Gateway

Indio, California

Conceptual Specific Plan

(14-11-1

Revised to include

Modifications to the December 1, 1994 Draft

Addendum, dated January 5, 1995 Addendum, dated February 2, 1995 Addendum, dated April 5, 1995

Plan Proponents

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ORDINANCE NO. 1182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INDIO, CALIFORNIA, APPROVING ADOPTION OF THE GATEWAY CONCEPTUAL SPECIFIC PLAN (CSP 94-11-1) BY ORDINANCE.

WHEREAS, the City Council of the City of Indio, California did on the 18th day of October, 1995, hold a duly noticed public hearing to consider adoption of the Gateway Conceptual Specific Plan (CSP 94-11-1) by ordinance; and

WHEREAS, the Gateway Conceptual Specific Plan (CSP 94-11-1) is being used as the prezoning document to fulfill the requirements of the Local Agency Formation Commission (LAFCO) in relation to Annexation 69; and

WHEREAS, LAFCO requires prezoning documents to be approved by the City in the form of an ordinance; and

WHEREAS, at said public hearing, upon hearing and considering all testimony arguments, if any, of all interested parties desiring to be heard, said City Council did find the following facts and reasons to exist to justify a recommendation of approval:

- 1. That the proposed project is consistent with the policies of the Indio General Plan 2020.
- 2. That the proposed project is consistent with the Indio Code of Ordinances.
- 3. That all property owners were notified via mail advising of the proposed action.
- 4. That per Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, Community Development Department Staff has determined that environmental impacts associated with the proposed agreement have already been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020. Conditions of approval were proposed for the project to ensure that environmental impacts associated with the project are mitigated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Indio, California, as follows:

1. That the above recitations are true and correct and constitute the findings of the Council in this case.

- 2. That the approved Gateway Conceptual Specific Plan (CSP 94-11-1) is on file in the City of Indio Community Development Department.
- 3. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published once in the Indio Post, a newspaper of general circulation, printed, published and circulated within the City of Indio and the same shall be in full force and effect thirty (30) days after its adoption.

PASSED, APPROVED and ADOPTED this 1st day of November, 1995 by the following vote:

AYES: Councilmembers Cervello, Hall, Holt, Lopez, Mayor Hunt

NOES: None ABSENT: None ABSTAINED: None

> TOM HUNT, Mayor City of Indio, California

ATTEST:

ALLYN S. WAGGLE Interim City Clerk City of Indio, California

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF INDIO)

I, ALLYN S. WAGGLE, Interim City Clerk of the City of Indio, do hereby certify the foregoing to be a full, true and correct copy of Ordinance No. 1182 of the City Council of the City of Indio, duly introduced on the 18th day of, October 1995 at a regular meeting, and was passed and adopted by said City Council at a regular meeting thereof, held on the 1st day of, November, 1995, not being less than five (5) days after the date of introduction.

ALLYN S. WAGGLE Interim City Clerk

City of Indio, California

Table of Contents

Conceptual Specific Plan Summary
A. Introduction
Chapter II Introduction
A. Purpose and Authority
Chapter III Planning Basis
A. Planning Goals and Objectives
Chapter IV Land Use
A. Circulation/Streetscape B. Residential Village C. Village Center D. Mixed Use Area E. Parks and Open Space F. Community Facilities G. Infrastructure Master Plans

Chapter V Development Standards

Α.	General Site Development Standards 1. Circulation 2. Public Services and Facilities 3. Parks and Open Space 4. Master Landscaping Standards 5. Site Lighting 6. Parking Lot Design Standards 7. Energy and Water Conservation 8. Architectural Standards 9. Noise Mitigation
В.	Development/Infrastructure Phasing
C.	Residential Village Development Standards
D.	Residential Village - Village Center Development Standards 1. Permitted Uses 2. Conditional Uses 3. Prohibited Uses 4. Site Development Standards 5. Circulation 6. Village Center Open Space Requirements 7. Parking & Landscaping Standards 8. Density and Scale Controls

Ė		⁷ 2
	 Permitted Uses Conditional Uses Prohibited Uses Site Development Standards Circulation Open Space Requirements Parking & Landscape Requirements Density and Scale Controls 	
F	 Comprehensive Sign Program 1. Introduction/Purpose 2. General Provisions 3. Approval of Signs 4. Residential Village Areas 5. Village Center and Mixed Use Area Signs 6. Prohibited Signs 7. Sign Maintenance 	1
	hapter VI mplementation	
B.	Development Administration	8
A	ppendices	
B. C. D. E. F. G. H. I.	Definitions Project Master Plan (PMP) Review Requirements Design Review Requirements Recommended Plant Materials Illustrative Housing Types Illustrative Village Center Design Illustrative Sign Types Additional Tables Planning Principles Illustrative Residential Village Center Design	

List of Tables

I-1.	Land Use Summary
I-2.	Residential Density Allocation
V-1.	Street Standards
V-2.	Lighting Requirements
V-3.	Residential Housing Types
V-4.	Height Limit & Lot Coverage
V-5.	Setback Requirements
V- 6.	Minimum Lot Widths
V- 7.	Common Open Space Allocation - Recreational Areas
V-8.	Residential Parking Requirements
V- 9.	Site Development Standards
V -10.	Landscaped Setbacks
V-11.	Village Center Parking Requirements
V-12.	Mixed Use Development Standards
V-13.	Setback Requirements
V-14.	Landscaped Setbacks
V-15.	Mixed Use Parking Requirements
V-16.	Development Standards Summary
V-17.	Letter Size Requirements
V-18.	Sign Requirements

List of Exhibits

- A. Area Map
- B. Land Use Summary
- C. Circulation System
- D. Street Sections
- E. Village Corner, Neighborhood & Village Entries
- F. Village Center/Mixed Use Project Entry
- G. Streetscape
- H. Sewer
- I. Water
- J. Flood Control\ Major Utilities
- K. Parks and Open Space
- L. School Facilities
- M. Development Phasing Plan
- N. Illustrative Design Guideline Product Types
- O. Housing Product Type Summary
- P. Product Types A, B & C
- Q. Product Types D, E, F & G
- R. Product Types H, I, J & K
- S. Parking Layout Standards
- T. Tot Lot
- U. Schematic Concept Plan
- V. Illustrative Neighborhood Park Plan
- W. Illustrative Residential Village & Village Center

Chapter I

Conceptual Specific Plan Summary

Chapter I

Conceptual Specific Plan Summary

A. INTRODUCTION

The future development of the Gateway Conceptual Specific Plan Area offers an exciting opportunity for the property owners and the City of Indio. This opportunity involves the sensitive master planning of an area with over 2700 acres that shall become a major portion of the City of Indio. Through this Conceptual Specific Plan process the City shall be able to work closely with the land owners and the public to bring to reality many of the goals and policies of the General Plan for the City of Indio.

THE PLANNING CONCEPT

The Planning Concept for the Gateway Conceptual Specific Plan is based upon the fundamental goal of creating a high quality, affordable development. The Gateway is proposed to be developed with a planned mixture of commercial, business park, office and residential uses. Extensive open space and recreation areas are integrated with quality developments, creating a community where the residents may enjoy all aspects of their life.

A special emphasis has been placed upon the visual image of the community. The residential areas are accessed by broad, landscaped boulevards which create attractive view corridors leading to Residential Villages. Each of the Villages are intended to establish their own unique character through specific architectural and landscape themes.

The Villages are served by a Village Center, which provides a convenient place for the residents to purchase groceries and convenience goods, do banking, or dine at a neighborhood restaurant. The Village Center is linked to neighborhoods by the Boulevards, bicycle paths, open space corridors, and walkways. The Center shall also be the educational and recreational focal point for the community, with sites for the junior and senior high school, and the community park located in or adjacent to the Center. Higher density housing shall be located in the Village Center to maximize the utilization of these facilities.

Employment and necessary services for the community and the Coachella Valley shall be provided by the Mixed Use Areas, strategically located between Avenue 41 and Interstate 10. Integrated Planned Developments shall house facilities for retail, office, business park, research and development, multifamily, and visitor service facilities.

A component of the development of the Conceptual Specific Plan is the phasing of the infrastructure and the coordination of public facilities and services in step with the development of the area. The development program is designed to be flexible with respect to the phasing of development and the infrastructure in order to meet the ever changing and evolving market demands. This concept of managed growth based upon the market is essential to the future success of the development and the City of Indio.

The planning concepts include the establishment of the necessary institutional framework to ensure that the goals and objectives of the Conceptual Specific Plan and the Indio General Plan are achieved. The implementation component of the Conceptual Specific Plan includes the establishment of two Planning and Development Boards, one for the residential components and one for the mixed use areas. The organization of these Boards are described in Chapter VI, Section B.

Detailed design review permit applications for each Village and Mixed Use project area shall be submitted to the City of Indio and the Planning and Development boards for approval and determination of consistency with the overall Conceptual Specific Plan.

C. THE DEVELOPMENT PLAN

The Development Plan provides for the integration of Residential Villages (RV), Village Center (VC) and Mixed Use Developments(MU) into a true community, all served by a system of landscaped boulevards, parks, and open space corridors. These elements provide the framework of the Development Plan.

Residential Villages Low (RVL)

Lower density development with predominately a mixture of attached and detached single family homes. All housing types are permitted. However, the maximum overall density is 5.5 dwelling units per acre.

This designation allows for the provision of common open space areas, extensive landscaping and amenities. The open space areas may be used for golf, tennis and other active or passive recreational activities.

TABLE I-2
Residential Density Allocation

	1	- Carrier C	DU/AC	DU/AC	INITIAL		MAXIMUM	
		NET	INITIAL	MAX	ALLOCATION	SUBTOTAL	ALLOCATION	SUBTOTAL
RVL 1		148.5	5	5	743		743	
1 <i>A</i>	(1)	7.3	7	7	51		51	
2	2	273.4	5	5	1367		1358	
3	3 (2)	27.8	7	7	195		195	
4	-	111.6	5	5	558		558	
4,4	(1)	7.3	7	7	53		53	
		111.7	5	5	559		559	
		96.1	5	5	481		481	
7		97.4	5	5	487		487	
3		125.5	5	5	628		628	
9		133.3	5	5	667		667	
10		118.9	5	5	⁻ 595		595	
11		90.2	5	5	451		451	
12		72.9	5	5	365		365	
13		73.9	5	5	370		370	
- 14		73.9	5	5	370		370	
- 15		73.9	5	5	370		370	
16		91.3	5	5	457	8761	- 457	8752
RVM 1		16.9	10	10	169		169	
2	2	62.5	10	10	625		625	
3		37	10	10	370	1164	370	1164
VC RV 1		37.8	12	20	454		756	
2	2 (5)	34.4	12	20	413		688	
3	3	30.2	12	20	362		604	
4		37	12	20	444	1672.8	740	2788
MU RV (3) 1		29.1	20	20	194		582	
2		50.8	20	20	339		1016	
3		97.2	20	20	648		1944	
4		9.4	20	20	63		188	3,
5		5.9	20	20	39		118	
6		17.7	20	20	118		354	
7		78	20	20	520	1921	1560	5762
FLOODWAY (4				10				
RVL 3		11.5	7	7	81		· 81	
RVL 6		16.3	5	5	82		82	
RVL 7		5	5	5	25		25	
RVM 1		5.1	10	10	51		51	
MURV 3		3.3	20	20	66	304	66	304
TOTAL	Ť	2320				13823		18770.2

Notes

- (1) Unit allocation for dedication of right of way of Jefferson to be dedicated. Units may be transferred anywhere within Specific Plan area.
- (2) Density bonus increase to 7.0 du/ac for realignment of Jefferson. Units may be transferred within Specific Plan area.
- (3) For the Village Center & mixed use areas the initial allocation is based on 1/3 of the Village or Mixed Use area being The maximum allocation assumes all of the village is residential.
- (4) Land dedicated for the floodway will be allowed to transfer density anywhere within the Specific Plan area.
- (5) VC 2 is to be utilized exclusively for residential and commercial purposes. Schools and parks may be located adjacent to but not "in" this Village Center.

GATEWAY SPECIFIC PLAN PROBABLE COMMERCIAL / BUSINESS PARK BUILDOUT SCENARIO

PLANNING AREA	LAND USE	SITE AREA (AC)	FAR	BLDG AREA
VC 1	Neighborhood S.C.	15.0	0.25	163,350
MU 1	Hotel	6.0	0.40	104,544
	Regional/Community Comm.	23.1	0.25	251,559
MU 2	Business Park	20.8	0.35	317,117
	Regional/Community Comm.	10.0	0.25	108,900
MU 3	Business Park	57.2	0.35	872,071
	Regional/Community Comm.	25.0	0.25	272,250
MU 4				
MU 5	Regional/Community Comm.	5.9	0.25	64,251
MU 6	Business Park	17.7	0.30	231,304
MU 7	Regional/Community Comm.	48.0	0.25	522,720
TOTAL		228.7		2,908,066

Note: For property tax and traffic assume business park 50/50 office (R & D) and light industrial.

Residential Villages Medium (RVM)

Higher density development with predominately attached units. All housing types are permitted, however, the maximum overall density is 10.0 dwelling units per acre.

This designation allows for the provision of common open space areas, extensive landscaping and amenities. The open space areas may be used for golf, tennis and other active or passive recreational activities.

Residential Village - Village Center/ Mixed Use (VCRV MURV)

Higher density residential development with attached units which are integrated into the design of the Mixed Use and Village Center areas with their retail and office uses.

This designation allows for the provision of common open space areas, extensive landscaping and amenities. The open space areas may be used for golf, tennis and other active or passive recreational activities.

Residential Village - Mobile/Manufactured Homes Planned Development (RV-MHPH)

Residential Village (RVM-1) is designated as a mobile/manufactured home site on the General Plan. The site is intended to accommodate mobile or manufactured homes subject to the provisions of the specific Plan and the Mobile/Manufactured Homes zoning ordinance, section 25.75.

The designation may also accommodate all of the allowed categories of housing types from the Residential Villages Planned Development (RV-PD) category. The maximum overall density is 7.0 dwelling units per acre.

This designation allows for the provision of common open space areas, extensive landscaping and amenities. The open space areas may be used for golf, tennis and other active or passive recreational activities.

Village Center (VC)

The Village Center, located at the intersection of Madison Avenue and Avenue 40 is planned to as the focal point for the Villages, providing neighborhood shopping and services. Sites for a junior and senior high school and a community park shall be located in or adjacent to the Village Center. The Center should be designed to be compatible in scale and architectural character with the adjoining residential areas. Provisions shall be made for covered walkways, plazas, seating areas and extensive landscaping within the Village Center.

Mixed Use (MU)

The Mixed Use areas are located along Avenue 41 and the Interstate 10 Corridor. The uses to be developed in these areas are intended to meet the entertainment, service and shopping needs of the future residents of the Gateway area. In addition, the Mixed Use development shall also serve the regional needs of the Coachella Valley residents, visitors and tourists travelling on Interstate 10.

The Mixed Use designation, therefore, allows for a diverse mixture of uses including offices, community shopping facilities, hotels and resort facilities, specialty retail stores, research and development, business parks, corporate offices, showroom and regional commercial centers and high density residential developments. The specific types of uses shall be developed based upon the market demands. The detailed planning for these areas shall be at the Design review permit Application phase which shall assure that the various types of uses shall be developed in a well-integrated manner. The overall intensity of the development shall be regulated through the maximum floor area ratios and densities stated in this Conceptual Specific Plan, which are consistent with the policies of the Indio General Plan.

Boulevard Concept

The Circulation Plan for the Gateway Conceptual Specific Plan is based upon a traditional grid system to assure efficient and effective vehicular travel through and within the area, and to respect the longstanding ownership patterns of the Gateway Conceptual Specific Plan Area.

The major circulation streets or Boulevards shall be abundantly landscaped and designed to provide continuous open space parkways throughout the Community. Direct access to the Boulevards from the homes in the Residential Villages and the businesses in the Mixed Use areas shall not be allowed in order to facilitate efficient traffic flow and reduce traffic impacts on the residential areas.

Circulation within the Residential Villages and Mixed Use Areas shall be by way of Village or Mixed Use Collectors which shall be connected to the local neighborhood streets. Residences shall be allowed to front and have direct access from the neighborhood streets.

D. SUMMARY OF THE IMPLEMENTATION PROGRAM

The Implementation program involves the preparation and approval of a Project Master Plan (PMP) for each of Planned Development Residential Village, Village Center and Mixed Use area and the subsequent preparation and approval of a planned development permit for each development increment of the Residential Village, Village Center or Mixed Use area.

The monitoring of the Conceptual Specific Plan development process focuses upon the implementation of the development standards, the Residential Density Management Tables (see Table I-2) and the Floor Area Ratios (FAR). These management tables, together with the development standards, serve as a tool for use by both the developer and the City of Indio in the implementation of the Plan.

The Implementation Program provides the opportunity for frequent review and approval by the City of Indio at key milestones in the development process. (See Appendix C, "Design Review Requirements")

E. EXCEPTIONAL BENEFITS PROVIDED BY THE INDIO GATEWAY CONCEPTUAL SPECIFIC PLAN

The Gateway Conceptual Specific Plan provides for the comprehensive plan for the development of the project area with outstanding design features. The Residential Villages include those areas in the Indio General Plan designated as Residential Planned Developments. The Housing Types proposed in this specific plan can be developed within the density ranges indicated in the Plan. The maximum densities reflect the density bonuses permitted by the General Plan. According to the General Plan the density bonus can be awarded based upon the provision of exceptional amenities and design quality.

The Gateway Conceptual Specific Plan is designed to include the exceptional public benefits that shall justify the density bonus provisions. Therefore, the residential allocations include potential development at the maximum densities permitted by the General Plan. The actual densities shall be based upon the detailed site development plans. The Conceptual Specific Plan allows for the transfer of units between planning areas in order to facilitate the most efficient development of the area. Throughout the Conceptual Specific Plan there is a major commitment to high quality, creative, and consistent development design standards.

General Plan-2020	Gateway Conceptual Specific Plan
Amenities that shall be considered to allow projects to exceed the threshold density	Public Benefits and amenities provided as a part of the Conceptual Specific Plan
Preservation of sensitive biological or cultural resource sites	The Gateway Conceptual Specific Plan area does not contain known significant biological or cultural resources. However, the grading of the area shall be monitored closely in order to avoid damage to any potentially significant biological or cultural resource.
Larger setbacks along major roadways	Landscaped Boulevards/Streetscapes with amenities in excess of those required by the General Plan. The Conceptual Specific Plan provides significantly larger landscaped setbacks along the major streets and boulevards, including bicycle paths and pedestrian walkways.
Pedestrian/equestrian bike paths running internal to the project and connecting to local or regional system	The Gateway Conceptual Specific Plan provides Pedestrian walkways and bike paths adjacent to the boulevards and within the residential neighborhoods. These systems shall connect to area wide trail systems that extend along the open spaces and drainage ways. There is an emphasis upon pedestrian planning concepts in the design of the Village Center and Mixed Use Areas. including linkages to the residential areas, meandering sidewalks along the Boulevards and bicycle lanes.
Gated community - The Villages shall be surrounded by landscaped parkways and architectural walls. Landscaped entries shall provide access from the Boulevards.	The Plan provides for gated communities to be developed in the Residential Village areas. The design of the entrances to the residential villages shall assure a high quality, distinctive image.
Common area improvements such as a swimming pool, meeting rooms, bathrooms and common recreational facilities in the EE, CE, and RL designations:	Common area improvements are provided as a part of each residential villages. These areas shalf be landscaped and include facilities such as swimming pools, community meeting rooms, and tennis courts and other recreational facilities. Specific locations shall be determined at the Design Review Permit phase.
Development of entry areas that are above average for the Coachella Valley	The Entry area standards far exceed the average for the Indio area and shall be of similar quality to the entrances to projects in Rancho Mirage, Indian Wells, and Palm Desert Area.

Additional park acreage above what is required by the General Plan	The General Plan establishes a standard of 3 acres per thousand, the Gateway Conceptual Specific Plan is designed to provide the 3 acres per thousand or cash in-lieu of the parkland if desired by the City. In addition, the proposed development shall provide a minimum of 20% of the residential area in open space which shall include not only the dedicated public parks, but common private recreational facilities within the residential villages, extensive landscaped open space buffers along the Boulevards, private open space for each dwelling unit, and recreational trails throughout the development. A diversity of open space opportunities area provided. Additionally over fifteen percent of the non-residential areas shall be devoted to open space
Providing landscaping and furnishing for parks	Extensive landscaping and recreational facilities shall be provided for all the common and private open space areas. Improvements to the dedicated public parks shall financed through the payment of a park development fee or the developer may install the improvements and receive a park development credit toward the established fees.
Provide land or facilities for public needs such as schools, fire stations etc.	The Conceptual Specific Plan establishes conceptual locations for numerous public facilities. Sites shall be designated through the site development planning process for public facilities, such Junior and Senior High School Sites, Elementary Schools, Police and Fire Facilities, Neighborhood and Community Parks. The land for these facilities shall be dedicated by the developer.

Any other amenity that makes the development unique in comparison to other similar developments in the Coachella Valley

The Gateway Conceptual Specific Plan offers an outstanding opportunity to promote a large comprehensively planned development in accordance with the policies and objectives of the General Plan-2020.

This plan shall preclude the uncoordinated and piecemeal development that traditionally occurs in large land areas with multiple property owners.

In addition the Gateway Project is planned to be developed in phases which provide continual review by the City to assure that the integrity of the Conceptual Specific Plan and the General Plan are preserved. In order to maintain quality, the Plan sets out detailed development and design standards which exceed the requirements of the standard zoning ordinances.

F. THE LAND USE SUMMARY

Land Use Summary Map

The land use map provides a visual illustration of the overall development program.including the relationships of the land uses, the circulation system and the public facilities. The areas delineated on the map include the various land use designations described in the Conceptual Specific Plan. (See Exhibit B)

Land Use Summary Table

The Land Use Summary Table provides a calculation of the net land area contained in each planning area by land use category. (See Table I-1)

TABLE I-1 Land Use Summary

	GROSS	STREETS	FLOODWAY/CANAL	NET	SUBTOTAL
RVL 1	160.0	11.5		148.5	
2	282.5	9.1		273.4	
3	45.0	5.7	11.5	27.8	
4	115.0	3.4		111.6	
5	120.0	8.3		111.7	
6	120.0	7.6	16.3	96.1	
7	112.75	10.3	5.0	97.4	
8	135.0	9.5		125.5	
9	145.0	11.7		133.3	
10	130.0	11.1		118.9	
11	100.0	9.8		90.2	
12	79.0	6.1		72.9	
13	80.0	6.1		73.9	
14	80.0	6.1		73.9	
15	80.0	6.1		73.9	
16	92.5	1.2		91.3	1720.33
RVM 1	24.0	2.0	5.1	16.9	
2	66.0	3.5		62.5	
3 (A)	40.0	3.0		37.0	116.40
VC 1 MÚ	40.0	2.2		37.8	
2	35.5	1.1	1	34.4	
3	32.75	2.6		30.2	
4	40.0	3.0		37.0	139.42
MU 1	35.0	5.9		29.1	
2	58.9	8.1		50.8	
3	108.0	7.5	3.3	97.2	
4	11.0	1.6		9.4	
5	7.5	1.6		5.9	
6	20.0	2.3		17.7	
7	82.0	4.0		78.0	288.11
FLOODWAY	included above	0.0	41.2	41.2	
ALL AMERICAN CANAL	104.0	0.0	104.0	104.0	in in
OPEN SPACE	36.0	0.0	36.0	36.0	181.20
PU 1	80.0	4.6		75.4	
PU 2	8.5	0.6		7.9	83.34
TOTAL	2705.9	177.1	181.2		2528.80

⁽A) Previously annexed to the City

Chapter II

Introduction

Chapter II

Introduction

A. PURPOSE AND AUTHORITY

The purpose of the Gateway Conceptual Specific Plan for the City of Indio, California is to provide a creative and comprehensive plan for the area. The plan focuses upon providing compatible mixed land uses, diverse housing opportunities, and promoting commercial, retail, office, and R&D development.

This Conceptual Specific Plan has been prepared pursuant to Article 8, Sections 65450 through 65457 of the California Government Code authorizing the preparation and adoption of Conceptual Specific Plans of the City of Indio Zoning Ordinance which provides for the adoption and administration of Project Master Plan and Design Review Permits.

B. LOCATION AND DESCRIPTION

The Gateway Conceptual Specific Plan area is located within the Shadow Hills Planning Area adjacent to the City of Indio. The Gateway Conceptual Specific Plan area is located in the center of the Shadow Hills area, and is bounded by Jefferson on the West, Jackson on the east and Avenue 38, the Eastside Dike on the north, and Interstate 10 on the south. The property includes over 2700 acres of land that is owned by multiple property owners.

The majority of the land is presently undeveloped or in agricultural use with five existing residences. The property is essentially flat with minimal topographical constraints. The All American Canal traverses the site along 40th St. from Jackson to Madison, then turns south along Madison to the Freeway.

C. PROJECT BACKGROUND

The City of Indio has established the area containing the Gateway which is adjacent to the existing City boundary north of I-10 between Washington on the west and Dillon Road on the east as the Shadow Hills Annexation and Planning Area. The area is currently under the jurisdiction of the County of Riverside and is predominantly designated for "agricultural" (1 DU/10 Acres), or "very low" and "low density" residential (0-10 DU/ Acre).

The approval by Riverside County of a Conceptual Specific Plan and first phase of development for Del Webb Sun City Project on Washington has significantly accentuated the development potential of the Gateway area. The Gateway area is now perceived to have the same potential for quality development which had previously been reserved for the La Quinta-Palm Desert Areas.

The City has been in the process of the preparing a master plan for the Shadow hills area for the past five years. The Shadows Hills Interim Policy was reviewed in 1992 by the City Council to serve as a policy guideline for the area. Many of the "SHIPP" concepts have been incorporated into the Updated General Plan for the City. General Plan 2020 for the City of Indio was adopted in October, 1993.

D. REVIEW AND APPROVALS REQUESTED

It is intended that the Gateway Conceptual Specific Plan shall provide the mechanism to implement the General Plan policies for this area. The property shall be annexed to the City of Indio subject to the provisions of the Conceptual Specific Plan. Detailed Design Review Permit applications shall, subsequently, be prepared for specific phases of the project. These detailed site plans shall be accompanied by the necessary tentative tract maps and final maps for the development of each phase.

Chapter III

Planning Basis

Planning Basis

A. PLANNING GOALS AND OBJECTIVES

The planning goal of the Gateway Conceptual Specific Plan is to provide a comprehensive plan for the property that shall be consistent with the intent of the Indio General Plan 2020, and be beneficial to the City of Indio and the property owners. The Gateway Plan is intended to provide an integrated balance of land uses including retail, office, research and development, resort and residential uses. A primary goal of the plan is to develop an outstanding, high quality, affordable, liveable, planned community. Objectives helping to achieve these goals include the following:

- 1. To provide for the growth and development of the City's economic base.
- 2. To maintain consistency with the General Plan for the City of Indio.
- 3. To provide flexibility in the planning and design of the residential and commercial areas in order to effectively meet market demands.
- 4. To assure that a diversity of housing opportunities are provided including a variety of housing types and price ranges.
- 5. To assure that land owners in the area are closely involved in the development of the planning policies for the area.
- 6. To provide effective mixtures of residential and non-residential land uses, especially in the areas adjacent to I-10. This shall create the opportunity for people to live near their workplace and to establish greater compatibility between residential and non residential uses than is found in conventional developments.
- 7. To create open space resources for the enjoyment of the community.
- 8. To assure that adequate community facilities and public services are provided to serve the needs of the future residents of the area.
- 9. To provide for adequate parks and recreation areas for the future residents of the area.
- 10. To establish a method for developing a comprehensive drainage plan for the project area.

- To plan a system of landscaped boulevards which shall give the area a unique identity, provide visual enjoyment, as well as provide an effective circulation system to serve the proposed land uses.
- 12. To develop appropriate development standards, conditions and procedures that shall help to implement the project with respect to design, open space, utilities, drainage, public services and circulation.
- 13. To facilitate movement between residential and non-residential areas without total reliance on vehicular modes.

B. RELATIONSHIP TO EXISTING PLANNING POLICIES

General Plan Designations

The Indio General Plan was adopted in October, 1993. Prior to the adoption of the Indio General Plan 2020, the Gateway area was designated by the City and Riverside County for agricultural uses or a density of 1 unit per 10 acres. Interim guidelines had been provided by the Shadow Hills Interim Policy Plan. With the adoption of the new General Plan, the designations for the Gateway Conceptual Specific Plan area are in accordance with Indio General Plan 2020 and include the following:

Residential Planned Development Areas (RPD)

The General Plan designates a large portion of the Area to be developed as planned developments with low density residential (RL) uses. These are villages RVL 1 - 16. The threshold density is 3.5 du/acre and the maximum density for each village is 5.0 dwelling units per acre. The General Plan allows projects with the RPD to use both RL and RM housing types. Therefore, Villages may be planned to contain a mix of housing product types such as attached units, townhouses, or patio homes as well as single family detached units.

Villages RVM 1, 2, and 3 are designated for medium density development (RM) with a threshold density of 6.0 dwelling units per acre and a maximum of 10.0 dwelling units per acre. The Villages may be planned with a mix of housing product types from patio homes to townhouses and apartments.

The Gateway plan provides for the provision of exceptional amenities through the parkway and open space program and the provisions of the development standards. The provision of these amenities and public benefits allows for the increases of the density to the established maximum levels.

Mixed Use Areas

Village Center

The Village Center is located at the intersection of Avenue 40 and Madison Street. It is intended that this area be a mix of residential, commercial and recreational activities as well as public uses such as a sports park, library, police substation and fire station. Junior and senior high school facilities may be located in or adjacent to the Village Center.

Mixed Use, Development Agreement and Mixed Use, Conceptual Specific Plan

The areas adjacent to Interstate 10 were designated Mixed Use Conceptual Specific Plan (MU(SP)) or Mixed Use Development Agreement (MU(DA)). Mixed Use areas MU 1 - MU 7 allow for a diverse mixture of office, commercial, business parks, and higher density residential uses (RH). Developments in these areas are subject to the approval of the Gateway Conceptual Specific Plan and Project Master Plan, Design Review Permit and Development Agreement.

Existing Zoning

The property is presently zoned by Riverside County for agricultural or non-urban type uses. As a part of the approval and annexation process, the Gateway Conceptual Specific Plan area shall be rezoned with designations consistent with the General Plan and the Conceptual Specific Plan. The City is presently revising the existing zoning ordinance to be consistent with the General Plan.

C. SITE ANALYSIS

1. Topography

The Topography in the Gateway Conceptual Specific Plan area is predominantly flat with gentle upward slopes from the freeway of approximately .5% to the Indio Hills. The elevation of the property rises from near sea level near the freeway northwesterly to approximately 200 ft along the edge of the Indio Hills. A physical barrier is created by the location of the All American Canal which extends through the area along avenue 40 and extends south to the freeway along Madison. This canal is concrete lined and is contained within an elevated berm. The berm varies in height from 0 to 15 ft above the natural grade. The Plan area is bounded on the north by the Eastside Dike.

2. Geological/Seismic Conditions

Because of the location of the San Andreas fault lines along the Indio Hills north of the Conceptual Specific Plan area, the area may be expected to experience strong ground motion in the event of an earthquake. The planning and design of the development

must consider potential ground shaking and liquefaction in areas near the fault zones.

3. Biological Resources

The area includes several desert plant species that have been regarded as sensitive or rare including the Chenopod Scrub and Sonoran Desert Scrub. The Desert Fan Palm Oasis and the Sonoran Desert Scrub are primarily located in areas that are designated for open space or resource recovery and are generally north of the Eastside Dike and not within the Gateway development area. Several extensive areas north of the I-10 freeway and outside the planning area have been designated as a habitat area for the Coachella Valley Fringe Toed Lizard. The Gateway Conceptual Specific Plan area is not located within this habitat area, however is located with the Coachella Valley Fringe Toed Lizard fee area.

4. Agricultural Resources

A large portion of land with the boundaries of the Gateway Conceptual Specific Plan is designated as prime farmland by the United States Soil Conservation Service. The development of this area shall result in a loss of this agricultural land. The General Plan Environmental Impact Report identified this as a significant and unavoidable impact. The Indio City Council in approving the General Plan and EIR acted upon a statement of overriding considerations expressing the need to allow this land to be developed.

5. Cultural Resources

According to the Indio General Plan 2020, the Gateway Conceptual Specific Plan area has a high potential for sensitive paleontological resources and significant archeological resources. Because most of this area has been in agricultural production the area has been disturbed. The realistic potential of discovering artifacts is now remote. However, the General Plan requires that the development of these areas be monitored as a part of the development and construction process in order to assure that significant cultural resources and not lost.

6. Utilities

Water Water is supplied by the City of Indio and the Coachella Valley Water District from several reservoirs and wells within the City all located south of the I-10 Freeway. There are four water mains that cross the freeway to provide water to the Shadow Hills area including the Gateway Conceptual Specific Plan Area. Main line and distribution lined extensions shall be necessary to serve the entire area. Irrigation water is presently provided by the Coachella Valley Water District. An assessment district has been established to expand water and sewer capacities for part of this area adjacent to Avenue 42 and Jackson.

Sewer Service for the Shadow Hills area is presently provided by the Valley Sanitation District in areas within the City limits and the Coachella Valley Water District in the existing County areas which shall be annexed to the City. The areas location north of I-10 and east and south of the All American Canal are in the process of annexation to the Valley Sanitation District. The existing Valley Sanitation Plant is located south of I-10. Sewage is transported from this area by a single pipeline under I-10. Development of the Conceptual Specific Plan area shall require upgrading the sewer system in the area and possibly providing a secondary pipeline to the treatment plant.

The area between the All-American Canal and Jefferson shall be served by the Coachella Valley Water District (CVWD). CVWD currently has a sewer treatment plant at Avenue 38 and Madison with force mains running up Madison from the area south of I-10 served by CVWD. Pump stations shall be required to serve the Gateway area within CVWD's service area. The existing boundaries of the water and sewer service areas are shown on Exhibits H and I.

<u>Electrical</u> Electrical Service for the Specific plan area is provided by the Imperial Irrigation District (IID). While the district shall have the capacity to serve the development in the project area, major upgrades to the distribution system shall be necessary. The existing power lines north of the Eastside Dike include one 550 kv transmission line owned by Southern California Edison, one 230 kv transmission line owned by Southern California Edison, and two 230 kv transmission lines owned by the Imperial Irrigation District (IID).

IID is proposing to link their 230 kv line to the substation on Avenue 42. In addition, IID is planning to construct a 500 kv transmission line parallel to the multiple existing lines. Further study is required to determine the appropriate location of power lines to serve power needs within and outside the project area. The undergrounding of the lines in also under investigation.

<u>Natural Gas</u> Provided by the South California Gas Company (SCG). Major gas lines are located along the easement for the 230 kv electrical transmission line near the Indio Hills. (Eastside Dike).

<u>Telephone</u> Provided by General Telephone Company

Cable Provided for areas within the City by Palmer Cablevision

<u>Drainage</u> The project area is a part of a large drainage basin that extends from the San Bernardino Mountains northwest of the City and flows southeasterly to the Eastside Dike. The Coachella Valley Stormwater Channel or Whitewater Channel helps to protect the City of Indio from major regional storms by providing a network of levees and berms.

The project area east of Madison and the All-American Canal is currently protected from flooding by an existing berm along Madison from Avenue 40 to the Eastside Dike and the elevated All-American Canal.

The project area west of Madison is located within Flood Zone B as defined by the Federal Emergency Management Agency. Flood Zone B is the area between the limits of the 100 year and 500 year storms. It is proposed that landscaped flood-ways shall be constructed adjacent to Jefferson to intercept floodwater from the west and channel the waters east along Avenue 41 to the Eastside Dike. (See Exhibit J) The master plan for drainage and a detailed implementation plan shall be carried out through the formation of a specific assessment district to fund the necessary engineering and financial studies and to create a bond issue to finance the necessary improvements.

7. Circulation and Access

The property is located adjacent to I-10 with interchanges located at Jefferson, Monroe and Jackson. Internal circulation is provided by major roads and boulevards located along the quarter section lines including east west access from Avenues 38, 40 and 42, and north south access from Jefferson, Burr, Madison, Monroe and Jackson Streets. New boulevards to be provided include east-west Avenues 39 and 41, and north - south streets A, B, C as shown on the Circulation Plan.

(See Exhibit C). All streets shall comply with the vehicular carrying capacity of the designated streets in the Indio General Plan -- 2020.

D. RELATIONSHIP TO THE CITY AND ADJACENT PROPERTIES

1. Existing City Boundaries

Existing city boundaries are located south and east of the Gateway Specific plan area. The contiguous areas are presently zoned in the City of Indio for residential-office uses, agriculture, and planned mobile home park. Areas south of Avenue 42 and North of the Freeway are designated for Regional Commercial and Tourist Commercial Uses.

2. Existing Annexation Area in Process of Annexation

This area located on the western portion of the Gateway Conceptual Specific Plan Area, roughly between Burr and Jefferson and I-10 and the Eastside Dike, is presently in the process of annexation to the City of Indio. This is known as Annexation No. 68. This annexation is under review by the City and the Local Area Formation Commission. The majority of the Gateway Conceptual Specific Plan area shall be annexed to the City of Indio as Annexation 69. The Annexation Application is being filed with the City concurrently with this Conceptual Specific Plan.

3. Del Webb Sun City Palm Springs

Sun City is located just west of the Gateway Conceptual Specific Plan site between Adams and Washington Streets, and is intended to accommodate 5,800 homes on 1575 acres or a population of approximately 10,000 residents. The project is planned at gross residential density of 3.7 dwelling units per acre. Extensive areas of the project are devoted to floodways which are also designed as golf courses and Open Space areas.

4. Bermuda Dunes Airport

The existing Bermuda Dunes Airport is located on the South side of I-10. The Riverside County Airport Land Use Commission prepared an Airport Land Use Plan which was adopted in 1986. The Land Use Study identifies Airport Influenced Areas including Area I, an imaginary approach pattern: Area II, an area considered to be of Significant Safety Concern due to aircraft maneuvering, and landing or take off operations, and Area III, which is the boundary of the imaginary horizontal surface. The Riverside County Airport Land Use Plan provides locational and density criteria for land uses to be located in the Areas of Significant Safety Concern.

The southern portion of the Gateway Conceptual Specific Plan, adjacent to the Interstate is presently designated as within the Areas of Significant Safety Concern. It is not certain that these areas shall be subject to increase hazards due to the location of the airport. The idealized flight paths as shown on the land use plan map are not being utilized due to the short turning radii indicated. A reevaluation of the Airport Land Use Plan is required based upon changed conditions in the area.

County Areas to the North

Indio Hills is located north of the development area and is separated from the development area by the Eastside Dike. An Electric Transmission Corridor also extends through this area. There are active fault lines extending along the Indio Hills and two designated Alquist Priolo Zones.

Chapter IV

Land Use

Chapter IV

Land Use

DEVELOPMENT PLAN /LAND USE DESCRIPTIONS

The Gateway Conceptual Specific Plan has been planned to provide for a high quality development that shall be consistent with the changing demands of the marketplace. As a master planned community, the Gateway and its individual land use areas shall be planned in a comprehensive and creative manner. In order to anticipate the changing market conditions the project is planned to include compatible mixtures of residential, commercial and research and development uses. To maintain flexibility in the arrangement of land uses, the project includes three primary land use designations: (1) Village Residential, (2) Village Center, and (3) Mixed Use. Within these overall land use designations mixtures of housing types, retail business, office, business park, and research and development business uses can be accommodated. The plan provide specific design guidelines and standards to assure that the land uses are planned in an efficient and compatible manner.

A. CIRCULATION/STREETSCAPE

The Circulation Plan provides for a system of local, collector, and major arterial streets to provide efficient access and egress to the Residential Villages and Mixed Use Areas in the Gateway Conceptual Specific Plan Area. The Circulation Plan is intended to provide the necessary circulation throughout project in a manner that protects the residents from unnecessary intrusions and safety hazards resulting from high traffic volumes.

In order to establish a high quality attractive appearance for the community, parkways and streetscapes adjacent to the major arterials shall be extensively landscaped. The major arterials are to be designed as Boulevards with wide landscaped parkways, shade trees, meandering pedestrian and bike paths, seating areas and colorful flowers to create a special identity for the Gateway and pleasant landscaped vistas for the residents.

The Residential Villages shall be self-contained neighborhoods surrounded by walls which screen the residences from traffic and noise on the Boulevards. Parking is not permitted on the Boulevards, nor is there direct access from the Boulevards to the individual lots within the residential neighborhoods. Access to the neighborhoods may be through the landscaped and/or gated entries to the Collectors which lead to the neighborhood streets. (See Exhibit E)

In those instances where entry is controlled by guard gates or automatic gates, the interior streets shall be private. The use of rolled curbs without sidewalks is to be

encouraged along the neighborhood streets. Curbs, gutters and sidewalks should be provided along Collector Streets.

The perimeter walls shall have numerous offsets, pilasters and other architectural treatment to create visual interest. The design of the streetscape should include landscaped berms, tree and shrub groupings, bicycle and walking paths, seating areas and bus stops. Project entries shall be attractively designed to create a distinctive identity for each project and neighborhood. The streetscape design shall provide a unifying theme throughout the Residential Villages.

B. RESIDENTIAL VILLAGE (RV)

The Residential Village is intended to provide well-designed creative mixtures of residential housing types at appropriate locations. By offering a diversity of housing opportunities the community shall accommodate residents of different income groups and lifestyles. This diversity shall encourage and support the formation of new business opportunities in Indio. Higher density residential uses shall be located near the Village Center in the Mixed Use areas and adjacent to the boulevards. The highest density housing (Condominiums or Apartments) is located within the Mixed Use Development Areas and the Village Center.

The Gateway has been divided into separate Residential Village areas. The boundaries of the Residential Villages have been based upon the location of the Boulevards, major drainage ways, other significant natural or man-made features, and existing ownership patterns. Within the Village Center and the Mixed Use areas, the specific location of the Residential Villages are not shown at this time. The locations shall be determined at the Development Plan Phase when the details of the project locations can be determined. The four categories of Residential Villages are briefly described below:

Village Planning

The Gateway Plan encourages the development of diverse and creative approaches to the planning and design of Residential V illages in order to create neighborhoods which are responsive to the residents' needs, encourage a pedestrian orientation, are visually pleasing and create a sense of community.

Wherever possible, the focal point or "heart" of Village will be the central open space area (neighborhood park) combined with the Village Center which may contain neighborhood shops, churches, day care centers, public or private recreational complexes, and elementary schools, combined with higher density housing. The residential neighborhoods will be integrated into an open space network comprising 20% of the area of the village. The open space corridors linking the neighborhoods to

the Village Center provide ample opportunities for recreation, picnicking, walking paths and visual enjoyment.

Design Criteria

Quality planning and design shall be used to create a mixture of housing types ranging from single family homes on 10,000 square foot lots to townhomes. The villages shall usually consist of several neighborhoods with 100 to 200 dwelling units of the same general housing type in each neighborhood. Neighborhoods of differing housing types shall be defined and separated one from the other by open space corridors and village streets. However, neighborhoods with diverse housing types are encouraged where possible and in response to market demands.

The density of any Residential Village shall be determined in accordance with the Residential Density Allocation Table as contained in this Conceptual Specific Plan. The table sets out the initial and maximum density within each Village. (see Table I-2)

Residential Village Categories

The following is a summary of the four residential categories and the housing types permitted in each category.

Common parking areas, open space and recreational facilities are also provided with maintenance performed by a Homeowners Association or land owner/building owner if a rental property.

Residential Village-Low (RV-L)

3.5 to 5.0 Dwelling Units / Acre

The Residential Village-Low area comprises the largest portion of the specific plan area. A typical Residential Village shall have a population of approximately 1900 residents in 600 dwelling units contained in four neighborhoods. (See Exhibit B)

These Residential Villages are planned to have a maximum overall density of 5 dwelling units per acre. The Housing types that may be included are:

Single family detached residential units
Single family attached units
Patio Homes
Clustered Residential
Townhomes

Residential Village-Medium(RV-M)

6.0 to 10.0 Dwelling Units / Acre

The Residential Village-Medium areas are generally located between the Mixed Use areas and the Residential Village-Low areas. A mixture of detached and attached housing types are permitted and are intended to include high quality design amenities, common recreation areas, and extensive landscaping. These residential villages are planned to have a maximum overall density of 10 dwelling units per acre. The housing types that may be included are:

Single family detached units
Single family attached units
Patio Homes
Clustered Residential
Townhomes
Garden Apartments

Residential Village-Village Center (RV-VC) 10.0 to 20.0 Dwelling Units / Acre

The Village Center is planned to provide a scale of development that is compatible with the surrounding neighborhood character. The residential component is intended to provide housing opportunities close to needed commercial services as well as recreation areas. Residential units over commercial uses are encouraged. These Residential Villages are planned to have a maximum overall density ranging from 8 to 20 dwelling units per acre. The housing types that may be included are:

Single family attached units Patio Homes Townhomes Garden Apartments Stacked Flats Condominiums/Apartments

Residential Village- Mixed Use (RV-MU) 10.0 to 20.0 Dwelling Units / Acre

Higher density residential dwellings are proposed as a part of the Mixed Use areas near the I-10 Freeway. This provides the opportunity for a true mixed use development which shall also include retail, research and development, office and tourist serving uses. These Residential Villages are planned to have a maximum overall density of 20 dwelling units per acre. The housing types that may be included are:

Townhomes
Garden Apartments
Stacked Flats
Condominiums/Apartments

Mobil/Manufactured Homes (MHPD) 7.0 du/ac

The mobil/manufactured home area comprises those areas of the Conceptual Specific Plan with zoning designation MHPD.

Housing Product Types

The following describe the categories of housing types that may be permitted in the Residential Villages. The higher density housing types are only permitted in the Village Center and Mixed Use areas.

Housing Type A

Single Family Residential (Up to a maximum of 3.5 du/acre)

Single family neighborhoods shall have one dwelling unit on a individual lot. Lot sizes shall range from 8000 sq. ft. to over 10,000 sq. ft. The typical density for these neighborhoods shall be a maximum of 3.5 dwelling units per acre. The yards provided on the lots allow sufficient area for private recreation area and open space. The residents shall be served by the Neighborhood and Community Parks in the area.

Housing Type B

Single Family Residential (3.5 to 5.0 du/acre)

Development within the single family designations shall have one dwelling unit on a individual lot. Lot sizes shall range from 6000 ft. to over 8000 ft. The typical density for these areas shall be a maximum of 5.0 dwelling units per acre. Additional neighborhood recreation areas are to be provided to meet the needs of the residents.

Housing Type C
Patio Homes (5.0 - 8.0 du/acre)

Patio Homes are located on public or private streets and are single family attached or detached dwellings on individual lots with a zero lot line setback on one side. The houses may be attached on the common property line with a minimum 10 ft setback on the opposite side of the lot. Lot sizes range from 3500 to 6000 square feet. The density of Patio Home Developments typically range from 5.0 to 7.0 dwelling units per acre. Patio home developments include common recreational and open space areas in addition to the individual lot areas.

Housing Type D&E

Clustered Residential (5.0 -9.0 du/acre)

Clustered residential may include both attached and detached housing located on public or private streets. Detached clustered units are located on individual lots with

common parking and open space areas. Attached clustered units are located on individual lots with a shared common wall. Common parking areas are provided. Lots may range from 3500 sq. ft. to 6000 sq. ft. Densities range from 5 to 9 dwelling units per acre. Common recreational facilities and Open Space areas shall be provided.

Housing Type F

Townhomes/Duplexes (8.0 -10.0 du/acre)

Townhomes shall be attached one and two story dwelling units in groups of three or more. Each unit shall include a two car garage and a private rear yard. Densities range from 8 to 10 dwelling units per acres. Common recreational facilities and Open Space areas shall be provided.

Housing Type G

Garden Apartments (12.0 -15.0 du/acre)

Garden Apartments are attached units in one to three story structures individually owned or rented. Private patios and balconies are provided. Common parking areas, open space and recreational facilities are also provided with maintenance performed by a Homeowners Association or land owner/building owner if a rental property.

Housing Type H

Condominiums/Apartments (15.0 -20.0 du/acre)

Multiple family units in this category shall be stacked units or a combination of townhomes and stacked units that may be individually owned or rented. Private patios shall be provided on the ground floor with balconies on the upper floors.

Housing Type I

Mobile/ Manufactured Homes (7.0 du/ac)

Mobile or manufactured housing units placed in a park like setting which maybe individually owned or rented. The development shall include common open space, recreational facilities, individual and guest parking with maintenance provided by either a management company or a homeowners association.

Maximum Residential Village Density

The Residential Villages are permitted to contain a mixture of housing product types, each with different densities. However, the overall density of a village shall not exceed the maximum density allowed for the Village.

A Residential Village-Low (RVL) has a maximum density of 5 du/ac. The Village may contain housing types ranging from single family detached (housing type A) at 3.5

du/ac to townhomes (housing type E) at 10.0 du/ac as long as the overall density does not exceed 5.0 du/ac.

C. VILLAGE CENTER

The Village Center is intended to serve as a primary focal point of the Community. The Center is made up of a mixture of land uses and buildings, including neighborhood shopping, garden offices and multi-family residential and needed public and institutional facilities. Educational and recreational facilities including a Jr. and Sr. High School and a community park are planned for the area.

