

# PLANTATION ESTATES



## A PROJECT MASTER PLAN IN THE CITY OF INDIO, CALIFORNIA

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# PLANTATION ESTATES MASTER PLAN SUMMARY

## A. Project Regional Location

The Plantation Estates project is a master-planned residential development planned in the Indio Rancho Planning Area of the City of Indio, California. The City of Indio is located approximately 100 miles from the Coast of California and the neighboring state of Arizona. Indio is regionally located in the Northern portion of the Coachella Valley as shown in Exhibit 1 below.

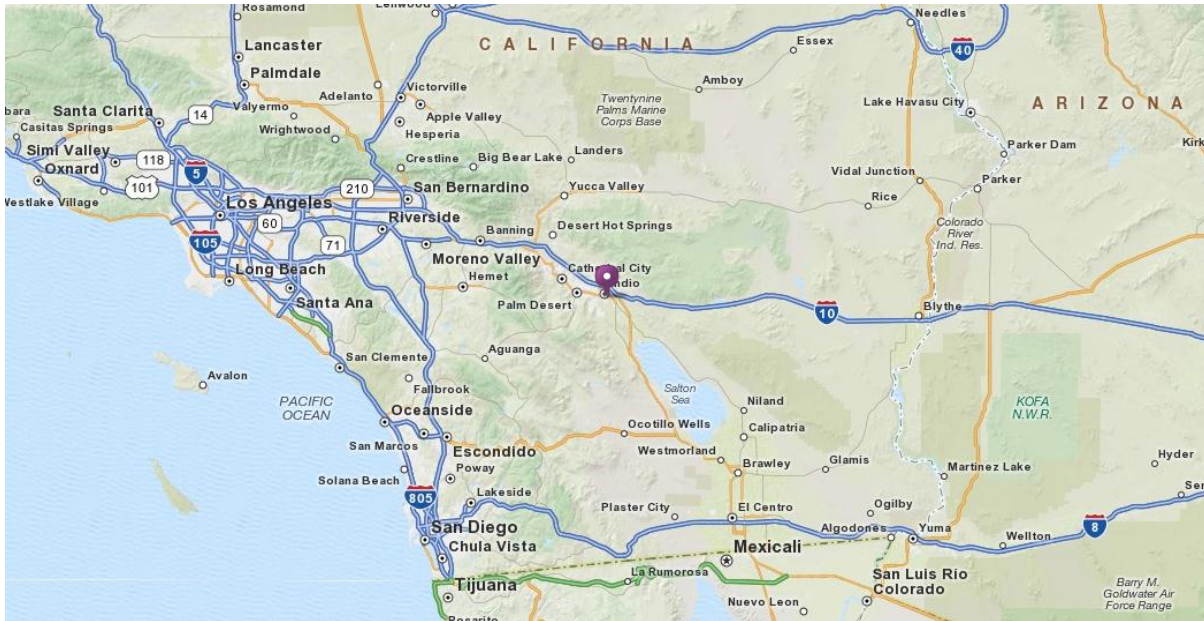


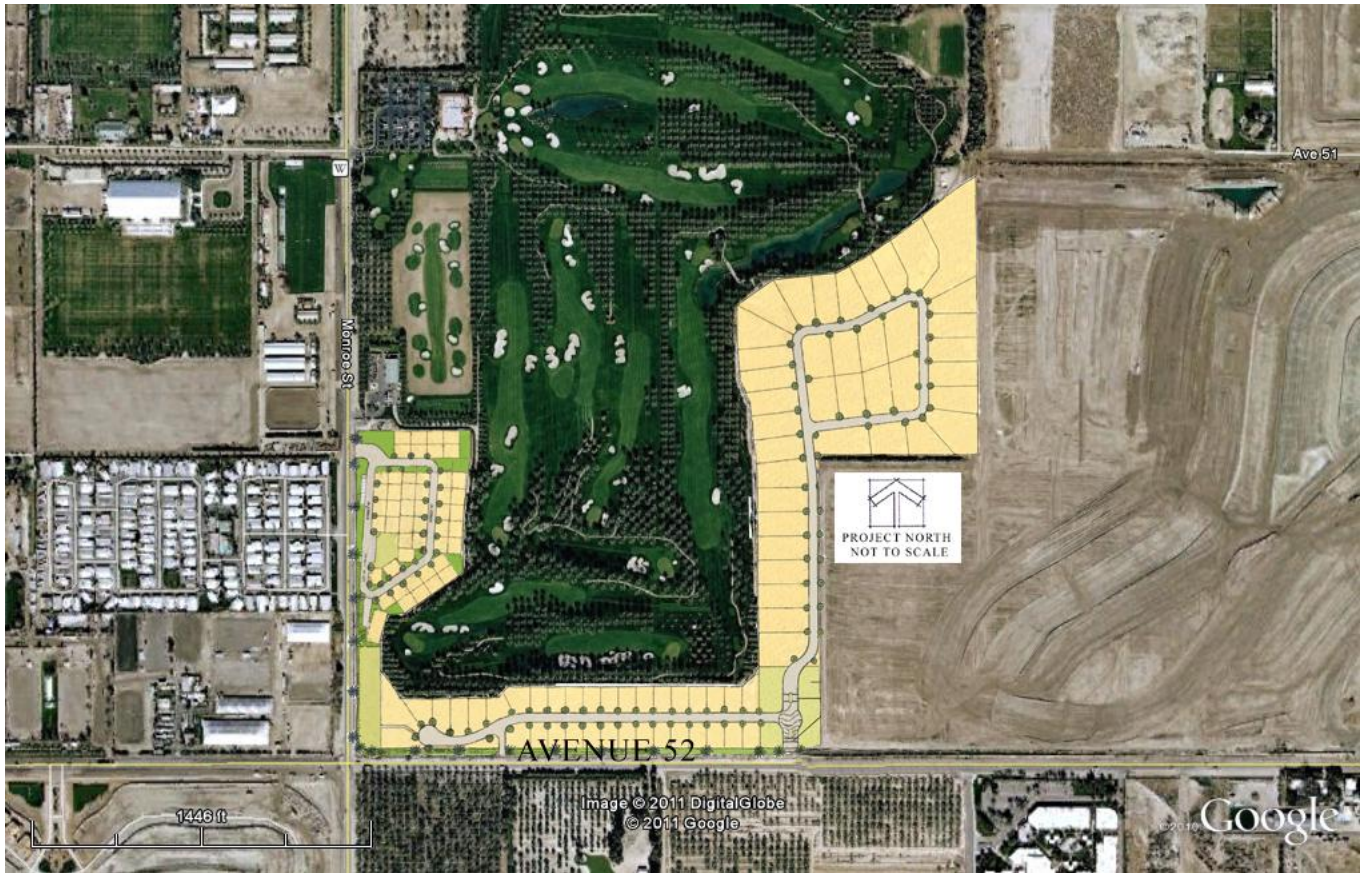
Exhibit 1



Exhibit 2

The project site as it exists currently as vacant land is adjacent to the Plantation Golf Course and is located at the northeast corner of Monroe Street and Avenue 52 is shown in Exhibit 2.

The proposed project, as shown below, is in the vicinity of existing residential use to the west, open space and the Polo Estates project to the east, and surrounds the southern portion of the Plantation Golf Club.



### Exhibit 3

The Project Master Plan (the PMP) once approved, establishes permitted land uses, development standards, setbacks, and establishes an administrative procedure for minor adjustments to the project.

Based on a discretionary determination by the City of Indio Planning Director, each development application within the Master Plan boundary may require a public hearing which may also include a Design Review submittal.

Any development application may require review and approval by Staff, the City’s Planning Commission, and/or City Council. In all cases, a Tentative Map approval requires a public hearing before the Planning Commission and City Council.

## B. Planning Area Delineation Summary

The primary land use component of the project consists of 125 residential lots which will permit single-family detached and attached residential units.



**Exhibit 4**

The diagram shown in Exhibit 4 illustrates the local vicinity of each Planning Area within the project, most of which are immediately adjacent to the Plantation Golf Course. These residential lots are delineated within three Planning Areas illustrated in Exhibit 4 are described as follows:

**Planning Area I** (TTM 35929) is located along the southern boundary of the Plantation Golf Club parallel to Avenue 52. The intersection of Street “B” and Avenue 52 provides access to this Planning Area. Planning Area I has within it, 35 Lots on 11.96 acres of land. Lots sizes range from 8,000 square feet in area to 20,267 square feet in area and have an average lot size of 9,040 square feet.

**Planning Area II** (TTM 35928) takes access from Monroe Street via a private gate and allows access to the Clubhouse and residential lots and associated park and open space area within the Master Plan. Planning Area II has within it, 51 Lots within 8.92 acres of land. All lots in this tract are 3,944 square feet in area.

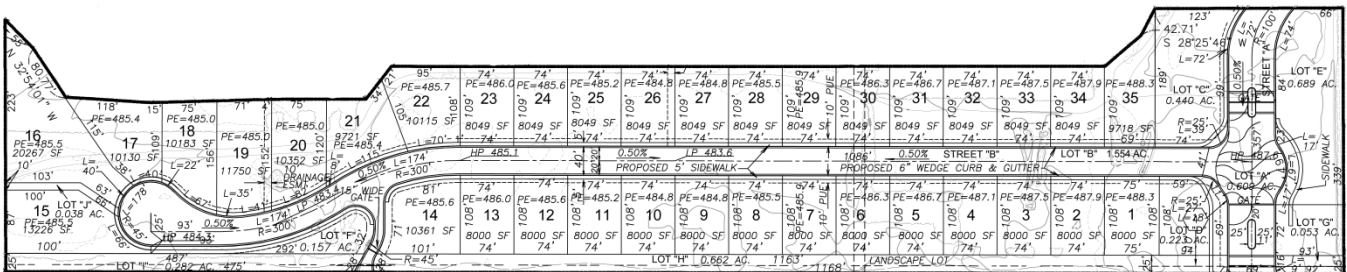
**Planning Area III** (TTM 35930) is given access by way of Street “B” at its Avenue 52 intersection and is comprised of larger lots with The Plantation Golf Club adjacency. Planning Area III has within it, 39 Lots on 24.38 acres of lands. Lots sizes range from 20,000 square feet in area to 75,329 square feet in area and have an average lot size of 23,780 square feet.

