. Side yard fencing may be masonry.
2. Walls and fences fronting a public or private street, and exterior corner side yards shall be required to be of decorative block and blend with the residential architecture.

3. Fences and walls shall not exceed six (6) feet in height above the highest adjacent grade, unless additional height is needed for noise attenuation, flood control or retaining walls.
4. Privacy walls surrounding residences should be a minimum of six feet in height.
5. Court yard walls, fences, and other walls located in the front yard setback area of single family lots shall be limited to three feet in height.
6. All fences and walls connecting two separate residential dwelling units shall be constructed of the same material and color and shall be compatible with the color of the architecture.

SIGNAGE

It is essential that signage throughout the project should be compatible in terms of materials, graphics and design character. The following guidelines apply to signage within the project:

1. Signs shall be designed and located so that they do not obstruct the line of sight for vehicular or pedestrian traffic.
2. Monument signs are permitted within landscape setback areas. Entry monument signs shall be within landscape setbacks ensuring visibility or entry points for emergency services.
3. The City of Coachella shall maintain street signs, signals and other traffic related signage located within the public right-of-way adjacent to the project.
4. The Homeowners' Association (HOA) shall maintain signs located within private streets.
5. Signage may be internally illuminated, backlit or floodlighted.
6. Signs which advertise products and other merchandise are prohibited.

Entry Monumentation Signage

Entry signage types should generally be designed as freestanding monument signage walls. The monument walls should be designed in a manner, which allows them to integrate with the community walls and landscaping. (Exhibit 25 - Entry Monumentation).

LIGHTING

Streetlights

1. Street lights shall be provided along the west side Harrison Street and at entries to the project.
2. Streetlights with single mast arms shall be provided at intersections within the project at the discretion of the developer.
3. Street lighting shall be provided primarily by means of one photocell regulated decorative lights mounted on the exterior of each house throughout the community.

Landscape Lighting

Landscape accent lighting shall be used for signage lighting, accent-up lighting, and washing of walls to illuminate vines or espaliers along perimeter walls. Color of fixtures may be of a neutral tone. All exterior illumination devices shall be shielded in a way so as to minimize undesirable light rays into the evening sky.

ARCHITECTURAL DESIGN

This section sets forth the architectural design guidelines for the project. Developers, builders, architects, engineers, landscape architects and other design professionals should utilize these guidelines in order to maintain design continuity, create an identifiable image and develop a cohesive community. The following pages illustrate the recommended architectural character and styles proposed. Key details and building elements are illustrated to provide some insight for quality, detailing, and a sense of proportion. Architectural elevations are provided in Exhibits 27a through 35b.

Monterey and Desert Ranch Style

The Monterey and Desert Ranch Style, although they are two distinct styles, are treated as one due to their many similarities. The 2-story Monterey and the 1-story Desert Ranch were a strong influence in development of Californian architecture in the 1930s and the 1940s. The Monterey style is a revival of the Spanish colonial houses of northern California where Spanish adobe construction with a pitched roof was blended in with colonial details and shapes from New England. The Ranch style was developed from historical Spanish haciendas as refined by architect Cliff May. May introduced the use of siding and flat tile roof to the historical Spanish hacienda. The use of siding will be omitted and stucco Ranch houses will be constructed.

Main Identifying Features

A. Form

Simple 2-story massing for Monterey or simple 1-story massing for Desert Ranch with a low pitched principal gabled roof.

A second entry balcony (cantilevered Monterey) or first floor porches (Desert Ranch) were designed to provide shade and were typically covered by the principal front to back roof.

B. Roof Material

Roof material to be shake style through color concrete, "S" tiles or flat tile in brown tones.

Roof pitch at 3 to 6:12; may be lowered to 2 1/3 to 3:12 to cover the second floor balcony or first floor porch.

C. Overhangs

Deep eave overhangs are used and range from 12" to 24". The use of exposed rafter trails is common.

D. Balcony

Monterey – second story covered balcony with wrought iron posts.

Desert Ranch – first floor covered front porch with simple wood posts.

On first floor porches, railings may or may not be used.

E. Windows

Rectangular or square windows with articulation.

Secondary Architectural Details

1. Recessed simple entry door.
2. Simple surrounds at doors and windows.
3. Occasional use of stone at built-up column bases and base of house.
4. Shutters.

Spanish Colonial/Spanish Eclectic Style

The Spanish Colonial/Spanish Eclectic styles are a blend of styles derived from the Mediterranean unified through the use of arches, courtyards, front porches, plain wall surfaces and tile roofs. The charm of this style lies in its austere simplicity, directness, adaptability to sight and exposure, sturdy straight-forwardness in construction and in their contrast of materials, textures and colors.

Main Identifying Features**A. Form**

General emphasis of this architectural style is its massing or building forms. This is demonstrated through circulation, window arrangement, size and shape, large massing, repetition of elements (e.g. arcade), shade and shadow (e.g. decorative recesses), materials in appropriate forms or elements (e.g. cantilevered balconies) and the contrast of accent color against a whitewashed background.

Mass predominated over the openings conveying an expressive sense of substance.

B. Roof

Roof material to be through-color concrete "S" or low-profile tile in red clay tones. The gabled roof is most common configuration due to simplicity of construction. Hipped roofs are used less and typically located at the building end or bell tower. Shed roofs are used to create verandas, porches or arcades where they are adjacent to tall walls exposed.

Roof pitch is 3 to 6:12.

C. Overhangs

Little or no overhang is used however large overhangs may be used for shading. Overhangs range from 0" to 24"

D. Exterior arcaded porches and walkways.

E. Decorative recesses, vent holes or tile vents.

Secondary Architectural Details

1. Ornamental iron window grilles, potshelves and balcony rails.
2. 6" recessed windows.
3. Arches above doors and principal windows.
4. White washed stucco walls.
5. Shutters.

Tuscan/Mediterranean Style

This blended style has its historical roots in the villas and villages of the inland French and Italian Mediterranean regions of Provence and Tuscany whose topography, vegetation and climate is similar to Southern California. Tuscan/Mediterranean styles provide an attractive complement to the Spanish styles of California.

Main Identifying Features

A. Form

The form is a simple vertical boxy massing with a quasi-symmetrical façade and shallow pitch roof. The style is almost informally organized, rudimentary in desert and often with a high entry as the focal point. The exterior of the home is generally simple and austere portrayed with columns, arches, soft-fitted eaves and masses of windows as the only adornment.

B. Roof

Roof material is to be through-color concrete "S" or low-profile tile in shades of terra cotta.

Roof pitch from 3 to 6:12.

Predominantly single hipped roof or hip with projecting hip or gable wings.

C. Overhang

Tight eave overhangs or broad overhangs with boxed eaves or braces.

Overhangs range from 0" to 24".

Tiles wrapped around the roof's edge, built-up or layered tight stucco fascias or cornices may be used in lieu of eaves or overhanging roof lines.

D. Windows

First floor windows are large and vertically proportioned while second floor windows are smaller and less elaborate.

E. Balconies

Simple balconies with metal railings.

Secondary Architectural Details

Use of stone or precast concrete columns, window surrounds, wainscot or balustrades.

Primary or accent windows have arched tops or are inset in arched openings.

Shutters or Bermuda shutters.

Raised stucco or molded concrete surrounds.

Stucco corbels at eaves and cantilevers.

It is the intent of these guidelines to establish a consistent architectural expression that reflects the indigenous elements and character of the surrounding environment while at the same time allowing for flexibility in design. In addition where not set forth in this section all applicable City standards must be applied.

Site Plan and Design Review

This Specific Plan includes detailed plans for the design review of the homes and serves as a guideline in the site design for the project.

1. Themed desert landscaping shall be placed at all community entries.
2. Enhanced paving may be used at community entries.
3. Wood and chain link fencing shall not be permitted.
4. Architectural design features shall be used to vertically and horizontally articulate elevations.
5. View preservation has been a primary planning consideration in the design of the project. In many areas of the project it is the view potential that defines the greatest value for both developers/builders and the future residents. Neighborhood street designs and house orientation should maximize surrounding views whenever possible.

Architectural Design Guidelines

The architectural theme for the development of this community is the Traditional California Mediterranean. In an effort to maintain a continuity of identity, high quality and high material integrity, the following materials and building elements are provided:

Foundation

Soils report requirements, as specified by the project soils engineer, shall be incorporated into all home designs.

Exterior Walls

Allowed: Cement plaster, cement plaster over foam, trowel applies synthetic plaster (i.e. Dryvit), stone masonry, cast concrete or stone trim, shaped plaster and tile.

Not allowed: False fiber board stucco, Masonite or wood siding or shingles, unfinished wood, exposed plain concrete block, sheet siding such as plywood, or metal.

Roof Materials and Accessories

Allowed: Through color "S", low-profile or flat concrete tile. All roofs must be non-combustible. All exposed metal roof accessories (stack vents, roof flashings, attic ventilators, skylight curbs, etc.) shall match roofing material color. All stack vents and attic ventilators shall be located to minimize visibility and be located four feet below ridge and mounted perpendicular to the ground plane. Exposed gutters used as an architectural feature shall be colored to match the surface to which they are attached, except for copper or specialized finishes where appropriately designed.

Not Allowed: Wood shake or shingle, composition shingle, metal roofing, synthetic wood shakes or shingles, high glazed clay tile or glossy painted (slurry coated) concrete tile, fiberglass, asbestos or hard board shingles, unless specific product is approved.

Door, Windows and Skylights

Allowed: Clear or tinted glass, dark anodized or painted aluminum frames, vinyl or wood frames, clear or tinted skylights integrated into architecture and with frames that blend with the roof, multi-paned windows and metal roll-up garage doors.

Multi-paned windows are highly encouraged on all elevations and encouraged, but not required at the rear. All openings should be articulated through the use of shutters, flat or arched lintels, projection sills or surrounds. Metal roll-up garage doors are encouraged and must blend unobtrusively with the façade.

Not Allowed: Reflective glazing, except as required by Title 24 energy requirements, clear anodized or mill finished aluminum frames. Solid panel lift up garage doors.

Colors

Allowed: In general, warm white, off-white, light beige, earth tones, and warm toned hues of rose, buff and ochre. Trim colors should accent body colors. Color blocking (two body colors) is encouraged. Tones of terra cotta, reddish brown and brown are preferred roof colors.

Complementary deep accent colors should be used at shutters, wrought iron details and entry doors. Colors of stone and brick veneer include desert shades, browns and creams.

Not Allowed: Stark blue white, bright pastels, grays, greens, bright, intense pure colors in large expanse, bright contrasting trim colors.

Massing

Allowed: Exterior walls with relief to allow interplay of landscaping shadows. Integration of varied textures, relief and design accents (bay windows, entry courts, projections, roof ridge jogs, overhangs, etc.) to soften the design and assist in achieving a balance of statement between structure and terrain. Scale and vertical transition of two story structures can be created by the use of horizontal bands, and in the front of the structure by the use of covered porches, second floor balconies, and setting back second floor and providing a partial roof or trellis at the top of the first floor level. All front windows shall be enhanced – see various architectural character sheets for specific details.

Not Allowed: Long uninterrupted exterior walls with the exception of solar walls which are used to control solar heat gain.

Masonry

Allowed: Stone or pavers with a color range and texture that is consistent with the home's design. Preferred stone shapes include flagstone, limestone and fieldstone configurations. Manufactured stone may be used but is subject to approval. Full size samples may be required prior to approval. Stone on the front of the residence should be located on a façade with logical termination points or terminate around a corner to a logical point. Stone can be used on the Monterey/Desert Ranch style homes as built-up column bases or wainscot with logical termination points. Various blends of stone are preferred.

Not Allowed: Brick, ceramic tile accents, exposed plain concrete block ending a veneer at an outside corner that would expose the edge of the material.

Chimneys

Chimneys should be properly located and in correct proportion to the mass of the home. Chimneys should be designs with appropriate breaks for character.

Miscellaneous

All units shall be lighted with 4" high street numbers.

Garages

1. Garage doors are a major visual element. Because garages are a major element in most structures, garage doors shall be fully integrated into design of the architecture.
2. Garages shall be constructed of materials compatible with the architectural style of the structures.
3. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors with a minimum thickness of 24-gauge steel. Wood or metal tilt up doors shall be prohibited.

Walls and Fences

Walls and fences play a major role in achieving an overall theme and consistent framework for the landscape. Wall and fence materials will be selected to be compatible with adjacent architectural and landscape elements. This compatibility is achieved through the following means:

- Consistency of material, color and design;
- Consistency in wall usage and placement to assure streetscape imagery, provide screening or privacy, to be sensitive to views, to allow sound attenuation, and to facilitate landscape maintenance.

Walls fronting streets shall not exceed a height of 3 feet. An alternative can be achieved with masonry walls or the combination of a 2-foot masonry wall with 4-foot panels of view fencing. Certain exceptions will be considered on a case-by-case issue and would include such issues as noise attenuation and retaining wall design.

If allowed by CC& R's rear interior lot lines may have up to a 6-foot view fencing adjacent to golf courses or green belts. A variety of heights and massing may be used to articulate and scale the architecture. All walls and fences shall conform to all ordinances governing construction standards, heights, and pool-safety standards.

Materials Allowed:

- Stucco over masonry;
- Masonry slump stone or split face;
- Decorative wrought iron fences and gates;
- Stone, precast concrete, masonry, and brick as walls, caps and pilasters.

Materials Not Allowed:

- Wood fences and wall;
- Wire, plastic mesh or vinyl;
- Chain-link (except in temporary situations during construction).

1. Front yard return walls shall be constructed of masonry material and shall be a minimum of 6 feet in height.

2. Side yard access gates are required on one side.
3. Side and rear yard fencing shall be of masonry construction, except along golf where low walls with view fencing or view fencing is allowed.

LANDSCAPE ARCHITECTURAL DESIGN

Landscape Architectural Theme

The landscape theme will reflect the rich plant palette offered by native and adapted species to achieve an enhanced desert theme. The planting plan for the project is intended to be full of diversity.

General Landscape Development Standards

1. Detailed landscape planting, irrigation, and construction plans will be required for all project areas.
2. A licensed Landscape Architect will prepare the landscape plans.
3. All common areas of the project not occupied by other improvements shall be planted with trees, shrubs, and living and/or inert groundcover.
4. Inert groundcover shall include decomposed granite, decorative earth tone crushed rock and/or river rock accents.
5. Vines and espaliers will be used on wall surface as screens and accents.
6. All perimeter and collector loop street trees shall be minimum 24" box size with 3" inch caliper measured 3' above grade.
7. A mix of larger box size trees shall be used at community entries as accents.
8. Varieties of palms shall be utilized at the primary entry along Harrison Street.
9. Xeriscape planting principles will be used to encourage planting of native and adapted plants.
10. All irrigation systems will employ water conservation methods including fully automatic systems.
11. All shrub areas will utilize drip irrigation, and lawn areas will utilize spray irrigation that is compatible with the desert climate and wind factors.
12. Accent lighting will be used to highlight signage and specimen trees at entries.
13. Slope area planting shall commence soon after slopes are completed in order to provide for rapid establishment of vegetative cover.
14. Landscaping of slopes will be provided per the recommendation of the landscape architect.
15. Landscape adjacent to or abutting the golf course shall be of native plant material or consistent with golf course planting.

Residential Landscape Guidelines

All individual lot landscaping will comply with the following minimum landscape guidelines.

1. Front yard and corner lot landscapes will be provided by Master Developer. Interior side and rear yard landscaping will be provided by the homeowner.
2. Individual lot landscaping shall comply with the minimum landscape guidelines. Landscape standards may be increased or made more stringent at the discretion of the homeowner's association.
3. The use of native or adapted drought tolerant species is strongly encouraged for all private yard landscaping.
4. All landscape plantings will be installed and maintained by a fully automatic underground watering system provided by the homeowner.
5. The ground surfaces of all yards will be covered with inert or living materials or any combination of both. Decomposed granite or earth tone crushed rock will be considered inert material in this instance.
6. If turf is used, common Bermuda grass will not be allowed. There are several hybrid Bermudas available from which to choose. Narrow or irregular shaped areas should be avoided because they are difficult to irrigate without encountering over-spray problems.
7. Warm season grass such as hybrid Bermuda that goes dormant in winter will be over seeded with Winter Rye at the beginning of the Fall season in order to maintain a consistent appearance. Perennial Rye seed is recommended.
8. Owners may install turf that abuts a patio edge provided that such turf is not within four (4) feet of a dwelling unit, and two (2) feet of a side and rear property lines, or any wall. Where turf is adjacent to sidewalks, irrigation design should eliminate over-spray on to the hardscape for safety and conservation reasons.
9. The use of solid plastic sheeting or polyethylene over ground areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil.
10. Each single family home shall have at least a minimum of one, 24-inch boxtree (3 inch caliper) in the front yard.

Irrigation Standards

1. The irrigation design will primarily utilize the efficient drip system, with standard spray heads used only in lawn and annual color areas.
2. The use of water applied only to the plant roots will not only minimize the use of water, but will also greatly reduce the amount of shrub bed weeding associated with the random scattering of spray systems.
3. Proper consideration of irrigation system design and installation in the climate extremes is critical to the success of the landscape investment. In particular, the combined summer elements of heat and wind must be carefully considered in proper irrigation design and equipment selection.
4. Irrigation backflow prevention devices and controllers shall be located with minimum public visibility and shall be screened by landscape.

Landscape Lighting

1. Landscape accent lighting may be used for signage lighting, accent-up lighting for trees, and washing of walls to illuminate vines or espaliers.
2. Fixtures will be low voltage.

Plant Palette

The intent of these guidelines is to provide a simple plant palette, which complements and enhances the thematic setting for the community. In addition, this plant palette has been selected for their appropriateness to climatic conditions, soil conditions and concern for maintenance and water conservation. (Exhibit 18 - Plant Palette).

PLANT PALETTE

Trees

Quantity	Symbol	Scientific Name	Common Name	Planting Size
-		<i>Cercidium floridum</i>	Blue palo verde	24"/36"-Box Multi tr.
-		<i>Tipuana Tipu</i>	Tipu Tree	24"/36"-Box Multi tr.
-		<i>Acacia smallii</i>	Desert Sweet Acacia	24"/36"-Box Multi tr.
-		<i>Prosopis chilensis</i>	Chilean mesquite	24"/36"-Box Multi tr.
-		<i>Acacia salicina</i>	Willow acacia	24"/36"-Box Multi tr.
-		<i>Thevetia peruviana</i>	Yellow Oleander	24"/36"-Box Multi tr.

Palm

Quantity	Symbol	Scientific Name	Common Name	Planting Size
-		<i>Chamaerops humilis</i>	Mediterranean fan palm	24"-Box
-		<i>Washingtonia filifera</i>	California fan palm	12' - 14'
-		<i>Phoenix Dactylifera</i>	Date Palm	16' - 20'
-		<i>Butia capitata</i>	Pindo palm	24"-Box
-		<i>Philodendron selloum</i>	Heavenly Bamboo	24"-Box
-		<i>Arecastrum romanzoffianum</i>	Queen palm	12' - 14'
-		<i>Cycas revoluta</i>	Sago palm	24"-Box

Shrubs

Quantity	Symbol	Scientific Name	Common Name	Planting Size
-		<i>Caesalpinia pulcherrima</i>	Dwarf poinciana	5-Gal
-		<i>Cassia nemophila</i>	Desert Cassia, Green Cassia	5-Gal
-		<i>Salvia leucantha</i>	Mexican Sage	5-Gal
-		<i>Leucophyllum f 'Green Cloud'</i>	Texas sage	5-Gal
-		<i>Leucophyllum l. 'Rio Bravo'</i>	Chihuahuan sage	5-Gal
-		<i>Muhlenbergia capillaris</i>	Regal Mist	5-Gal
-		<i>Muhlenbergia rigens</i>	Deer Grass	5-Gal
-		<i>Bougainvillea 'Oo La La'</i>	Bougainvillea	5-Gal
-		<i>Agave desmettiana</i>	Agave	5-Gal
-		<i>Yucca recurvifolia</i>	Pendulous yucca	5-Gal
-		<i>Chrysantha mexicana</i>	Damianta	5-Gal
-		<i>Carissa g. 'Boxwood Beauty'</i>	Boxwood B. Natal plum	5-Gal
-		<i>Hibiscus rosa-sinensis</i>	Chinese hibiscus	5-Gal
-		<i>Nandina domestica</i>	Heavenly Bamboo	5-Gal
-		<i>Hesperaloe parviflora</i>	Red yucca	5-Gal
-		<i>Fouquieria splendens</i>	Ocotillo	8' ht. w/ 10 cones min.
-		<i>Pittosporum t. 'Wheeler's dwarf'</i>	Wheeler's dwarf tobira	5-Gal
-		<i>Strelitzia reginae</i>	Bird of paradise	5-Gal

Ground Covers

Quantity	Symbol	Scientific Name	Common Name	Planting Size
-		<i>Lantana 'New Gold'</i>	New Gold lantana	5-Gal
-		<i>Verbena gooddingii</i>	Sandpaper Verdena	5-Gal
-		<i>Lantana montevidensis</i>	Trailing lantana	5-Gal
-		<i>Bougainvillea 'B Karst'</i>	Bougainvillea	15-Gal esp. on wall
-		<i>Calliandra inaequilatera</i>	Pink powder puff	15-Gal esp. on wall
-		<i>Impatiens</i>	Annuals, perennials	Flat 6" o.c.
-		Hybrid bermuda		
-		2'-4' dia Desert Chocolate Boulders By Southwest Boulder and Stone		
-		Desert Gold 3/8" minus - 2" depth in all landscape planters By Southwest Boulder and Stone		

EXHIBIT 18

Date: 08/21/2006

Plant Palette

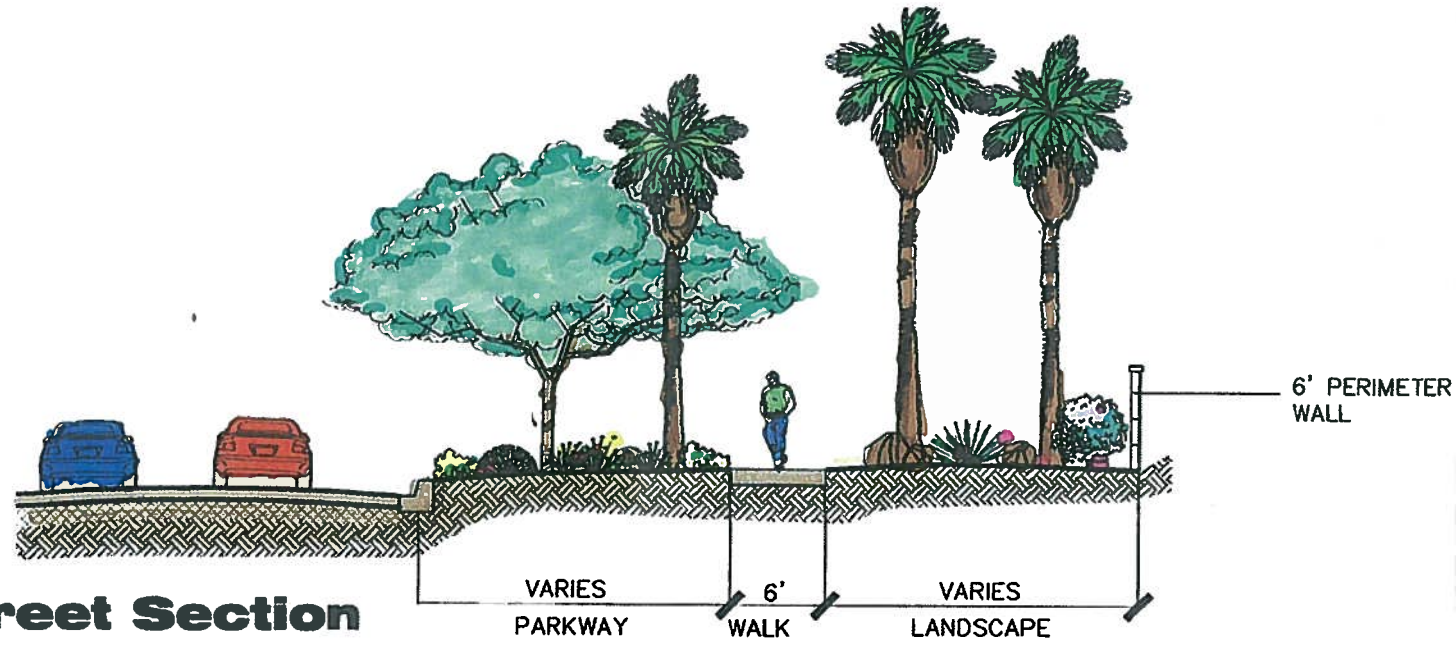
EAGLE FALLS

SPECIFIC PLAN

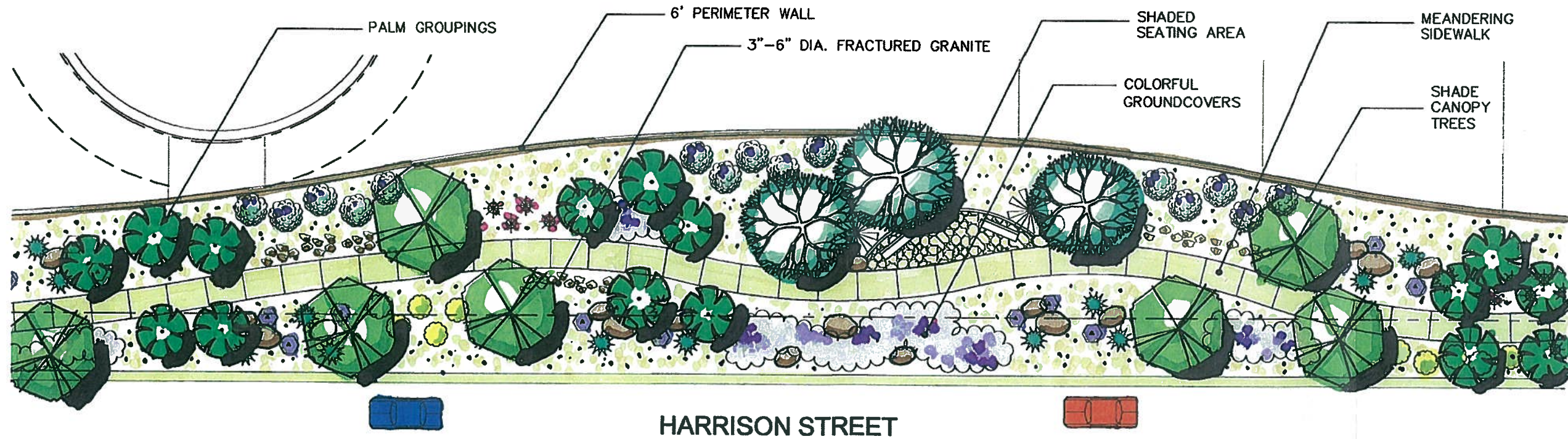
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Harrison Street Section



Harrison Street Landscape Plan View



Date: 08/21/2006

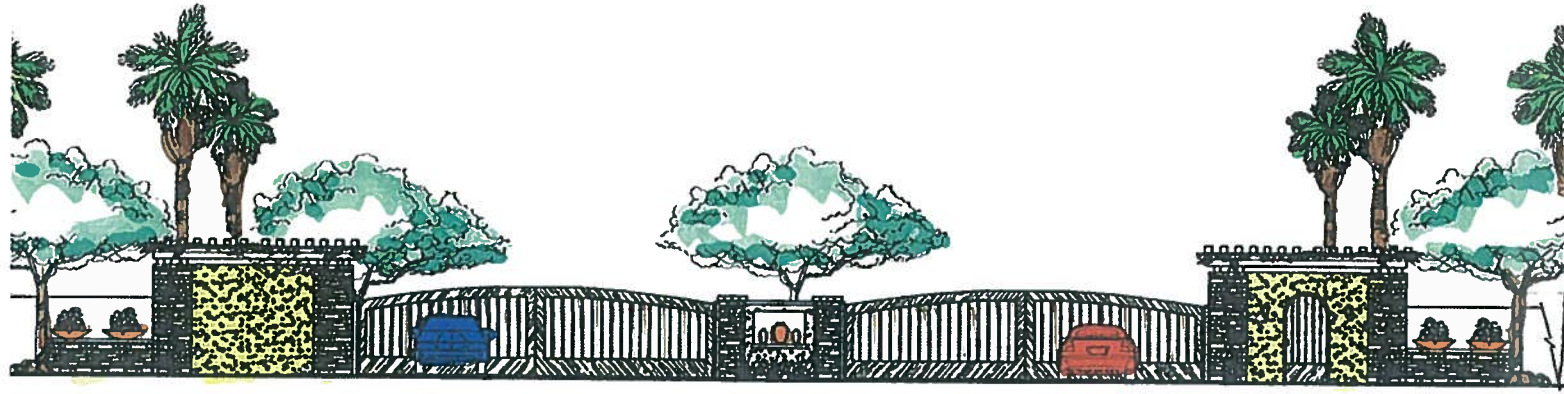
EXHIBIT 19

Harrison Street Landscape Cross-Section and Plan View
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



N.T.S.
 -57-



MAIN ENTRY ELEVATION

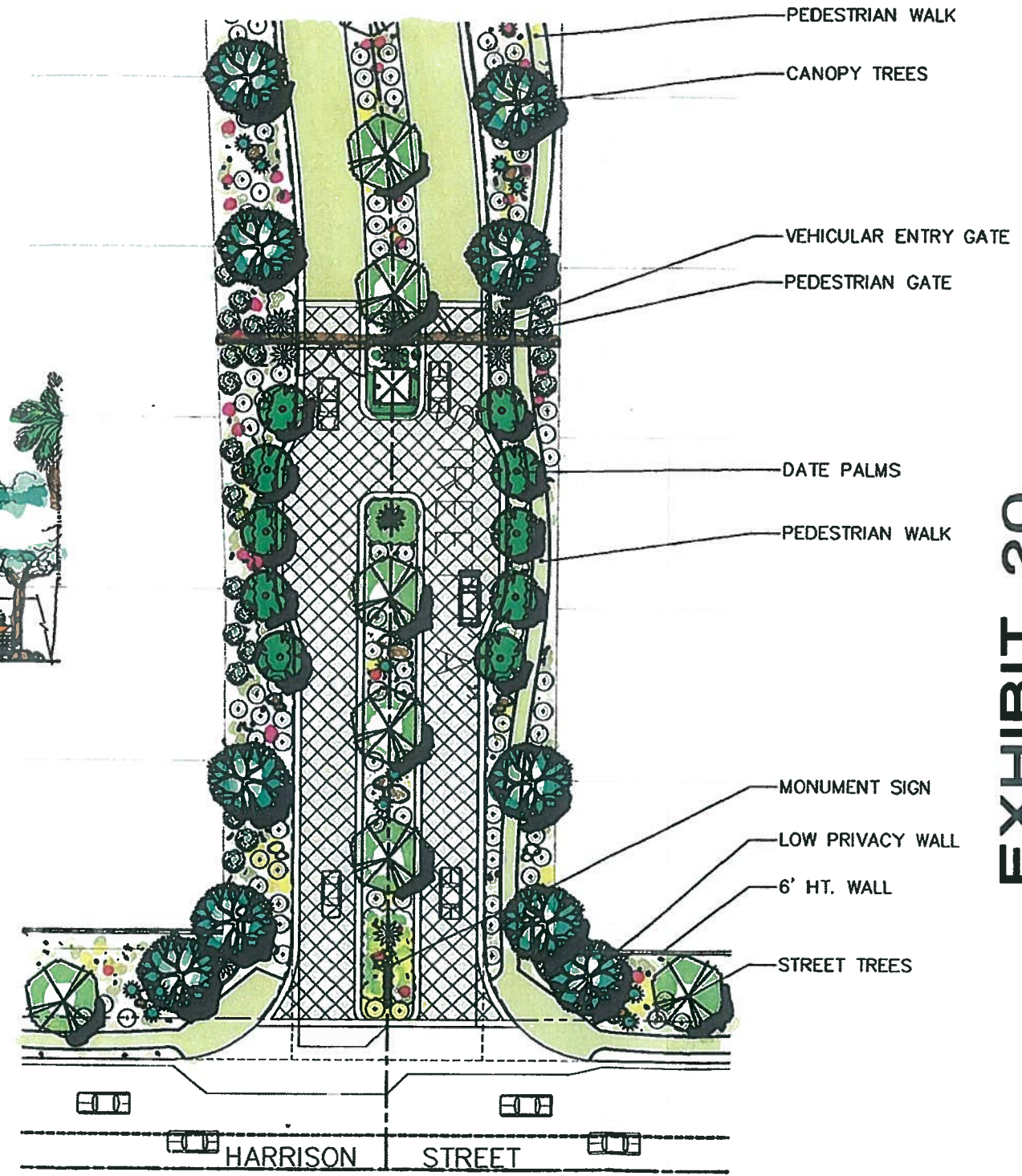


EXHIBIT 20

Date: 08/21/2006

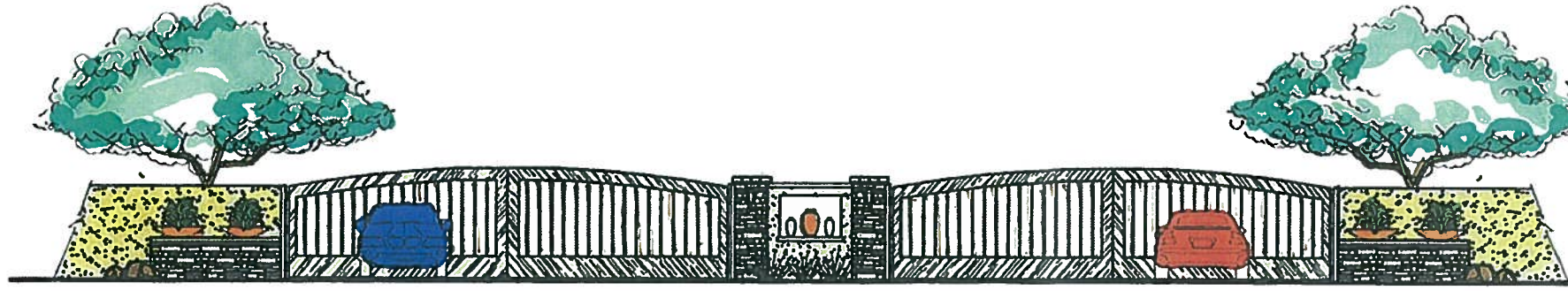
Main Entry Elevation and Plan View
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