The design of the Village Centers should be compatible with the architectural character and scale of the adjoining residential areas.

Village Services

The neighborhood shopping uses in the Village Center may include grocery and drugstores, hardware stores, service retail, small specialty retail shops, personal services and restaurants. The Center functions primarily as a neighborhood center and therefore should not include uses that require excessively large floor areas such as discount retail stores or home improvement centers.

Garden offices which consist of low scale multi-tenant or single user office buildings, often clustered around a central open space court may be integrated into the design of the Centers. Buildings are to be a maximum of two stories in height. The garden offices shall primarily house professional and commercial offices such as real estate, medical, dental, financial, insurance and attorneys. Offices may be combined with the retail facilities with locations on either the first or second floor.

Maximum lot coverage 25 percent with a maximum FAR of 0.35. Maximum 2 story height.

Residential Uses

Multi-family Residential uses consisting of townhomes, garden apartments and condominiums may also be located in the Village Center to provide a day/night population and convenient access to neighborhood shopping or offices. Residential uses may be built over commercial uses (retail or office).

The allocation of land for these uses shall be made upon the submittal and approval of the project master plan and design review permit for each of the Village Center sites.

Residential Village - Village Centers

In order to increase the Village atmosphere for the residential areas, and their pedestrian orientation, individual village centers may be incorporated into the design of the residential villages.

The village centers are to be located to the interior of the Villages, and shall not be visible from the Boulevards. The purpose of the Village Centers is to establish the "heart" of the villages providing for day to day services within easy walking and bicycle riding distance of all of the residents.

It is desirable that the Village Centers be located adjacent to the central open space and elementary school site for the village to further reinforce the village center as the focus of the villages social and daily shopping needs.

Other allowed uses such as day care facilities, churches and private recreational facilities will also assist in creating a special sense of community.

Village Shops

The neighborhood shops are intended to serve residents of the village and as such are primarily expected to be "mom & pop" operations as opposed to franchise operations. The maximum size of the shops shall be five thousand square feet. The uses to be housed in the shops may include groceries, meat, fish, produce and bakery goods, pharmacies, services (dry cleaners, florists, etc.), personal services, (beauty salons, barber shops, etc.) and restaurants.

Professional and personal business offices such as real estate, medical, attorneys, architects etc. are encouraged as well as "home" offices for the retired and telecommunicating offices.

Residential dwellings and /or professional offices on the second floor are allowed and form an added increment of the plan.

The maximum height of buildings is two stories, maximum lot coverage is 35 percent (35%) and maximum FAR is .50. Parking requirements are to be reduced in recognition of the pedestrian orientation of the shops.

The design and character of the shops shall be totally compatible with the architectural design and scale of the adjoining residential areas. The Village center will be either designed to either front on the collector street with on street parking and loading; or to front on the central open space with parking and loading to the rear.

D. MIXED USE AREA

The Mixed Use Area is provided to allow for flexibility in the arrangement of land uses and to allow the inter-mixing of land uses and buildings that are not traditionally allowed by conventional zoning. The Mixed Use development includes High Density Residential, Retail, Office, Business Parks and Resort Facilities. The concept is that with proper planning, buffering and innovation design, an integrated mix of uses shall provide for exciting and beneficial development.

The Mixed Use areas provide residential and business opportunities in the same or adjacent locations, thereby allowing for multiple activities, increased pedestrian orientation, and the potential for shared parking. By locating higher density residential units near retail, office, and R & D uses, vehicular commuting trips may be reduced.

Through the designation of an area as Mixed Use, the Conceptual Specific Plan allows for the development of combinations of these uses. Combined uses may be achieved through a mix of buildings with different uses and with a building that has different uses in it.

In order to provide a sense of identity for the Mixed Use area, specific "focal points" may be developed which shall be provided as a part of the phased development of the area. The "focal points" may include planned combinations of higher density residential, retail, office, restaurants, and convenience retail for the surrounding areas. It is intended that the "focal points" shall provide supporting services and amenities for the employees in the adjoining areas.

The Mixed Use concept allows for flexibility in the planning and development of the designated areas based upon the specific needs of the community as determined by the marketplace. As the market demands evolve and change, mixed use designation allows for the types of land uses can be incrementally adjusted to meet the demand. In this manner the overall viability of the development shall not diminish or require substantial redesign based upon unforeseen future changes.

The Mixed Use development area includes the potential for meeting community-oriented needs as well as meeting regional commercial and business park demands. The Mixed Use areas located near Avenue 41 offers the development potential for mixtures of garden offices, convenience retail, community shopping center facilities and high density residential. This development shall serve the needs of the Gateway residents and nearby areas. The portion of the Mixed Use area located close to Interstate 10 is intended to serve a much broader market. The uses to be developed in this area serve the region (The Coachella Valley) and visitors to the area with mixtures of office complexes, business parks, resort complexes, regional retail facilities and specialty retail, discount outlets, and power centers.

Subcategories of land uses within the Mixed Use Area include the following:

Office Complexes

Garden Office

Garden offices consist of low scale multi-tenant or single users office buildings clustered around a central open space court or groups of buildings set in an open space area.

Regional/Corporate Office

Regional offices include multi-story general and corporate headquarters offices, with multiple or single tenants.

Retail Complexes

Convenience Retail/ Visitor Serving Retail Centers

Retail centers with easy access, providing personal automotive, and food services for freeway drivers, employees and residents desiring limited, fast service.

Power Centers (Warehouse, Discount and Showroom Retail)

Retail centers primarily consisting of warehouse, discount, showroom and retail facilities, and fast food restaurants. Other appropriate users would be automotive, and boat sales and services and health clubs. The centers are freeway oriented, require high visibility and good freeway access.

Community Shopping Centers

Typical community shopping center uses include a major market, drugstore, junior or discount department store, home improvement center, variety stores, service shops, sitdown and fast food restaurants, financial institutions, and commercial offices.

Specialty Retail Centers

Specialty retail centers are higher end retail centers without a major anchor tenant. The mix of specialty shops ranges from specialty food stores to dress boutiques which combined with restaurants, provides the attraction for the shoppers. Other permitted uses would include entertainment, commercial and professional offices and financial institutions.

Regional Centers

Typical regional center uses include conventional and discount department stores, specialty shops, factory outlets, entertainment complexes, financial institutions, restaurants, hotel and convention facilities and office complexes.

Business Parks

Business Parks

Business Parks are intended to provide employment centers that include high quality distinctive architectural design and site planning. The business park areas should have extensive landscaping. Typical uses in the Business Park areas may include administrative offices, corporate offices, research and development, laboratories, light industrial, (with warehousing and distribution) financial institutions, health clubs and supporting retail uses.

The parks consist of a variety of mixes of offices, research and development facilities, and light industrial, warehousing and distribution with retail and food uses required to serve the business employees, visitors and residents in the area.

Resort Facilities

Resort, Hotel and Convention Complexes

Uses include hotel and resort facilities, restaurants, support retail and office, and convention, meeting and recreational facilities.

High Density Residential Developments

Housing Types E, F & G

Planned developments of townhomes, garden apartments, and/or condominium/apartment units built with individual private balconies or patio provided for the residents. Common parking and open space areas, and recreational facilities are to be provided with management and maintenance preformed by a homeowners association. The density of development shall vary based upon the housing type, but shall be maximum of 20.0 dwelling units/acre.

E. PARKS AND OPEN SPACE

The open space and recreational areas within the Gateway are intended to provide visual relief, ensure adequate light and air, contribute to the quality of development through the use of landscaping, and provide passive and active recreational activities. These activities may include sitting areas, picnic areas, children's play areas and areas used for active sports on playing fields, golf courses, equestrian trails or other similar uses.

The various elements of the park and open space design for the Gateway include the following:

- Community Parks
- Neighborhood Parks
- Landscape Parkways along the Boulevards and Collectors
- Open Space/Landscape and Plaza Areas in the Village Center and Mixed Use Areas
- Open Space Corridors
- Landscape/Land use Buffers
- Floodway open space corridors
- Tot Lots/Pocket Parks in the Residential Villages

The Gateway shall have 20% of its Residential development area and 15% of its mixed use areas devoted to parks, landscaping and open space. Recreational facilities and open space areas shall be located so as to be within easy walking distance of the residents. Parks and open space areas may also be utilized for storm water retention.

It is the intent of this plan to encourage the multiple use of various park and open space elements, i.e. joint use of the parks by the community and the schools, use of open space corridors for golf courses, equestrian activities, dual use flood control and retention basins for recreational uses.

Subject to the approval of the City of Indio of the specific proposals, park fees may be paid in lieu of dedicating park lands for neighborhood, community and regional parks.

F. COMMUNITY FACILITIES

The Community Facilities Designation shall include areas that may be developed for public and quasi public uses such as schools, public utilities, community centers, police and fire services, libraries, and other cultural facilities. It is the intent of the Gateway to accommodate the majority of these facilities within or adjacent to the Village Center. These facilities may also be developed within all other areas within the Conceptual Specific Plan Area provided adequate buffering and mitigation is provided to protect adjacent residential areas.

Fire Services

There are no fire stations presently located in the Shadow Hills Area. However, there are existing plans to relocate a station to a site on Avenue 42 between Jackson and Monroe streets. The fire department has a policy of locating fire stations within a 1.5 mile service radius to address the needs of future growth in the area.

Police Services

The Gateway Conceptual Specific Plan area shall be served by the City of Indio. New facilities and additional law enforcement staffing shall be necessary as the population increases in the area. The cost of new facilities and staffing shall be funded through an assessment district. The staffing ratios for police is presently 1.5 officers/1000 residents. The costs associated with fire and police services may also be paid through impact fees assessed upon all new development.

<u>Hospitals</u>

JFK Memorial Hospital, located on Monroe Street south of Highway 111, is the primary medical facility serving the area. However, new medical facilities may be located north of I-10 as a part of the mixed use area.

Schools

The Gateway Conceptual Specific Plan area is within the boundaries of the Desert Sands Unified School District. Future development shall be required to pay the appropriate development fee. This fee shall be used to construct new facilities as they are needed. Based upon the projected future development of the area at the most probable buildout, a total of five elementary schools, one to two middle schools and one high school would be necessary to serve the educational needs of the area. At the maximum residential buildout, a total of six to seven elementary schools, two middle schools and one high school would be required. (Projections are based upon standards provided by the Desert Sands Unified School District).

G. Infrastructure Master Plans

The infrastructure master plans and supporting exhibits contained in the plan are conceptual in nature. The exact location, diminensions, and sizes of the various elements will be determined through the Project Master Plan (PMP), Design Review Permit (DRP) and Tentative Map (TM) process.

Master Land	Use Plan	Exh. B
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Entry Plan	S	52	Exh.	G
Entry Deta	il		Exh.	F

Chapter V

Development Standards

Chapter V

Development Standards

A. GENERAL SITE DEVELOPMENT STANDARDS

The following are the general site development standards for the Gateway Conceptual Specific Plan. Development standards that are specific to the Residential Villages, Village Centers or Mixed Use Areas are discussed in the sections relating to those uses. These standards address the site improvements that shall be implemented by the developer during the initial stages of development.

1. Circulation

The streets within the Gateway Conceptual Specific Plan have the following street classifications and specifications.

TABLE V-1 Street Standards

Classification/Location	Design Characteristics	Right of Way Width
Boulevards - Primary		
 Avenue 41 Avenue 42 Jefferson (from I-10 to Avenue 38) Monroe (from I-10 to Avenue 40) Jackson (from 1-10 to Avenue 40) Madison from 41st to Avenue 38 Avenue 39 Avenue 40 New Street "A" (Burr) New Street "B" New Street "C" 	2-32 ft paved travel widths with a 16 ft. median, and 2 - 10 ft. landscaped parkway areas with 2-10 ft landscape easements each side of boulevard.	100 ft. dedicated
Provides circulation within the Village from the Boulevard or Village	2-14-18 ft. paved travel widths, 12 ft. median,	60-68 ft dedicated . 80-88 ft w/ easements
Collector. Provides access to the neighborhood streets and multi-family projects.	and 2-10 ft. landscaped parkway areas.	ou-oo it w/ easements
Neighborhood/Mixed Use Streets		
 Neighborhood Streets provide access to the individual residential lots or clusters. 	2-18 ft. of paved travel widths, no median, and 2- 10 ft. landscaped	56 ft. May be reduced to 44 feet if onsite guest
 Mixed Use Streets provide access to individual businesses within a mixed use complex. 	parkway areas.	parking provided.

The General Plan provides for streets on at the sections lines, i.e. 42nd, 40th, Madison, Monroe, etc. In order to create an increase in circulation and more manageable development increments, the Gateway Plan calls for primary and secondary boulevards every 1/2 mile or at half section points. (See Exhibits C & D) The increase in the number of circulation paths accounts for the modification to the street widths designated in the General Plan.

Private Streets

The use of private streets for circulation within a Residential Village is to be encouraged. The travel widths, medians and landscaped parkways shall be determined as a part of the PMP and DRP process. In general the private streets and collectors may utilize 12 foot paved travel lanes with 10 ft. landscaped parkways on each side which are accommodated in landscape easements.

The number of lanes required in each direction shall be determined by the traffic demands of the neighborhood to be served within the Village. Innovative design is to be encouraged.

In the planning of the neighborhoods, developers are encouraged to cluster guest parking in landscaped areas off of the collector and streets and to eliminate all on-street parking.

2. Public Services and Facilities

Utilities

All electrical, telephone, and other cable services to individual lots, or sites shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, and other facilities necessary and appurtenant to the underground facilities, and the street lighting system shall be installed underground. Transmission lines of 64 kv and greater may be above grade.

Storm Drainage/Floodway

It is proposed that landscaped flood-ways shall be constructed adjacent to Jefferson to intercept floodwater from the west and channel the waters east along Avenue 41 to the Eastside Dike. (See Exhibit J) The master plan for drainage and a detailed implementation plan shall be carried out through the formation of a specific assessment district to fund the necessary engineering and financial studies and to create a bond issue to finance the necessary improvements.

The development of each site shall be designed with consideration for the effects of drainage within the site and on adjacent properties. In conjunction with the site development plans, storm drainage systems shall be designed to link the sites with area wide storm drain facilities. Retention basins and other flood control facilities may be incorporated into the design of sites on an interim basis as may be required to retain on-site all drainage flows generated within the project boundaries. Provisions shall be made to connect to the area wide storm drainage system upon completion of the system.

Excavation and Grading

All excavation and grading shall be performed in accordance with the regulations of the City of Indio.

Public Transit

Developers shall consult with the public transit company and the City of Indio during the PMP approval process and incorporate into their plans any required transit traffic pull outs, transit shelters and signage which may be required to encourage the efficient running of a public transit system to serve the Gateway.

3. Parks and Open Space

The following is a description of the various elements of the Park and Open Space design for the gateway and the required area of each category of park or open space to be provided in conjunction with the development of the Residential Villages and Mixed Use Multi-family Residential developments. (See Exhibit K)

Overall, the Gateway shall have 20% of the area of the Residential Villages and 15% of the Mixed Use areas devoted to parks and open space. The area requirement shall be met through a combination of the following elements.

Public Parks and Recreational Facilities

Neighborhood Parks

Neighborhood parks are designed for both active and passive recreational activities to serve the needs of the surrounding neighborhood area. Typical neighborhood parks are 5 to 10 acres in size and should whenever possible be located adjacent to an elementary school or junior high school with joint use of facilities. See Exhibit V.

Community Parks

A Community Park is intended to serve the entire Gateway Community with both active and passive recreational activities. A Park designed as a Sports Complex shall be located in or adjacent to the Village Center area. The Park shall be 20 to 40 acres in size, and shall be located adjacent to the Junior and the Senior High School. Facilities shall include ballfields, basketball courts, tennis courts as well as picnic areas. The feasibility of a water sports complex should be investigated. See Exhibit U.

Canal Hiking and Riding Trail

The joint development with CVWD and the U.S. Government of the excess right of way for the All-American Canal as a linear park with hiking and riding trails which shall be connected to the area wide system.

Common Area Parks and Open Space

Pocket or Tot Lots

These types of facilities are intended to provide for passive recreational enjoyment and include play areas for smaller children, picnic benches and landscaped sitting areas. Pocket Parks and Tot Lots are typically on lots that are 3000 sq. ft. to 8,000 sq. ft. in area. Tot lots are to be provided in each neighborhood as a part of the required open space allocation (see Table V-7 and Exhibit T).

Floodway Linear Park

A 175 foot wide linear flood corridor basin parallel to Jefferson and Avenue 41 shall intercept and contain floodwater from the Eastside Dike and direct them to the channel at Avenue 41 and Madison. The floodway shall be improved as a linear park with hiking and riding trails, picnic areas and possibly a golf course or equestrian facilities. The total area of the linear park shall be approximately 53 acres.

Landscaped Parkways

The Boulevard Collector streets shall have eighteen (18) foot parkways on each side of the street respectively. The parkways are to be heavily landscaped with shade trees and shall have paths for both bikes and pedestrians. Other amenities shall include bus stops, seating areas, flower beds and water features. The parkways and medians shall contain approximately 45 acres of landscaping. (See Exhibit G)

Common Area Parks/Open Space Corridors

The Residential Villages and Mixed Use areas shall have extensive open space corridors and/or landscaped boulevards for both the visual enjoyment and recreational use of the residents and employees. The Open Space areas are to be integrated into the design of the Villages and their bike paths and walks should connect directly to the paths in the parkways and the hiking and riding train systems.

Pedestrian Plazas/Arcades/Landscaped Areas

Commercial products, i.e. business parks and retail complexes, shall have a pedestrian plaza, arcades and landscaped areas distributed throughout the projects. These areas shall form a major portion of the required 15% open space for Mixed Use areas.

Park Requirement

Community Park

1 acre per 1000 population / 140 square feet per dwelling unit Based upon an estimated 40,000 population 40 acres total

This requirement may be met through development of the 20 AC Community park in the Village Center area combined with fee payments in lieu of dedication.

Neighborhood Park

2 acres per 1000 population / 280 square feet per dwelling unit Based upon an estimated 40,000 population 80 acres total

This requirement shall be met through development of neighborhood parks in the Open Space corridors in the Villages and the development of Tot Lots/Pocket Parks in each neighborhood of the Villages.

The detailed requirements for the provision of open space are set out in Section C, Residential Village Development Standards, number 6, "Village Open Space Requirements."

Educational and Cultural Facilities

Schools

The Shadow Hills Area is presently served by the Desert Sands Unified School District. While the existing schools can possibly serve the southern sections of the Gateway Area on an interim basis, new facilities shall be necessary as the residential population increases. A middle school (junior high school) and senior high school are planned adjacent to the Village Center Area. In addition, five elementary schools shall be necessary to serve the future population of the area. The elementary schools shall be located within the Villages and shall be provided on an incremental basis as the Villages develop. (See Exhibit L)

Libraries

The City of Indio is presently served by the Max T. McCandliss Library which is considered adequate for the existing population. This facility is operated by the Riverside County Library System. However, an additional facility is planned for the Shadow Hills area with anticipated construction in 1999. The facility should be located within the Village Center at the intersection of Madison and 40th. With the development of this area in accordance with the Gateway Plan, a facility of approximately 20,000 sq.ft. shall be considered necessary.

4. Master Landscaping Standards

The master landscape concept for the Gateway has been conceived to establish a high quality visual image for the area which shall provide an attractive environment for the general public, the residents, and the employees of the area. To achieve this quality, landscaping shall be used to screen unsightly uses, soften hard building edges, shade parking areas, and help to eliminate potential conflicts between various land uses. Landscape standards for the Gateway are as follows:

Design Concepts

The Landscape Plan should exhibit an overall organizational structure for the arrangement of the natural and man-made landscape materials. The formal arrangement and spacing of street trees along the Boulevards and Collectors is to provide a statement of entry for the Residential Villages. Key elements of this concept are:

- Tree-Lined Boulevards The landscaping theme for each major Boulevard or Collector street is set out in the Master Landscape Plan. The neighborhood streets and open areas shall be landscaped in accordance with an approved Master Landscape Plan for the Residential Village, Village Center or Mixed Use area. A common palette of materials shall be used throughout each Village, the Village Center or Mixed Use area, in order to establish a separate identity for that Project.
- Perimeter Walls All Villages shall be surrounded by perimeter walls. The RVL Villages shall front directly on a Boulevard or Village Collector. The perimeter walls and entries shall be designed with interesting forms and include combinations of material such as masonry and stucco. The materials shall be similar and complementary to the materials used in the project design. The walls shall incorporate numerous horizontal offsets and/or pilasters and caps to create visual interest.
- Intersections The design of major and secondary intersections shall include attractively landscaped open space areas and entrance features. These features may include enhanced paving entry signage identifying the Village or project and landscape groupings designed to create an attractive and interesting entrance to the area.
- Walks and Paths Side walks and bike paths adjoining the Boulevards and Collectors shall be meandered and provided with seating areas, bus stops and other appropriate pedestrian amenities.

- <u>Street Trees</u> All neighborhood and collector streets shall have street trees planted along both sides. Street Trees along the neighborhood (tract) streets shall have a minimum spacing of 40 feet on center. Street Trees planted along the Boulevards, Village Collectors shall be in accordance with Master Landscape Plan exhibits.
- Fencing The rear and side yard setback areas shall have solid fencing which is a maximum of 6'-0" high and constructed of masonry, wood, or appropriate combinations of materials. Fencing in front yard areas shall be a maximum height above grade of 2'-6".
- Screening of Storage and Loading Areas No materials, supplies or equipment, shall be parked, displayed or stored in any areas of the site except inside a closed building or structure or behind a visual screening barrier. The location and design of storage or loading areas shall be subject to review and approval of the City of Indio and the Development Review Board.

Plant Materials

The following minimum sizes and spacing of plant materials are required. The Planning and Development Review Board may make exceptions to these standards when areas are not visible to the general public.

Plant species shall be selected from an approved list of plant materials that are well-adapted to local conditions. These materials are listed in Appendix C which indicates appropriate species and the functional location for that type of plant species.

- Trees should have a minimum size of 15-gallon or six feet tall and have a 1" diameter trunk at chest height, whichever is greater.
- Twenty percent of all trees should be a minimum of 24" box or larger container size and shall be located at entrances and other highly visible locations.
- Shrubs should be a minimum 5-gallon size.
- Ground covers planted from flats should have maximum spacing of 12 inches on center. The spacing may be increased for larger ground cover plants, planted form containers.
- All landscaped areas shall have an automated irrigation system to insure that all plant materials are adequately watered. The use of drip irrigation systems is encouraged.

General Landscape Requirements

- a. A Landscape Plan shall be prepared for each Planning/ Development Area and shall be consistent with the Master Landscape Plan exhibits for the Gateway Conceptual Specific Plan. The species of landscape materials shall be subject to the review by the City of Indio and the Planning and Development Board. Landscaping Plans shall be drawn to a minimum scale of 1" = 40 feet and shall provide the following information:
 - (1) Tabulations indicating the square footage of each planting area and percentage of the total site devoted to Landscaping.
 - (2) Types and quantities, and container size of plant materials
 - (3) Botanical and Common Names of all plant materials
- Landscaping shall consist combinations of trees, shrubs, and live ground covers with careful consideration given to the eventual size and spread, susceptibility to disease and pests, durability and adaptability of existing soil and climatic conditions.
- c. All planted areas shall contain a permanent automatic irrigation system and shall be enclosed by a six inch high concrete curb, except where the planter abuts a sidewalk or driveway, no curb is required.
- d. Landscaping and irrigation systems for the phase of construction in progress shall be installed and in operation prior to occupancy of the first building in that phase on the site.
- e. Landscaping and irrigation systems shall be maintained in sightly and good condition in accordance with the approved plans. All planting shall be periodically pruned, trimmed, edged, and fertilized in accordance with generally accepted horticultural practices. Landscaping shall be controlled through regular maintenance so as to not interfere with public utilities or create hazards or obstructions to pedestrians or vehicular traffic.
- f. All trees and shrubs which have been planted and which due to accident, damage, disease, or other cause fail to show a healthy growth shall be replaced. Replacement plants shall conform to the same specifications that applied to the original plant installation.

Landscape Maintenance Responsibilities

An essential aspect of providing a viable Master Landscaping Program for the Gateway is to assure that the organizational structure is set in place to effectively manage and maintain the quality of the landscape materials and the intent of the Landscape Concept.

The facilities to be maintained can be divided into two major categories. First, are facilities that are of significant importance to the entire community. This includes the Streetscape (landscaping along the parkways, and median strips on the boulevards). The Streetscape is to be maintained by a Maintenance District. With the development of the first Residential Village or Mixed Use area, a Master Maintenance District is to be formed. As each subsequent Village or Mixed Use area is developed within the Gateway. It shall be annexed to the Maintenance District.

A second category includes the areas within the Villages and Mixed Use units, such as parkway landscaping and street furniture on the Collector Streets and the open space areas. This proposed second level of maintenance is the responsibility of the residential homeowners association or property owners associations. A Master Association shall be formed for each Village and each neighborhood within the Village shall be a part of the Master Association.

5. Site Lighting

Site lighting should be consistent with the scale and character of the project area. Adjoining residential areas shall be protected from glare from the lighting fixtures. Lighting must be designed to provide safety to the people residing in the area or visiting the businesses. A hierarchy of lighting concepts has been established which shall contribute to the overall character of the community. This hierarchy includes special considerations for roadway lighting, parking area lighting, entrance area lighting, architectural lighting, and landscape lighting.

General guidelines for lighting include:

- a. All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination of adjacent properties and streets.
- b. Lighting standards and fixtures shall be consistent in design within each Village Center, Residential Villages, and Mixed Use Units.
- c. Warm lighting is encouraged. Brightly colored or blinking lights are not allowed.

d. The location, design, type and size of all exterior lighting shall be reviewed and approved by the Planning and Development Board.

Table V-2
<u>Lighting Requirements</u>

Description of Lighting	Design Considerations	Maximum Height Requirements
Roadway Lighting	Primary concern with the safety of vehicular and pedestrian traffic. Intersections and crosswalks should have higher illumination. All fixtures to be uniform shoe box design with contained vertical cutoff.	25 ft. with min. clearance of 16 ft. above the roadway
Parking Area Lighting	Emphasize as a design element and prevent light from impacting adjacent properties. All fixtures to be shoe box design with contained vertical cutoff.	Maximum of 20 ft. Stone or concrete bases may be used for protection from autos. Bases limited to 24" High.
Pedestrian and Entry Area Lighting	Provide entries at plaza areas, walkways, utilizing a consistent theme.	10 ft.
Architectural Lighting	Lighting should be integral with the architectural design of the structure, unobtrusive, free from glare on adjoining properties.	NA
Landscape Lighting	Special features should be highlighted, such as specimen trees, water features and entry movements. Concealed or screened lighting fixtures should be used.	NA

6. Parking Lot Design Standards

- a. Size: Each standard off-street parking space for commercial usage shall be 9 feet wide by 18 feet in length, exclusive of drives and aisles. Compact car spaces shall be a minimum of 7.5 feet wide and 15 feet in length. Thirty (30) percent of the required parking spaces may be compact parking spaces.
- b. Access: Each parking space shall be provided with adequate ingress and egress. See Exhibit S for minimum parking lot layout standards.
- c. Surfacing/Drainage: Off-street parking areas shall have a paved surfaced with asphalt or concrete paving and shall be graded to a minimum of 1.5% and provide drainage systems to dispose of surface water without water flowing over sidewalks or onto adjacent sites.
- d. Buffering: Every parking area which abuts a street shall be screened from public view through the use of landscaping, mounding or berming, decorative fences or walls. The perimeter landscaping shall be an integral part of the overall site design. Every parking area which abuts property located in any residential zone shall be separated from the residential property by a solid masonry, concrete or stucco wall that is at least six feet in height. The design of the wall shall be reviewed and approved by the Planning and Development Board and the City of Indio Planning Department.
- e. Lighting: All lights provided to illuminate parking areas shall be located and oriented so as to direct the light away from any adjacent residential property or from vehicular traffic on adjacent streets.
- f. Entrances and Exits: All entrances and exits to parking lots shall be shown on the Development Plan and be in conformance to the Conceptual Specific Plan.
- g. Wheel Stops and Curbs: Each parking space adjacent to buildings or walls shall be provided with a concrete curb or bumper at least six inches in height within two and one-half feet of the front of such space. All landscaped areas and walks shall have a 6" concrete curb adjacent to all parking spaces. Landscape areas shall be a minimum of 5' wide and walks a minimum of 10.0' wide to allow for bumper overhang. (See exhibit S) This is not applicable to parallel parking spaces.
- h. Striping: All required parking spaces shall be clearly marked on the paving surface with painted lines that are at least 6 inches wide, and shall conform to the parking area plans as approved by the City. In addition, directional arrows shall be provided when necessary to assure the safe movement of traffic.

Energy and Water Conservation

The developer of the specific Villages and Mixed Use areas shall consult with the appropriate agencies and utility providers prior to finalizing building and site development plans in order to employ the most appropriate techniques for energy and water conservation. Ideas which are encouraged include:

Energy Conservation techniques

- Use of halogen or fluorescent lighting rather than incandescent lighting.
- Motion triggered lighting
- Air Conditioning Systems designed to more economically utilize energy through the use of timers and other measures.
- Use of Thermal energy storage to take advantage of off-peak utility pricing.
- Use of gas heating and air conditioning systems.
- Active and passive solar space and water heating systems.
- Natural lighting through clerestories and skylights.
- Proper design of roof overhangs or awnings to shade windows subject to direct sunlight.
- Location and design of windows to utilize the most efficient solar orientation.

Water Conservation Techniques

- Use of low-flush toilets, water flow reducers in shower heads and sink faucets
- Landscaping which uses drought-tolerant, low water, and low maintenance species and material
- Landscape irrigation systems that use drip or low flow systems.
- Require non-peak time periods for operation of automatic irrigation systems

8. Architectural Standards

Architectural Design Style

The overall architectural design theme of the Gateway shall be of a Monterrey, Santa Fe, Mediterranean, or California Mission Design. Contemporary design themes which reflect and adapt to the unique environment of the desert and are compatible with the overall design of the Gateway are to be encouraged. The architectural design of each individual project should be of a consistent and compatible style within each the project. Variety in design is desired, however, complementary design, with respect to materials, colors and landscaping is to be utilized to achieve a cohesive neighborhood. The design of each home should not just mirror the adjacent structures, however, each structure should respect the predominant characteristics such as height, massing, setbacks, materials, and building details.

Villages with a custom home program are anticipated to have greater variety in design and styles, as the objective is to meet the individual desires of the owners within a framework of desert architecture.

The designs of the Village Centers and individual office and housing complexes shall be of an integrated and complementary design throughout.

The specific design theme for each project shall be clearly set out in the site development plan submittal for approval by the Planning and Development Board and the City.

Examples of appropriate design details and themes for the buildings and walls within the Gateway are set out in the Residential and Village Center Design Examples.

Design Expression

The exterior elevations of buildings, including screening walls shall be designed to include architectural treatments such as details or offsets, patterns, shadow lines, lighting effects and interesting materials. Colors, materials, and finishes shall be coordinated for all exterior elevations of the buildings to provide total continuity of design both within the site and with respect to adjoining developments. Off sets and stepbacks that create more articulated building masses and planes create greater architectural interest and movement, and are encouraged.

Building Materials

All roof materials exposed to view from the adjacent street or from immediately adjoining properties shall be of a finish material approved by the Board. Acceptable materials include clay or concrete tile and composition shingles. The exterior walls of each building may be of finished masonry, stucco or glass. The colors of all exterior wall materials or finishes shall be

in shades of off-white or earth tones. The use of accent colors on trim, doors and windows is encouraged. No exterior walls of any building or structure shall be repainted or resurfaced, or otherwise refinished, until the materials and the colors have been submitted to, and approved in writing, by the Planning and Development Board. The building materials and their application shall demonstrate a clear adaptation to the desert environment.

Mechanical Equipment

Mechanical equipment, vents, stacks, apparatus, antennae, or other appurtenant items shall be incorporated into the total design of the structure in a visually attractive manner or shall be entirely enclosed and screened from view from adjoining properties and public streets in a manner that has been review and approved in writing by the Planning and Development Board.

Building Orientation

Building Design should include the consideration of existing views and vistas from the site and roadways, the solar orientation, the climate, the orientation toward major streets, and the pedestrian circulation patterns in the area. The use of roof overhangs and shade trees to moderate the climate is encouraged.

Scale

Human scale should be preserved in the design of two or three story buildings. This can be accomplished by visually dividing facades into smaller components with elements such as windows, wall insets, balconies, ledges and trim, and by stepping back the upper stories, especially in areas adjacent to single-story residences.

Design Examples

Selected photographs are attached in Exhibit Q which reflect the general design character and architectural materials that are considered to be acceptable for the architectural design within the Gateway. Additional examples shall be incorporated into the exhibit, from time to time, as required by changes in building construction techniques and housing market demand.

9. Noise Mitigation

Noise above 70 CNEL is excessive and incompatible with certain types of outdoor or indoor activities. Noise affecting the community is primarily due to the proximity of the I-10 Freeway and the location of the Bermuda Dunes Airport. The community boundaries are located outside of the 60 CNEL boundaries and therefore should have no significant noise impacts from the existing airport.

Construction methods to mitigate freeway or aircraft noise include: glass windows and the construction of walls or berms adjacent to t	the use of doo he Freeway.	uble pane
glass williagus alla the concuration of walls of column agreem to		
	38	

B. DEVELOPMENT/INFRASTRUCTURE PHASING

Development Phasing

The Gateway is planned so as to allow the community to be phased in an orderly and logical manner that is consistent with the changing demands of the marketplace. The infrastructure shall be phased in a manner which assures that needed public facilities and improvements shall be in place concurrent with the development of each phase of development of the property.

2. Infrastructure Requirements

Exhibits D thru N1 show the major infrastructure requirements for the Gateway, circulation, parks and open space, sewer, water, flood control, schools and other major facilities.

These exhibits are provided for the benefit of the Gateway developers and the City of Indio so that both may rely on these infrastructure diagrams when determining the conditions of approval and the infrastructure requirements for each phase or increment of development.

The infrastructure requirements are limited to off-site improvements. The offsite improvements are those that affect the ability to develop a Residential Village or Mixed Use area and normally must be in place before the construction of a specific phase. These include all underground utilities, required medians, and the driving lanes of the boulevards. Off-site improvements shall be secured by appropriate financial instruments and may involve reimbursement agreements.

The offsite utilities and roadways required to serve the development shall be provided prior to occupance of any phase of development of the subject Village or Mixed Use area and shall be a condition of the tentative map.

The on-site improvements are those needed to serve the individual Villages or neighborhoods within any given Village, Mixed Use area or Village Center. These improvements do not necessarily have to be completed concurrently with the first phase of the development within any given Village. At the time of Project Master Plan, Design Review Permit and/or Tentative Map approval on any particular Village or Mixed Use Area, the City shall decide the extent of onsite infrastructure needed for that development area. Based upon the specific development plans, the needed improvements shall be a condition of the tentative map and/or Project Master Plan and Design Review Permit.

Frontage improvements (parkway, curb, gutter and sidewalk) for the Boulevards bordering the Villages, Mixed Use Area and Village Center shall be considered as on-site improvements and may be constructed incrementally as development within the

Village/Mixed Use Area occurs.

3. Infrastructure Phasing Plan

The development of any individual Residential Village, Village Center or Mixed Use area development area may proceed upon approval of the applicable project master plan and design review permit and provision for the construction of the necessary boulevards, streets and utilities to support the proposed development.

Each individual Residential Village or Mixed Use area shall be solely responsible for the cost of the construction of the infrastructure immediately adjacent to its boundaries, including the landscaped median and pavement of the boulevard from center line to curb, curb gutter and sidewalk, and landscaped parkway.

Additionally, each Residential Village, Village Center or Mixed Use area shall be responsible for its prorata share, on a net development area basis, of the cost of the construction of all underground utilities, floodways and storm drain systems required to serve the Village or Mixed Use area.

The first phase of improvement of Boulevards through undeveloped areas may be limited to the construction of the landscaped median, driving lanes in each direction, and all required underground utilities including storm drains, sewer, water, electrical, telephone and cable TV services. Such systems shall be sized to serve the future Residential Villages or Mixed Use areas which shall be served in the future by the subject infrastructure.

When a Residential Village, Mixed Use area, or Village Center is to be developed adjacent to already constructed first phase improvements of a Boulevard, the Village or Mixed Use area shall be responsible for the construction of the break down lane, bicycle lane, curb gutter, sidewalk and landscape directly fronting on the Village or Mixed Use area.

4. Infrastructure Financing

A Village or Mixed Use area may finance its individual and/or prorate infrastructure responsibilities through one of the following methods.

- 1. Individual project financing
- 2. Improvement District financing, 1911, 1913 or Mello Roos.
- 3. Such other improvement financing programs as may be created and/or authorized by the Federal Government, State of California, and/or City of Indio.

The owners of the parcels comprising the Villages and Mixed Use areas agree to participate in an Improvement District if the owners of the majority of the property within the boundaries of the district vote affirmatively to form such a District.

The owners of the various parcels and/or Villages or Mixed Use areas agree to enter into reimbursement agreements in conjunction with the construction of improvements by one owner in advance of development by the reimbursing owner. Such agreements shall be in accordance with the City of Indio's Standard Form of Agreement.

In the absence of an Improvement District, an owner wishing to construct infrastructure adjacent to another owner's development area, in advance of such owners proceeding with development, shall bear all of the cost of such advance infrastructure. The owner advancing the funds shall be reimbursed by the owners of the parcels served by the improvements through a reimbursement agreement when any development proceeds on the affected parcels.

C. RESIDENTIAL VILLAGE DEVELOPMENT STANDARDS

1. Permitted Uses

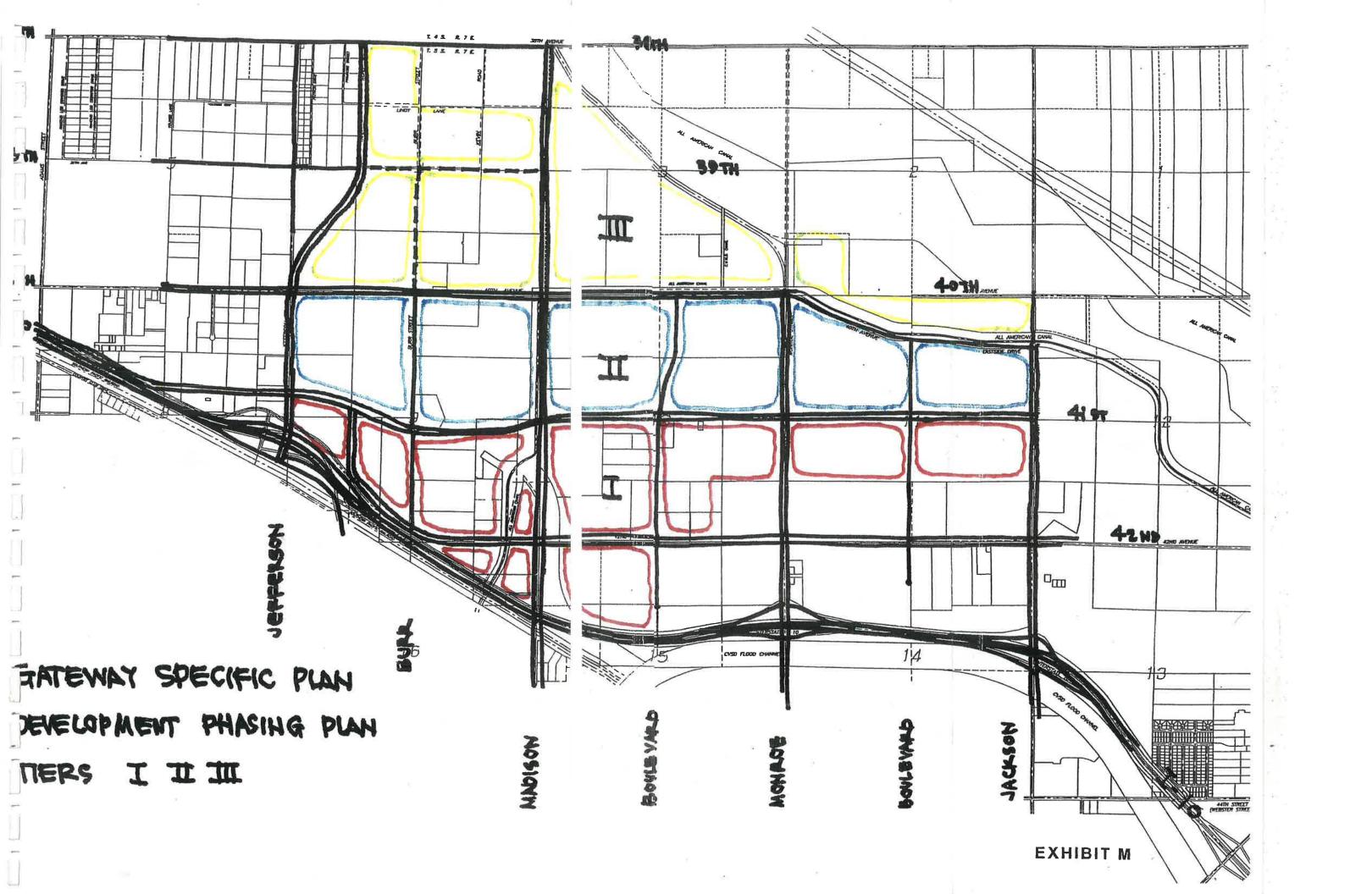
The following housing types as shown in Table V-3 are permitted in the Residential Villages of the Conceptual Specific Plan (see Chapter IV, Section B, "Residential Villages"):

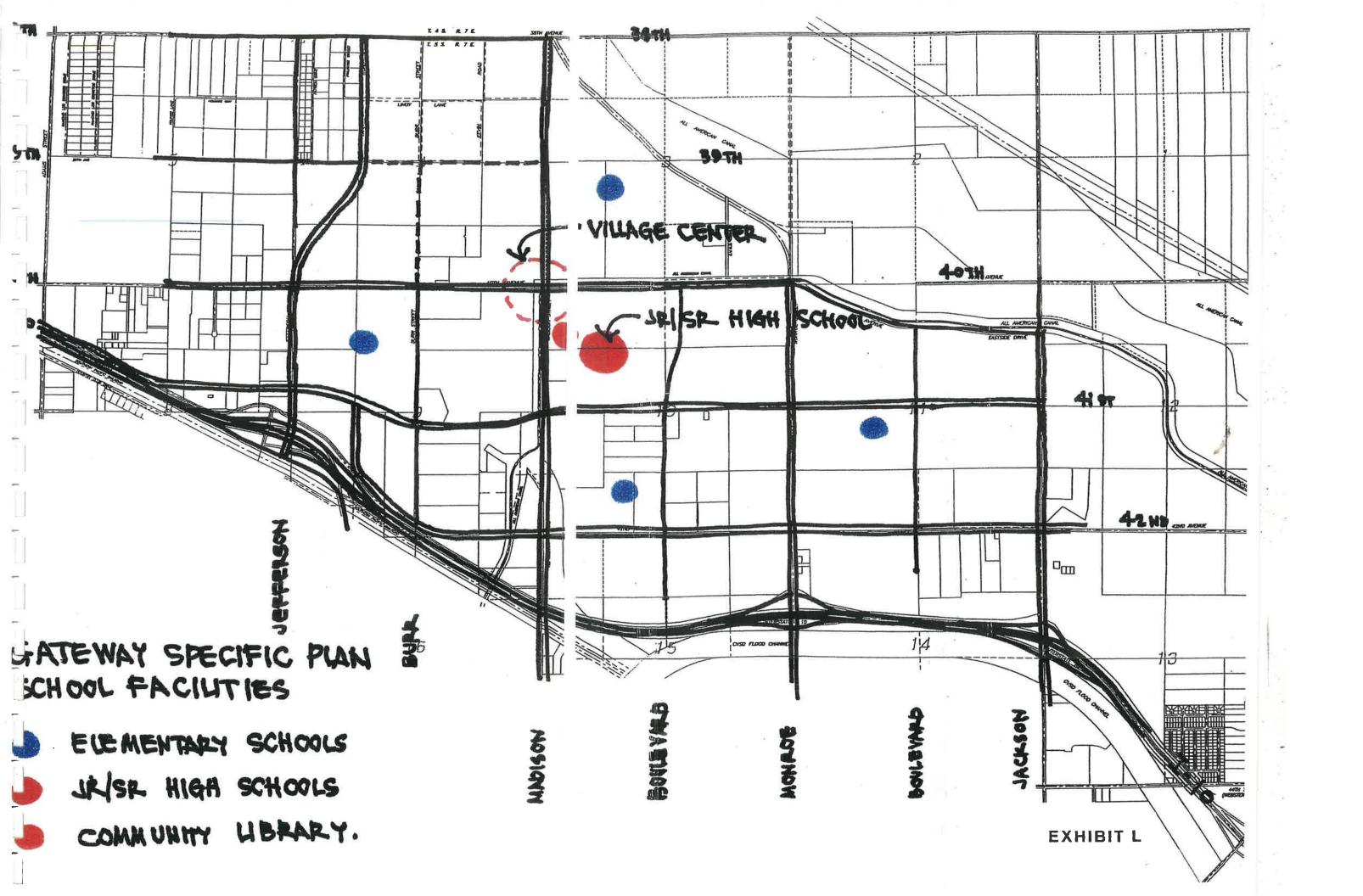
Table V-3
Residential Housing Types

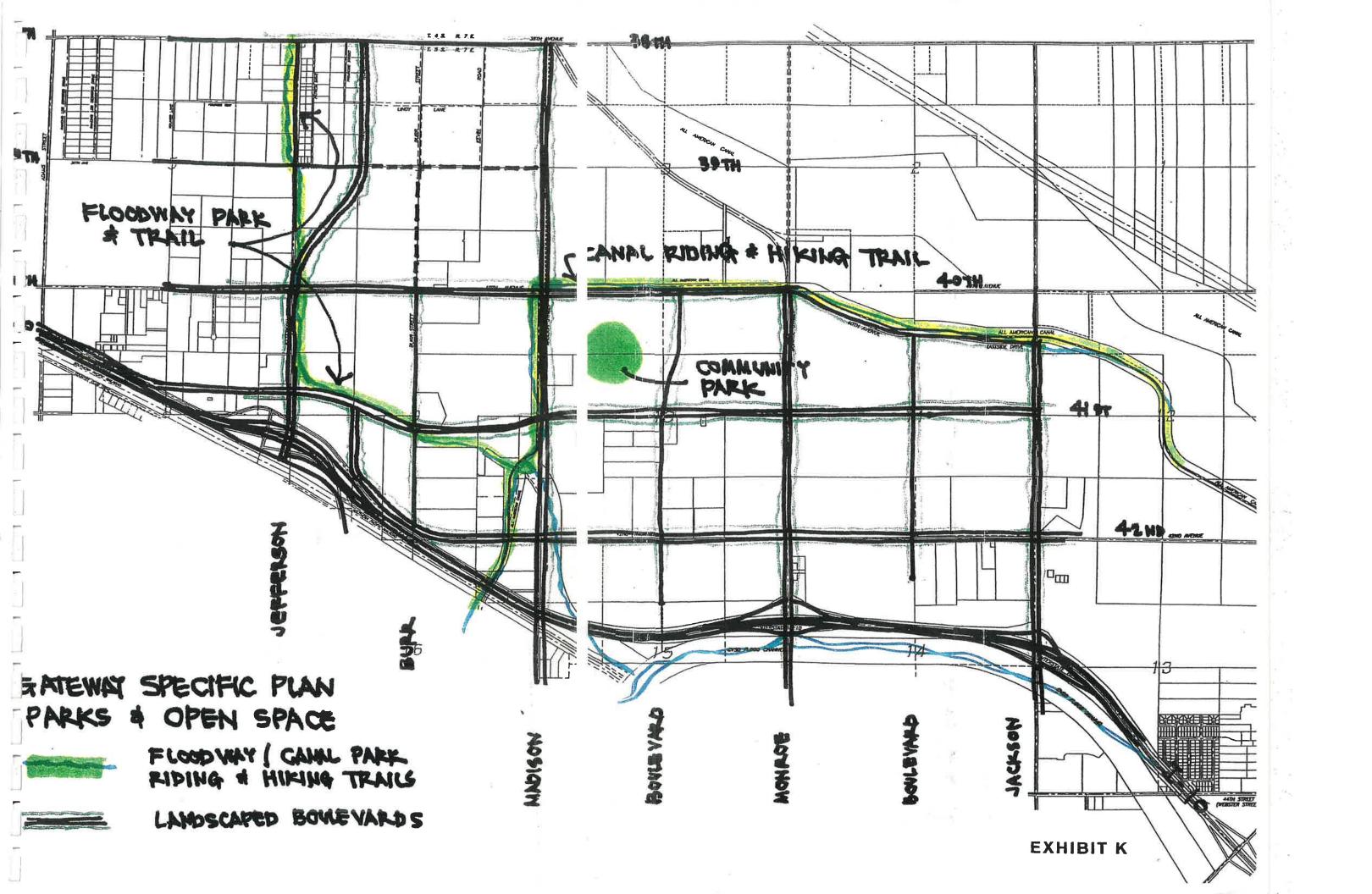
Housing Type Designation	Description	Typical Lot Size (SF)	Conceptual Specific Plan Density Range DU/AC
Α	Single Family Homes	8,000 to 10,000 and larger	3.5 and less
В	Single Family Homes Detached	6,000 to 8,000	3.5 to 5.0
С	Patio Homes Detached & Attached	3,500 to 6,000	5.0 to 8.0
D&E	Cluster Homes Detached & Attached	3,500 to 6,000	5.0 to 9.0
F	Townhome	NA	8.0 to 12.0
G	Garden Apartments	NA	12.0 to 15.0
Н	Condominium/Apartments	NA	15.0 to 20.0
Ï	Mobil/Manufactured Homes	4500	7