**C. Plantation Estates - Subdivision Maps Summary**

Three Tentative Tract Maps have been prepared for the Plantation Estates project. Detailed lot counts for each tract is provided in Appendix IV and is tabulated by lot number, size, total area, and average lot size. lots, streets, and related open spaces within each map are also defined within each of the three Planning Areas within the Master Plan.

The illustrative vignettes shown below as Exhibits 5, 6, and 7, generally illustrate the lot arrangement, street alignments and limits of each map.

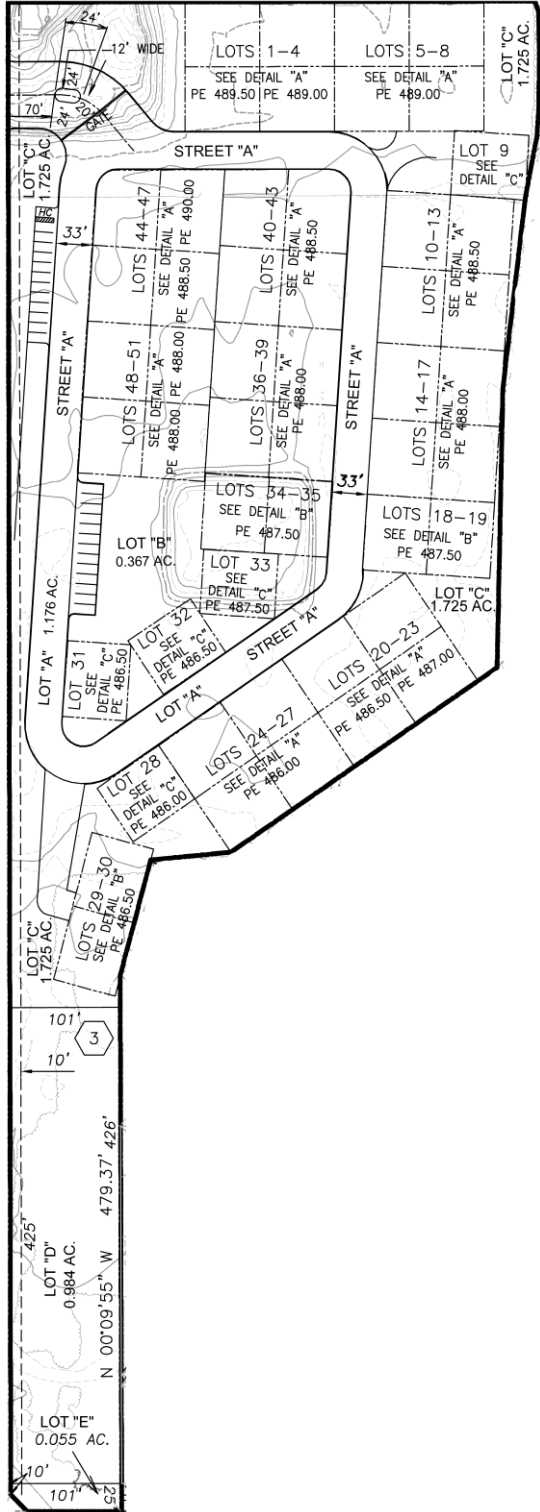
For greater detail and clarity, each individual Tract Map is shown in greater detail in Appendix II on pages 53 thru 55. Detailed lot statistics are delineated in Appendix III on pages 56 thru 59.



**Exhibit 5**

**Tentative Tract Map No. 35929**

Tentative Tract Map No. 35929 (Residential Planning Area I) as shown above in Exhibit 5 consists of 11.96 acres of land and proposes a total of thirty-five (35) lots.

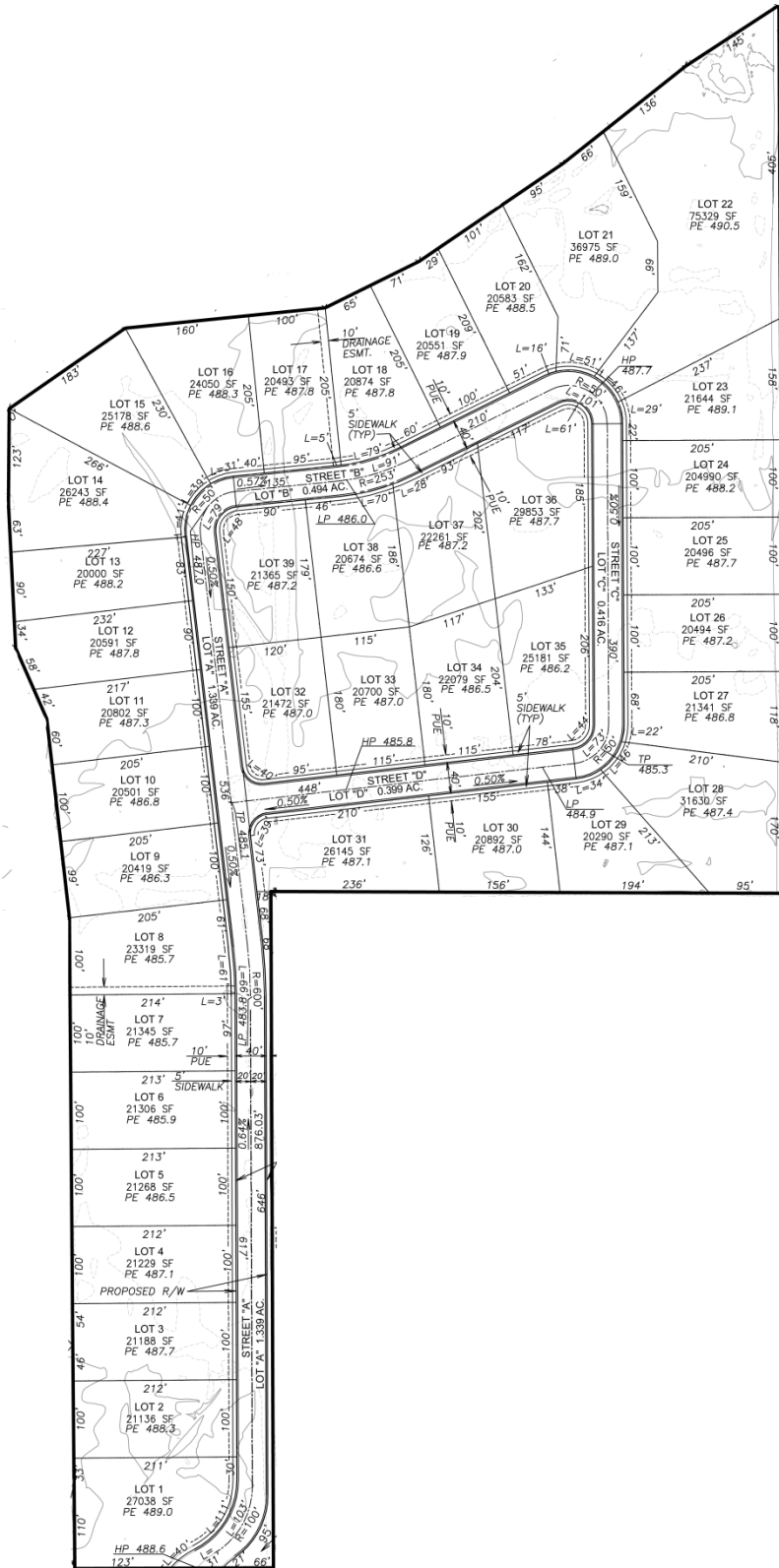


**Exhibit 6**

**Tentative Tract Map No.35928**

Tentative Tract Map No.35928 (Planning Area II) shown above in Exhibit 6 consists of 8.92 acres of land and proposes a total of fifty-one (51) lots.





**Tentative Tract Map No.35930**

Tentative Tract Map No.35930 shown left consists of 24.38 acres of land and proposes a total of thirty-nine (39) lots

**Exhibit 7**

## **D. Summary of the Recreation Elements within the Master Plan**

Several internal recreation elements are incorporated into The Plantation Estates Master Plan to provide residents with a variety of indoor and outdoor amenities for passive and active recreation. Open space park amenities are located at the intersection of Avenue 52 and Monroe Street and at the project entry points on Avenue 52. These park and open space elements are internally connected to each of the three planning areas via DG and paved surfaces for safe accessibility. The recreation area at Avenue 52 and Monroe Street incorporates a series of exercise stations along an internal run/walk path and is described in greater detail in Section 1.4 of the PMP. This open space park runs parallel to Monroe Street north of Ave. 52 provides for an external "art in public places" site improvement that is viewed from either Avenue 52 or Monroe Street. In addition to "passive" recreation open space, a Clubhouse amenity is proposed for the residents of Plantation Estates. This multi-use facility is accessed via the project entry on Monroe Street.

## **E. Overall Project Density**

The Overall (Gross) Density of the three residential planning areas is 2.8 dwelling units/acre which is derived by dividing the total of 125 dwelling units by the total project acreage of 45.26 acres.

## **F. Summary of the Proposed Land Use Entitlements**

A Project Master Plan for the Planation Estates is proposed.

Three Tract Map Applications are proposed and are identified as:

- Tract Map # 35928
- Tract Map # 35929
- Tract Map # 35930

The Plantation Estates project benefits from an adjacency to the existing open space amenity of the Plantation Golf Course.

The Plantation Estates community does not, however, have proprietary access to the adjacent Plantation Golf Club and course by way of the approval of the Plantation Estates PMP. Memberships and access are provided by the club operators and owners.

## **G. Summary Environmental Assessment**

The site is located in area designated by the City General Plan as "low to moderate" intensity for environmental impact. An Environmental Assessment (EA) is being prepared by the City of Indio and has proposed a Mitigated Negative Declaration of Environmental Impact in association with the Project Master Plan.

The Plantation Estates PMP, once approved, will be in compliance with the City of Indio's General Plan. The proposed Plantation Estates Master Plan is shown in Exhibit 8.

A detailed Environmental Report is detailed in Appendix IV and is presented in full in the supporting project documentation within the City Staff's report.



PLANTATION ESTATES  
PROJECT MASTER PLAN



Exhibit 8

PLANTATION ESTATES  
LAND USE PLAN

## **1.0 PROJECT DESCRIPTION**

- 1.0.1 The Plantation Estates Project Master Plan (PMP) serves as the design and land development regulation guiding the development of the proposed project through build-out. The proposed project is a land development program that consists of 45.2 acres of undeveloped land located in the Indio Ranchos Planning Area of the City of Indio.
- 1.0.2 The site is located north of Avenue 52 and east of Monroe Street with frontages on both streets. The overall project has been master planned to ensure that land use compatibility, landscape design treatment, boulevard and interior street standards, and overall project development standards reflect the quality and land use controls vital to the economic success of the project. It is the intent of the project owner to develop the residential portion of the land area upon receiving land use entitlement approval from the City of Indio.
- 1.0.3 It is the intent of the developer to begin and complete the Plantation Estates in as short of a timeframe as is feasible. However, given the uncertainty concerning current economic conditions, the development build-out period is not precisely definable.