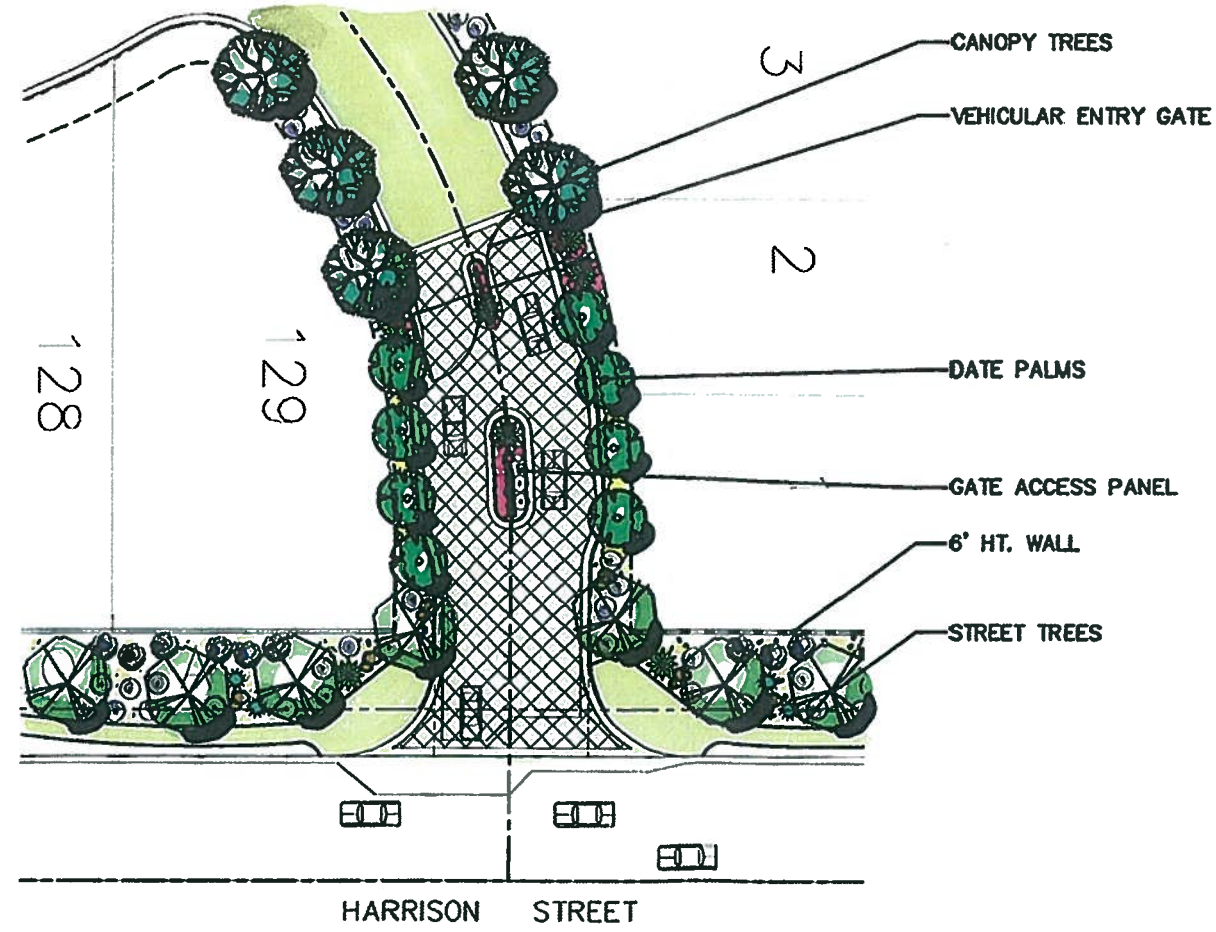


TKD

N.T.S.
-58-



SECONDARY ENTRY ELEVATION



N.T.S.
-59-

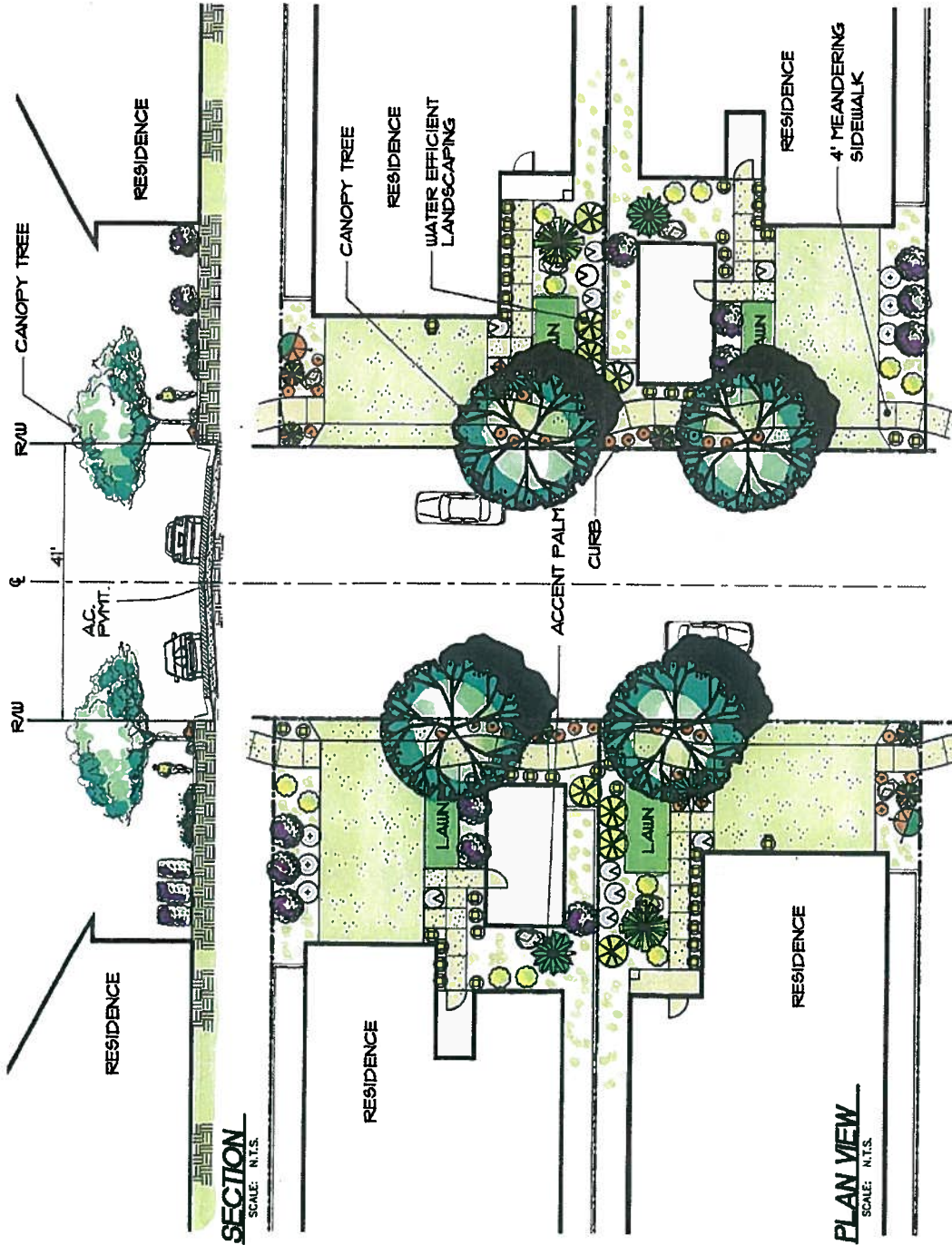
EXHIBIT 21

Date: 08/21/2006

Secondary Entry Elevation and Plan View
EAGLE FALLS
SPECIFIC PLAN



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



SECTION
SCALE: N.T.S.

PLAN VIEW
SCALE: N.T.S.



N.T.S.
-60-

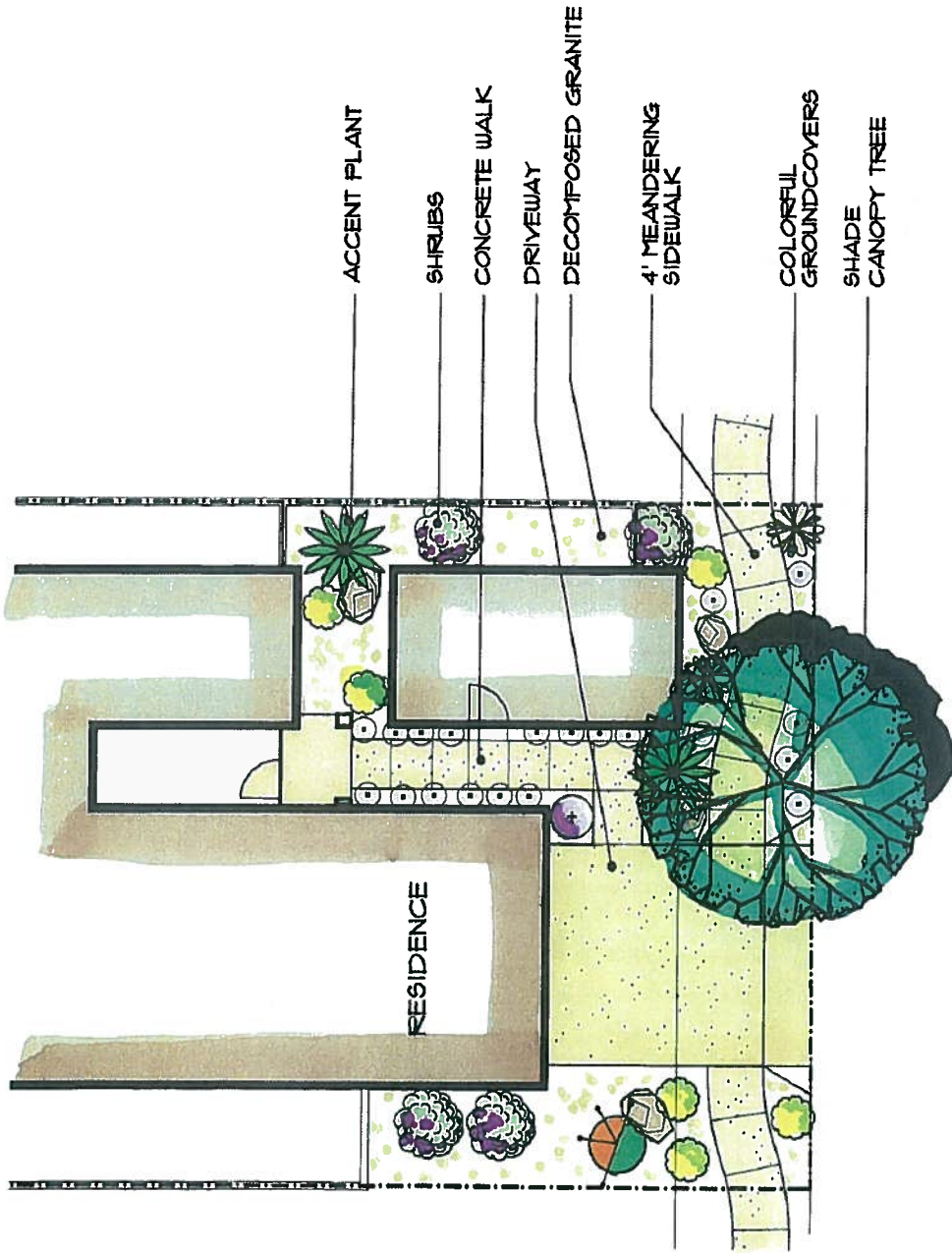
EXHIBIT 22

Date: 08/21/2006

Private Street Landscape Plan View EAGLE FALLS SPECIFIC PLAN



MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Date: 09/21/2006

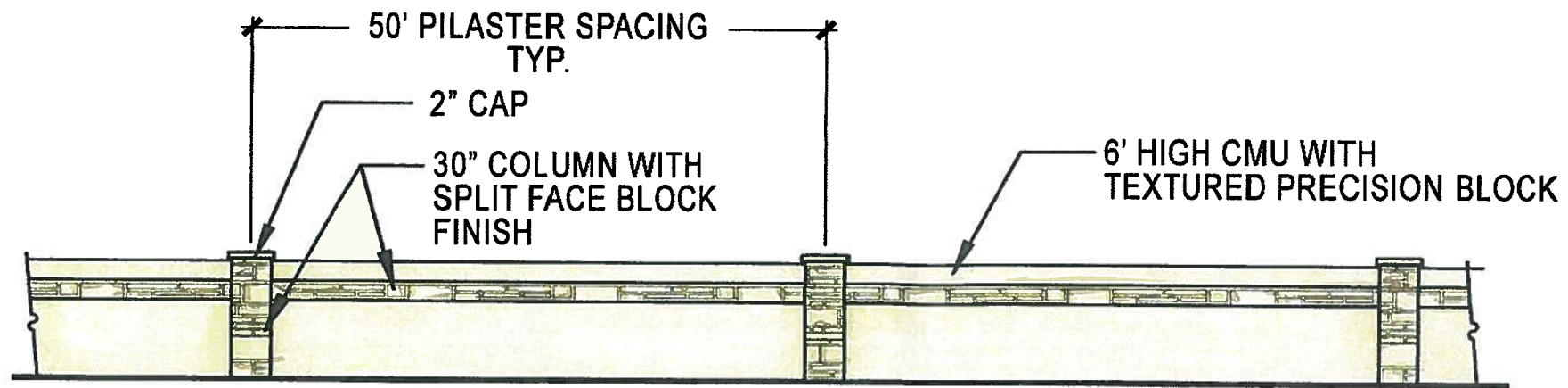
EXHIBIT 23

Front Yard Typical EAGLE FALLS SPECIFIC PLAN

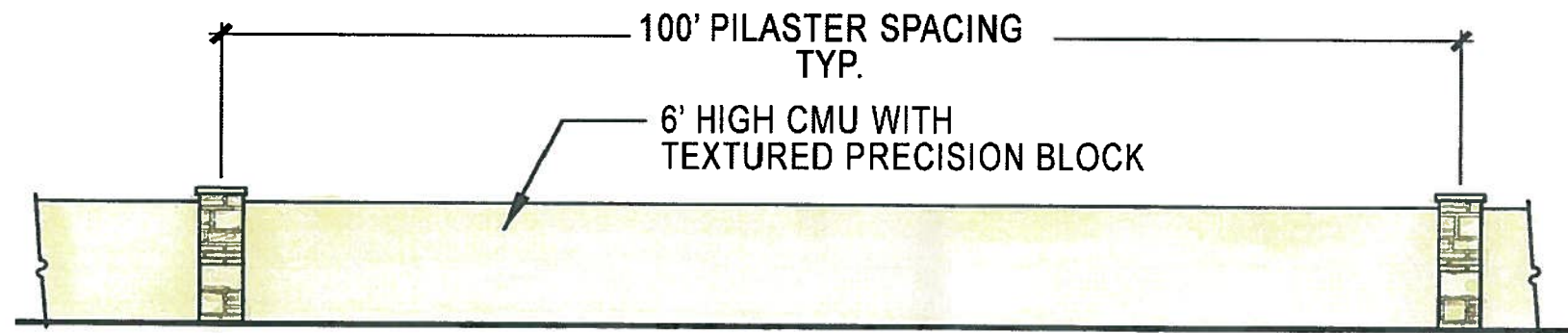


N.T.S.
-61-

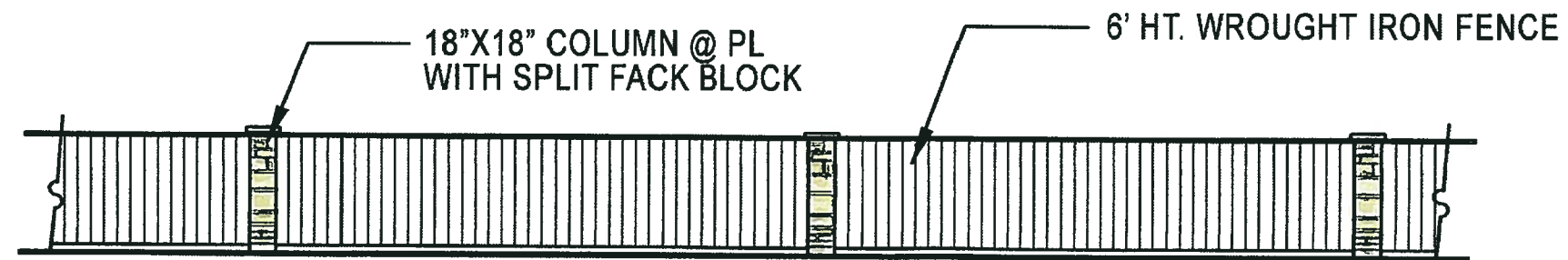
MSA CONSULTING, Inc.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



6' HT. COMMUNITY FRONTAGE WALL



6' HT. COMMUNITY PERIMETER BLOCK WALL



6' HT. GOLF COURSE VIEW FENCE



N.T.S.
-62-

EXHIBIT 24

Date: 08/21/2006

**Perimeter Wall Design
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





TKD

EXHIBIT 25

Date: 08/21/2006



MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893


Monument Entry Signage
EAGLE FALLS
SPECIFIC PLAN



TKD

Date: 08/21/2005

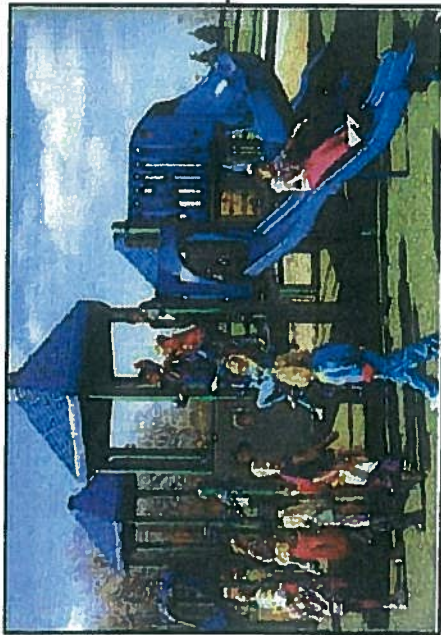
EXHIBIT 26a



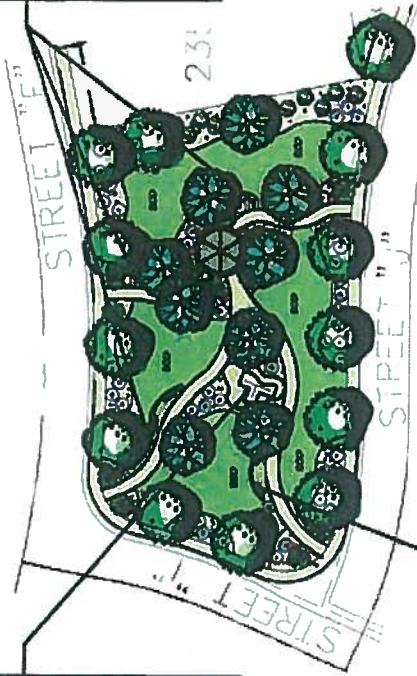
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOFFE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Recreation Area Landscape Plan
EAGLE FALLS
SPECIFIC PLAN

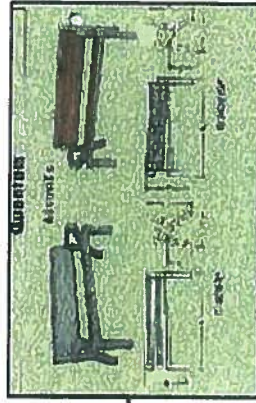
TOT LOT



WORK OUT STATIONS



BENCHES



TKD

Date: 08/21/2006

EXHIBIT 26b

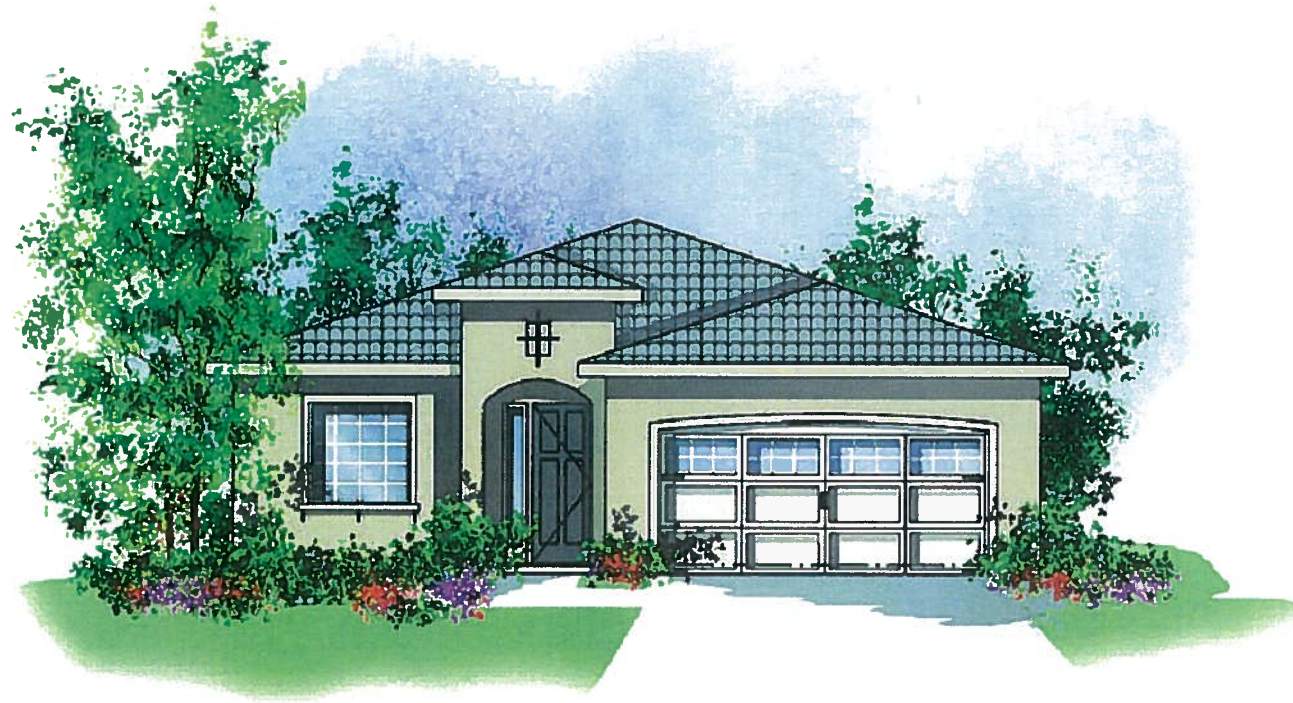
Recreation Area Playground Equipment

EAGLE FALLS SPECIFIC PLAN

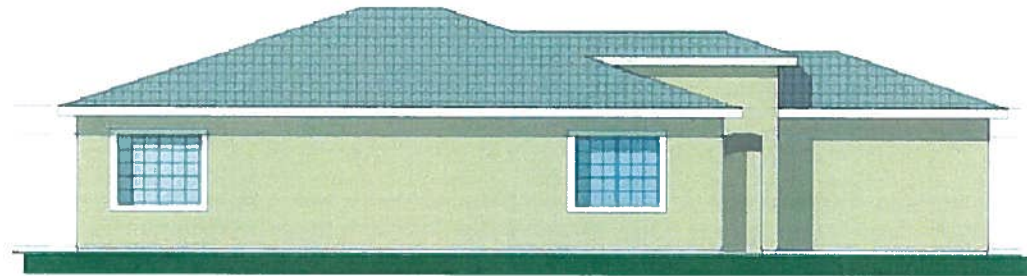
MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

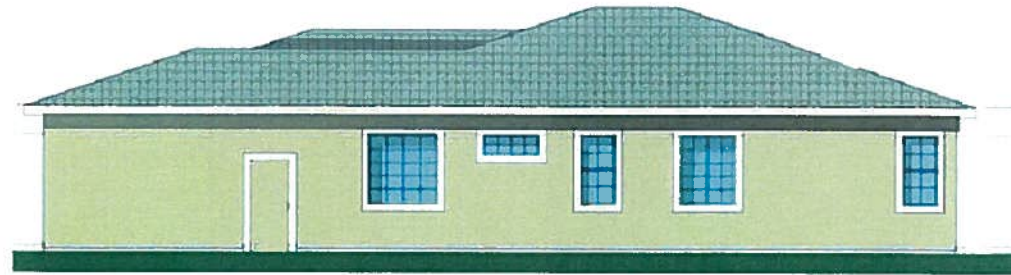




ELEVATION 1A



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

N.T.S.
-66-

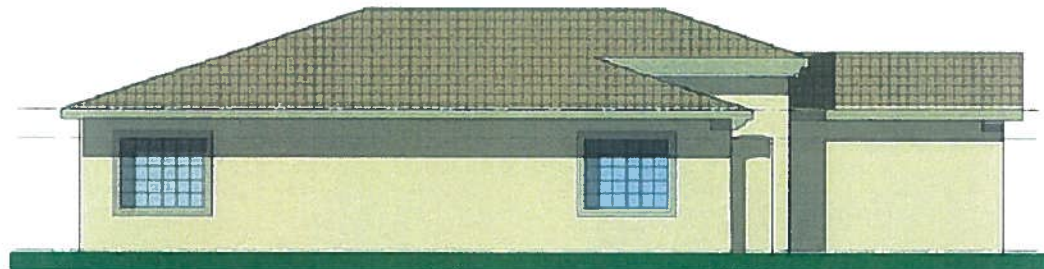
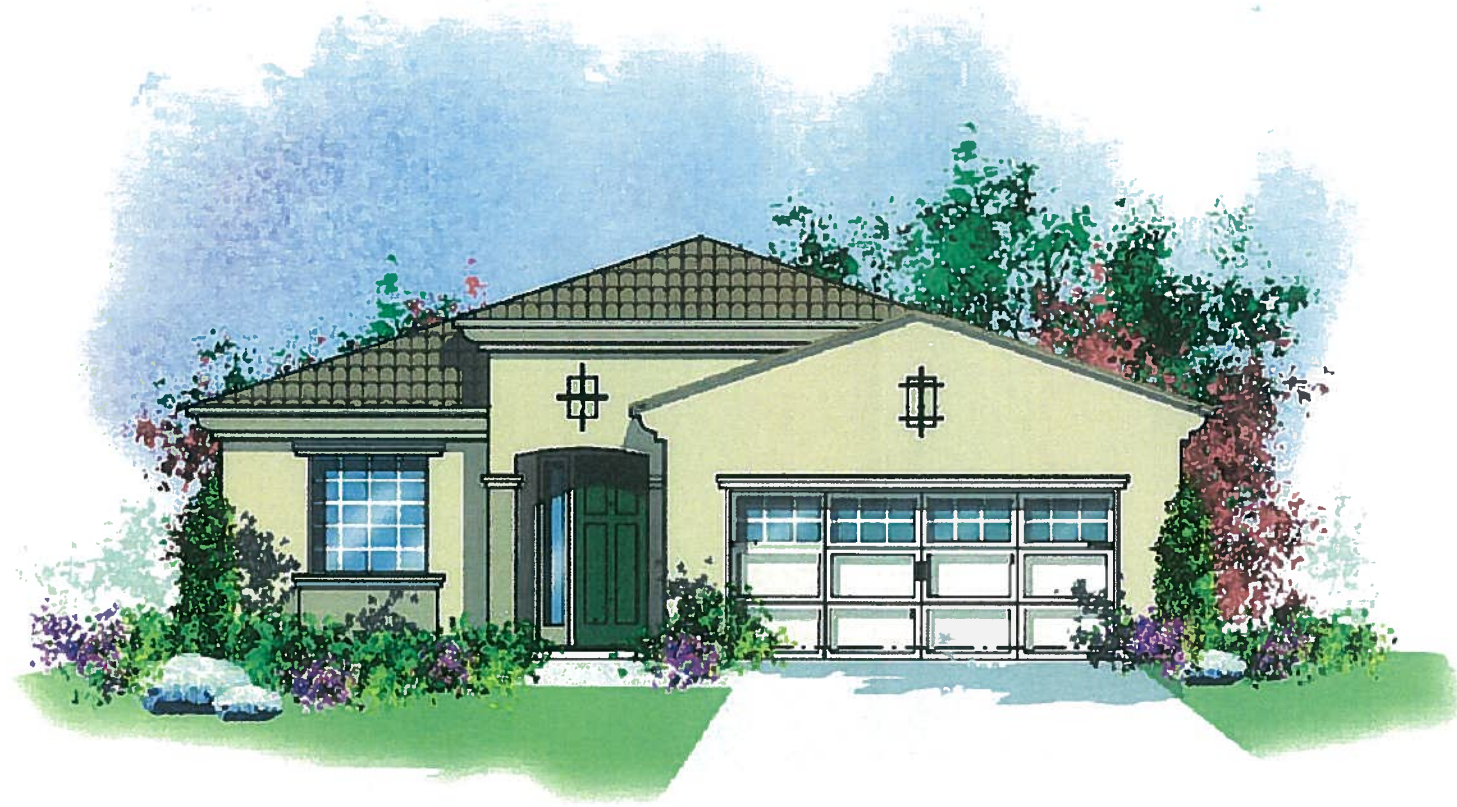
EXHIBIT 27a

Date: 08/15/2006

Architectural Elevation - 50' Lot / Plan 1a
EAGLE FALLS
SPECIFIC PLAN



MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

ELEVATION 1C

N.T.S.
-67-

EXHIBIT 27b

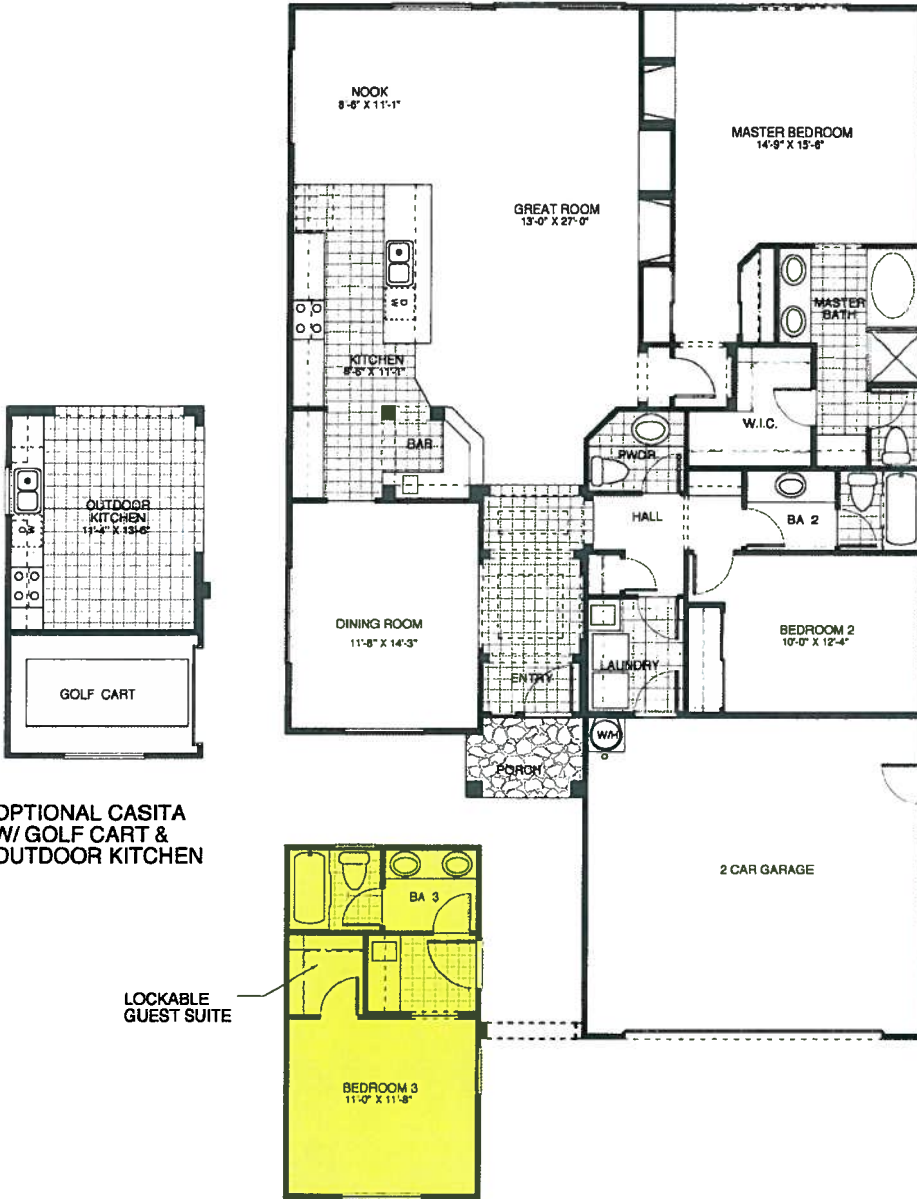
Date: 08/15/2006

Architectural Elevation - 50' Lot / Plan 1c
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Date: 07/21/2006



OPTIONAL CASITA
W/ GOLF CART &
OUTDOOR KITCHEN

LOCKABLE
GUEST SUITE

FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA: 1818 SQ FT

PLAN 1 - 50' WIDE LOTS - TOTAL 1818 S.F.