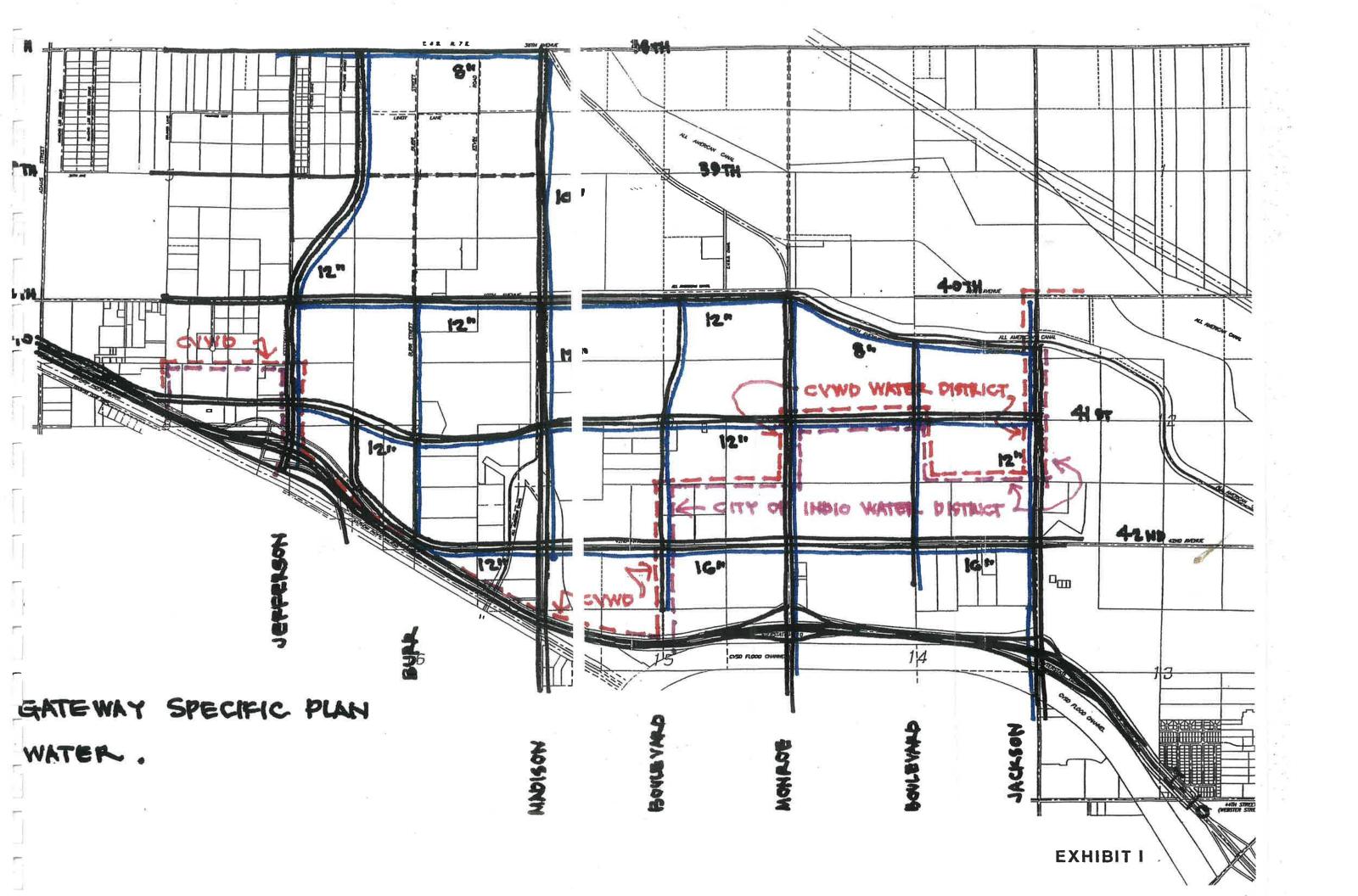
Planning Criteria

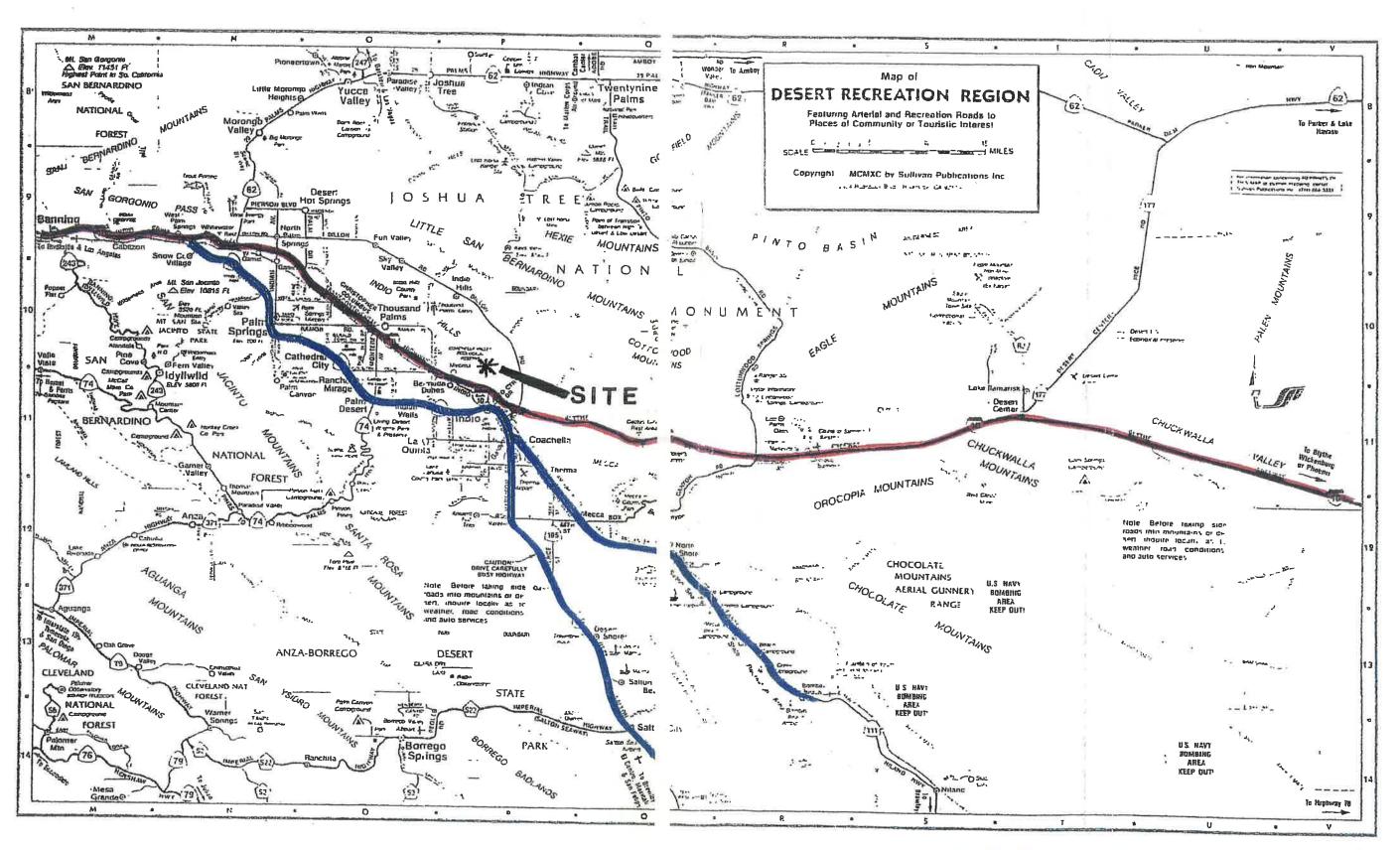
- Housing types A-E may be included in Residential Villages-Low (RVL).
- Housing types B & C may be combined in any one neighborhood.
- Housing types D, E & F may be combined in any one neighborhood.
- Housing types B-G may be included in Residential Villages-Medium (RVM).
- Housing types D-H may be included in Residential Village Village Center (RV-VC) and Residential Village Mixed Use (RV-MU).

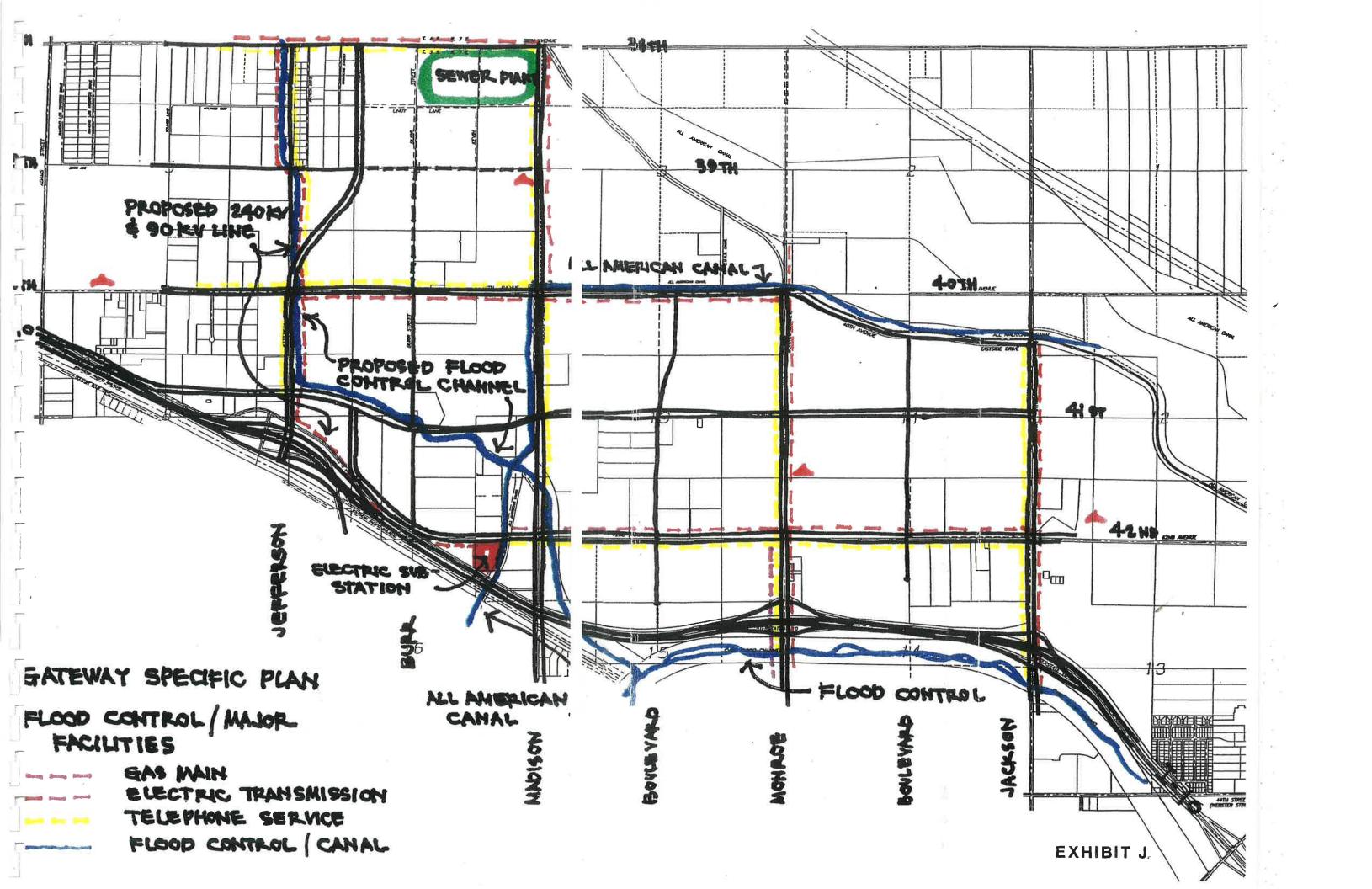


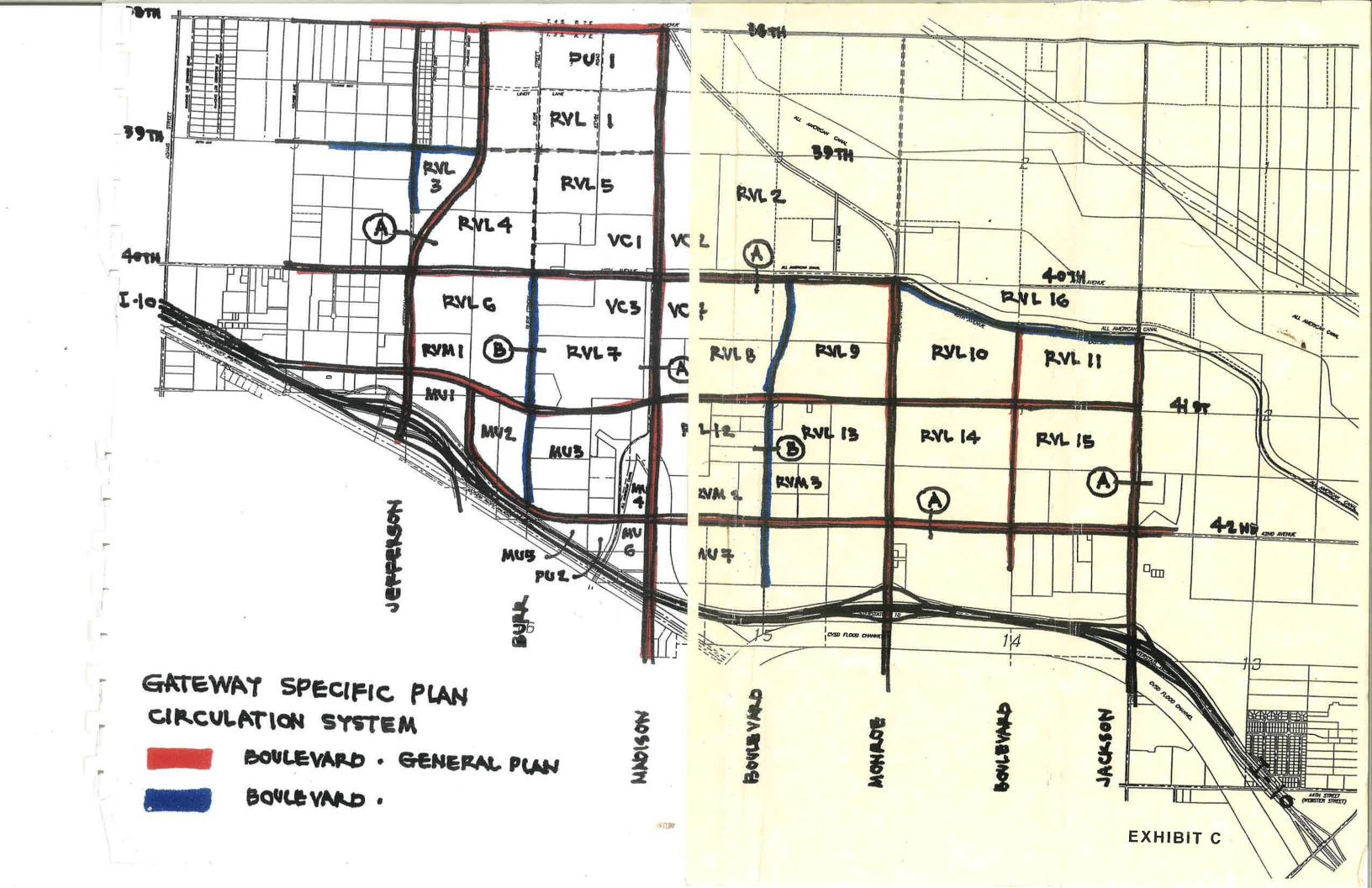












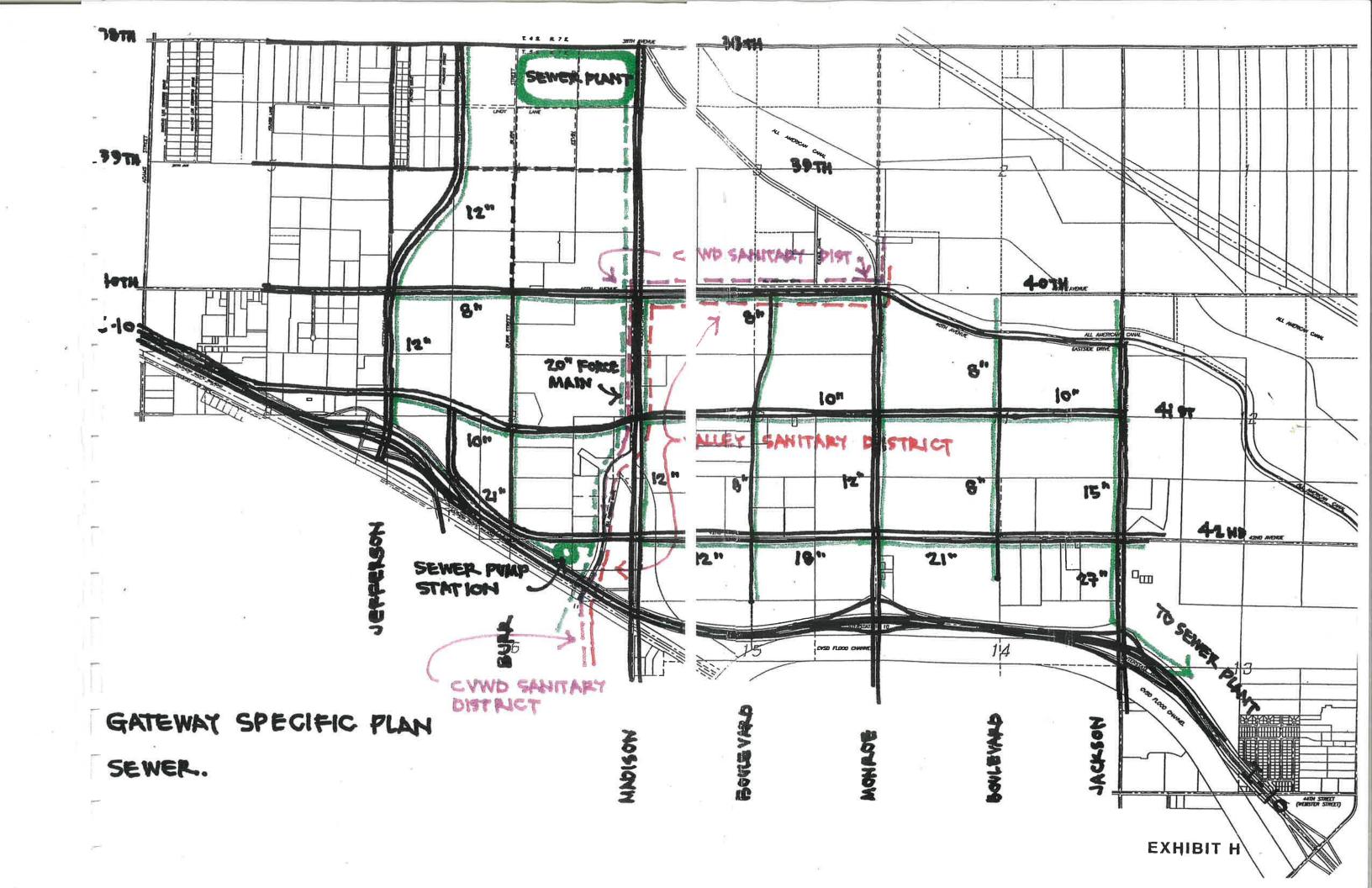


Table 7: Projected Revenues

1.1

				1			Project Year	Year	,		10	00
General Fund Property Tax- Residential			\$236,370	\$475.464	\$721,798	\$975,064	\$1,225,500	\$149.94	\$1,762,838	\$2,036,762	\$2,316,182	\$2,582,288
General Fund Property Tax- Commercial			\$41,316	\$75.671	8110.779	\$146.590	\$190.987	\$128 173	\$1,800,771	87 058 074	\$2 315 277	\$2572530
Property Transfer Tax			9	8	S	\$66,302	\$82,609	\$100,012	\$117,322	\$135,004	\$153,028	\$170,231
Transieri Occupency	-		\$98,550	\$197,100	\$285,650	2394 200	\$492,750	\$591,300	\$659.850	\$788.400	- 1	8985 500
Motor Verice-in-Lieu	20 25	per capita	\$10,241	\$20 683	\$31,024	K11365	\$51.706	\$62.048	872.369	\$82.730		\$103 413
Vehicle Code Fines/General Fund Share)	\$141		\$6.178	\$12,357	\$18,535	\$24,714	\$30,892	\$37,071	\$43,249	\$49,428	П	\$61,765
Court Fines&Fees	\$2 32	per capita	\$10,168	\$20,332	830 498	\$40,684	815 556	966 098	\$71,162	\$24 858		201000
Toping Feet	25 03	per capita	13,656	\$7,712	\$11,568	\$15,424	\$19,280	\$23,528	\$26,993	\$30,849	П	138 561
State Homeowners Etemption Reinbursement	\$14.52	per du	\$12 994	\$25 988	\$38.982	\$51,976	\$160 431	8217 515	\$254 565	\$291.910	\$179 527	\$366,951
REGISTED OF SPORTINGS PRODUCE	241.		20000		-	-					П	
TOTAL GENERAL FUND REVENUES			\$222,921	\$1,773,431	\$2,646,763	\$3,634,101	PL 555,831	\$5,497,009	\$4,433,376	\$7,377,101	\$8,327,760	18,273,573
County Transportation Fund Revenues Processy Tax Accordanged Commercial			\$3,389	\$6.236	\$11.63	\$12,061	\$15,713	\$18,773	\$21,900	\$25,049	\$28,342	\$32.375
Property Tex Apportionment Residential Hothery User's Tex	25	90.00	\$19,447	\$19 118	\$59.386	\$313,287	\$391,608	\$469.930	\$548,252	\$626,573	\$704,895	\$783,216
Signal Magazion Maßi-Farnity Residential	\$216 00	Der du	\$193,788	\$193,798	\$193,798	\$193,798	\$193,796	\$193,298	8183,298	8193,298	\$193,798	\$193,298
Single Family Residential	\$232.00		\$11,322	\$11,322	\$11,322	\$11,322	\$11,322	\$11.322	111,322	\$11,322	\$11,322	\$11,322
Industria/Business Part	\$2,704.00	per acre	\$44,075	\$44 075	\$44 075	\$44.075	\$44.075	\$62.967	\$44 075	\$62,967	\$44.075	\$67.967
Messure A 5 Cent Soles Tex	\$35.07	par du	\$31,384	\$62.768	\$94,152	8125537	\$156.921	\$166.305	\$219 609	1251 073	\$282 457	\$313.841
VIGERS ON INVESTMENT INCOME	8310		300,016	44/676	277'076	****		100,000	100,100			
TOTAL TRANSPORTATION FUND REVENUES			\$167,516	\$600,167	\$738,502	\$877,493	\$1,016,973	\$1,157,466	\$1,297,897	\$1,439,808	\$1,580,457	81,771,676
Fire Fund										-	101.000	100.000
State, Federal & Other Income	822 59	20 00	\$22,800	578 267	\$58,701	591,602	\$116.502	\$137.403	200,0018	\$113 167	\$127.335	\$141.484
Property Tax Apportorment-Residential			\$99,682	\$200,935	\$305,038	\$412,079	\$517,907	\$631,776	\$744,991	\$360,753	\$978,839	\$1,091,797
Property Tex Apportionment-Commercial	4174		517.461	\$17.649	\$19 078	825 636	532 258	\$39 428	\$48.013	\$52.984	\$145,578	\$67.077
TOTAL FIRE FUND REVENUES			\$160,763	\$319,661	\$487,076	5647,860	\$416,159	\$849,658	\$1,162,034	\$1,338,998	\$1,517,921	\$1,685,157
Library Fund												
General Fund Contribution	\$1.40	per du	81,253	\$2.506	83,759	\$5,011	28.764		\$8,770		\$11,276	\$12.529
Property Tax Apportionment-Commercial			\$46.403	\$93.341	\$141,700	\$191.424	\$240 585	187 (823	\$346,073	\$399.848	\$454,703	\$506 944
Interest on investment income	4174		\$2,236	\$4,561	\$6,889	\$9,279	\$11,715		\$18,772	Ш	\$21,985	\$24,585
TOTAL LIBRARY FUND REVENUES			\$58,064	\$115,263	\$174,095	\$234,492	\$296,058	\$360,039	\$423,870	\$489,088	\$555,589	\$621,306
9000												
Coachella Valley Recreation and Parks												
Property Tax Apportionment-Residential	100		\$15,215	\$70,876	\$107,597	\$145,353	\$182,582	\$222,848	\$262,782	\$303,615	1345,767	\$364.935
Property Tax Apportionment-Commercial			\$6,159	\$11,280	\$16,514	\$21,852	\$28,470	\$34,013	\$39,678		\$51,350	\$56,657
County Parks and Open Space												-
Property Tax Apportionment-Residential			22.73	\$2 321	\$27.138	20,000	\$37,586	245,850	28.167	\$62,468	\$71038	\$12,069
										Ц		
Injectif on investment income			\$2,006	\$183 141	2155 811	8709 913	\$765 085	\$12,760	817.8768	5438233	\$487.923	751 9555
TOTAL REVENUES			\$1,622,231	\$2,911,662	54,216,747	\$5,605,540	\$6,854,106	\$8,326,642	\$9,697,642	\$11,082,328	\$12,479,651	\$13,868,611

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				3	•		S Pro	Project Year			-	10
GENERAL FUND COSTS RESDENTAL COLEY-wide Services	Matche											
Genzel Government Public Protection(less Shaff) Shaff County-wide Health/Sartiation Auth. Assistance Recreation & Culture	12 12 12 12 12 12 12 12 12 12 12 12 12 1	per capita per capita per capita per capita per capita	\$12,906 \$144,622 \$44,622 \$45,396 \$79,619 \$1,621	\$55,016 \$379,365 \$269,644 \$90,793 \$159,230 \$1,243	\$569.077 \$434.465 \$136.189 \$238.857 \$4.854	\$11,632 \$75,070 \$579,287 \$181,346 \$118,476 \$5,465	\$164.540 \$946.462 \$774.109 \$275.962 \$396.096	\$197.446 \$1,136.155 \$460.931 \$272.375 \$477.715	\$100,356 \$1,327,647 \$1,013,755 \$17,715 \$15,7319	\$1,517,540 \$1,517,540 \$1,158,574 \$1,158,574 \$1,158,574 \$1,585,177 \$67,6 953	\$170,232 \$1,707,332 \$1,303,336 \$408,568 \$716,572 \$14,592	\$129.001 \$1.696.925 \$1.446.216 \$453.965 \$1796.191
Bankipal Services Central Coverment Plate Production Swell Patrol Swell Patrol	212 212 05	per capita per capita per capita per capita	\$263 89.790 82,191 852,276	\$18.578 \$4.362 \$4.362 \$104,552	\$269 \$27,869 \$6,573 \$156,828	\$1052 \$17,159 \$8,764 \$209,104	\$1,315 \$46,448 \$10.955 \$261,380	\$1.577 \$55,736 \$13,146 \$13,056	\$1.840 \$65,027 \$15,337 \$365,932	\$2,103 \$74,317 \$17,528 \$416,209	\$2.346 \$43.607 \$19.719 \$470,465	\$2.629 \$92.656 \$21.910 \$21.910
Support Services General Government Debt & Lease Obligations	15 92	per capita per capita	\$69.760 \$27,608	\$13 <u>\$.520</u> \$55,212	\$209.280	\$279,039	\$346,799	\$418,559	\$183,242	\$556,078 \$220,648	\$240 454	\$697,598 \$276,060
COMMERCALINATORS FAAL. COUNTY-wide Services Geneal Government Paide Protection(less Sherff) Sherff County-wide	17 21 132 18 108 75	De son	\$561 \$4,309 \$3,545	\$1,122	\$1.663 \$12.927 \$10.636	\$17,236	\$2,805 \$21,545 \$17,776	13.366 12.5.854 12.7.772	\$3.927 \$30,163 \$24,617	\$4.480 \$34.473 \$26.367	\$5,049 \$30,762 \$31,907	\$5.610 \$43.081 \$15,453
Marcha Services Gental Government Thate Practice Swell Parcol	0 14 4 85 27 31	per acre per acre	83 831 837 8390	\$316 \$316 \$74 \$1,781	\$14 \$474 \$111 \$111	\$18 \$632 \$149 \$3,541	\$23 \$791 \$186 \$186	\$27 \$949 \$223 \$5,342	\$1,107 \$260 \$260 \$46,232	\$1,245 \$297 \$7,122	11.42 13.42 13.42 14.03 14.03	\$16 \$1.541 \$37.2 \$6.903
Support Services General Government Dest & Lesse Obspallons TOTAL GENERAL FUND COSTS	36 46	per acre	\$1,169 \$470 \$666,609	\$2.377	\$1,566	\$1,882	\$5,843 \$2,352 \$3,333,046	\$7,132 \$2,623 \$3,899,635	\$3.293 \$3.293 \$4,656,764	\$9.509 \$3.763 \$5,332,873	\$10.697 \$4.234 \$5,899,482	\$11,066 \$4,704 \$8,668,091
LIBRARY SERVICES COSTS COM OF ServIces TOTAL LIBRARY COSTS	11.16	per capita	066 114	\$97,879	\$146,969	\$195,958	\$244,948	\$293,934	\$342,927	\$391,917	\$440,907	268,834 WH; 194
FIRE FUND COSTS Residential Sankes Commercial Industrial Sankes TOTAL FIRE FUND COSTS	000	Der Se	\$172,788 \$23,265 \$186,052	\$345,575 \$46,529 \$392,104	\$518,382 \$69,794 \$58,158	\$501,150 \$93,058 \$784,208	\$463,938 \$116,323 \$980,260	\$1,036,725 \$139,567 \$1,176,312	\$1,209,513	\$1,362,300	\$1,555,088 \$209,381 \$1,764,468	\$1,727,875 \$232,645 \$1,960,520
TRANSPORTATION ROAD FUND Arnal Mainteners Major Road Improvement's Residential Major Road Improvement's Commercial Talling Sugnets	\$1,478 \$18,336 \$16,375 \$90,000	Lane Mile per du acre per signal	\$32,242 \$487,217 \$548,903 \$198,000	\$64,463 \$467,217 \$546,903 \$196,000	\$96,725 \$467,217 \$548,903 \$138,000	\$128,966 \$467,217 \$548,903 \$199,000	\$161,204 \$467,217 \$546,903 \$198,000	\$193,450 \$487,217 \$548,903 \$198,000	\$225 691 \$467,217 \$546,903 \$198,000	\$257.933 \$467.217 \$546.603 \$196.000	\$290,174 \$467,217 \$548,903 \$196,000	5322,416 1467,217 1548,903 5198,000
TOTAL ROAD FUND COSTS			\$1,246,362	\$1,278,603	\$1,310,845	\$1,343,086	\$1,375,328	\$1,407,570	\$1,439,811	\$1,477,055	\$1,504,284	\$1,536,538
COACHELLA VALLEY RECREATION Put Martenens	58,385	per ecre	\$43,700	\$167,400	\$251,099	837,788	\$410,499	\$502,199	\$585.898	\$669,594	\$153,798	869 968
TOTAL PARKS	Ш	Ш	\$83,700	\$167,400	\$251,099	\$334,798	\$418,499	\$502,189	\$585,838	\$468,598	\$22,234	\$876,958
TOTAL RECURRING COSTS			34,241,712	\$3,483,504	M (28,038	23,324,688	30,322,081	91,019,010	00,100,00	170 100 100	100000	

TABLE 4: Cumulative Buildout Summary

					Projec	t Year				
Units	:1	2	u		5	8	7	8	9	10
							200	1000	1	47877
823 du	1382	2765	4147	5529	6912	8294	9676	BCOLL	12441	13823
819 population	4382	8784	13146	17528	21910	26291	30673	35055	39437	43819
1	7.7		21 6	29.8	26	6.27	504	57.6	84 8	72
I I I										
				-		-				
350 s f	16335	32670	49005	65340	81675	98010	114345	130680	147015	163350
580 s f	121968	243836	365904	487872	609840	731808	853776	975744	1097712	1219680
420492 5 1	142049	284098	428148	568197	710246	852295	994344	1136394	1278443	1420492
104544 \$ 7	10454	20809	31363	41818	52272	62728	73181	83635	94090	104544
2908088 87	290807	581613	872420	1163226	1454033	1744840	2035646	2326453	2617259	2908066
326 acres	33	65	98	130	163	196	228	261	293	326
	8	120	180	240	300	360	420	480	540	600
	13923 du 13923 du 43819 population 72 miles 18350 st.	Units 1 823 du 1382 819 population 4382 72 miles 7 2 820 s.f. 18335 820 s.f. 121888	nits (1982) u 1382 opulation 4382 nites 7 2 nites 7 2 nites 1835	Initis 4 2 U 1392 2765 Opulation 4382 8764 Niles 7 2 14 4 Niles 7 2 14 4 1 18335 32870 1 121868 243938 3	nilts 1 2 u 1382 2765 opulation 4382 8764 niles 7 2 14 4 niles 7 2 14 4 i 18335 32870 t 121888 243936	Initis 1 2 3 4 4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	nits 1 2 3 4 5 nits 1 2 3 4 5 u 1392 2765 4147 5528 6912 829 obulation 4392 8784 13146 17528 21910 2939 nites 7 2 14 4 21 6 28 8 36 43 nites 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 43 illes 7 2 14 4 21 6 28 8 36 44 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 36 illes 7 2 14 4 21 6 28 8 illes 7 2 14 4 21 6 28 8 illes 7 2 14 4 21 6 28 8 illes 7 2 14 4 21 6 28 8 illes 7 2 14 4 21 6 28 8 illes 7 2 1	Initis 1 2 3 4 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Initis 1 2 3 4 5 6 7 7 105 Initis 1 1 2 3 4 5 6 7 7 105 III 1382 2765 4147 5528 6812 8294 9676 1105 Obulation 4382 8764 13146 17528 21810 28381 30873 3505 Illes 7 2 14 4 21 6 28 36 36 43 2 50 4 57 Illes 7 2 14 4 21 6 28 36 36 43 2 50 4 57 Illes 7 2 14 4 21 6 28 36 36 36 36 36 36 36 36 36 36 36 36 36	Initix 1 2 3 4 5 6 7 8 8 1058 U 1058 U 1382 2765 4147 5528 6912 8294 9676 11058 Opulation 4382 8764 13146 17528 21910 26291 30973 35055 11058 U 1058 72 114 216 288 36 432 504 576 11058 U 1058 11058

0,806,2		7.822		٦V
522,720	0.25	0.84	Regional/Community Comm.	
231,304	05.0	L'Z1	Business Park	S
122.49	9Z.0	6.8	Regional/Community Comm.	
				t
272,250	52.0	0.82	Regional/Community Comm.	
170,278	35.0	2.73	Business Park	
006.801	52 .0	0.01	.mmoЭ уіпиттоЭУвлоірэЯ	
711,715	35.0	8.02	Business Park	
955,135	SZ.0	1,82	Regional/Community Comm.	
104,544	04.0	0.8	IetoH	
163.350	52.0	0.21	Neighborhood S.C.	
(Square Feet)		910 AC		
BLDG AREA	AAA	SITE AREA (AC)	EAND USE	ANNING AREA

N e: For property tax and traffic assume that the business park is 50/50 office (R & D) and light industrial.

TABLE 6: Commercial Property Tax RevenuesRiverside County

							Year				
Description	Factors	_	2	u	4	5	•	7			10
Prov. Year Com dative		8	\$28 982 231	\$53,342,106	\$78,189,179	\$103.533.193	\$134 904 491	\$161,272,404	\$188 167 674	\$215 600 850	\$243 582 690
Added Votas New Sales		\$28 962 231	\$24 359 875	\$24.847.073	\$25 344 014	\$31,371,298	\$26 367 912	\$26.895.271	\$27 433 176	\$27,981,840	\$34 636 448
died Value Bassussement	708 U	8	13260 840	(\$480 079)	(\$703 703)	(\$931,799)	(\$1.214.140)	(\$1.451.452)	(\$1,693,509)	(\$1 940 408)	182 192 244
And a second Value		\$28 982 231	\$53 001 266	\$77 709 100	\$102.829.490	\$133 972 692	\$160,058,263		\$213 907 341	\$241 642 282	\$276 026 894
Control of the contro	001	\$289 822	\$530 813	\$777.091	\$1 028 295	\$1 339,727	\$1 600 583		\$2 139 073	\$2 4 16 423	\$2 760 269
	Appartament										
Property Tax Revenues	Relio								200		0
County General Fund	0 14255644	\$41.316	\$75.671	\$110779	\$146 590	\$190.987	\$228 173	\$266 176	616 POC\$	\$344 477	\$ 191 494
County Smuchani Fire Protection	0.06024559	\$17,461	\$31,979	\$46,816	\$61,950	\$80,713	\$96,428	\$112.468	\$128.870	\$145 579	\$166.294
Crarity Free Bysy	0.02798606	20 111	\$14,855	\$21,748	\$28,778	\$37,494	\$44.794	\$52,255	\$59.864	\$67 626	\$77 249
Supervisory Road Darnet Fund	001172879	\$3,399	\$6.226	\$9114	\$12.061	\$15,713	\$18,773	\$21 900	\$25 089	\$28.342	\$32.375
Conchella Valley Recreation and Parks		\$8,159	\$11,280	\$18.514	\$21.852	\$28 470	\$34.013	\$39.678	\$45,456	\$51,350	\$58.657
County Parks and Open Space		\$1,267	\$2,321	\$3,398	\$4.496	\$5,858	\$6 998	\$8 164	\$9,353	\$10,565	\$12.069
otal Secured Property Tax		377,713	8142,332	\$200,360	9275,727	\$359,234	3429 190	1500.660	\$573,570	818 1195	3740 138
Insecured Property Tax (10%)	01	\$7771	\$14 233	\$20 837	\$27.573	\$35,923	\$42,918	\$50,066	\$57,357	\$64.794	\$74.014
folal Property Tax		385,484	\$150,505	\$229,204	\$303,289	\$395,157	\$472,098	1550,724	\$830,927	\$712,733	9814.151
Total Property Tau Revenues		\$500,000	\$1,050,883	\$1,506,062	82,137,371	\$2,700,245	\$3,283,992	\$3,060,513	M 481 P48	\$5,069,324	\$5,871,272

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TABLE 5: Residential Property Tax Revenues Riverside County

Description	Factors	-	2	u		5	•	7	-		10
Prior Year Cumula hve		8	\$173 780 690	\$351,036,994	\$531,838,424	\$716 255 882	\$904,361,690	\$1,096,229,614	\$1 291 934 896	\$1 491 554 284	\$1 695 166 059
Added Value New Sales		\$173 780 690	\$177 256 304	\$180 801 430	\$184.417.458	\$188 105 808	\$191 867 924	\$195 705 282	\$199 619 388	\$203.611.776	\$207,684,011
Added Value Reassessment/Yr	×060-	8	(\$1 564 026)	(\$1,595,307)	[\$1,627,213]	(\$6,446,303)	(\$1,692,952)	(\$1,726.811)	\$1,761,348	[\$1,796,574]	1815 256 495
Added Value Resales		8	8	5 5	\$1.261.930	\$1 608 961	\$1 969 368	\$2 192 503	\$2 731 908	\$3 134 864	\$3 550 955
		-									-
Adjusted Assessed Value		\$173 780 690	\$349 472 968	\$530 243 117	\$715,890,600	\$899 524 348	\$1,096,506,030	\$1 292 400 588	\$1 492 524 844	\$1 696 504 349	\$1,891,144,531
Less: Homeowners Exemption	7000	\$7 973 000	\$15,946,000	\$23,919,000	\$31,892,000	\$39 865 000	\$47,838,000	\$55.811.000	\$63,784,000	\$71 757 000	\$79 730 000
Net Assessed Value		\$165 807 690	\$333,526,968	\$506,324,117	\$683 998 600	\$859 659 348	\$1 048 668 030	\$1 236 589 588	\$1 428 740 844	\$1 624 747 349	\$1811414531
800	001	\$1 658 077	\$3 335 270	\$5 063 241	\$6,039,986	\$8,596,593	\$10 486 680	\$12 365,896	\$14 287 408	\$16 247 473	\$18 114 145
Property Tax Revenues											
County General Fund	0 14255644	\$236,370	\$475.464	\$721,798	\$975,084	\$1,225,500	\$1 494 944	\$1,762,838	\$2,036,762	\$2.316.182	\$2 582 288
County Structural Fire Protection	0.06024559	\$99 892	\$200 935	\$305,038	\$412,079	\$517 907	\$631,776	\$744 991	\$860 753	\$978.839	\$1 091 297
County Free Library	0 02798606	\$46 403	\$93.341	\$141,700	\$191.424	\$240,585	\$293 481	\$346.073	\$399 848	\$454 703	\$506 944
Supervisory Road District Fund	001172879	\$19.447	\$39,119	\$59,386	\$80,225	\$ 100 828	\$122,996	\$145,037	\$167.574	\$190 563	\$212 457
Coachelle Valley Recreation and Parks	0 02125053	\$35 235	\$70.876	\$107.597	\$145,353	\$182 682	\$222.848	\$262,782	\$303.615	\$345 267	\$384.935
County Parks and Open Space	0 00437224	\$7,250	\$14,583	\$22,138	\$29,906	\$37,586	\$45.850	\$54,067	\$62,468	\$71,038	\$79 199
						2700	87 844 884	87.719.787	83,831,021	S4 354 592	S4 857 121
Cial Realigation Flograng Lan											

Table 10: Comparison of Annexation and No Annexation Scenarios

Impacts on Riverside County

1.83	ILL'Z	Sevenue to Cost Ratio
Z99'C67'9\$	F78,044,C\$	יחת אר ווא ווא ביונות ביונות ווא ביונות ביונו
829,788,8\$	CB4,780,C2	STSO JATO
\$280,764	0\$	Jebt & Lease Obligations
787,6078	0\$	Seneral Government
707 0020		inpport Services
199,1521	O\$	Patrol
\$22,282	0\$	lontrol Semin.
TT4,462	0\$	notice from the contraction of t
SZ9'Z\$	S78,2\$	Seneral Government
		sezivies legipinuñ
£12,81\$	\$16,213	Secreation & Culture
161,387\$	161,867\$	epite Assistance
396,534\$	596,634\$	noisantation
812,844,12	179,684,12	Sounty-wide
926'968'1\$	0\$	ublic Protection(less Sheriff)
897,456\$	897,455\$	Seneral Government
		county-wide Services
		SESIDENTIAL
		SENERAL FUND COSTS
875,180,51 \$	₱9L'8Z9'9\$	OTAL GENERAL FUND REVENUES
731,67 4 \$	616'852\$	iterest
656,651\$	AN	tate Homeowners Exemption Reimbursement
198,852	IAN I	see Buiddi
111,162	III, IEZ	nail-ni-lenaba
099,1012	099,1012	oun Finesa Fees
287,132	887,182	ehicle Code Fines(General Fund Share)
514,6012	AN AN	ranchise Taxes
601,857,18	601,367,18	votor Vehicle-in-Lieu
	AN SEE 13	ransient Occupancy
005,2862 006,2862	911,262	moperty Transfer Tax
068,578,530	AN	Sies and Use Tax
272,178,28	\$4,253,454	Seneral Fund Property Tax
CLC 129 33	V3/ 636 V3	EAENDES
		ENERAL FUND
noissannA oM (mobilu8)	OldNI of noissannA	

TABLE 9: Summary Cost & Revenue Projections by Project Year

Riverside County

99,655 97,009 97,009 97,009 97,009 97,009 97,009 97,009	222 232		\$4,566,264 \$6,433,328 \$1,767,062 \$1,162,834 \$1,162,834 (\$209,530) \$342,927 \$423,870 \$80,942
		\$4,566,264 \$6,433,326 \$1,767,062 \$1,372,364 \$1,162,834 (\$209,530) \$423,870 \$80,942	\$4,666,264 \$5,332,873 \$6,433,328 \$7,377,101 \$1,767,062 \$2,044,228 \$1,162,834 \$1,568,416 \$1,162,834 \$1,338,998 (\$209,530) (\$229,418) \$423,870 \$489,088 \$80,942 \$97,171

Residential Density Allocation S BJ8AT

2.0778r		13823					5350		JATOT
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	÷ Z8		28	S	1	S	16.31	9	שאר
	£18	9	118	L	4	L	11.5	3	אר
	į	ii .	į.				(4)		-LOODWAY (4)
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	324		·811	50		70	L	9	
	118		:68	50	25	50	6.5	g	
	1881		63	50		50	17.6	Þ	
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	1016		1985	SO	18	50	8.02	7	
	1882		194	50	j.	50	1.62		MU RV (3)
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	1709	3	395	20	1	15	3.05	3	
	889	•	-E14	20	1	12	34.4.	S (S)	
	994		797	50	1	15	8.7.5	1	VC RV
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	'SZ9	Ì	979	01	i	01	62.5	7	
	691	Į.	1691	01		10	6.91		MVA
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	107.6	i	1076	2	Ŷ	S	19.57	14	
	370!	!	320	S	1	S	19.57	13	
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	13	k.	TS	L		L	73	(t) At	
	743		742.5	S	- 4	S	1485		אר
JATOT8U8	ALLOCATION:	JATOTBUS	ALLOCATION	XAM		JAITINI	NET		
	MUMIXAM		JAITINI	DANDO		DAING			

- Specific Plan area. (1) Unit allocation for dedication of right of way of Jefferson to be dedicated. Units may be transferred anywhere within
- (2) Density bonus increase to 7.0 du/ac for realignment of Jefferson. Units may be transferred within Specific Plan area.
- The maximum allocation assumes all of the village is residential. (3) For the Village Center & mixed use areas the initial allocation is based on 1/3 of the Village or Mixed Use area being residential
- (2) AC 2 is to be utilized exclusively for residential and commercial purposes. Schools and parks may (4) Land dedicated for the floodway will be allowed to transfer density anywhere within the Specific Plan area.
- be located adjacent to but not "in" this Village Center.