### **1.1 Project Density**

The overall density of the residential areas is 2.8 dwelling units/acre reflecting 125 dwelling units on 45.26 net acres of land.

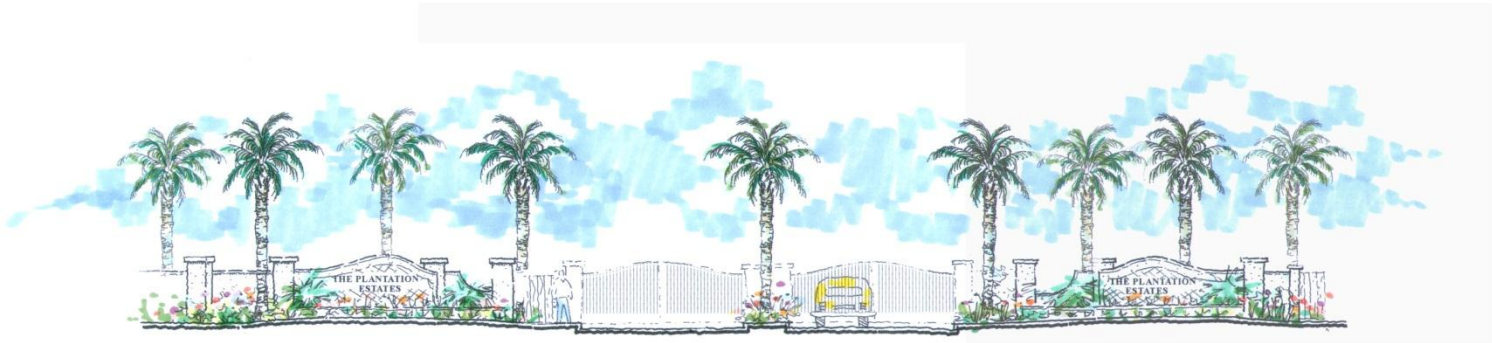
### **1.2 Proposed Land Use Entitlements**

In addition to the Project Master Plan and three Tentative Tract maps (#'s 35928, 35929, and 35930), a Mitigated Negative Declaration of Environment Impact is deemed appropriate by the City's planning staff and will accompany this Master Plan's entitlement application.

### **1.3 Circulation within the Master Plan**

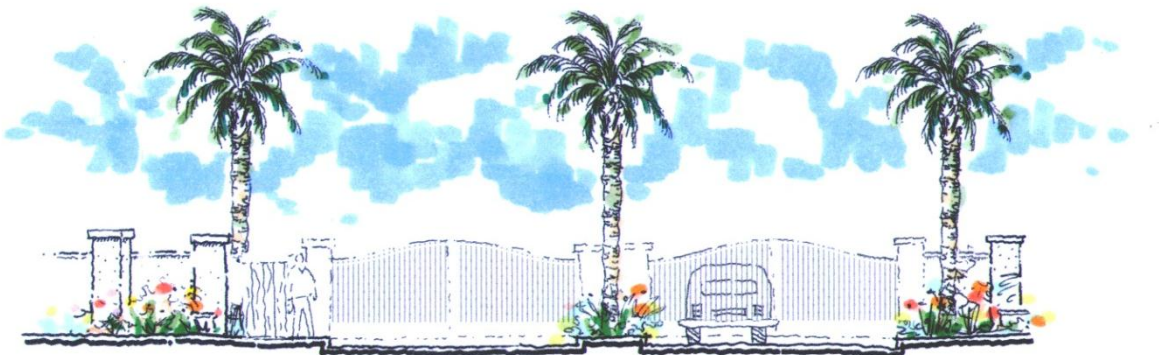
Regional traffic access to the PMP area is provided by the major arterial boulevards of Monroe Street and Avenue 52 which are adjacent to the project. Each has already been improved to its General Plan design standard.

- 1.3.1 Interior circulation is proposed via Street "A", which serves the interior residential Planning Area II and connects to Monroe Street.
- 1.3.2 Avenue 52 provides access to Street "B" serving Planning Areas I and III.



### Exhibit 9

- 1.3.3 The Avenue 52 entrance is illustrated above and includes flanking sign monuments, gates, and landscaping anchored by formal Date Palms and understory plantings.
- 1.3.4 The Monroe Street gated entrance is shown below. All access gates to the project may be card-key operated in order to provide 24 hour access as well as the requisite security for the residents of the Plantation Estates community.



### Exhibit 10

- 1.3.5 The landscape treatment and multi-use trail that is envisioned for the PMP perimeter improvements is designed to be consistent with its neighboring project, the Polo Estates whose perimeter improvements are already in place.

The landscape architecture exhibited in the Polo Estates perimeter and to be exhibited in the Plantation Estates perimeter improvements is that of arid desert plant species set in informal massing of shrubs, trees and groundcover. The goal of the perimeter landscape setting between the two projects is to exhibit a seamless transition between the two in a water conserving, yet lush desert landscape style.

### 1.4 Recreation Amenities within the Master Plan

Primary interior open space elements are incorporated into the Plantation Estates Master Plan and are located at the intersection of Avenue 52 and Monroe Street and at the project entry on Avenue 52. Other open space elements are included in the PMP area in the form of irregular expanded setback areas adjacent to lot pads and streets.

Exhibit 11 below shows the general location of the primary recreation amenities and open space within the project area noted in Table 1-1. Park and/or open space amenities (1 & 2) are linked via a series of Par Course workout stations internal to the PMP.



Park and Open Space  
Key Plan

Exhibit 11

The table of recreation amenities within the PMP as provided in Table 1-1 specifies the general character and amenity-components of each recreation / open space area within the project. At the developer's discretion, additional recreation amenities may be added to the opens space adjacent to the project entry from Avenue 52 however, if a less active recreation theme is desired at this entry to the project, play structures and three dimensional improvements may be omitted in location 2.

Table 1-1

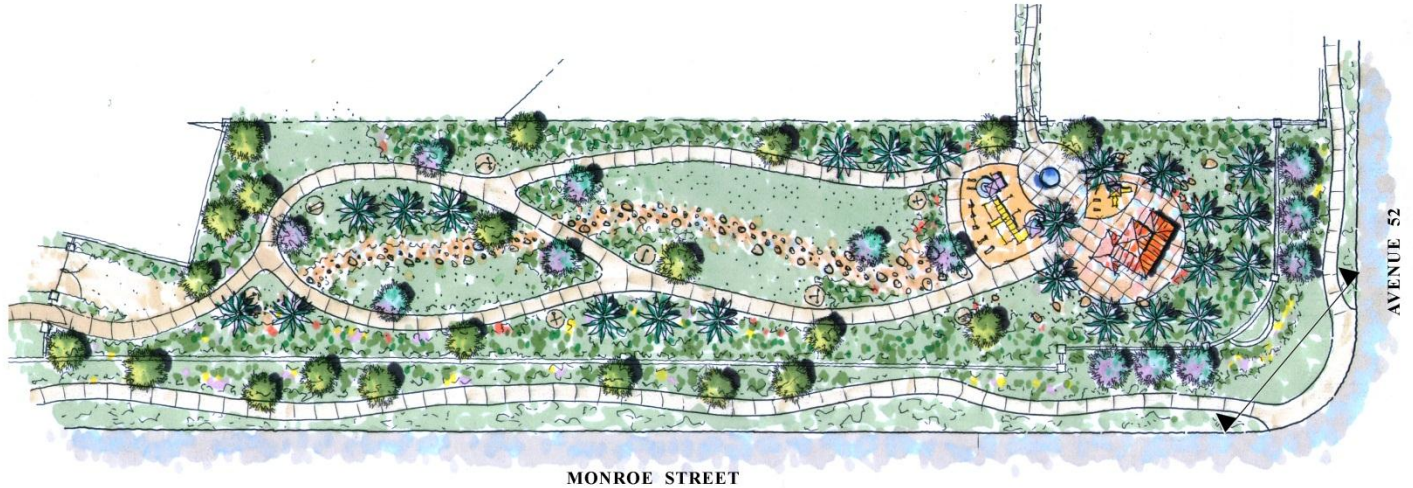
**RECREATION ELEMENTS WITHIN THE PLANTATION ESTATES PROJECT**

<b>Amenity Location Plan Key</b>	<b>Plan Location (Active or Passive) (Recreation Concept)</b>	<b>Approximate Amenity Size or Area</b>	<b>Amenity Component Descriptions</b>
<b>1</b>	<p><b>Monroe St. Park</b></p> <p>Active &amp; Passive Park</p> <p>Fenced and/or walled recreation element for all residents of the PMP area including delineated walking/jogging paths, w/ gathering areas, and safe retreat areas for individual and small group recreation activities.</p>	<p>1.1 Ac. 48,416 SF</p>	<p>7 Par Course stations (Kids8+ and Adults), 1 Quest Systems Play Structure (Kids 2-10), 10 Welded Park Benches (Ages 4+ to 110), 4 Belson BBQ Grills, 1 - 25x35 Canvas Shade Sail (Indio Blue), 20 Canopy trees, 22 Palm Trees,173 shrubs, additional turf and groundcover. Leased Pets only.</p>
<b>2</b>	<p><b>Avenue 52 Open Space</b></p> <p>Passive Open Space</p> <p>Fenced and/or walled Open Space element for all residents of the PMP area including delineated walking/jogging paths subtly integrated into the setting of the residential entry / open space. Additional recreation amenities are optional in this open space area at the discretion of the developer.</p>	<p>1.4 Ac. 60,984 SF</p>	<p>4 Par Course stations (Kids8+ and Adults), 4 Welded Park Benches (Ages 4+ to 110), 23 Canopy trees, 60 Palm Trees,126 shrubs, additional turf and groundcover.</p>