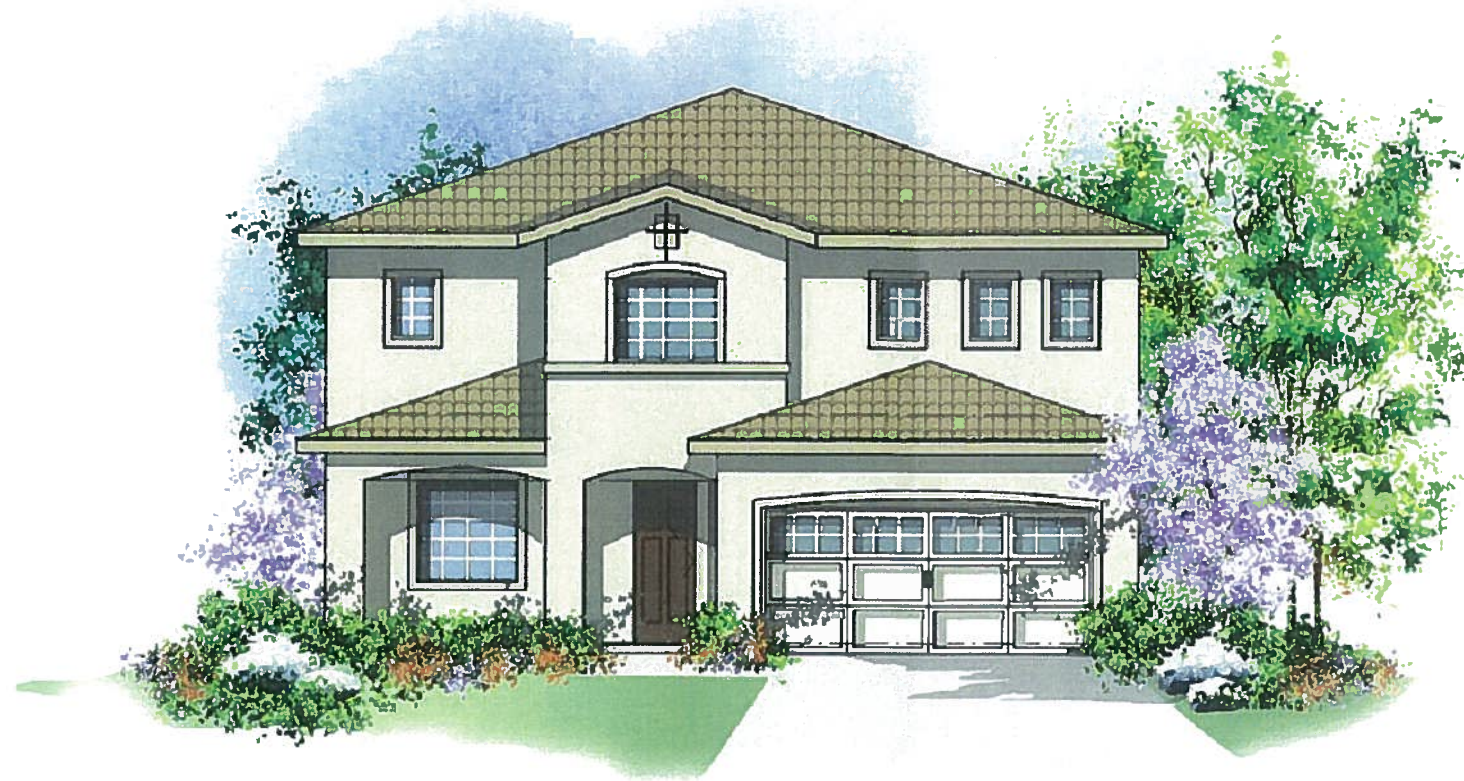
EXHIBIT 27C

Architectural Floor Plan - 50' Lot / Plan 1

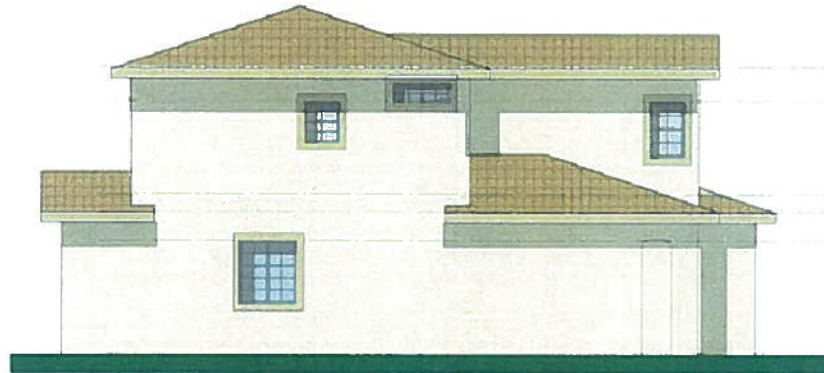
EAGLE FALLS SPECIFIC PLAN

MSA CONSULTING, Inc.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

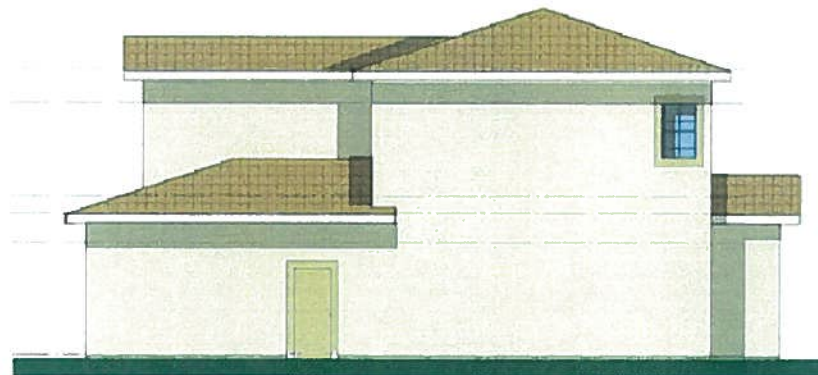




ELEVATION 2A



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

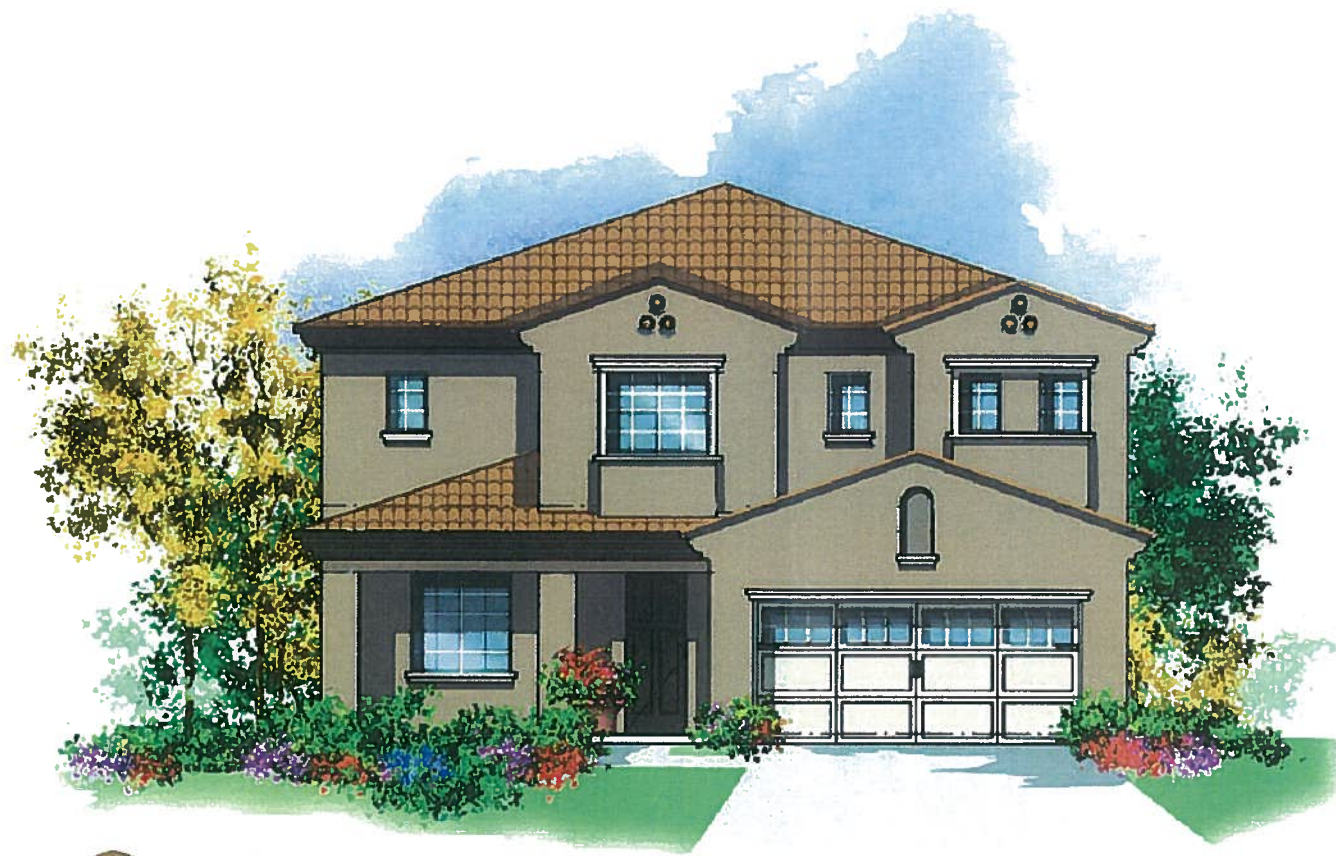
EXHIBIT 28a

Date: 08/15/2006

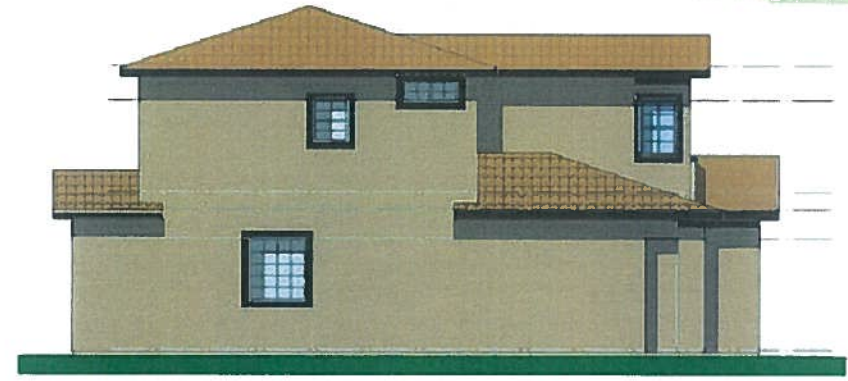
Architectural Elevation - 50' Lot / Plan 2a
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

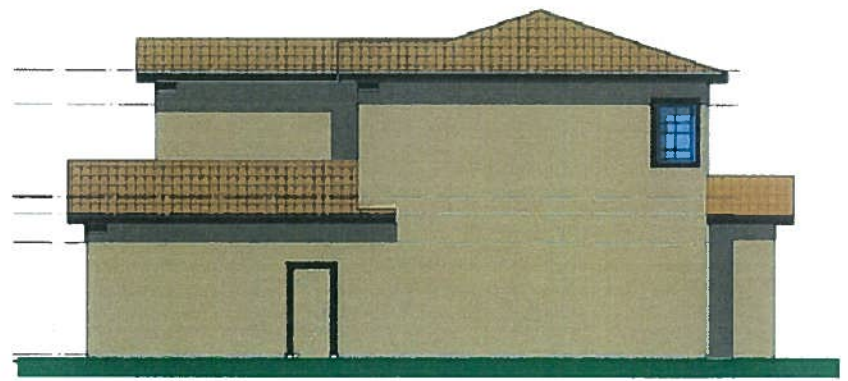




ELEVATION 2C



LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

EXHIBIT 28b

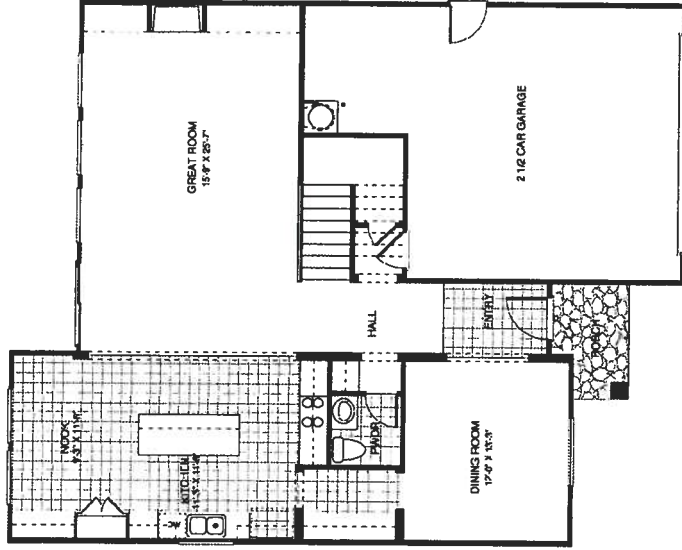
Date: 08/15/2006

Architectural Elevation - 50' Lot / Plan 2c
EAGLE FALLS
SPECIFIC PLAN

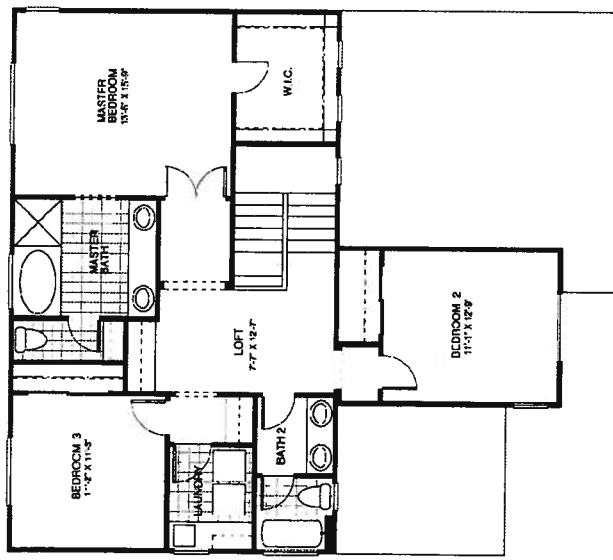
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



N.T.S.
 -70-



FIRST FLOOR PLAN
 AREA: 1198 SQ. FT. SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
 AREA: 1078 SQ. FT. SCALE: 1/4" = 1'-0"

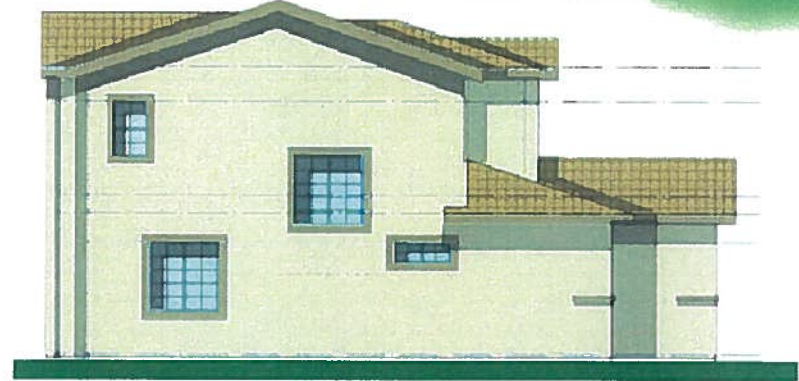
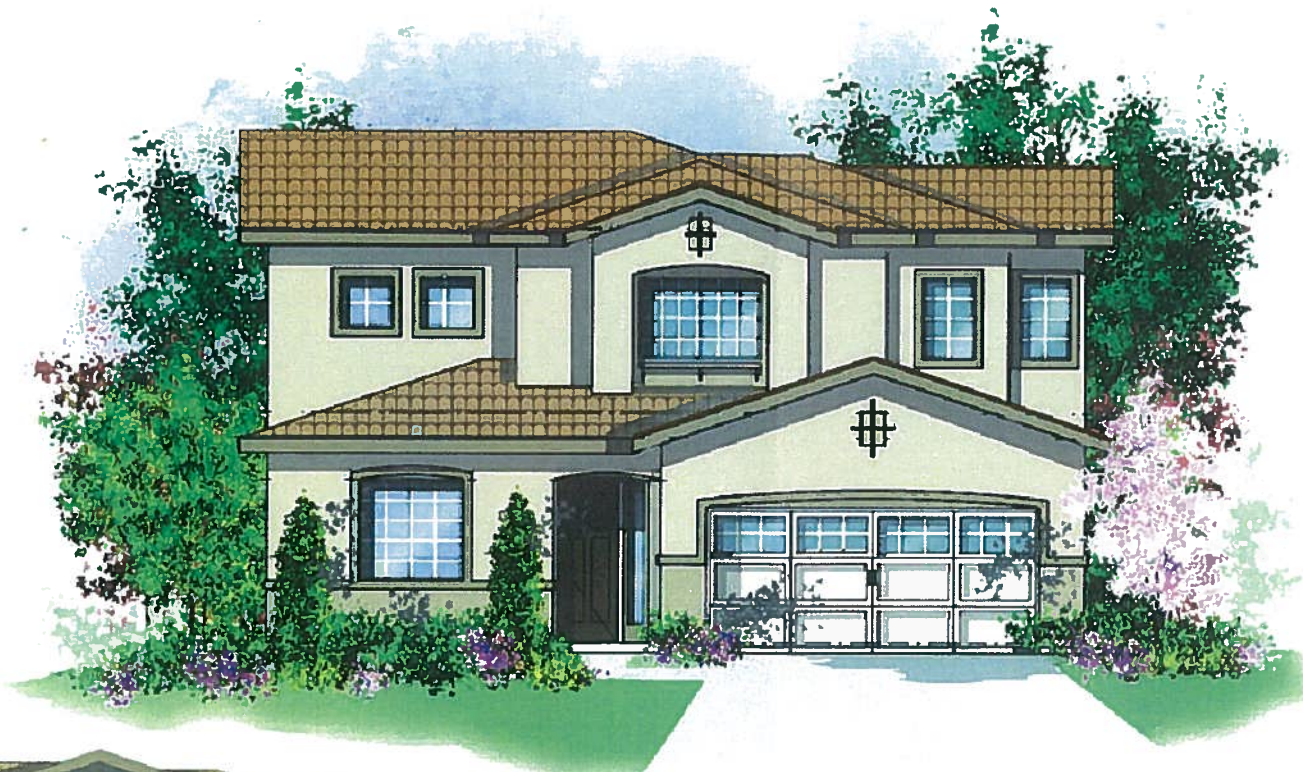
PLAN 2 - 50' WIDE LOTS - TOTAL 2274 S.F.

EXHIBIT 28C

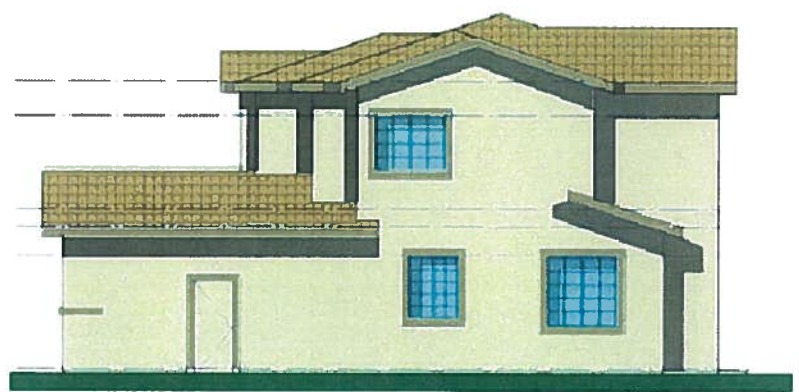
Date: 07/21/2006

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Architectural Floor Plan - 50' Lot / Plan 2 EAGLE FALLS SPECIFIC PLAN



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

ELEVATION 3A

EXHIBIT 29a

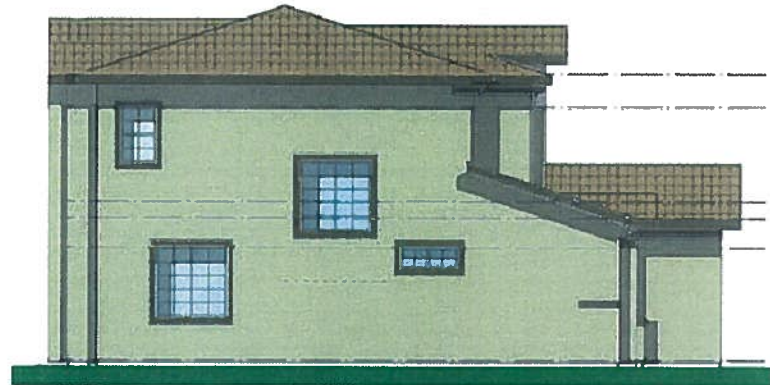
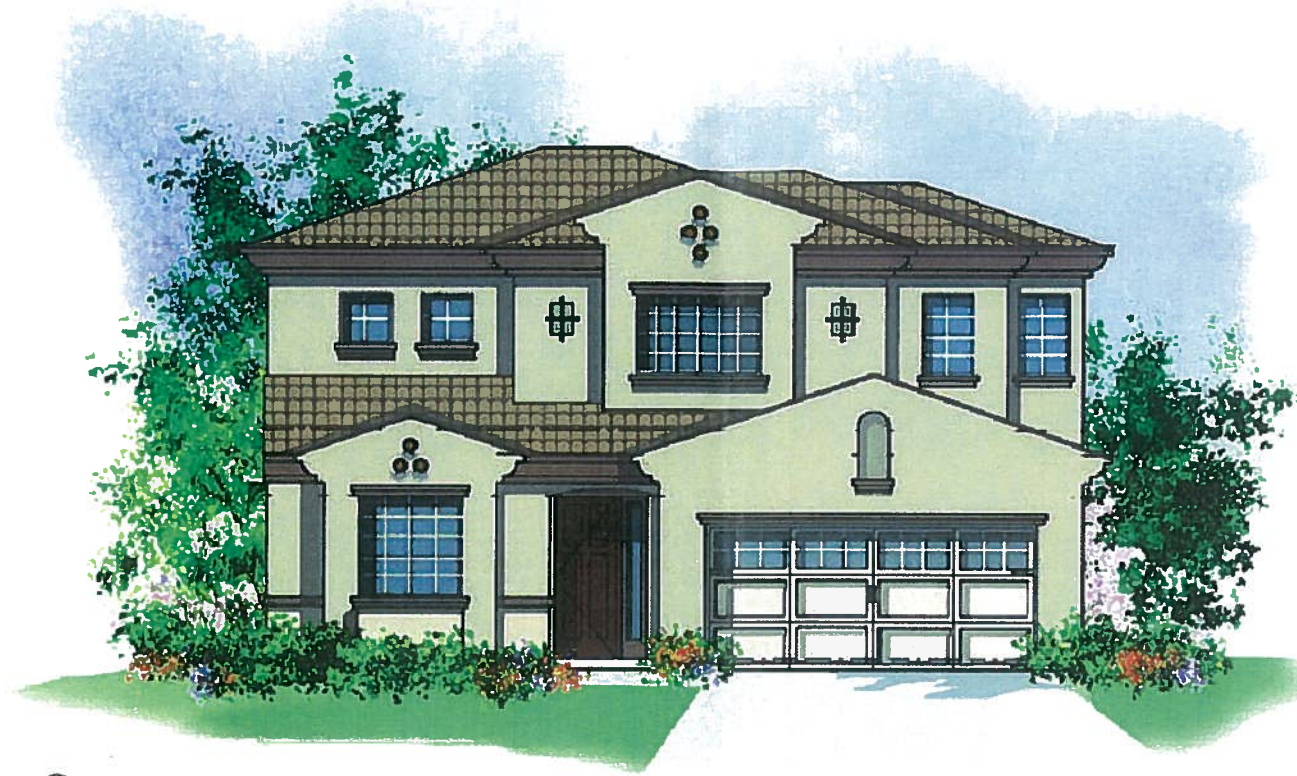
Date: 08/15/2006

Architectural Elevation - 50' Lot / Plan 3a
EAGLE FALLS
SPECIFIC PLAN

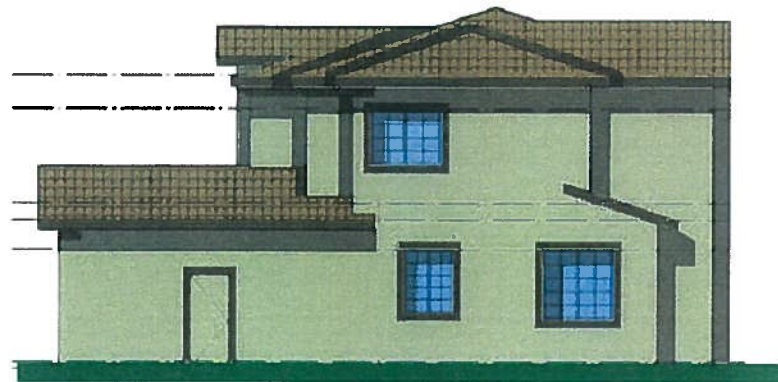
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



N.T.S.
 -72-



LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

ELEVATION 3C

N.T.S.
-73-

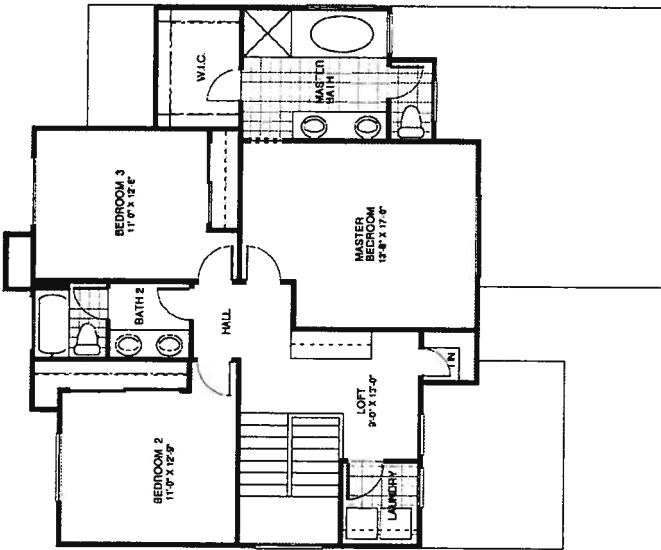
EXHIBIT 29b

Date: 08/15/2006

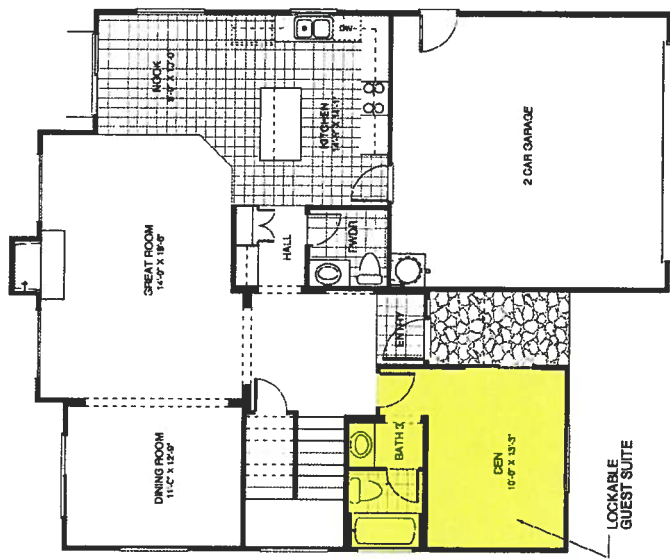
Architectural Elevation - 50' Lot / Plan 3c
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





SECOND FLOOR PLAN
AREA: 1046 SQ FT
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
AREA: 1177 SQ FT
SCALE: 1/4" = 1'-0"

PLAN 3 - 50' WIDE LOTS - TOTAL 2223 S.F.

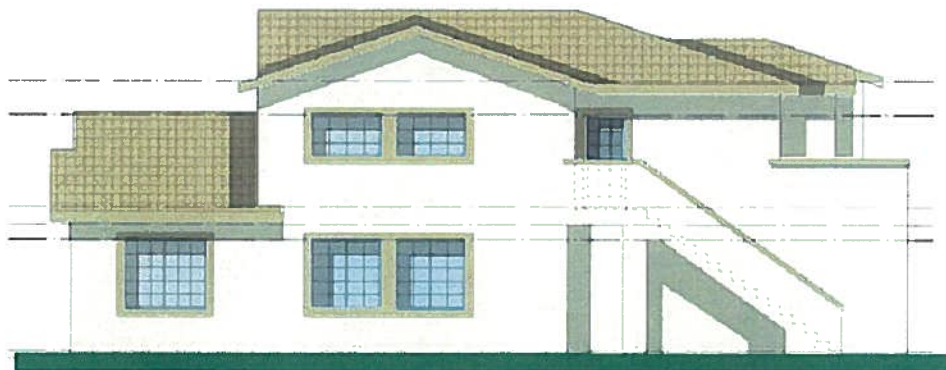
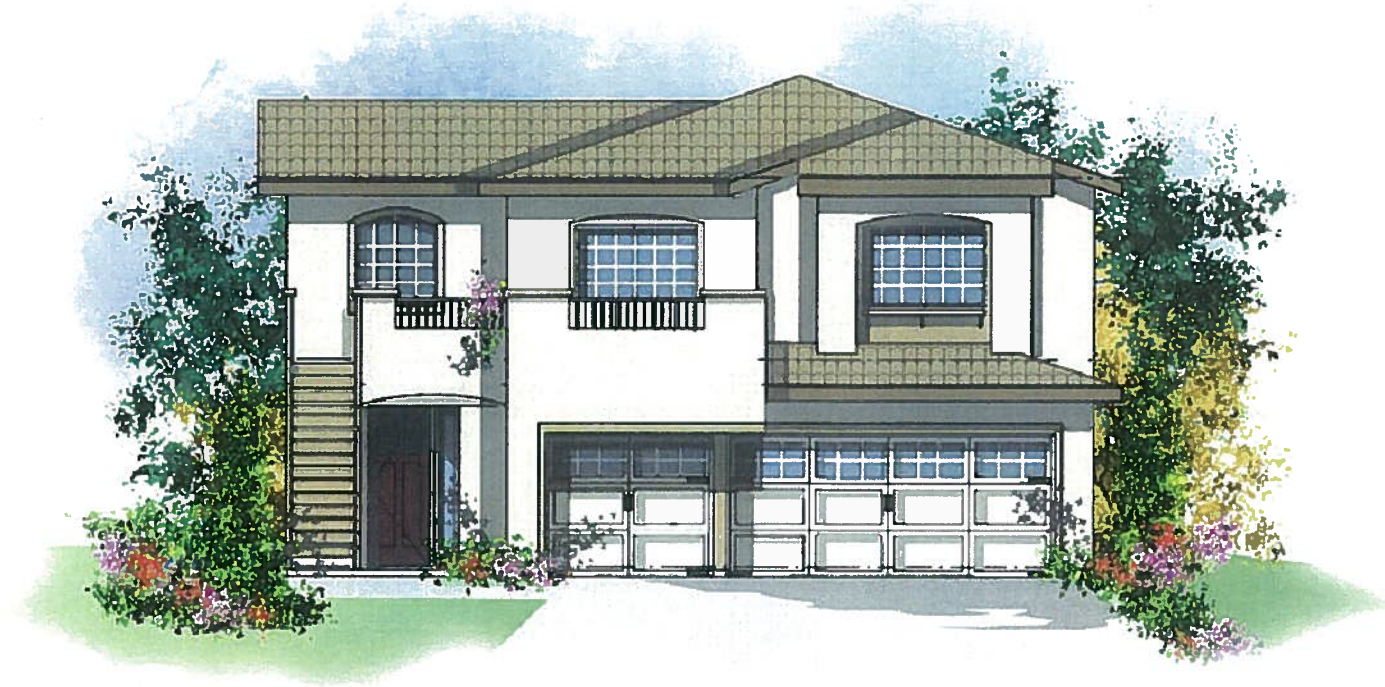
EXHIBIT 29C

Date: 07/21/2006

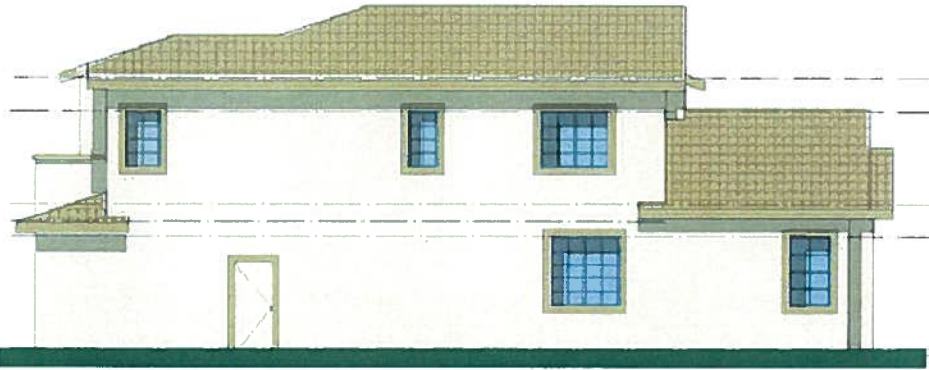
Architectural Floor Plan - 50' Lot / Plan 3
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