TABLE 1: Project Data

ent Phases	mgolevelopm	Description
2004 (Year 10)	1999 (Year 5)	
618,64	016,12	moisting Population
13,823	216'9	rojected Population
2,400	1,200	Projected no. of dwelling units
131	99	lo. of new developed acres lo. of new park acres
72	36	lo. of lane miles
72	36	lo. of curb miles
55	11	10. of new signalized intersections
009'677'	724,800	otal square feet of parkways/medians
5		of new fire stations
706, ₺	796	4o. of lighting fixtures

TABLE 8

Suffillially of nevertues and costs		
	(1999) Year 5	(2004) Year 10
Potential Recurring Revenues	\$5,854,658	\$11,476,325
Potential Recurring Costs	\$5,190,363	\$10,380,727
G		
Annual Recurring Surplus(Deficit)	\$664,295	\$1,095,598
Not Elecal Impact (Bayania/Cost Ratio)	1,128	1.106
וופרו וופתו ווופתר ווכנים וופתר וופת		
		A STANSON OF THE PARTY OF THE P

Indio Gateway Specific Plan --Fiscal Impact Study

TABLE 7

General Fund Cost Category		of and Charles	oronio de la constanta de la c
	Projection Factor	1999 (Year Five)	2004 (Year Ten)
General Government	15.6 % of department line costs	\$705,861	\$1,411,721
tions & Publicity	\$3.17 per capita	\$60,600	\$121,200
nce	\$11.91 per capita	\$227,680	\$455,359
	\$9.30 per capita	\$177,785	\$355,570
Safety			
on	\$112.48 per capita	\$2,150,245	\$4,300,489
	\$930,000 per fire station (fixed cost)	\$613,800	\$1,227,600
	\$2.44 per capita	\$46,645	\$93,289
redness	Not projected	N/A	N/A
	\$3.14 per new developed acre	\$314,000	\$628,000
	20% of new public service costs	\$38,454	\$76,908
Street Cleaning \$8	\$823 per curb mile	\$27,982	\$55,964
Street Lighting \$1	\$14 per light fixture	\$13,350	\$26,700
ec	\$1855 per lane mile	\$63,070	\$126,140
Street Traffic Control \$7	\$7988 per signalized intersection	\$98,78\$	\$175,736
Yard and Shops \$2	\$2.35 per capita	\$44,924	\$89,848
Engineering Services \$1	\$12.70 per new developed acre	\$12,700	\$25,400
	\$6365 per acre	\$365,988	\$731,975
Parkways/Median Maintenance \$0	\$0.19 per square foot	\$137,712	\$275,424
enter	\$1.93 per capita	\$36,895	\$73,790
Community Development Department \$3	\$3.39 per capita	\$64,806	\$129,611
TOTALS	Charles and the Control of the Contr	\$5,190,383	\$10,380,727

Indio Gateway Specific Plan --Fiscal Impact Study

TABLE 6

Revenue Summary Revenue Source	Projection Factor	Projected Revenues 1999(Years Five)	Projected Revenues 2004(Year Ten)
Taxes			
Property Tax	1% levy	1,268,859	2,647,795
Sales and Use Tax	1% of taxable retail sales times 1.12 use tax- \$180/s.f. Regional Retail. \$140/s.f. Community retail	\$1,502,007	\$3,004,013
Transient Occupancy Tax		\$574,875	\$1,149,750
Franchise Fee	\$10.08 per capita	\$192,696	\$385,392
Business License Tax	\$32.30 per employee	\$157,188	\$314,376
Real Estate Transfer Tax	\$1.10 per \$1000 of sales price with the	785 87\$	\$103 704
	City's snare equal to \$.055	CR11 734	\$1 223 468
Utility User Fees	\$32 per capita and employee	10.1100	(27,1)
Licenses and Permits			
Animal Licenses	\$.20 per capita	\$3,823	
Building Permits	Current Expected Revenue	\$250,000	\$250,000
Other Licenses and Permits	\$1.03 per capita	\$19,690	\$39,380
Motor Vehicle In-Lieu	\$32.72 per capita	\$625,498	\$1,250,996
Charges for Current Services			
Police and Fire Service Fees	\$2.16 per capita	\$41,292	
Ambulance Fees	\$3.47 per capita	\$66,335	
Other Charges and Fees	\$2.56 per capita	\$48,939	
Municipal Code Violations	\$.74 per capita	\$14,146	\$28,293
Rents and Concessions	\$1.36 per capita	\$25,999	
Other Revenues	\$5.29 per capita	\$101,127	
Interest Income	2.5% of projected operating revenues	\$100,000	\$100,000
Traffic Safety	\$1.24 per capita	\$23,705	\$47,409
Gasoline Taxes			
State Gasoline Tax-2105	Assume to be allocated 100% to capital projects	NA	NA
State Gasoline Tax-2106	\$1.49 per capita	\$28,484	
State Gasoline Tax-2107 and 2107.5	\$7.84 per capita	\$149,875	\$299,750
Measure A 1/2 cent sales tax	Assume to be allocated 100% to capital projects		
0 14 10 1		45 854 658	
TOTALS		000,400,00	626,074,118

Indio Gateway Specific Plan --Fiscal Impact Study

TABLE 5

Commercial Property Tax Revenues	x Revenues			
Assessed Value	Factors	(1994) Year 1	(1999)Year 5	2004 (Year 10)
Prior Year Cumulative		0\$	\$88,071,761	\$206,990,049
Added Value:New Sales		\$25,230,920	\$27,310,759	\$30,153,285
Added Value Reassessment	%06 [°] 0-	\$0	(\$192,268)	(\$212,279)
Unsecured Valuation (\$20/sq ft		\$5,397,200	\$5,397,200	\$5,397,200
Hotel Valuations(Secured)		\$5,100,000	\$5,520,404	\$6,094,972
Hotel Valuation (Unsecured)		\$800,000	000'006\$	\$900,000
Adjusted Assessed Value		\$36,628,120	\$127,007,856	\$249,323,226
Levy	0.01	\$366,281	\$1,270,079	\$2,493,232
Property Tax Revenues				
City General Fund	0.0722601	\$28,468	\$91,776	\$180,161
Fire Department	0.0614	\$22,490	\$77,983	\$153,084
Property Tax		\$48,957	\$169,759	\$333,246

Indio Gateway Specific Plan --Fiscal Impact Study

TABLE 4

Residential Property Tax Revenues	Tax Reveni	sen		
Assessed Value	Factors	(1994) Year 1	(1999)Year 5	2004 (Year 10)
Prior Year Cumulative		0\$	\$641,917,447	\$1,519,228,947
Added Value:New Sales		\$155,744,420	\$168,582,769	\$186,128,999
Added Value Reassessment/Yr	%06'0-	\$0	(\$1,487,495)	(\$1,642,315)
Added Value Resales	\$0	\$0	\$2,666,317	\$2,943,829
Adjusted Assessed Value		\$155,744,420	\$811,679,038	\$1,706,659,461
Less: Homeowners Exemption	7000	\$4,956,000	\$24,780,000	\$49,560,000
Net Assessed Value	0.01	\$150,788,420	\$786,899,038	\$1,657,099,461
Property Tax Revenues				
Pind Find	0.0722601	\$108.960	\$568,614	\$1,197,422
Fire Department	0.0614		\$483,156	\$1,017,459
Secured Property Tax		\$201,544	\$1,051,770	\$2,214,881
Unsecured Property Tax	0.045	690'6\$	\$47,330	\$99,670
Total Property Tax		\$210,613	\$1,099,100	\$2,314,550

JATO		7.822		2,908,066
unifax.	Regional/Community Comm.	0.84	52.0	522,720
noipag 7 L	Badional/Control			
enizuB 8 U	Business Park	7.71	0.30	\$31,304
		6.5	52.0	152,48
noigaA Region	Regional/Community Comm.	03	900	130 73
t U				
Keglon	Regional/Community Comm.	0.82	52.0	272,250
	Business Park	2.73	25.0	170,278
IO(6a)	Regional Community Comm.	0.01	62.0	006,801
	Begiopal/Committing	8.02	35.0	711,71E
	::::::::::::::::::::::::::::::::::::::	1:07	SZ.0	521,559
Region	Regional/Community Comm.	7.52		104,544
lejoH t U	Hotel	0.8	04.0	NA NOT
C 1 Neiðþf	Neighborhood S.C.	0.21	52.0	163,350
13		06 45		(Square Feet)
PLANNING AREA	1D INDUSTRIAL ALLOCA	SITE AREA (AC)	RAR	BLDG AREA

Note: For property tax and traffic assume that the business park is 50/50 office (R & D) and light industrial.

Residential Density Allocation

Z.07781		13823					3350.		JATOT
304	• 99	304	99	50	- 6	20	3.3	3 (VR UM
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	52		122	S	-5	S	IS	7	BAL
	28		:28	• 5	1	S	16.31	9	TVR
	: 18	:	118	L	6	L	11.5.11	3	IVA
		6	i i				*	9	(4) YAWGOOJ
Z978	1260	1561	:025	50		20	:87	L	
	324		1811	20	0	20	LLL	9	N
	:811		.68	50		50	6.8	S	
	1881		: 29	50		50	ı Þ `6	Þ	
	1944	k	1879	50	12	20	2.79	3	
	19101		339	50		50	18.03	2	
	1282		1961	20		50	1.62		(E) VR UM
8872	1047	8.2781	לעע	50	1	12	37.	Þ	
	1709	0	362	20	1	15	3.05	3	
	889	5	913	50	6	15	34.4.	(2)	
	1994		· † \$†	50	Ē	15	8.7.8	1	VR DV
7911	976	1911	.076	Ot	-6	01	17.6	3	
	1979		979	٥١		01	5.29	7	
	1691		1691	10		01	i 6.91	ļ	MVA
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	:07.6		370	S		S	19.57	SI	
	1078		3701	S	1	ç	19.57	14	
	370 i	ii.	370!	S	1	S	13.9	13	
	:992		:998 :	S		9	19.27	15	
	121		1157	S		5	2.06	11	
	; 969		969	S		S	16.811	10	•
	2 9 9	W.	29 9	S	- 6	S	133.3	6	
	829		829	S	1	S	125.5	8	
	78 4		: 784	S		Ş	t 16		
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	19	i	TS	L		Z	131	(r) Ar	
	743		742.5	S		S	148.5	1	אאר
JATOTBU	ALLOCATION! S	JATOTBU	ALLOCATION: S	XAM		JAITINI	NET		
	MUMIXAM		JAITINI	DAING		DAIUG	2		

ion. Unit allocation for dedication of right of way of Jefferson to be dedicated. Units may be transferred anywhere within Specific Plan area. Density bonus increase to 7.0 du/ac for realignment of Jefferson. Units may be transferred within Specific Plan area. For the Village Center & mitted use areas the initial allocation is broad on A.B. of the Willage Center & mitted use areas the initial allocation is broad on A.B. of the A.W.

For the Village Center & mixed use areas the initial allocation is based on 1/3 of the Village or Mixed Use area being residential.

The maximum allocation assumes all of the village is residential.

Land dedicated for the floodway will be allowed to transfer density anywhere within the Specific Plan area.

VC 2 is to be utilized exclusively for residential and commercial purposes. Schools and parks may
be located adjacent to but not "in" this Village Center.

Indio Gateway Specific Plan -- Fiscal Impact Study

TABLE 1

Project Data	Developm	Development Phases
	1999 (Year 5)	2004 (Year 10)
Projected Population	19117	38233
Projected no. of dwelling units	6031	12061
No. of new developed acres	1200	2400
No. of new park acres	76	153
No. of lane miles	34	68
No. of curb miles	34	68
No. of new signalized intersections	11	22
Total square feet of parkways/medians	724800	1449600
No. of new fire stations	1	2
No. of lighting fixtures	954	1907
Assumption 50% buildout in five years,		
100% in ten years		

1

Summary/Conclusions

9

The following provides a summary of the key finding and observations based upon the

1. The Gateway Specific Plan consists of approximately 2400 acres located north of the existing limits of the City of Indio.

2. The project proposed the development of a total of 12,061 dwelling units with a projected population of 38,233, and a total of 2,698,000 sq. ft. of commercial, office, hotel, research and development, and industrial uses.

3. The overall fiscal impact of the annexation is a positive one for the ten year study period. The new development in the area will generate revenues for the City that will exceed the annual costs to serve the development. The ratio of revenues to potential costs is 1.13 in the fifth year of the project, and 1.11 in the tenth year of the project.

4. If the development progresses with equal annual increments of development, the project will provide the City with surpluses in all years of the study period.

5. A review of the capital facility needs indicates no major issues based upon the policy that all capital facilities for the development will be installed by the developer or will be paid using designate impact fees. For specific capital projects such as bridge overcrossings, it is assumed the costs will be paid jointly by the developer, cALTRANS, and the City, based upon fees established for all properties that will benefit from the improvement, and available State or Federal sources.

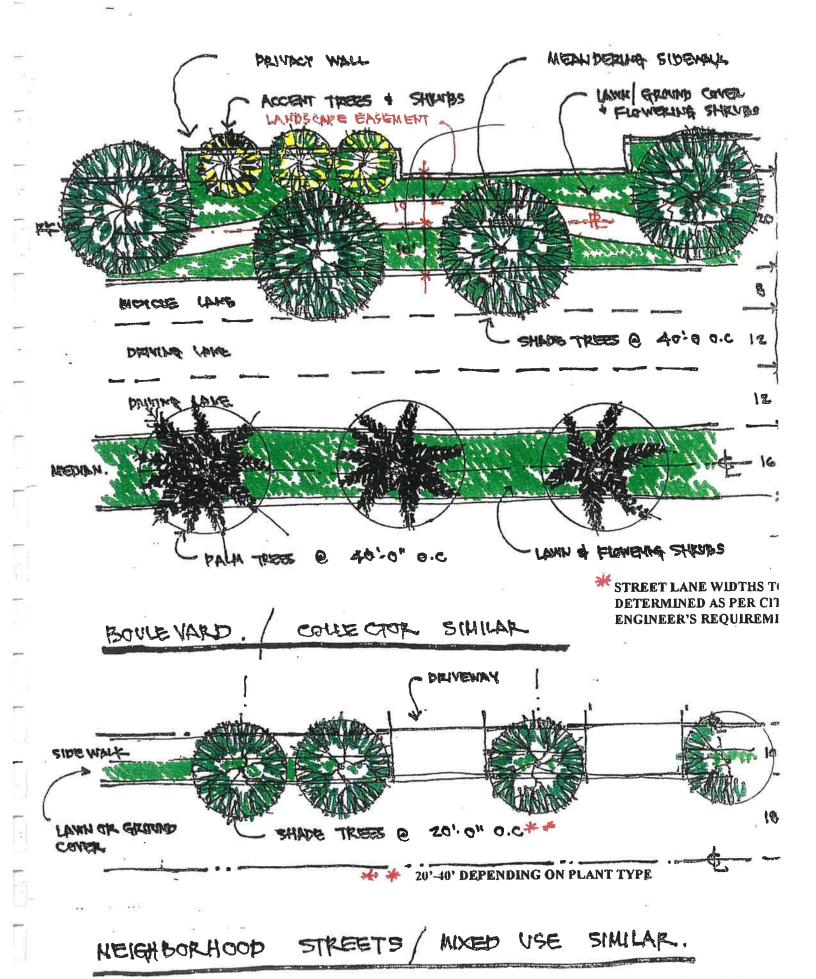


EXHIBIT J

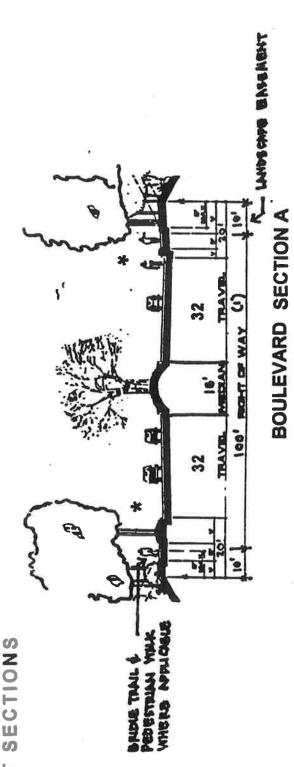
ILLUSTRATIVE NEIGHBORHOOD PARK PLAN



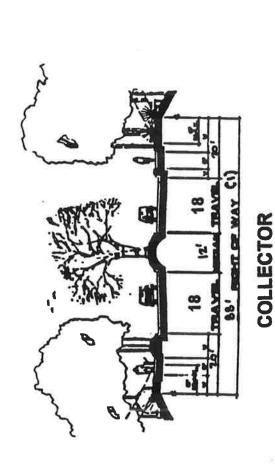
EXHIBIT J1



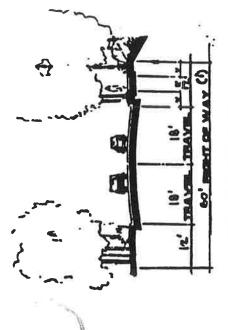
EXHIBIT, H



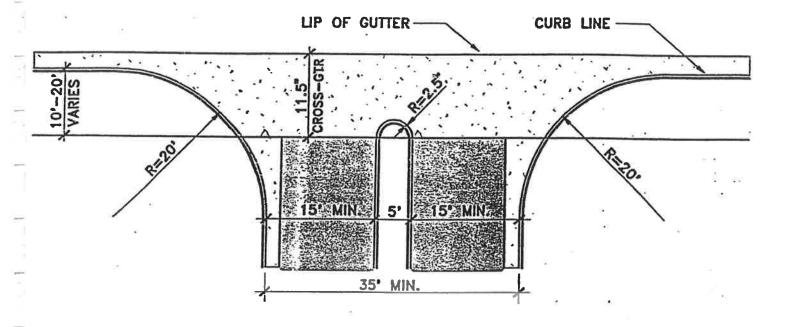
*Bike Lane/Breakdown Lane each side



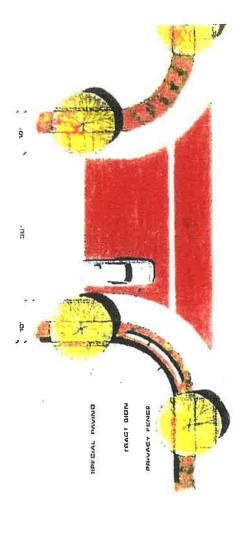
(1) Note: No on-street parking allowed on Boulevards or Collectors.



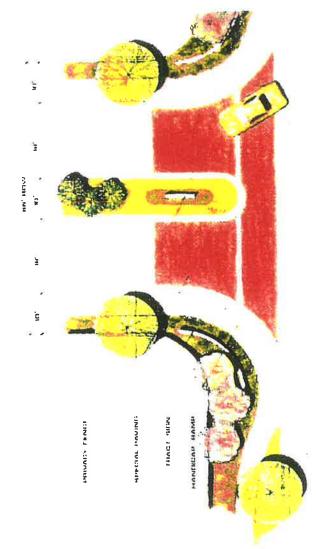
NEIGHBORHOOD



VILLAGE CENTER/MIXED USE PROJECT ENTRY



NEIGHBORHOOD ENTRY



PLEASURE SALVANIE

VILLAGE ENTRY



VILLAGE CORNER

Illustrative Residential Product Types

Exhibits P, Q & R graphically depict illustrative examples of each of the residential product types and the site planning concepts that are recommended through this specific plan. The examples are illustrative and do not reflect exact site plans for any particular residential area within the Conceptual Specific Plan. Final project master plans and design review permits shall be provided at the approval stage for the individual Residential Village.

2. Additional Permitted Uses

Accessory Buildings and Uses and/or Structures

Keeping of Animals or Livestock: The keeping of animals or livestock shall be in accordance with section 25-103-24 of the City of Indio Zoning Code, however, in no event shall any animals other pets be allowed.

Home Occupations: Home occupations shall be in accordance with Division 6, section 25-132 to 25-134 of the City of Indio Zoning Code.

Public Parks, Open Space and Recreational Facilities

3. Conditional Uses

The following uses are permitted in the Gateway subject to the issuance of Conditional Use Permit by the City of Indio in accordance with the procedures established by the City.

Greenhouse structures

Day Care facilities

Churches

Public Utilities

Senior Housing Unit "Granny Flat"

Private Recreational facilities: Country clubs, Tennis and Swim clubs, Golf Courses and associated clubhouse, restaurant, snack bar and pro shop facilities.

Private Schools and Colleges

Public Educational Institutions

Guest house or Employee house (may not be sold or rented)

Bed and Breakfast

Fire Stations

4. Prohibited Uses

All uses not specifically permitted by Chapter V, Section C, 1, 2 and 3.

5. Site Development Standards

The Gateway Conceptual Specific Plan area shall be a highly desirable community consisting of distinctive Villages, each designed to create a separate identity and to provide for the well being of the residents. Each Village shall have a consistent design theme and be provided with generous open space areas. Each neighborhood shall be connected to the others and to the schools, parks and Village Center by pedestrian paths through the Open Space Corridors and along the Boulevards.

The following detailed Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the design review permit and project master plan process, creative planning and design is encouraged.

Modifications to or deviations from these guidelines may be granted by the Planning and Development Board and the City through the processing and approval of a Project Master Plan (PMP).

A. Height Limits & Lot Coverage

The height of a building is defined as the vertical distance of the highest point of the structure to the finished grade measured five feet out from the base of the building wall.

Lot coverage is defined as that portion of the area of a lot occupied by all buildings or structures which have roofs, divided by the total area of the lot then expressed as a percentage. This includes the main structure as well as accessory structures such as patio covers, roofed porches, balconies or cabanas. Horizontal dimensions shall be taken from the exterior faces of walls. The total area of the lot excludes those portions that are dedicated for future public street rights-of-way. (Table V-4)

Table V-4
Height Limit & Lot Coverage

Hous	ing Type	Height Limit	Lot Coverage
4	Single Family	Two Stories 36 ft.	35% (.35)
3	Single Family	Two Stories 36 ft.	35% (.35)
	Patio Homes Attached Detached	Two Stories 36 ft.	40% (.40) 35% (.35)
D&E	Cluster Homes Attached Detached	Two Stories 36 ft.	40% (.40) 35% (.35)
F	Townhomes/ Duplexes	Two Stories 35 ft.	45% (.45)
G	Garden Apts	Three Stories 40 ft.	50% (.50)
Н	Condominium/ Apartments	Four Stories 52 ft.	50% (.50)
	Mobile/Manufactured Homes	One Story 16 ft.	66%(.66)
	Accessory Buildings	One Story 16 ft.	N/A

B. Setback Standards

Street Setbacks

All development within a Residential Village shall have a minimum front setback of 15 feet and side setback of 10 ft from street right of way on all Neighborhood Streets with the exception of those streets with expanded parkway that is greater than 15 feet. In that case the front yard or side yard setback may be reduced subject to approval by the Planning and Development Board and City Planning Director.

Garage Setbacks

Where a garage faces a street, a setback of 20 feet from the <u>sidewalk</u> shall be maintained on back of curb where no sidewalk exists.

The front yard setbacks of a residence with a garage facing the side lot line must be an average of twenty feet from property line for single family, and 15 feet for patio home and cluster home. The minimum setback shall be 10 feet.

Side Yards

Side yards for Single Family housing type A and B, one story is a total of fifteen (15) feet with a minimum of five (5) feet one side. Two story is a total of twenty (20) feet with a minimum of seven and one-half (7.5) feet one side.

Side yards for Patio and Cluster homes, housing types C, D & E, one story is a total of twelve (12) with a minimum of five (5) feet on one side. For a two story dwelling, a total of seventeen and one-half (17.5) feet with a minimum of seven and one-half (7.5) feet on one side.

Zero side yards may be utilized provided that the total required setback of ten (10) feet is observed and that proper CC&Rs are drafted and recorded for the maintenance of the property line wall.

General

Subject to project master plan approval the following improvements may be permitted with the setback area: Landscaping, steps and walkways, monument signs, lighting standards, entrance drives, and street furniture. Unless otherwise stated, all setbacks shall be measured from the property line.

Table V-5
Setback Requirements

Setback Descriptio	Housing Types A & B Single Family Detached	Housing: Types C; D & E: Patio Homes: Clustered: Units	Housing Types E & F Townhomes Duplexes	Housing Type G Garden Apartments	Housing Type H Condominium 5 Apartments	Housing Type I Mobile/ Manufactures Homes
Front	20 ft. average	15 ft. average	15 ft.	25 ft.	25 ft.	15 ft.
Side (Interior) One Story	15 ft. (total) 5 ft. (min.)	12 ft. (total) 5 ft. (min) 10 ft (total) (1)	10 ft	10 ft.	10 ft.	10 ft.
Side (Interior) Two Story	20 ft (total) 7.5 ft (min)	17.5 ft (total) 7.5 (min.) 10 ft (total (1)	10 ft. Total	15 f .	15 R.	10 ft. total
Side (Street)	10 ft.	10 ft.	10 ft.	15 ft.	15 ft.	10 ft.
Rear	20 ft.	15 ft.	15 ft.	20 ft.	20 ft.	15 ft.
Between Bldgs On Same Lot	5 ft.	10 ft.	10 ft.	15 ft.	15 ft.	10 ft.

⁽¹⁾ Zero lot line one side, all of the setback on the other side

D. Dwelling Unit Size

All residences shall meet the size requirements established by the Uniform Building Code (UBC), Federal Housing Authority (FHA), and other applicable governmental and lending institution regulations. The size and room composition of all models (variations) of houses contained in a given neighborhood shall be set out in the project master plan and design review permit and approved by the Planning and Development Board and the City of Indio.

E. Minimum Lot Widths

Table V-6
Minimum Lot Widths

	Housing Type	Lot Size	Width
A	Single Family	8 - 10,000 SF Greater than 10,000	80 feet 80 feet
В	Single Family	6,000 SF 8,000 SF	55 feet 75 feet
C, D	& E Patio & Cluster	4,000 SF 6,000 SF	50 feet 55 feet
F	Townhomes/duplexes	10,000 SF	90 feet
G	Garden Apartments	N/A	N/A
н	Condominiums/Apts.	N/A	N/A
١	Mobile/Mfg Homes	4,500 SF	50 feet

Circulation

The Villages shall be linked to the other areas of the community by the Boulevards that transverse the community. Village collectors provide direct vehicular access to the Villages and the neighborhoods within the Villages. Direct access to residences from the Boulevards or the Village Collectors shall not be permitted.

Bicycle circulation shall be by way of bicycle lanes located between the curb and gutter and the driving lanes on the Boulevards and Collectors.

Pedestrian circulation shall be by way of meandering sidewalks along the Boulevards and Collectors and footpaths through the open space areas.

Village Open Space Requirements

The open space areas within the Gateway are intended to provide visual relief, ensure adequate light and air, contribute to the quality of development through the use of landscaping and provide passive and active recreational activities. The recreational activities may include sitting areas, picnic areas, children's play areas and areas used for active sports on ball fields or playing fields, golf courses, equestrian trails and other similar uses.

Within the Gateway planning area, 20% of the developable area of the Residential Villages, and 15% of the non residential developable area of the Village Center and Mixed Use areas shall be devoted to parks and open space. Developable area shall mean the area of a project site less all required public and private streets and dedicated schools, parks and other public facilities.

The estimated total open space requirements are as follows.

	Developable area	Open Space	
Residential Villages Mixed Use/ Village Ctr (non-resid) Total	2004 ac	401 ac	92%
	220 ac	33 ac	8%
	2 224 ac	434 ac	100%

This requirement shall be met through the following public components of the open space plan.

USE	AREA
Community Park	36 acres
Linear Park	53 acres
Landscaped Parkwa	ays 23 acres
All American Canal	52 acres
Open Space (AAC)	36 acres
TOTAL	200 acres

The public open space of 200 acres shall be allocated as follows.

	Public Open Space Allocation	Common Open Space Balance	TotalOpen Space
ResidentialVillages	184 acres	217 ac	401
MixedUse/Village Ct.	16 ac	17 ac	33 ac
	147		
Total	200 ac	234 ac	434 ac

The balance of open space required for the Residential Villages of 217 acres shall be provided through the provision of open space in the form of neighborhood parks, greenbelts and tot lots. This required common open space shall either be provided

within the residential neighborhood or directly adjacent to it. Open space areas may be utilized for storm water retention.

The balance of the common open space required for the Mixed Use and Village Center shall be provided through open space in the form of recreational areas, greenbelts, pedestrian plazas, arcades and landscaped areas within the Mixed Use and Village Center developments.

Based upon a total of 12520 dwelling units in the Residential Villages an average of 755 sf of open space is to be provided for each dwelling unit within the residential villages.

The following table (Table V-8) sets out a minimum initial allocation of common open space for each of the various housing product types. No common open space is required for single family lots 10,000 SF or greater due to the large yards which provide ample play space and open space for the families.

Lots of 8000 SF and smaller shall be required to provide increasing amounts of open space due to the restricted size of the yards. At a minimum, an 8,000 SF lot project would be required to have a neighborhood park with an area equal to 300 SF per dwelling unit. A cluster home project would require a neighborhood park, tot lots and additional open space equal to 750 SF per dwelling unit.

Each townhome, garden apartment or condominium project would be required to provide 450 sf/unit in common open space suitable for recreational use (active and passive) with a total of 755 SF of open space and landscaped areas for each dwelling unit.

In the case of a project with 3500 SF lots for patio or cluster homes an additional 245 SF of common open space is to be provided, as the required total open space allocation is 1000 SF. (Table V-8 - open space allocation 1000 SF - average common open space requirement = 245 SF)

Total common open space within each Village equal to a minimum of 755 SF per dwelling shall be required in each case (except of 10,000 SF lots).

Table V-8

<u>Common Open Space Allocation - Recreational Areas</u>

Нс	ousing Type	Lot Size	Open Space Allocation
А	Single Family	10,000 SF	None (1)
В	Single Family	8,001-9,999 SF 8,000 SF 7,000 SF 6,000 SF	200 SF (1) 300 SF(1) 450 SF(1) 600 SF(1)
С	Patio Homes	6,000 SF 5,000 SF 3,500 SF	600 SF(1) 750 SF (1) 1,000 SF (1)
D&E	Cluster Homes	5,000 SF 3,500 SF	750 SF(1) 1,000 SF(1)
F	Townhomes/ Duplexes	N/A	750 SF/Unit(2)
G	Garden Apts.	N/A	450 SF/Unit(2)
Н	Condominium/ Apartments	N/A	450 SF/Unit(2)
ı	Mobile/Mfg Homes	4,500 SF	875 SF (1)

- (1) Common open space allocation required for recreational areas with tot lots and neighborhood parks.
- (2) Common open space allocation required to be in recreational areas with tot lots, tennis courts, swimming pools and picnic areas.

Private Open Space

Housing types G, H & I The following minimum private open space shall be provided.

All ground floor units shall have a minimum of 100 SF of private open space immediately adjacent to the unit. The patio shall be fenced to provide privacy. The minimum dimension shall be 7.5 feet.

All above grade units shall have private patios and/or balconies of a minimum of 50 SF. The minimum dimension shall be 5 feet.

Private open space in excess of these requirements may be credited towards the Common Open Space requirement.

Housing types A, B & C The required rear yard shall provide the private open space required.

Housing types D, E & F A fenced rear yard at least 15 feet deep shall be provided to meet the private open space requirement.

8. Parking Requirements

The following table provides for the minimum number of parking spaces for residential development.

Table V-8
Residential Parking Requirements

ť	Permitted Use		Parking Requirement
A&B	Single Family Detached Unit		Two garage spaces per unit
С	Patio Homes		Two garage spaces per unit
D&E	Cluster Homes	(1)	Two garage spaces per unit
F	Townhomes	(1)	Two spaces per unit, one of which must be a garage
G	Garden Apartments	(1)	1.5 spaces per unit, one of which must be a garage
Н	Condominiums/Apartments	(1)	1.5 spaces per unit, one of which must be a garage
I	Mobile/Mfg Homes	(1)	2.0 spaces per unit, tandem spaces allowed

⁽¹⁾ One guest space per unit shall be provided.

Mobile / Manufactured Homes - Special Requirements

Minimum site size
Interior private streets

20 acres

Recreational vehicle storage

24 feet wide - rolled curbs allowed 100 sf/lot - screened from view

Installation

Skirts or earth berms installed within 30 days of unit

placement

Trash enclosures

Required - solid waste & recycling

10. <u>Manufactured Homes - Residential Villages</u> Mobile Home Parks (MHPD)

Manufactured homes or component houses may be incorporated into the Residential Villages providing they meet the applicable provisions of the development standards particularly as to materials and design.

All such homes shall be placed on permanent foundations and shall meet the applicable requirements of FHA and the current Uniform Building Code (UBC) as adopted by the City of Indio.

11. Density and Scale Controls

Residential Density Allocation Table

The density within any Village shall be based upon the Residential Density Allocation Table as contained within this document. In accordance with the Density Management regulations of the Specific Plan all Tentative Maps and Project Master Plans submitted for Residential Villages shall be within the range of minimum and maximum densities as specified on the Residential Density Management Allocation Table. To achieve the maximum density the proposed developments must be in complete conformance with the development standards of the Conceptual Specific Plan.

The initial allocation of dwelling units and density proposed for each Village is shown on the Residential Density Allocation Table. The allocations include an initial allocation number of residential units and a maximum number of residential dwelling units. The total sum of the initial Village Allocation and subsequent allocations cannot exceed the total number of units permitted within the Conceptual Specific Plan nor may the Village Allocation for an given Village exceed the maximum allowable for that area.

All Residential Tentative Maps and Project Master Plans submitted to the City shall be reviewed in accordance with provisions and design criteria established by the adopted Conceptual Specific Plan and any accompanying Project Master Plan. The approval of any Tentative Map or Project Master Plan at a density less that the Maximum Village Allocation shall enable the number of unused dwelling units to be assigned to an unallocated status.

Allocation Amendments

Amendments to the Initial allocation of dwelling units shown on the Residential Density Allocation table shall not require an amendment to the Conceptual Specific Plan

provided the amended allocations are within the minimums and maximums specified for each Village. This shall permit individual builders within the Gateway Area to adjust their densities and product types with allowable densities to meet current market demands while maintaining the quality, concept and character for development of the community without having to amend the Conceptual Specific Plan.

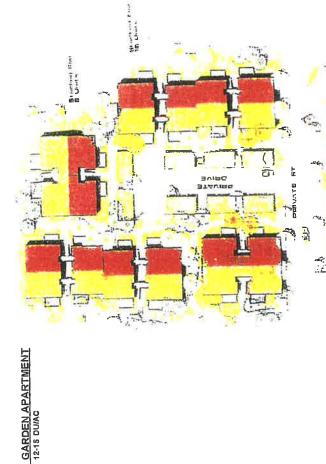
The amendments to Village allocations may be processed concurrently with Tentative Map and Project Master Plan Approvals and are required if the proposed map or plan modifies the allocation as shown on the Residential Density Allocation Table.

Any unused units may be transferred to other Residential Villages within the Gateway Conceptual Specific Plan as long as the allowable maximum density of the Gateway Conceptual Specific Plan is not exceeded.

HOUSING PRODUCT TYPE SUMMARY

DESIGNATION	HOUSING TYPE	LOT SIZE	SPECIFIC PLAN
		SF	DENSITY DU/AC
Α	SINGLE FAMILY	20000 SF	2.0
	ESTATE CLUSTER	10000 SF(PAD)	
A	SINGLE FAMILY	10000 SF	3.5
		2000 05	0.540.5.0
В	SINGLE FAMILY	6000 SF to 8000 SF	3.5 to 5.0
С	PATIO HOMES DETACHED	3500 SF	5.0 to 9.0
		to 6000 SF	
С	PATIO HOMES ATTACHED	3500 SF	5.0 to 9.0
		to 6000 SF	
D	CLUSTER DETACHED	3500 SF	5.0 to 9.0
		to 4000 SF	
E	CLUSTER ATTACHED	N/A	5.0 to 9.0
F	TOWNHOMES	N/A	8.0 to 12.0
G	GARDEN APARTMENTS	N/A	12.0 to 15.0
	STACKED FLATS		
Н	CONDO/APTS	N/A	15.0 to 20.0
	STACKED FLATS		
	MOBILE/MANUFACTURED	4500 SF	7.0
	HOMES		

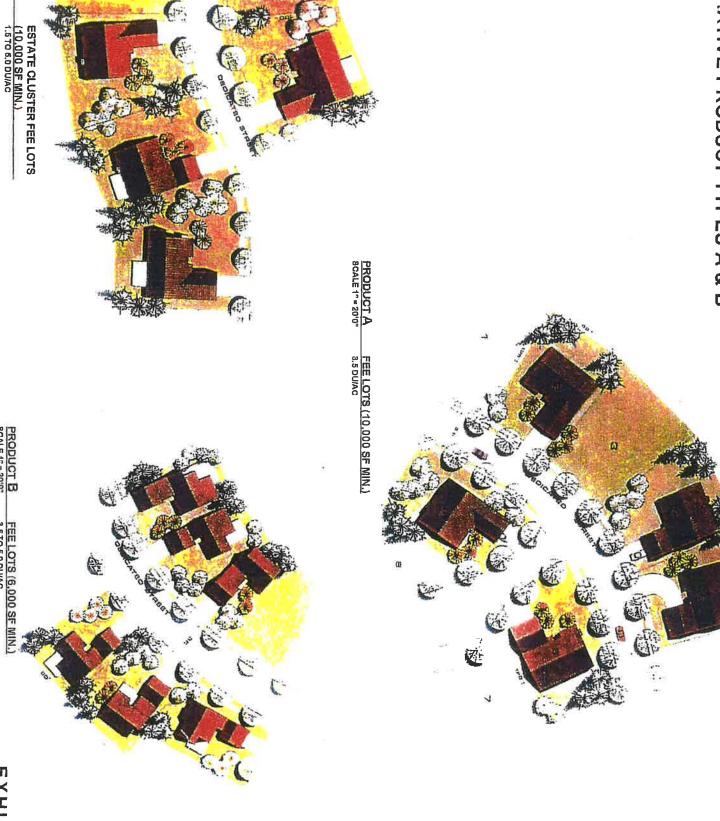




PRODUCT G SCALE 1" = 20'0"

CONDO/APARTMENT 15-20 0U/AC PRODUCT H SCALE 1" = 20'0"

TOWNHOME 8-12 DU/AC

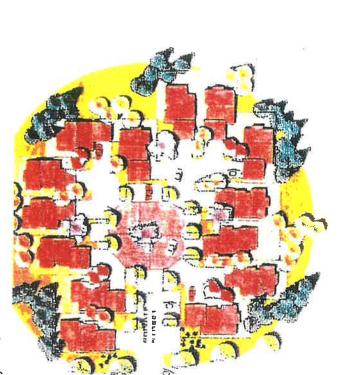


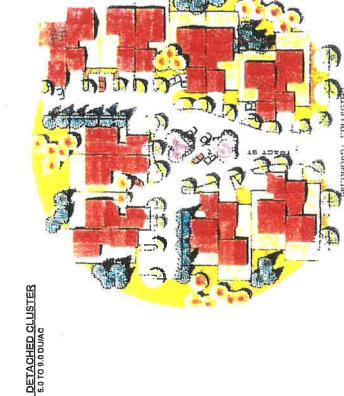
EXHIBIT

3,5 TO 5,0 DU/AC

SCALE 1" = 20'0" PRODUCT A







PRODUCT D SCALE 1" = 20'0"

D. RESIDENTIAL VILLAGE - VILLAGE CENTER DEVELOPMENT STANDARDS

1. Permitted Uses

The Village Center is intended to provide mixtures of neighborhood retail, office, and services in the Residential Villages. The Village Center may offer a diverse mixture of uses that are consistent with the needs of the area. The following list identifies specific uses which are permitted by right and are considered appropriate uses within the Residential Village Centers in the Gateway.

Grocery stores Pharmacies Service retail shops Specialty retail shops Personal service shops Restaurants Commercial Offices Professional Offices Medical Offices Financial Institutions Accessory Uses Townhomes, Garden Apartments, & Senior Housing (Housing Types E, F) Public Facilities. Governmental Services Schools, Public Community Parks, Sport Complexes Day Care Facilities Churches Private Recreation Facilities

2. Conditional Uses

The following uses are permitted in the Gateway subject to the issuance of Conditional Use Permit by the City of Indio in accordance with the procedures established by the City.

Public Utilities

3. Prohibited Uses

All uses not specifically permitted by Chapter V, Section D, sub sections 1 and 2.

4. Site Development Standards

The design of the Village Center area shall be compatible with the character and scale of the adjacent Residential Villages.

The following detailed Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the design review permit and project master plan process, creative planning and design is encouraged.

Modifications to or deviations from these guidelines may be granted by the Planning and Development Board and the City through the processing and approval of a Project Master Plan (PMP).

Residential development in the Village Center shall be subject to the Residential Development Standards provided in Chapter V, Section C.

Height Limits

The height of a building is defined as the vertical distance of the highest point of the structure to the finished grade measured five feet out from the base of the building wall.

The maximum height of a building in the Village Center shall be two stories or 35 feet.

Lot Coverage and FAR

Lot coverage is defined as that portion of the area of a lot occupied by all buildings or structures which have roofs, divided by the total area of the lot, then expressed as a percentage. This includes the main structure as well as accessory structures such as patio covers, roofed porches, balconies or cabanas. Horizontal dimensions shall be taken from the exterior faces of walls. The total area of the lot excludes those portions that are dedicated for future public street rights-of-way.

The Floor Area Ratio (FAR) for the commercial areas of the Village shall not exceed .50

The maximum lot coverage for commercial areas shall be thirty-five percent (35%). Maximum coverage for residential, public facilities and schools shall be in accordance with the approved site development plan.

Building Setbacks

See table V-12 for detailed setback requirements.

For buildings with drives between, a minimum of ten (10) feet of walkway and/or landscape is to be provided on each side of the drive.

Subject to a site plan approval the following improvements may be permitted with the setback area: Landscaping, steps and walkways, monument signs, lighting standards, entrance drives, and street furniture.

Unless otherwise stated, all setbacks shall be measured from the property line.

Plazas and Pedestrian Walkways

The Village Center area should incorporate the use of varied paving materials, textures, patterns and colors in the design of walkways, colonnades and plazas to enhance the character of the area for pedestrians and customers. The varied patterns and materials may be used to define the pedestrian walkway areas and help separate pedestrian and vehicular traffic. The incorporation of outdoor eating areas is to be encouraged.

The plazas, courtyards, and pedestrian seating areas should include special furnishings such as benches, screen walls and trash receptacles, information kiosks, drinking fountains, colorful umbrellas, shade structures and trees.

Site Lighting

Site lighting should be designed as an integral part of the development. Lighting for pedestrian movement should emphasize changes in path, grade and direction. Soft low level accent lighting should be used in the pedestrian plaza areas. Lighting of building should be used to accent key features, shadow lines and offsets in order to add visual interest. Parking lot lights shall be of the shoe box type with a height not to exceed sixteen (16) feet.

Additional lighting standards are as follows:

- The minimum illumination along pedestrian paths between destinations should be .5 foot candles. At destination points, such as entryways, plazas and courtyards the illumination should be 1 foot candle.
- The light level in parking areas should be 1 foot candle on the parking lot surface.
- Any light source over ten feet in height should incorporate a cut off shield to prevent the source from impacting adjoining properties or streets.
- Ground level lights, such as flood and spot lights, should be baffled or directed not to shine in the eyes of pedestrians.

Table V-12 Site Development Standards

DESCRIPTION	STANDARD	
Height	Two stories - thirty-five (35) feet	
Lot Coverage	Thirty-five percent (35%)	
Floor Area Ratio	Fifty percent (.50)FAR	
Building Setbacks Front yard	Ten (10) feet	
Side yard	Ten (10) feet - one story from property line Fifteen (15) feet - two story Twenty (20) feet - three story	
Rear yard	Twenty (20) feet if residential adjoining increase five (5) feet per story	
Between buildings	Free standing minimum of fifteen (15) feet With drives - drive plus 10 ft each side	

5. Circulation

Traffic patterns shall designed to avoid conflict with the access to the Residential Villages. Where possible, pedestrian paths shall be created from the Village Center to the bike and walking paths in the open space areas of the adjoining Residential Villages.

Village Center Open Space Requirements

The Village Center Commercial Areas shall have a minimum of fifteen percent (15%) of the total site area developed for pedestrian areas (walkways, colonnades, terraces and courtyards) and landscaped open space. Required landscaped setback areas may be included in the required fifteen percent (15%) calculation.

7. Parking & Landscape Standards

In order to minimize the visual impact of parking areas and accent the architecture of the Village Center and to encourage pedestrian traffic, parking areas shall be located to the rear of buildings fronting on the central open space, or along the street where buildings front directly on the street.

Bicycle storage racks should be provided close to the buildings to encourage non-motorized travel to the Village Center. Whenever possible the bicycle storage areas should be located in highly visible areas for security purposes.

Where parking areas are located adjacent to street frontage, a minimum landscaped setback of 20 feet is required between the sidewalk and the first parking space. All parking areas shall be designed to include interior landscaping for shade and visual enhancement.

Parking lot areas shall be landscaped with a minimum of one tree per eight (8) parking spaces for double-loaded stalls and one tree per four (4) parking spaces for single-loaded stalls. Trees may be planted in tree wells. No more than sixteen (16) parking spaces should be located in a row without a landscaped divider strip. The landscaped divider strip should be a minimum of 5 ft. by 19 ft. Curbs should be located adjacent to planter areas and tree wells to protect the landscaping from car overhangs.

Parking along the streets in front of the buildings shall be designated as "Town and country" parking with tree wells and landscaping interspersed between parking areas. the use of enriched pavement is encouraged.

All loading areas, trash enclosures or outdoor storage areas shall be completely screened from public view bymasonry or stucco walls and landscaping.

Table V-10 Landscaped Setbacks

SETBACK	PARKING & CIRCULATION	BUILDINGS
Front yard	20 ft (1)	20 ft
Side yard	10 ft	full set back
Rear yard	10 ft	full set back

⁽¹⁾ from sidewalk

Number of Spaces

The minimum number of parking spaces to be provided for each permitted use is indicated on the table below:

Table V-11
Village Center Parking Requirements

Permitted Use	Parking Requirement
Shops and Service Businesses	1 space per 400 sq. ft. of GLA
Professional & Commercial Office	1 space per 400 sq. ft. of GLA
Medical and Dental	1 spaces per 300 sq. ft. of GLA
Village Center Mixed Use (Retail, Office, Medical)	1 space per 400 sq. ft. of GLA

8. Density and Scale Controls

a. <u>Residential Density Allocation</u> The Residential Density within the Village Center shall be based upon the allocation set out in the Residential Density Allocation Table.

E. MIXED USE DEVELOPMENT STANDARDS

1. Permitted Uses

The following identifies specific uses which are permitted by right and are considered appropriate uses within the Mixed Use Development Area in the Gateway.

Office Complexes

Garden Office

Regional/Corporate Office

Retail Complexes

Visitor Serving Retail Centers

Convenience Retail

Power Centers (Warehouse, Discount and Showroom Retail)

Community Shopping Centers

Specialty Retail Centers

Regional Shopping Centers

Business Parks

Offices - Regional, Corporate, Service, Commercial

Light Industrial

Research & Development

Health Clubs/Recreational Facilities

Financial Institutions

Resort Complexes

Hotels

Convention Facilities/Meeting Rooms

Restaurants

Recreational Facilities

Offices in conjunction with resort facilities

High Density Residential Developments

Housing Type F Townhomes

Housing Type G Garden Apartments

Housing Type H Condominiums/Apartments

Public and Quasi Public Uses

Public Utility Facilities
Public Assembly Rooms
Community Centers
Hospitals, Health Care Facilities
Social Services

Accessory Uses

Parking Lots
Parking Structures

2. Conditional Uses

The following uses are permitted in the Gateway subject to the issuance of Conditional Use Permit by the City of Indio in accordance with the procedures established by the City.

Day Care facilities
Churches
Public Utilities
Private Recreational facilities
Country clubs, Tennis and Swim clubs, Golf Courses and Associated Commercial
Private Schools and Colleges
Public Educational Institutions
Public Facilities, i.e. Fire and Police Stations

3. Prohibited Uses

All uses not specifically permitted by Chapter V, Section E, 1 and 2. New or modified uses may be proposed through a PMP.

4. Site Development Standards

The Mixed Use Development areas are intended to provide a high quality environment with compatible mixtures of residential and non-residential uses. The character of the area shall be determined by the quality and consistency of the development standards.

To create a successful mix of diverse land uses requires that the land planning, architecture and landscaping be fully integrated so that the buildings complement one another, that pedestrian and automobile traffic is separate and that the landscaping creates necessary buffers, open space and recreational amenities.

An effective circulation system for vehicular as well as pedestrian traffic is an essential factor for the success of the development. This system must include a significant

landscape design statement as well as creatively handle the necessary automobile, truck and pedestrian traffic.

The following detailed Site Development Standards are intended to be guidelines. Since all projects must be submitted and reviewed through the project master plan and design review permit process, creative planning and design is encouraged.

Modifications to or deviations from these guidelines may be granted by the Planning and Development Board and the City through the processing and approval of a Project Master Plan (PMP).

Residential development in Mixed Use areas shall be subject to the Residential Development Standards provided in Chapter V, Section C.

Height Limits, Lot Coverage and FAR

The height of a building is defined as the vertical distance of the highest point of the structure to the finished grade measured five (5) feet out from the base of the building wall.

Lot coverage is defined as that portion of the area of a lot occupied by all buildings or structures which have roofs, divided by the total area of a lot then expressed as a percentage. This includes the main structure as well as accessory structures such as patio covers, roofed porches, balconies or cabanas. Horizontal dimensions shall be taken from the exterior faces of walls. The total area of the lot excludes those portions that are dedicated for future public street rights-of-way.

The Floor Area Ratio (FAR) for a project is determined by dividing the total area of all floors of a building by the area of the site.

Table V-12
Mixed Use Development Standards

Description of Land Use	Maximum No. of Stories	Maximum Floor Area Ratio	Maximum Building Coverage
Office Complexes			
Garden Office	3 stories 42 feet	0.4	35%
Regional/Corporate Office	4 stories 52 feet	0.75	40%
Retail Complexes			
Convenience Retail/Visitor Serving Retail Centers	one story 30 feet	0.25	25%
Power Centers–Warehouse, Discount, Showroom Retail	one story 30 feet	0.3	30%
Community Shopping Centers	two stories 35 feet	0.3	25%
Specialty Retail Centers	two stories 35 feet	0.3	25%
Regional Centers	eight stories	0.5	35%
Business Parks	two stories 35 feet	0.4	35%
Resort Complexes			
Resort, Hotel and Convention Facilities	eight stories	0.5	40%
Higher Density Residential	four stories (52 feet)	8 to 20 DU's per acre	50%

Building Setbacks

The following improvements may be permitted with the setback area subject to a site plan approval: landscaping, steps and walkways, monument signs, lighting standards, entrance drives, and street furniture.

Unless otherwise stated, all setbacks shall be measured from the property line or as may be modified in the PMP.

Table V-13 Setback Requirements

Setback Area Description	Office, Retail, Business & Resort
Front	20 feet
Side (Interior) One Story	10 feet
Side (Interior) Two Story	15 feet
Side (Interior) Multistory	15 feet plus 5 feet for every story over one
Rear	20 feet
Between Bldgs On Same Lot One Story	15 feet
Between Bidgs On Same Lot For each story Over One Story	15 feet plus 5 feet for every story over опе

Plazas and Pedestrian Walkways

The Mixed Use area should incorporate the use of varied paving materials, textures, patterns and colors in the design of walkways, colonnades and plazas to enhance the character of the area for pedestrians and customers. The varied patterns and materials may be used to define the pedestrian walkway areas and help separate pedestrian and vehicular traffic. The incorporation of outdoor eating areas is to be encouraged.

The plazas, courtyards, and pedestrian seating areas should include special furnishings such as benches, screen walls and trash receptacles, information kiosks, drinking fountains, colorful umbrellas, shade structures and trees.

Loading Areas

Loading docks or storage areas shall be screened from public view--using solid walls or fencing or landform grading. Walls or fencing shall be compatible with materials and architectural design of the building.

Refuse areas shall be located away from public views and adjacent residential areas to minimize noise and odor impacts. Refuse areas shall be screened with materials that are compatible with the overall design of the building, site design and landscaped character. Refuse containers shall be closed containers to prevent debris from scattering due to wind conditions.