<p><b>3</b></p>	<p><b>Clubhouse Facilities</b></p> <p>Active &amp; Passive Recreation Facility</p> <p>Fenced and/or walled recreation element for all residents of the PMP area</p>	<p>.367Ac. 15,986 SF</p>	<p>Clubhouse Structure to include office, game room, rest rooms, mini-kitchen, storage and common area. (Adults and Kids with supervision- no pets.) 1 Lap Pool 20x40' &amp; 1- 8x8' Spa, Shade Structure or 4 patio tables with umbrellas and chairs, 10 chaise lounges with side tables.(Kids 5-16, Adults 17-42), 2 Welded Park benches (Ages 4+ to 110), 2 Belson BBQ Grills, 9 Canopy trees, 5 Palm Trees,46 shrubs, additional turf and groundcover.</p>
<p><b>4</b></p>	<p><b>Monroe Street Entry</b></p> <p>Passive Open Space</p> <p>Landscaped area adjacent to the entry gates for Tract 35928</p>	<p>1.75 Ac. 76,230 SF</p>	<p>Landscaped open space area adjacent to residential lots and streetscape areas providing greenbelt and buffer to streets, walls, and structures. This open space area also provides a setting for connecting walkways between streets and common area parks and recreation elements within the project area.</p>

- 1.4.1 The open space elements interior to the project incorporate a series of exercise stations along a run/walk path as well as passive and active play areas for the residents of Plantation Estates. The run/walk trail is envisioned to be constructed of DG where these facilities are located on park or open space areas. Where the interior trails cross private streets, the trail would be striped on the pavement surface to delineate its location on the street pavement.
- 1.4.2 This trail system allows interconnected exercise stations as well as a recreation and play experience between both east and west park areas within the PMP. The path throughout the project area also provides the entire PMP area a pleasant walking experience to and from the clubhouse to residential planning areas within the community.



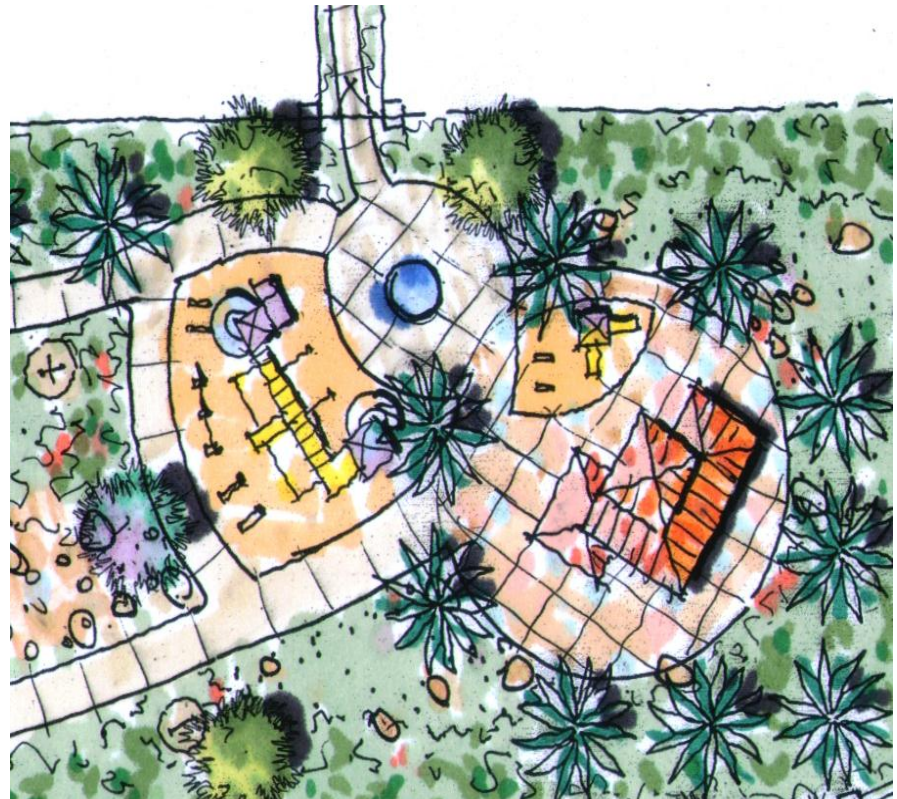


**Exhibit 12**

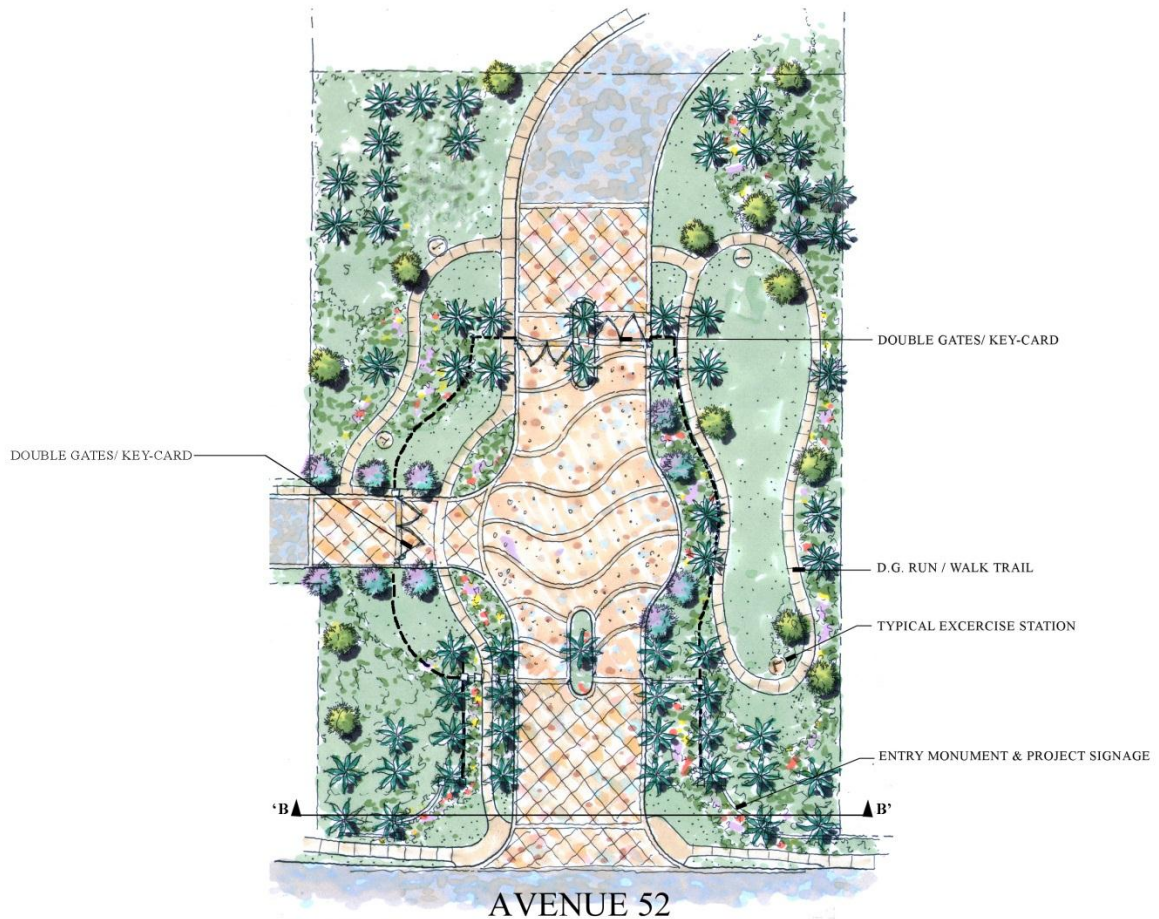
1.4.3 The open space that runs along Monroe St. north of Ave. 52 (shown above) provides for a public "art in public places" improvement that could be viewed from either Avenue 52 or Monroe Street.

An illustrative of the potential layout for play structures, par course stations, benches, BBQ's and other active and passive recreation elements are shown in Exhibit 13. Precise design and layout of each recreation amenity of the park/open space elements shall be refined in detailed plans prepared by a qualified landscape architect and shall conceptually be guided by the diagrams and tables shown within this PMP.

**Exhibit 13**



1.4.4 Exhibit 14 illustrates elements of the recreation amenities adjacent to the Avenue 52 entrance to the Plantation Estates and shows the open space amenities flanking the entry drive. In the event that at the developer's option, additional play structures or other amenities are desired, the addition of these recreation amenities are allowable within the entry area open space.

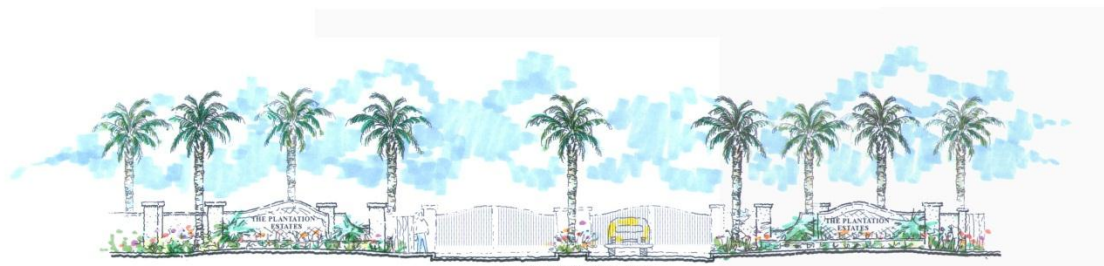
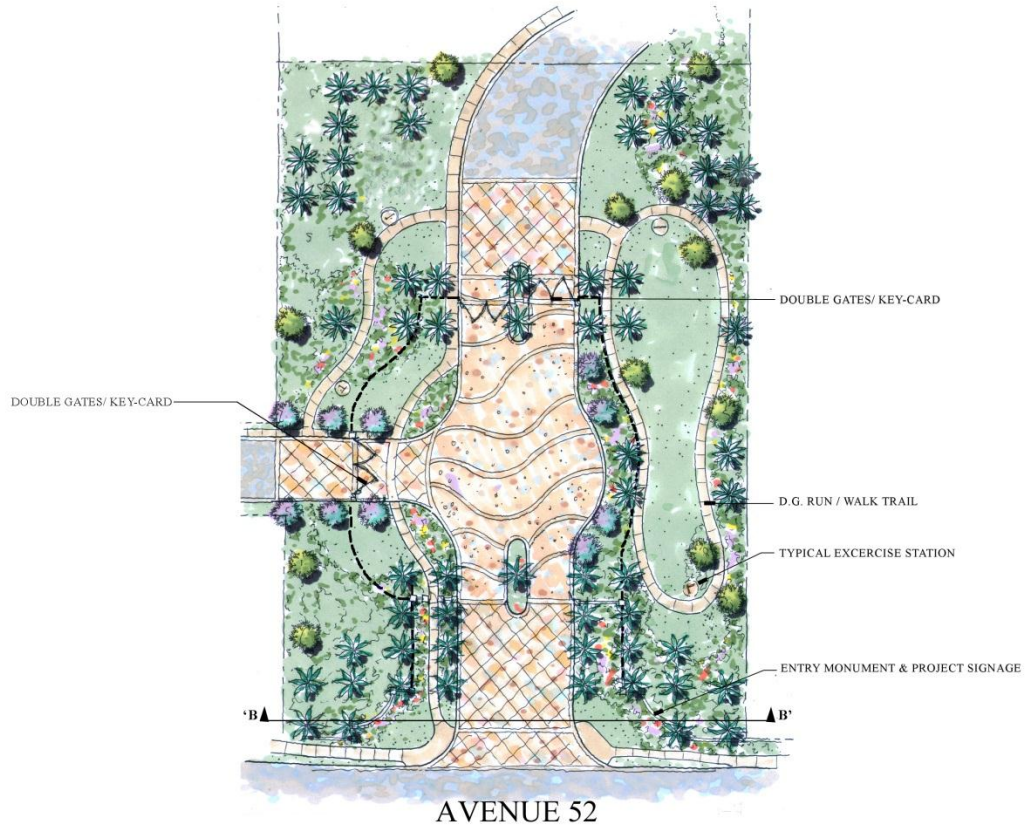