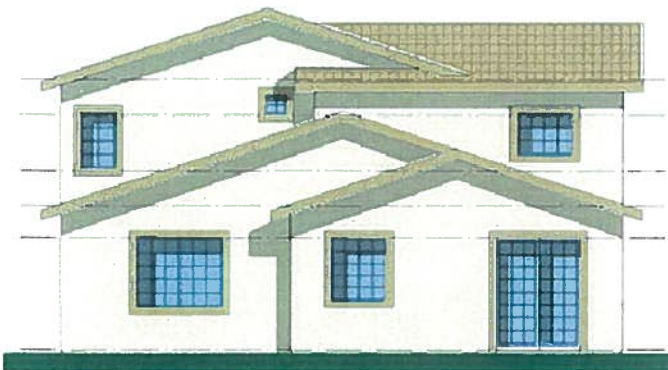




LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

ELEVATION 4A

N.T.S.
-75-

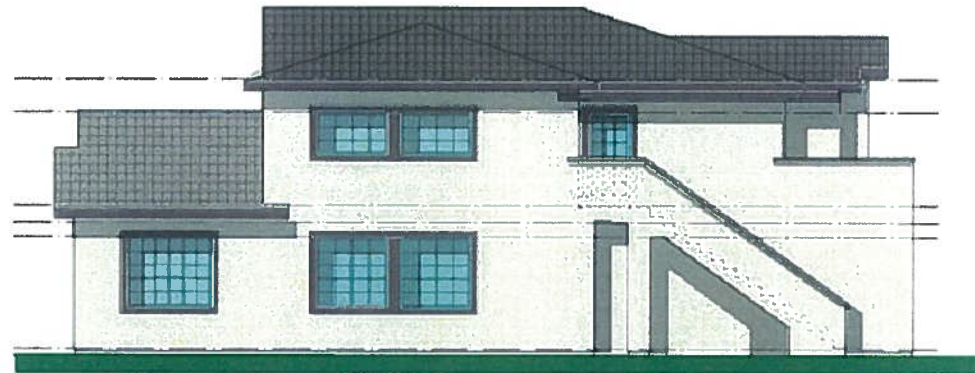
EXHIBIT 30a

Date: 08/15/2006

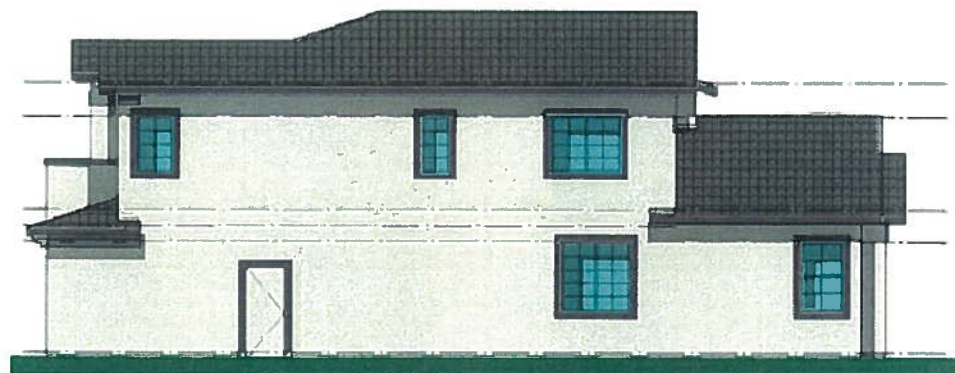
Architectural Elevation - 50' Lot / Plan 4a
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

ELEVATION 4C

N.T.S.
-76-

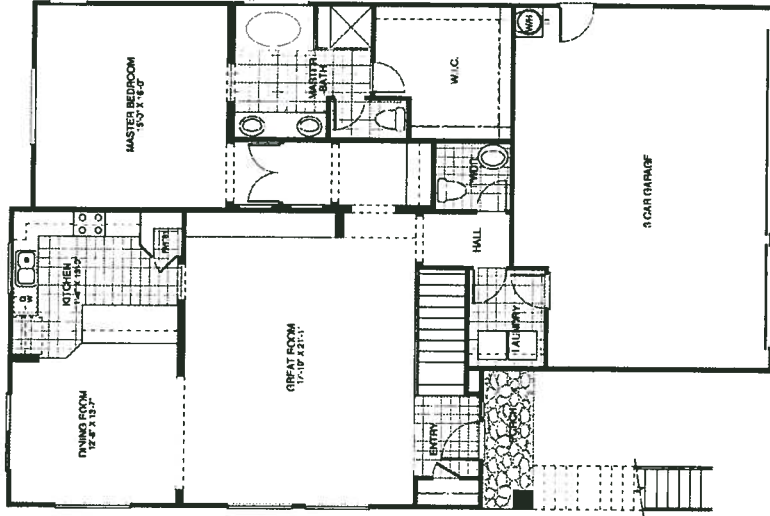
EXHIBIT 30b

Date: 08/15/2006

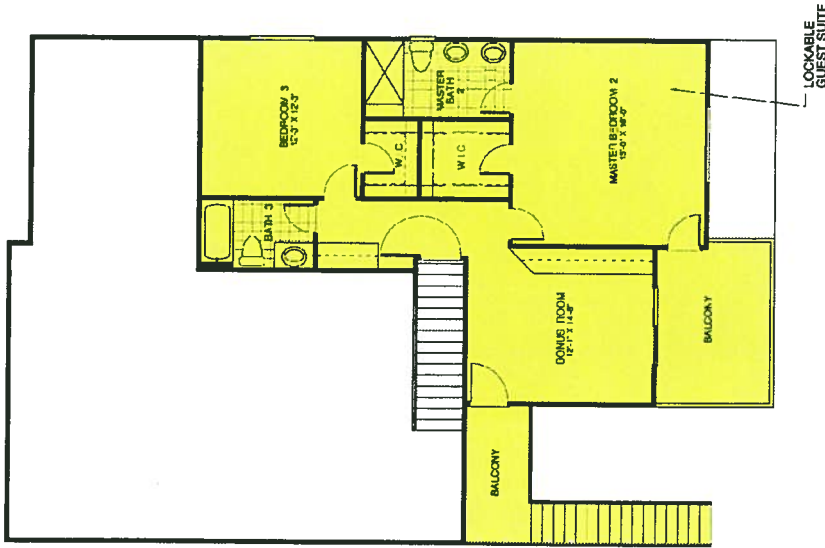
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Architectural Elevation - 50' Lot / Plan 4c
EAGLE FALLS
SPECIFIC PLAN



FIRST FLOOR PLAN
1550 SQ. FT. SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
887 SQ. FT. SCALE: 1/4" = 1'-0"

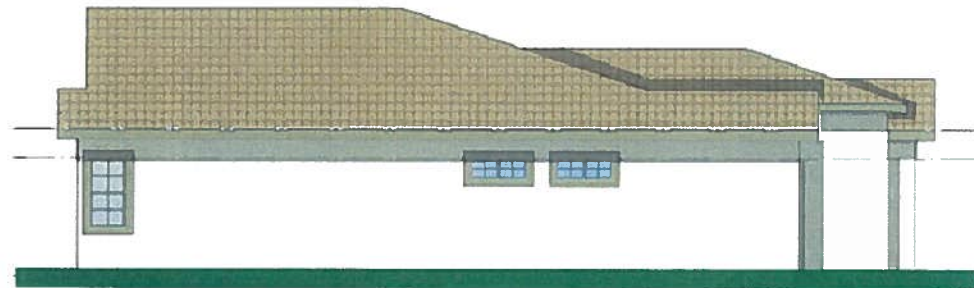
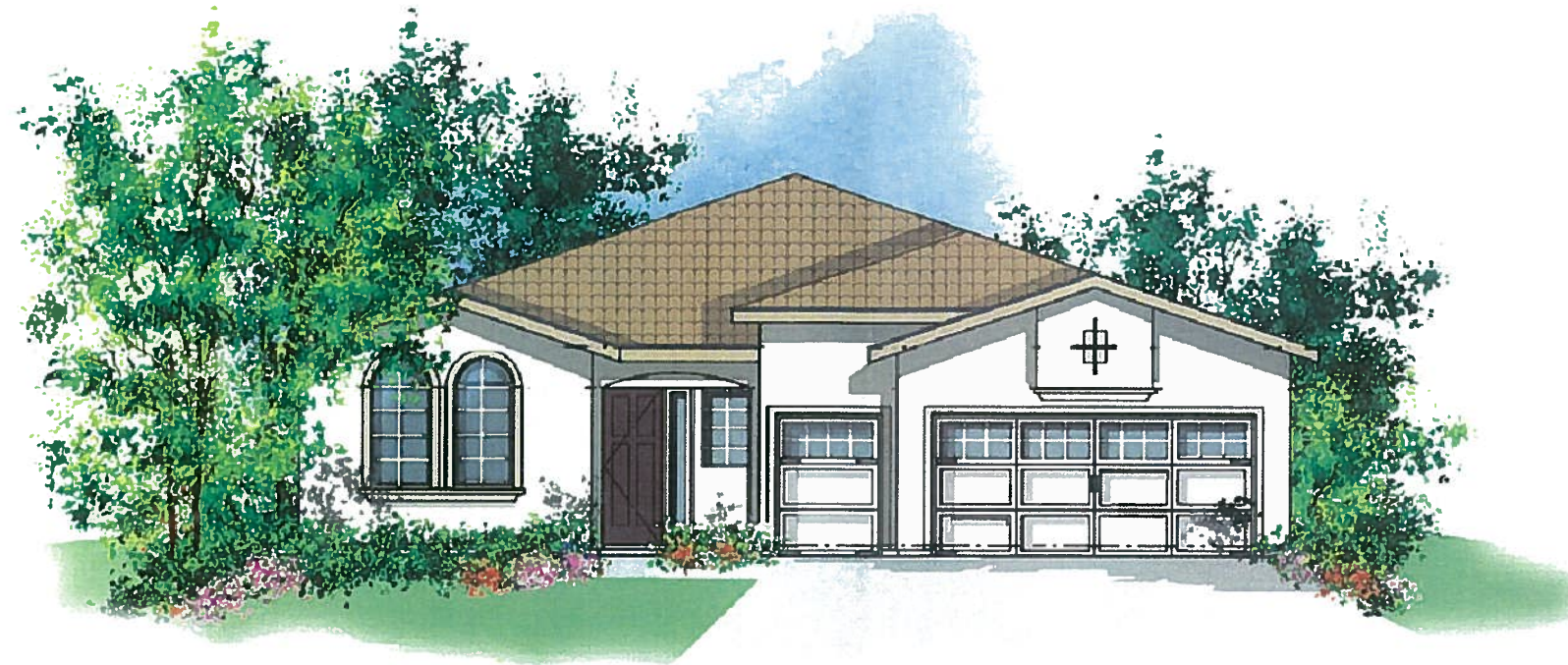
PLAN 4 - 50' WIDE LOTS TOTAL 2437 S.F.

EXHIBIT 30C

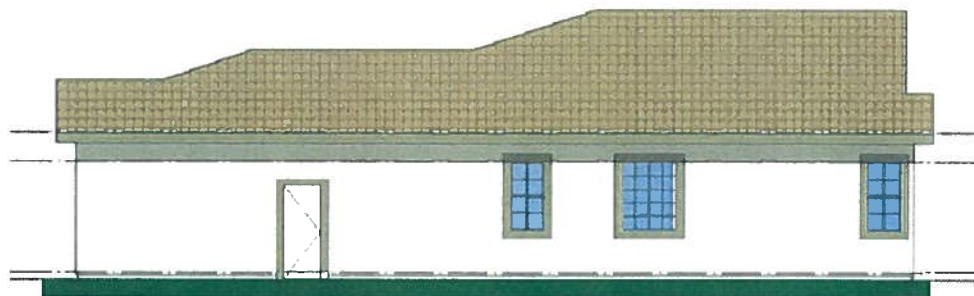
Architectural Floor Plan - 50' Lot / Plan 4
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



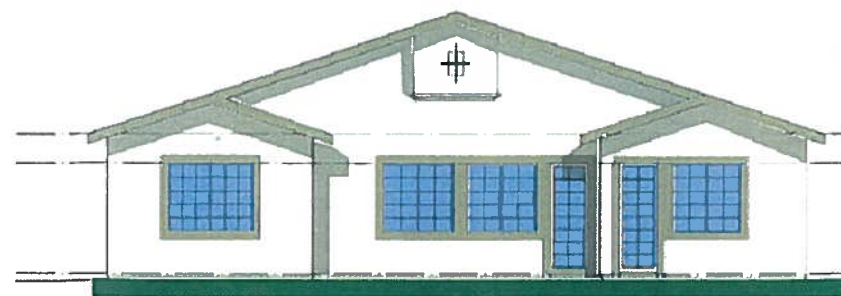


LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"

ELEVATION 1A



REAR ELEVATION "A"

N.T.S.
-78-

EXHIBIT 31a

Date: 08/15/2006

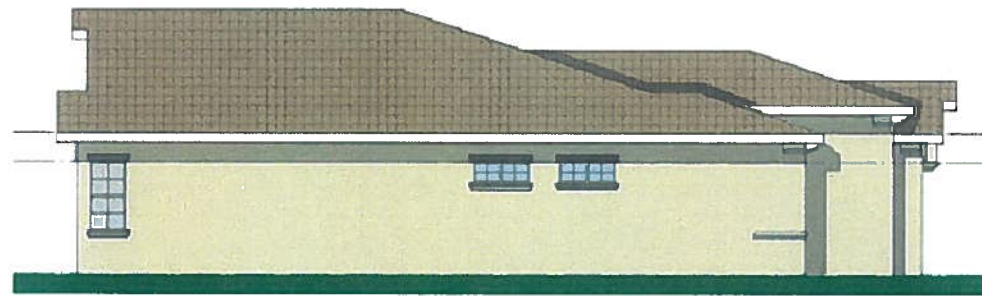
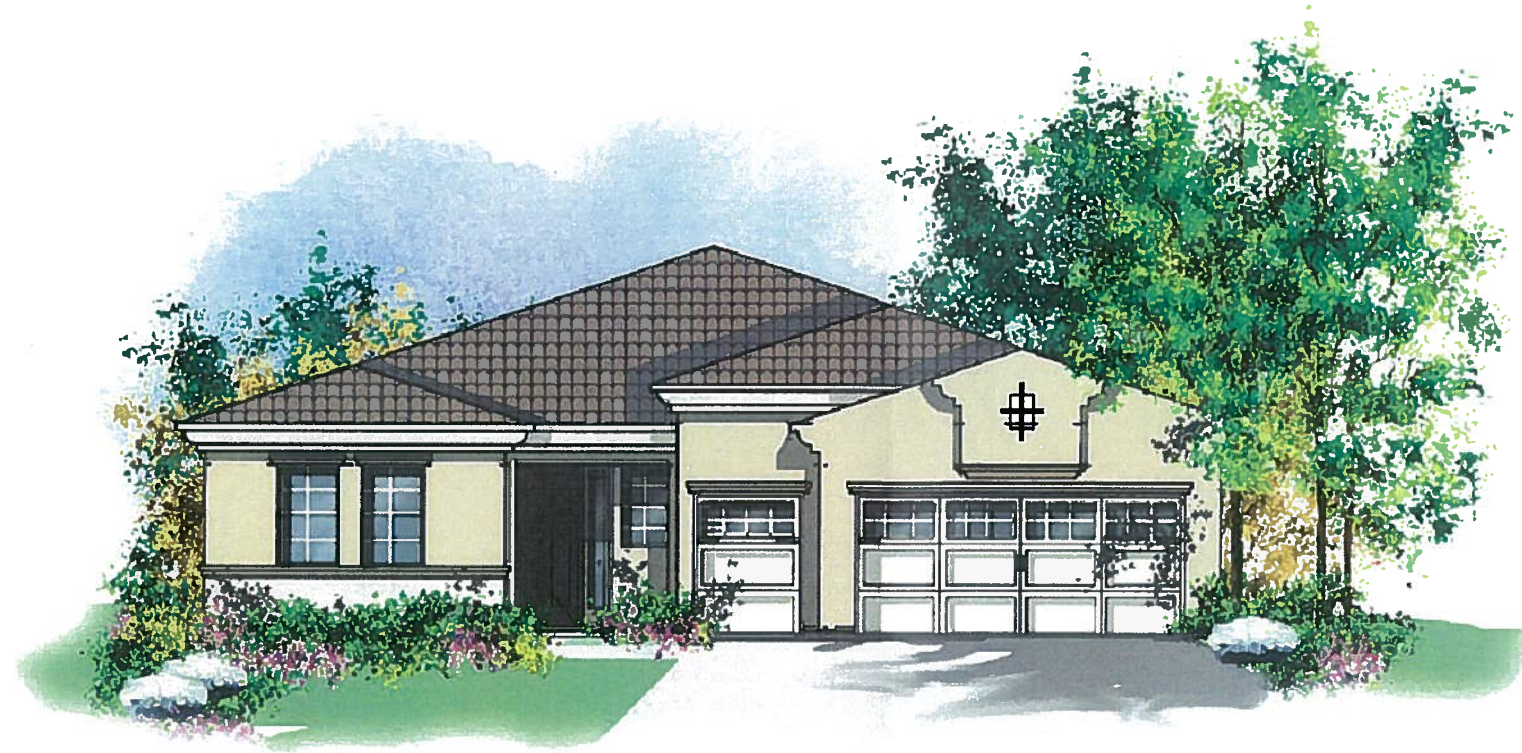
Architectural Elevation - 60' Lot / Plan 1a

**EAGLE FALLS
SPECIFIC PLAN**

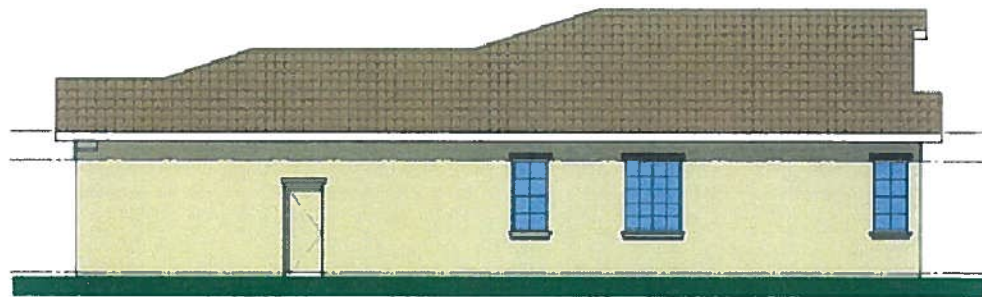
MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

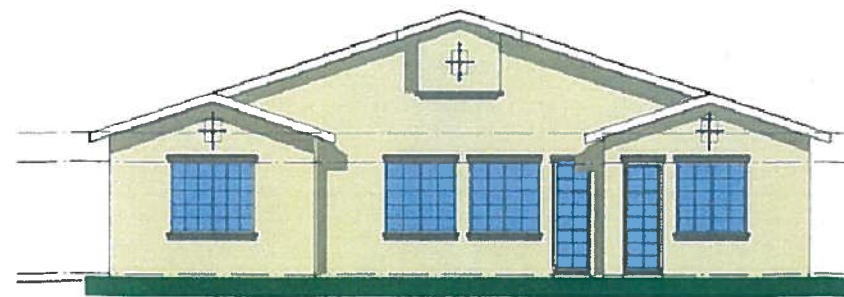




LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

ELEVATION 1C

EXHIBIT 31b

Date: 08/15/2006

Architectural Elevation - 60' Lot / Plan 1c
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

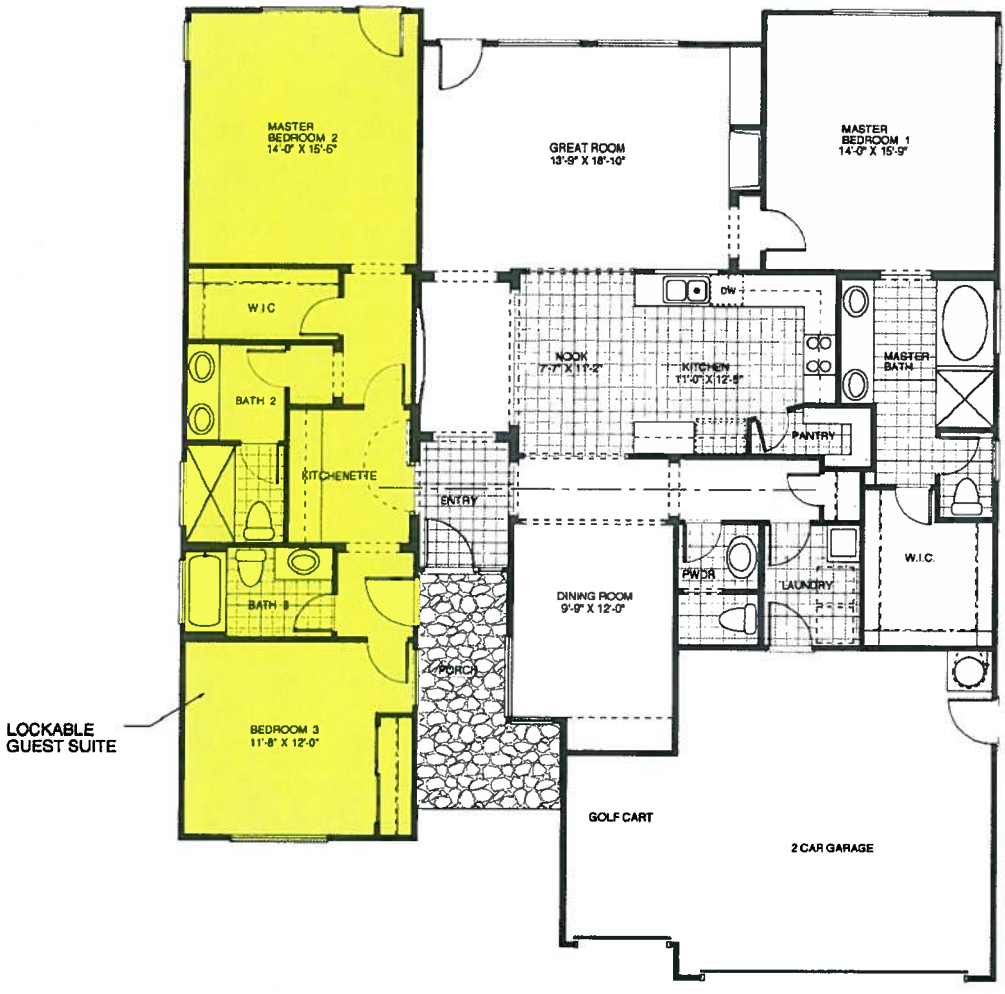


N.T.S.
 -79-

Date: 07/21/2006

Architectural Floor Plan - 60' Lot / Plan 1 EAGLE FALLS SPECIFIC PLAN

EXHIBIT 31C



FLOOR PLAN

AREA: 2150 SQ FT

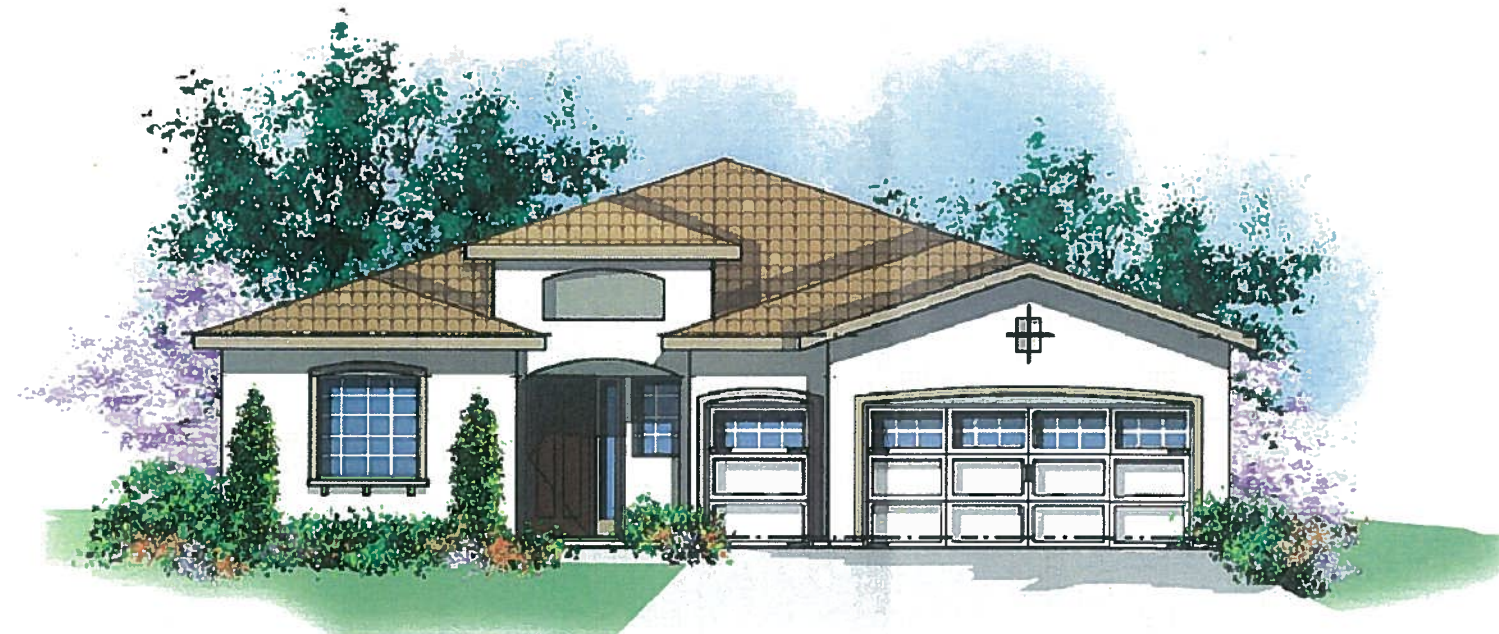
SCALE: 1/4" = 1'-0"

PLAN 1 - 60' WIDE LOTS - TOTAL 2150 S.F.

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



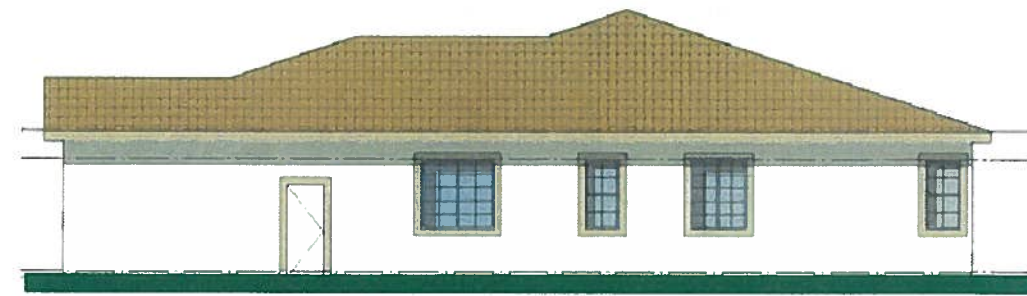
N.T.S.
-80-



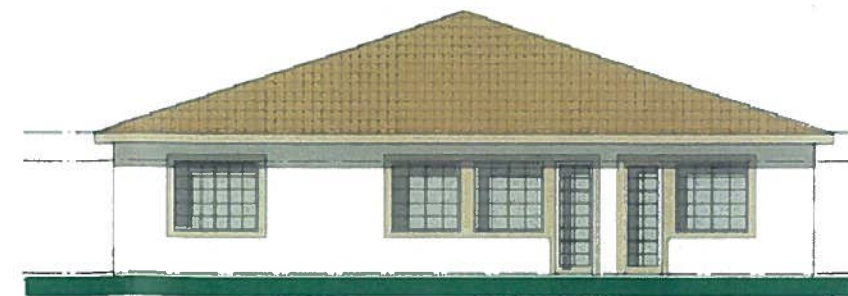
ELEVATION 2A



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

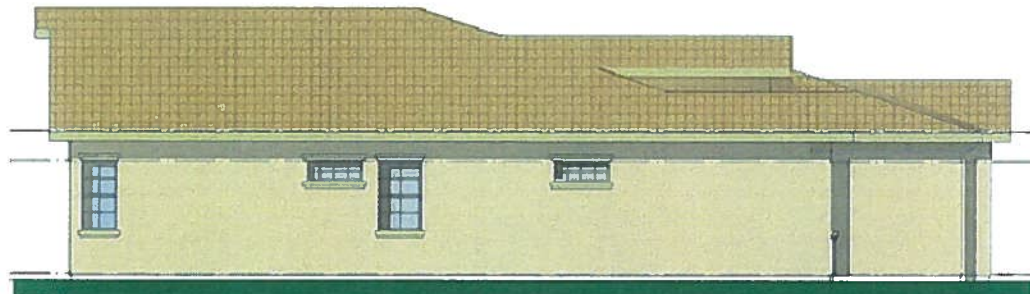
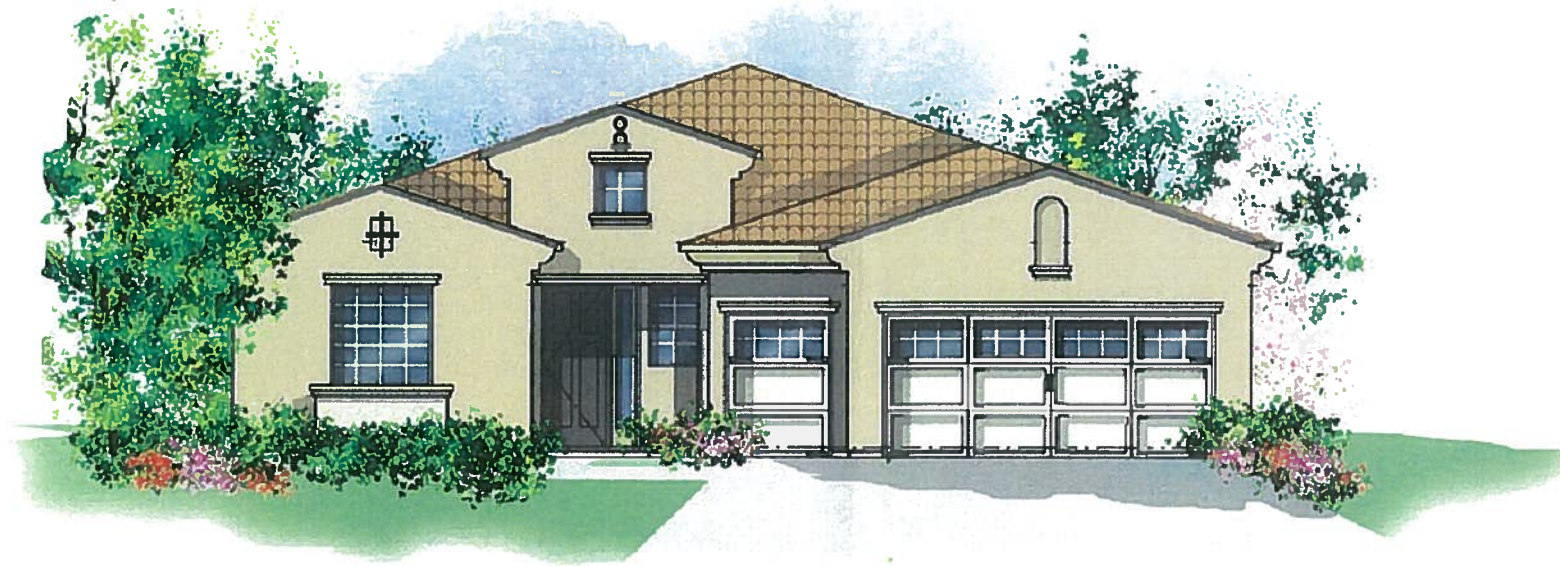
EXHIBIT 32a

Date: 08/15/2006

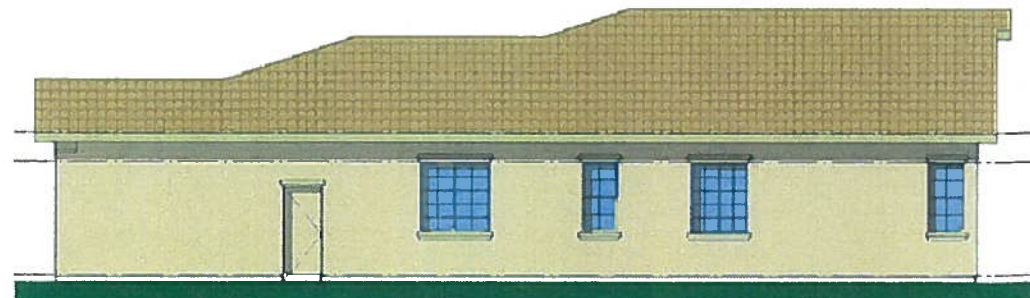
Architectural Elevation - 60' Lot / Plan 2a
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



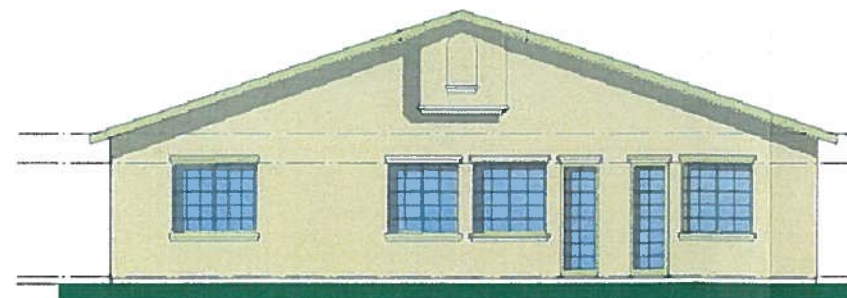


LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"

ELEVATION 2C



REAR ELEVATION "C"

N.T.S.
-82-

EXHIBIT 32b

Date: 08/15/2006

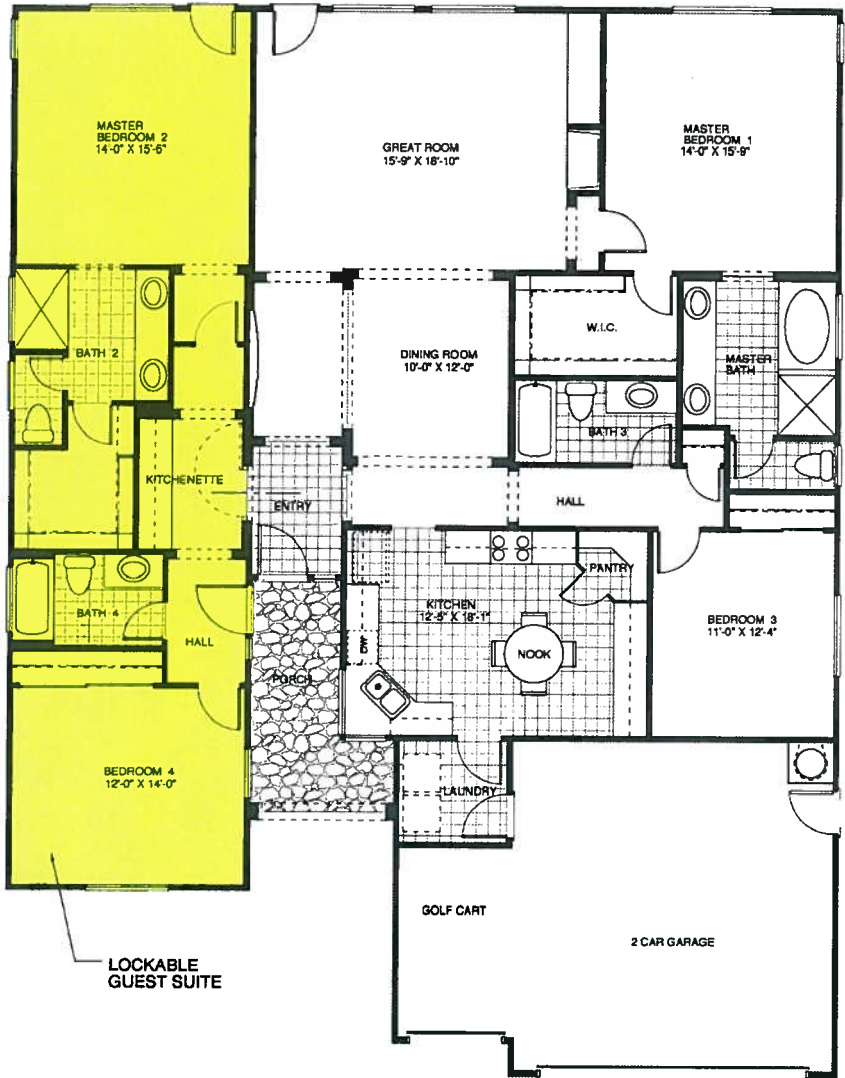
Architectural Elevation - 60' Lot / Plan 2c

**EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





FLOOR PLAN

AREA: 2367 SQ FT

SCALE: 1/4" = 1'-0"

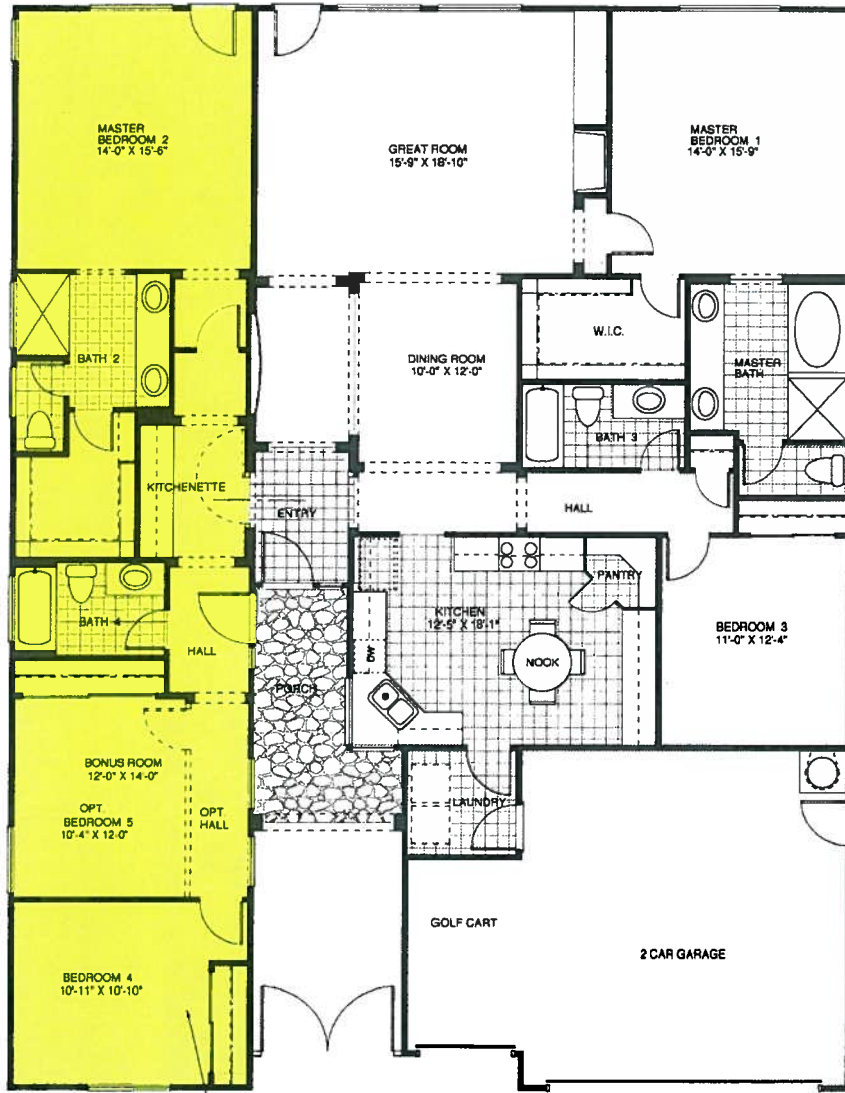
PLAN 2 - 60' WIDE LOTS - TOTAL 2367 S.F.