No loading storage or refuse areas shall be located within the required setback area.

Site Lighting

Site lighting should be designed as an integral part of the Mixed Use Development Area in order to highlight building entrances and other architectural and landscape features. Lighting must be located to minimize the impact of lighting upon adjacent streets and properties. Project lighting should be adequate to meet safety standards, but should also recognize the need for energy conservation. Lighting standards should be the following:

- The minimum illumination along pedestrian paths between destinations should be .5 foot candles. At destination points, such as entryways, plazas and courtyards the illumination should be 1 foot candle.
- The light level in parking areas should be 1 foot candle on the parking lot surface.
- Lighting should be relatively low in height. Any lighting source over ten feet in height should have a cut-off shield to prevent the light source from being seen offsite. The maximum height for lighting standards is shown on Table V-2.
- Building lighting should be indirect in nature and be used to selectively highlight principal building features or to create a light and shadow effect on the building facade. The lighting of outdoor service areas, loading, or storage areas should be contained within those areas with no spillover to adjoining areas or the public streets.

5. Circulation

The Mixed Use Development Areas are accessed from the major Boulevards that transverse the community. These landscaped Boulevards provide direct access from the Freeway as well as to the adjoining Villages. Boulevards have controlled access for the land uses located directly along the streets. Mixed use Collector streets shall also provide access to the Mixed Use Development areas. Internal circulation is provided by local streets and pedestrian walkways within the project areas.

Open Space Requirements

A minimum of fifteen percent (15%) of the area of any commercial/business park site and twenty percent (20%) of a residential project site shall be in common open space including walkways, landscaping, plazas, patios, etc. Landscaping in required setbacks and parking areas shall be included in the fifteen percent requirement.

The non-residential mixed use area is allocated 18.5 acres of public open space as a credit against the 15% open space requirement.

7. Parking & Landscape Requirements

All uses shall provide adequate off-street parking to accommodate visitors and employees in accordance with the requirements of this Conceptual Specific Plan or if not specifically addressed in this Conceptual Specific Plan, the Zoning Ordinance of the City of Indio.

Parking is permitted in the front, side, and rear yards as long as the minimum landscape and setback requirements are met. In order to reduce adverse effects on public, the parking areas shall be screened with berms and heavy landscaping. Parking shall be designed so as to provide easy and convenient access from layout the parking spaces to the building entries.

Street level views of parking areas from public areas should be buffered by a combination of berming and landscaping. Openings should be left in landscaping to permit clear views for normal police surveillance and general safety considerations. Walls and fences exceeding 2'-6" high shall not be permitted in the landscaped setback area fronting on a public street.

All parking areas shall be designed to include interior landscaping for shade and visual enhancement. Parking lot areas shall be landscaped with a minimum of one tree per eight (8) parking spaces for double-loaded stalls and one tree per three parking spaces for single-loaded stalls. Tress may be planted in tree wells. No greater than sixteen (16) parking spaces should be located in a row without a landscaped divider strip. The landscaped divider strip should be a minimum of 9 ft. by 19 ft. Wheel stops or curbs

shall be located adjacent to planter areas and tree wells to protect the landscaping from car overhangs.

Table V-14
Landscaped Setbacks

SETBACK	PARKING & CIRCULATION	BUILDINGS
Front yard	20 ft (1)	20 ft
Side yard	10 ft	full set back
Rear yard	10 ft	full set back

(1) from sidewalk

The following shall be the minimum number of parking spaces to be provided in the Mixed Use Development Area. Consideration may be given to the sharing of parking facilities when the uses are such that the parking spaces shall not be utilized at the same time. The ULI Shared Parking Guidelines shall be used in evaluating a shared use proposal. Approval of shared parking arrangements shall be reviewed and approved in advance by the Planning and Development Board and the City of Indio Planning Department.

Table V-15 Mixed Use Parking Requirements

Permitted Use	Parking Spaces Required
Office Complexes	
Garden Office Regional/Corporate Office	One space per 250 sq. ft. One space per 250 sq. ft.
Retail Complexes	
Convenience Retail/Visitor-Serving Retail Centers	One space per 250 sq. ft.
Warehouse, Discount, Showroom Retail	One space per 250 sq. ft.
Community Shopping Centers	One space per 250 sq. ft.
Specialty Retail Centers	One space per 200 sq. ft.
Regional Centers	One space per 250 sq. ft.
Business Parks	One space per 250 sq. ft. for working and processing areas and one space per 1000 sq. ft. for warehouse or storage areas.
Resort Facilities Resort, Hotel and Convention Complexes	One space for each guest room, plus one space for every 50 sq. ft. of net floor area in the convention hall or major assembly area. Restaurant and banquet areas to have 1 parking space for each 50 sq. ft. or 1 space per 2 seats, whichever is greater.

8. Density and Scale Controls

a. <u>Residential Density Allocation</u> The Residential Density within the Mixed Use areas shall be based upon the allocation set out in the Residential Density Allocation table. See Chapter V, Section C, 10 for a detailed description of the management process.

F. COMPREHENSIVE SIGN PROGRAM

1. Introduction/Purpose

The Comprehensive Sign Program (SP) establishes the criteria for the various types of signs that shall be permitted throughout the Gateway Conceptual Specific Plan Area. All signs shall be in conformance with the sign regulations of the City of Indio except as specifically modified and approved as a part of the Gateway Conceptual Specific Plan.

It is the purpose of the Comprehensive Sign Program for the Gateway Conceptual Specific Plan to provide regulations and guidelines that shall assure quality signage for the project area.

It is essential that the signage throughout the project be coordinated and compatible in terms of materials, lettering style, graphics and design character. The standards should focus upon legible, uniform, identification of the project rather than advertisement of a particular business. The Comprehensive Sign Program includes provisions that shall emphasize hierarchy of information, direction, and organization.

2. General Provisions

Entry Monument Signs identifying the name of the Residential Village, Village Center or Mixed Use area shall be the responsibility of the developer. These signs shall be located at the major intersections and at the primary entrances to these project areas.

All sign illumination shall not interfere or distract from adjacent properties and street traffic, and light sources shall be directed in a manner to prevent glare from being seen by passing vehicular traffic.

Signs shall be measured as follows:

Sign Area: The surface area of the sign that is the smallest geometric form such as a square, rectangle, triangle, circle, that contains the <u>text</u> of the message or description contained on the sign.

Sign Height: The height of the sign structure shall be measured from finished grade beneath the base of the sign. The height of a mound on which the sign is placed shall not exceed three feet. The slope of the mound shall not exceed a ratio of 3:1.

All signs on private property shall be maintained by the owner of the sign(s). Signs located within the project common areas including street signs, traffic control signs, pedestrian information signs, and project identification signs or similar signs shall be maintained by the Maintenance District if located along Boulevards or Collectors and by the property owners association or the home owners association if located within the project or along the Neighborhood or Mixed Use streets.

The name of the business, use, service and/or identifying logo shall be the dominant message of the sign. The inclusion of advertising information such as lists of products is prohibited.

All logo images and type styles shall be accurately reproduced on all signage. Lettering which approximates type styles shall not be acceptable.

Signs shall be designed so as not to obstruct any pedestrian, bicyclist, or driver's view of the street right-of-way.

Monument signs may be placed in building (landscape) setback areas. Temporary signs, as well as permanent signs which are perpendicular or parallel to the street, shall be set back 10 feet from the property line. When signs are present in setback areas, care shall be taken to position the signs so as to maintain safe sight distances at entrances to the public right-of-way.

The ground surrounding monument signs may be bermed. Berming shall be limited to two feet in height above the surrounding finish grade.

All dimensional letters shall be affixed individually and without visible means of attachment. No lighted signs or light fixtures shall have exposed conduits or raceways.

Sign structures, supports, electrical fittings and hardware shall be concealed or integrated into the signage design. Architectural screening surrounding sign posts shall not be calculated as part of the sign face area.

All regulatory signs for traffic control shall conform with City and State regulations.

Sign letter sizes shall be related to the viewing distance required for identification. The following table shall be used as a guide.

Table V-17

Letter Size Requirements

VIEWING DISTANCE	CAPITAL LETTER HEIGHTS
0-160 feet	8*
200 feet	10*
300 feet	15"
400 feet	20"

3. Approval of Signs

The approval of a Comprehensive Sign Program (CSP) for each Village Center and Mixed Use project shall be made as a part of the project master plan and design review permit approval.

All signs shall be approved by the responsible Planning and Development Board and the City. Requests for approval shall be made in writing by the owner of the property and submitted to the Board. The application shall include scale drawings of the proposed sign including information regarding colors, materials, size, locations and lighting. Upon approval by the Board, the sign shall be submitted to the City for a permit.

4. Residential Village Areas

The following permanent signs are permitted in the Residential Village areas:

Residential Village Entrance Signs

The entrance to each residential village shall be identified by monument signs which shall be in the open space area or landscaped parkway at the entrance to the residential village. Residential Village Entrance signs shall be a maximum of 5 feet in height and 30 feet in length. The lettering shall not exceed a height of 12 inches. Signs are to be located in a landscape area and be consistent with the Master Landscaping Plan exhibits. Copy area shall no exceed 40 square feet.

Neighborhood Sign

Each neighborhood shall have one monument identification sign at the entrance to that neighborhood off any collector or boulevard. Neighborhood signs shall be a maximum of 4 feet in height and 16 feet in length. The lettering shall not exceed a height of 12 inches. These signs shall be in a landscape area consistent with the Master Landscaping Plan exhibits.

5. Village Center and Mixed Use Area Signs

A. Sign Criteria for Freestanding Signs

Each freestanding sign shall be approved as part of the SP application.

<u>Freestanding Center Identification Signs</u> Retail Complexes, Business Parks and Office Complexes

Center identification signs shall be provided for each project. Such signs shall include the center name and logo as shown on Exhibit ___. Major tenants may also be identified on one identification sign at each center. The following criteria shall be used in designing Freestanding Center Identification signs:

<u>Number of Signs</u> - The identification of project and the major tenants located within a project shall be limited to one freestanding sign. Additional signs that identify the project only (no tenant identification) may be located at each driveway entrance not to exceed one sign per each 500 feet of street frontage. Entry signs shall meet the criteria of Sign Type 2.

<u>Sign Size</u> - The area of a center identification sign shall not exceed (on each side) 40 square feet plus 4 square feet per 1,000 square feet of building area for projects of 20,000 square feet or less. For projects in excess of 20,000 square feet, the area of a center identification sign shall not exceed 120 square feet plus 1 square foot for each 800 square feet of building area for the center, to a maximum area of 200 square feet. Projects with less than 15,000 sf of buildings shall qualify only for Sign Type 2.

Sign Dimensions - the height of a the sign shall not exceed 15 feet and the width shall not exceed 15 feet.

Freeway Center Identification Signs

Retail Complexes, Business Parks and Office Complexes

One freeway identification sign shall be allowed for each property or center fronting on the freeway or located across the frontage road from the freeway (no intervening property) with a minimum of 200 feet of freeway frontage. The minimum property size shall be 5 acres.

The sign may identify the name of the center and major tenants located within the center. The sign shall be designed as a monument type sign with a uniform width from top to ground.

<u>Sign Size</u> - The area of the identification sign shall not exceed 300 square feet per side.

<u>Sign Dimensions</u> - The height of the sign shall not exceed 30 feet and the width shall not exceed 20 feet.

<u>Sign Materials</u> - The sign materials shall be in keeping with the architectural design theme and building materials and colors to be used on the buildings within the center or complex to be identified.

Sign Message The principle message shall identify the Center. Individual identification of major tenants (20,000 square feet or larger) within a center may be included in the design message provided that on any one sign no more than 4 tenants are identified. The total square footage of tenant identification shall not exceed 100 square feet.

Sign Placement Center identification signs shall be placed within a landscaped area at least equal in area to the total square footage of the sign, and shall be located so as not to create traffic hazards.

Monument Signs and Freestanding Building Identification Signs

An individual freestanding building within a project shall be permitted to have an individual monument sign to identify the user as approved in the SP. These signs may be permitted subject to the following design standards:

Number of Signs The identification of a freestanding building tenant shall be limited to one monument sign. A minimum distance of 200 feet must be maintained between monument signs. The use, or combination of uses, which the monument sign is to identify must have street frontage of at least 100 feet or be the primary tenant of a freestanding building.

<u>Sign Size</u> The sign area of a freestanding building monument identification sign shall not exceed 48 square feet on each side. Copy area shall not exceed 12 square feet.

<u>Sign Dimensions</u> A freestanding building identification sign, including a frame, border or base shall not exceed four (4) feet in height or twelve (12) feet <u>Sign Materials</u> the sign shall be designed and constructed in the same manner as center identification signs.

<u>Sign Placement</u> Monument signs shall be placed within a landscaped area equal in area to the total square footage of the sign and shall be located so as not to create traffic hazards.

B. Sign Criteria for Building Signs - Tenants

General Requirements

Individual tenants within the Centers shall be permitted exterior signage under the following criteria and as approved in the Comprehensive Sign Package.

The design and graphics for each sign should reflect the character of the shop or business it identifies. Design approval shall be based upon compatibility with the storefront design and with regard for the character intended for the overall development.

All signs shall conform to the standards in the Comprehensive Sign Package.

All sign designs, colors, and specifications shall be submitted to the Board and the City.

Suite numbers shall be established by the landlord.

Tenants shall be permitted to place in the upper window panel to the right of each entrance of its premises not more than 288 square inches of "Helvetica" lettering (by dimension or equal) not to exceed 2 inches in height, indication hours of business, telephone number, etc.

Tenants shall be required to provide a painted plexiglass identification plaque to the right of the rear entrance door. The plaque shall not exceed 144 square inches of "Helvetica" lettering (by dimension or equal) not to exceed 12 inches in height indicating tenant name and address. The plaque shall be placed in a wood frame mounted on a wall surface 48 to 60 inches above finished floor on the locking side of the entrance.

All shop or business tenants shall be permitted to have a primary identification sign, or a wall mounted sign and in addition an under-canopy sign or awning sign (whichever applicable) and either a window sign or bracket sign. All primary and secondary signs shall be in conformance with the permitted signs listed in the following section and detailed in the Comprehensive Sign Package.

All tenants in corner units have the option where physically possible of declaring either side as its major entrance for sign calculation purposes.

If tenants are in a situation where buildings have two major entrances, the shop shall be permitted to have a primary identification sign and a canopy sign on both sides of the store or business.

The maximum area of signage for each tenant shall be determined by the frontage length of the shop of business. The maximum area of signage may be in any permitted combination of sign types as follows. Each shop or business tenant shall have a primary identification sign (Type A, B or F). Additional signage may include an under-canopy or awning sign (Type C or F), and a Bracket or Window Sign (Type D or E), with the total of these signs not to exceed the maximum area shown in the table below.

Table V-18 Sign Requirements

Shop or Business Frontage Length (One Side)	Maximum Area of Signage (Storefronts One Side)	Maximum Additional Area of Signage on Other Side of Building (Storefronts on 2 Sides)
19 feet or less	40 square feet	40 square feet
20 to 24 feet	50 square feet	40 square feet
25 feet or greater	55 square feet	40 square feet

Permitted Sign Types - Individual Tenants

These shall be determined for each complex through the application for a Comprehensive Sign Package.

<u>Primary Identification Signs - Type "A"</u> Primary identification signs may indicate the name of the business and its primary service or category of goods. Each tenant shall be allowed one primary identification canopy sign. Signs are to be mounted or hung below the roof overhang or mounted on the fascia. Total sign area shall not exceed 20 square feet.

<u>Wall Mounted Signs - Type "B"</u> These signs may be used with approval by the Board instead of a primary identification sign when appropriate and when not in conflict with the intent of any comprehensive signing plan or center design concept. They are to be mounted flush to wall in manner approved by the Board. Total sign area not to exceed 15 square feet.

<u>Under-Canopy Signs - Sign Type "C"</u> -In addition to a primary or wall mounted sign, each tenant shall be allowed one canopy sign under any canopy or arbor covering a sidewalk in front of the store or business frontage.

Signs of this type shall be designed and constructed in the same manner as primary signs, double faced with exterior illumination. The total sign area shall not exceed 6 square feet per side. Dimensions may vary in accordance with approved sign.

<u>Bracket Signs - Sign Type "D"</u> These signs are optional and are similar in fashion to primary signs. They shall be designed and constructed in the same manner as primary signs. Bracket signs are allowed in addition to a primary sign and in lieu of undercanopy signs.

Signs of this type are bracket mounted and double-faced with exterior illumination. One sign is allowed per tenant. All signs shall be sized as shown on the sign exhibits. The total sign area shall not exceed 12 square feet per side, with a maximum length of four feet, and a maximum height of 4 feet.

Window Signs - Sign Type "E" These signs are silk screened, gold leafed, painted, acid etched, or sandblasted onto the window surface of the store or business. Each store or business is allowed one Storefront Window Sign limited to the name of the establishment and one other phrase (i.e. an establishment date, main service, or goods for sale). Total sign area shall not exceed 12 square feet or 25 percent of uninterrupted glass area of the window.

Awning Signs - Sign Type "F" These signs may be painted, dyed or silk screened onto the front or both sides of a cloth awning. Total area of an awning sign used in lieu of a primary sign may not exceed 15 square feet. Where an awning sign used as a secondary sign (Sign Type "F1") the total sign area may not exceed 5 square feet.

Permitted Sign Types Major Tenant and Freestanding Buildings

Major Tenants: The maximum area of signage for each major tenant shall be 250 square feet. The maximum area of signage may be in any combination of the following sign types: primary identification, wall mounted and under-canopy bracket. A major tenant shall be defined as a single retail tenant solely occupying a building of at least 15,000 SF.

Freestanding Building Tenants: The maximum area of signage for each freestanding building retail or commercial shall be 250 square feet displayed on one or more sides of the building, with a maximum of 100 square feet per side of the building. The maximum area of signage may be in any combination of the following types: primary identification, internally illuminated, wall-mounted, under-canopy, and bracket signs. In addition, each freestanding building shall be permitted one monument sign. In the case of office buildings the sign may either identify the building or the major tenant.

Address Signs: The address of the building shall be clearly visible from the public right-of-way.

Directional Signs and Street Signs

Directional signs to the individual Villages and Centers shall be allowed at the intersections of the streets and entrances to the Villages. Only one sign shall be permitted for each intersection and one or more Villages or Centers may be listed on the sign. The directional sign shall be a monument type single or double faced and no higher than six feet from the ground with a maximum site of 18 sq. ft. Information on the sign shall be limited to project name, directional arrows and addresses.

Residential street signs shall be in accordance with the regulations of the City of Indio and the California Vehicle Code. Standard types of vehicular/pedestrian street signs(i.e. No Parking, Bike Lane, Speed Limit, and Stop signs, yield and street identification) shall be grouped on common supports, where allowed by code and physically possible, to avoid clutter.

Address Signs - Mixed Use Area and Multifamily

Monument signs to facilitate traffic flow and design consistency. Signs to be located in landscaped median of entry to every lot. Sign height 18 inches. Width 3 feet, 0 inches. Copy restricted to address.

Temporary Signs - Marketing

Temporary signs shall conform to the City's sign code and shall be approved by the Planning Department prior to installation. Temporary signs must be removed after completion of the project or after the 75 % of the space has been leased or sold. Types of temporary signs may include ,but not limited to, the following:

Highway Community Marketing Signs provide recognition for the project from the Freeway during construction and sales. These signs are limited to 100 square feet in area and have a maximum height of 20 feet.

Project Marketing Signs provide identification of a project from the adjacent roads and are limited to 80 sq. ft. The marketing signs shall be removed after 90 % of the lots have been sold.

Construction and Leasing Signs provide notice of new buildings and leasing opportunities. These signs must be removed after completion of the project or after the 75 % of the space has been leased or sold. The maximum area is 20 sq. ft.

6. Sign Design and Construction

All signs shall be designed to complement the architectural design and materials used in the buildings of the center. Where appropriate, individual internal or externally illuminated letters may be used. Sign panels with internal or external illumination may also be used. The comprehensive sign Program shall set forth the colors, materials letter types and all other applicable details for approval. The program shall create an overall integrated and complimentary sign program for all purposes throughout the center.

7. Prohibited Signs

No signs shall be painted on the surface of a building, or installed on an angled wall, mansard or equipment screen except where the sign becomes an integral part of the design of the building, as specifically approved in writing by the Board, and as indicated in the Comprehensive Sign Package for the Commercial Center where such sign is proposed. Such signs shall be reviewed as part of the Development Plan.

No sign shall be constructed or maintained to flash, rotate, or in any way simulate motion or create sound.

No sandwich board, paper, or other type of temporary signing shall be allowed on the building or site. Such signs within a building shall not be visible from the exterior of the building.

No sign shall be so constructed or located as to constitute a nuisance or in any way be detrimental to adjoining uses.

No other sign, symbol, billboard, advertising or other identifying markings on the buildings or building sites shall be permitted unless specifically identified as a part of the sign program for the site and approved in writing by the Board prior to construction or installation.

No banners, pennants or temporary signs may be displayed on any building or in the parking area, and no signs may be placed on the inside surfaces of any window or hung closer than 18 inches behind the inside surface of any window.

No vehicles displaying shop tenant logos, names or other advertising information shall be permitted to be parked in areas of the shopping center lot which are visible from adjacent roadways.

No obsolete or abandoned signs.

No signs constituting a potential traffic hazard.

No temporary signs on public property such as a street, median island, parkway, sidewalks, traffic control sign posts. utility poles, park land, trees.

No portable signs: a freestanding sign not permanently affixed, anchored, or secured to the ground or structure it occupies.

No roof signs: any sign erected, constructed and maintained upon or over the roof of any building.

No pole-mounted signs.

Other prohibited signs: advertising signs and billboards, inflatable signs or balloons, inflatable animals.unless otherwise specifically approved by the City.

No wall sign shall cover windows or other architectural details. Wall signs are to have ample open wall area on all sides.

8. Sign Maintenance

All signs on private property shall be maintained by the owner of the sign in accordance with applicable City regulations and the criteria contained within the Development Plan.

Chapter VI

Implementation

Chapter VI

Implementation

A. DEVELOPMENT ADMINISTRATION

The Gateway Conceptual Specific Plan is intended to provide an overall framework for the development of the area. The implementation process is carefully structured to insure the quality of the development as it progresses. An initial Project Master Plan (PMP) shall be filed and approved for each Village or Mixed Use Planning Area. The subsequent phase by phase plans for each increment of development shall be approved through a Design Review Permit which shall be reviewed for consistency with the Conceptual Specific Plan, Project Master Plan, the FAR Allocation, the land use designations, and the phasing of the infrastructure improvements. (see Appendix B)

Two separate Planning and Development Review Boards shall be established for the Gateway. One board shall be responsible for the initial review of the development plans in the Village Residential areas. The second board shall review development plan in the Commercial or Mixed Use areas (including the residential aspects of mixed use development). Development Plans for any project within the Gateway Conceptual Specific Plan shall be processed and reviewed as described in this section.

- 1. Each Developer shall review the development standards contained within this Conceptual Specific Plan and develop a project concept based on those standards.
- 2. Concept Plans shall be prepared in conformance with the development standards and submitted to the Gateway Planning and Development Board hereafter referred to as the "Board".
- Following review of the concept plan by the applicable Board, a Development Plan shall be submitted to the Board for review and approval. The Development Plan shall be in accordance with City requirements and shall includes information as listed in the Appendix to this Conceptual Specific Plan If required by the Conceptual Specific Plan or by City requirements a Tentative Map or Tentative Parcel Map shall be prepared and submitted to the Board for review and approval.
- 4. Subsequent to approval by the Board, and prior to any development or improvements of the site and prior to the issuance of any building permits, the Development Plan application shall be submitted to the Planning Department of the City of Indio for approval by the Planning Commission and City Council Concurrent applications shall be submitted for any other permits that are

- required by the City, including but not limited to, Conditional use permits, Tentative Tract or Parcel Maps. No development or improvement of any portion or all of a project shall occur until approval by the City of a Development Plan.
- The Project Master Plan (PMP) for each Residential Village, Village Center and Mixed Use area shall consist of a land use plan, circulation plan, utility, sewer, water, storm drain and landscape plans setting out how the planning area complies with the requirements of the Gateway Conceptual Specific Plan. A statement shall be made as to any proposed deviations from the development standards of the Gateway Plan.
- 6. No provision of the Conceptual Specific Plan is intended to preclude the Board, or any owner of any property covered by this Conceptual Specific Plan from further restricting or limiting the allowed uses, development standards or other requirements of this Conceptual Specific Plan. However, in no event shall the Board or any property owner take any action which expands, broadens the uses, development standards, or other requirements of this Conceptual Specific Plan. Moreover, the Board or any property owner shall not take any action which precludes any person, party, or entity from complying with this Conceptual Specific Plan.

B. PLANNING AND DEVELOPMENT BOARDS

1. Residential

a. Residential Planning and Development Board

The Residential Planning and Development Board is established as a part of this Conceptual Specific Plan in order to review and approval development applications for residential projects prior to their submittal to the City. It is intended that the Residential Planning and Development Board review the development applications to assure consistency with the development standards and the quality of development envisioned by the Conceptual Specific Plan and to enhance the overall character of the development. The Board shall be established pursuant to recorded CC&Rs.

b. Homeowner Associations

A Village Homeowner Association shall be established as a part of the recorded CC&Rs for each Residential Village. The Homeowners Association shall be responsible for the maintenance of common areas within the neighborhoods, including, but not limited to, landscaped areas, medians, parkways, within and adjacent to street rights-of-way, slope banks, and open space areas. Maintenance of landscaping and open space along major Boulevards is intended to be the responsibility of a Maintenance District that shall be established for the Conceptual Specific Plan Area. Upon the formation of the District, the residential portions of the Conceptual Specific Plan Area may be annexed into the district and the responsibility for maintenance of the areas assumed by the District. Until such time that the Maintenance District is formed, the maintenance responsibility for the common open space areas shall be performed by the Board.

c. Modifications and Waivers

The Development Standards set forth in this text encompasses and affects the Residential Village areas as shown on Exhibit B. The purpose of the development standards is to minimize processing time and development costs for proposed uses which are compatible with the standards. Where a modification or waiver of any standard contained within this Master Development Plan is desired, an application for a modificatation or waiver must be made prior to or concurrent with the Project Master Plan (PMP) application to the City in accordance with the requirements of the City of Indio. Any waiver or modification of standards shall be granted only if based upon specific and/or

unique considerations relating to a site and applied in manner consistent with this Conceptual Specific Plan.

2. Commercial/Mixed Use

a. Commercial/Mixed Use Planning and Development Board

The Commercial/Mixed Use Planning and Development Board is established as a part of this Conceptual Specific Plan in order to review and approval development applications for commercial and mixed use projects prior to their submittal to the City. It is intended that this Planning and Development Board review the development applications to assure consistency with the development standards and the quality of development envisioned by the Conceptual Specific Plan and to enhance the overall character of the development. The Board shall be established pursuant to recorded CC&Rs.

b. Property Owner's Association

A Property Owner's Association shall be established as a part of the recorded CC&Rs for each Commercial and Mixed Use project area. The Property Owner's Association shall be responsible for the maintenance of common areas internal to the development, including, but not limited to, landscaped areas, medians, parkways, within and adjacent to street rights-of-way, slope banks, and open space areas, Maintenance of landscaping and open space along major Boulevards is intended to be the responsibility of a Maintenance District that shall be established for the Conceptual Specific Plan Area. Upon the formation of the District, the commercial portions of the Conceptual Specific Plan Area may be annexed into the district and the responsibility for maintenance of the areas assumed by the District. Until such time that the Maintenance District is formed, the maintenance responsibility for the common open space areas shall be performed by the Board.

Modifications and Waivers

The Development Standards set forth in this text encompasses and affects the Village Center, Boulevard Mixed Use and Freeway Mixed Use areas as shown on Exhibit B. The purpose of the development standards is to minimize processing time and development costs for proposed uses which are compatible with the standards.

Where a modification or waiver of any standard contained within this Master Development Plan is desired, an application for a modification or waiver must be

made prior to or concurrent with the Project Master Plan (PMP) application to the City in accordance with the requirements of the City of Indio.

Any waiver or modification of standards shall be granted only if based upon specific and/or unique considerations relating to a site and applied in manner consistent with this Conceptual Specific Plan.

C. PROJECT MASTER PLANS & DESIGN REVIEW PERMITS

Project Master Plans (PMP) are to be submitted for each Residential Village, Village Center and Commercial/Mixed Use area. The PMP are subject to review by the Planning and Development Board, the City staff, the Indio Planning Commission/City Council in accordance with the PMP process set out in the General Plan of the City of Indio.

Design review permits shall be reviewed and approved for each increment or phase of a Residential Village, Village Center or Mixed Use area.

D. TENTATIVE AND FINAL MAPS

For those properties that require Tentative and Final Subdivision Maps or Parcel Maps pursuant to the State Subdivision Map Act and City requirements such the Tentative Maps shall be submitted concurrently with the project master plan and/or design review permit for that area. Final Maps shall be submitted following approval of the project master plan and design review permit and Tentative Tract Maps in accordance with State Law.

GATEWAY DEVELOPMENT REVIEW PROCESS

Land Owners

- A. Prepare Conceptual Specific Plan
- B. Prepare Project Master Plan

Indio Planning Commission

- A. Conceptual Specific Plan
- B. Project Master Plan

Recommended for approval by

Planning Commission

Indio City Council

- A. Conceptual Specific Plan
- B. Project Master Plan

Approved by City Council

Developer

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Submits Design Review Permit and Tentative Map to the Planning and Development Board

Planning and Development Board

Review and approve Design Review Permit and Tentative Map based upon Specific Plan Standards

Developer

Submits Design Review Permit and Tentative Tract Map to the City of Indio

Indio Planning Department

Review application, prepares Staff report and schedules Public Hearing

Planning Commission

Conducts Public Hearing and recommends Design Review Permit and Tentative Map for approval

Indio City Council

Conducts Public Hearing and Approves Design Review Permit and Tentative Map

Appendix A

Definitions

boundaries of the property where the development is to be located.(Off-site).

Major Tenant - A tenant with a Village Center Commercial area or within a retail commercial center or Mixed Use development occupying a substantial portion of the total building area.

Maximum Achievable Density - The maximum residential density established by the Residential Density Management Table and Map. This maximum density is fixed by to Conceptual Specific Plan and cannot be exceeded without an amendment to the Conceptual Specific Plan. A maximum achievable density represents a maximum development potential of any given planning area or village.

Minimum Achievable Density - The minimum residential density established by the Residential Density Management Table and Map. This minimum density is fixed by the Conceptual Specific Plan and cannot be reduced without an amendment to the Conceptual Specific Plan. A minimum achievable density represents a minimum development potential of any given planning area or village.

Net Developable Acres - Net developable acres are defined as the Gross Acres of the site less the area of all major roadways (shown on the Conceptual Specific Plan) and major flood control facilities/ drainage ways.

Planning and Development Boards - Boards established by the developer with the responsibility of reviewing development plans and maintaining the quality standards for the property, and to implement the adopted Gateway Conceptual Specific Plan in accordance with the standards and guidelines contain therein.

Project Master Plan- Provides the City with a more detailed overview of the proposed project to demonstrate that the requirements and guidelines within the CSP are incorporated into the design of each project. The project master plan process is described in Appendix B.

Residential Density Management Table - The table within the Gateway Conceptual Specific Plan which indicates the minimum and maximum range of the number of residential units and the corresponding density allocated to each of the residential village areas in the specific plan area.

Residential Density Management Map - The map within the Gateway Conceptual Specific Plan which show the location of the various residential village areas in the specific plan area.

Retail Commercial Centers - The Community and Village Center shopping areas as designated on the Gateway Conceptual Specific Plan.

Shopping Center - A group of architecturally unified commercial establishments built on site which is planned, developed, owned and managed as an operating unit. Common on-site parking is provided based upon the types and sizes of the businesses within the unit.

Tentative Subdivision Map - All references to Tentative Subdivision Map or Tentative Map refer to such maps as defined by the State of California Subdivision Map Act.

Trip Generation Rate - The number of vehicular trips estimated to be created by a specific type of land use.

Unallocated Excess - On the Residential Density Management Table, the unallocated excess are those dwelling units not assigned to any residential village or other planning area. When performing an allocation amendment, the units within the unallocated excess are first allocated before any units are transferred between residential areas.

Villages - The Gateway Conceptual Specific Plan is divided into a total of ten residential planning areas defined as "Villages". Each "Village" is bounded by landscaped boulevards or collector streets. A village area comprises separate neighborhood planning areas that may be developed by different developers in accordance with the Conceptual Specific Plan.

Village Allocation - The maximum number of dwelling units or commercial square footage allowed in each Village Planning Area.

Appendix B

Project Master Plan (PMP)
Review Requirements

Project Master Plan (PMP) Review Requirements

A. Purpose

The Gateway Conceptual Specific Plan includes substantial elements of the PMP requirements as set out in the Indio General Plan 2020.

These elements include detailed Site, Village Center, Residential Village and Mixed Use Development and Design standards together with master landscaping standards and a comprehensive sign program (SP).

The purpose of the PMP submittal therefore shall be to confirm to the City that the individual projects comply with the development and design standards, and to utilize a land use plan to set out the arrangement and relationship of the proposed land uses.

B. Procedure

After approval of the Gateway Plan, development shall not be permitted until a Project Master Plan (PMP) is submitted to the City of Indio and approved by the Planning Commission and City Council in accordance with the provisions of the Gateway Conceptual Specific Plan and the Indio General Plan 2020.

C. Project Master Plan Contents

The PMP shall contain the following information:

- Legal description and boundaries of property to be developed.
- 2. Land use plan showing area and relationship of the following:
 - a. Proposed land use, i.e. Residential Village, Mixed Use, etc.
 - b. Open space area and general layout
 - c. Circulation systems auto and pedestrian
- 3. Project description setting out the following:
 - a. Proposed offsite improvements and phasing
 - b. Phasing plan for development

- c. Description of onsite improvements i.e. public vs private streets, entry elements, common open space improvements to be included etc.
- d. General scope and description of residential development: housing types, number of units, amenities, overall development intensity.
- e. General scope and description of non-residential development: types of uses, proposed development intensity.
- f. Description of landscape master plan and design elements
- g. Description of drainage systems to accommodate drainage from streets and onsite accumulation of rainfall.
- h. Description and phasing of all required utility systems.
- i. Description of proposed architectural design theme, general colors and materia 3.
- 4. Statement of any proposed modifications to or deviations from the adopted Design and Development Guidelines of the Gateway Plan.
- 5. Schedule of development setting out proposed timing of submittals and construction all phases.
- 6. Comprehensive Sign Program.
- 7. Tabulations of the percentage of the total building coverage of each element of the development and the floor area ratio (commercial) and coverage.
- 8. Tabulations of the densities with each residential village and each neighborhood. Tabulation of mix of housing types by product type, size and model.
- 9. Conditions of Approval
- 10. Drawings for approval shall include the entire planning area, i.e. RV-VC or RV-MU and future phases to be included and so indicated with land uses set out.

Appendix C

Design Review Requirements

Design Review Requirements

A. Purpose

Assurance that the Residential Villages, Village Centers and Mixed Use Areas are developed in a manner that is consistent with the Approved Gateway Conceptual Specific Plan and Project Master Plan for the area.

B. Procedures

After approval of the Conceptual Specific Plan and Project Master Plans (PMP), no development shall be permitted until a design review permit and application is submitted to the City of Indio and approved by the Planning Commission in accordance with the provisions of this Conceptual Specific Plan. No building permit shall be issued unless the Design Review Permit for the area has been approved.

C. Design Review Plan Contents

Design Review Plans shall contain the following information:

- 1. A plat map showing the exact boundaries and legal description of the property to be developed.
- 2. A site development plan showing all proposed improvements to be constructed on the land and their precise locations including, but not limited to, residential lots, private drives, streets; open space areas, recreational areas and utilities or community facilities.
- 3. Common Open Space Areas shall be shown indicating area, grades, and proposed uses. The location and identification of all improvements shall also be shown.
- 4. The location and dimensions of all off-street parking spaces. including the total number of spaces and number and percent of compact car spaces.
- 5. Tabulations of the percentage of the total building coverage of each element of the development and the floor area ratio (commercial) and coverage.
- 6. Tabulations of the densities with each residential village and each neighborhood. Tabulation of mix of housing types by product type, size and model.

- 7. Locations of collector streets, pedestrian walkways, plazas or bicycle paths.
- 8. Grading Plans showing existing and proposed contours with calculations of the amount of cut and fill.
- 9. Landscaping Plan indicating the type and size of plant materials, irrigation system.
- 10. Architectural floor plans, elevations and building sections together with a palette of materials and colors including showing roof type, materials and color. Provide separate drawings for each model or building within a complex.
- 11. Drainage Plans showing areas of flow and retention with calculations of the existing or historical runoff and proposed runoff due to development.
- 12. Plans showing the location of utility services of the development including wat sewer, electrical, cable, telephone and storm drainage.
- 13. Provide draft CC&Rs for the homeowners' or property owners' association setting out means to be used to finance, maintain and operate common open space areas.
- 14. Schedule of development for all phases.

Appendix D

Recommended Plant Materials

Recommended Plant Materials

ABELIA GRANDIFLORA ABELIA HYBRID EDWARD GOUCHER ACACIA LONGIFOLIA ACACIA FLORIBUNDA **ACANTHUS MOLLIS** AGAPANTHUS AFRICANS AGAPANTHUS A. ALBUS AGAPANTHS A. 'PETER PAN' ALBIZIA JULIBRISSIN RUBRA ANTIGONON LEPTOPUS ARALIA ELEGANTISSIMA ARALIA SIEBOLDI (FALSIA JAPONICO) ARBURUS UNEDO **AUCUBA JAPONICA** AUCUBA J. PICTURATA AUCUBA J. VARIEGATA AZALEAS (IN VARIETY) (BELGIAN INDICA) AZALEAS (IN VARIETY) (SOUTHERN INDICA) BEAUCARNIA RECURATA BAUHINIA BLAKEANA BAUHINIA 'GALPINI' **BAUHINIA PURPUREA** BELOPERONE TOMENTOSA BIGNONIA TWEEDIANA **BIGNONIA VIOLACEA BIGNONIA VENUSTA** BOUGAINVILLEA (DOUBLES). **BOUGAINVILLEA 'BARBRA KARST'** BOUGAINVILLEA 'CALIFORNIA GOLD' BOUGAINVILLEA 'CRIMSON JEWEL' (DWARF BUSH) **BOUGAINVILLEA 'HAWAII' BOUGAINVILLEA 'JAMAICA WHITE'** BOUGAINVILLEA 'LA JOLLA' (DWARF BUSH) BOUGAINVILLEA 'ORANGE KING' BOUGAINVILLEA 'TEXAS DAWN'

BOUGAINVILLEA 'TEMPLE FIRE' (DWARF BUSH)

GLOSSY ABELIA PINK ABELIA **BUSH ACACIA EVERBLOOMING ACACIA GRECIAN PATTERN PLANT** LILY OF THE NILE WATER LILY OF THE NILE DWARF LILY OF THE NILE SILK TREE, MEMOSA CORAL VINE, QUEEN'S WREATH **FALSE ARALIA** JAPANESE ARALIA STRAWBERRY TREE JAPANESE AUCUBA JAPANESE AUCUBA **GOLD DUST PLANT**

BOTTLE PALM
HONG KONG ORCHID
RED BAUHINIA
ORCHID TREE
SHRIMP PLANT
CATCLAW YELLOW TRUMPET
LAVENDER TRUMPET VINE
FLAME VINE

BRUNFELSIA
BUXUS MICROPHYLLA JAPONICA
CALLIANDRA 'GUILDINGI'
YESTERDAY, TODAY & TOMMORROW
JAPANESE LITTLELEAF BOXWOOD
TRINIDAD FLAME BUSH

CALLIANDRA INEQUILATERA CALLISTEMON LANCEOLATUS CALLISTEMON LANCEOLATUS (TREE) CALLISTEMON LANCEOLATUS 'JEFFERSI' CALLISTEMON VIMINALIS 'CAPTAIN COOK' CALLISTEMON VIMINALIS (TREE) CAMELIA HYBRIDS CAMELLIA JAPONICA CAMELLIA JAPONICA 'PINK PAGODA' CAMELLIA SASANQUA CARISSA MACROCARPA 'BOXWOOD BEAUTY' CARISSA 'FANCY' CARISSA M. 'GREEN CARPET' CARISSA M. 'TUTTLEI' CASSIA ARTEMISIOIDES CENTAUREA CINERARIA CERATONIA SILIQUA CESTRUM ' PARQUI' CHAMAELAUCIUM CILIATUM VISTA **CISSUS CAPENSIS** CISSUS RHOMBIFOLIA CITRUS (SEE SEPARATE SECTION) **CLEMATIS ARMANDIS** CLIVIA 'FRENCH HYBRID' **COCCULUS LAURIFOLIUS** CONVOLVULUS CNEORIUM CORTADERIA SELLOANA COTONEASTER CONGESTA COTONEASTER DAMMERI 'LOWFAST' COTONEASTER GLAUCOPHYLA COTONEASTER MICRO. 'EMERALD SPRAY' COTONEASTER 'PARNEYI' CRASSULA AGENTEA CUPRESSOCYPARIS 'LEYLANDI' CUPRESSUS ARIZONICA **CUPRESSUS ARIZONICA 'GAREEI' CUPRESSUS SEMPERVIRENS 'GLAUCA'** CYPERUS ALTERNIFOLIUS **CYPERUS PAPYRUS** CYTISUS 'SCHOTCH BROOMS' DODONAEA VISCOSA 'PURPUREA' DODONAEA VISCOSA **EQUISETUM HYEMALE** ERIOBOTRYA JAP. 'GOLD NUGGET' **EUCALYPTUS CINEREA EUCALYPTUS LEUCOXYLON 'ROSEA'**

PINK POWDER PUFF
BOTTLE BRUSH
BOTTLEBRUSH
BOTTLEBRUSH
WEEPING BOTTLEBRUSH
WEEPING BOTTLEBRUSH

NATAL PLUM
FANCY NATAL PLUM
NATAL PLUM
NATAL PLUM
FEATHERY CASSIA
DUSTY MILLER
CAROB TREE
NIGHT BLOOMING JASMINE
GERALDTON WAX FLOWER
EVERGREEN GRAPE
GRAPE IVY

EVERGREEN CLEMATIS KAFIR LILY

SILVER BUSH MORNING GLORY PAMPUS GRASS
PYRENEES COTONEASTER
BEARBERRY COTONEASTER
GRAY COTONEASTER
ROCKSPRAY COTONEASTER
RED CLUSTERBERRY
JADE PLANT
LEYLAND CYPRESS
ARIZONA CYPRESS

BLUE ITALIAN CYPRESS UMBRELLA PLANT PAPYRUS

PURPLE HOPSEED BUSH
HOPSEED BUSH
HORSTETAIL REED
LOQUAT
SILVER DOLLAR TREE
DWARF WHITE IRONBARK
WILLOWLEAF PEPPERMINT

EUCALYPTUS 'NICHOLI'

EUCALYPTUS POLYANTHEMOS EUCALYPTUS ROSTRATA EUCALYPTUS RUDIS EUCALYPTUS SIDEROXYLON ROSEA EUCALYPTUS VIMINALIS EUONYMUS FORTUNEI 'SILVER QUEEN EUONYMUS JAPONICA 'AUREO-MARGINATA' **EUONYMUS JAPONICA 'AUREO-VARIEGATA'** EUONYMUS JAPONICA GRANDIFLORA **EUONYMUS JAPONICA MICRO. 'IMPROVED'** EUONYMUS JAPONICA MICRO. 'IMPROVED **VARIEGATA EUONYMUS JAPONICA 'SILVER KING' EUPHORBIA 'BOJERI' EUPHORBIA 'SPLENDENS'** FATSHEDERA LIZEI FEIJOA SELLOWIANA FESTUCA OVINA GLAUCA FICUS BENJAMINA FICUS ELASTICA 'DECORA' FICUS REPENS FICUS RETUSA NITIDA FICUS RETUSA NITIDA (STD.) FRAXINUS UHEDI FRAXINUS UHEDI 'MAJESTIC BEAUTY' FRAXINUS VELUTINA 'MODESTO' GARDENIA JASMINOIDES 'AUGUST BEAUTY' GARDENIA J. 'MYSTERY' GARDENIA J. VEITCHI' GARDENIA J. 'VEITCHI IRNPROVED' **GARDENIA RADICANS GELSEMIUM SEMPERVIRENS GELSEMIUM SEMPERVIRENS PLENA GENISTA RACEMOSA** GINKGO BILOBA 'AUTUMN GOLD' **GREVILLEA 'NOELII' GREVILLEA ROBUSTA GREWIA CAFFRA HEDERA CANARIENSIS HEDERA HELIX** HEDERA HELIX 'HAHNI' HEDERA HELIX 'NEEDLEPOINT' HEMEROCALLIS HYBRID HIBISCUS (IN VARIETY) ILEX AQUIPERNYI 'BRILLIANT' LEX CORNUTA 'BURFORDI' **RED BOX GUM RED GUM DESERT GUM** PINK FLOWERED

GOLD SPOT

BOXLEAF EUONYMOUS

VARIEGATED BOXLEAF EUONYMOUS

CROWN OF THORNS
CROWN OF THORNS
BOTANICAL WONDER
PINEAPPLE GUAVE
BLUE FESCUE
WEEPING FIG
RUBBER TREE
CREEPING FIG
INDIAN LAUREL
INDIAN LAUREL TREE
SHAMEL ASH
MODESTO ASH

EVERBLOOMING GARDENIA

CAROLINA JASMINE

SWEET BROORN MAIDENHAIR TREE

SILK OAK LAVENDER STAR PLANT ALGERIAN IVY ENGLISH IVY HAHN'S IVY

DAYLILIES

HOLLY BURFORD HOLLY

GOLDEN

IRONBARK RIBBON GUM

ILEX CORNUTA 'DAZZLER' ILEX CORNUTA ROTUNDA ILEX VOMITORIA 'STOKES' JACARANDA MIMOSAEFOLIA JACARANDA MIMOSAEFOLIA 'ALBA' JASMINUM MAGNIFICUM JUNIPERUS CHINENSIS 'ARMSTRONG' JUNIPERUS CHINENSIS 'BLUEPOINT' JUNIPERUS CHINENSIS HETZI **COLUMNARIS** JUNIPERUS CHINENSIS 'SEAGREEN' JUNIPERUS CHINENSIS 'PFITZERIANA' JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA' JUNIPERUS C. 'PROSTRATA' JUNIPERUS C. 'ROBUSTA GREEN' JUNIPERUS C. 'SAN JOSE' JUNIPERUS C. 'TORULOSA' JUNIPERUS PROCUMBENS NANA JUNIPERUS SABINA 'ARCADIA' JUNIPERUS SABINA 'BROADMOOR' JUNIPERUS S. 'BUFFALO' JUNIPERUS S. 'SCANDIA' JUNIPERUS S. TAMARISCIFOLIA JUNIPERUS SCOPULORUM'GREY GLEAM' JUNIPERUS SCOPULORUM 'PATHFINDER' JUNIPERUS VIRGINIANA CUPRESSIFOLIA LAGERSTROEMIA INDICA LAGERSTROEMIA INDICA TREE LANTANA LEUCOPHYLLUM FRUTESCENS

ANGEL WING JASMINE ARMSTRONG JUNIPER

HETZI COLUMNARIS

PFITZER JUNIPER

'PFITZERIANA GLAUCA' PFITZER

SAN JOSE JUNIPER HOLLYWOOD JUNIPER DWARF JAP. GARDEN JUNIPER

TAMARIX JUNIPER

'HILLSPIRE' JUNIPER CREPE MYRTLE CREPE MYRTLE

TEXAS SAGE
JAPANESE PRIVET
JAPANESE PRIVET TREE
DWARF
WAX LEAF PRIVET
WHITE LILY TURF
CORAL HONEYSUCKLE
GIANT BURMESE HONEYSUCKLE
HALL'S HONEYSUCKLE
SOUTHERN MAGNOLIA

CHILE JASMINE
CAJEPUT TREE
CHINA BERRY
BUTTERFLY IRIS
FRUITLESS MULBERRY

DWARF CHINESE HOLLY

LIGUSTRUM JAPONICUM

LIGUSTRUM TEXANUM

MANDEVILLA HYBRID
'ALICE DU PONT'
MELALEUCA LEUCADENDRA

MELIA AZEDARACH MORAEA IRIDIOIDES

MORUS ALBA

LIRIOPE GIGANTEA

LIGUSTRUM JAPONICUM (STD.)