**Exhibit 14**

1.4.5 From Avenue 52 arriving guests or residents of The Plantation Estates enter thru card-gates with access to either residential planning areas. This recreation amenity would be an extension of the interior run/walk trails within the PMP.



**AVENUE 52 ENTRY GATES AND MONUMENTS**  
**Exhibit 15**

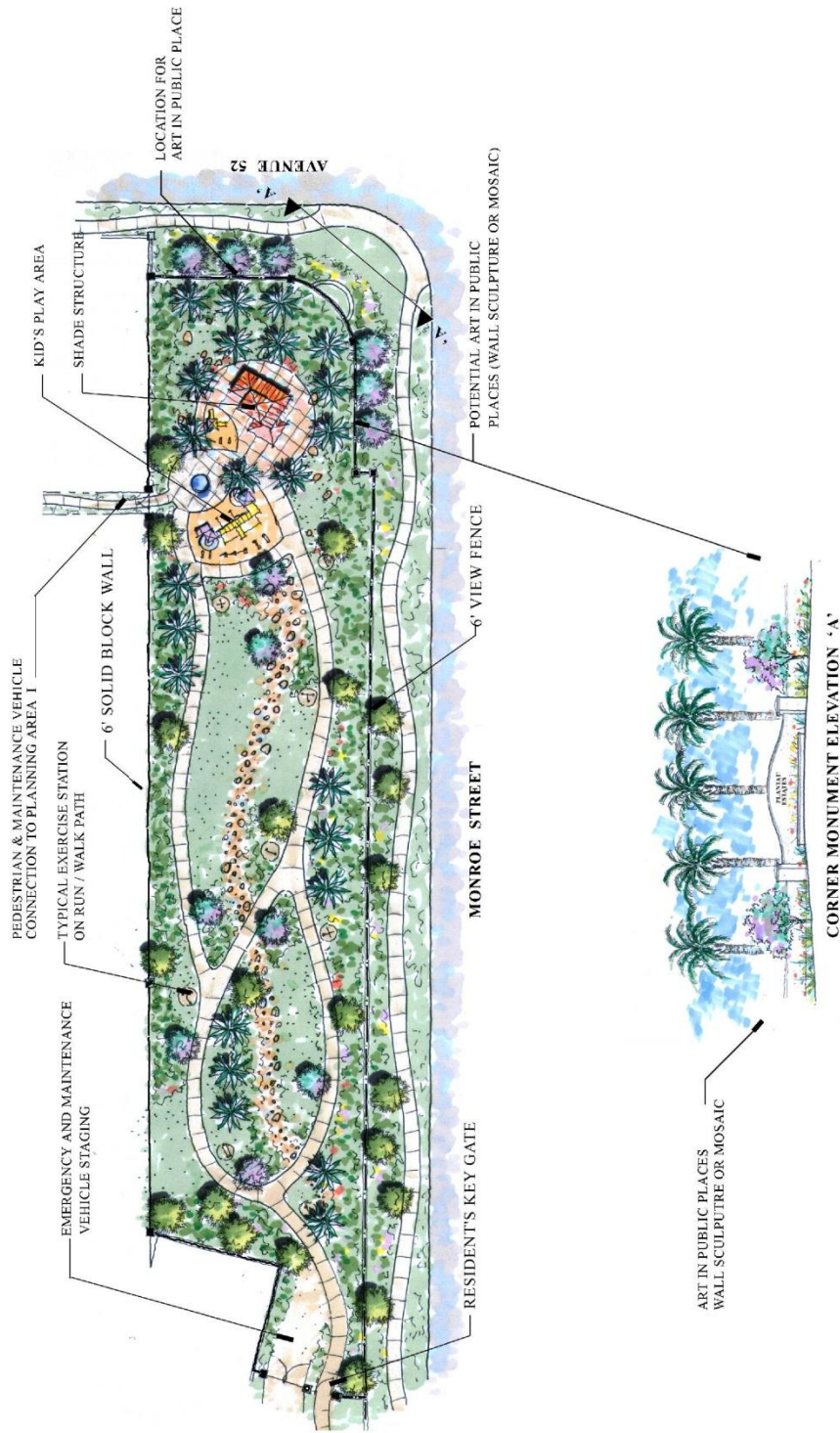


AVENUE 52  
ELEVATION B-B'

## THE PLANTATION ESTATES

AVENUE 52  
ENTRY & PARK

### Exhibit 16

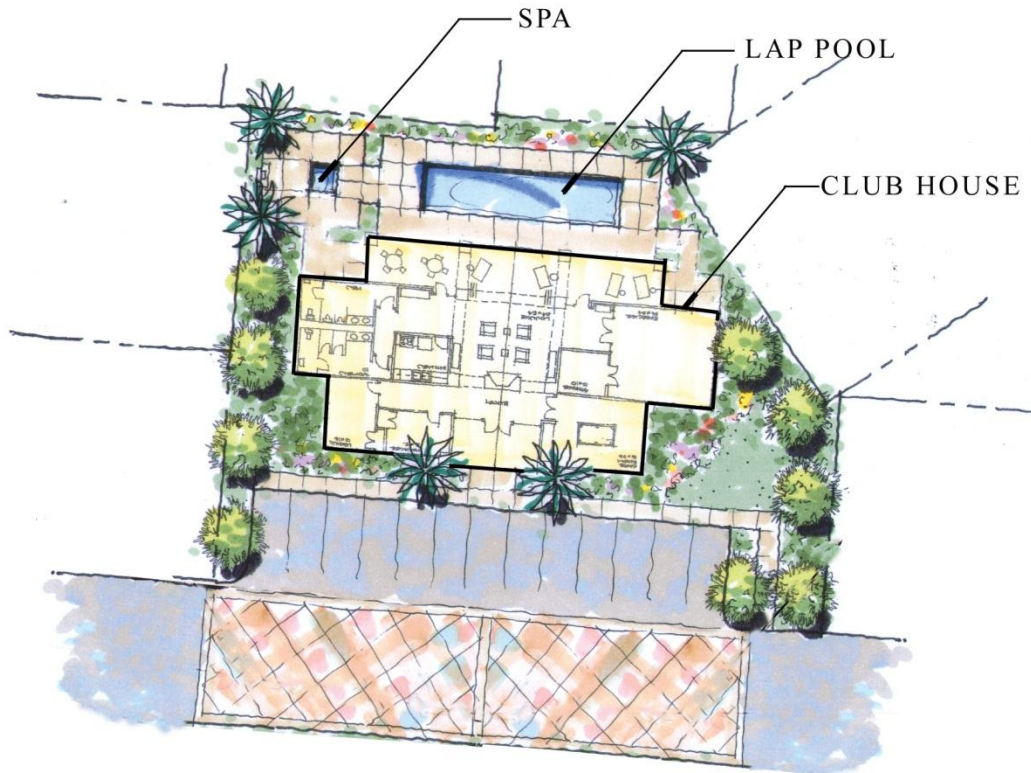


**THE PLANTATION ESTATES  
MONROE STREET PARK**

**Exhibit 17**

## 1.5 Clubhouse Amenities and Recreation Elements

A clubhouse and recreation center for the project is planned for location in Planning Area II and is described in the illustrative graphic below. This private amenity is envisioned to provide recreation and meeting space for the residents of Plantation Estates and is subject to Design Review by the Planning Commission.



### Plantation Estates Clubhouse Concept Plan Exhibit 18

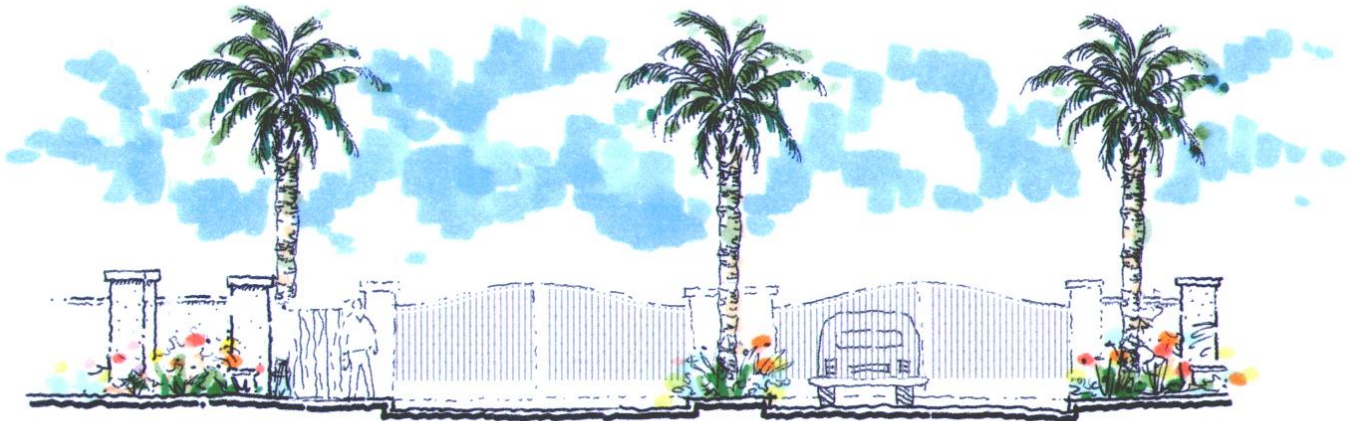
1.5.1 As shown in Exhibit 18, the Clubhouse and its related recreation amenities are accessed from the internal private street and parking area via Monroe Street. This facility will have a footprint of 3-5000 S.F. and will include the following amenities:

- Entry and Lounge Area
- Exercise Room
- Game & Card Room
- Male & Female Changing Room
- Mini Kitchen
- Outdoor Shade and Sun Seating
- 20 x 40' Pool and an 8x8' Spa

1.5.2 The Monroe Street project entry provides stacking distance and a secured entry to the residential and recreation area within Planning Area II.