EXHIBIT 32C

**Architectural Floor Plan - 60' Lot / Plan 2
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





FLOOR PLAN

LOCKABLE GUEST SUITE

AREA: 2521 SQ.FT

SCALE: 1/4" = 1'-0"

PLAN 2 W/ EXPANDED LOCKABLE GUEST SUITE -
60' WIDE LOTS - TOTAL 2521 S.F.

EXHIBIT 32d

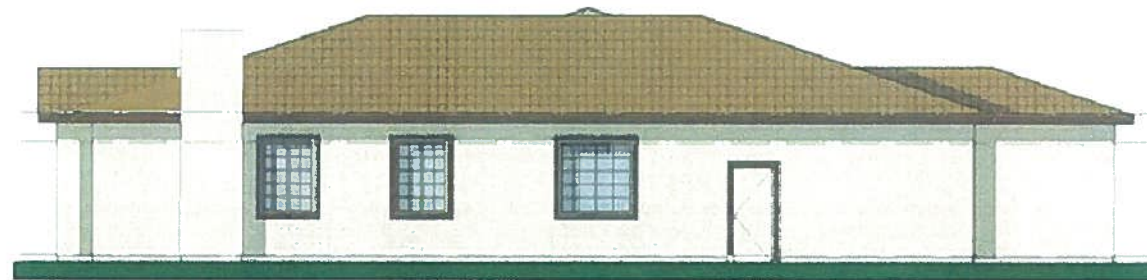
Architectural Floor Plan - 60' Lot / Plan 2 alt
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

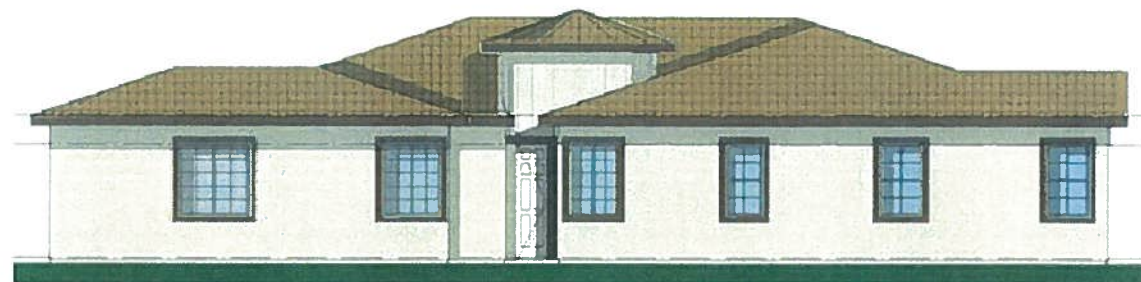




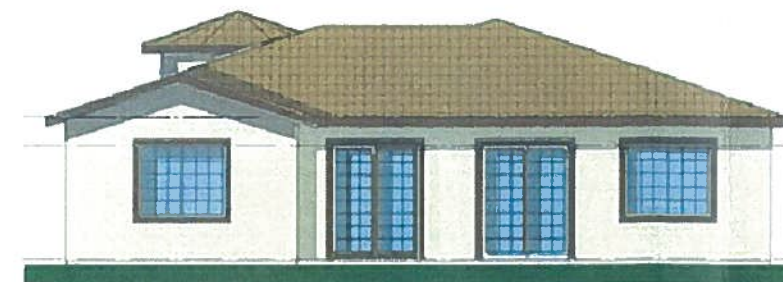
ELEVATION 3A



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

EXHIBIT 33a

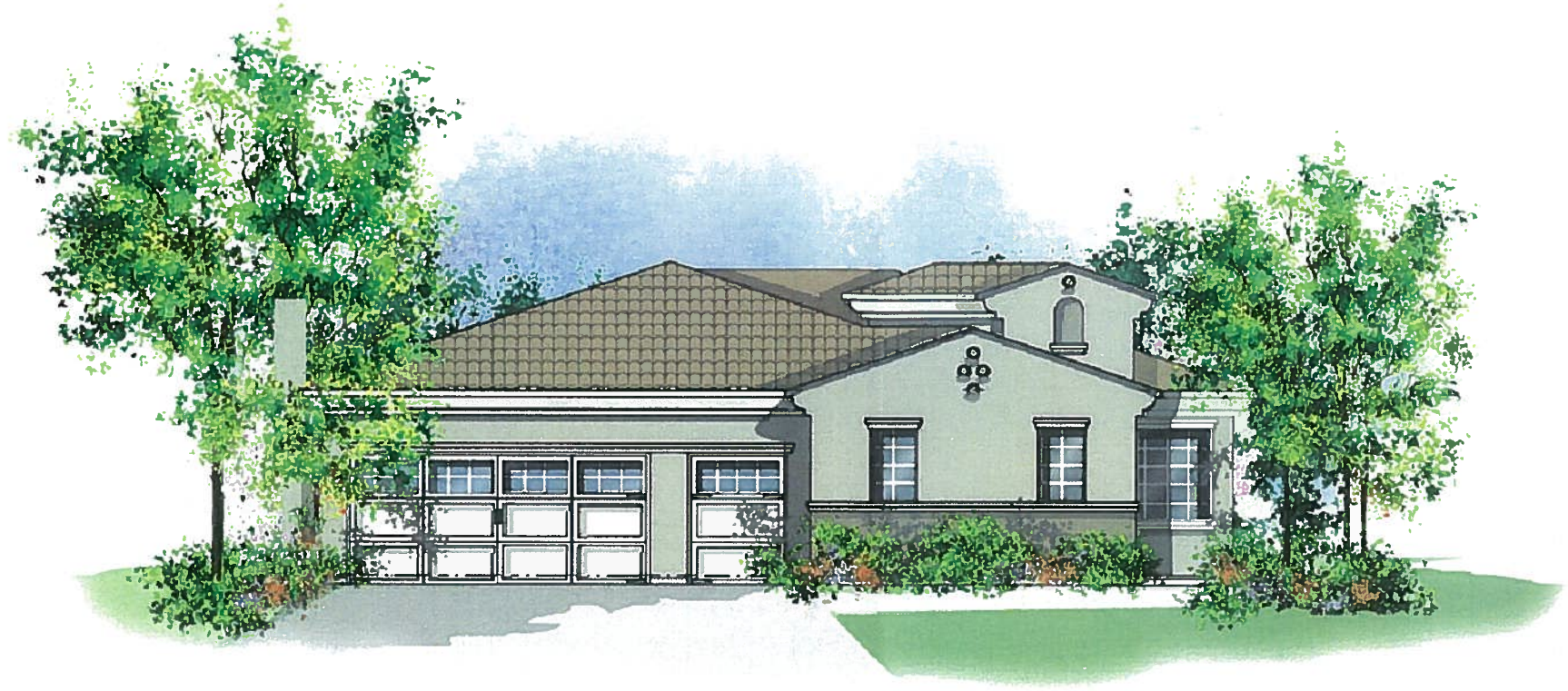
Date: 08/15/2006

Architectural Elevation - 60' Lot / Plan 3a
EAGLE FALLS
SPECIFIC PLAN

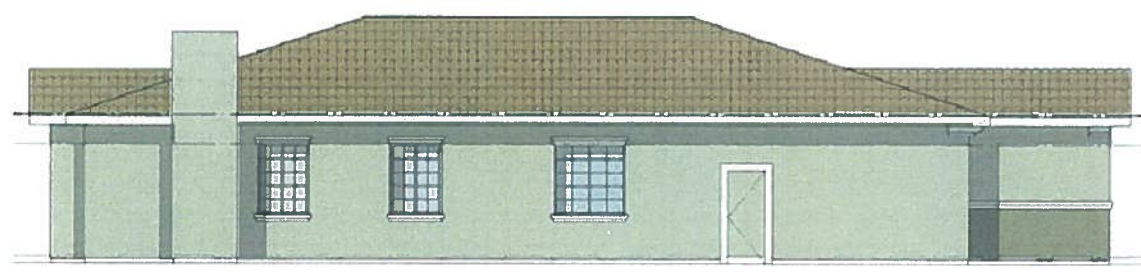
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOFFE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





ELEVATION 3C



LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

EXHIBIT 33b

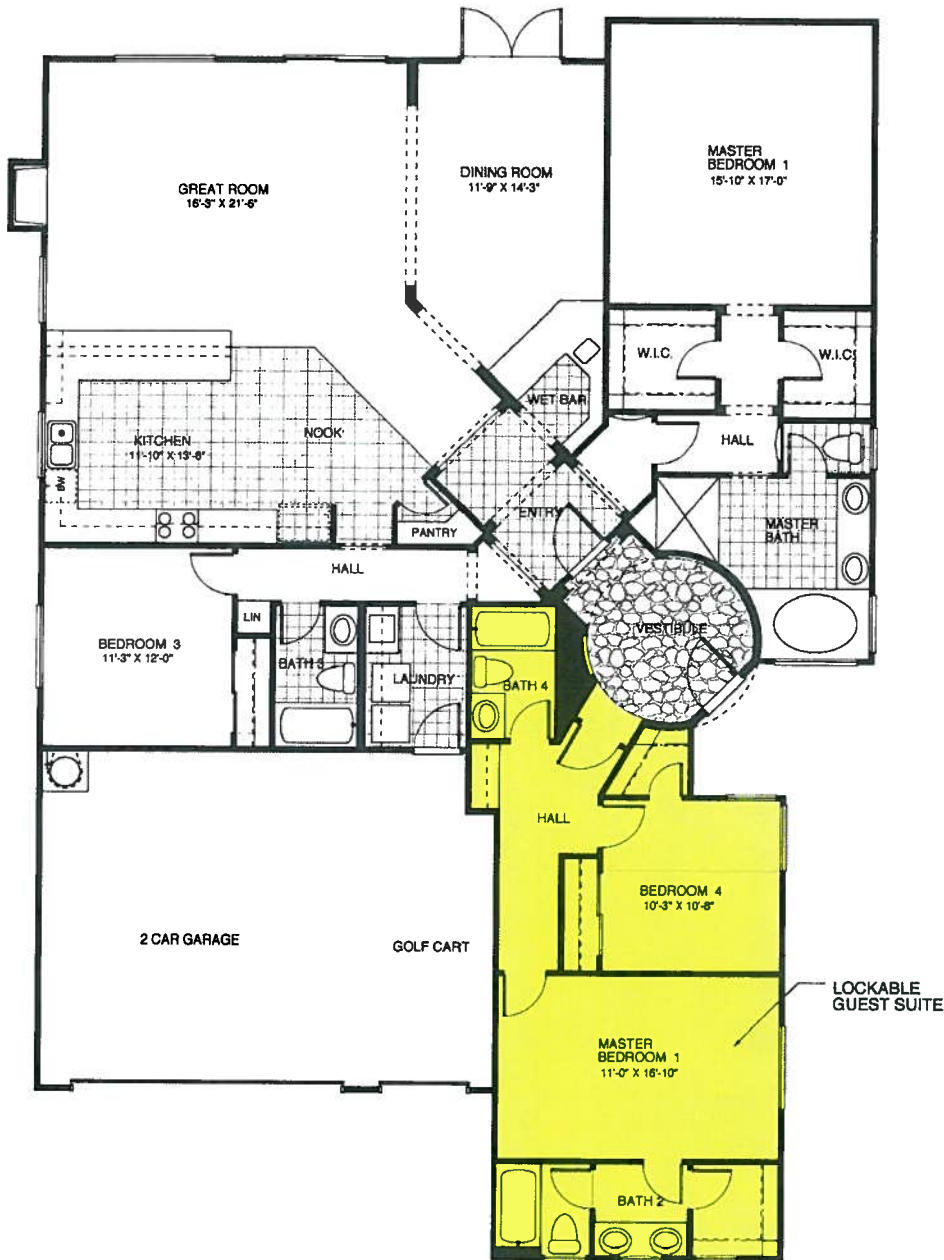
Date: 08/15/2006

Architectural Elevation - 60' Lot / Plan 3c
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



Date: 07/21/2006



FLOOR PLAN

AREA: 2611 SQ. FT.

SCALE: 1/4" = 1'-0"

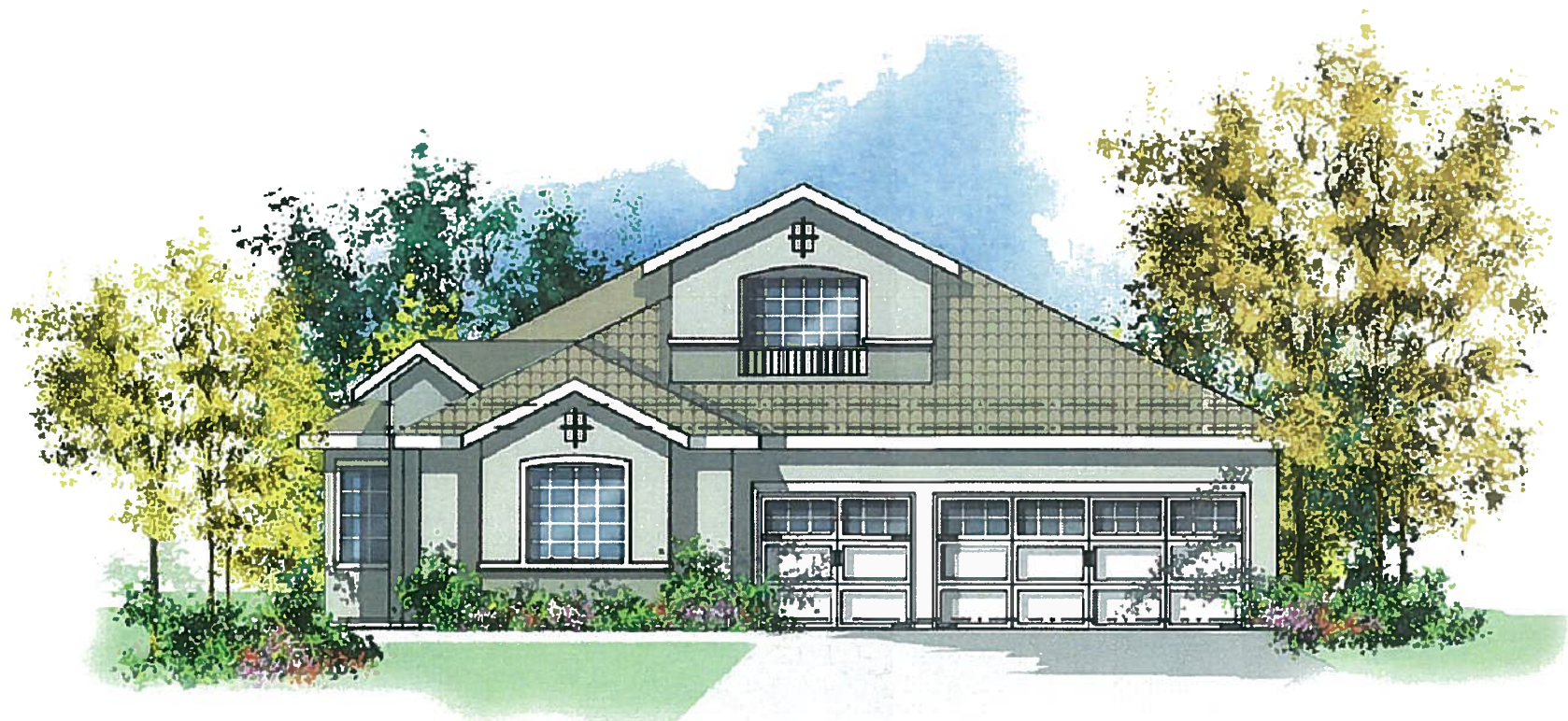
PLAN 3 - 60' WIDE LOTS - TOTAL 2611 S.F.

EXHIBIT 33C

**Architectural Floor Plan - 60' Lot / Plan 3
EAGLE FALLS
SPECIFIC PLAN**

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

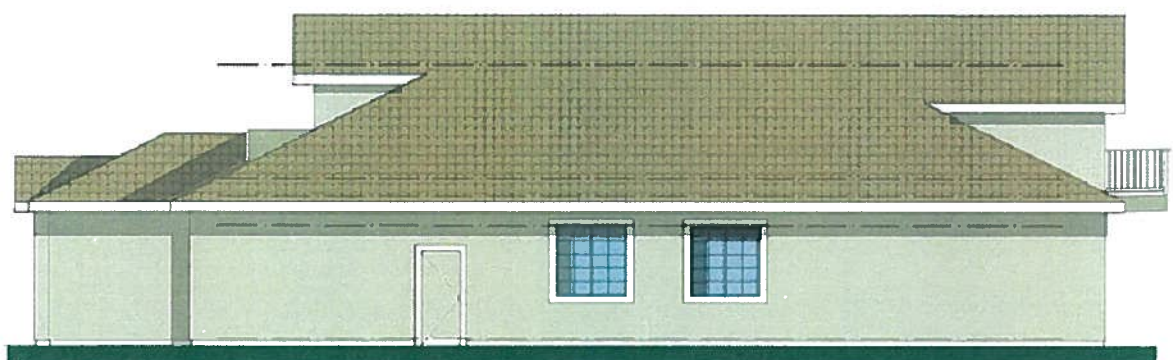




ELEVATION 4A



LEFT SIDE ELEVATION "A"



RIGHT SIDE ELEVATION "A"



REAR ELEVATION "A"

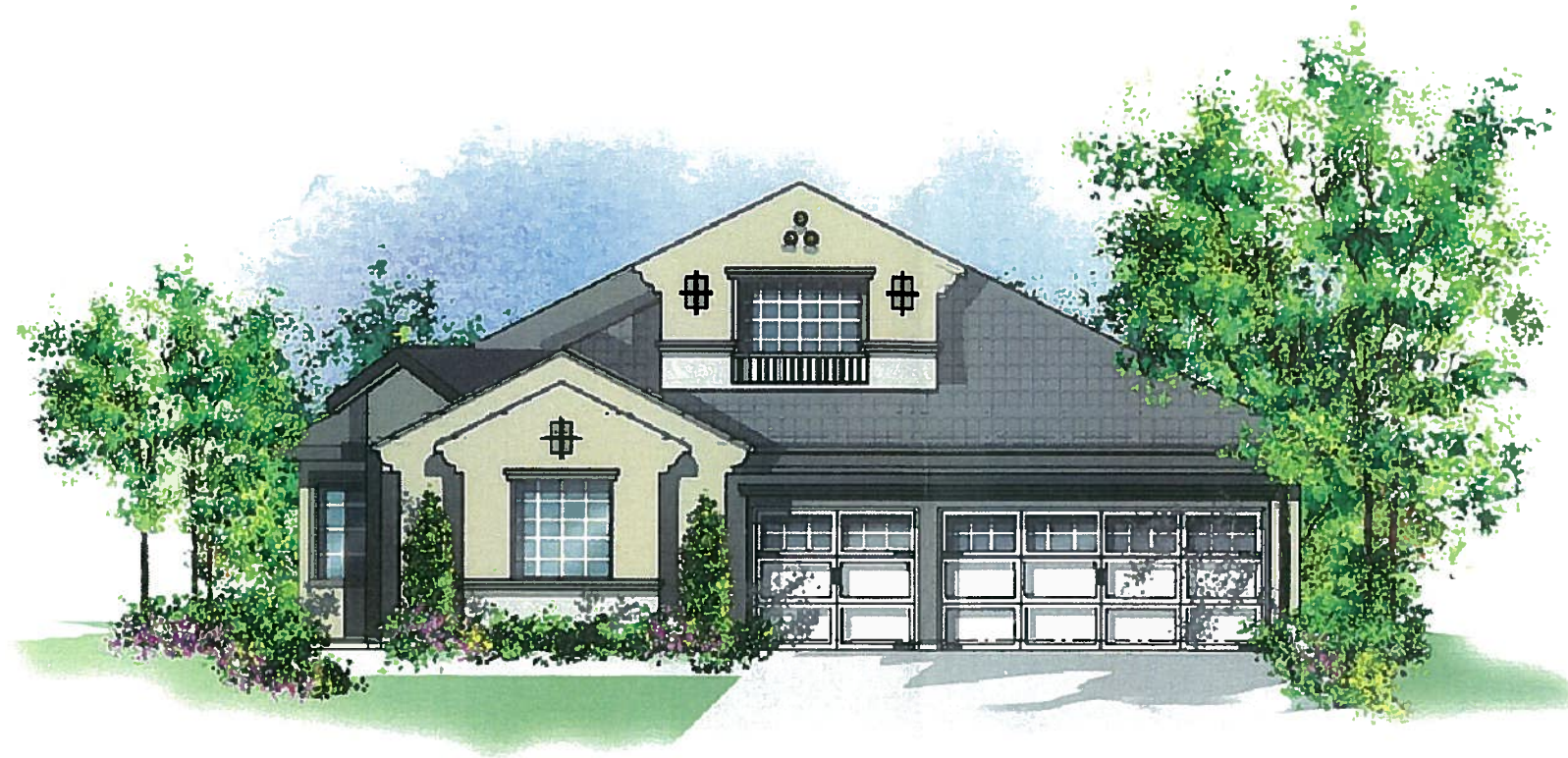
Date: 08/15/2006

EXHIBIT 34a

Architectural Elevation - 60' Lot / Plan 4a
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

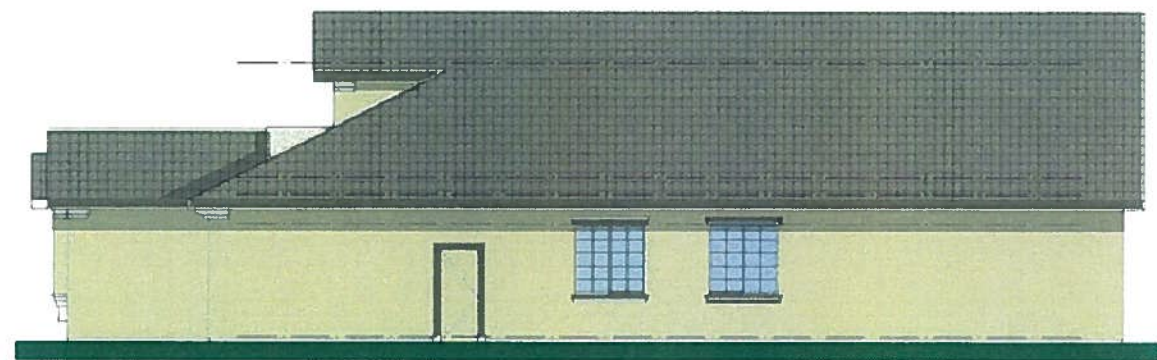




ELEVATION 4C



LEFT SIDE ELEVATION "C"



RIGHT SIDE ELEVATION "C"



REAR ELEVATION "C"

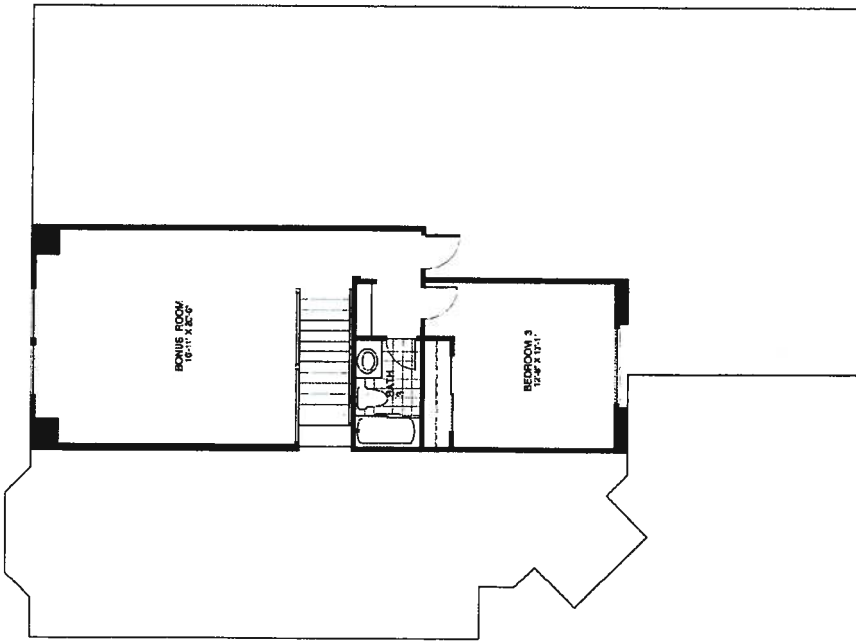
EXHIBIT 34b

Date: 08/15/2006

Architectural Elevation - 60' Lot / Plan 4c
EAGLE FALLS
SPECIFIC PLAN

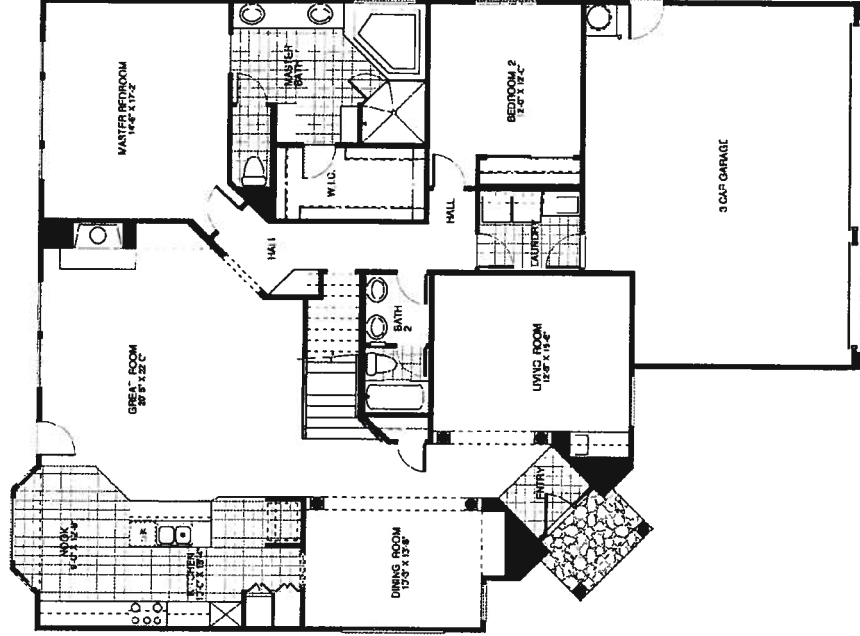
MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893





SECOND FLOOR PLAN
700 SQ. FT.

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
2165 SQ. FT.

SCALE: 1/4" = 1'-0"

PLAN 4 - 60' WIDE LOTS - TOTAL 2865 S.F.

EXHIBIT 34C

N.T.S.
-90-

Date: 07/21/2006

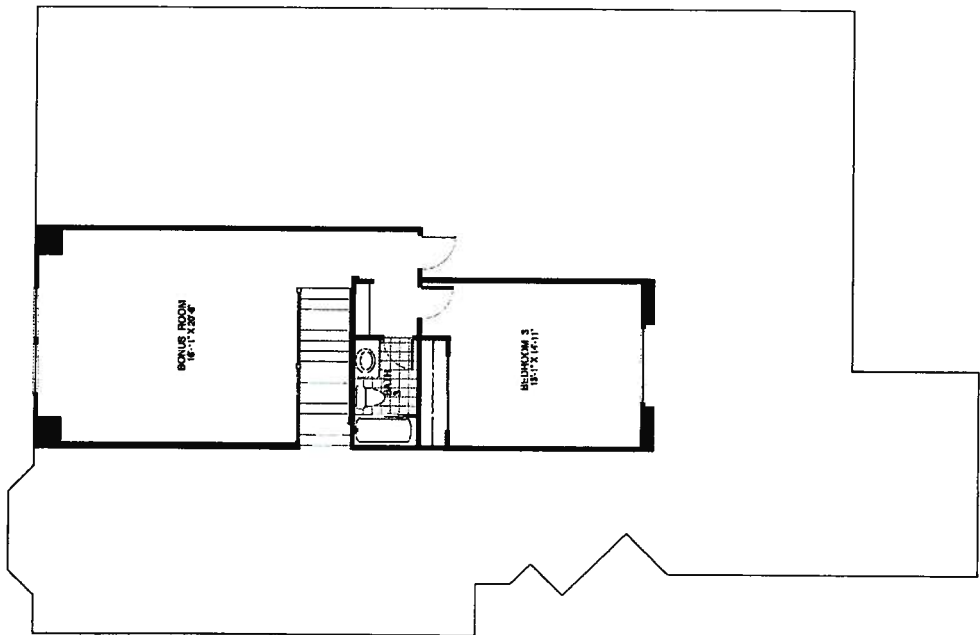


MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

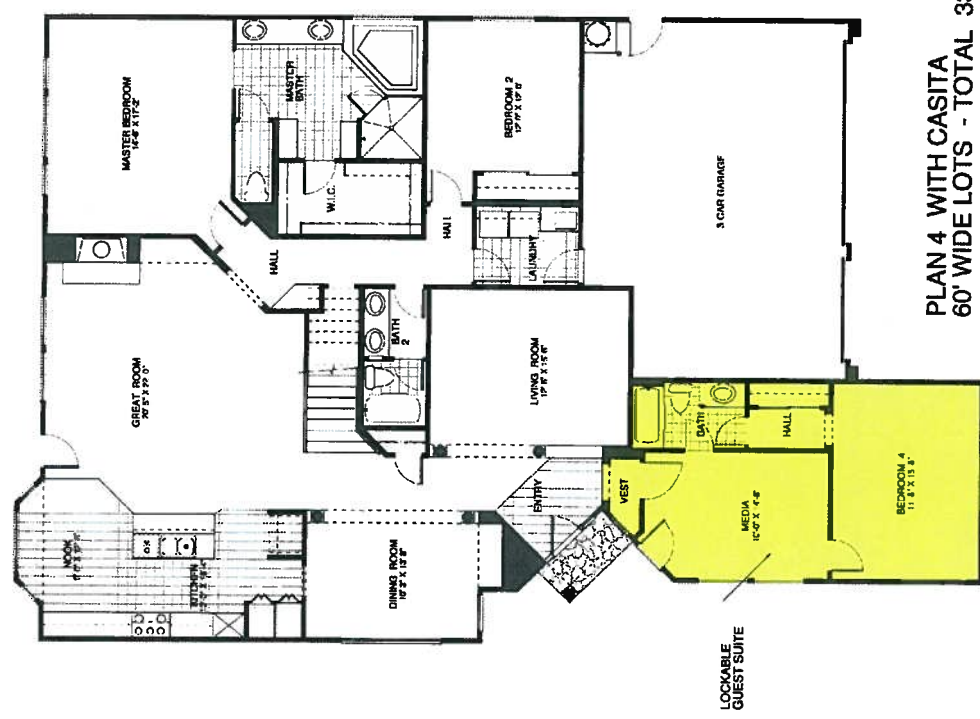
Architectural Floor Plan - 60' Lot / Plan 4

EAGLE FALLS SPECIFIC PLAN



SECOND FLOOR PLAN
728 SQ.FT.