LIGUSTRUM 'SUWANNE RIVER'

LONICERA HECKROTTE, IMPROVED LONICERA HILDEBRANDIANA

MAGNOLIA GRANDIFLORA 'ST. MARY'

MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'

LONICERA JAPONICA 'HALLIANA'

JACARANDA WHITE JACARANDA MURRAEA EXOTICA MURRAEA PANICULATA MYRTUS COMRNUNIS NANDINA DOMESTICA NANDINA DOMESTICA COMPACTA NERIUM OLEANDER NERIUM OLEANDER TREE NERIUM 'PETITE PINK' **NERIUM 'PETITE SALMON'** OLEA EUROPAEA 'MANZANILLO' OLEA EUROPAEA 'MANZANILLO' OPHIOPOGON JAPONICA OSMANTHUS FRAGRANS PASSIFLORA PFORDTII PHASEOLUS GIGANTEA PHILODENDRON SELLOUM PHILODENDRON 'EVANSI' PHOTINIA 'FRASERI' PINUS HALEPENSIS PINUS PINEA PINUS 'THUNBERGI' PISTACIA CHINENSIS PITTOSPORUM TOBIRA PITTOSPORUM TOBIRA VARIEGATA PITTOSPORUM TOBIRA 'WHEELERS DWARF' PLATANUS RACEMOSA PLUMBAGO CAPENSIS PODOCARPUS GRACILIOR PODOCARPUS GRACILIOR BUSH PODOEARPUS MACROPHYLLA PODOCARPUS M. MAKI PORTULACARIA AFRA PRUNUS CAROLINIANA 'BRIGHT'N TIGHT' PRUNUS C. PATIO TREE PUNICA GRANATUM NANA PUNICA G. 'WONDERFUL'FRUITING PYRACANTHA FORTUNEANA 'GRABERI' PYRACHANTHA KOIZUMI 'SANTA CRUZ' PYRUS CALLERYANA 'ARISTOCRAT' PYRUS C. 'BRADFORD' **PYRUS KAWAKAMI** QUERCUS ILEX QUERCUS SUBER RAPHIOLEPIS HYBRID 'JACK EVANS' RAPHIOLEPIS H. 'MAJESTIC L3EAUTY' RAPHIOLEPIS H. 'MAJESTIC ISEAUTY' TREE RAPHIOLEPIS INDICA 'ENCHANTRESS'

HEAVENLY BAMBOO
OLEANDER
OLEANDER
OLEANDER
OLEANDER
OLIVE
TREE OLIVE
MONDO GRASS
SWEET OLIVE
PASSION VINE
GIANT SNAIL VINE
SPLIT LEAF PHILLODENDRON
SPLIT LEAF PHILLODENDRON

ALLEPO PINE
ITALIAN STONE PINE
JAPANESE BLACK PINE
CHINESE PISTACHIO
MOCK ORANGE
VARIGATED MOCK ORANGE

CALIFORNIA SYCAMORE BLUE CAPE PLUMBAGO FERN PODOCARPUS

YEW PODOCARPUS SHRUBBY YEW PODO. ELEPHONT'S FOOD CAROLINA LAUREL CHERRY

DWARF POMENGRANATE

FIRETHORN
PROSTRATA
ORNAMENTAL PEAR
TREE
EVERGREEN PEAR TREE
HOLLY OAK
CORK OAK
INDIA HAWTHORN
INDIA H.
INDIA H.
INDIA H.

ORANGE JASMINE SATINWOOD TRUE MYRTLE HEAVENLY BAMBOO RAPHIOLEPIS I. 'SPRINGTIME' RAPHIOLEPIS I. 'BALLERINA' RAPHIOLEPIS I. 'SNOW-WHITE'

RHUS LANCEA

RHYNCHOSPERMUM JASMINOIDES

RYNCHOSPERMUM JASMINOIDES (STAKED)

ROSA BANKSIAE ALBA PLENA

ROSA B. LUTEA

ROSMARINUS PROSTRATA
SANTOLINA CHAMAECYPARISSUS

SCHEFFLERA ACTINOPHYLLA

SCHEFFLERA ARBORICADA 'HAWAIIAN ELF'

SCHINUS MOLLE

SCHINUS TEREBINTHIFOLIUS

SCHINUS DEPENDENS SPARTIUM JUNCEUM STATICE PEREZII

STEPHANOTIS FLORIBUNDA STERCULIA DIVERSIFOLIA

STERCULIA HYBRID 'MAJESTIC BEAUTY'

STRELITZIA NICOLAI STRELITZIA REGINAE TECOMARIA CAPENSIS TECOMARIA C. (STAKED) TECOMARIA C. 'GOLDEN'

TECOMARIA C, 'GOLDEN' STAKED

TERNSTROEMIA JAPONICA

THUJA ORIENTALIS AUREA NANA

THUJA O. 'BLUE CONE' THUJA O. 'WESTMONT' THUJA O. 'RAFFLES'

TUPIDANTHUS CALYPTRATUS

ULMUS PARVIFOLIA SEMPERVIRENS

ULMUS P. SEMPERVIRENS VIBURNUM ÓDORATISSIMUM VIBURNUM SUSPENSUM VIBURNUM TINUS COMPACTA

SPRING BOUQUET

VIBURNUM TINUS ROBUSTUM

VITUS (EDIBLE GRAPE) WISTERIA FLORIBUNDA

XYLOSMA SENTICOSA
XYLOSMA SENTICOSA COMPACTA
YUCCA GLORIOSA (SINGLE)
YUCCA G. (MULTI)
YUCCA PENDULA

INDIA H.
INDIA H.
INDIA H.

AFRICAN SUMAC STAR JASMINE

BANK'S WHITE ROSE BANK'S YELLOW ROSE TRAILING ROSEMARY LAVENDER COTTON QUEENSLAND UMBRELLA TREE

CALIFORNIA PEPPER TREE BRAZILIAN PEPPER TREE PERUVIAN PEPPER

YELLOW SPANISH BROWN

SEA LAVENDER

MADAGASCAR JASMINE

BOTTLE TREE

MAJESTIC BEAUTY FLAME TREE

BIRD OF PARADISE BIRD OF PARADISE

ORANGE CAPE HONEYSUCKLE

YELLOW CAPE HONEYSUCKLE

DWARF GOLDEN ARBORVITAE ARBORVITAE ORIENTAL ARBORVITAE

CHINESE EVERGREEN ELM TRUE GREEN CHINESE ELM SWEET VIBURNUM SANDANKWA VIBURNUM

LAURUSTINUS ROUNDLEAF VIBURNURN GRAPE

SPANISH DAGGER SOFT TIP YUCCA

BAMBOO

BAMBUSA MULTIPLEX
BAMBUSA VENTRICORA
PHYLLOSTACHYS AUREA
PHYLLOSTACHYS NIGRO
SASA PYGMAEA
SINOCALAMUS OLDHAMII

FERNS

ASPARAGUS MEYERI
ASPARAGUS MYRICLADUS
ASPARAGUS PLUMOSUS
ASPARAGUS SARAMENTOSUS
ASPARAGUS SPRENGERI
ASPIDIUM CAPENSE
ASPLENIUM BULBFERUM
CYRTOMIUM FALCATUM
NEPHROLEPIS EXALTATA
NEPHROLEPIS EXALATA COMPACTA
POLYSTICHUM COPENSE
POLYSTIEHUM SETOSUM

ESPALIERS

AZALEAS BOUGAINVILLEA CALLIANDRA INEQUILATERA CALLISTEMON LANCEDOTUS CAMELLIA JAPONICA CAMELLIA SASANQUA CARISSA FANCY **CITRUS** CITRUS CHINOTTO ORANGE COTONEASTER DODONAEA **EUONYMUS** GARDENIA **GELSEMIUM SEMPERVIRENS GREWIA CAFFRA HIBICUS** LIGUSTRUM TEXANUM OLEA EUROPAEA (OLIVE) PHOTINIA FRASERI PODOCARPUS GRACLIOR PYRACANTHA 'GRABERI'

BUDDHA'S BELLY GOLDEN BAMBOO BLACK BAMBOO DWARF BAMBOO GIANT BAMBOO

FERN ASPARAGUS
SPRENGERI COMPACT ASPARAGUS
ASPARAGUS SPRENGERI
LEATHER LEAF FERN
MOTHER FERN
HOLLY FERN
SWORD FERN
COMPACT SWORD FERN
LEATHER LEAF FERN
TASSLE FERN

CHINESE GODDESS

PALMS

CHAMAEDOREA ELEGANS CHAMAEDOREA ERUMPENS CHAMAEDOREA SEIFRIZII CHAMAEROPS EXCELSA CHAMAEROPS HUMILIS COCOS AUSTRALIS COCOS PLUMOSA CYCAS REVOLUTA ERYTHEA ARMATA LIVISTONA AUSTRALIS PHOENIX RECLINATA PHOENIX ROEBELENII RHAPIS EXCELSA **SEAFORTHIA ELEGANS** SEAFORTHIA ELEGANS MULTI WASHINGTONIA FILIFERA WASHINGTONIA F. (FIELD GROWN) WASHINGTONIA ROBUSTA WASHINGTONIA R. (MULTI)

CITRUS

GRAPEFRUIT (RED) GRAPEFRUIT (WHITE) KUMQUAT - NAGAMI KUMQUAT - ROUND **LEMON - LISBON LEMON - EUREKA LIME - BEARSS** LIME - MEXICAN LIMEQUAT MANDARIN (TANGERINE) DANCY MANDARIN (TANGERINE) FREMONT **ORANGE - NAVEL ORANGE - VALENCIA** ORANGE - MISC. VARIETIES TANGELO - MINNEOLA **TANGELO MISC VARIETIES TANGOR - TEMPLE** ORNAMENTAL - CHINOTTO - ORANGE **EXOTIC - FRUIT COMBO (2 VARIETIES)**

NEANTHE BELLA PARLOR PALM

WINDMILL PALM
MEDITERRANEAN FAN PALM
PINDO PALM
QUEEN PALM
SAGO PALM
MEXICAN BLUE PALM
FOUNTAIN PALM
SENEGAL DATGE PALM
PYGMY DATE PALM
LADY PALM
KING PALM

CALIFORNIA FAN PALM

MEXICAN FAN PALM

Appendix E

Illustrative Housing Types

Architectural Standards

Architectural Design Style

The overall architectural design theme of the Gateway shall be of a Monterrey, Santa Fe, Mediterranean, or California Mission Design. Contemporary design themes which reflect and adapt to the unique environment of the desert and are compatible with the overall design of the Gateway are to be encouraged. The architectural design of each individual project should be of a consistent and compatible style within each the project. Variety in design is desired, however, complementary design, with respect to materials, colors and landscaping is to be utilized to achieve a cohesive neighborhood. The design of each home should not just mirror the adjacent structures, however, each structure should respect the predominant characteristics such as height, massing, setbacks, materials, and building details.

Villages with a custom home program are anticipated to have greater variety in design and styles, as the objective is to meet the individual desires of the owners within a framework of desert architecture.

The designs of the Village Centers and individual office and housing complexes shall be of an integrated and complementary design throughout.

The specific design theme for each project shall be clearly set out in the site development plan submittal for approval by the Planning and Development Board and the City.

Examples of appropriate design details and themes for the buildings and walls within the Gateway are set out in the Residential and Village Center Design Examples.

Design Expression

The exterior elevations of buildings, including screening walls shall be designed to include architectural treatments such as details or offsets, patterns, shadow lines, lighting effects and interesting materials. Colors, materials, and finishes shall be coordinated for all exterior elevations of the buildings to provide total continuity of design both within the site and with respect to adjoining developments. Off sets and stepbacks that create more articulated building masses and planes create greater architectural interest and movement, and are encouraged.

Design Examples

Selected photographs are attached in Appendix E which reflect the general design cha and architectural materials that are considered to be acceptable for the architectural consistency. Additional examples shall be incorporated into the exhibit, from time, as required by changes in building construction techniques and housing market design changes.

MEDIUM DENSITY RESIDENTIAL EXAMPLES

60 10 115 DO AC

Attached single family clusters, duplexes, triplexes, fourplexes, flats and townhomes













HIGH DENSITY RESIDENTIAL EXAMPLES

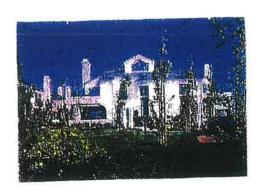
12 0 10 15 0 DI AC

Fownhomes stacked flats apartments, senior housing











HIGH DENSITY RESIDENTIAL EXAMPLES

120 (a) 150 DH M

Lownhomes, stacked flats, apartments, senior housing





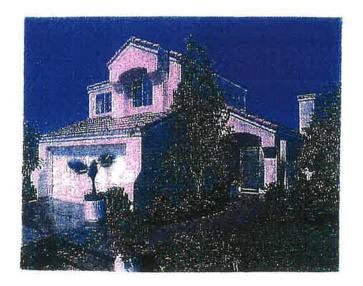


33 to 55 DU AC

Single family detached and clusters, zero for line a for, wide shallow lots and patio homes











76 (10 1 1 1 1 1 t

Single family detached and clusters, zero for line, z for, wide shallow lots and patio homes



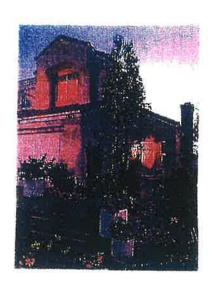






35 to 55 DUIA(

Single family detached and clusters, zero tot line, z lot, wide shallow lots and patio homes





13 to 55 DU AC

Single family detached and clusters, zero lot line, z lot, wide shallow lots and pano homes







LOW DENSITY RESIDENTIAL EXAMPLES

30 TO 55 DIVAL

Custom Homes













MEDIUM DENSITY RESIDENTIAL EXAMPLES

60 TO HIS DURAC

Attached single family clusters, duplexes, triplexes, fourplexes, flats and townhomes

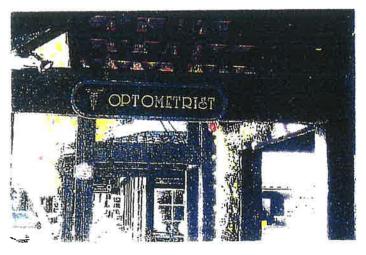




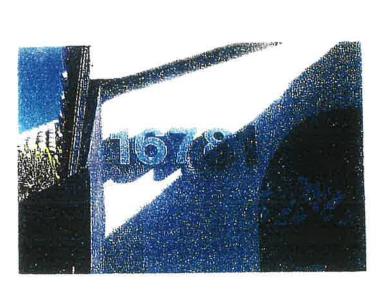




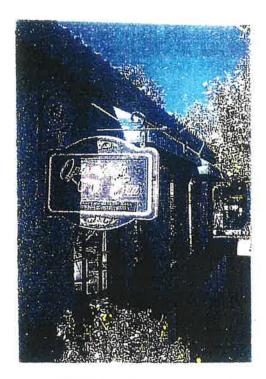
ILLUSTRATIVE SIGN TYPES



TENANT- UNDER CANOPY SIGN



ADDRESS SIGN



TENANT-BRACKET SIGN



DIRECTIONAL SIGN

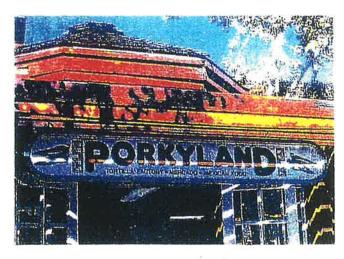
Appendix G

Illustrative Sign Types

ILLUSTRATIVE SIGN TYPES



TENANT - WALL SIGN



TENANT-CANOPY SIGN



MAJOR TENANT WALL SIGN



MAJOR TENANT WALL SIGN

ILLUSTRATIVE SIGN TYPES



TENANT-MONUMENT SIGN



TENANT-MONUMENT SIGN



VILLAGE CENTER MONUMENT SIGN



VILLAGE CENTER MONUMENT SIGN

Appendix H

Additional Tables

TABLE V-16 GATEWAY DEVELOPMENT STANDARDS SUMMARY

VILLAGE CENTER & MIXED USE AREAS

ZONE	COVERAGE	LOT SIZE	LOT WIDTH	LOT DEPTH	BLDG HT.	FRONT YD (FT	SIDE YD	REAR YD (F.T	FLOOR AREA RATIO
Village Center	25%	N/A	N/A	N/A	3 stories or 40 ft.	20			0.35
Mixed Use						20	one story - 10 ft two story - 15 ft	20	0.55
Garden Office	35%	N/A	N/A	N/A	3 stories	25	15 ft+ (1)	20	0.40
Regional Corporate Office	40%	N/A	N/A	N/A	4 stories	25	15 ft+ (1) 15 ft+ (1)	20	0.75
Convenience Retail	25%	N/A	N/A	N/A	1 story	25	10 ft	20	0.25
Power Centers	30%	N/A	N/A	N/A	1 story	25	10 ft	20	0.30
Community Shopping Centers	25%	N/A	N/A	N/A	2 stories	25	15 ft	20	0.30
Specialty Retall Centers	25%	N/A	N/A	N/A	2 stories	25	15 ft	20	0.30
Regional Centers	35%	N/A	N/A	N/A	8 stories	25	15 ft+ (1)	20	0.50
Business Parks	35%	N/A	N/A	N/A	2 stories	25	15 ft	20	0.40
Resort, Hotel & Convention Centers	40%	N/A	N/A	N/A	8 stories	25	15 ft+ (1)	20	0.50
High Density Residential	50%	N/A	N/A	N/A	4 stories or 52 ft.	25	15 ft+ (1)	20	20 du/ac max

(1) Five feet for each story over one

RESIDENTIAL AREAS

HOUSING 18492	COVERAGE	POTESIZACI(SP)	LOT WIDTH (FT)	BLDG HY	ERONITAYDY(ET)	INTERIOR SIDE YD	SIDEAD (121)	REAR YD (FT
A Single Family	35%	10000	80	1 story or 24 ft	20 (avg)	20 ft (total)	10	20
		Greater than 10000	100		25 (475)	8 ft (min)	10	20
B Single Family	35%	6000	55	1 story or 24 ft	20 (avg)	20 A (total)	10	20
		8000	75	1 3001 9 01 24 10	20 (avg)	20 ft (total) 8 ft (min)	10	20
C Patio Detached	35%	6000	55	l story or 24 ft	15 (avg)	15 8 (4-4-1)	10	16
Attached	40%	4000	50	1 3001 9 01 24 10	13 (avg)	15 ft (total) 5 ft (min)	10	15
D & E Cluster Detached	25%	6000	55	1 story on 24 A	15/>	150 (. 1)		
Attached	40%	4000	50	1 story or 24 ft	15 (avg)	15 ft (total) 5 ft (min)	10	15
F Townhomes	45%	10000	90	2 stories or 35 ft	15		10	1.6
				2 Stories of 35 ft	15	1 story 0 ft 2 stories 10 ft	10	15
G Garden Apartments	50%	N/A	N/A	3 stories or 40 ft	25	1 story 10 ft	15	20
						2 stories 15 ft	15	20
H Condo/Apts	50%	N/A	N/A	4 stories or 52 ft	25	1 story 10 ft	15	20
					23	2 stories 15 ft	15	20
Mobile/Manfactured Homes	. 66%	4500	50	1 story	10	1 story 10 ft	15	20

GATEWAY SPECIFIC PLAN PROBABLE RESIDENTIAL BUILDOUT SCENARIO

				DU/AC	DU/AC	INITIAL	
			NET	INITIAL	MAX	ALLOCATION	SUBTOTAL
	RVL	1	148.5	5	5	742.5	
		1A (1)	6.081	7	7	431	
		2	273.4	5	5	1367	
		3 (2)	27.81	7	7	195	
		4	111.6	5	5	558	
		4A (1)	6.08	7	7	431	
		5	111.7	5	5	559	
		6	96.1	5	5	481	
		7	97.4	5	5	487	
С		8	85.5	5	5	428	
		9	133.3	5	5	667	
		10	118.9	5	5	595	
		11	90.2	5	5	451	
		12	72.9	5	5	365	
		13	73.9	5	5	370	
		14	73.9	5	5	370	
		15	73.9	5	5	370	
		16	91.3	5	5	457	854:
	RVM	1	16.9	10	10	169	
		2	62.5	10	10	625	
		3	37	10	10	370	116-
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	VC RV	1	22.81	12	20	274	
÷		2	34.4	12	20	413	
		3	30.2	12	20	362	
В		4	PARK 37.0	0	0	O	1049
)	MU RV	1	0	20	20	O	
E		2	20	20	20	400	
Ε		3	20	20	20	400	
		4	9.1	20	20	61	
		5	0	20	20	O	
		6	01	20	20	0	
		7	30	20	20	600	1461
FLOO	DWAY (4)	7	51	5	5	25	
	RVL	3	11.5	7	7	81	
	RVL	6	16.3	5	5	82	
	RVM	1	5.1	10	10	51	
	MU RV	3	3.3	20	20	66	304
	TOTAL		2016.56				12520

Notes:

- (1) Unit allocation for one-half width of Jefferson.
- (2) Density bonus to 7.0 du/ac for realignment of Jefferson. Units may be transferred to RVL 4.
- (3) Unit allocation for one-half width of Jefferson.
- (4) Land dedicated for the floodway will be allowed to transfer density into remainder of affected village.
- (A) 15 ac shopping center at corner
- (B) Comunity park, no shopping center
- (C) 40 ac school site dedicated for junior and senior high school
- (D) Hotel and commercial
- (E) Balance of site commercial

This table is provided only for the purpose of forecasting traffic demand, public facilities requirements, and utility requirements and shall in no way be binding upon the properties described.

GATEWAY SPECIFIC PLAN PROBABLE COMMERCIAL/BUSINESS PARK BUILDOUT SCENARIO

PLANNING AREA	LAND USE	SITE AREA (AC)	FAR	BLDG AREA	
VC 1	Neighborhood S.C.	15.0	0.25	163,350	
MU 1	Hotel	6.0	0.40	104,544	
	Regional/Community Comm.	23.1	0.25	251,559	
MU 2	Business Park	20.8	0.35	317,117	
	Regional/Community Comm.	10.0	0.25	108,900	
MU 3	Business Park	57.2	0.35	872,071	
	Regional/Community Comm.	25.0	0.25	272,250	
MU 4					
MU 5	Regional/Community Comm.	5.9	0.25	64,251	
MU 6	Business Park	17.7	0.30	231,304	
MU 7	Regional/Community Comm.	48.0	0.25	522,720	
TOTAL .		228.7		2,908,066	

Note: For property tax and traffic assume that the business park is 50/50 office (R & D) and light industrial.

Appendix I

Planning Principles

Gateway Specific Plan

Appendix I

Planning Principles

The Gateway Conceptual Specific Plan was conceived in order to create a new community that successfully serves the needs of those who work and live in Gateway.

The plan incorporates the following principles into its language:

- 1. The community integrates all of the essentials of the daily life of the residents into the Plan: housing, shops, work places, schools, parks and civic facilities.
- 2. The community has been planned to provide housing, jobs, shopping facilities within convenient and accessible distances from each other.
- 3. All major elements of the community will be served by public transit routes along the boulevards.
- 4. The community contains a diversity of housing types to provide housing for a wide range of economic and age groups.
- 5. A wide range of business and employment opportunities will be provided through the inclusion with in the plan of the Village Centers and Mixed Use areas.
- 6. The community transit system should be linked to the light rail and express bus system to be developed at the Indio train station.
- 7. The Gateway Village Center will provide a central focal point or "heart" for the community with its commercial, civic, cultural, educational and recreational uses.
- 8. The residential villages and mixed use areas will provide abundant open space (20% and 15%) in the form of greenbelts, parks, plazas, play fields, parkways, etc. which will be available for the use of all who live and work in the Gateway.
- 9. The Gateway Village Center and the residential village centers are sited to provide ease of access to the community and the neighborhoods. Commercial uses which are open for extended hours are encouraged and the presence of higher density residential in or adjacent to the centers will encourage the centers to be active both day and night.

- 10. The system of boulevards defines the villages while I-10 and the dike establish recognizable boundaries to the Gateway area.
- 11. The boulevards with their parkways, bike paths and meandering sidewalks, cr with the bike and pedestrian paths through the green belts and along the canal varied and interesting means of circulating through the community on foot, the in a car. The provision of gated entries to the villages with separate residential provides welcome protection to the residents from the necessary traffic on the boulevards.
- 12. The major existing features of the area consisting of the dike, the canal and the integrated into the plan and will form a major element of the open space plan
- 13. Resource conservation measures are set out in the site, mixed use, and villa standards.
- 14. The master landscape plan provides guidelines for the use of drought tolerar landscaping and efficient irrigation systems.
- 15. During the project master planning phase a key element of the review should be placement of buildings to maximize natural shading, prevailing breezes and and elements which contribute to energy efficiency.

The preceding planning principles, through the application of the Gateway Design S.ar will continue to guide the development of Gateway through the Project Master Plan (P. Design Review (DR) phases of approval.

Appendix J

Illustrative Residential Village Center Design



RESIDENTIAL VILLAGE 4 VILLAGE CENTER

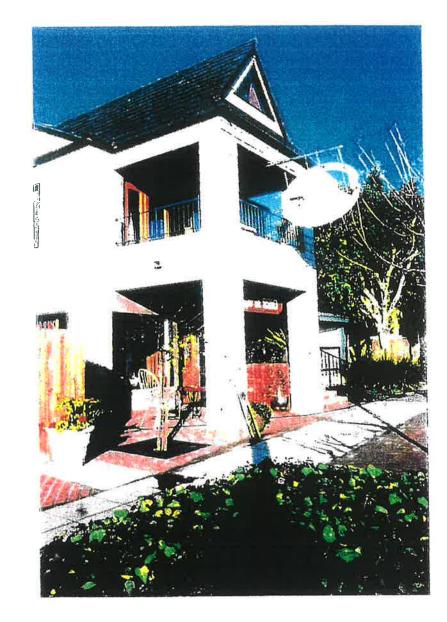
ILLUSTRATIVE DESIGN RESIDENTIAL VILLAGE CENTER



SHOPS & CAFE



SIDEWALK CAFE UNDER APARTMENTS



RESIDENCE OVER SHOP



NEIGHBORHOOD MARKET



SIDEWALK CAFE



SHOPS & OFFICES



RESTAURANT & SHOP WITH RESIDENCE ABOVE



SIDEWALK CAFE UNDER APARTMENTS

ILLUSTRATIVE DESIGN RESIDENTIAL VILLAGE CENTER



SHOPS & CAFE



SIDEWALK CAFE UNDER APARTMENTS

Environmental Assessment

City of Indio

Gateway Conceptual Specific Plan

Including Annexation No. 69 to the City of Indio

October 25, 1994

■ The Geritz Group

Development and Master Planning Consultants

James A. Ragsdale & Associates
Planning/ Design/Environmental Consultants

Gateway Conceptual Specific Plan

Supporting Documents

Environmental Assessment Fiscal Studies

Community Development Department 100 Civic Center Mall, P. O. Drawer 1788 Indio, Ca. 92202 (619) 342-6500

ENVIRONMENTAL ASSESSMENT

EA#
Related
Cases:

BACKGROUND

1. Name of Applicant:

Thomas DiMare

Eugene Geritz, Representative

2. Applicant's Address:

DiMare Enterprises, Inc

82025 Avenue 42

Indio, California 92201

Phone Contact

Eugene Geritz: (619) 456-9607

3. Date Submitted:

Originally Submitted: May 18, 1994

Revised: October 25, 1994

4. Agency Requiring Checklist:

City of Indio

5. Name at Proposal, if applicable:

Gateway Specific Plan (Including areas

designated as Annexation 69)

The following information is presented a supplement to the City of Indio General Plan-2020 Environmental Impact Report. The Gateway Specific Plan is a Conceptual Specific Plan as defined by the Indio General Plan.

PROJECT DESCRIPTION

The Gateway Conceptual Specific Plan comprises approximately 2706 gross acres in the Shadow Hills portion of The County of Riverside north of the existing limits of the City of Indio. The project is located within an area between Jefferson Street on the West and Jackson on the East as delineated on the attached map. The project area is within the Sphere of Influence Area for the City of Indio.

Approximately 678 acres of the Conceptual Specific Plan area are included in Annexation 68 to the City of Indio. Forty acres is already annexed to the City of Indio. The majority of the area is proposed as annexation 69 to the City of Indio. The City of Indio has previously submitted to the Riverside County Local Area Formation Commission an application for the annexation of Area 68.

The Specific Plan provides projected residential buildout tables for three scenarios. The most probable residential buildout, the initial allocation, and the maximum allocation. The Residential Density Management Table provides a tracking schedule for development within each planning area. The Specific Plan allows for the transfer of units between planning areas in order to facilitate the most efficient development of the area. While dwelling units may be transferred between planning areas, the overall total cannot be exceeded. It is highly unlikely that the maximum residential development scenario will be achieved. Therefore, this environmental assessment focuses upon the most probable residential scenario and the initial allocation. In the future, if the conditions change and the maximum development scenario seems to be feasible, additional environmental analysis may be necessary.

Gateway Conceptual Specific Plan provides a comprehensive plan for the development of 19 residential villages, and 11 village center and mixed use areas to accommodate between 12,280 and 13,823 dwelling units. The most probable residential buildout scenario is 12,280, the initial allocation buildout is 13,823, and the maximum buildout is 18,770 dwelling units. The Residential Village Low density areas shall a maximum average density of 5 units per acres. The Residential Village Medium density areas shall have a maximum average density of 10 dwelling units per acre. The Mixed Use Residential Areas shall have a maximum average density of 20 dwelling units per acre. The types of housing units will be varied to provide a wide ranging of housing opportunities including single family detached units, attached units, townhomes, patio homes, apartments, and stacked flats. The residential developments shall include rental units as well as provide ownership opportunities.

The project includes approximately 229 net acres for Mixed Use Development including office, retail, research and development, and business park, and high density residential uses. Based upon development intensities permitted by the General Plan, approximately 2.9 million sq. ft. of commercial/industrial floor area could be developed in this area along the Interstate 10 Corridor.

The Conceptual Specific Plan has been designed to allow for a diversity of commercial and industrial uses in order to allow for flexibility with market conditions. The design review and site plan development process assures that the actual uses will be consistent and compatible with the overall Specific Plan objectives.

The area is proposed to reflect an attractive well-landscaped image. Over twenty percent (20%) of the residential areas shall be devoted to open space and recreational areas. A minimum of fifteen percent (15%) of the non-residential areas shall be landscaped open space or common recreational area. The primary street systems are landscaped boulevards on the periphery of the residential villages and the mixed use commercial areas. A Junior and Senior High School facility and a Community Sports Park.is planned in or near the Village Center.

A phasing schedule for infrastructure improvements is included in the Conceptual Specific Plan to assure that adequate circulation and utilities are provided in accordance with their need.

The Conceptural Specific Plan proposes high quality design and development standards in excess of those normally required for similar type developments. The maximum densities proposed are based upon the provision of public benefits and amenities as identified in the Indio General Plan –2020. The exceptional public benefits and amenities include the following:

Exceptional Benefits Provided by the Indio Gateway Conceptual Specific Plan

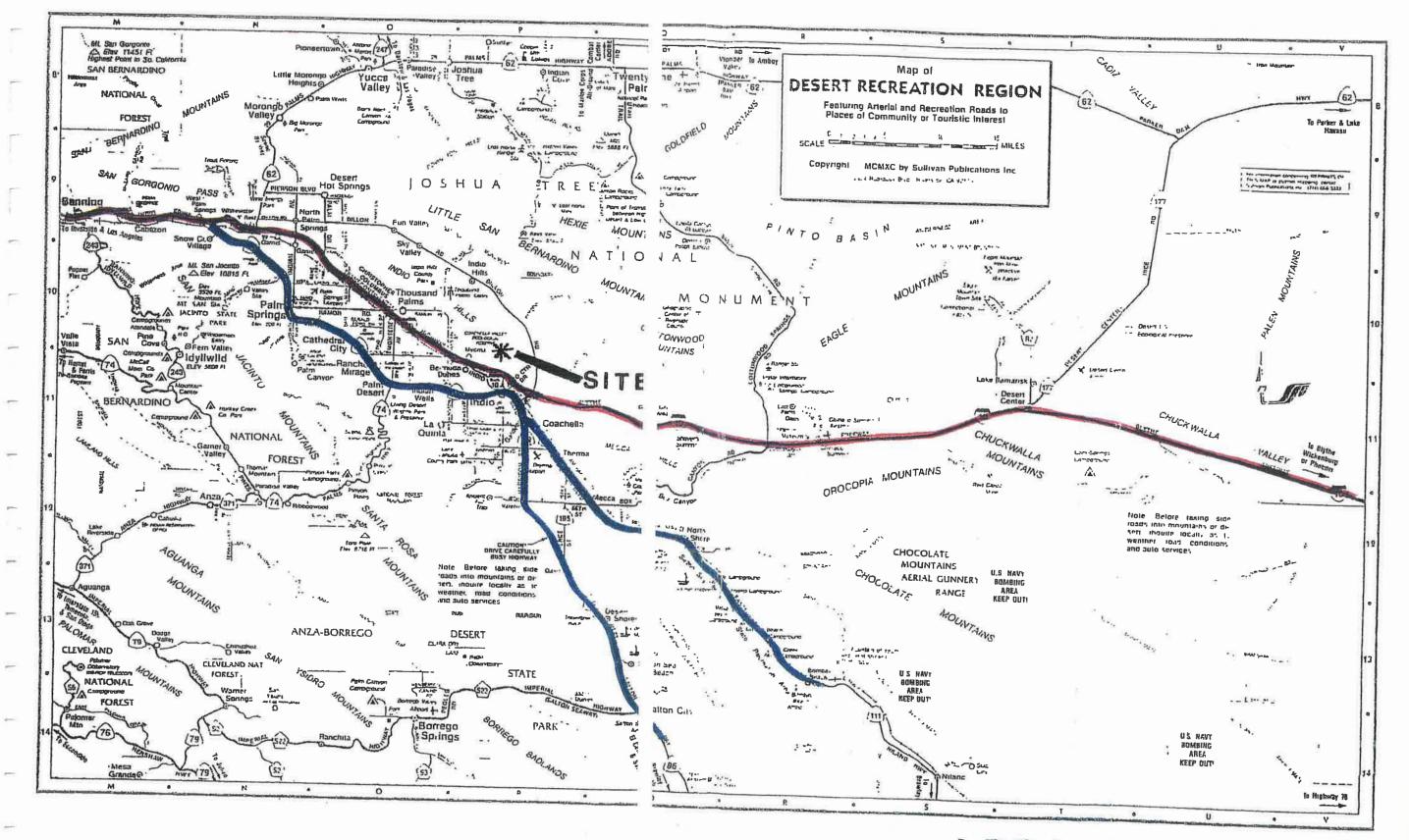
General Plan-2020	Gateway Specific Plan
Amenities that will be considered to allow projects to exceed the threshold density	Public Benefits and amenities provided as a part of the Conceptual Specific Plan
Larger setbacks along major roadways	Landscaped Boulevards/Streetscapes with amenities in excess of those required by the General Plan. The Specific Plan provides significantly larger landscaped setbacks along the major streets and boulevards, including bicycle paths and pedestrian walkways.
Pedestrian/equestrian bike paths running internal to the project and connecting to local or regional system	The Gateway Specific Plan provides Pedestrian walkways and bike paths adjacent to the boulevards and within the residential neighborhoods. These systems will connect to areawide trail systems that extend along the open spaces and drainage ways. There is an emphasis upon pedestrian planning concepts in the design of the Village Center and Mixed Use Areas. including linkages to the residential areas, meandering paths along the Boulevards, bicycle lanes on the Boulevards.
Gated community	The Plan provides for gated communities to be developed in the Residential Village areas. While most of the Villages are expected to be gated, the Plan does not require Gated areas. The design of the entrances to the residential villages will be reviewed by the Planning and Development Board to assure a high quality, distinctive image.
Common area improvements such as a swimming pool, meeting rooms, bathrooms and common recreational facilities in the EE, CE, and RL designations:	Common area improvements are provided as a part of the residential villages. These areas will be landscaped and include facilities such as swimming pools, community meeting rooms, and tennis courts and other recreational facilities. Specific locations will be determined at the Site Development Plan phase.
Development of entry areas that are above average for the Coachella Valley	The Entry area standards far exceed the average for the Indio area and will be of similar quality as the entrances to projects in Rancho Mirage and Indian Wells.

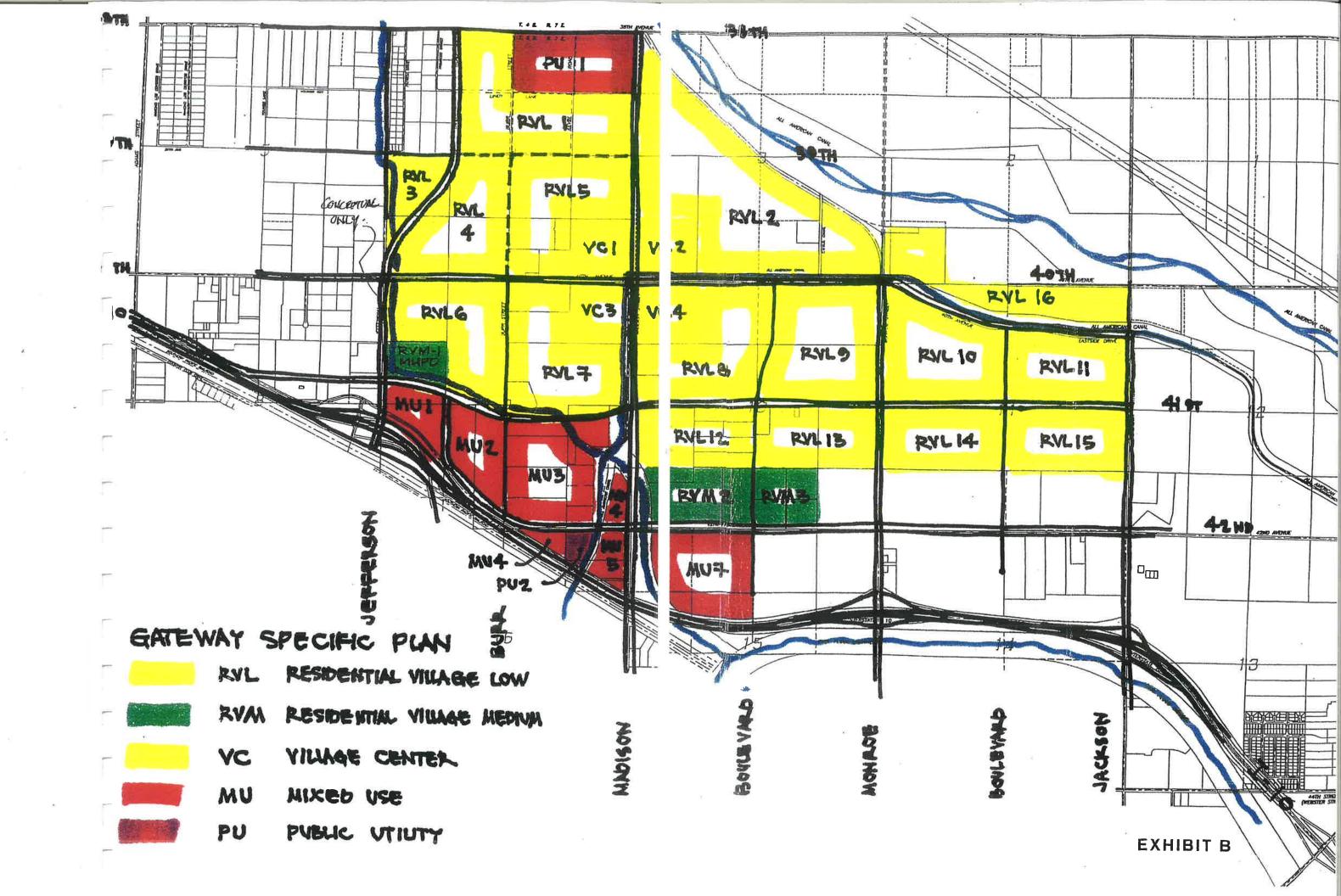
Additional park acreage above what is required by the General Plan	The General Plan establishes a standard of 3 acres per thousand. The Gateway Specific Plan is designed to provide the 3 acres per thousand or cash in-lieu of the parkland, if desired by the City. However, the proposed development will provide a minimum of 20% of the residential area to open spaces which will include not only the dedicated public parks, but common private recreational facilities within the residential villages, extensive landscaped open space buffers along the Boulevards, private open space for each dwelling unit, and recreational trails throughout the development. A diversity of open space opportunities area provided. Over fifteen percent of the non-residential areas will be devoted to open space
Providing landscaping and furnishing for parks	Extensive landscaping and recreational facilities will be provided for all the common and private open space areas. Improvements to the dedicated public parks will financed through the payment of a park development fee or the developer may install the improvements and receive a park development credit toward the established fees.
Provide land or facilities for public needs such as schools, fire stations etc.	The Specific Plan describes Conceptual locations for numerous public facilities. Sites will be designated through the site development planning process for public facilities, such Junior and Senior High School Sites, Elementary Schools, Police and Fire Facilities, Neighborhood and Community Parks. The land for these facilities will be dedicated by the developer.

Any other amenity that makes the development unique in comparison to other similar developments in the Coachella Valley

Although not a specific amenity the Gateway Specific Plan offer an outstanding opportunity to promote a large comprehensively planned phased development in accordance with the policies and objectives of the General Plan-2020. This will avoid the uncoordinated and piecemeal development that traditionally occurs with large areas with multiple property owners.

In addition the Gateway Project is planned to be developed in phases which provide continual review by the City to assure that the integrity of the Specific Plan and the General Plan are preserved. As an added effort to maintain quality the project includes the establishment of Planning and Development Boards for residential and commercial development to provide a permanent management and organizational structure for assuring the high quality of design.





ENVIRONMENTAL SETTING

The property includes 2706 gross acres located in the rapidly urbanizing portion of eastern Coachella Valley, north of the City of Indio. The City of Indio is approximately 76 miles southeast of the City of Riverside and 120 miles east of the City of Los Angeles adjacent to Interstate 10.

The Gateway Conceptual Specific Plan area is rural in character and predominately undeveloped at this time. The project area is located in the center of the Coachella Valley, which is part of the Colorado Desert. Typically, the climate is arid, with an average rainfall of less than five inches annually. Winter days are mild with temperatures averaging 68 degrees Fahrenheit. Winter nights are cold, with temperatures occasionally dropping to near freezing. The summer days are hot. The month of July usually brings the hottest temperatures, with daytime highs averaging about 110 degrees Fahrenheit.

Currently the majority of the project area is being used for agricultural production, with a few dispersed residences.

The project area is covered with soils in the Badlands, Borrow Pits, Carsitas, Coachella. Gilman. Indio. and Myoma soils series. North of the site, the San Andreas System is divided into the Mission Creek Fault and the Banning Fault the north and south branches of the San Andreas Fault System. respectively. Within the next 100 years, the San Andreas system could produce an earthquake with a maximum probable magnitude of 7.1 on the Richter Scale. The project area is subject to severe ground shaking, ground rupture and liquefaction.

The project area is generally flat, with a slight rise in elevation as the property extends from the I-10 Freeway to the northern portion of the site.

The project is located within the Southeast Desert Air Basin (SEDAB). which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SEDAB continues to exceed site and national ambient air quality standards on up to 147 days annually, despite efforts to control emissions. Oxidants (90% of which are ozone) and particulates represent the major air quality problems in the SEDAB. And since the site is located in the Coachella Valley, which is surrounded by mountains, local air quality standards are less favorable than those in coastal areas. Of special concern in this area are small particle suspended particulates PM₁₀, which are usually the result of agricultural and industrial operations. In the past, ozone and particulates exceeded state and federal standards in the area. The project area also lies within an active blowsand hazard zone (blowsand is the natural process where the wind picks up

and transports sand particles, depositing them in varying amounts over varying rates of time. This scouring affect can cause major damage to buildings and vehicles, and can also cause respiratory problems.

The All American Canal extends through the project area and a protective level lies to the north of the site. A portion of the project area is currently subject to sheetflow. however, the protective level to the north and the All American Canal Level limits the flooding that can occur on the site. The quantity of the groundwater in the area is sufficient that the project's use of it will not create any adverse impacts.

The site lies within the historical range of the Coachella Valley Fringe-toed Lizard (CVFTL), although this area does not lie within the designated habitat area. The project is located within the established CVFTL fee area. The project area is traversed by the All American Canal and bounded to the north by another protective levee. These features make the project area unsuitable for natural habitat and inhibit the migration of fauna.

Noise levels in the project vicinity are relatively low due because of the existing open space, agriculture and low density residential uses. Automobile traffic is the main source of noise. However, the noise levels at the project site are currently relatively low including those from Interstate 10, along the southern boundary of the project area.

The project area is currently not a source of light and glare. The site lies within the 45 mile radius around the Mount Palomar Observatory where light and glare could have a significant adverse impact on the observations at the facility.

Regional access to the project area is provided via Interstate 10. Local Access to the site area is from Jefferson to the west, Monroe, and Jackson to the east.

Police protection to the annexation area will be provided by the Indio Police Department. The Indio Fire Department will supply fire protection and paramedic services. All the City's fire stations will provide service to the site, if necessary. City Station No. 2 is the closest fire station to the project area. Parks in the City are owned and operated by the City of Indio Public Works Department while the Coachella Valley Recreation and Parks District provides all recreation facilities.

Desert Park (owned by the U.S. Bureau of Land Management) is about one mile west of the project area, along Avenue 42.

The Desert Sands Unified School District serves the project area. Schools that serve the site are Andrew Jackson primary (grades K-2), Dwight Eisenhower Intermediate (grades 3-5), Woodrow Wilson Middle (grades 6-8) and Indio High School (grades 9-12).

John F. Kennedy Memorial Hospital (JFK) is the closest hospital to the project area It currently operates at 73 percent of capacity. JFK is a full-service hospital, and is planning to expand within the next two to four years.

The Indio Branch of the Riverside City and County Public Library serves the City. and also serves as the regional backup for the Coachella Valley Bookmobile. Existing square feet per capita ratios do not meet the RCCPL's desired standard. The number of book volumes meets the RCCPL's current desired standards.

The SunLine Transit Agency provides mass transit to the City. Although there are no existing transit routes in the vicinity. SunLine Transit has considered adding new routes in the future.

The Imperial Irrigation District supplies electricity to the project area. Natural gas is supplied to the area by the Southern California Gas Company. The General Telephone and Electric Company (GTE) provides telephone service to the vicinity, and Palmer CableVision will supply cable television service. Municipal water for the project area is supplied by the City of Indio Public Works Department. Agricultural water is provided by the Coachella Valley Water District (CVWD). Sewer facilities in the vicinity will be provided by the Valley Sanitary District and the Coachella Valley Water District (CVWD).

Solid Waste generated by the project will be disposed of at the Coachella Landfill or the Edom Hill Landfill and will be collected by Waste Management of the Desert or other contractors.

The project area lies in the northeastern portion of a large, relatively flat expanse of land devoted primarily open space and to agricultural purposes. The site provides sweeping panoramic views of the hills and mountain ranges which surround the Coachella Valley.

The project area occurs in part of the historic territory of the Desert Cahuilla Indians. which ran from Palm Springs to the Salton Sea. However, only a portion of this large territory was intensively utilized by the early inhabitants. The likelihood that a particular site is of historical significance can be predicted by analyzing a series of environmental factors, such as: topographic features such mountain or along the ancient Lake Cahuilla shoreline); hydrologic factors (presence of rivers, springs or palm oases); and botanic factors (presence of certain types of vegetation). While several artifacts have been found in the area in the past. These artifacts are not considered significant and the site's research potential is generally considered to be exhausted.

COMPATIBILITY WITH EXISTING ZONING AND PLANS

The City of Indio has recently adopted a new General Plan for the community. The Land Use designations in the new general plan are compatible with the land uses proposed by the Gateway Conceptual Specific Plan. While the categories are slightly different, the potential uses and the proposed dwelling unit densities, lot coverage percentages are consistent with the General Plan.

The General Plan proposes that most of the area be planned as Residential Planned Development. Permitted densities for these areas may average a maximum of five dwelling units per acre if certain amenities are provided. This Specific Plan satisfies the requirement that the area be planned in a comprehensive manner as provided by the California Planning Laws. The Conceptual Specific Plan, if adopted by the City of Indio, will provide new land use regulations and zoning for the area and will be consistent with the General Plan.

A comparison of the Gateway Conceptual Specific Plan and the General Plan is presented below:

The Indio Gen	eral Plan	The Gateway Conceptual Specific Plan			
Land Use Designation	Allowable Densities Intensities	Land Use Designation	Proposed Densities/Intensities		
Residential Low	3.5 dwelling with a bonus increase up to 5.0 units per acre with special public benefits	Village Residential Low	Average of 5.0 dwelling units per acre including density bonus. The public benefits are described in the Specific Plan		
Residential Medium	8.0 units per acre with a bonus increase up to 10 units per acre with special public benefits	Village Residential Medium	Average of 10.0 dwelling units per acre including the density bonus. The public benefits are described in the Specific Plan		
Residential High	Residential High Density of 20.0 dwelling units per acre area permitted in the SP-200 or MU(SP) and the MU (DA) areas	Mixed Use- Village Residential	High density residential with densities of up to 20.0 dwelling units per acre are proposed as alternative uses in the mixed use areas		

Village Core	The Village Core is intended to allow mixtures of neighborhood commercial uses and medium to high density residential in a pedestrian oriented setting. The General Plan allows a maximum lot coverage of 30%.	Village Center	As proposed in the Specific Plan the Village Center is intended to provide a mixture of commercial uses and medium density residential (10.0 dwelling units per acre) and high density residential (20.0 Dwelling Units per acre). In addition the Village Center may also include a community sports complex and other public facilities. A Junior and Senior High School may be located near the Village Center. The maximum FAR of commercial uses will be .35 and ground coverage of 25%
Mixed Use Specific Plan	The General Plan allows for a mixture of commercial uses consistent with the NC, CC, RC, and CO designations (Maximum lot coverage of 30 to 40 percent) and residential uses consistent with the RM and RH designations Maximum density of 10 to 20 dwelling units per acre.	Mixed Use	The Conceptual Specific Plan proposes a mixture of commercial, office, residential and business park, research and development uses. The development has a maximum overall FAR ranging from .25 to .75 depending on the use. (.75 FAR is only for Regional Corporate Offices) Building coverages range from 25% to 40% based upon use. Higher density housing is proposed at densities ranging from 8 to 20 dwelling units per acre with a maximum coverage of 50%.