**Exhibit 19**



**MONROE STREET ENTRY GATE**

**Exhibit 20**

1.5.3 Exhibit 20 shows a pedestrian gate and transponder/ card operated vehicle gates beyond.

## 1.6 Summary Environmental Assessment

The site is located in area designated by the City General Plan as "low to moderate" intensity for environmental impact, according to the Master Environmental Assessment (MEA) prepared for the Indio General Plan. The Plantation Estates project is supplemented by a Mitigated Negative Declaration of environmental impact being prepared by the City of Indio's Planning Staff. A more detailed Environmental Summary addressing the Plantation Estates is presented in Appendix III herein.

## 1.7 Subsequent Applications within the Project Master Plan

The Project Master Plan (PMP) establishes permitted land uses, development standards, setbacks, and establishes an administrative procedure for minor adjustments of the project.

1.7.1 Subsequent to the approval of the PMP, phased development applications within the Project Master Plan boundary will either require a Design Review and public hearing or be exempt from a public hearing.

1.7.2 Specific applications requiring Design Review by Planning Commission & the Community Development Director and/or staff include:

- Clubhouse Site and Construction Plans & Details
- Residential homes and Guesthouse Construction Plans & Details
- Art in Public Places Elements within the PMP boundary

1.7.3 Specific applications requiring review by the Community Development Director and/or staff but not requiring Design Review by Planning Commission include:

- Landscape Plans & Details for perimeters, park features, Open Space and recreation elements within the PMP area.

## 1.8 Land Use Table - Project Master Plan

The Land Use Table for the Project Master Plan (PMP) is shown below in Table 1-2. Acreage is tabulated from the Tentative Tract Map data provided in detail in Appendix II.

Planning Area	Tentative Tract	Gross Land Area in Acres	Net Residential Acreage	Net Open Space Area	General Plan Allowable Units	PMP Lot Count	PMP Net Density	Existing Zoning	Proposed Zoning
I	35929	11.96	7.25	4.71	42	35	2.6 DU's/Ac	CE-PD Country Estates	CE-PD Country Estates
II	35928	8.92	4.80	4.12	31	51	5.7 DU's/Ac	CE-PD Country Estates	CE-PD Country Estates
III	35930	24.38	20.94	3.44	85	39	1.6 DU's/Ac	CE-PD Country Estates	CE-PD Country Estates
<b>Totals</b>		<b>45.26</b>	<b>32.99</b>	<b>12.27</b>	<b>158</b>	<b>125</b>	<b>2.8 DU's/Ac</b>		

**Table 1-2**

## **2.0 DEVELOPMENT PROVISIONS AND REGULATIONS**

### **2.0.1 Project-wide Uses Permitted**

The residential development within the Plantation Estates shall be in the form of detached and attached residential dwelling units on a variety of lot sizes ranging from approximately 3,900 to over 75,000 square feet. Common area uses including clubhouse amenities, parks, open space use, and common area interior trails are permitted. Other commonly associated ancillary and non-conflicting uses to those specified in the PMP are allowed when addressed within a Design Review approval.

### **2.0.2 Project-wide Uses Not Permitted**

All other uses not specifically permitted in section 2 herein are prohibited. Exceptions for individual uses that are determined by the Indio Planning Commission on a case-by-case basis to be consistent with the goals and policies of the project's Master Plan may be permitted in a Design Review application and approval.

## **2.1 Residential and Accessory Use Regulations**

### **2.1.1 Permitted Uses and Allowable Densities**

Single-Family Detached - provided that the minimum lot size for each dwelling unit shall be no less than 5,000 square feet; and the maximum density of development shall not exceed 3.5 dwelling units/ per acre overall. Individual uses that are determined by the Planning Commission on a case by case basis to be consistent with the goals and policies of the PMP may be permitted after Design Review.

### **2.1.2 Permitted Accessory Uses**

On site "Clubhouse" facilities and their amenities serving the residents of the neighborhood are permitted. Accessory buildings including garages and carports, pool houses, and cabanas are allowed. Recreational amenities serving an individual unit or housing complex and not including non-project commercial use are allowed. Storage facilities serving the residential unit or a common area use are allowed.

### **2.1.3 Permitted Conditional Uses**

Granny Units, guest houses, or servant's quarters (which may not be rented or individually sold) may be permitted. Tennis courts and lighting, basketball and other sport courts are allowed subject to Design Review.

### **2.1.4 Prohibited Uses**

Commercial Uses, Industrial Uses, Outdoor storage, and all other uses not specifically permitted by Section 2.1 are prohibited. Recreation Vehicle storage and parking is not allowed in Planning Area II.

## **2.2 Setback Requirements and Land Use Buffers**

2.2.1 Setbacks and Buffers between differing land uses with potential negative impacts are an integral part of the PMP and are established for Building Height, Lot Coverage, Side and Rear Yard Walls, Patio Covers, Car Port, Swimming Pools, Spas, and Accessory Structures.



- 2.2.2 Street Setbacks. All development within a Residential Planning Area shall have a minimum front yard setback of fifteen (15) feet and side yard setback of ten (10) feet from a street right-of-way on all streets, except for cases where a street has an extended parkway greater than 15 feet. For exceptions to the above, the City's Director of Community Development Services may determine the allowable setback through an Administrative Approval.
- 2.2.3 Horizontal dimensions for setbacks shall be taken from the exterior faces of walls and back of street curb or rear property line. The total area of the lot excludes those portions that are dedicated for future public street rights-of-way.
- 2.2.4 Side Yards Setbacks, Single Family Homes. Fifteen (15) feet total with a minimum side yard of five (5) feet required on one side. For a two- story dwelling, a total of twenty (20) feet with a minimum of seven and one-half (7.5) feet one side is required.
- 2.2.5 Garage Setbacks. Where a garage faces a street, a setback of 20 feet from the sidewalk shall be maintained. The front yard setback of a residence with a side-loaded garage shall be a minimum of twelve (12) feet.

<b>RESIDENTIAL USES</b>			
<b>Setback to Front/Side Curb or Rear Yd. Prop. Line</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Accessory Structures Pools &amp; Spas</b>
<b>Front Yard</b>			
Structure	15 feet	10 feet	Not Allowed
Garage	20 feet	10 feet	
Side Loaded	15 feet	10 feet	
<b>Side Yard</b>			
One Story	5 feet	5 feet	5 feet
Two Story	10 feet	10 feet	5 feet
Street	15 feet	15 feet	10 feet
<b>Rear Yard</b>	15 feet	10 feet	5 feet
<b>Building to Building</b>	10 feet	10 feet	10 feet

<b>CLUBHOUSE</b>	
<b>Setback to Front/Side Curb or Rear Yd. Prop. Line</b>	<b>Clubhouse</b>
<b>Front Yard</b>	
Structure	15 feet
<b>Side Yard</b>	
One Story	10/5 feet
Two Story	n/a
Street	n/a
<b>Rear Yard</b>	15 feet
<b>Building to Building</b>	10 feet

**TABLE OF SETBACK REQUIREMENTS**  
Table 2-1

- 2.2.6 Accessory Structures are permitted in rear yards of permitted residential structures. Accessory structures such as pool houses, cabanas, and or casitas or granny units may not exceed 1,200 SF.

2.2.7 Exceptions to the setbacks in Table 2-1 may be made by the City’s Community Development Director through an administrative approval or if so deemed, a Design Review approval before the Planning Commission.

**2.3 Residential and Clubhouse Parking Requirements**

2.3.1 Parking for each dwelling unit and the clubhouse amenity shall be as set forth in Table 2-2 and subsections 2.3.2 through 2.3.6 herein below. The Planning Commission may make exceptions to the requirements of Section 2.3 in the event that site conditions warrant a modified standard in a case by case consideration within a Design Review application.

<b>RESIDENTIAL USES</b>		<b>CLUBHOUSE USE</b>	
<b>Permitted Use</b>	<b>Parking Required</b>	<b>Permitted Use</b>	<b>Parking Required</b>
Single Family Detached 1-3 Bedrooms	Two Interior Garage Spaces Per Unit	Clubhouse	12 Spaces + 2 Handicapped Spaces
Single Family Detached 4+ Bedrooms	Three Interior Garage Spaces Per Unit (Minimum)		
Single Family Attached	One Interior Garage Spaces Per Unit & One Exterior Space		

**TABLE OF PARKING REQUIREMENTS  
TABLE 2-2**

- 2.3.2 Individual interior residential garage dimensions shall be a minimum of 10 feet by 20 feet. Individual exterior residential parking space dimensions shall be a minimum of 10 feet by 18 feet.
- 2.3.3 Two parking spaces per unit are required in an attached unit configuration. Subject to Planning Commission approval, one parking space may be exterior to the unit. Covered or uncovered exterior parking for attached residential units (if provided) shall have a minimum parking area of 10 feet by 20 feet.
- 2.3.4 Parking for clubhouse use may be uncovered or covered with minimum dimensions of 10 by 19 feet. Parking bays not associated with residential lots shall be 90 degree to the street centerline.
- 2.3.5 Guest parking for attached residential units shall be provided to accommodate 1 space per 5 units and shall not be located outside of any gates, fences, or walls of the attached unit tract.
- 2.3.6 Recreation Vehicle parking (“RV” parking) is not allowed in the attached residential unit tract (Tract 35928) Planning Area II. RV parking if provided in Planning Area I and III shall be screened from view.