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
2820 SQ.FT.

SCALE: 1/4" = 1'-0"

PLAN 4 WITH CASITA
60' WIDE LOTS - TOTAL 3346 S.F.

N.T.S.
-91-

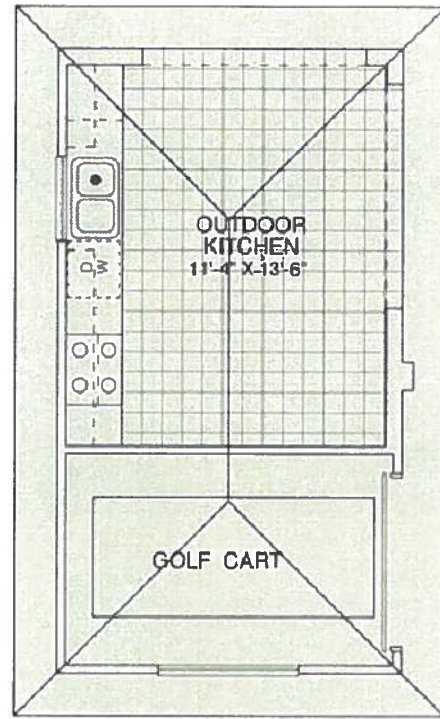
Date: 07/21/2006

EXHIBIT 34d

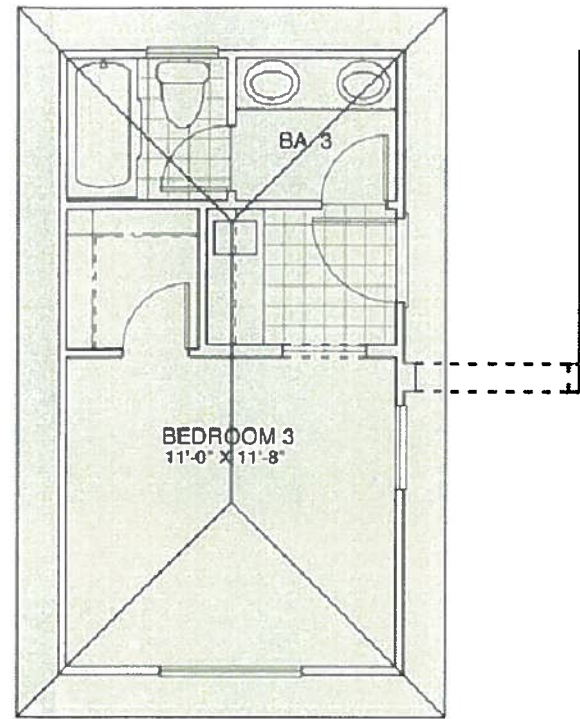


MSA CONSULTING, INC.
 PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
 34200 BOB HOFF DRIVE ■ RANCHO MIRAGE ■ CA 92270
 TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

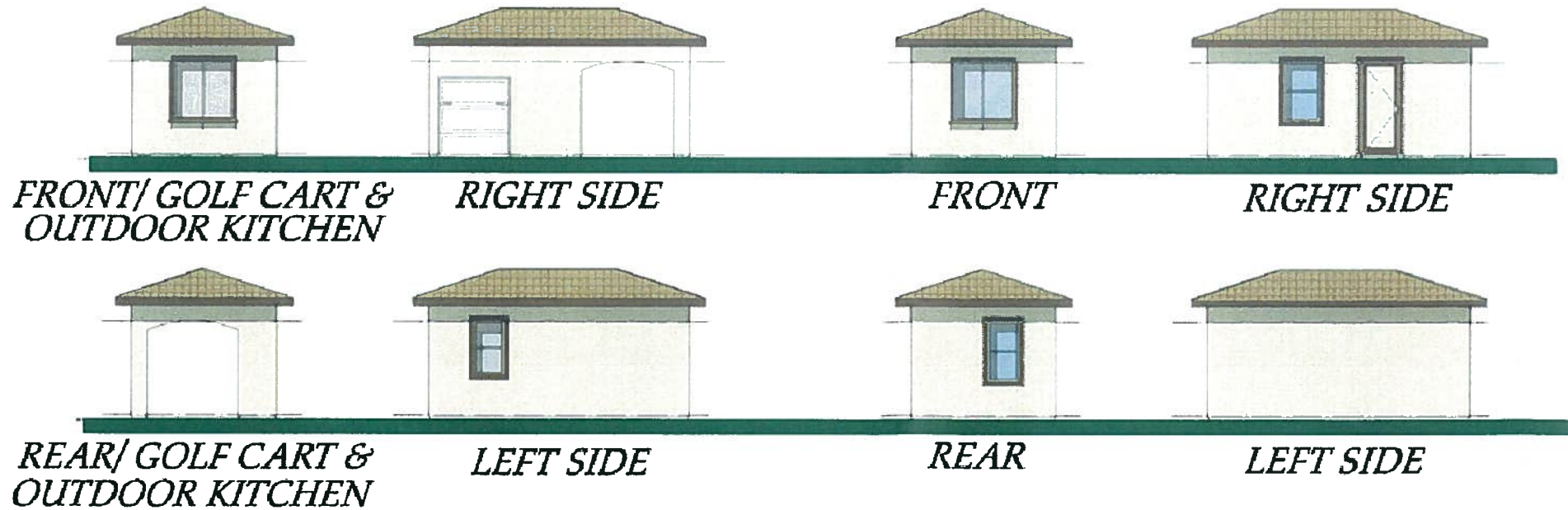
Architectural Floor Plan - 60' Lot / Plan 4 with Casita
EAGLE FALLS
SPECIFIC PLAN



OPTIONAL CASITA
W/ GOLF CART &
OUTDOOR KITCHEN



CASITA FLOOR PLAN



CASITA A

EXHIBIT 35a

Date: 10/31/2006

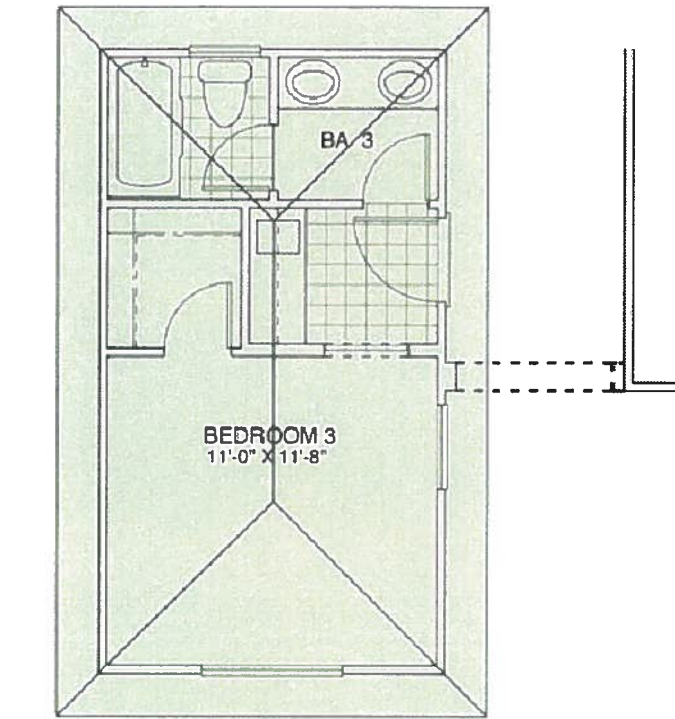
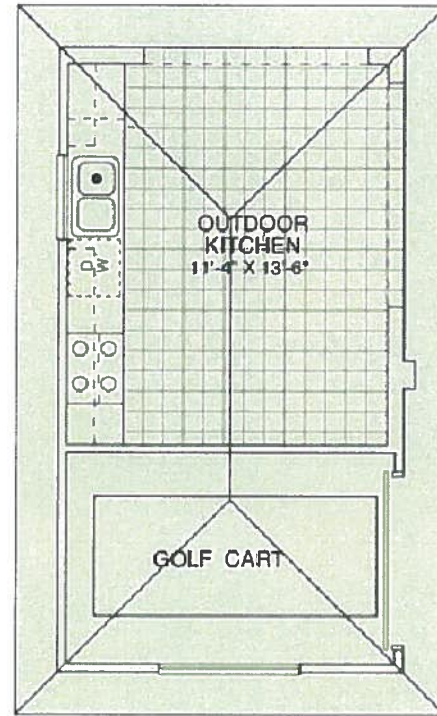
Architectural Casita Elevation A
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

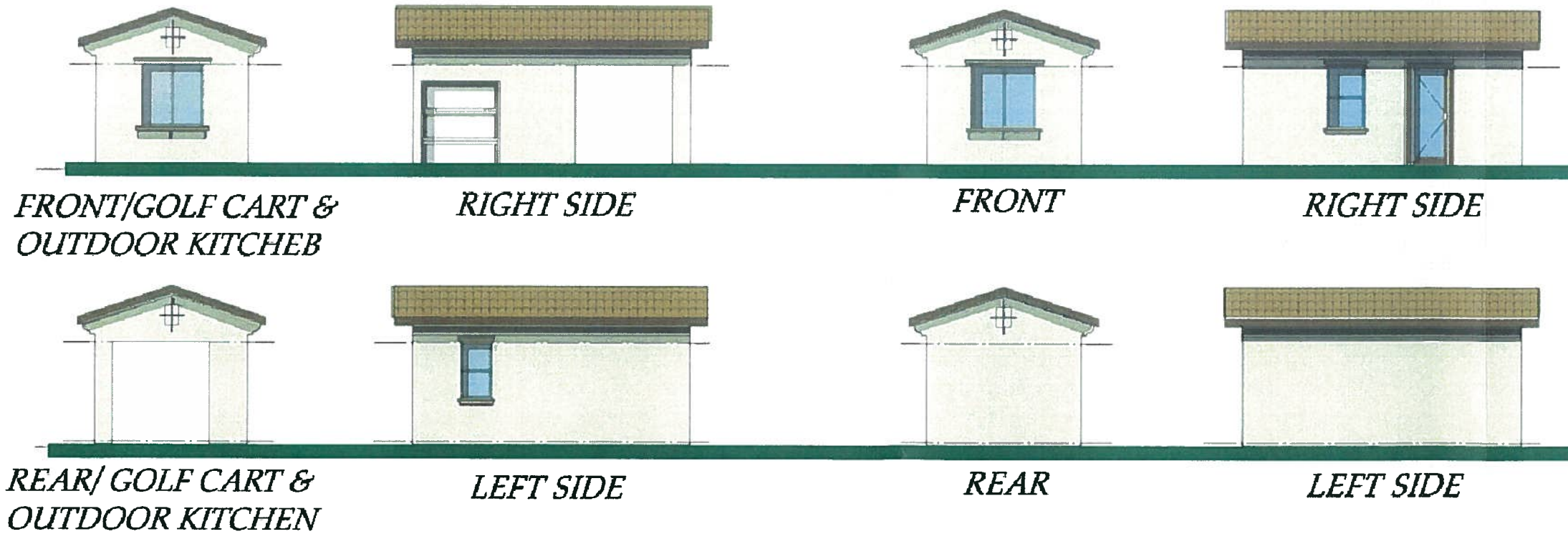
34200 BOB HOFF DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



OPTIONAL CASITA
W/ GOLF CART &
OUTDOOR KITCHEN



CASITA FLOOR PLAN



FRONT/GOLF CART &
OUTDOOR KITCHEN

RIGHT SIDE

FRONT

RIGHT SIDE

REAR/GOLF CART &
OUTDOOR KITCHEN

LEFT SIDE

REAR

LEFT SIDE

CASITA C

Date: 10/31/2006

EXHIBIT 35b

Architectural Casita Elevation C
EAGLE FALLS
SPECIFIC PLAN

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING

34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893



APPENDIX

Appendix 1Definitions
Appendix 2 General Plan Analysis/City of Coachella
Appendix 3 General Plan Analysis/City of Indio
Appendix 4 Resolutions/Ordinances

Appendix 1

Definitions

Definitions

Abut or abutting means the same as Adjoining.

Access means the place or way by which pedestrians and vehicles shall have safe, adequate and suitable ingress and egress to a property or use as required by this chapter.

Accessory means the same as Accessory use or accessory structure.

Accessory building is a subordinate building located on a building site, the use of which is customarily related to that of a main building or to the use of the land which is located in the same or less restrictive zone and on the same lot with the main structure, building or use.

Accessory structure means a detached subordinate structure or building, the use of which is customarily incidental to that of the main structure or building, or to the main, use of the land.

Accessory use, an accessory use is a use conducted on the same lot as the principal use or structure to which it is related, except that where specifically provided in the parking and loading regulations. An accessory use includes: living or sleeping accommodations for servants keeping of domestic animals, but not for sale or hire; (commercial stable or kennel is not an accessory use); swimming pools not located within a building; home occupations.

Addition means the result of any work that increases the volume of an existing structure or replaces a demolished portion.

Agricultural or agriculture means the use of land for agricultural purposes including fanning, dairying, pasturage, apiculture, horticulture, floriculture, viticulture and animal and poultry husbandry, and the necessary accessory uses for handling, treating or storing the produces; provided however that the operation of any such accessory use shall be secondary to that of the normal agricultural activity.

Alteration means any work on a structure that does not result in any addition to the structure.

Architectural projection means anything attached to and extended outside the outer face of the exterior wall of a structure and not intended for shelter or occupancy.

Area, net, means that area of a lot or parcel of land exclusive of: public alleys, highways or streets; or proposed public facilities such as alleys, highways, streets or other necessary public sites when included within a proposed development project; or, other public or private easements where the owner of the tenement does not have the right to use the entire surface of the land.

Awning means a temporary shelter supported by an exterior wall of a building and of a type, which can be retracted, folded or collapsed against the face of the supporting building.

Balcony means an unroofed platform enclosed by a railing or parapet projecting from the wall of a building for the private use of tenants or for exterior access to the above-grade living units.

Boats and boat trailers. See recreational vehicles.

Buildable area means the same as area, net.

Building means any structure having a roof supported by columns or walls, for the housing, shelter, or enclosure of persons, animals, chattels, or property of any kind. See also "structure."

Building, accessory. See accessory structure.

Building, addition to. See addition.

Building, residential. See residential building.

Building coverage. See lot coverage.

Building height. See height or building.

Building line means a line established by law or agreement usually parallel to the property line beyond which a structure may not extend.

Building site means the same as lot.

Carport means an accessory structure or portion of a principal structure, consisting of a roof and supporting members such as columns or beams, unenclosed from the ground to the roof on at least two sides, and designed or used for the parking or temporary storage of motor vehicles of owners or occupants of the structure to which it is accessory.

Certificate of occupancy means a required document issued by the building department prior to the occupation or use of vacant land, except for agricultural uses, or prior to occupation or use of buildings erected or structurally altered.

Commission or Planning Commission - The City of Coachella Planning Commission or the City of Indio Planning Commission.

Conditional Use means a use, which requires a special degree of control because of characteristics peculiar to it, or because of size, technological processes or type of equipment, or because of the exact location with reference to surroundings, streets and existing improvements or demands upon public facilities. Such control is to ensure that the particular use at the particular site on which such use is proposed to be located, is compatible with other existing or permitted uses surrounding the site.

Contiguous means the same as adjoining.

Corner lot - see lot, corner.

Coverage - see lot coverage.

Curb level means the level of the established curb in front of the building measured at the center of such front. Where no curb level has been established, the city engineer shall establish such curb level or its equivalent.

Density means the number of dwelling units that may be constructed per acre or per square foot of lot area.

Depth of lot - see lot, depth.

Design means street alignment, grades and width, alignment and width of easements and rights-of-way for drainage and sanitary sewers and minimum lot area depth and width. Design shall also include the alignment, grade and width of easements and rights-of-way for utilities as well as grading and general layout of the lots and streets within the area.

Density, Gross - the total number of dwelling units permitted on an acre of land exclusive of all existing public arterial streets and rights-of-way, but including all streets or right-of-way to be developed.

Density, Net - the same as density except proposed streets and rights-of-way shall be excluded.

Detached living quarters means the same as guest house.

Developer means a person or agency proposing to initiate and carry out a project.

Development means the activity of preparing land and constructing buildings, facilities, or other improvements in order to establish a land use. Development also means a lot or parcel together with the buildings, facilities, or other improvements located thereon.

Director is the Community Development Director of the city, or said person's designee.

Dust, fugitive sources means sources of dust other than from a stack, chimney or vent such as from open piles, conveyors, loading, etc.

Dust, windborne means particulate matter, which is solid at standard conditions and released into the atmosphere by the action of wind.

Dwelling means a building or portion thereof designed or used exclusively for residential purposes or occupancy.

Dwelling, accessory - see guest house.

Dwelling living quarters means the same as guest house.

Dwelling, single-family detached means a detached building designed or used exclusively for occupancy by one family and containing one dwelling unit.

Easement, private road, a road easement that the planning official determines to be adequate for access and which conforms to such dimensional and improvement standards adopted by the City Council.

Family means a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit in a residential building.

Fence means a free-standing structure of metal, masonry, composition or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, privacy, protection, screening or partition purposes.

Final map means a map prepared in accordance with the subdivision ordinance and with any applicable provisions of the Subdivision Map Act, designed to be recorded with the county recorder.

Fire protection means such fire hydrants and other protective devices as required by fire protection district.

First story means the lower-most story which is primarily above exterior grade on one or more sides, containing at least fifty (50) percent living accommodations or related nonresidential uses and from which there is direct egress to the exterior. Stories below grade used for storage, parking, mechanical equipment or other services are not considered basement stories. Related nonresidential uses include laundry space, recreation, or hobby room, commercial use and related corridor space.

Flood hazard means a hazard to land or improvements due to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

Front yard. See yard, front.

Frontage means all property fronting on one side of a street between intersecting or intercepting streets.

Garage, private, a building, or a portion of a building, enclosed and used primarily for the parking of automobiles belonging to the occupants of the property.

General plan means a comprehensive declaration of purposes, policies and programs for the development of the city and including, where applicable, diagrams, maps and text setting forth objectives, principles, standards, and other features, and which has been adopted by the city council.

Grade means the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of the building and the property line if it is less than five feet distant from said wall.

Gross Area - the horizontal area within the lot lines of a lot or parcel of land before public streets, dedicated or reserved for public use are deducted from such lot or parcel.

Guest house means an accessory structure used solely as a temporary dwelling of guests of the occupants of the premises with no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Guest room means any habitable room which does not contain cooking facilities and is designed or used for occupancy by one or more persons.

Height, building or structure means the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

Home occupation means an accessory use which:

1. Is clearly incidental to or secondary to the residential use of a dwelling unit;
2. Is not the principal office;
3. Is carried on within a dwelling unit or accessory structure by one or more occupants of such dwelling unit;
4. Occupies not more than twenty-five (25) percent of the total floor area of such dwelling unit and in no event more than five hundred (500) square feet of floor area.
 - A. In connection with the operation of a home occupation, it shall not be permitted:
 1. To sell articles produced elsewhere than on the premises;
 2. To have exterior displays or a display of goods visible from the outside;
 3. To store materials or products outside of a principal or accessory structure;
 4. To display in an R-1 District a nameplate or other sign;
 5. To make external structural alterations, which are not customary in residential buildings;
 6. To produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects.

Landscaping means the planting and maintenance of some combination of trees, ground cover, shrubs, vines, flowers or lawns. In addition, the combination or design may include natural features such as rock and stone and structural features including, but not limited to fountains, reflecting pools, art work, screens, walls, fences and benches.

Lot means a piece or parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are required by this plan.

Lot of record means a lot, which is part of a subdivision recorded in the office of the county recorder.

Lot area means the total area measured in a horizontal plane included within the lot lines of a lot or parcel of land.

Lot coverage, means that percentage of a lot which, when viewed directly from above would be covered by a structure or structures, or any part thereof, excluding projecting roof eaves. Flat work, paving and pools are not considered a part of lot coverage.

Lot depth means the distance between the midpoint of the front lot line and the midpoint of the rear lot line.

Lot frontage, See frontage.

Lot line, front means a line separating an interior lot from a street or highway, or a line separating the narrower street frontage of a corner lot from the street or highway, unless otherwise specified by deed restrictions. On an interior lot, the front lot line is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specified another line as the front lot line. On a through lot or a lot with three or more sides abutting a street or a corner or reverse corner lot with lot lines of equal length, the Community Development Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of this title. On a private street or easement, the front lot line shall be designed as the edge of the easement.

Nonconforming Structure, an lawfully established building or structure that does not conform to the regulations of this title or is designed for a use that does not conform to the regulations of this title for the district in which it is located, either on the date of adoption of this chapter or as the result of subsequent amendments to this chapter.

Lot line, rear means a lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot line, side means any lot boundary line, not a front lot line or a rear lot line. On a corner lot, the street right-of-way line with the greatest amount of street frontage shall be the side lot line.

Lot width means the horizontal distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot line.

Lot, corner means a lot situated at the intersection of two or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.

Lot, reversed corner means a corner lot, the side street of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, flag means a lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than twenty (20) feet in width at any point connecting the main building site area to the frontage street.

Lot, interior means a lot bounded by a street on one side only, or a lot other than a corner lot.

Lot, key means the first interior lot to the rear of a reversed corner lot and not separated by an alley.

Lot, through means an interior lot having a frontage on two parallel or approximately parallel streets.

Map. See final map, parcel map, tentative map.

Model home means a dwelling or residential building having all of the following characteristics:

1. Such dwelling is constructed upon a proposed lot previously designated as a model home site by the planning commission in a subdivision for which the planning commission has approved or conditionally approved a tentative map, but for which a final map has not yet been recorded. The proposed lot upon which the model home is constructed is recognized as a legal building site for the duration of the model home permit.
2. No certificate of occupancy for such dwelling has been issued by the building department.
3. Where applicable, temporary access thereto is permitted over future streets previously restricted to public, access.
4. Such dwelling is intended to be temporarily utilized as an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

Open space, common means open space substantially free of structures, but possibly containing improvements which are part of a general development plan and are appropriate for the recreation of residents of a planned residential development. This area shall not include private streets, driveways, private yards or patios, parking or loading spaces or utility easements where the ground surface cannot be used appropriately for active or passive recreation, nor other areas primarily designed for other operational functions.

Outdoor storage means storage of goods and materials outside of any building or structure, but not including storage of a temporary or emergency nature.

Pathway an access way to accommodate pedestrians, bicycles, and electric carts.

Pedestrian way means a right-of-way for pedestrians, free from vehicular traffic.

Pool means any structure used for swimming, bathing or wading.

Projection, architectural means anything attached to and extended outside the outer face of the exterior wall of a structure and not intended for shelter or occupancy.

Property line means a line separating parcels of real property having separate legal descriptions, but not including a building line.

Public way means any street, alley, pedestrian way, channel, viaduct, subway, tunnel, bridge, easement, right-of-way or other way of which a public agency has a right of use.

Rear lot line. See lot line, rear.

Rear yard. See yard, rear.

Recreational room means a room, contained in either a main building or an accessory building, designed to be utilized primarily for games, the pursuit of hobbies, social gatherings and such activities. Such a room may contain such plumbing fixtures as are utilized in a bar or hobby activities. Such a room in a single-family or two-family dwelling or in an accessory building appurtenant to a single-family or two-family dwelling, may not include facilities for the cooking and preparation of food.

Recreational vehicles include the following:

1. Travel trailer means a vehicular portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses permanently identified as a travel trailer by the manufacturer;
2. Camper means a structure designed primarily to be mounted upon a motor vehicle and with sufficient facilities to render as suitable for use as a temporary dwelling for camping, travel, recreational and vacation purposes;
3. Motorized home means a portable dwelling designed and constructed as an integral part of a self-propelled vehicle;
4. Full tent trailer means a canvas folding structure mounted on wheels and designed for travel and vacation use;
5. Boats and boat trailers includes boats, floats, and rafts plus the normal equipment to transport the same on a highway.

Residential building means a building or portion thereof designed or used for human habitation.

Right-of-way is an area or strip of land, either public or private, on which a right of passage has been recorded.

Room, habitable means an enclosing subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room, or service porches

Screening, means solid walls, solid fences or dense living hedges, together with a wire fence, for the purpose of concealing from view the area behind such structure or hedges. Such screening shall be maintained in an attractive manner at all times.

Secondary housing unit means a detached or attached dwelling unit which provides complete, independent living facilities for one or two adult persons sixty (60) years of age or older. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary unit is situated.

Setback means a minimum horizontal distance between the planned street line, or the lot line if there is no planned street line, and the building line, or a line parallel to the lot line if there is no building line.

Setback Area the area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Setback Distance the distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Sidewalk means that portion of a thoroughfare other than a roadway set apart by curbs, barriers, markings or other delineations for pedestrian travel.

Sign means any printed or written text (including letter work or numeral), pictorial representation (including illustration, decoration or figure), emblem (including device, symbol or trademark), commercial flag (including advertising banner or pennant).

Sign, directional means a sign containing words or symbols indicating an entrance to, exit from, location of or distance to structures or sites.

Sign, ground means a sign, the lower part of the base of which is resting entirely or in part on the ground.

Sign, project title means an on-site sign, which carries the overall name of a residential subdivision or planned unit development.

Sign, projecting means an on-site sign other than a wall sign suspended from or supported by a building or structure and projecting out at any angle to the plane of the wall.

Site, building means the same as lot.

Specific plan means a definite statement adopted by ordinance of policies, standards and regulations, together with a map or description defining the location where such policies, standards, and regulations are applicable.

Story means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Structure, accessory. See accessory structure.

Subdivider means any person, firm, corporation, partnership or association who causes land to be divided into a subdivision for himself, herself or others.

Ultimate Right-of-Way the right-of-way shown as ultimate on an adopted precise plan of highway alignment; or the street rights-on-way shown within the boundary of a recorded tract map, a recorded parcel map, or a recorded development plan. The latest adopted or recorded document in the cases mentioned in this section shall take precedence. If none of these exist, the ultimate right-of-way shall be considered the right-of-way required by the highway classification as shown on the master plan of arterial highways. In all other instances, the ultimate right-of-way shall be considered to be the existing right-of-way.

Use, principal, means the main or primary purpose for which a structure or lot is designed, arranged or intended, or for which either may be used, occupied or maintained under this chapter.

Wing Wall an architectural feature in excess of six feet in height, which is a continuation of a building wall projecting beyond the exterior walls of a building.

Yard means an open space other than a court, on a lot or parcel of land, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yard, front means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot. Where there is a building line farther back from the yard line, the building line, not the front lot line, shall be controlling. In addition, if there is a planned street line beyond the lot line, the planned street line shall be the point of measurement rather than the lot line.

Yard, rear means a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot.

Yard, side means a yard more than six inches in width between a main building and the side lot line, extending from the front yard or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

Appendix 2

City of Coachella General Plan Analysis

GENERAL PLAN ANALYSIS
City of Coachella

LAND USE ELEMENT

Residential Policies:

Policy: All new residential development shall conform to the building density ranges established on the Land Use Policy Diagram. No residential project shall exceed the maximum density allocated for a particular site as indicated on the Land Use Policy Diagram except where a density bonus is permitted pursuant to the Agriculture Transition Overlay Policy that follows.

A Medium Density Residential (RM) category shall be established on the Land Use Policy Diagram. The density standard for this category shall range from 0 – 10 du/ac. The maximum density shall be 10 dwelling units per acre.

The project proposes to develop 295 single family residential homes on 90+/- acres with a density of 3.0 dwelling units per acre which is below the maximum allowable density for the area.

Open Space Development Policies:

Goal: The City shall contain ample amounts and varying types of open space and agriculture for its scenic, recreational and economic contribution to Coachella's quality of life.

The project includes 29 acres of open space attributed to a community park and 3 golf-tees which form an extension of the Kah' We' Ah' Golf Course located south of the site.

Citywide Development Policies:

Policy: The City shall coordinate with the local Indian Tribes including the Cabazon Band of Mission Indians, the 29 Palms Band of Mission Indians, the Augustine Bank of Mission Indians and the Torres Martinez Desert Cahuilla Indian to achieve mutually compatible land uses on adjacent properties.

The project is located adjacent to the northern boundary and the eastern boundary of the Cabazon Band of Mission Indians' Fantasy Springs Resort and Ka' We' Ah' Golf Course. Within the project is an extension of the tribal golf course.

CIRCULATION ELEMENT

Circulation Policies:

Policy: New developments will be required to dedicate the land and make the improvements to provide for the construction of the ultimate roadway system.

Resolution 2005-07, adopted February 9, 2005, approved the realignment of Harrison Street to the eastern boundary of the site. The street, designated as a Collector Street in the City's General Plan, measures 88' in width. The project shall make the improvements along with half width dedication of Harrison Street to the City.

Policy: The City shall require new development to improve all affected Highways, Major Arterials, Arterials and Collector streets to provide safe two way access directly adjacent to, and leading to and from the new development. The following guidelines shall be used to define appropriate access:

- *The City shall require improvements adjacent to the development to include improvements to the centerline plus a complete travel lane on the opposite side of the centerline and shoulder improvements as needed for traffic safety and/or parking. Full improvements are required for the full length of the development.*
- *The City shall require transitions to the existing roadway beyond the development which may include acceleration and/or deceleration lanes.*
- *The City shall require improvements adjacent to and beyond the development to adequately provide for impacts created by the new development including pedestrian, drainage facilities and traffic signals.*

The project shall provide for street improvements on Harrison Street on the portion adjacent to the site's easternmost boundary.

Policy: Landscaped setbacks are necessary to soften the effect of the hardscape including buildings, parking areas and perimeter walls. Setbacks may vary, but shall generally be as follows:

- *Harrison Street (State Highway 86)(and Grapefruit Boulevard (State Highway 111) – 10 to 20 feet.*
- *Major Arterials – 10 to 15 feet*
- *Arterials – 10 feet*
- *Collector Streets – 10 feet*

The project shall provide a 12' setback from back of curb on Harrison Street.

Policy: perimeter walls and fences should be designed to allow public views into projects from the street and shall be required where possible. Varying setbacks and landscape treatments may also be required to enhance the public view of perimeter areas. Designs of perimeter walls should be varied from project to project for visual relief along a streetscape but should have unifying or consistent elements to achieve a pleasing transition.

The project shall provide for perimeter walls with view fencing.

Policy: The City's streetscape quality shall be improved by under grounding of utilities wherever possible.

The project shall provide for the under grounding of utilities for the project.

URBAN DESIGN ELEMENT

Urban Design Policies:

Policy: Single family residential projects shall provide pedestrian access within the project as well as to adjacent residential neighborhoods.

Sidewalks are provided on Harrison.

Policy: Single family subdivisions shall be designed to include an identifiable collector system of street and curvilinear street patterns. Cul-de-sac street shall not exceed 500 feet in length.

The project cul-de-sacs do not exceed the City's standards with the exception of one cul-de-sac located at the southeast corner of the site. This cul-de-sac shall be constructed with a crash-gate and utilized for emergency purposes.

Policy: Dwellings shall be set back with varying distances from the minimum allowed front yard setback in order to increase visual diversity along the street. Setbacks should vary a minimum of 5 feet.

Policy: Dwellings should be designed to allow various garage orientations, such as entering from the front or the side, or varying locations, such as front facing locate at the rear of the property or setback behind the front line of the residence.

Policy: Perimeter areas shall include a focal point at the entries and at major intersections adjacent to the subdivision.

The project shall provide for varying distances in front yard setbacks, allow for varying garage orientation. The project shall provide for monument signage at entries to the project.

INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT

Infrastructure and Public Services Policies:

Policy: The City shall require connection to the sewer system of all new development at urban densities of one unit per acre or greater. New development at rural densities or in areas with extremely difficult and/or expensive sewer construction, for example the Mecca Hills, may be accommodated by private septic systems provided there are no negative health and safety impacts and subject to review and approval by the City Council, the Coachella Sanitary District, the Riverside County Environmental Health Department, the Coachella Valley water District and the Regional Water Quality Control Board. The City Ordinance which regulates private septic systems shall be amended in accordance with this policy.

The Master Developer shall provide connection to the sewer system for the project.

Policy: The City shall require appropriate development projects to comply with NPDES construction requirements.

The project shall comply with NPDES construction requirements.

CONSERVATION ELEMENT

Conservation Policies:

Policy: The City shall require that project sites and development plans be reviewed by a qualified wildlife biologist and horticulturist to identify any impacts to habitat areas of rare, threatened and endangered wildlife and plant resources and to recommend appropriate mitigation measures including the salvage and reuse of native vegetation in project landscaping.

The project has addressed this requirement a Biological Report prepared for the project. The report found no native plants on site.

OPEN SPACE AND PARKS ELEMENT

Open Space Policies:

Policy: The City shall seek dedications of real property and improvements for bicycles paths in residential subdivisions.

The private street network within the development will allow for bicycle circulation. In addition, residents will have access to the Fantasy Springs Resort by way of golf cart paths.

Parks and Recreation Policies:

Policy: New development projects for multiple family residential or self contained planned developments shall be required to provide additional recreations amenities within their project.

The project shall be provided with a private, internal, park site along with access to full amenities to the Fantasy Springs Resort located south of the project.

ENVIRONMENTAL HAZARDS AND SAFETY ELEMENT

Environmental Hazards and Safety Policies:

Policy: The City may require an acoustical analysis in compliance with the California Administrative Code Title 25, for proposed residential developments.

The analysis shall be prepared under the supervision of a person experienced in the field of acoustical engineering and shall evaluate existing and projected noise levels, as well as, recommend noise attenuation measures.

An acoustical analysis was prepared for the project and it was determined that noise generated by project traffic would not produce significant adverse noise in the area.