The Gateway Conceptual Specific Plan is intended to implement the Vision Statement and the Goals and Policies of the Indio General Plan-2020. The objectives of the Specific Plan are as follows:

- Provide for the growth and development of the City's economic base. 1.
- 2. To maintain consistency with the General Plan for the City of Indio.
- 3. To provide flexibility in the planning and design of the residential and commercial areas in order to effectively meet market demands.
- 4. To assure that a diversity of housing opportunities are provided including a

- variety of housing types and price ranges.
- 5. To assure that land owners in the area are closely involved in the development of the planning policies for the area.
- 6. To provide effective mixtures of residential and non-residential land uses, especially in the areas adjacent to I-10. This will create the opportunity for people to live near their workplace and to establish greater compatibility between residential and non residential uses than is found in conventional developments.
- 7. To create open space resources for the enjoyment of the community.
- 8. To assure that adequate community facilities public services are provided to serve the needs of the future residents of the area.
- 9. To provide for adequate parks and recreation areas for the future residents of the area.
- 10. To establish a method for developing a comprehensive drainage plan for the project area.
- 11: To plan a system of landscaped boulevards which will give the area a unique identity and provide visual enjoyment as well as provide an effective circulation system to serve the proposed land uses.
- 12. To develop appropriate development standards, conditions and procedures that will help to implement the project with respect to design, open space, drainage, utilities and public services and circulation.

The Gateway Conceptual Specific Plan RESPONSES TO ENVIRONMENTAL CHECKLIST

The Environmental Checklist has been prepared and annotated as necessary based upon the responses. The questions have been answered based upon field observations of the site, the General Plan Environmental Impact Report, and other studies that have been prepared for projects in the general vicinity of the Conceptual Specific Plan Area. This assessment has been prepared to augment the General Plan Environmental Impact Report as it applies to the Gateway Conceptual Specific Plan. Because of the large area encompassed by the Specific Plan, the General Plan EIR provides the primary level of analysis and environmental data, and therefore, serves as the Master EIR for the Conceptual Specific Plan.

The Responses below have been prepared for the "Yes or "Maybe" and "No" Answers to the attached checklist.

1. EARTH

- 1(a). No, The proposal will not result in unstable earth conditions or changes in the earth substructure.
- 1(b). Yes. Grading will occur over much of the area which will result in displacement of the soil, compactions and overcovering of the soil. Excavation and compacting of the soil will be required in some cases to mitigate settlement of the soil. This will not have a significant impact on the site and will benefit the development.
- 1(c). Yes. Drainage facilities will need to be added to effectively manage surface runoff from the development. These facilities may modify the topography and surface relief of the property.
- 1(d). No, The proposal will not result in the destruction, covering or modification of any unique geologic or physical feature.

- 1(e) Maybe. Grading of the properties may result in the exposure of soil materials. These soils will then be susceptible to water or wind erosion. The project area is within a blowsand hazard zone. Mitigation measures are listed below.
- 1(f) No. The proposal does not affect changes in the deposition or eroision of beach sands, changes in siltation, or modification of any water body.
- 1(g) Maybe. The San Andreas Fault Zone traverses the area north of the Conceptual Specific Plan Area along the Indio Hills. Because of the proximity to the fault zone, the area is subject to ground shaking, fault rupture, liquefaction, slope instability, and subsidence. Therefore mitigation measures were proposed in the General Plan EIR including enforcing building codes to assure construction meet seismic design standards and implementing the City's Emergency Preparedness Plan.

Mitigation Measures

In order to mitigate blowsand hazards the portions of the project area that are undergoing earth moving operations shall be watered so that a crust will be formed on the ground surface, and then watered again at the close of the day. Soil binders shall be used to stabilize soil that will be exposed for long periods during construction.

Developments shall comply with the Land Use Compatibility Chart for Special Studies Zones and Fault Hazard Zones. The Zoning and Building Codes for the City will include requirements that all structures are constructed to conform with the latest seismic standards of the California Uniform Building Code. The development in the Gateway area shall be coordinated with the City's Emergency Preparedness Plan.

2. AIR

- 2(a) Yes. The Conceptual Specific Plan provides for a between 12,520 and 13,823 dwelling units: The most probable residential buildout scenario is 12,520, and the initial allocationis 13,823 dwelling units. There will a potential of 2.9 million sq. ft. of commercial and business development. This development activity will result in increases of air emissions of Carbon Dioxide, Nitrous Dioxide and Particulates during construction and after construction. Air Quality in the area presently exceeds State and Federal Air Quality Standards for Ozone and Particulate Matter. While the Specific Plan will provide substantially increased residential and commercial development, the mixed use planning concepts will help in reducing trips between offices, residences and community shopping areas.
- 2(b) No. The project will not result in objectionable odors

2(c) No. The project will not result in the alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally.

Mitigation:

The General Plan Goals and Policies Chapter lists mitigation measures to be implemented by the City and future builders to reduce the significance of Air Quality Impacts including participation in a Transportation Management Plan, Energy Conservation, use of solar energy, reduction of work trips, and construction monitoring programs to reduce fugitive dust.

3. WATER

- 3(a) No. The project will not affect the movement of either fresh water or marine water.
- 3(b) Yes. The property is currently protected from flooding by the East Side Dike and the All American Canal, although a portion of the area is subject to sheetflows. The proposed project will increase the amount of impervious surface throughout the project area. because of the development of roads, parking areas and structures. Less water will be absorbed into the ground, and therefore, runoff rates will be increased. A system of drainage swales, culverts, underground stormwater pipes, retention/detention basins and gutters will be designed to effectively manage stormwater runoff protecting the new development as well as adjoining areas with existing development. Off-site flows will not exceed their natural or historical condition. Regional or areawide storm water management alternatives will be investigated in order to avoid limited and more costly project by project solutions. Hydrological studies will be performed as a part of the site development plan review process to assure that drainage and flood protection is effectively managed. When feasible stormwater will be directed to the existing wasteway channels.
- 3(c) Yes. The project will alter the course of the existing sheetflow conditions on the site. However, the project will be designed so that floodwaters will not be allowed to exceed the existing conditions in terms of location, flow rate and volume.
- 3(d) No. There are no water bodies located within the project area.
- 3(e) Yes. Because of the increase in the number of automobiles using the streets, boulevards and parking areas, the potential for contaminants such as grease oil, solvents from brake linings will increase.
- 3(f) No. It is not anticipated that the project will cause alteration in the direction or rate

of flow of ground waters.

- 3(g) Yes. It is estimated that the residential portions of the project will utilize approximately 52,483 acre-feet of water annually under the most probable scenario, and 57,949 acre-feet under the initial allocation buildout scenario based upon estimated maximum water consumption of 2.6 gallons per minute per dwelling unit. (Coachella Valley Water District) The commercial uses will have a estimated demand of 1,641 acre-ft per year based upon planning standards of 504 gallons per 1000 sq. ft. per day. Actual water use is based upon the specific type of commercial use. Reclaimed water will be utilized for irrigation of open space, landscaping or recreational areas. The water required for the project will be available from new and existing wells in the area. However, water conservation measures are appropriate mitigation for protecting this limited resource
- 3(h) No. Development of the area will not result in substantial reduction in the amount of water otherwise available for public water supplies.
- 3(i) No. The Conceptual Specific Plan includes an overall concept for stormwater management. A hydrology study will be required when detailed site plans area submitted for approval. The hydrology study will determine the flood control improvements necessary to protect the proposed development from the 100 year storm.
- 3(j) No. There are no surface thermal springs in the project area.

Mitigation

At the time of a site development plan the developer shall have a hydrological analysis prepared which shall identify the storm water flows generated by the development and how this runoff shall be managed. The proposed development shall be analyzed to assure that the development is protected from the 100 year storm and to identify the appropriate type and size of drainage facilities. The hydrological studies shall identify the facilities necessary to dispose of flows so that the quantity, rate and location of runoff does not excess the existing conditions.

4. PLANT LIFE

Response:

- 4 (a) Maybe. Development of the project will eliminate the remaining natural desert landscape in the area and introduce new plant species into the area. A large portion of the site area is currently under cultivation for agricultural purposes which has eliminated most of the natural biological species.
- 4(b) No. On the basis of existing information, there are no rare or endangered species or plants in the study area.
- 4 (c) Yes. The development of the area will introduce new domestic species of plants which are different than the native desert landscape. These new plants which may include exotic plants, that may have the tendency to diminish the resources necessary to sustain the native plants.
- 4(d) Yes. The development area will result in the reduction of productive agricultural lands. As a part of the approval of the General Plan 2020. The City Council adopted a Statement of Overriding Consideration. This statement expressed the long term benefits for the City by allowing urban development in this area that would offset the impacts associated with the loss of the agricultural production.

Mitigation

The General Plan EIR indicated that western portions of the project area may have sensitive plant life although most of this area has been disturbed with agricultural activities. The City staff may require a biological study at the time of the Project Master Plan or Site Development Plan for the area (See attached Exhibit). Landscape plans shall be submitted by each proposed project to determine consistency with the Landscape guidelines in the Conceptual Specific Plan and to assure that the plants will not adversely affect nearby native flora.

5. ANIMAL LIFE

- 5(a) No. The project will not result in change in the diversity of species, or numbers of an species of animals.
- 5 (b) Maybe. The project area lies within the historical range of the Coachella Valley Fringed-Toe Lizard, although not within the designated habitat area.

INSERT MAP

POTENTIAL FOR SENSITIVE PLANT SPECIES

INSERT MAP

POTENTIAL FOR SENSITIVE WILDLIFE

Project Master Plans/Planned Developments filed and reviewed at stages or increments in the development process. These procedures require that individual projects that implement the Conceptual Specific Plan will be reviewed by the City Staff and Planning Commission and/or the City Council for consistency with the overall Conceptual Specific Plan and the General Plan.

9. NATURAL RESOURCES

Response:

9(a) Yes The Conceptual Specific Plan will result in a increase in the rate of use of a natural resource including water, natural gas and minerals (included in building materials). No impacts should occur from the increased use of minerals. Impacts upon water and natural gas are discussed in the respective sections.

9(b) No. Although the project will increase the rate of use of certain natural resources, the project will not result in the depletion of a nonrenewable resource.

Mitigation

The General Plan EIR proposes numerous mitigation measures to provide for the conservation of water and natural gas. These include measures such as working with the Valley Sanitation District and the Coachella Valley Water District to develop dual irrigation systems for domestic and reclaimed water, developing the infrastructure for reclaimed water distribution and storage, and the use of drought tolerant landscaping materials.

10. RISK OF UPSET

Response:

10 (a) Maybe. The Conceptual Specific Plan will allow land uses that may result in an increased risk of explosion or other hazard. These uses may include industrial and commercial uses such as paint stores, dry cleaners, light manufacturing or uses that may uses toxic materials, solvents or paints. Residents of the project area should be informed about household hazardous wastes and any applicable household hazardous waste collection programs.

10(b) No. The project shall be coordinated with the City's emergency response plan or evacuation plan and will not interfere with existing plans.

Mitigation:

Handling and storage, and disposal or transportation of hazardous materials shall adhere to applicable local, state and federal laws. Individual uses will be reviewed for consistency with the Conceptural Specific Plan. Business owners as well as Fire Department personnel shall be educated on the safe handling of these substances. In addition. Residents of the project area should be informed about household hazardous wastes and any applicable household hazardous waste collection programs.

11. POPULATION

Response:

The development of the Gateway project will result in an increase in the population of the City of Indio by approximately 39,692 under the most probable development scenario and 43,822 residents under the initial allocation buildout scenario, based upon a household size of 3.17 persons. A total of 12,520 and 13,823 residential units are proposed as a part of the two development options. The impacts of this increase in population are analyzed in the other sections of this Environmental Assessment.

Mitigation:

Mitigation measures are described in the other sections of this Environmental Assessment and also as a part of the Goals and Policies of the Indio General Plan 2020.

12. HOUSING

Response:

The Conceptual Specific Plan Project will result in between 12,520 and 13,823 dwelling units housing units added to the City of Indio over a ten year buildout period. This will add to the City's housing supply and provide for a diversity of housing opportunities for the existing and future residents of the City. The project provides for single family attached and detached dwelling units, townhomes, garden apartments, stacked flats and mid-rise apartment buildings. The new dwelling units will add diversity to the existing housing stock of the City. The development of the initial planned residential communities as a quality living environment will create a demand for the continued development of the project.

Mitigation:

Mitigation Measures are listed in the Goals and Policies Section of the Indio General Plan -2020. No additional mitigation is necessary.

13. TRANSPORTATION/CIRCULATION

Response:

13(a) Yes. The Conceptual Specific Plan will generate an estimated 208,924 Average Daily Trips at buildout of the most probable residential scenario and 217,721 ADT at buildout of the initial allocation scenario.

With the most probable residential development scenario, the residential units will generate approximately 117,630 Average Daily Trips (ADT) based upon rates established by the Institute of Traffic Engineers. The most probable residential scenario will result in peak hour traffic of 11,763 trips.

The Mixed Use areas are estimated to generate 91,294 ADT with a maximum peak hour of 9,726 trips.

With the initial allocation, the residential units will generate approximately 126,427 Average Daily Trips (ADT) with a peak hour generation of 12,642.

While the increase in vehicular trips is significant, the development of this area was anticipated in the General Plan for the City and the Circulation Element reflects the improvements necessary to serve the area.

- 13(b) No. The Conceptual Specific Plan establishes off-street parking standards for all land uses.
- 13(c) Yes. The development of the property will provide a substantial Impact upon existing transportation system. However, the proposed road improvements to serve the area were anticipated in the General Plan. The amount of traffic generated by the development of the project will not exceed that anticipated by the General Plan Circulation Element and Traffic Analysis.
- 13(d) Maybe. The project will provide improvements to the existing roads adjoining the development including improved access to I-10. The improvements will make significant alterations to enhance the present patterns of circulation or movement of people and goods.
- 13(e)Maybe. There will be no significant alterations to waterborne, rail or air traffic. However, the flight patterns and delineation of air safety zones for Bermuda Dune Airport should be reevaluated prior to development in the areas adjacent to I-10, and west of Madison

13(f) Yes. With the development of the area, there will be increased population and vehicular traffic which may increase the potential for traffic hazards. The project is designed to include traffic safety features, specially designed pedestrian crossing areas, separate walkways, bicycle paths, and trails.

Mitigation

The General Plan provided a traffic analysis for the City including this area. The projections included in this analysis allowed for the development of the Gateway Conceptual Specific Plan area at the densities and intensities proposed in the plan. The General Plan proposed a more detailed analysis of the Jefferson Street alignment and also the Madison Street overcrossing. These studies are to be undertaken by the California Department of Transportation with participation by the City and the Developers of the project area. The phasing of the improvements shall be outlined in the Specific Plan. The residential villages and mixed use development shall be phased in accordance with that phasing plan to assure that adequate circulation is provided. The development of each planning area shall be subject to the requirement that all the required incremental infrastructure be provided concurrently with the development of the planning area. Future analysis of the Master Plan for the Bermuda Dunes Airport are needed for the areas adjacent to I-10 and west of Madison.

14. PUBLIC SERVICES

14(a) Fire Protection

Response

Yes. Development of the project area would result in the construction of buildings and the addition of on-site residents. visitors and employees, there will be an increase in the number of calls made for fire protection and paramedic services. There is also a potential impact associated within the development exceeding initial and sustained fire fighting capabilities. Automatic fire sprinklers will be required for new non-residential development. The need of additional Fire Department facilities is considered potentially significant. If it is deemed that their fee is inadequate and the City implements a special funding district, then the applicant shall also contribute to this funding district on a fair share basis. Residential uses shall require a minimum fire flow of 1.000 gallons per minute (GPM) at 20 pounds per square inch (psi). Non-residential structures shall require between 2,000 and 3,000 GPM depending on the type of use.

Mitigation:

The applicants of the various developments within the project area shall install automatic sprinkler systems in all new non-residential structures prior to the issuance of occupancy permits.

The applicants of the various developments within the project area shall pay the developer's impact fee established by the City prior to the issuance of occupancy permits. Should this fee be determined to be inadequate, and the City establishes a special funding district, then these applicants shall also contribute to this funding district on a fair share basis prior to the issuance of occupancy permits.

The applicants of the various developments within the project area shall have an an analysis completed prior to the issuance of building permits which indicate the actual fire flow requirements needed.

14(b) Police Protection

Response:

Yes. With the development of the project police services the demands for the area will be increased. The area is presently served by the Riverside County Sheriffs Department. The City Police Department will assume responsibility for the area at the time of annexation. The design of the various portion of the project could create security problems if not properly planned. It is intended to involve the police department as a part of the review of the site development plans for the project areas.

Mitigation

Prior to site plan approval, the applicant of the various developments within the project area shall consult with the Indio Police Department to insure that the design of the proposed developments will mitigate any impacts on law enforcement. Lighting shall be provided in parking lots, common areas between commercial buildings and along streets, The location of lighting shall be shown on lighting plans for each development proposed within the project area. All street names and numbers for structures shall be clearly visible and shall be shown on the site development plans for each development proposed within the project area.

14(c) (Schools)

Response:

Yes. The project will allow for a range of between 12,520 and 13,823 residential units in the Specific Plan area. The most probable residential development scenario of 12,520 dwelling units will generate approximately 2916 elementary students, 1271 middle school students and 1253 high school students, based upon the Desert Sands Unified School District's DSUSD) student generation rates. With this development scenario the project will, therefore, require at least five new elementary schools, one or two middle schools, and a high school.

The initial allocation buildout scenario will generate approximately 3150 elementary students, 1358 middle school students and 1340 high school students. With this development scenario, the project will, therefore, require at least six to seven new elementary schools, two middle schools, and a high school.

Mitigation:

The Desert Sands Unified School District will assess the development at a rate of \$1.72 per square foot of residential development and \$0.29 per square foot of commercial and industrial development, or the fees in effect at the time of the development application.

14(d) Parks or other recreation facilities

Response:

Yes. The Conceptual Specific Plan will require the construction of additional parks to serve the new residents. The General Plan requires that 3 acres of park land be dedicated per 1000 new residents. For the probable residential buildout scenario with a projected population of 39,692 new residents, a total of 119 acres is required. The park facilities will include a community park of 39.6 acres, and 5 to 10 neighborhood parks ranging from 5 to 15 acres in size totaling 79.4 acres. For the initial allocation residential buildout scenario with a projected population of 43,822 new residents, a total of 131.5 acres is required. The park facilities will include one or two community parks totaling 43.8 acres, and 7 to 10 neighborhood parks ranging from 5 to 15 acres in size totaling 86.6 acres.

Mitigation:

The Conceptual Specific Plan provides the requirement that 3 acres of park land per 1000 residents will be provided. This land will be provided in accordance will the phasing schedule of the residential buildout to assure that park land will be available concurrent with the needs of the new residents. Prior to tentative map approval, the applicants for the residential villages within the project area shall either provide a fair share of the park land required by the City for the project area or pay the in-lieu of fee established by the City.

14(e) Maintenance of Public Facilities, including roads)

Response:

Yes. The development of the project will result in the increased use of public facilities including roads, utilities, schools, parks and libraries, police and fire protection services. The impacts upon these facilities are discussed in the General Plan EIR and in the respective sections in this Environmental Assessment. Maintenance of roads will be provided from revenues generated from the taxes on the new development.

Mitigation:

See the appropriate sections in this analysis. No additional mitigation is required.

14(f) Other Government Services:

Response:

Yes. The project will create demands for increased use of library services from the Indio Branch of the Riverside City and County Public Library. Additional fees should be established to effectively expand the library facilities.

The project will also increase the demands for bus service. Developers of projects within the project area should consult with the SunLine Transit Agency to determine what types of transit facilities are needed, and shall provide such transit facilities on a fair share basis prior to the issuance of building permits.

Mitigation:

The City of Indio shall establish a library fee to be paid on a fair share basis, by the developers of residential projects within the project area.

The project area will also increase the use of the SunLine Transit Agency's busses. To mitigate impacts on SunLine Transit Agency, transit amenities. such as bus turnouts, for protection of the passenger waiting shelters should be provided by developers within the project area.

15 ENERGY

Response:

15 (a) Yes. The Conceptual Specific Plan will result in increases in fuel or energy consumption greater that if the property was developed under the existing zoning. The amounts of consumption of electricity and natural gas are discussed section 16(a) below.

15(b) Yes. The project will result in a substantial demand increase upon existing sources of energy. Through close coordination with the Imperial Irrigation District and the Southern California Gas Company, the project can be phased to avoid overburdening of the available sources of energy.

Mitigation

Mitigation for the conservation of electricity is discussed in section 16(a) below. Mitigation for the conservation of gasoline is provided in the General Plan EIR and also in Section 13 relating to Transportation and Circulation.

16. UTILITIES

16(a) Electricity and Natural Gas.

Response:

Yes. Electricity is supplied to the project area by the Imperial Irrigation District. Development of the project will require the extension of lines to provide electrical power. While the district will have the capacity to serve the development in the project are, major upgrades to the distribution system will be necessary.

The existing power lines north of the Eastside Dike include one 500 KV transmission line owned by Southern California Edison, one 230 KV transmission line owned by Southern California Edison, and two 230 KV transmission lines owned by the Imperial Irrigation District (IID). IID is presently planning to link IID's 230 KV line to the substation on Avenue 42 by an additional 230 KV line. In addition, IID is planning to construct a 500 KV transmission parallel to the multiple existing lines.

All cable and installation charges are paid for by the developer, as are any necessary conduit systems. All electrical lines less than 64 KV shall be located underground

It is estimated that with the probable development scenario the residential units at buildout will utilize about 195 million kilowatt hours (KWH) of electricity annually based upon a rate of 15,600 KWH per residence per year.

It is estimated that with the Initial allocation the residential units at buildout will utilize about 215 million kilowatt hours (KWH) of electricity annually.

Commercial and non-residential development will require 111 million (KWH) at buildout under both scenarios based upon load factors provided by the Imperial Irrigation District.

Any significant impacts resulting from the use of electricity can be mitigated to a level of insignificance through the construction of the necessary substation facilities, easements, and transmission lines to serve the development. Facilities

will be constructed through developer fees, user fees, and/or benefit assessment districts. Electrical power consumption can also be reduced through compliance with State Title 24 energy conservation measures.

The Southern California Gas Company (SCG) supplies natural gas to the project vicinity. Costs for providing infrastructure improvements should be obtained by requiring developers to pay for the costs of construction and expansion of the natural gas distribution systems necessitated by development, and by providing for the formation of a benefit assessment district in which those who benefit from infrastructure improvements pay a proportionate share of the costs. These strategies can reduce impacts of extending service to a level of insignificance. It is estimated that the residential units within the project area will consume approximately 8 million therms per year for probably development scenario and 9.5 million therms per year for the initial allocation residential buildout scenario. These estimates are based upon the standards of 799 therms per year for single family residences and 483 therms per year for multiple family dwelling units

Any significant impacts resulting from the inefficient use of natural gas can be reduced to a level of insignificance through compliance with State Title 24 energy conservation measures and establishment of a benefit assessment district.

Mitigation

Prior to the issuance of building permits, the applicants of projects within the annexation area shall be responsible for paying the minimum project-related cable and installation charges. The improvements shall be installed in accordance with the City's underground plans and specifications prior to the issuance of building permits.

Prior to the issuance of building permits, the developers of projects within the annexation area shall pay for improvements to natural gas infrastructure which benefits them and the City of Indio shall require the formation of an assessment district to pay for improvements of natural gas facilities which benefit existing development.

The project shall comply with the requirements of the City, the Imperial Irrigation District Guidelines, and the State Building Energy Efficiency Standards Title 24, and to the extent feasible shall exceed such requirements and use energy-efficient design practices. This shall be done to mitigate the inefficient use of electricity and natural gas by the project. Sponsors of development within the project area shall prepare and submit to the City of Indio an Energy Conservation Plan to include the following elements: measures to meet State

Title 24 requirements; additional measures, including, but not limited to, building placement and orientation, architectural features, open spaces, landscaping, mechanical operations, energy efficient street and parking lot lighting (low pressure sodium vapor lights); and estimates (percent) of energy reduction to be realized.

16(b)Communications

Response

The proposed project would incrementally add to the demand for telephone and cable television services in the Indio area Palmer/Colony CableVision is the provider of cable television services in the project vicinity. General Telephone and Electric Company (GTE) provides telephone service to the project area and states that it is obligated to serve developments, but extension of GTE's facilities occurs only as development occurs. The lead time required and the costs associated with provision of telephone service are identified as potentially significant but mitigable impacts. Large projects are required to give GTE 12 to 18 months advance notice to allow GTE, provide service to them. GTE also requires that all new facilities be placed underground

Mitigation

GTE requires that development pay a line extension fee if the project requires extension of existing lines greater that 1000 ft. The City shall require developer's notify GTE of their intentions as early as possible in the development process (12 to 18 months). Utility lines shall be installed underground.

16(c) Water

Response:

Yes. Water services are provided to the project area by the Coachella Valley Water District (CVWD) and the City of Indio. The City of Indio provides water service to the portions of the area south of the All American Canal (Avenue 40) and east of Madison. The development of the project will require the extension of lines into the project area. Existing policies require that extension of utilities be paid for by the developer of the property. The City has recently been working with property owners in portions of the area to establish a Water and Sewer Assessment District

Mitigation:

The developers of the property shall be required to pay for the extension of water lines and infrastructure to and within the project site on a prorated fair share basis. Developer of individual projects shall be required to utilize water conserving techniques and encourage to use drought tolerant landscaping materials. Reclaimed water shall be utilized when it is available to conserve potable water supplies.

16(d) Sewer or Septic Tanks

Response:

Yes. Sewer services are provided to the project area by the Coachella Valley Water District (CVWD), and the Valley Sanitation District. The Valley Sanitation District provides water service to the portions of the area south of the All American Canal (Avenue 40) and east of Madison. The development of the project will require the extension of lines into the project area. Existing policies require that extension of utilities be paid for by the developer of the property. The City has recently been working with property owners in portions of the area to establish a Water and Sewer Assessment District

Mitigation:

The developers of the property shall be required to pay for the extension of sewer lines and infrastructure to and within the project site on a prorated fair share basis. The Shadow Hills Assessment District has been formed to provide water and sewer services for part of the area. Additional assessment districts will be necessary to provide sewer service for the entire area. The City and developers in the area must work closely with the Coachella Valley Water District, and the Valley Sanitation District to establish service boundaries and to establish a financial plan for serving the area. All new development will be connected to a sewer system and no urbanized development will be on a septic system.

16(e) Storm Water Drainage

Response:

Yes. The Coachella Valley Water District (CVWD) is responsible for providing regional flood control protection. Additional studies are necessary in order to provide an additional channel through this area to facilitate drainage flow to the Coachella/Whitewater Storm Channel to the south. The areas east of Madison

are protected from flooding by the East Side Dike and the All American Canal.

Mitigation:

The General Plan EIR provides a comprehensive listing of mitigation measures for Storm Drain Implementation. Specifically, there is a need to establish an overall Flood Control System Master Plan for the entire Shadow Hills area. Development shall retain storm water generated by the project or participate in areawide storm water management programs which may provide for off site improvements. The City and the project developer's shall work with CVWD to create Special Improvement Districts or Assessment Districts for property owners to pay their prorated fair share of the cost of drainage improvements.

16(f) Solid Waste and Disposal

Response:

Yes. Waste Management of the Desert currently provides solid waste disposal to the City of Indio and the Coachella Valley areas including the project area. The solid waste is disposed of at the Coachella landfill and the Edom Hill landfill which are operated by the Riverside County Solid Waste Management Division. It is estimated that the Gateway Conceptual Specific Plan will generate an estimated 12.44 lbs/person/day. At buildout of the most probable development scenario with a potential population of 39,692 persons will generate approximately 90,112 tons of solid waste per year. At buildout of the initial allocation with a potential population of 43,822 persons will generate approximately 99,482 tons of solid waste per year. This will involve the creation of new collection routes depending on the type and location of the new development as well as the identification of potentially new landfill sites

Mitigation:

New collection routes will need to be established and new landfill areas may need to be evaluated. With composting of green waste, new technology and compliance with the source Reduction and Recycling Elements and AB 939, these amounts may be reduced significantly. The cost of the increased service will be funded by user rates negotiated by the City and the contractor, Waste Management of the Desert.

17. HUMAN HEALTH

Response:

17(a) No. The proposal will not directly create a health hazard or potential health hazard.

17(b) Maybe Development of the area may expose residents, visitors and users to potential health hazards. Impacts from hazardous materials and appropriate mitigation have been discussed in the General Plan EIR. The annexation area is also within a blowsand zone. Blowsand is at natural process where wind may pick up, transport, and deposit varying amounts of sand at varying rates over time. Blowsand may constitute a health hazard to sensitive people. Therefore mitigation is required for reducing blowsand potential within the project area. Typical mitigation includes adequately watering the site down and use of soil binders during the construction period, by paving construction roads as soon as possible, suspending grading when winds exceed 30 mph, and establishing ground cover as soon as possible after construction.

Mitigation:

Portions of the project area that are undergoing earth moving operations shall be watered so a crust will be formed on the ground surface and then shall be watered again at the end of the day, and soil binders shall be used to stabilize soil that will be exposed for long periods during construction.

Construction access roads shall be paved as soon as possible and cleaned after each work day to reduce dust generated. The maximum vehicle speed limit on unpaved roads should be 15 mph. Grading operations shall be suspended when winds exceed 10 mph. Any ground cover to be used within the project area shall be established as soon as possible.

18. AESTHETICS

Response:

Views of the surrounding hills and mountains from points immediately adjacent to the project area may be partially obscured by development of the project area. While this would be generally true of any development of relatively level terrain. This impact is considered significant by the City aesthetics can be reduced to a level of insignificance by limiting the height of the single family residential structures to 35 feet in the residential villages, and by requiring design review of all proposed developments.

Mitigation:

Building height shall be limited to two stories or 35 feet in the Residential Village Low areas, four stories in the Residential Village Medium areas and a maximum of eight stories in the mixed use areas

Design review shall be conducted for all proposed development, which shall include, but not be limited to. building bulk (massive buildings shall be discouraged), building site planning which takes advantage of scenic vistas, architectural features which eliminate monotony, the appropriate use of building materials, textures and landscaping, limited structural height and mass, and discouraging of overhead lines.

19. RECREATION

Response:

Yes. The Specific Plan will require the construction of additional parks to serve the new residents. The General Plan requires that 3 acres of park land be dedicated per 1000 new residents. For the probable residential buildout scenario with a projected population of 39,692 new residents, a total of 119 acres is required. The park facilities will include a community park of 39.6 acres, and 5 to 10 neighborhood parks ranging from 5 to 15 acres in size totaling 79.4 acres. For the initial allocation residential buildout scenario with a projected population of 43,822 new residents, a total of 131.5 acres is required. The park facilities will include one or two community parks totaling 43.8 acres, and 7 to 10 neighborhood parks ranging from 5 to 15 acres in size totaling 86.6 acres.

Mitigation:

The Conceptual Specific Plan provides the requirement that 3 acres of park land per 1000 residents will be provided. This land will be provided in accordance will the phasing schedule of the residential buildout to assure that park land will be available concurrent with the needs of the new residents. Prior to tentative map approval, the applicants of the residential villages within the project area shall either provide a fair share of the park land required by the City for the project area or pay the in-lieu of fee established by the City. At the time of approval of the Project Master Plans or Site Development Plans common open space and recreation areas will be established based upon the standards included in the Conceptual Specific Plan.

20. CULTURAL RESOURCES

Response

20(a) Maybe. The General Plan indicated that development within the project area could result in an alteration or destruction of a prehistoric, ethnohistoric, or palentological resource. Because of the extensive agricultural use of these property, the potential of discovering significant artifacts is remote. However, each project area should be reviewed at the site development plan stage and monitored during construction to avoid destruction of significant resources.

20(b) No. Based upon the existing conditions of the site and available information, the project will not create adverse physical or aesthetic effects to a prehistoric or historic building, structure or site.

20(c) No. Because of the absence of prehistoric or historic buildings or sites, and minimal existing population, the project will not affect unique ethnic cultural values.

20(d) No. Religious or sacred uses will not be affected by the proposed development based upon existing available information.

Mitigation

The is a low probability that sensitive resources are located in the project area. However, the City staff may require a trained archaeologist or paleontologist be present during grading to monitor the site. The City Staff may require such studies be performed for all unapproved projects within the project, unless the City staff determines that the existing conditions on the site would preclude the finding of sensitive resources. Such studies shall identify significant adverse impacts with respect to archaeological or palenotological resources in the area and necessary mitigation measures. The General Plan EIR provides a listing of additional mitigation measures.

21. MANDATORY FINDINGS OF SIGNIFICANCE

21(a) No. The project area has a low potential for sensitive plant and animal species, and for cultural or historical resources. While monitoring of the site will be performed during grading activities, the agricultural use of the property has reduced the potential of the area for sensitive biological or cultural resources.

21(b) No. The project represents a long term use of the environment, based on the concept of orderly planned growth which considers the maintenance and enhancement of environmental quality. Development of the site as a Conceptual Specific Plan will enable the City to ensure that improvements are made with a logical unified relationship to the surrounding land uses, and that they will be sensitive to the environment

21(c) No. The project will not have significant cumulative effects upon the environment except with respect to the following:

The General Plan EIR identified two areas where there would be significant unavoidable impacts as a result of the General Plan: These areas are air quality and agricultural resources. The City Council adopted a Statement of Overriding Considerations relating to the General Plan. The same conditions apply for this project. The Statement of Overriding Considerations as adopted by the City Council is as follows:

"The City Council hereby finds that the project will provide substantial vision, economic, social and other public benefits as described in the attached resolution and as described in Section 3.1.2 and 3.6.2 of the EIR. These benefits have been balanced against the project's unavoidable environmental effects and are determined to outweigh and justify those environmental effects. Population growth with the City requires new sites for residential and commercial development, employment opportunities economic diversity and enhanced tax revenue, as well as attention to land use integration and urban design character to maintain and enhance the commercial development. The project will create new employment opportunities, the project will enhance tax revenues to the city. The project's impact on agricultural resources and air quality are unavoidable effects of urban development which will inevitably result from any project which accomplishes the public policy objectives at issue. The data to support these overriding factors are found in Sections 4.3 and 5.2 of the EIR, respectively."

22. EIR TIERING DETERMINATION

22(a). Yes The project is consistent with the General Plan for the City of Indio and the Environmental Impact Report which was prepared for the General Plan. This assessment provides more detailed information specifically relating to the proposed development of the area encompassed by the Specific Plan. For certain portions of the area the City staff may require a more detailed environmental studies or addenda to this document before issuing site development plan approval for those areas

22(b) Yes. The Conceptual Specific Plan is consistent with applicable local land use plans

22(c) No. The General Plan EIR analysed this area at the densities and intensities proposed by the Conceptual Specific Plan. This project will not cause any impacts that were not examined in the General Plan EIR.

SUMMARY OF MITIGATION MEASURES

No.	Description	Mitigation Measures
1	Earth	Developments shall comply with the Land Use Compatibility Chart for Special Studies Zones and Fault Hazard Zones. The Zoning and Building Codes for the City will include requirements that all structures are constructed to conform with the latest seismic standards of the California Uniform Building Code. The development in the Gateway area shall be coordinated with the City's Emergency Preparedness Plan.
2	Air	The General Plan Goals and Policies Chapter lists Mitigation measures to be implemented by the City and future builders to reduce the significance of Air Quality Impacts including participation in a Transportation Management Plan, Energy Conservation, Use of solar energy, reduction of work trips, and construction monitoring programs to reduce fugitive dust.
3	Water	At the time of a site development plan the developer shall have a hydrological analysis prepared which shall identify the storm water flows generated by the development and how this runoff shall be managed. The proposed development shall be analyzed to assure that the development is protected from the 100 year storm and to identify the appropriate type and size of drainage facilities. The hydrological studies shall identify the facilities necessary to dispose of flows so that the quantity, rate and location of runoff does not excess the existing conditions.
4	Plant Life	For specific areas indicated in the General Plan EIR that may have sensitive plant life a biological study may be required by the City at the time of the site development plan for the area. Landscape plans shall be submitted by each proposed project to determine consistency with the Landscape guidelines in the Conceptual Specific Plan and to assure that the plants will not adversely affect nearby native flora.
5	Animal Life	For those areas identified on the General Plan that may have significant animal life, a biological study may be required by the approval of the Project Master Plans or Site Development Plans.

Noise	Applications for permits for construction activities adjacent to existing development shall be accompanied by a plan which reduces construction noise impacts on the existing developments. Strategies to be employed shall include placing staging areas away from existing developments, Land uses with high noise levels shall be arranged together if feasible. Construction activities shall be limited to the hours of 6:00 AM to 6:00 PM. The setbacks and buffer areas adjacent to the boulevards shall be landscaped which will help to reduce noise levels. Where development may be subject to noise levels greater than 65 CNEL, the City shall consider using sound barriers to reduce the noise levels to the maximum of 65 CNEL.
Light and Glare	Lighting fixtures shall direct light downward to reduce night sky lighting and to project residential areas from glare. Require compliance with the provisions of Riverside Ordinance #655 or similar restrictions adopted by the City of Indio that regulate the use of outdoor lighting fixtures.
Land Use	The General Plan—2020 and the General Plan EIR provides a comprehensive list of Land Use Mitigation Measures which are applicable to this project. The measures include directing the City to adopt development regulations that are consistent with the goals and policies of the General Plan. The General Plan provides that the project area be developed in a comprehensive manner by designating the area for Residential Planned Developments, Specific Plans and/or Mixed Use Area Specific Plans and with Project Master Plans filed and reviewed at stages or increments in the development process. These procedures require that individual projects that implement the Conceptual Specific Plan will be reviewed by the City Staff and Planning Commission and/or the City Council for consistency with the overall Conceptual Specific Plan and the General Plan.
Natural Resources	The General Plan EIR proposes numerous mitigation measures to provide for the conservation of water and natural gas. These include measures such as working with the Valley Sanitation District and the Coachella Valley Water District to develop dual irrigation systems for domestic and reclaimed water and developing the infrastructure for reclaimed water distribution and storage and the use of drought tolerant landscaping materials.
Risk of Upset	Handling and storage, and disposal or transportation of hazardous materials shall adhere to applicable local, state and federal laws. Individual uses will be reviewed for compatibility with the Conceptual Specific Plan for the area. Business owners as well as Fire Department personnel shall be educated on the safe handling of these substances. In addition. Residents of the project area should be informed about household hazardous wastes and any applicable household hazardous waste collection programs.

11	Population	Mitigation Measures are listed in the Goals and Policies Section of the Indio General Plan -2020. No additional mitigation is necessary.
12	Housing	Mitigation Measures are listed in the Goals and Policies Section of the Indio General Plan -2020. No additional mitigation is necessary.
13	Transportation /Circulation	The General Plan provided a traffic analysis for the City including this area. The projections included in this analysis allowed for the development of the Gateway Conceptual Specific Plan area at the densities and intensities proposed in the plan. The General Plan proposed a more detailed analysis of the Jefferson Street alignment and also the Madison Street overcrossing. These studies to be undertaken by the California Department of Transportation with participation by the City and the Developers of the project area. The phasing of the improvements shall be outlined in the Specific Plan. The residential villages and mixed use development shall be phased in accordance with that phasing plan to assure that adequate circulation is provided.

Public Services

<u>Fire Protection</u>. The applicants of the various developments within the project area shall install automatic sprinkler systems in all non-residential structures prior to the issuance of occupancy permits.

The applicants of the various developments within the project area shall pay the developer's impact fee prior to the issuance of occupancy permits. Should this fee be determined to be inadequate, and the City establishes a special funding district, then these applicants shall also contribute to this funding district on a fair share basis prior to the issuance of occupancy permits.

The applicants of the various developments within the project area shall have detailed engineering completed prior to the issuance of building permits, which indicate the actual fire flow requirements needed.

Police Protection Prior to site plan approval, the applicant of the various developments within the project area shall consult with the Indio Police Department to insure that the design of the proposed development will mitigate any impacts on law enforcement. Lighting shall be provided in parking lots, common areas, between commercial buildings and along streets, and shall be shown on lighting plans for each development proposed within the project area. All street names and numbers for structures shall be clearly visible and shall be shown on the architectural plans for each development proposed within the project area.

<u>Schools:</u> The Desert Sands Unified School District will assess the development at a rate of \$1.72 per square foot of residential development and \$0.29 per square foot for commercial development.

Parks or other recreation facilities. The Conceptual Specific Plan provides the requirement that 3 acres of park land per 1000 residents will be provided. This land will be provided in accordance will the phasing schedule of the residential buildout to assure that park land will be available concurrent with the needs of the new residents. Prior to tentative map approval, the applicants of the residential villages within the project area shall either provide a fair share of the park land required by the City for the project area at or pay the in-lieu of fee established by the City.

<u>Maintenance of Public Facilities, including roads</u> See the appropriate sections in this analysis. No additional mitigation is required.

Other Government Services: The City of Indio shall establish a library fee to be paid on a fair share basis, by the developers of residential projects within the project area.

To mitigate impacts on SunLine Transit Agency, transit amenities, such as bus turn-outs, to protect, passenger waiting shelters should be provided by developers of projects within the project area.

15,	Energy	Mitigation for the conservation of electricity is discussed in section 16(a) below. Mitigation for the conservation of gasoline is provided in the General Plan EIR and also in Section 13 relating to Transportation and Circulation.
16	Utilities	Electricity and Natural Gas. Prior to the issuance of building permits, the applicants of projects within the annexation area shall be responsible for paying the minimum project-related cable and installation charges which shall be installed per the City's underground plans and specifications prior to the issuance of building permits. Prior to the issuance of building permits, the developers of projects within the annexation area shall pay for improvements to natural gas infrastructure which benefits them and the City of Indio shall require the formation of an assessment district to pay for improvements of natural gas facilities which benefit existing development.
		The project shall comply with the requirements of the State Building Energy Efficiency Standards Title 24 and to the extent feasible shall exceed such requirements and use energy-efficient design practices and shall submit to the City of Indio an Energy Conservation Plan measures to meet State Title 24 requirements. Communications GTE requires that development pay a line extension fee if the project requires extension of existing lines greater that 1000 ft. The City shall require developer's notify GTE of their intentions as early as possible in the development process (12 to 18 months). Utility lines shall be underground.
		Water The developers of the property shall be required to pay for the extension of water lines and infrastructure to and within the project site on a prorated fair share basis. Developer of individual projects shall be required to utilize water conserving techniques and encourage to use drought tolerant landscaping materials. Reclaimed water shall be utilized when its is available to conserve potable water supplies. Sewer or Septic Tanks The developers of the property shall be required to pay for the extension of sewer lines and infrastructure to and within the project site on a prorated fair share basis. The Shadow Hills Assessment District has been formed to provide water and sewer services for part of the area. Additional assessment districts will be necessary to provide sewer service for the entire area. The City and developers in the area must work closely with the Coachella Valley Water District, and the Valley Sanitation District to establish service boundaries and to establish a financial plan for serving the area. All new development will be on a septic system.

there is a need to establish an overall Flood Control System Master Plan for the entire Shadow Hills area. Development shall retain storm water generated by the project or participate in areawide storm water management programs which may provide for off-site improvements. The City and the project developer's shall work with CVWD to create Special Improvement Districts or Assessment Districts for property owners to pay their prorated fair share of the cost of drainage improvements. Solid Waste and Disposal New collection routes will need to be established and new landfill areas may need to be evaluated. With composting of green waste, new technology and compliance with the source Reduction and Recycling Elements and AB 939, these amounts may be reduced significantly. The cost of the increased services will be funded by user rates negotiated by the City and the waste management contractor(s). Human Health		
shall be watered so a crust will be formed on the ground surface and then shall be watered again at the end of the day, and soil binders shall be used to stabilize soil that will be exposed for long periods during construction. Construction access roads shall be paved as soon as possible and cleaned after each work day to reduce dust generated. The maximum vehicle speed limit on unpaved roads should be 15 mph. Grading operations shall be suspended when winds exceed 10 mph. Any ground cover to be used within the project area shall be established as soon as possible. Aesthetics Building height shall be limited to two stories in the Residential Village Low areas, four stories in the Residential Village Medium areas and eight stories in the mixed use areas. Design review shall be conducted for all proposed development, which shall include, but not be limited to building bulk (massive buildings shall be discouraged), building site planning which takes advantage of scenic vistas, architectural features which eliminate monotony, the appropriate use of building materials, textures and landscaping, limited structural height and		listing of mitigation measures for Storm Drain Implementation. Specifically, there is a need to establish an overall Flood Control System Master Plan for the entire Shadow Hills area. Development shall retain storm water generated by the project or participate in areawide storm water management programs which may provide for off-site improvements. The City and the project developer's shall work with CVWD to create Special Improvement Districts or Assessment Districts for property owners to pay their prorated fair share of the cost of drainage improvements. Solid Waste and Disposal New collection routes will need to be established and new landfill areas may need to be evaluated. With composting of green waste, new technology and compliance with the source Reduction and Recycling Elements and AB 939, these amounts may be reduced significantly. The cost of the increased services will be funded by user rates negotiated by the City and the waste management
areas, four stories in the Residential Village Medium areas and eight stories in the mixed use areas. Design review shall be conducted for all proposed development, which shall include, but not be limited to. building bulk (massive buildings shall be discouraged), building site planning which takes advantage of scenic vistas, architectural features which eliminate monotony, the appropriate use of building materials, textures and landscaping, limited structural height and	Human Health	shall be watered so a crust will be formed on the ground surface and then shall be watered again at the end of the day, and soil binders shall be used to stabilize soil that will be exposed for long periods during construction. Construction access roads shall be paved as soon as possible and cleaned after each work day to reduce dust generated. The maximum vehicle speed limit on unpaved roads should be 15 mph. Grading operations shall be suspended when winds exceed 10 mph. Any ground cover to be used within the project area shall be established as soon as
	Aesthetics	areas, four stories in the Residential Village Medium areas and eight stories in the mixed use areas. Design review shall be conducted for all proposed development, which shall include, but not be limited to. building bulk (massive buildings shall be discouraged), building site planning which takes advantage of scenic vistas, architectural features which eliminate monotony, the appropriate use of building materials, textures and landscaping, limited structural height and

9.	Recreation	The Conceptual Specific Plan provides the requirement that 3 acres of park land per 1000 residents will be provided. This land will be provided in accordance will the phasing schedule of the residential buildout to assure that park land will be available concurrent with the needs of the new residents. Prior to tentative map approval, the applicants of the residential villages within the project area shall either provide a fair share of the park land required by the City for the project area or pay the in-lieu of fee established by the City.
20	Cultural Resources	The is a low probability that sensitive resources are located in the project area. However, the City staff may require a trained archaeologist or paleontologist be present during grading to monitor the site. The City Staff may require such studies be performed for all unapproved projects within the project, unless the City staff determines that the existing conditions on the site would preclude the finding of sensitive resources. Such studies shall identify significant adverse impacts with respect to archaeological or palenotological resources in the area and necessary mitigation measures. The General Plan EIR provides a listing of additional mitigation measures.

City of Indio

Environmental Checklist Form

ENVIRONMENTAL IMPACTS:

Explanations of all answers are required at the end of each section. All explanatations must include a narrative description of environmental impacts and mitigation measures of any negative environmental impacts.

YES MAYBE NO

1. Earth. Will the proposal result in:

a. Unstable earth conditions or in changes in geologic substructures?

X

b. Disruptions, displacements, compaction or overcovering of the soil?

X

c. Change in topography or ground surface relief features?

X

d. The destruction, covering or modification of any unique geologic or physical features?

X

e. Any increase in wind or water erosion of soils, either on or off the site?

X

f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?

X

g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

X

RESPONSE:

YES MAYBE NO

X

2. Air. Will the proposal result in:

a. Substantial air emissions or deterioration of ambient air quality?

b. The creation of objectionable odors?

X

c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

X

RESPONSE -

YES MAYBE NO

3. Water. Will the proposal result in:

a. Changes in currents, or the course or direction of water movements, in either marine or fresh

X

waters?

b. Changes in absorption rates, drainage patterns, X or the rate and amount of surface water runoff? X c. Alterations to the course of flow of flood waters? X Change in the amount of surface water in any water body? e. Discharge into surface waters, or in any X alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? X f. Alteration of the direction or rate of flow of ground waters? Change in the quantity of ground waters, either X through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? X h. Substantial reduction in the amount of water otherwise available for public water supplies? i. Exposure of people or property to water related X hazards such as flooding or tidal waves? X Significant changes in the temperature, flow or chemical content of surface thermal springs? RESPONSE: YES MAYBE NO Plant Life. Will the proposal result in: Change in the diversity of species, or number of X any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)? X Reduction of the numbers of any unique, rare or endangered species of plants? Introduction of new species of plants into an X area, or in a barrier to the normal replenishment of existing species? X Reduction in acreage of any agricultural crop?