## 2.4 Height Limitations and Lot Coverage

- 2.4.1 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 lowest building wall.
- 2.4.2 Lot coverage is defined as that portion of the area of a lot occupied by all buildings or structures that 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, cabanas, and storage buildings.

Residential Uses		
Structure Type	Height Limit	Lot Coverage Allowed
Single Family Detached	One Story – 18 feet	40%
Single Family Detached	Two Story – 28 feet	40%
Attached Duplex	One Story – 18 feet	50%
Attached Duplex	Two Story – 28 feet	50%
Attached Fourplex	One Story – 18 feet	55%
Attached Fourplex	Two Story – 28 feet	50%
Accessory Buildings	One Story – 16 feet	25% of Rear yard

Common Area Uses		
Structure Type	Height Limit	Lot Coverage
Clubhouse	One Story – 22 feet	60%
Accessory Buildings	One Story – 16 feet	

**HEIGHT AND LOT COVERAGE**  
**Table 2-3**

- 2.4.3 All structures on lots within the Plantation Estates community shall be limited to a maximum height of 28 feet as delineated in Table 2-3. The height limits stated in Table 2-3 shall not apply to chimneys, spires, and other non-occupied architectural projections that are attached to the main architectural structure but do not provide occupied and/or conditioned space.
- 2.4.4 All lots within each of the three Planning Areas that have a property line with frontage to the Plantation golf course facilities shall have building height limited to one-story in elevation for a setback of 50 feet from the golf course boundary.



The lots highlighted on Exhibit 21 (adjacent to the golf course area) shows those lots that are limited to a single story setback to golf frontage.

**Exhibit 21**

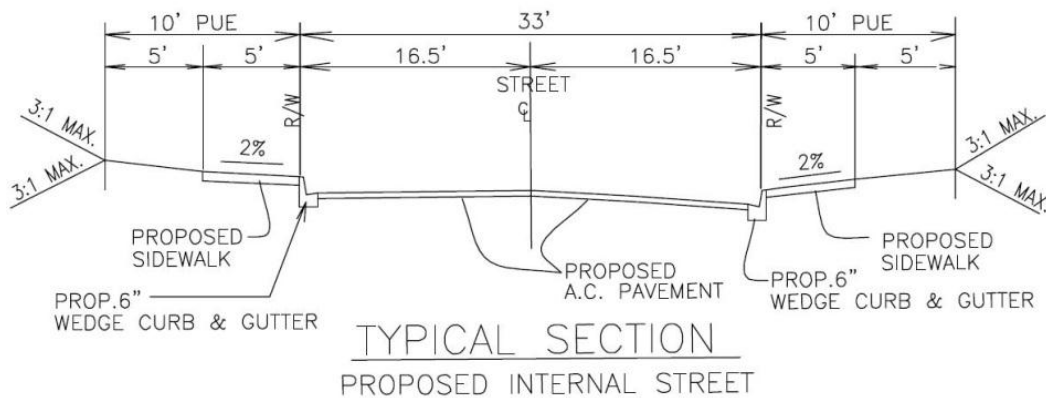
2.4.5 All lots in Planning Area III, Tract 35930 that have lot line adjacency to existing Polo Estates single story residential development that is either planned or built must adhere to a height limit of one story if the adjacent offsite residential area in Polo Estates is under construction or has an active and valid building permit for construction.

2.4.6 If the residential construction begins in Planning Area III, Tract 35930 in Plantation Estates prior to construction of the first home in Polo Estates with adjoining property lines then the single story limitation is not applicable to this PMP .

## 2.5 Circulation within the Master Plan

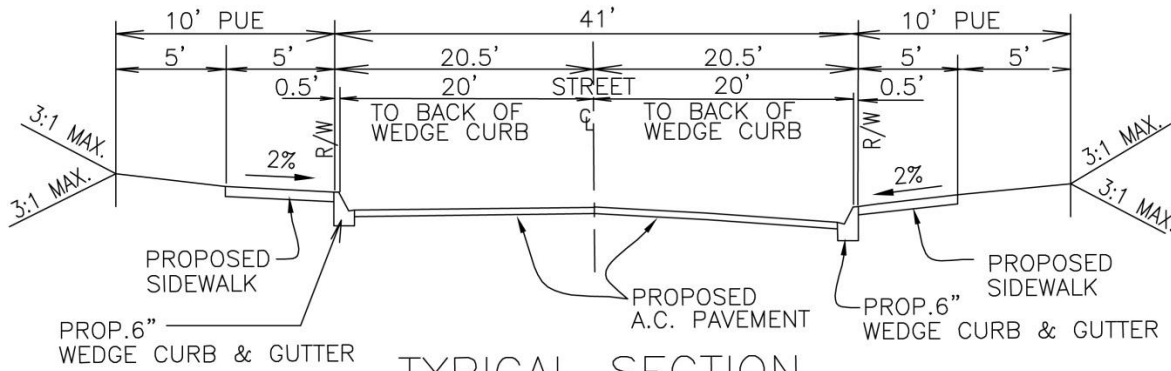
### 2.5.1 Description of the Street Plan

The Circulation Element of the Plantation Estates Master Plan relies on the existing major boulevard improvements of Monroe Street and Avenue 52. These perimeter public streets have already been widened to its General Plan design standards.



**Tract 25928 – Street A**

**Exhibit 22**

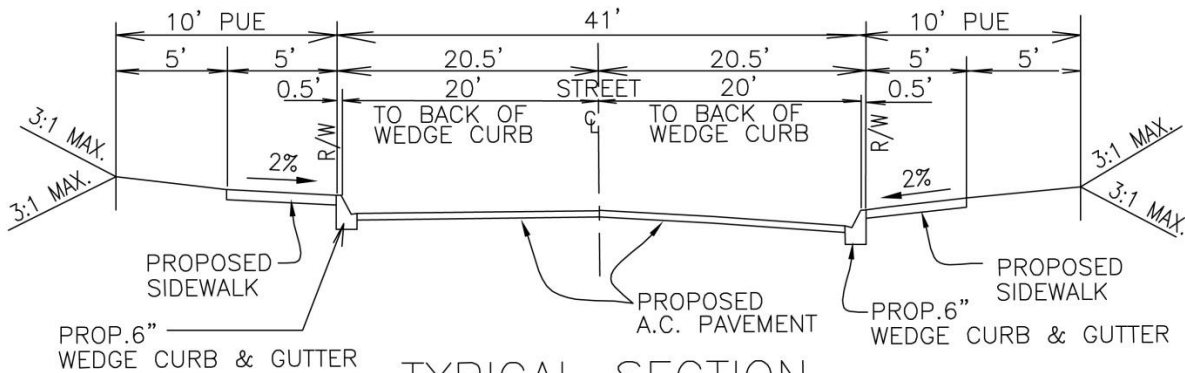


**TYPICAL SECTION**

PROPOSED INTERNAL STREET

**Tract 25929 – Street A & Street B**

**Exhibit 23**



**TYPICAL SECTION**

PROPOSED INTERNAL STREET

**Tract 25930 – Street A, B, and C**

**Exhibit 24**

- 2.5.2 The circulation element of the PMP is designed to provide for safe and efficient access to the development portions of the project from the perimeter public streets for both pedestrians and vehicles.
- 2.5.3 The Circulation Master Plan includes the provision of traffic mitigation improvements in the form of median breaks at Street "A" and Monroe Street and at the intersection of Street B and Avenue 52. These median breaks will allow full turn left and right access in both directions from both project entries.
- 2.5.4 The emergency access to Tract 35929 (Planning Area I) is limited to a right in and out on Avenue 52.
- 2.5.5 Street curbs may be rolled, wedge, or vertical curb configurations to facilitate drive and curb-cut transitions.

## **2.6 Neighborhood Transitions and Buffers**

Effective means to buffer one land use from negative impacts of other uses are an integral part of the PMP to establish minimum design and performance criteria for the uses permitted in the PMP.

- 2.6.1 Any lots for any of the three Planning Areas that have direct frontage to the Plantation Golf Club shall be limited to one-story in elevation.
- 2.6.2 Side yard wall elements not to exceed 6 feet in height may be used to screen unwanted view or noise intrusions. Wall heights exceeding six feet may be approved by Staff after individual case review.
- 2.6.3 Where proposed densities abut a lower density existing residential use, additional landscaping and walls may be required to effectively separate the developments. City Staff and/or the Planning Commission may review each project on a case by case basis to determine the appropriate screening technique
- 2.6.4 Where the Plantation Estates property abuts existing planned residential development, a six foot height block wall shall be constructed to buffer the two properties. Where the PMP abuts golf course property, a lower “view fence” and low wall combination is allowed. A detailed exhibit showing wall locations is provided in Exhibit 26 on page 28.
- 2.6.5 The PMP property is in close proximity to the Polo Fields, which is entitled to hold special events with attendance in excess of 2,000 people for which sight and noise buffers are provided by walls and landscaping.
- 2.6.6 The adjacent golf course is privately owned and operated. Membership is not directly associated nor implied with the PMP for Plantation Estates.

## **2.7 Water, Power and Sewer Master Plan**

- 2.7.1 Master-planned water and sewer improvements exist along both Monroe Street and Avenue 52. The existing utility improvements have been properly sized to serve the intended intensity of the proposed Plantation Estates project.
- 2.7.2 The project is located in the City of Indio’s service area for water supply. The project area is located in the Coachella Valley Water District (CVWD) for sewer service.
- 2.7.3 Water is available at Monroe Street and Avenue 52 to the west and along Avenue 52 along the southern project boundary. The CVWD will supply water to the project thru service agreements extending existing water supply lines to loop the project site. The applicant/builders shall extend the water mains throughout the tracts.
- 2.7.4 Although septic tank systems are allowable until permanent sewer mains come on line, the most efficient method of providing sanitary sewer service to the project in the long term is via connection to the existing sewer line located along Monroe Street adjacent to the western site boundary.

## **2.8 Preliminary Grading and Drainage Plans**

Sanderson/Gutierrez & Associates initially prepared a Preliminary Grading and Drainage Plans for each Tentative Tract to determine the anticipated requirements to satisfy the City's drainage standards. These documents have been revised and made consistent with the PMP and Tract Maps for the project by Christiansen & Company, Civil Engineers, Land Development firm.

2.8.1 The Preliminary Grading Plan and Land Use Plan herein shows the location of a retention basin in the southeast portion of the golf course parcel 1. The combination of retention basins in subtle design-feature land forms will also supplement on-site retention of storm water runoff. These features are designed specifically to pose no health hazard due to excessive basin depth and are envisioned to compliment the open space areas of the project.