Policy: The City shall require all proposed developments meet the significance threshold criteria established by the SCAQMD in the most recent version of the "CEQA Air Quality Handbook."

Policy: The City shall encourage developers to limit extensive grading and cut and fill operations that generate PM10, Particulate Matter.

The project shall adhere to all regulations established by EPA relative to SWPPP/PM10 mitigation plans as a measure utilized to control wind and water borne erosion associated with grading operations.

Appendix 3

City of Indio General Plan Analysis

GENERAL PLAN ANALYSIS **City of Indio**

COMMUNITY DEVELOPMENT ELEMENT

Land Use Goals and Policies:

Policy: The Residential Medium designation allows for a range of detached and attached single-family units and low intensity multifamily residential units. This designation encourages greater housing diversity and acts as a transition zone between low density developments and higher density multifamily projects.

The project site was rezoned from Residential Low to Residential Medium and approved pursuant to Resolution 8978, adopted June 1, 2005.

Open Space Goals and Policies:

Goal: To provide a range of active and passive recreational areas as well as provide areas for the preservation of the natural environment.

The project provides open space area which is an extension of the Ka' We' Ah' Golf Course located south of the site. The golf course serves as an amenity to residents of the project inclusive of full amenities to the Fantasy Springs Resort area.

Goal LU-11: Recognize the need for flexibility in design of large development projects, and allow the adoption of City or developer provided specific plans that will boundary.

The project proposes adoption of the Specific Plan to allow for the development of 295 units on 90 acres providing development standards for the project.

Circulation Goals and Policies:

Policy Cir-1.2: Establish roadway cross sections and standards that are adequate to ensure traffic safety.

The project shall construct roadways based on City standards. Harrison Street shall be constructed as an 88' wide Collector Street. Private streets within the community shall be 41' wide.

Policy Cir-2.3: Provide a system of sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.

The project provides for pedestrian circulation within the community, along its perimeter street and onto the Ka' We' Ah' Golf Course.

Infrastructure /Public Services Goals and Policies:

Policy DW-1.1: The City shall provide an adequate supply of domestic water needed to meet current City demand and future developments.

The project has a Master Water Plan in conjunction with the City, which provides water service to the community.

Policy DW-1.3: The city shall require that water conservation measures be implemented into all construction projects.

The project ensures that water conservation measures are implemented during construction and provided for in the landscape plans for the project.

Wastewater Goals and Policies:

Policy WCT-1.1: The City shall work with Valley Sanitary District (VSD) and the City of Coachella to ensure that an adequate wastewater collection and treatment system is available to provide service to both current demand and future developments.

The project has a Master Sewer Plan for the provision of wastewater service to the site.

Parks and Recreation Goals and Policies:

Policy PR-1.2: The City shall ensure that parks are developed on the appropriate sized parcels in locations that best serve the community.

The project provides for a community park which shall be maintained by the Homeowner's Association.

Planning Area Wide Design Goals and Policies:

Policy CD-1.2: Residential projects shall use walls, landscaping and identification signage to identify entries. Residential projects are encouraged to provide additional landscaped areas at entries to allow for additional landscape and hardscape elements, including identification signage.

The project provides for landscaped entries and monumentation signage for the community. Main entrance to the project shall be on the future Harrison Street.

Site Design and Architectural Goals and Policies:

Policy CD-2.1: Single-family residential neighborhoods shall be designed to create a recognizable sense of place and a secure neighborhood.

The project accomplishes this goal by incorporating project wide development standards in the Specific Plan.

ENVIRONMENTAL ELEMENT

Soil Erosion from Grading:

Policy SO-1.1: The City shall control grading of land to minimize the impact of soil erosion from wind, water and landslides in areas of unstable slopes; and reduce negative aesthetic impacts in areas of significant landforms.

The project shall adhere to and be in compliance with City regulations regarding grading activities.

Water Resources:

Policy WR-1.1 The City shall ensure that development projects do not degrade surface waters and groundwater basins.

The project shall adhere to the NPDES program relative to stormwater discharge and provide for the use of drought-tolerant desert landscape.

Energy Conservation:

Policy ED-1.1: The City shall ensure that energy conservation measures are implemented in all development projects.

The project shall provide energy-conserving features in the units and orient units in a manner that increases energy efficiency.

Cultural Resources:

Policy CR-1.2: Encourage the preservation of significant prehistoric or historic archaeological sites, historic buildings or structures, area of traditional cultural significance, or paleontological formation/fossils.

The project is located adjacent to property owned by the Cabazon Band of Mission Indian and as such will incorporate the Kah' We' Ah' theme throughout the project.

Appendix 4

Resolutions/Ordinances

City of Coachella

City of Coachella Notice of City Council Action
Council Bill No. 2006-25 Ordinance No. 964
Initial Study-Specific Plan-Architectural Review Resolution No. 2006-122
Tentative Tract Map No. 33556 Resolution No. 2006-123

City of Indio

City of Indio CC Letter of Approval/Conditions of Approval
Specific Plan..... Ordinance No. 1487
Tentative Tract Map No. 33557 Resolution No. 9178



1515 SIXTH STREET • COACHELLA, CA 92236

Fax: (760) 398-8117

Administration	398-3502	Grants	398-3502
Animal Control	398-4978	Neighborhood Svcs.	398-4978
Building	398-3002	Personnel	398-3502
City Clerk	398-3502	Planning	398-3102
City Council	398-3502	Public Works	398-5744
Code Enforcement	398-4978	Recreation	398-3502
Economic Develop.	398-3502	Riverside Sheriffs Office	863-8990
Engineering	398-5744	Sanitary	391-5008
Finance	398-3502	Senior Svcs.	398-0104
Fire	398-8895	Utilities	398-2702

NOTICE OF CITY COUNCIL ACTION

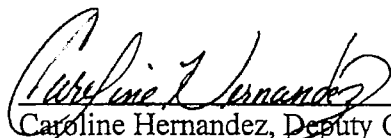
TO: Carmen Manriquez, Community Development Director **DATE:** December 12, 2006

FROM: Caroline Hernandez, Deputy City Clerk

SUBJECT: Coachella City Council Regular Meeting of November 29, 2006

- REF:** 12a. 1. Council Bill No. 2006-25 (Ord. No.), An Ordinance of the City Council of the City of Coachella, California, Amending the Official Zoning Map from "R-E" (Residential Estate) to "SP" (Specific Plan) on Approximately 60 Acres (APN: 601-390-005 and 601-400-001) Generally Located at the Northwest Corner of Harrison Street (Realigned) and Avenue 45 (Extension). Applicant: Cabazon Band of Mission Indians (First Reading).
2. Resolution No. 2006-122, A Resolution of the City Council of the City of Coachella, California, Certifying Environmental Initial Study 05-14, Approving Eagle Falls Specific Plan and Architectural Review 05-24 for Development of a Private Gated Community Around a Golf Course Generally Located at the Northwest Corner of Harrison Street (Realigned) and Avenue 45 (Extension). Applicant: Cabazon Band of Mission Indians.
3. Resolution No. 2006-123, A Resolution of the City Council of the City of Coachella, California, Approving Tentative Tract Map No. 33556 to Subdivide 60 Acres into 202 Single Family Resort Residential Lots in a Private Gated Community Around a Golf Course Generally Located at the Northwest Corner of Harrison Street (Realigned) and Avenue 48 (Extension). Applicant: Cabazon Band of Mission Indians.

ACTION: The City Council approved, by a 4-0 vote, this item as follow: "and, if necessary, to add to the specific conditions of the recreation fees or taxes, and collection of the TOT to make sure it is in compliance with the City's existing TOT ordinance; to read title only on Council Bill 2006-25 and pass to a second reading; to adopt Resolution No. 2006-122 with the previously stated conditions, and adopt Resolution No. 2006-123 with the same conditions"


Caroline Hernandez, Deputy City Clerk

**ORDINANCE NO. 964
COUNCIL BILL NO. 2006-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING THE OFFICIAL ZONING MAP FROM "R-E" (RESIDENTIAL ESTATE) TO "SP" (SPECIFIC PLAN) ON APPROXIMATELY 60 ACRES (APN 601-390-005 AND 601-400-001) GENERALLY LOCATED AT THE NORTHWEST CORNER OF HARRISON STREET (REALIGNED) AND AVENUE 45 (EXTENSION). APPLICANT: CABAZON BAND OF MISSION INDIANS.

The City Council of the City of Coachella, California, does ordain as follows:

WHEREAS, the Planning Commission of the City of Coachella, California, has held a duly noticed public hearing on October 18, 2006, pertaining to Change of Zone No. 05-05 to rezone approximately 60 acres being inside the city limits of the City of Coachella; and

WHEREAS, the Planning Commission voted to recommend to the City Council approval of Change of Zone No. 05-05; and

WHEREAS, the City Clerk set a public hearing on November 8, 2006 at 6:00 p.m. or as soon thereafter as was practical in the Council Chambers of the City Hall, 1515 Sixth Street, Coachella, California, as the time and place for holding the public hearing regarding the approval of the aforesaid documents; and

WHEREAS, at said time and place for holding the public hearing, all persons desiring to be heard in connection with said zone change, were given the opportunity to be so heard; and

WHEREAS, on November 29, 2006 the City Council considered the Environmental Initial Study 05-14 for compliance with the California Environmental Quality Act and has determined that the project will not have a significant impact on the environment and has adopted a Negative Declaration for the project subject to certain mitigation measures; and

WHEREAS, the City Council has considered the proposed Change of Zone No. 05-05 and has determined that the change of zone from "R-E" (Residential Estate) to "SP" (Specific Plan) is in substantial conformance with the goals, objectives, policies and implementation measures of the Coachella General Plan 2020 including the "C-E" (Commercial Entertainment) Land Use designation; and

NOW, THEREFORE, the City Council of the city of Coachella, California, hereby approved Change of Zone No. 05-05 as follows:

Change of Zone No. 05-05 is a proposal to amend the Official Zoning Map of the City of Coachella from "R-E" (Residential Estate) to "SP" (Specific Plan) on approximately 60 acres on parcels 601-390-005 and 601-400-001) generally located northwest of Harrison Street (realigned) and Avenue 45 (extension), particularly described as Exhibit "1" attached hereto and made a part hereof; and

THAT, the City clerk shall certify to the adoption of this ordinance and cause it to be published and circulated in the City of Coachella.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Coachella, held on December 13, 2006 by the following vote:

AYES: Councilman Hernandez, Councilman Macknicki, Councilman Ramirez, Mayor Pro-Tem Villarreal, Mayor Garcia.

NOES: None.

ABSENT: None.

ABSTAIN: None.



Eduardo Garcia, Mayor

ATTEST:


Isabel Castillon, City Clerk

ja

ORDINANCE NO. 1487

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING EAGLE FALLS SPECIFIC PLAN FOR APPROXIMATELY 30 ACRES LOCATED SOUTH OF AVENUE 44, EAST OF WASTEWAY NO. 3; CABAZON BAND OF MISSION INDIANS.

WHEREAS, on July 28, 2006, The Cabazon Band of Mission Indians filed an application to adopt the Eagle Falls Specific Plan (06-7-21) on approximately 30 acres of vacant land east of Wasteway No. 3 and south of Avenue 44, APN 601-370-009; and,

WHEREAS, the proposed land use designations are not in conflict with the Goals, Policies and Objectives of the City's General Plan; and

WHEREAS, a Mitigated Negative Declaration has been adopted by the City of Coachella as Lead Agency, pursuant to the environmental review guidelines of the California Environmental Quality Act, and environmental impacts were examined in the environmental assessment submitted by the applicant, along with specialized studies; and,

WHEREAS, on November 8, 2006, the Planning Commission conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Specific Plan, and concluded its proceedings.

WHEREAS, on December 6, 2006 and January 9th, 2007 the City Council conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Specific Plan, and concluded its proceedings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, HEREBY RESOLVES, AS FOLLOWS:

Section 1. APPROVAL of Specific Plan 06-7-21 based on the following findings:

- 1 That the proposed Eagle Falls Specific Plan is consistent with the goals and policies of the Indio General Plan 2020. The proposed Specific Plan will facilitate the orderly development of a residential development.
- 2 That the proposed Eagle Falls Specific Plan is consistent with the Indio Code of Ordinances.

Section 2. That the above recitations are true and correct and constitute the findings of the City Council regarding Specific Plan 06-7-21.

PASSED, APPROVED, and ADOPTED this 21st day of February 2007, by the following vote:

AYES: Fesmire, Ramos Watson, Wilson, Godfrey
NOES: Gilbert



BEN GODFREY, MAYOR

ATTEST:



CYNTHIA HERNANDEZ, CMC
CITY CLERK

RESOLUTION NO. 2006-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, CERTIFYING ENVIRONMENTAL INITIAL STUDY 05-14, APPROVING EAGLE FALLS SPECIFIC PLAN AND ARCHITECTURAL REVIEW 05-24, FOR DEVELOPMENT OF A PRIVATE GATED COMMUNITY AROUND A GOLF COURSE GENERALLY LOCATED AT THE NORTHWEST CORNER OF HARRISON STREET (REALIGNED) AND AVENUE 45 (EXTENSION). APPLICANT: CABAZON BAND OF MISSION INDIANS.

WHEREAS, The Cabazon Band of Mission Indians has filed application for the Eagle Falls Specific Plan to develop a private gated community with minimum lot sizes of 5,000 and 6,000 square feet, generally located at the northwest corner of Harrison Street (realigned) and Avenue 45 (extension), more particularly described in Exhibit "1" attached hereto and made part hereof; and

WHEREAS, the City has processed said applications pursuant to the Subdivision Map Act (commencing with Section 64600, title 7 of the Government Code) and the Coachella Environmental Quality Act of 1970, as amended; and

WHEREAS, mitigation measures have been added to the project Conditions of Approval, more particularly described in Exhibit "2" attached hereto and made part hereof; and

WHEREAS, on October 18th, 2006, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Specific Plan AND Architectural Review 05-24, as presented by the applicant, together with the recommendations of the Department of Community Development; and

WHEREAS, the Planning Commission does recommend the certification of EA 05-14, approval of the Eagle Falls Specific Plan, and Architectural Review 05-24, subject to the following findings and conditions of approval as modified by the Planning Commission:

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California, does hereby certify Environmental Initial Study 05-14, approve the Eagle Falls Specific Plan, and Architectural Review 05-24 subject to the findings and conditions recommended by the Planning Commission on October 18, 2006; and

PASSED, APPROVED, AND ADOPTED this 29th day of November, 2006, by the following roll

call vote:

AYES: Councilman Garcia, Councilman Macknicki, Councilman Ramirez, Mayor Villarreal.

NOES: None.

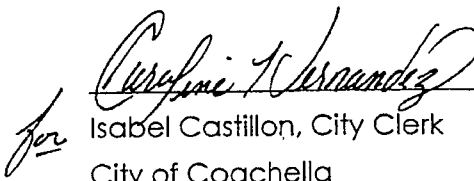
ABSENT: Mayor Pro-Tem De Lara.

ABSTAIN: None.




Jesse Villarreal, Mayor
City of Coachella


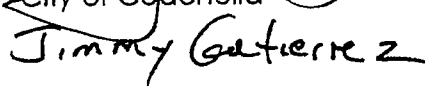
ATTEST:


Isabel Castillon, City Clerk
City of Coachella

I hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2006-122, duly passed and adopted at a meeting of the City Council of the City of Coachella, California, held on November 29, 2006.


Isabel Castillon, City Clerk
City of Coachella

APPROVED AS TO FORM:


Arturo N. Pizarro, City Attorney
City of Coachella


ATTACHMENTS

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
4. Biological Resources 1. The developer will be required to pay \$52,800 in Coachella Valley Fringe-Toed Lizard fees to the Coachella Valley Association of Governments.	Developer	Prior to issuance of Grading Permit		
5. Cultural Resources 1. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. 2. The excavation areas identified as likely to contain paleontologic resources should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The monitor should also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. Collected samples should be washed to recover small invertebrate and vertebrate fossils. Recovered specimens should be prepared so that they can be identified and permanently preserved. Specimens should be identified, curated and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens should be prepared upon completion of the steps outlined above. The report should include a discussion of the significance of all recovered specimens.	Developer	During Grading activities Prior to issuance of Grading Permit		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
6. Geology and Soils				
1. A Geotechnical Study addressing the liquefaction and proposed mitigation shall be required and approved by the Cities.	Developer	Prior to issuance of Building Permits		
2. The foundations of any new structure shall provide foundations that use grade beam footings to isolate columns to continuous footings, designed to accommodate the estimated differential settlement of 1 inch in a 40-foot span (1:480 angular distortion ratio); or structural mats that are flat-plate or waffled and use either conventionally reinforced or post tensioned tendons, designed to accommodate the estimated differential settlement of 1 inch in a 40-foot span (1:480 angular distortion ratio).	Developer/ Grading Contractor	Throughout construction process		
7. Hazardous Materials				
1. The proposed circulation plan for the project will be reviewed by the Fire Department of both jurisdictions to ensure that the development will not interfere with any known emergency response plans.	Developer	Prior to approval of associated maps		
9. Land Use / Planning				
1. The developer shall submit pay \$600/acre (\$52,800) to Coachella Valley Association of Governments as part of the Coachella Valley fringe-toed lizard mitigation plan prior to issuance of grading permits.	Developer	Prior to issuance of Grading Permits		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
11. Noise				
1. Construction activities on-site shall take place only during the hours specified within both the City of Coachella and City of Indio Municipal Codes.	Developer/ Grading Contractor	Throughout construction activities		
2. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.	Developer/ Grading Contractor	Throughout construction activities		
3. Approved haul routes shall be in used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations.	Developer/ Grading Contractor	Throughout construction activities		
4. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.	Developer/ Grading Contractor	Throughout construction activities		
5. Every effort shall be made during construction activities to create the greatest distance between noise sources and noise sensitive receptors located in the vicinity of the project site.	Developer/ Grading Contractor	Throughout construction activities		
6. Stationary equipment should be placed such that emitted noise is directed away from noise-sensitive receptors.	Developer/ Grading Contractor	Throughout construction activities		
7. Mechanical equipment shall be acoustically engineered, incorporating mufflers, enclosures, parapets and/or other noise attenuation features, so that noise generated by the operation of this equipment does not exceed the applicable noise standard at sensitive receptor locations.	Developer/ Grading Contractor	Throughout construction activities		
8. The applicant shall prepare final construction plans that place five foot walls with sound abatement qualities to surround the project.	Developer/ Grading Contractor	Throughout construction activities		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
13. Public Services				
1. The project will be required to provide on-site fire hydrants as well as adequate emergency access to the project and to the individual residences.	Developer	Prior to approval of Site Plan and associated maps		
2. Project site plans shall be reviewed and approved by the Fire Department prior to approval of project.	Fire Department	Prior to approval of Site Plan and associated maps		
3. The project will comply with Uniform Fire Code, Uniform Building Code and other applicable state and national code provisions regarding building construction, including fire sprinklers.	Fire and Building Departments	Prior to issuance of Building Permit		
4. The Project will be required to participate in a Community Facilities District (CFD) established by both the Cities of Coachella and Indio.	Developer	Throughout the life of the Project		
5. The developer shall pay any additional required fees for fire protection services for the development.	Developer	Prior to Approval of Site plan and associated maps		
6. Prior to recordation of the final map Quimby fees shall be paid, unless other in lieu mitigation is approved by both Cities.	Developer	Prior to recordation of the Final Map		

14. Recreation

1. Prior to recordation of the final map Quimby fees shall be paid, unless other in lieu mitigation is approved by both Cities.	Developer	Prior to recordation of the Final Map		
---	-----------	---------------------------------------	--	--

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
<p>15. Transportation / Traffic</p> <p>1. The Developer shall contribute a fair share component determined by both Cities to Mitigation Measures described in the Fantasy Springs Master Plan Traffic Study.</p>	Developer	Prior to approval of Site Plan		

RESOLUTION NO. 2006-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 33556 TO SUBDIVIDE 60 ACRES INTO 202 SINGLE FAMILY RESORT RESIDENTIAL LOTS IN A PRIVATE GATED COMMUNITY AROUND A GOLF COURSE GENERALLY LOCATED AT THE NORTHWEST CORNER OF HARRISON STREET (REALIGNED) AND AVENUE 45 (EXTENSION). APPLICANT: CABAZON BAND OF MISSION INDIANS.

WHEREAS, The Cabazon Band of Mission Indians has filed application for the Eagle Falls Specific Plan to develop a private gated community with minimum lot sizes of 5,000 and 6,000 square feet, generally located at the northwest corner of Harrison Street (realigned) and Avenue 45 (extension), more particularly described in Exhibit "1" attached hereto and made part hereof; and

WHEREAS, the City has processed said applications pursuant to the Subdivision Map Act (commencing with Section 64600, title 7 of the Government Code) and the Coachella Environmental Quality Act of 1970, as amended; and

WHEREAS, mitigation measures have been added to the project Conditions of Approval, more particularly described in Exhibit "2" attached hereto and made part hereof; and

WHEREAS, on October 18th, 2006, the Planning Commission of the City of Coachella held a duly noticed and published Public Hearing and considered the Specific Plan, as presented by the applicant, together with the recommendations of the Department of Community Development; and

WHEREAS, the Planning Commission does recommend the certification of EA 05-14, and approval of the Eagle Falls Specific Plan, subject to the following findings and conditions of approval as modified by the Planning Commission:

Findings:

1. That the proposed project is generally consistent with the goals, objectives, policies, and implementation measures of the Coachella General Plan 202.
2. The proposed tentative tract map is consistent with the project Specific Plan, in that it implements the proposed lotting for residential development.
3. That the proposed tentative tract map is compatible with the development standards of the "SP" (Specific Plan) zoning district for The Falls Specific Plan, and implements the proposed project.
4. That Environmental Initial Study 05-14 was prepared pursuant to the State of California Environmental Quality Act Guidelines. A determination was made at a duly noticed public hearing by the Planning commission on October 18, 2006, that the proposed project could not have a significant effect on the environment because of the mitigation measures in EIS No. 05-14.

Conditions:

Final Map

1. The Final Map shall comply with the Subdivision Map Act and City of Coachella Subdivision Ordinance.
2. All public streets shall be dedicated to City of Coachella.
3. Prior to submittal of the final map to the City Council for approval, the applicant shall post securities (Bonds) to guarantee the installation of required improvements and a Subdivision Improvement Agreement shall be submitted to Engineering Division for city Engineer and City Attorney approval.

4. Prior to approval of the Tentative Map, the applicant shall resolve CVWD issues related to existing tile drains or irrigation mains located within the tract boundary or along the streets adjacent to the tract. If necessary tile drains and irrigation lines shall be relocated and easement documents prepared for the new location of any such lines. The easement shall be shown on the final map. Plans for the tile drain or irrigation relocation shall be submitted to CVWD for approval and a copy of the plans shall be submitted to the City for evaluation regarding possible conflict with City facilities. The applicant shall submit to the City approved copies of any such relocation plans.

Grading and Drainage

5. A preliminary geological and soils engineering investigation shall be conducted by a registered soils engineer, and a report submitted for review with the grading plan and shall include pavement recommendations (on-site & off-site). The report recommendations shall be incorporated into the grading plan design prior to grading plan approval. The soils engineer and/or the engineering geologist shall certify to the adequacy of the grading plan.
6. A grading plan, prepared by a California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. A final soils report, compaction report and rough grading certificate shall be submitted and approved prior to issuance of any building permits.
7. A Drainage Report, prepared by California Registered Civil Engineer, shall be submitted for review and approval by the City Engineer prior to issuance of any permits. The report shall contain an Hydrology Map showing on-site and off-site tributary drainage areas and shall be prepared in accordance with the requirements of the Riverside County Flood Control District. Adequate provisions shall be made to accept and conduct the existing tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. If the design of the project includes a retention basin, it shall be sized to contain the runoff resulting from a 10-year storm event and the runoff from a 100-year storm event shall be contained within basin with shallow ponding (1.5' max.) and within the public streets. The basin shall be designed to evacuate a 10-year storm event within 72 hours. The size of the detention basin(s) shall be determined by the hydrology report and be approved by the City Engineer. Detention basin shall be provided with a minimum of 2.00 feet sandy soil if determined to contain silt or clay materials. Maximum allowable percolation rate for design shall be 10 gal./s.f./day unless otherwise approved by the City Engineer. A percolation test for this site is required to be submitted. A combination drywell-drain field shall be constructed at all points where runoff enters the retention basin.

8. Any retention-detention basins shall be designed to be suitable and safe for open space-park use.
9. Site access improvements shall be in conformance with the requirements of Title 24 of the California Administrative Code. This shall include access ramps for off-site and on-site streets as required.
10. Applicant shall obtain approval of site access and circulation from Fire Marshall and trash disposal company.
11. Separate permits shall be required for wall construction. The maximum height of any wall shall be limited to 6 (six) feet as measured from an average of the ground elevations on either side. A 6' (six) solid textured precision block wall shall be required for the perimeter of any subdivision. A 6' solid textured precision block wall shall be required for the property line between the retention/detention basin and any residential lot. A 6' wrought iron fence shall be required for the perimeter of the retention/detention basin adjacent to public streets. The gate shall include Knox Box to provide for emergency access to the site when the gate is locked.

Street Improvements

12. Street improvement plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check prior to issuance of encroachment permits. All street improvements including street lights shall be designed and constructed in conformance with City Standards and Specifications. Street flowline grade shall have a minimum slope of 0.35 %.
13. Applicant shall construct all off-site and on-site improvements including street pavement, curb, gutter, sidewalk, street trees, perimeter walls, perimeter landscaping and irrigation, storm drain, street lights, any other incidental works necessary to complete the improvements. Driveways shall be a minimum width of 16.00 feet.
14. Applicant shall realign and improve the westerly half of Harrison Street along the project frontage as follows: dedicate right of way to 44' feet. Improvements shall include, 32 feet (curb face to centerline) of 4 inches asphalt paving over 11 inches of class 2 aggregate base, 8 inch type "B" curb and gutter, 6 foot sidewalks, 15,000 lumen HPS (150 watt bulb) street lights, and any other works necessary to complete the improvements according to City standards. Public access shall be provided to either Avenue 44 or Vista del Norte.

15. On-site streets shall be improved to 41 feet (full width) paved roadway consisting of 3 inches A.C. over 5 inches of class 2 aggregate base (min.), 6" type "A" curb and gutter, driveway approaches, 5 feet wide sidewalks, 8,000 lumen HPS street lights (100 watt bulb), temporary turn-arounds shall be constructed at all phase breaks and shall be 2" A.C. over compacted native soil.

Sewer and Water Improvements

16. Sewer and Water Improvement Plans prepared by a California Registered Civil Engineer shall be submitted for Engineering plan check and City Engineer approval.
17. Applicant shall construct all off-site and on-site water improvements and any other incidental works necessary to complete the improvements. Size and location of sewer and water improvements shall be approved by the City Engineer.
18. Minimum depth of sewer manholes shall be 5.00 feet (top of pipe to top of rim). Size and slope of sewer mains shall be approved by the City Engineer. The minimum slope for sewer main shall be as follows: (1) 8" - 0.33 percent, (2) 10" - 0.24 percent, (3) 12" - 0.19 percent, (4) 15", 18", 24", 27" & 33" 0.14 percent.
19. Applicant shall connect to the City sewer system and construct as 12" sewer main in Harrison Street to the northerly tract boundary. Main shall consist of all manholes, laterals, clean-outs, and any other works necessary to complete the sewer system according to the City standards and Sanitary District Master Plans.
20. Applicant shall construct all on-site sewer improvements capable of adequately serving each Single Family Development lot. System shall consist of all main lines, manholes, laterals, clean-outs, and any other works necessary to complete the sewer system according to the City standards, and Sanitary District Master Plans.
21. Applicant shall construct minimum 12" water main in Harrison Street connecting to the existing City water system and extending to the northerly boundary of the tract. Water main shall include all valves, fire hydrants, fittings and any other works necessary to complete the improvements according to City standards.
22. Applicant shall construct all on-site water improvements consisting of but not limited to a looped system connected to the proposed mains in Harrison Street, including all fire hydrants, valves, 4-inch blow offs, fittings, and any other incidental works necessary to complete the improvements according to City standards. All water mains constructed in Cul-de-sacs shall end with a 6" fire hydrant.

23. Applicant shall, under permit from the Department of Health, abandon any existing wells in accordance with Department of Health standards.
24. The applicant shall grant an easement to the City over all the interior private streets for the maintenance of the water mains and sewer mains.
25. The applicant shall provide the City with a well site along the Harrison Street frontage. Well site shall measure 100 feet by 100 feet minimum. The applicant shall construct a 24 foot wide commercial driveway to the well site, and one 12" stub-out to the site connected to the off-site main. Should the water at the applicant's site prove to be non-potable, the applicant shall provide to the City with a site to the west of the White Water Storm Channel, and adjacent to a major city street.

General

26. A composite utility plan showing all utilities shall be submitted for review and approval by the City Engineer. The applicant shall construct all other utilities such as gas, telephone, television cable, electrical, and any other incidental works necessary to complete the utility improvements. All utilities will be constructed underground and extended to the tract boundary. Existing overhead utilities within the limit of construction shall be relocated underground and behind sidewalk.
27. The developer shall submit a Fugitive Dust Control and Erosion Control plan in accordance with Guidelines set forth by CMC and SCAQMD to maintain wind and drainage erosion and dust control for all areas disturbed by grading. Exact method(s) of such control shall be subject to review and approval by the City Engineer. No sediment is to leave the site. Additional securities in amount of \$2,000 per acre and a cash deposit of \$2,000 will be required to insure compliance with this requirement. No work may be started on or off site unless the PM-10 plan has been approved and the original plans are in the engineering department at the City of Coachella.
28. The applicant shall pay all necessary plan check, permit and inspection fees. Fees will be determined when plans are submitted to Engineering Department for plan check.
29. "As-built" plans shall be submitted to and approved by the City Engineer prior to acceptance of the improvements by the City. All off-site and on-site improvements shall be completed to the satisfaction of the City Engineer prior to acceptance of

improvements for maintenance by the City. The applicant's Design engineer shall provide the City with such plans on CDs in an Auto Cad format.

30. The owner shall agree to create a Homeowner's Association for the maintenance of the lighting, perimeter wall, common area landscaping and irrigation, streets, retention basins and parks.

Fire Protection

31. Approved standard fire hydrant, located at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2 hour duration at 20 psi.
32. Blue dot reflectors shall be placed in the street 8 inches from centerline to the side that the fire hydrant is on, to identify fire hydrant locations.
33. The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.
34. Water plans shall be submitted to the Fire Department for approval, prior to recordation of map.

Police Protection

35. Construction Site: Prior to construction on any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment.
36. It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Coachella Police recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

37. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Coachella Police Department.
38. The developer and/or builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness and all entrances and exits should be clearly marked.
39. Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.
40. Lighting: Have adequate security lighting throughout the project. All lighting fixtures should be resistant to vandalism tampering. The standards should be of a height to reduce any tampering or damage. Lighting should provide for identification of persons from up to 25'.
41. Prior to occupancy, the surface walls, fences, logo monuments, etc. should be graffiti resistant wither through surface composition, applied paint types and/or planned shielding by landscaping or plants.
42. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. This includes shrubbery being maintained so that it never exceeds three feet in height, and tree canopies should be maintained at a height in excess of six feet. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Samples of plant materials and landscaping suggestions can be located at the following website :
<http://ci.lexington.ma.us/Police/CrimePrevention/landscaping.htm>.
43. Wide-angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

General

44. The project is within the Desert Sands Unified School District that requires impact fees to mitigate school overcrowding in their respective jurisdictions, pursuant to the

District's letter dated September 11, 2006. The Applicant shall contact the School Facilities Service office to coordinate school mitigation.

45. Transportation Uniform Mitigation Fees (TUMF) shall be paid prior to issuance of first building permit.
46. Community Mail Box Units (CMBU's) shall be located in coordination with the United States Post Office and with composite utility plan for the project to avoid conflicts.
47. The Riverside County Agricultural Commissioners' office shall review and approve the landscape plans prior to City Engineer approval.
48. Project identification monumentation is required and shall be included with the landscape plan details and on the project grading plan, pursuant to the Specific Plan details.
49. The applicant/developer shall comply with environmental mitigation requirements as indicated in the Mitigation Monitoring Plan prepared for Environmental Assessment No. 05-14, Change of Zone 05-05, Tentative Tract Map 33556, The Falls Specific Plan, and Architectural Review 05-24. The mitigation measures shall become conditions of approval.
50. Development of the subdivision shall be consistent with the standards of the SP Zoning District, including minimum lot sizes of 5,000 and 6,000 square feet as defined in the project Specific Plan.
51. Perimeter masonry walls are required under separate permits, and shall be shown on the precise grading plan.
52. The project is subject to payment of all residential development impact fees whether or not explicitly stated in other conditions of approval or the environmental mitigation measures for the subject project.
53. The Covenants, Conditions and Restrictions ("CC&R's") for the subdivision Homeowners' Association shall be submitted for review and approval by the Community Development Director, Public Works Director and City Attorney prior to recordation of such CC&R's and prior to recordation of the subdivision map for which the Homeowners' Association is required. The approved CC&R's shall be recorded concurrently with the final subdivision map, and a copy of such recorded CC&R's submitted to the Director of Community Development. CC&Rs shall be

required required to govern participation and coordination of homeowners opting to participate in the Resort Hotel Lock-Off Program as described in The Falls Specific Plan. The CC&R's shall include provisions for requiring any permits required by either city and for coordinating the collection of Transient Occupancy Taxes (TOT) for each City.