YES MAYBE NO

5. Animal Life. Will the proposal result in:

RESPONSE:

a. Change in the diversity of species, or numbers of

any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?			X
b. Reduction of the numbers of any unique, rare or endangered species?			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			x
d. Deterioration to existing fish or wildlife habitat?		>	(
RESPONSE:			
	YES	MAYBE	NO
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	X		
b. Exposure of people to severe noise levels?		X	
RESPONSE:			
	YES	MAYBE	NO
7. <u>Light and Glare</u> . Will the proposal produce new light and glare?		X	
RESPONSE:			
	YES	MAYBE	NO
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	X		
RESPONSE:			
	YES	MAYBE	NO
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	X		
b. Substantial depletion of any nonrenewable natural resource?			X
RESPONSE:			
	YES	MAYBE	NO
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazard-		X	

oil, pesticides, chemicals or radiation) in the event of an accident or upset condition? b. Possible interference with an emergency response X plan or an emergency evacuation plan? RESPONSE: YES MAYBE NO 11. Population. Will the proposal alter the location, X distribution, density, or growth rate of the human population of an area? RESPONSE: YES MAYBE NO 12. Housing. Will the proposal affect existing housing, X create a demand for additional housing? RESPONSE: YES MAYBE NO 13. Transportation/Circulation. Will the proposal result in: Generation of substantial additional vehicular X movement? X Effects on existing parking facilities, or demand for new parking? c. Substantial impact upon existing transportation X systems? Alterations to present patterns of circulation or X movement of people and/or goods? X Alterations to waterborne rail or air traffic? Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? RESPONSE: YES MAYBE NO 14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: X a. Fire protection? b. Police protection? X

ous substances (including but not limited to

	c. Schools?	X		
	d. Parks or other recreational facilities?	X		
	e. Maintenance of public facilities, including road	s? X		
	f. Other governmental services?	X		
RES	PONSE:			
		YES	MAYBE	МО
15.	Energy. Will the proposal result in:			
	a. Use of substantial amounts of fuel or energy?	X		
	b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	X		
RES	PONSE:			
	*	YES	MAYBE	МО
16.	<u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
	a. Power or natural gas?	X		
	b. Communications systems?			
	c. Water?	X		
	d. Sewer or septic tanks?	X		
	e. Storm water drainage?	X		
	f. Solid waste and disposal?	X		
RESI	PONSE:			
		YES	MAYBE	NO
17.	Human Health. Will the proposal result in:			
	a. Creation of any health hazard or potential health hazard (excluding mental health)?	ı		X
	b. Exposure of people to potential health hazards?		X	
RESE	PONSE:			
10		YES	MAYBE	NO
18.	Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the		X	
Paga	public, or will the proposal result in the creation			

of an aesthetically offensive site open to public view?

RESPONSE: YES MAYBE NO 19. Recreation. Will the proposal result in an impact X upon the quality or quantity of existing recreational opportunities? RESPONSE: YES MAYBE NO 20. Cultural Resources. Will the proposal result in the alteration or X destruction of a prehistoric or historical archeological site? Will the proposal result in adverse physical or X aesthetic effects to a prehistoric or historic building, structure or object? c. Does the proposal have the potential to cause a X physical change which would affect unique ethnic cultural values? d. Will the proposal restrict existing religious or X sacred uses within the potential impact area? RESPONSE: YES MAYBE NO 21. Mandatory Finding of Significance. Does the project have the potential to degrade X the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Does the project have the potential to achieve X short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while

long-term impacts will endure well into the future.)

individually limited, but cumulatively considerable?

X

Does the project have impacts which are

(A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

X

RESPONSE:

YES MAYBE NO

X

EIR Tiering Determination. (See Section 12 Tiering Guidelines.)

- a. Is this project consistent with a program, plan, policy or ordinance for which an EIR has been prepared and certified?
- b. Is this project consistent with applicable local land use plans and zoning of the City and County in which it is located?
- c. May this project cause significant effects on the environment that were not examined in the prior EIR?

X

RESPONSE:

TABLE 1-2
Residential Density Allocation

	T	DU/AC	DU/AC	INITIAL		MAXIMUM	
	NET	INITIAL	MAX	ALLOCATION	SUBTOTAL	ALLOCATION	SUBTOTAL
RVL 1	148.5	51	5	743		743	
1A (1)	7.3	7	7	51		51	
2	273.4	5	5	1367		1358	
3 (2)	27.8	7	7	195		195	
4	111.6	5	5	558		558	
4A (1)	7.3	7	7	53		53	
5	111.7	5	5	559		559	
6	96.1	5	5	481		481	
7	97.4	5	5	487		487	
8	125.5	5	5	628		628	
9	133.3	5	5	667		667	
10	118.9	5	5	595		595	
11	90.2	5	5	451		451	
12	72.9	5	5	365		365	
13	73.9	5	5	370		370	
14	73.9	5	5	370		370	
15	73.9	5	5	370		370	
16	91.3	5	5	457	8761	457	8752
RVM 1	16.9	10	10	169		169	
2	62.5	10	10	625		625	
3	37	10	10	370	1164	370	1164
VCRV 1	37.8	12	20	454		756	
2 (5)	34.4	12	20	413		688	
3	30.2	12	20	362		604	
4	37	12	20	444	1672.8	740	2788
MU RV (3) 1	29.1	20	20			582	k-
2	50.8	20	20			1016	
3	97.2	20	20			1944	
4	9.4	20	20	63		188	
5	5.9	20	20	39		118	
6	17.7	20	20	118		354	
7	78	20	20		1921	1560	5762
-LOODWAY (4							
RVL 3	11.5	7	7	81		81	
RVL 6	16.3	5	5	82		82	
RVL 7	5		5			25	
RVM 1	5.1		10			51	
MURV 3	3.3				304		304
TOTAL	2320				13823		18770.2

Notes

- (1) Unit allocation for dedication of right of way of Jefferson to be dedicated. Units may be transferred anywhere within Specific Plan area.
- (2) Density bonus increase to 7.0 du/ac for realignment of Jefferson. Units may be transferred within Specific Plan area.
- (3) For the Village Center & mixed use areas the initial allocation is based on 1/3 of the Village or Mixed Use area being The maximum allocation assumes all of the village is residential.
- (4) Land dedicated for the floodway will be allowed to transfer density anywhere within the Specific Plan area.
- (5) VC 2 is to be utilized exclusively for residential and commercial purposes. Schools and parks may be located adjacent to but not "in" this Village Center.

GATEWAY SPECIFIC PLAN PROBABLE COMMERCIAL / BUSINESS PARK BUILDOUT SCENARIO

PLANNING AREA	LAND USE	SITE AREA (AC)	FAR	BLDG AREA
VC 1	Neighborhood S.C.	15.0	0.25	163,350
MU 1	Hotel	6.0	0.40	104,544
	Regional/Community Comm.	23.1	0.25	251,559
MU 2	Business Park	20.8	0.35	317,117
	Regional/Community Comm.	10.0	0.25	108,900
MU 3	Business Park	57.2	0.35	872,071
	Regional/Community Comm.	25.0	0.25	272,250
MU 4				
MU 5	Regional/Community Comm.	5.9	0.25	64,251
MU 6	Business Park	17.7	0.30	231,304
MU 7	Regional/Community Comm.	48.0	0.25	522,720
TOTAL		228.7		2,908,066

Note: For property tax and traffic assume business park 50/50 office (R & D) and light industrial.

An Analysis of the Fiscal Impacts on Riverside County and Local Agencies

Gateway Conceptual Specific Plan

Including Annexation No. 69 to the City of Indio, California

November 14, 1995

☐ The Geritz Group

Development and Master Planning Consultants

☐ James A. Ragsdale & Associates
Urban Planning/Design/Environmental Consultants

Fiscal Impact Analysis

City of Indio

Gateway Specific Plan

Including Annexation No. 69 to the City of Indio, California

February 1, 1994

☐ The Geritz Group

James A. Ragsdale & Associates

1. INTRODUCTION

The following information provides a summary of the potential fiscal impacts of the proposed project upon Riverside County and Local Agencies. The analysis is based upon the methodology set forth in the Fiscal Impact Report Guide (January 1995) prepared by the Riverside County Administrative Office. The area analyzed includes the entire Gateway Conceptual Specific Plan area which includes the proposed Annexation 69 to the City of Indio area as well as portions of the proposed Annexation 68 area. This study includes the City approved residential and commercial land use buildout for the entire area.

A comparison is provided illustrating the following alternatives for the development.

- (1) The project is developed and remains under the jurisdiction of Riverside County (No Annexation).
- (2) The project is developed and is annexed to the City of Indio (Annexation).

The purpose of this fiscal analysis is to provide an assessment of the fiscal impact of the proposed Gateway Specific Plan. The Gateway Specific Plan includes approximately 2706 acres of the Shadow Hills area located on the north side of Interstate 10, extending from Jefferson Street on the west to Jackson Street on the east. The General Plan Fiscal Analysis also addressed the entire Shadow Hills area including this area. This report is intended to augment the analysis of the General Plan Fiscal Impact Study. The factors and assumptions used in the General Plan Fiscal Analysis have been applied to the specific uses proposed in the Gateway Specific Plan.

This study analyses the revenues to be received by the City during the ten year buildout of the Gateway Specific Plan. The project is projected to be built-out in ten years. The costs of services required by the project are also analyzed for the same periods. All amounts reflect 1995 constant dollars.

2. PROJECT DESCRIPTION

The Gateway Specific Plan comprises approximately 2706 acres in the Shadow Hills portion of the County of Riverside, and is located north of the existing limits of the City of Indio. The project is located in an area between Jefferson Street on the west and Jackson on the east as delineated on the attached map. The area is within the Sphere of Influence Area for the City of Indio.

3 Gateway Conceptual Specific Plan Boundary of the DETAIL PROPER AT EXHBIT "A"
CITY OF INDIO
AMERATION NO. 69
LAFER NO. CITY IN THE UNDICOMPOSATED TEMESTORY OF COUPTY OF SETENSION, CALIFORNIA ANREH 28 POSTIONS OF SECTIONS EXAMIDITIES OF THE PTE SHA THE PARTY OF THE P (A) (A) (B) **E** 10 MAPSEX 21 ANNEXED LAFCO MAP FOR ANNEXATION MREA ANGER 33

Approximately 684 acres of the Specific Plan area are included in Annexation 68 to the City of Indio. The majority of the area is proposed as annexation 69 to the City of Indio. The Riverside County Local Area Formation Commission has approved an application for the annexation of Area 68.

Gateway Specific Plan provides a comprehensive plan for the development of residential villages, and mixed use areas to accommodate 13,823 dwelling units which is described as the initial allocation development scenario. The plan also provides for a most probable development scenario or 12,520 dwelling units and a maximum scenario which could potentially allow for 18,770 dwelling units. The maximum represents buildout at the highest density permitted by the General Plan (including density bonuses). This analysis focuses upon the initial allocation scenario since it represents a middle range estimate. If in the future the development trends indicate a strong potential for the maximum residential density, then further fiscal analysis will be necessary. The commercial and business park projection of 2,908,066 square feet remains constant for all three scenarios

The future population under the initial allocation scenario is estimated to be 43,822. The Residential Village low density areas shall have a maximum average density of 5 units per acre. The Residential Village Medium density area have a maximum density of 10 dwelling units per acre. The Residential Village High density areas have a maximum density of 20 dwelling units per acre. The types of housing units will be varied to provide a wide ranging of housing opportunities including single family detached units, attached units, townhomes, patio homes, apartments, and stacked flats. The residential developments shall include rental units as well as provide ownership opportunities.

The project includes approximately 228 net acres for Mixed Use Development including office, retail, research and development, hotel and light industrial. An additional 78 net acres in the Mixed Use Area is projected for High Density Residential. Based upon development intensities permitted by the General Plan a total of 2,908,066 sq. ft. of gross floor area is proposed for development in this area within the Specific Plan, most of which is along the Interstate 10 Corridor. Summaries of the land allocations proposed for the Gateway Specific Plan are provided on Table 2 and Table 3.

3. METHODOLOGY/ASSUMPTIONS

The analysis has been prepared using the following guidelines and assumptions.

1. The focus of the analysis has been on the General Fund, Road Funds, Library Fund, Fire Fund and Park Funds. The study has not included an analysis of the enterprise funds which have offsetting costs and revenues.

- 2. Phasing and absorption for residential units and non-residential square footage are based upon a ten year buildout of the project at a constant annual rate.
- 3. The methodology for estimating costs and revenues is based upon a combination of the case study method as well as a per capita multiplier as used in the Fiscal Impact Report Guide.
- 4. The study covers the period from 1996 to 2006 or a ten year buildout period.
- 5. The analysis illustrates the incremental costs and revenues of the buildout of the Gateway Specific Plan.

Sources of Data:

The Fiscal Impact Analysis for the City of Indio General Plan Update prepared by Stanley Hoffman Associates, June 1993

Fiscal Impact Report for the Gateway Specific Plan, Oct 1994, The Geritz Group & James Ragsdale & Associates

Fiscal Impact Report Guide, Riverside County Administrative Office, January 1995.

4 ANALYSIS OF REVENUES

The revenues analyzed include those potential revenue that are created as a result of the development of the project. These include City operational fees, property taxes, sale taxes, transient occupancy taxes and State Road funds. The specific revenue sources are listed on Table 7. Projection factors are generally based upon the General Plan Fiscal Impact Report in order to assure consistency with the General Plan Analysis.

Incremental Property Tax Revenue Projections

Property tax assessment is based on the general levy of one percent of the assessed property valuation. The County of Riverside AB 8 Allocation is .28904047 for the designated Tax Rate Areas. As a part of the State's mandate to assist the School District this allocation is reduced by .49320581. The County's share is, therefore, 14.25%. If the property were annexed, the City's apportionment would be 25% of the County's allocation or 3.56%.

Tables 5 and 6 summarize the property tax revenues that would accrue to Riverside County. For this analysis, the revenues are analyzed from the following funds: the County General Fund, Fire Fund, Library Fund, County Parks and Open Space, Coachella Valley Recreation and Parks District, Supervisor's Road District No 4. Information was provided by the Riverside County Assessors Office and Auditors Office. The Gateway Specific Plan area is primarily located in Tax Rate Area 074-004 and 074-141. Tax Rate Areas were located on maps provided by the Assessor's Office and the corresponding Tax Apportionment Ratios (AB 8) were provided by the County Auditor. A listing of the Apportionment Ratios is provided in Tables 5 and 6.

Residential Sales

The sales prices of the homes were based upon the following:

Single Family Residential

\$160,000

Attached Housing:

\$100,000

Multiple Family Housing:

\$80,500

Commercial Sales

Commercial Sales were based upon land, structure, and improvement costs as follows:

Community/Regional Commercial:

\$90/sq. ft.

Business Park/Office

\$81/sq. ft

The assessed value was increased by 2% per year. The sales prices of the homes were adjusted to reflect the effect of the \$7,000 homeowners exemption. In addition, the assessed value was reduced by -.09% per year to reflect the annual reassessment factor.

Property Transfer Tax

The Property Tax transfer tax is established at \$1.10 per \$1,000 of unencumbered value.

Sales and Use Tax

The new residential households will allocate a portion of the annual income to the purchase of good and services which are subject to retail sales and use taxes. The local taxing entity receives a tax increment equal to one percent of retail sales.

The proposed project includes a potential of approximately 2,908,066 square feet of regional retail, community commercial, and business park uses. Sales tax generation was based upon the estimates of \$160/sq.ft., \$140/sq.ft. and \$6/sq.ft. for these land

uses respectively. The projected sales and use tax are equal to 1.12 percent of the total sales. Based upon these assumptions the total sales and use tax revenues generated at buildout is estimated at \$2,537,256 dollars annually.

Transient Occupancy Tax Revenues

The TOT Revenues for the project are based upon the proposed 600 hotel units at an average rate of \$75.00 per night at 60% occupancy. The TOT rate of 10% yields a total of \$985,500 annually at buildout.

Interest Invested Funds

It is assumed that the Interest Investment Funds will provide an annual recurring revenue of 4.13% of the total fund revenues. (1994 Average)

Other Revenue Projections

With the exceptions noted above, all other revenue projections were developed using per capita multipliers based on the Fiscal Impact Report Guide. The projection factors are show in Revenue Summary Table 5.

5. ANALYSIS OF COSTS

The costs for this project are based upon the factors included in the Fiscal Impact Report Guide. The projected recurring expenditures are shown on Table 8.

Capital Costs

The funding of capital facilities would be accomplished through direct construction by the developer payment of mitigation fees to the City, special assessment districts established by the property owners, or though Mello Roos financing or other approved financing programs.

Fire Protection

The General Plan Fiscal Study estimated the cost of operation and maintenance of a new fire station at \$930,000. According to the General Plan two fire stations will be required to serve the Shadow Hills area.

Road Fund

Table 12 also summarizes the public revenue generated by the project for the Riverside County Transportation and Road Fund. These include Proposition A funds, and signal mitigation funds and major road improvements for the project will be paid by the developer. The primary improvement to the major roads in the development will be paid by the developer. However, off-site improvement that will provide benefits to other property owners and of general benefit to the City will be prorated to the benefiting entities. The major road improvement cost multipliers suggested by the Fiscal Impact Report Guide have been applied to the ten year buildout program to account for these potential costs.

Library Fund

The Library Fund received revenue from the property tax apportionment as well as from the General Fund. The General Fund contribution is estimated at \$1.40 per capita. Cost of development includes a multiplier of \$11.18 per capita. This project projects the need for two new library facilities to be constructed during year 5 and year 10. The capital costs will be financed from a special assessment.

Park Funds

Revenues for parks and open space are provided through the property tax assessment for the Riverside County Parks and Open Space Department and the Coachella Valley Park and Recreation District. For this project it is estimated that 131.5 acres of park land will be dedicated to meet the City's and the District's park standard of 3 acres per thousand residents. For this analysis the annual maintenance costs is estimated at \$6365 per acre or a total annual costs at buildout of \$836,724.

REVENUE AND COST COMPARISON

If the project remains in Riverside County jurisdiction and the proposed annexation does not occur, the County will continue to provide for public safety, and general government services. Other county agencies will need to provide for the increased services. The analysis indicates that the overall projected costs may be offset by the potential property tax and sales tax revenues. This occurs because of several factors which may tend to overstate the potential revenues and under estimate the potential costs. The County's fiscal multipliers are based upon the existing County budgets. The level of service provided emphasizes the rural nature of development in the County area. Urban development at the densities and intensities proposed as a part of this Specific Plan will create the need for the County to provide an increased level of service. While the new population base and increased assessments will provide new revenues, the demands for a higher level of service for parks, police and public safety as well as general governmental services will be significant and may require changes in the County's policies in providing that service.

The annexation of the project area to the City of Indio would reduce the need for Riverside County to provide an increased urban level of service.

Capital Improvements and Infrastructure Development Costs

Development of the project area will require the construction of on and off site infrastructure systems, including streets, water delivery and wastewater collection, and drainage control facilities, and electrical distribution facilities. It is anticipated that the project development will pay or bond for all on-site project infrastructure development. Improvements that benefit the surrounding areas will be financed through assessment districts so that each property owner or governmental entity pays an equitable share of the cost.

The construction of off-site capital improvements can be provided for by a variety of financing techniques. Alternative for financing public capital improvements may include Mello-Roos Community Facilities Districts, impact mitigation fees, general obligation tax increment bond financing, or any other financing mechanism that is considered

appropriate. Developer agreements are intended to allocate public and private costs between the City of Indio, the County, CALTRANS, and the developer.

6 SUMMARY/CONCLUSIONS

The projections of revenues and expenditures indicate that the development of the Gateway Specific Plan will have positive fiscal impact upon the County of Riverside. The potential revenues exceed the cost with both the annexation and no annexation scenarios. However, the potential cost/revenue ratio is higher in the case of annexation of the area to the City of Indio. The fiscal analysis does not consider the effect of increases in the level of service to be provided by the County if the project is developed in the County.

If the property is not annexed to the City of Indio the urban development will require the County to provide urban service at a higher level that presently provided in the county area. Annexation of the property will relieve the County of the responsibility to provide a higher level of urban services, while still receiving the benefits of the increased property taxes for the area.

Table of Contents

																									F	Pag	
1,	Introduction			•		•		•			•	•	•		•		•	•	•	•	•	•	•	•	•		1
2.	Project Description	٠					•	•							•							•			•		2
3.	Methodology		•								•			•		•			•						•		3
4.	Analysis of Revenues	ě	•	٠	٠	•	•	÷	•					•	•		•		* :	(1			٠	٠	. :		5
5.	Analysis of Costs	•			•					•	•			•											•		8
6.	Summary and Conclusions .								•	•	•					•									•		9
TA	BLES																										

List of Tables

- 1. Project Base Data
- 2. Residential Density Allocation Table
- 3. Commercial and Industrial Allocation Table
- 4. Residential Property Tax Revenues
- 5. Commercial Property Tax Revenues
- 6. Revenue Summary
- 7. Cost Summary
- 8. Summary of Revenues and Costs

1. Introduction

The purpose of this fiscal analysis is to provide an assessment of the fiscal impact of the proposed Gateway Specific Plan. The Gateway Specific Plan includes approximately 2400 acres of the Shadow Hills area located on the north side of Interstate 10, extending from Jefferson Street on the west to Jackson Street on the east. The General Plan Fiscal Analysis also addressed the entire Shadow Hills area including this area. This report is intended to augment the analysis of the General Plan Fiscal Impact Study. The factors and assumptions used in the General Plan Fiscal Analysis have been applied to the specific uses proposed in the Gateway Specific Plan.

This study analyses the revenues to be received by the City during the ten year buildout of the Gateway Specific Plan. The revenues are projected at two increments, at five years and also at ten years. The project is projected to be built-out in ten years. The costs of services required by the project are also analyzed for the same periods. All amounts reflect 1993 constant dollars.

2. Project Description

The Gateway Specific Plan comprises approximately 2400 acres in the Shadow Hills portion of the County of Riverside ,north of the existing limits of the City of Indio. The project is located in an area between Jefferson Street on the West and Jackson on the East as delineated on the attached map. The areas is within the Sphere of Influence Area for the City of Indio.

Approximately 684 acres of the Specific Plan area are included in Annexation 68 to the City of Indio. The majority of the area is proposed as annexation 69 to the City of Indio. The City of Indio has previously submitted to the Riverside County Local Area Formation Commission an application for the annexation of Area 68.

Gateway Specific Plan provides a comprehensive plan for the development of 17 residential villages, and mixed use areas to accommodate 12,061 dwelling units. The future population of the area is estimated to be 38,233. The Residential Village low density areas shall a maximum average density of 5 units per acres. The Residential Village Medium density area have a maximum density of 10 dwelling units per acre. The Residential Village High density areas have a maximum density of 20 dwelling units per acre. The types of housing units will be varied to provide a wide ranging of housing opportunities including single family detached units, attached units, townhomes, patio homes, apartments, and stacked flats. The residential developments shall include rental units as well as provide ownership opportunities.

The project includes approximately 218 net acres for Mixed Use Development including office, retail, research and development, hotel and light industrial. An additional 80 acres in the Mixed Use Area is estimated for High Density Residential.

Based upon development intensities permitted by the General Plan a total of 2,698,600 sq. ft. of floor area is proposed for development in this area along within the Specific Plan, most of which is along the Interstate 10 Corridor. Summaries of the land allocations proposed for the Gateway Specific Plan are provided on Tables 2 and 3.

3. Methodology/Assumptions

The analysis has been prepared using the following guidelines and assumptions.

- 1. The focus of the analysis has been on the General Funds and Road Funds. The study has not included an analysis of the enterprise funds which have offsetting costs and revenues.
- 2. Phasing and absorption for residential units and non-residential square footage are based upon a ten year buildout of the project at a constant annual rate.
- 3. The methodology for estimating costs and revenues is based upon a combination of the case study method as well as a per capita multiplier as used in the General Plan Fiscal Impact Analysis.
- 4. The study covers the period from 1994 to 2004 or a ten year buildout period.
- 5. The analysis illustrates the incremental costs and revenues of the buildout of the Gateway Specific Plan.

Sources of Data:

The Fiscal Impact Analysis for the City of Indio General Plan Update prepared by Stanley Hoffman Associates, June 1993

The Oak Shadows Fiscal Impact Analysis, Public Golf Course Alternative, February 1992

Fiscal Impact Analysis, Annexation 65, City of Indio.

Fiscal Impact on Local Agencies of the Shadow Hills Annexation to the City of Indio, prepared by Angus McDonald & Associates, Inc July, 1992.

Fiscal Impact Report Guide, Riverside County Administrative Office, March 1993.

City of Indio, Budget Fiscal Year 1992-93.

4 Analysis of Revenues

The revenues analyzed include those potential revenue that are created as a result of the development of the project. These include City operational fees, property taxes, sale taxes, transient occupancy taxes and State Road funds. The specific revenue sources are listed on Table 6. Projection factors are generally based upon the General Plan Fiscal Impact Report in order to assure consistency with the General Plan Analysis.

Incremental Property Tax Revenue Projections

Property tax assessment is based on the general levy of one percent of the assessed property valuation. The City of Indio would receive 25% of the apportioned County of Riverside Tax allocation which results in a property tax allocation factor of .0722. Additionally, it is assumed that the City would receive the allocation for the County Fire Department which is a factor of .0614.

The sales prices of the homes were based upon the following:

Single Family Residential:

\$144,000

Attached Housing:

\$120,000

Multiple Family Housing:

\$80,500

Commercial Sales were based upon land, structure, and improvement costs as follows:

Community/Regional Commercial:

\$90/sq. ft.

The assessed value were increased by 2% per year. The sales prices of homes were adjusted downward to reflect the effect of the \$7000 home owners exemption. In addition, the assessed value was reduced by -.09% per year to reflect the annual reassessment factor. Projections of the Property Tax Revenues are shown on Tables 4 and 5

Property Transfer Tax

The Property Tax transfer tax is established at \$1.10 per 1,000 of unencumbered value. Indio receives \$.55 per \$1000 of value conveyed.

Sales and Use Tax

The new residential households will allocate a portion of the annual income to the purchase of good and services which are subject to retail sales and use taxes. The local taxing entity receives a tax increment equal to one percent of retail sales.

Retail sales is calculated using a factors of \$140 per square feet for Neighborhood Commercial and \$160 per square feet for Regional /Community Commercial These factors are consistent with those used in the General Plan Fiscal Impact Study.

A use tax of 12% of the total sales tax was included in the projections.

5. Analysis of Costs

The Costs for this project are based upon the factors included in the General Plan Fiscal Impact Study. In most cases, the per capita methodology has be utilized although in some cases the General Plan Study used the case study approach. The projected recurring costs are shown on Table 7

Capital Costs

The funding of capital facilities would be accomplished through direct construction by the developer through mitigation fees paid to the City, special assessment districts established by the property owners, or though Mello Roos financing.

Fire Protection

The General Plan Fiscal Study estimated the cost of operation and maintenance of a new fire station at \$930,000. According to the General Plan two fire stations will be required to serve the Shadow Hills area. For purposes of this analysis it is assumed that two thirds of that cost is attributed to this project.

Parks

The recurring costs of park maintenance is estimated at \$6365 per acre based upon the dividing the existing number of City Parks by the total labor and maintenance costs reflected in the 1993 Budget.

Interest Invested Funds

It is assumed that the Interest Investment Funds will provide an annual recurring revenue of \$100,000.

Other Revenue Projections

With the exceptions noted above, all other revenue projections were developed using per capita multiplier based on the existing City Budget and the population served as indicated in the General Plan Fiscal Impact Report. The projection factors are show in Revenue Summary Table 5.

6 Summary/Conclusions

The following provides a summary of the key finding and observations based upon the data analyses in this report:

- 1. The Gateway Specific Plan consists of approximately 2400 acres located north of the existing limits of the City of Indio.
- 2. The project proposed the development of a total of 12,061 dwelling units with a projected population of 38,233. and a total of 2,698,000 sq. ft. of commercial, office, hotel, research and development, and industrial uses.
- 3. The overall fiscal impact of the annexation is a positive one for the ten year study period. The new development in the area will generate revenues for the City that will exceed the annual costs to serve the development. The ratio of revenues to potential costs is 1.13 in the fifth year of the project, and 1.11 in the tenth year of the project.
- 4. If the development progresses with equal annual increments of development, the project will provide the City with surpluses in all years of the study period.
- 5. A review of the capital facility needs indicates no major issues based upon the policy that all capital facilities for the development will be installed by the developer or will be paid using designate impact fees. For specific capital projects such as bridge overcrossings, it is assumed the costs will be paid jointly by the developer, CALTRANS, and the City, based upon fees established for all properties that will benefit from the improvement, and available State or Federal sources.

Indio Gateway Specific Plan --Fiscal Impact Study

Project Data	Developm	Development Phases
	1999 (Year 5)	2004 (Year 10)
Projected Population	19117	38233
Projected no. of dwelling units	6031	12061
No. of new developed acres	1200	2400
No. of new park acres	9/	153
No. of lane miles	34	89
No. of curb miles	34	89
No. of new signalized intersections	11	22
Total square feet of parkways/medians	724800	1449600
No. of new fire stations		2
No. of lighting fixtures	954	1907
Assumption 50% buildout in five years,		
100% in ten years		

TABLE 2
Residential Density Allocation

	77	20	DU/AC	DU/AC	INITIAL		MAXIMUM	
		NET	INITIAL	MAX	ALLOCATION	SUBTOTAL	ALLOCATION	SUBTOTA
RVL	1	148.5	5	5	742.5		743	
	1A (1)	7.3	7	. 7	514		51	
	2	273.4	5	5	1367		1367	
	3 (2)	27.8	7	7	195		195	
	4	111.6 i	5	. 5	558		558:	7
	4A (1)	7.3	7	7	53:		53!	
	5	111.7	5	5	559		559	
	6	96.1	5	5	481		481:	
	7	97.4	5	5	487		487	
1	8	125.5	5	5	628		628	
	9	133.3	5	5	667		667	
	10	118.9	5	5	595		595	
1	11	90.2	5	5	451		451	
	12	72.9	5	5	365		365	
	13	73.9	5	5	370		370	
	14	73.9	5	5	370		370	
	15	73.91	5	5	370		370:	
	16	91.3	5	5	457	8761		875
RVM	1	16.9 !	10	10	169	0701	169	070
	2	62.5	10	10	625		625:	
(3 .	37	10	10	370	1164		116
VC RV	1 ,	37.8	12	20	454	1104	756	110
	2 (5)	34.4 :	12	20	413		688	
	3	30.2	12	20	362		604	
	4 :	37	12	20	444	1672.8		278
MU RV (3)	1	29.1:	20	20	194	1072.0	582	210
	2	50.8	20	20	339		1016	
	3	97.2	20	20	648		1944	
	4	9.41	20	20	63		188	
	5	5.9	20	20	39.		118	
	6	17.7	20	20	118		354	
	7	78:	20	20		4004		E70
LOODWAY (4)		1		20	520 :	1921	1560	576
RVL	3 ;	11.5;	7	7	041			
RVL	6	16.3	5	5.	81		81	
RVL	7	5	5		82		82:	
RVM	1	5.1	10	5	25		25	
MU RV	3	3.3	20	10	51:		51	
TOTAL	1	2320	20	20	66.	304 .	66.	304
JOIAL		2320			<u> </u>	13823	- 1	18770.2

otes:

- Unit allocation for dedication of right of way of Jefferson to be dedicated. Units may be transferred anywhere within Specific Plan area.
- Density bonus increase to 7.0 du/ac for realignment of Jefferson. Units may be transferred within Specific Plan area.
 - For the Village Center & mixed use areas the initial allocation is based on 1/3 of the Village or Mixed Use area being residential.

 The maximum allocation assumes all of the village is residential.
- Land dedicated for the floodway will be allowed to transfer density anywhere within the Specific Plan area.
- VC 2 is to be utilized exclusively for residential and commercial purposes. Schools and parks may
 - be located adjacent to but not "in" this Village Center.

TABLE 3

PLANNING AREA	ND INDUSTRIAL ALLOCA			
	2,,,0 032	SITE AREA (AC)	FAR	BLDG AREA
VC 1	Neighborhood S.C.			(Square Feet)
	reighborhood S.C.	15.0	0.25	163,350
MU 1	Hotel			
		6.0	0.40	104,544
	Regional/Community Comm.	23.1	0.25	251,559
MU 2	Business Park	22.2		
	Regional/Community Comm.	20.8	0.35	317,117
	regional committee Comm.	10.0	0.25	108,900
MU 3	Business Park	57.0		
	Regional/Community Comm.	57.2	0.35	872,071
	g successful drinky Commit.	25.0	0.25	272,250
MU 4		18		
MU 5	Regional/Community Comm.	5.0		
	g and governmently Continue.	5.9	0.25	64,251
1U 6	Business Park	17.7	0.20	201.001
		11.1	0.30	231,304
MU 7	Regional/Community Comm.	48.0	0.25	522,720
OTAL				
		228.7		2,908,066

Note: For property tax and traffic assume that the business park is 50/50 office (R & D) and light industrial

Indio Gateway Specific Plan -- Fiscal Impact Study

Residential Property Tax Revenues	ax Kevenu	Jes		
Assessed Value	Factors	(1994) Year 1	(1999)Year 5	2004 (Year 10)
Prior Year Cumulative		\$0	\$641,917,447	\$1,519,228,947
Added Value:New Sales		\$155,744,420	\$168,582,769	\$186,128,999
Added Value Reassessment/Yr	-0.90%	\$0	(\$1,487,495)	(\$1,642,315)
Added Value Resales	\$0	\$0	\$2,666,317	\$2,943,829
Adjusted Assessed Value		\$155,744,420	\$811,679,038	\$1,706,659,461
ess: Homeowners Exemption	7000	\$4,956,000	\$24,780,000	\$49,560,000
Net Assessed Value		\$150,788,420	\$786,899,038	\$1,657,099,461
Levy	0.01	\$1,507,884	\$7,868,990	\$16,570,995
Property Tax Revenues				
City General Fund	0.0722601	\$108,960	\$568,614	\$1,197,422
Fire Department	0.0614		\$483,156	\$1,017,459
Secured Property Tax		\$201,544	\$1,051,770	\$2,214,881
Unsecured Property Tax	0.045	\$9,069	\$47,330	\$99,670
Total Property Tax		\$210,613	\$1,099,100	\$2,314,550

Indio Gateway Specific Plan -- Fiscal Impact Study

Assessed Value Factors (1994) Year 1 (1999)Year 5 2004 Prior Year Cumulative \$0 \$88,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,071,761 \$48,957	Commercial Property Tax Revenues	Revenues			
\$0 \$8 ent -0.90% \$25,230,920 \$2 by sq ft \$5,397,200 \$3 ed) \$36,628,120 \$12 0.0722601 \$26,468 0.0614 \$22,490 \$48,957		Factors	(1994) Year 1	(1999)Year 5	2004 (Year 10)
\$25,230,920 \$2 ent -0.90% \$0 \$5,397,200 \$ (\$5,100,000 \$ (\$900,000 \$ \$36,628,120 \$12 0.0722601 \$368,281 \$ 0.0722601 \$26,468 \$22,490 \$ \$48,957	Prior Year Cumulative		\$0	\$88,071,761	\$206,990,049
ent -0.90% \$0 3/sq ft \$5,397,200 \$ (a) \$5,100,000 \$ (b) \$36,628,120 \$12 (c) \$366,281 \$ (c) \$26,468 \$ (c) \$26,468 \$ (c) \$26,468 \$ (c) \$48,957	Added Value:New Sales		\$25,230,920	\$27,310,759	\$30,153,285
J/sq ft \$5,397,200 \$) \$5,100,000 \$ ed) \$900,000 \$12 0.01 \$36,628,120 \$12 \$366,281 \$ 0.0722601 \$26,468 0.0614 \$22,490 \$48,957 \$48,957	Added Value Reassessment	-0.90%	\$0	(\$192,268)	(\$212,279)
\$5,100,000 \$5, ed) \$900,000 \$ \$36,628,120 \$127, 0.01 \$366,281 \$1, 0.0722601 \$26,468 0.0614 \$22,490 \$48,957 \$	Unsecured Valuation (\$20/sq ft		\$5,397,200	\$5,397,200	\$5,397,200
ed) \$900,000 \$ \$36,628,120 \$127, 0.01 \$366,281 \$1, 0.0722601 \$26,468 0.0614 \$22,490 \$48,957 \$	Hotel Valuations(Secured)		\$5,100,000	\$5,520,404	\$6,094,972
\$36,628,120 \$127, 0.01 \$366,281 \$1, 0.0722601 \$26,468 0.0722601 \$22,490 \$48,957 \$	Hotel Valuation (Unsecured)		\$900,000	\$900,000	\$900,000
CRevenues 0.01 \$366,281 \$1, Revenues 0.0722601 \$26,468 ent 0.0614 \$22,490 \$48,957 \$	Adjusted Assessed Value		\$36,628,120	\$127,007,856	\$249,323,226
Revenues 0.0722601 \$26,468 ent 0.0614 \$22,490 \$48,957 \$	Levy	0.01	\$366,281	\$1,270,079	\$2,493,232
Fund 0.0722601 \$26,468 ent 0.0614 \$22,490 \$48,957 \$	Property Tax Revenues				
ent 0.0614 \$22,490 \$48,957	City General Fund	0.0722601	\$26,468	\$91,776	\$180,161
\$48,957	Fire Department	0.0614	\$22,490	\$77,983	\$153,084
			\$48,957	\$169,759	\$333,246

Indio Gateway Specific Plan --Fiscal Impact Study
TABLE 6

Revenue Summary			
Revenue Source	Projection Factor	Projected Revenues 1999(Years Five)	Projected Revenues 2004(Year Ten)
Taxes			
Property Tax	1% levy	1,268,859	2,647,796
Sales and Use Tax	1% of taxable retail sales times 1.12 use tax-		
	\$160/s.f. Regional Retail, \$140/s.f. Community retail	\$1,502,007	\$3,004,013
Transient Occupancy Tax	ts	\$574,875	\$1,149,750
Franchise Fee	\$10.08 per capita	\$192,696	\$385,392
Business License Tax	\$32.30 per employee	\$157,188	\$314,376
Real Estate Transfer Tax	\$1.10 per \$1000 of sales price with the		
	City's share equal to \$.055	\$48,387	\$103,704
Utilify User Fees	\$32 per capita and employee	\$611,734	\$1,223,468
Licenses and Permits			
Animal Licenses	\$.20 per capita	\$3,823	\$7,647
Building Permits	Current Expected Revenue	\$250,000	\$250,000
Other Licenses and Permits	\$1.03 per capita	\$19,690	\$39,380
Motor Vehicle In-Lieu	\$32.72 per capita	\$625,498	\$1,250,996
Charges for Current Services			
Police and Fire Service Fees	\$2.16 per capita	\$41,292	\$82,584
Ambulance Fees	\$3.47 per capita	\$66,335	\$132,670
Other Charges and Fees	\$2.56 per capita	\$48,939	\$97,877
Municipal Code Violations	\$.74 per capita	\$14,146	\$28,293
Rents and Concessions	\$1.36 per capita	\$25,999	\$51,997
Other Revenues	\$5.29 per capita	\$101,127	\$202,255
Interest Income	2.5% of projected operating revenues	\$100,000	\$100,000
Traffic Safety	\$1.24 per capita	\$23,705	\$47,409
Gasoline Taxes			
State Gasoline Tax-2105	Assume to be allocated 100% to capital projects	NA	NA NA
State Gasoline Tax-2106	\$1.49 per capita	\$28,484	\$56,968
State Gasoline Tax-2107 and 2107.5	\$7.84 per capita	\$149,875	\$299,750
Measure A 1/2 cent sales tax	Assume to be allocated 100% to capital projects		
TOTALS		\$5,854,658	\$11,476,325

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Cost Summary		Projected Costs	Projected Costs
General Fund Cost Category	Projection Factor	1999 (Year Five)	2004 (Year Ten)
General Government	15.6 % of department line costs	\$705,861	\$1,411,721
Elections, Promotions & Publicity	\$3.17 per capita	\$60,600	\$121,200
Surety and Insurance	\$11.91 per capita	\$227,680	\$455,359
Sundry	\$9.30 per capita	\$177,785	\$355,570
Public Safety			
Police Protection	\$112.48 per capita	\$2,150,245	\$4,300,489
Fire Protection	\$930,000 per fire station (fixed cost)	\$613,800	\$1,227,600
Animal Control	\$2.44 per capita	\$46,645	\$93,289
Disaster Preparedness	Not projected	N/A	N/A
Public Services	\$3.14 per new developed acre	\$314,000	\$628,000
Administration	20% of new public service costs	\$38,454	\$76,908
Street Cleaning	\$823 per curb mile	\$27,982	\$55,964
Street Lighting	\$14 per light fixture	\$13,350	\$26,700
Street Maintenance	\$1855 per lane mile	\$63,070	\$126,140
Street Traffic Control	\$7988 per signalized intersection	\$87,868	\$175,736
Yard and Shops	\$2.35 per capita	\$44,924	\$89,848
Engineering Services	\$12.70 per new developed acre	\$12,700	\$25,400
Parks	\$6365 per acre	\$365,988	\$731,975
Parkways/Median Maintenance	\$0.19 per square foot	\$137,712	\$275,424
Senior Citizens Center	\$1.93 per capita	\$36,895	\$73,790
Community Development Department \$3.39 per capita	\$3.39 per capita	\$64,806	\$129,611
TOTALS		\$5 190 363	\$10 380 727
		\$0,100,000	\$10,000,141

TABLE 8

Summary or Revenues and Costs
(1999) Year 5
Potential Recurring Revenues \$5,854,658
Annual Recurring Surplus(Deficit) \$664,295
Net Fiscal Impact (Revenue/Cost Ratio)

An Analysis of the Fiscal Impacts on Riverside County and Local Agencies

Gateway Conceptual Specific Plan

Including Annexation No. 69 to the City of Indio, California

November 14, 1995

☐ The Geritz Group

Development and Master Planning Consultants

☐ James A. Ragsdale & Associates
Urban Planning/Design/Environmental Consultants

Table of Contents

		Pa	ge
1.	Introduction	• •	1
2.	Project Description	•:•:	2
3.	Methodology	* *	3
4.	Analysis of Revenues		5
5.	Analysis of Costs		8
	Summary and Conclusions		

TABLES

List of Tables

COUNTY OF RIVERSIDE AND LOCAL AGENCIES

- 1. Project Base Data
- 2. Residential Density Allocation Table
- 3. Commercial and Industrial Allocation Table
- 4. Cumulative Buildout Summary
- 5. County- Residential Property Tax Revenues
- 6. County- Commercial Property Tax Revenues
- 7. Projected Revenues
- 8. Projected Expenditures
- 9. Summary of Cost & Revenue Projections by Project Year
- 10. Comparison of Annexation/No Annexation Scenarios

1. Introduction

The purpose of this fiscal analysis is to provide an assessment of the fiscal impact of the proposed Gateway Specific Plan. The Gateway Specific Plan includes approximately 2400 acres of the Shadow Hills area located on the north side of Interstate 10, extending from Jefferson Street on the west to Jackson Street on the east. The General Plan Fiscal Analysis also addressed the entire Shadow Hills area including this area. This report is intended to augment the analysis of the General Plan Fiscal Impact Study. The factors and assumptions used in the General Plan Fiscal Analysis have been applied to the specific uses proposed in the Gateway Specific Plan.

This study analyses the revenues to be received by the City during the ten year buildout of the Gateway Specific Plan. The revenues are projected at two increments, at five years and also at ten years. The project is projected to be built-out in ten years. The costs of services required by the project are also analyzed for the same periods. All amounts reflect 1993 constant dollars.

2. Project Description

The Gateway Specific Plan comprises approximately 2400 acres in the Shadow Hills portion of the County of Riverside north of the existing limits of the City of Indio. The project is located in an area between Jefferson Street on the West and Jackson on the East as delineated on the attached map. The areas is within the Sphere of Influence Area for the City of Indio.

Approximately 684 acres of the Specific Plan area are included in Annexation 68 to the City of Indio. The majority of the area is proposed as annexation 69 to the City of Indio. The City of Indio has previously submitted to the Riverside County Local Area Formation Commission an application for the annexation of Area 68.

Gateway Specific Plan provides a comprehensive plan for the development of 17 residential villages, and mixed use areas to accommodate 12,061 dwelling units. The future population of the area is estimated to be 38,233. The Residential Village low density areas shall a maximum average density of 5 units per acres. The Residential Village Medium density area have a maximum density of 10 dwelling units per acre. The Residential Village High density areas have a maximum density of 20 dwelling units per acre. The types of housing units will be varied to provide a wide ranging of housing opportunities including single family detached units, attached units, townhomes, patio homes, apartments, and stacked flats. The residential developments shall include rental units as well as provide ownership opportunities.

The project includes approximately 218 net acres for Mixed Use Development including office, retail, research and development, hotel and light industrial. An additional 80 acres in the Mixed Use Area is estimated for High Density Residential.

Based upon development intensities permitted by the General Plan a total of 2,698,600 sq. ft. of floor area is proposed for development in this area along within the Specific Plan, most of which is along the Interstate 10 Corridor. Summaries of the land allocations proposed for the Gateway Specific Plan are provided on Tables 2 and 3.

3. Methodology/Assumptions

The analysis has been prepared using the following guidelines and assumptions.

- 1. The focus of the analysis has been on the General Funds and Road Funds. The study has not included an analysis of the enterprise funds which have offsetting costs and revenues.
- 2. Phasing and absorption for residential units and non-residential square footage are based upon a ten year buildout of the project at a constant annual rate.
- 3. The methodology for estimating costs and revenues is based upon a combination of the case study method as well as a per capita multiplier as used in the General Plan Fiscal Impact Analysis.
- 4. The study covers the period from 1994 to 2004 or a ten year buildout period.
- 5. The analysis illustrates the incremental costs and revenues of the buildout of the Gateway Specific Plan.

Sources of Data:

The Fiscal Impact Analysis for the City of Indio General Plan Update prepared by Stanley Hoffman Associates, June 1993

The Oak Shadows Fiscal Impact Analysis, Public Golf Course Alternative, February 1992

Fiscal Impact Analysis, Annexation 65, City of Indio.

Fiscal Impact on Local Agencies of the Shadow Hills Annexation to the City of Indio, prepared by Angus McDonald & Associates, Inc July, 1992.

Fiscal Impact Report Guide, Riverside County Administrative Office, March 1993.

City of Indio, Budget Fiscal Year 1992-93.

4 Analysis of Revenues

The revenues analyzed include those potential revenue that are created as a result of the development of the project. These include City operational fees, property taxes, sale taxes, transient occupancy taxes and State Road funds. The specific revenue sources are listed on Table 6. Projection factors are generally based upon the General Plan Fiscal Impact Report in order to assure consistency with the General Plan Analysis.

Incremental Property Tax Revenue Projections

Property tax assessment is based on the general levy of one percent of the assessed property valuation. The City of Indio would receive 25% of the apportioned County of Riverside Tax allocation which results in a property tax allocation factor of .0722. Additionally, it is assumed that the City would receive the allocation for the County Fire Department which is a factor of .0614.

The sales prices of the homes were based upon the following:

Single Family Residential:

\$144,000

Attached Housing:

\$120,000

Multiple Family Housing:

\$80,500

Commercial Sales were based upon land, structure, and improvement costs as follows:

Community/Regional Commercial:

\$90/sq. ft.

The assessed value were increased by 2% per year. The sales prices of homes were adjusted downward to reflect the effect of the \$7000 home owners exemption. In addition, the assessed value was reduced by -.09% per year to reflect the annual reassessment factor. Projections of the Property Tax Revenues are shown on Tables 4 and 5

Property Transfer Tax

The Property Tax transfer tax is established at \$1.10 per 1,000 of unencumbered value. Indio receives \$.55 per \$1000 of value conveyed.

Sales and Use Tax

The new residential households will allocate a portion of the annual income to the purchase of good and services which are subject to retail sales and use taxes. The local taxing entity receives a tax increment equal to one percent of retail sales.

Retail sales is calculated using a factors of \$140 per square feet for Neighborhood Commercial and \$160 per square feet for Regional /Community Commercial These factors are consistent with those used in the General Plan Fiscal Impact Study.

A use tax of 12% of the total sales tax was included in the projections.

5. Analysis of Costs

The Costs for this project are based upon the factors included in the General Plan Fiscal Impact Study. In most cases, the per capita methodology has be utilized although in some cases the General Plan Study used the case study approach. The projected recurring costs are shown on Table 7

Capital Costs

The funding of capital facilities would be accomplished through direct construction by the developer through mitigation fees paid to the City, special assessment districts established by the property owners, or though Mello Roos financing.

Fire Protection

The General Plan Fiscal Study estimated the cost of operation and maintenance of a new fire station at \$930,000. According to the General Plan two fire stations will be required to serve the Shadow Hills area. For purposes of this analysis it is assumed that two thirds of that cost is attributed to this project.

<u>Parks</u>

The recurring costs of park maintenance is estimated at \$6365 per acre based upon the dividing the existing number of City Parks by the total labor and maintenance costs reflected in the 1993 Budget.

Interest Invested Funds

It is assumed that the Interest Investment Funds will provide an annual recurring revenue of \$100,000.

Other Revenue Projections

With the exceptions noted above, all other revenue projections were developed using per capita multiplier based on the existing City Budget and the population served as indicated in the General Plan Fiscal Impact Report. The projection factors are show in Revenue Summary Table 5.

Billing Account #: 7739-1897-0

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