54. The developer shall obtain an encroachment permit from the Coachella Valley Water District prior to any work within the right-of-way of the Detention Channel No. 3. The developer shall be required to install suitable facilities to prohibit access to the right-of-way of the Detention Channel No. 3.
55. Surface improvements proposed over existing CVWD irrigation and drainage facilities will be constructed in consideration of anticipated traffic loads so as not to impact structural integrity of the facilities.
56. Accessibility to CVWD drainage and irrigation lines which will remain active upon project completion shall be maintained to facilitate operation and maintenance activities.
57. Any CVWD irrigation and agricultural drainage lines to be replaced or abandoned shall conform to all District specifications, including obtaining a District encroachment permit and the completion of the Bureau of Reclamation application for abandonment or replacement of irrigation lines if applicable.
58. Any hazardous wastes/materials encountered during project construction shall be remediated in accordance with local, state, and federal regulations. The applicant shall comply with applicable regulations to investigate and/or remediate any issues on-site that may be identified as requiring remediation.
59. The applicant shall comply with all State regulations and policies regarding hazardous wastes/substances at the site.
60. Prior to import/disposal of soils (if necessary for the project), the project applicant shall comply with all local and state regulations regarding excavated soils.
61. If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall:
 - a. Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
 - b. Notify the project Engineer of the implementing Agency;
 - c. Secure the area as directed by the project Engineer; and,
 - d. Notify the implementing Agency's Hazardous Waste/Materials Coordinator.
62. Blue dot retro-reflectors shall be placed in the street 8 inches from the centerline to the side that the fire hydrant is on, to identify fire hydrant locations.

63. Any turn-around requires a minimum 38-foot turning radius.
64. For residential areas, approved standard fire hydrants, located at the entrance(s) to the tract, at each intersection and spaced 330 feet apart with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for a 2-hour duration at 20 PSI. Off-site hydrants are required every 6600 feet along the outside perimeter streets of the tract.
65. Streets must be a minimum of 36 feet wide clear and unobstructed at all points if on-street parking is to be allowed. Street cross section shall be approved by the City Engineer and Fire Department.
66. The required water system, including fire hydrants, shall be installed and accepted by the City of Coachella prior to any building permit being issued. Two sets of water plans are to be submitted to the fire Department for approval.
67. An all weather-paved access/egress roads) must be provided from a primary and secondary point connecting to a maintained paved circulatory road(s) prior to any building permit. The purpose of the connection to a circulation road is for evacuation purposes. The project must connect to a road or roads that provide two means of leaving the area without going through a single point that could be blocked. All phases require primary and secondary access/egress.
68. The primary and secondary access/egress right of ways should be obtained prior to recordation.
69. Roadways may not exceed 1,320 feet without secondary access. This secondary access may be restricted to emergency vehicles only; however, public (primary) egress must be unrestricted.
70. Potential buyers who are eligible and qualified for the City of Coachella First Time Homebuyers Down payment Assistance Program have the opportunity to purchase homes in this subdivision. Permanent Financing for these buyers shall be provided by the California Housing Finance Agency (CALFHA).
71. Applicant shall comply with the Building Industry Association (BIA) Directional Sign Program in the City of Coachella and is aware that any other signage on the site be approved and permitted by the Community Development Department. The applicant will be aware that any off site directional or promotional signage is in violation of the City's Ordinance.
72. Improvements in interior streets in each project phase shall be completed in each building phase before issuance of certificate of occupancy in each phase.
73. Street lights where necessary shall be energized before issuance of certificate of occupancy.

74. Construction activities will comply with the City of Coachella's adopted Noise Ordinance.
75. Upon completion of the project, the paved surface shall be left in a smooth and finished condition.
76. During the construction of the project, all exterior streets adjacent to the project shall be maintained in a clean and safe condition for traffic. Any trenching on the streets due to utilities shall be patched and left in a clean and safe condition for traffic at the end of the working day.
77. Project identification signs shall comply with those details within the Specific Plan.
78. Provide delineators/directional signs for transition of new street improvements and existing street improvements along streets adjacent to the project.
79. All applicant shall comply with city of Coachella Ordinance No. 930, Construction and Debris Recycling Ordinance and cooperate with the City's designated hauler, Burrtech.
80. If there are any "optional" conversions or additions to the single family home, including fencing, offered by the developer, the buyer should be made aware that if this work is not completed by the developer at the time of construction, the buyer will be required to obtain any necessary city permits and inspections.
81. The Animal control Officer has requested that the fencing constructed by the developers have as little an opening as allowable by the municipal code as to prevent dogs from escaping from the fenced yards.
82. The applicant shall obtain approval from the Riverside County Agricultural Commissioner for the plants noted on the landscape plan. If any additional plants are added as part of the landscape plan, additional approval from the Agricultural Commissioner's Office shall be obtained.
83. Walkways/paths shall not be used for drainage purposes.
84. Pathway linkages shall be illuminated by low profile light ballards to provide night time security and lower levels of illumination.
85. The applicant shall meet all responsibilities of the City's Quimby Ordinance through payment of in-lieu fees pursuant to the current fee structure. Since this project is a private gated community, the small neighborhood park and golf course are private amenities and shall not be counted toward meeting the full Quimby public park requirement. Instead, the private park and golf course shall be given credit of up to 50% of the public park requirement based upon the formula contained in the Quimby Ordinance.

86. The small private park shall be developed in accordance with exhibit 26a of the Specific Plan.
87. All residential lots shall have a minimum of two 24-inch boxed trees in the front yard that comply with the City's adopted Landscape guidelines with respect to caliper and canopy sizes.
88. Interior side yards shall be kept a minimum of five (5) feet free and clear from air conditioner and pool equipment for fire protection purposes.
89. Two photocell controlled decorative lights shall be provided on the exterior of each house.
90. No additional architectural review shall be required for residential units, landscaping, masonry walls, gates, or signs provided that the details contained in the Specific Plan are followed without modification. Any modifications above 15% of the development standards shall be deemed a major modification and therefore subject to approval by the appropriate jurisdiction's code.
91. Landscaping for the project shall be provided according to the standards and details contained in the Specific Plan.
92. A qualified archaeological monitor, as well as a Native American monitor, shall be present during the clearing, grubbing, and rough grading of both on-site and project-related off-site areas, to ensure that if any buried cultural resources are discovered during the construction activities, all work shall be halted in the vicinity of the find. The archaeologist shall determine if the find is an isolated feature or part of a more complex cultural deposit. Upon determining the significance of the resource, the consulting archaeologist, in coordination with the City, shall determine the appropriate actions to be taken. As per General Plan policy, if a significant find is made, an appropriate mitigation plan shall be implemented. The appropriate measures may include as little as recording the resource with the California Archaeological Inventory database or as much as excavation, recording, and preservation of the sites that have outstanding cultural or historic significance. All human burials shall be preserved in place or as directed by the Cabazon Band of Mission Indians. Prior to initiating monitoring tasks, an approved pre-excavation agreement shall be submitted to the city in compliance with the City's Cultural Resource Policies. This agreement is to be coordinated with the City, the Native American monitor, and the developer.
93. The applicant shall agree to defend and indemnify the City of Coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenges to the approval of this project on the basis of the California Environmental quality Act (CEQA).

94. The applicant shall agree to defend and indemnify the city of coachella against all claims, actions, damages, and losses, including attorney fees and costs, in the event that anyone files legal challenge challenging legal title to the property.
95. The Specific Plan shall expire five (5) years from the date of approval. Time extensions can be applied for pursuant to the provisions of the Coachella Municipal Code.
96. Applicant shall submit a revised adopted Specific Plan document within 90 days of city Council approval of the project.
97. Pursuant to the City of Coachella General Plan and its Housing Element, specifically Goal 1 and Objectives 1.1 and 1.2, also pursuant to adopted redevelopment plan for Redevelopment Area 4b; and consequently pursuant also to the California Health & Safety Code (community Redevelopment Law) §33413, specifically 33413(a)(2)(A)(I); the developer shall be required to ensure the affordability, through sale and occupancy covenants, to low- and moderate-income purchasers of not less than 15% of the total units created by Tentative Tract Map 33556. If the developer elects to fulfill this requirement within the boundaries of the proposed tract, the development may be eligible for a density bonus pursuant to the City of Coachella General Plan and its Housing Element, specifically Policy 2.1.1; the developer may also be eligible for alternative development standards pursuant to Policy 2.1.2. Fulfillment of this condition shall be evidenced by a fully executed and enforceable affordable housing development agreement between the developer and the City of Coachella and its Redevelopment Agency.
98. All entrances to the proposed development, if gated, shall provide stacking for 5 vehicles and turn around.
99. Applicant shall comply with the following requirements prior to being issued certificates of occupancy: Three weeks prior to receiving certificates of occupancy, the applicant shall schedule a final walk through for street improvements, which shall include sidewalks, driveway approaches, curb and gutter, street lights, dry utilities, and other utilities. Items on the punch list need to be completed prior to the City issuing certificates of occupancy. Applicant shall call the City for final inspection after all punch list items have been corrected. The final cap of street paving shall be completed no later than 90 days after certificates of occupancy are issued.
100. Prior to issuance of Certificate of Occupancy, owner shall complete the street improvements on Harrison Street and the interior streets as required by the City Engineer.
101. The applicant shall submit a list of alternative street names to the Community Development Department for review and approval by the Planning Commission and the City Council. Street name shall follow the adopted street name guidelines.

103. Applicant shall design and construct a turn off of 150 feet long for a bus stop to pick up and drop-off students from the housing development along Harrison street. Location of the proposed turn off to be determined by the City Engineer, Coachella Valley Unified School District and Sunline Transit. Applicant shall coordinate with Desert Sands Unified School District, Sunline Transit and the City Engineer for the requirement of bus stop for the project.
104. The applicant shall design and provide amenities which include a concrete bus pad, a paved "turnout" area, landscaping, the construction of a shelter with night lighting equipped with a bench, and trash receptacle to be constructed. Applicant shall coordinate with Coachella Valley Unified School District, Sunline Transit and the City Engineer for the requirement of bus stop for the project.
105. The applicant shall work with the Coachella Valley Unified School District (CVUSD) to accommodate the proposed increase in school enrollment.
106. A School impact fees shall be paid to Coachella Valley Unified School District prior to issuance of building permits.
107. An approved turnaround shall be provided at all temporary and permanent dead end streets over 150 feet long.
108. Street lights shall be installed on Harrison Street, and on all internal project streets.
109. Applicant shall be subject to further requirement that it participate in the Community Facilities District 2005-1 the City of Coachella established under the Mello-Roos Community Facilities Act of 1982, Section 53311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to this development approval (Tentative Tract Map No. 33556), to finance City police and fire services for such undeveloped property. Applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent.
110. This project is a private gated community.
111. The applicant shall be subject to the further requirement that it participate in the Community Facilities District the City proposed to establish under the Mello-Roos Community Facilities Act of 1982, Section 5311 of the California Government Code, as amended, for all undeveloped property within the boundaries of the City, including the property subject to approval of TTM 33556 to finance interchanges at Avenue 50 at 86 Expressway, Avenue 52 at 86 Expressway and Interstate 10 and Avenue 50. The applicant shall do everything necessary for inclusion of the property subject to this development approval within such District upon its establishment. This

development approval is subject to such requirement as a condition subsequent, unless such District is established prior to the effectiveness of such approval, in which case, it shall be a condition precedent. Written verification of the applicants' participation in the CFD shall be submitted for review and approval of the City Engineer prior to occupancy of the proposed project.

112. Prior to the issuance of a certificate of occupancy, the applicant shall dedicate artwork for display in common space(s, such as project entryways, perimeter to the development; the specific art work to be dedicated shall be approved by the City of Coachella Community Development Department prior to installation.

WHEREAS, the City Council considered Environmental Initial Study 05-14 for compliance with the California Environmental Quality Act, and has determined that the project will not have a significant impact on the environment and has adopted a Mitigated Negative Declaration for the project; and

WHEREAS, Tentative tract 33556 is in conformance with the Coachella Municipal Code and Eagle Falls Specific Plan, specifically the development standards of the Specific Plan zone and the subdivision Ordinance when viewed in conjunction with the conditions that are imposed; and

WHEREAS, the City Council of the City of Coachella finds that this subdivision is consistent with the goals, objectives, policies and implementation measures of the coachella General Plan 2020 including the Specific plan Land use designation and meets the findings required by the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Coachella, California, does hereby approve Tentative Tract Map No. 33556 subject to the findings and conditions recommended by the Planning Commission on October 18, 2006; and

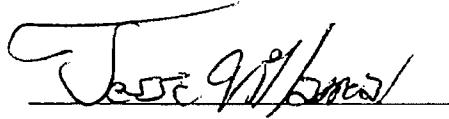
PASSED, APPROVED AND ADOPTED this 29th day of November, by the following roll call vote:

AYES: Councilman Garcia, Councilman Macknicki, Councilman Ramirez, Mayor Villarreal.

NOES: None.


ABSENT: Mayor Pro-Tem De Lara.

ABSTAIN: None.

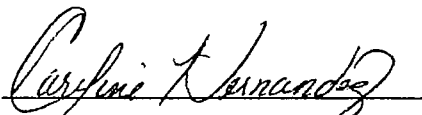


Jesse Villarreal, Mayor
City of Coachella

ATTEST:

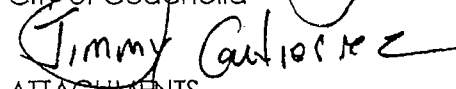
for. 
Isabel Castillon, City Clerk
City of Coachella

I hereby certify that the foregoing is a true and correct copy of a resolution, being Resolution No. 2006-123, duly passed and adopted at a meeting of the City Council of the City of Coachella, California, held on November 29, 2006.

for. 
Isabel Castillon, City Clerk
City of Coachella

APPROVED AS TO FORM


Arturo N. Fierro, City Attorney
City of Coachella


ATTACHMENTS

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
4. Biological Resources				
1. The developer will be required to pay \$52,800 in Coachella Valley Fringe-Toed Lizard fees to the Coachella Valley Association of Governments.	Developer	Prior to issuance of Grading Permit		
5. Cultural Resources				
1. If buried cultural materials are discovered during any earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.	Developer	During Grading activities		
2. The excavation areas identified as likely to contain paleontological resources should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The monitor should also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. Collected samples should be washed to recover small invertebrate and vertebrate fossils. Recovered specimens should be prepared so that they can be identified and permanently preserved. Specimens should be identified, curated and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens should be prepared upon completion of the steps outlined above. The report should include a discussion of the significance of all recovered specimens.	Developer	Prior to issuance of Grading Permit		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
6. Geology and Soils				
1. A Geotechnical Study addressing the liquefaction and proposed mitigation shall be required and approved by the Cities.	Developer	Prior to issuance of Building Permits		
2. The foundations of any new structure shall provide foundations that use grade beam footings to isolate columns to continuous footings, designed to accommodate the estimated differential settlement of 1 inch in a 40-foot span (1:480 angular distortion ratio); or structural mats that are flat-plate or waffled and use either conventionally reinforced or post tensioned tendons, designed to accommodate the estimated differential settlement of 1 inch in a 40-foot span (1:480 angular distortion ratio).	Developer/ Grading Contractor	Throughout construction process		
7. Hazardous Materials				
1. The proposed circulation plan for the project will be reviewed by the Fire Department of both jurisdictions to ensure that the development will not interfere with any known emergency response plans.	Developer	Prior to approval of associated maps		
9. Land Use / Planning				
1. The developer shall submit pay \$600/acre (\$52,800) to Coachella Valley Association of Governments as part of the Coachella Valley fringe-toed lizard mitigation plan prior to issuance of grading permits.	Developer	Prior to issuance of Grading Permits		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
11. Noise				
1. Construction activities on-site shall take place only during the hours specified within both the City of Coachella and City of Indio Municipal Codes.	Developer/ Grading Contractor	Throughout construction activities		
2. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.	Developer/ Grading Contractor	Throughout construction activities		
3. Approved haul routes shall be in used to minimize exposure of sensitive receptors to potential adverse levels from hauling operations.	Developer/ Grading Contractor	Throughout construction activities		
4. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.	Developer/ Grading Contractor	Throughout construction activities		
5. Every effort shall be made during construction activities to create the greatest distance between noise sources and noise sensitive receptors located in the vicinity of the project site.	Developer/ Grading Contractor	Throughout construction activities		
6. Stationary equipment should be placed such that emitted noise is directed away from noise-sensitive receptors.	Developer/ Grading Contractor	Throughout construction activities		
7. Mechanical equipment shall be acoustically engineered, incorporating mufflers, enclosures, parapets and/or other noise attenuation features, so that noise generated by the operation of this equipment does not exceed the applicable noise standard at sensitive receptor locations.	Developer/ Grading Contractor	Throughout construction activities		
8. The applicant shall prepare final construction plans that place five foot walls with sound abatement qualities to surround the project.	Developer/ Grading Contractor	Throughout construction activities		

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
13. Public Services				
1. The project will be required to provide on-site fire hydrants as well as adequate emergency access to the project and to the individual residences.	Developer	Prior to approval of Site Plan and associated maps		
2. Project site plans shall be reviewed and approved by the Fire Department prior to approval of project.	Fire Department.	Prior to approval of Site Plan and associated maps		
3. The project will comply with Uniform Fire Code, Uniform Building Code and other applicable state and national code provisions regarding building construction, including fire sprinklers.	Fire and Building Departments	Prior to issuance of Building Permit		
4. The Project will be required to participate in a Community Facilities District (CFD) established by both the Cities of Coachella and Indio.	Developer	Throughout the life of the Project		
5. The developer shall pay any additional required fees for fire protection services for the development.	Developer	Prior to Approval of Site plan and associated maps		
6. Prior to recordation of the final map Quimby fees shall be paid, unless other in lieu mitigation is approved by both Cities.	Developer	Prior to recordation of the Final Map		

14. Recreation

1. Prior to recordation of the final map Quimby fees shall be paid, unless other in lieu mitigation is approved by both Cities.	Developer	Prior to recordation of the Final Map		
---	-----------	---------------------------------------	--	--

**EAGLE FALLS
MITIGATION MEASURES MATRIX**

Mitigation Measure	Source/ Responsible Party	Proposed Date	Actual Date	Comments
--------------------	---------------------------------	------------------	----------------	----------

15. Transportation / Traffic

<p>1. The Developer shall contribute a fair share component determined by both Cities to Mitigation Measures described in the Fantasy Springs Master Plan Traffic Study.</p>	Developer	Prior to approval of Site Plan		
--	-----------	--------------------------------	--	--



CITY OF INDIO

100 CIVIC CENTER MALL • INDIO, CA 92201
760.342.6500 • FAX 760.342.6556 • WWW.INDIO.ORG

March 9, 2007

Chairman John James
Cabazon Band of Mission Indians
84-245 Indio Springs Parkway
Indio, California 92203

Dear Chairman James,

This letter is to inform you that on February 21, 2007, the Indio City Council approved Ordinance No. 1487, Approving Eagle Falls, Specific Plan 06-7-21, for approximately 30 acres located south of Avenue 44, east of Wasteway No. 3.

The City Council determined that the City of Indio will not pursue the de-annexation of the project property located within Indio's boundaries.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Copenhaver", written over a horizontal line.

Steve Copenhaver
Community Development Director

RESOLUTION NO. 9178

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA,
APPROVING TENTATIVE TRACT MAP 33557 (TM 06-7-445), FOR
APPROXIMATELY 30 ACRES OF LAND LOCATED EAST OF WASTEWAY NO. 3
AND SOUTH OF AVENUE 44; CABAZON BAND OF MISSION INDIANS EAGLE
FALLS**

WHEREAS, on July 28, 2006, the Cabazon Band of Mission Indians filed an application for Tentative Tract Map 33557 to subdivide approximately 30 acres of land into 93 residential lots within a private gated community, with private streets, golf holes for property located east of Wasteway No. 3 and south of Avenue 44, Assessor's Parcel Number 601-370-009; and

WHEREAS, a Mitigated Negative Declaration has been adopted by the City of Coachella as Lead Agency, pursuant to the environmental review guidelines of the California Environmental Quality Act, and environmental impacts were examined in the environmental assessment submitted by the applicant, along with specialized studies; and,

WHEREAS, the City processed the Tentative Tract Map pursuant to the State Subdivision Map Act and the Subdivision Ordinance of the City of Indio; and,

WHEREAS, on November 8th, 2006, the Planning Commission conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Tentative Map, and concluded its proceedings.

WHEREAS, on December 6th, 2006, and January 9th, 2007 the City Council conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Tentative Map, and concluded its proceedings.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO,
CALIFORNIA, HEREBY RESOLVES, AS FOLLOWS:**

Section 1. APPROVAL of Tentative Tract Map 33557 based on the following findings:

1. The proposed Tentative Tract Map is consistent with the goals and objectives of the Indio General Plan 2020. The proposed density of the map is consistent with the Residential Medium land use designation.
2. The design and improvements of the proposed residential development would be consistent with the Eagle Falls Specific Plan and Zoning Ordinance. The proposed subdivision has met the minimum lot width, density regulations, and lot

sizes are adequately sized to comply with building setback regulations as would be required in the Eagle Falls Specific Plan Residential Medium zone.

3. The site is physically suitable for this type of development. The subject property is relatively flat.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish, wildlife, or their habitats. The Initial Study prepared for the proposed project found that although the proposed map could have an impact on the environment, these impacts will be less than significant because adequate mitigation measures are proposed.
5. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property.
6. The design of the subdivisions shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivisions.

Section 2. APPROVAL of Tentative Tract Map 33557, subject to the following conditions:

- 1 Approval of the final map shall be for a maximum of 93 residential lots consistent with the Tentative Tract Map.
2. This entitlement shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Indio Subdivision Ordinance and the State Subdivision Map Act.
3. Approval of the Tentative Tract Map is contingent upon approval of the Eagle Falls Specific Plan 06-7-21.
4. In the event the de-annexation of the site does not occur as referred to in condition number 16, the property owner or successor in interest shall participate in any future City-initiated Community Facilities Districts for public facilities or public services. The subdivider shall cause a covenant to be recorded on all lots within Tentative Tract Map 34191 advising of the owner's obligation to participate in any future Community Facilities District for such public facilities or public services.
5. The applicant/developer shall execute an indemnification agreement with the City of Indio, to the satisfaction of the City Attorney within 20 days of City Council approval of Tentative Tract Map 33557.
- 6 Concurrent with recordation of the final map, the subdivider shall record a permanent open space easement over the retention basin lots and recreational lots, and over all common area open space lots.

7. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
8. Any final retaining wall details shall be reviewed by the City Engineer and Community Development Director.
9. An addressing plan and map using AutoCAD 2000 shall be submitted to the Building Division for review and approval prior to issuance of any building permits.
10. Prior to the recordation of the map, the applicant shall pay a parkland dedication in-lieu fee or dedicate land in compliance with the City's Quimby ordinance.
11. A Design Review application for residential architecture and typical front yard landscaping shall be pursued to completion, through the City's Planning Commission, by the developer prior to the issuance of any building permits for future single-family residences. The applicant shall incorporate all applicable Fire Department and Police Department conditions, contained herein, into the exhibits prepared for the Design Review application.
- 11 (A) Each lot shall have a minimum of two 24 inch box trees in the front yard.
12. The applicant or successor in interest shall submit CC & R's in a form acceptable to the City Attorney, for the proposed subdivision. The CC& R's shall include provisions for creation of a master Homeowners' association, and provision for adequate maintenance of all the common area improvements on the site, including all roadways, perimeter fencing, lighting, landscaping and irrigation. The CC & R's shall be submitted for review by the Community Development Services/Building and Safety Director prior to the recordation of Tentative Tract Map No. 33557. The applicant or successor in interest shall submit a deposit of \$3,500 to cover legal costs incurred by the City in its review of CC&R's and related documents prior to their recordation. The CC&R's shall be submitted for review by the Community Development Director prior to recordation of the final map.
13. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
14. A complete landscaping and irrigation plan shall be submitted for staff review and approval in conjunction with building permit plans. Said landscape plan shall substantially conform to the landscape design provisions of the Eagle Falls Specific Plan.
15. Roadway and/or parking lot lighting (if required) shall be of the box type (side and hood) so the light source is not visible. Poles for such fixtures shall not exceed 20 feet in height and shall be arranged to reflect light away from adjoining properties and streets.

16. Prior to the recordation of the Final Map, the Cities of Indio and Coachella shall reach an agreement acceptable to the City Council of Indio regarding retention or de-annexation of the project area to the City of Coachella.

17. The casitas shall not be used as rental units.

Engineering:

Environmental Engineering Requirements

18. Applicant shall comply with National Pollution Discharge Elimination System (NPDES's) requirements per state regulations. For further information contact the California Regional Water Quality Control Board (RWQCB), Colorado River Basin Region, 73-720 Fred Waring Drive #100 Palm Desert, CA 92260 (760) 346-7491 www.waterboards.ca.gov/coloradoriver

*Please note: Prior to the issuance of the any grading permit, a copy of the NOI (Notice of Intent) and the WDID# (Waste Discharge Identification No.), must be filed with the City of Indio's Engineering department.

19. Applicant shall submit PM10 implementation plans for City approval. Also to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size. For further information contact the South Coast Air Quality Management District (SCAQMD) 21865 Copley Drive Diamond Bar, CA 91765 (800) CUT-SMOG (288-7664) www.aqmd.gov

Mapping Requirements

20. Tentative tract map or parcel map shall be submitted along with the following items:

- a) Soils report
- b) Title Report
- c) Preliminary grading plan (Topo/contour on map)
- d) Hydrology report

21 Applicant shall submit for City approval the following items:

- a) Final tract/parcel map
- b) Title report (updated within at least 60 days)
- c) Final map closure calculations
- d) DWG file for final tract map/parcel map

22. Final tract/parcel map shall include:

- a) Street names
- b) Improvement agreements
- c) Improvement bonds

23. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

Grading Requirements

24. Applicant shall submit for City approval the following items:

- a) Precise grading plans – shall include the street address for each lot and building foot prints
- b) Rough grading plans
- c) Soils report

25. Retaining walls shall be required at elevational differences greater than 12- inches between lots throughout the project; and, in relation to adjacent boundary properties unless otherwise approved by the City Engineer.

Landscaping and Irrigation Requirements

26. Applicant shall submit landscape and irrigation plans for City approval.

Street Requirements

27. Applicant shall submit for City approval the following items:

- a) Street improvement plans
- b) Streetlight plans

28. All street knuckles shall be per City of Indio standard drawing no. SS-25, and street cul-de-sacs shall be per City of Indio standard drawing no. SS-24 unless otherwise approved by the City of Indio Fire Department.

29. The minimum grade on all proposed streets shall be 0.50% unless approved by City Engineer.

30. The minimum radius for public streets shall be:
 - a) Private streets R=20 feet
31. The minimum street width for proposed private street shall be 40 feet.
32. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
33. Street addresses shall be shown on:
 - a) Water plans
 - b) Precise grading plans
34. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

Drainage Requirements

35. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
36. The applicant shall provide on-site storm water retention basin(s) or systems(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical deep drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
37. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.

Water Authority Requirements

38. The developer shall enter into a water service agreement with the Indio Water Authority (IWA) for domestic water service.

39. The developer shall design the water system and submit for approval:
- a) Provide hydraulic calculation to meet domestic demands and Fire Department fire flow requirements for Indio Water Authority review and approval.
 - b) Water plans for the proposed project in compliance with Indio Water Authority Standards.
40. A 24 DIP water pipe shall be extended along Avenue 44 from it's existing location to existing Harrison Street , from there, south with a 12 inch service to the area within city limits.

Valley Sanitary District Conditions:

41. The applicant will be required to construct the sanitary sewer improvements per the development agreement. The developer will provide VSD with onsite sewer improvement plans for review and approval. A permit for the construction and installation of these improvements will be issued after plan approval, execution of a development agreement, bonding and payment of developmental fees.

Police Dept Conditions:

42. The applicant shall submit a lighting plan for the interior streets, parks, common areas, entrance gates and the meandering sidewalks to the Police Department. Light fixtures on each side of the garage doors shall be provided to assist in lighting the front of the homes. No low-voltage lighting allowed.
43. This project will require the approval of a Security Plan to the satisfaction of the City of Indio Chief of Police and/or his/her designee. The plan must address as to how it will maintain the quality of life for the residential community in its CC&R's.
44. The project shall be developed as a gated community. The developer shall meet and confer with the Police Department to implement security measures that address maintenance of the quality of life for future residents of the planned gated community.

Fire Dept Conditions:

45. All Fire Department conditions, requirements and regulations must be met.

Mitigation Measures:

46. The developer will be required to pay Coachella Valley Fringe Toed Lizard fees to the Coachella Valley Association of Governments.

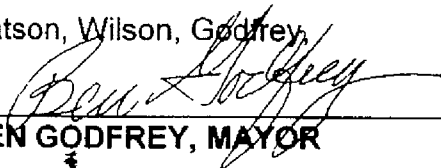
47. If buried cultural materials are discovered during any earth moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
48. The excavation areas identified as likely to contain paleontologic resources should be monitored by a qualified paleontological monitor. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays. The monitor should also remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must have the power to temporarily halt or divert grading equipment to allow for removal of abundant or large specimens. Collected samples should be washed to recover small invertebrate and vertebrate fossils. Recovered specimens should be prepared so that they can be identified and permanently preserved. Specimens should be identified, curated and placed into a repository with permanent retrievable storage. A report of findings, including an itemized inventory of recovered specimens should be prepared upon completion of the steps outlined above. The report should include a discussion of the significance of all recovered specimens.
49. A Geotechnical Study addressing the liquefaction and proposed mitigation shall be required and approved by the Cities.
50. The foundations of any new structure shall provide foundations that use grade beam footings to isolate columns to continuous footings, designed to accommodate the estimated differential settlement of 1 inch in a 40 foot span (1:480 angular distortion ratio) or structural mats that are flatplate or waffled and use either conventionally reinforced or post tensioned tendons designed to accommodate the estimated differential settlement of 1 inch in a 40 foot span (1:480 angular distortion ratio.)
51. The proposed circulation plan for the project will be reviewed by the Fire Department of both jurisdictions to ensure that the development will not interfere with any known emergency response plans.
52. The developer shall submit pay at \$600/acre to the Coachella Valley Association of Governments as part of the Coachella Valley Fringe Toed Lizard mitigation plan prior to issuance of grading permits.
53. Construction activities on site shall take place only during the hours specified within both the City of Coachella and City of Indio Municipal Codes.
54. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.
55. Approved haul routes shall be in use to minimize exposure of sensitive receptors to potential adverse levels from hauling operations.

- 56 All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.
- 57 Every effort shall be made during construction activities to create the greatest distance between noise sources and noise sensitive receptors located in the vicinity of the project site.
- 58 Stationary equipment should be placed such that emitted noise is directed away from noise sensitive receptors.
59. Mechanical equipment shall be acoustically engineered, incorporating mufflers, enclosures, parapets and/or other noise attenuation features so that noise generated by the operation of this equipment does not exceed the applicable noise standard at sensitive receptor locations.
60. The applicant shall prepare final construction plans that place five foot walls with sound abatement qualities to surround the project.
61. The project will be required to provide on site fire hydrants as well as adequate emergency access to the project and to the individual residences.
62. Project site plans shall be reviewed and approved by the Fire Department prior to approval of the project.
63. The project will comply with the California Fire Code, California Building Code, and other applicable state and national code provisions regarding building construction, including fire sprinklers.
64. The Project will be required to participate in a Community Facilities District established by both the Cities of Coachella and Indio.
65. The developer shall pay any additional required fees for fire protection services for the development.
66. Prior to recordation of the final map Quimby fees shall be paid, unless other in lieu mitigation is approved by both Cities.
67. The Developer shall contribute a fair share component determined by both Cities to Mitigation Measure described in the Fantasy Springs Master Plan Traffic Study.

SECTION 3. That the above recitations are true and correct and constitute the findings of the City Council regarding Tentative Tract Map 33557 (TM 06-7-445).

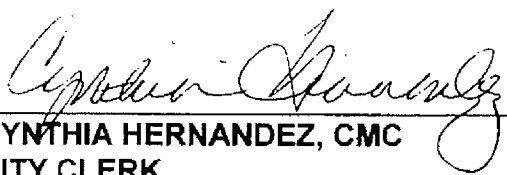
PASSED, APPROVED, and ADOPTED this 9th day of January 2007, by the following vote:

AYES: Fesmire, Gilbert , Ramos Watson, Wilson, Godfrey,
NOES: None



BEN GODFREY, MAYOR

ATTEST:



**CYNTHIA HERNANDEZ, CMC
CITY CLERK**

ORDINANCE NO. 1487

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING EAGLE FALLS SPECIFIC PLAN FOR APPROXIMATELY 30 ACRES LOCATED SOUTH OF AVENUE 44, EAST OF WASTEWAY NO. 3; CABAZON BAND OF MISSION INDIANS.

WHEREAS, on July 28, 2006, The Cabazon Band of Mission Indians filed an application to adopt the Eagle Falls Specific Plan (06-7-21) on approximately 30 acres of vacant land east of Wasteway No. 3 and south of Avenue 44, APN 601-370-009; and,

WHEREAS, the proposed land use designations are not in conflict with the Goals, Policies and Objectives of the City's General Plan; and

WHEREAS, a Mitigated Negative Declaration has been adopted by the City of Coachella as Lead Agency, pursuant to the environmental review guidelines of the California Environmental Quality Act, and environmental impacts were examined in the environmental assessment submitted by the applicant, along with specialized studies; and,

WHEREAS, on November 8, 2006, the Planning Commission conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Specific Plan, and concluded its proceedings.

WHEREAS, on December 6, 2006 and January 9th, 2007 the City Council conducted a duly advertised public hearing, reviewed staff reports, considered testimony both for and against the proposed Specific Plan, and concluded its proceedings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, HEREBY RESOLVES, AS FOLLOWS:

Section 1. APPROVAL of Specific Plan 06-7-21 based on the following findings:

- 1 That the proposed Eagle Falls Specific Plan is consistent with the goals and policies of the Indio General Plan 2020. The proposed Specific Plan will facilitate the orderly development of a residential development.
- 2 That the proposed Eagle Falls Specific Plan is consistent with the Indio Code of Ordinances.

Section 2. That the above recitations are true and correct and constitute the findings of the City Council regarding Specific Plan 06-7-21.

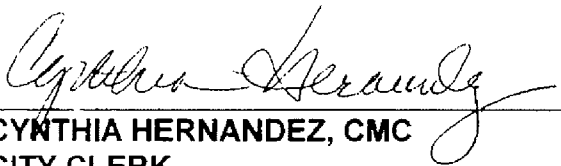
PASSED, APPROVED, and ADOPTED this 21st day of February 2007, by the following vote:

AYES: Fesmire, Ramos Watson, Wilson, Godfrey
NOES: Gilbert



BEN GODFREY, MAYOR

ATTEST:



CYNTHIA HERNANDEZ, CMC
CITY CLERK