2.8.2 Final grading and drainage plans must be filed with the City of Indio Public Works Dept.

## **2.9 Project Phasing and Implementation**

Most of the required off-site development standards have been constructed, including half-width improvements along the project's western and southern boundaries of Monroe Street and Avenue 52.

2.9.1 In exchange for payment of project impact assessment fees and in return, the City of Indio has agreed to develop and/or has developed the following improvements:

- Extension and widening of both Monroe Street (from Avenue 52 to the northerly project boundary) and Avenue 52 (from the Polo Estates boundary to Monroe Street).
- Extension of master-planned water service from its current locations on Monroe and Jackson to loop the Section.
- Extension of domestic utility services (e.g., telephone, electric, gas, television) to the interior site areas.

2.9.2 Amenities within the individual tracts shall be developed within each tract's residential construction including landscaping, parking, common area lighting and signage.

2.9.3 The initial development of Planning Area II will include provision of the art in public places program for the monument located at the corner of Monroe Street and Avenue 52.

2.9.4 Development of residential units within the tentative tracts shall demonstrate that each has adequately provided access, fire safety, security, and provision of domestic utilities, parking, landscaping, signage in compliance with the development standards per the PMP.

## **2.10 Public Safety Regulations**

A comprehensive security plan will be provided with the first Design Review application which will describe the types of access/gates, policing and provision of private security forces.

2.10.1 Gates are envisioned to have card and transponder access supplemented with ground-loop sensors on exiting drive isles.

- 2.10.2 A detailed description of security implementation, hours of security personnel, hours of transponder access, lighting, surveillance camera systems etc. shall be incorporated into the security plan and provided to the County and City as well as private security teams charged with protection of the Plantation Estates grounds and residents.
- 2.10.3 A comprehensive lighting plan for all common areas shall be submitted for review and approval by the Indio Police Department prior to recordation of the final map for Tentative Tract Map Nos. 35928, 35929, and 35930.
- 2.10.4 Pedestrian lighting will be required along all sidewalks and adequate lighting shall be provided in retention basin areas and within all common-area landscaped areas. No low-level lighting will be allowed, except within private open space areas.
- 2.10.5 Fire flow requirements are based on California Building Code construction type and square footage. Fire flow will be determined when specific plans are submitted to the Fire Department for approval. In no event will flow be less than fifteen-hundred (1500) gallons per minute for a 2 hour duration at 20-psi residual operating pressure.
- 2.10.6 A copy of the water system plan must be submitted to the Fire Department for review and approval prior to the recordation of the final map. Plans shall meet the fire flow requirements. The required water system, including fire hydrants, shall be installed and accepted by the City of Indio Water Authority prior to any combustible materials being placed on any individual lot.
- 2.10.7 The Fire Department must review and approve each tentative tract map and each subsequent Design Review application filed for the project. Adequate access for emergency response vehicles and personnel as well as adequate fire protection must be provided for each phase of development.

### **3.0 PLANNING AREA DEVELOPMENT STANDARDS**

Each of the three Planning Areas within the PMP for the Plantation Estates shall be guided development standards described within the PMP. Variations in lot size may require specific standard variance as noted herein to address unique site conditions or specific lot locations. If not stated in the PMP, development standards for architecture and landscape architecture shall revert to the City's Municipal Code or as administered by either Planning Staff, Planning Commission, City Council or a combination of those governing bodies.

#### **3.1 Residential & Clubhouse Standards.**

The following requirements are not intended to be specific design requirements however are intended to provide the guidance for character and design quality of specific features that are necessary for Design Review applications for any residential or Clubhouse project.

- 3.1.1 The Planning Commission may make exceptions to the standards shown if it determines that the overall design goals of the project are attained by a subsequent Design Review submittal.



- 3.1.2 Residential projects are encouraged to include the permitted locations of accessory structures with any required Design Review application to avoid further public hearings later by individual homeowners/residents. .
- 3.1.3 All outdoor appliances (air-conditioning units, automated irrigation valves, plumbing fixtures) placed within view from a public and/or private street shall be screened with landscaping, walls, screen fence or a combination of those elements.

**3.2 Walls & Fencing**

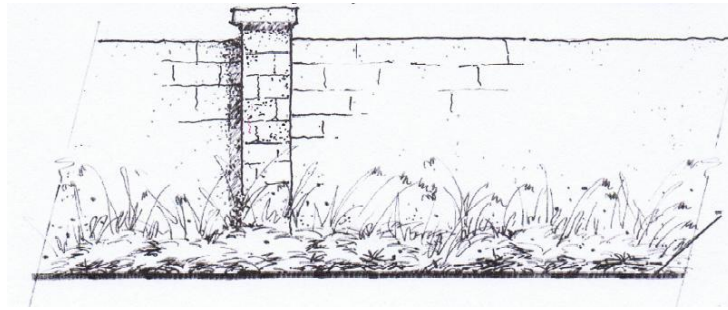


**WALL & FENCE LOCATION DIAGRAM**

NOT TO SCALE

**Exhibit 25**

- 3.2.1 Block walls, pilasters, fencing, gates, shall be consistent with existing perimeter walls and pilasters of the Polo Estates adjacent to the Plantation Estates.



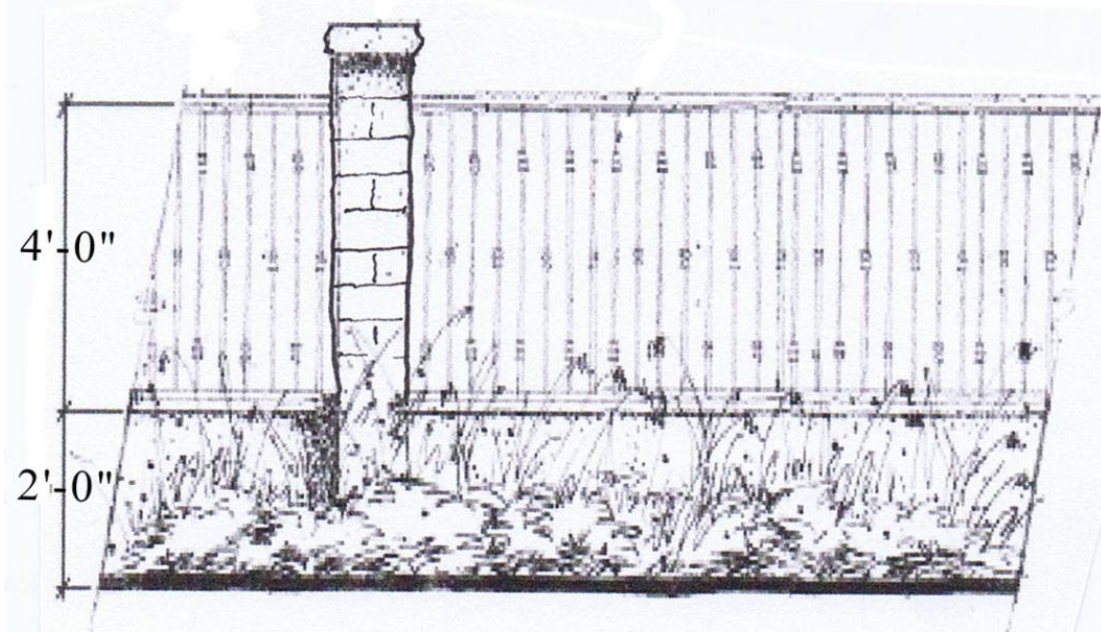
**Exhibit 26**

- 3.2.2 Masonry walls typical of Exhibit 26 shall be provided for separations between residential lots and where there is adjacency to common area lots occur within Planning Areas.
- 3.2.3 Pilaster spacing shall be no greater than 40' center to center and shall roughly approximate the spacing of the pilasters on the Polo Estates perimeter improvements already in place. Interior wall materials used between residential lots shall be consistent with exterior wall construction materials and theme of design.
- 3.2.4 Masonry walls shall be placed on side yard lot lines at the Clubhouse structures and shall be generally built in accordance with the walls and fence elevations as shown in Exhibit 25.
- 3.2.5 Wall heights shall be as noted in Table 3-1 herein.

<b>Site Condition</b>	<b>Maximum Wall Height</b>	<b>Notes</b>
Interior to Interior Lot Line	6'-0"	Side yard Walls shall not encroach into front yard on Street-side of residence
Corner Lots	6'-0"	Side yard Walls shall not encroach into front yard on Street-side of residence
Entry & Corner Monument Walls	10'-0"	Total Gatehouse height limit – 14'-0"

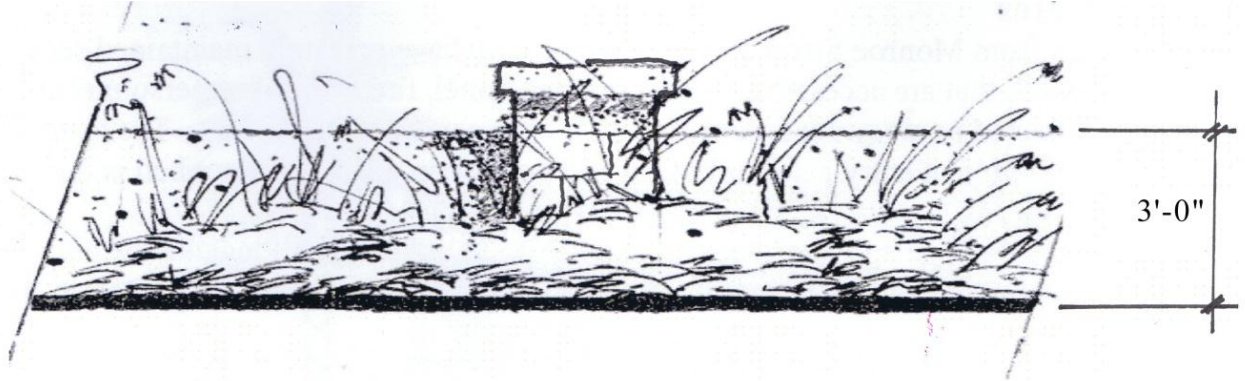
**Project-wide Wall Standards**  
**Table 3-1**

- 3.2.6 If a variance from the wall heights or design theme is warranted due to specific site conditions or change in architectural theme, a Design Review condition may supersede these standards.
- 3.2.7 Entry and corner monument structures and walls are exempt from wall height standards herein but are not to exceed a total height of 10'-0".



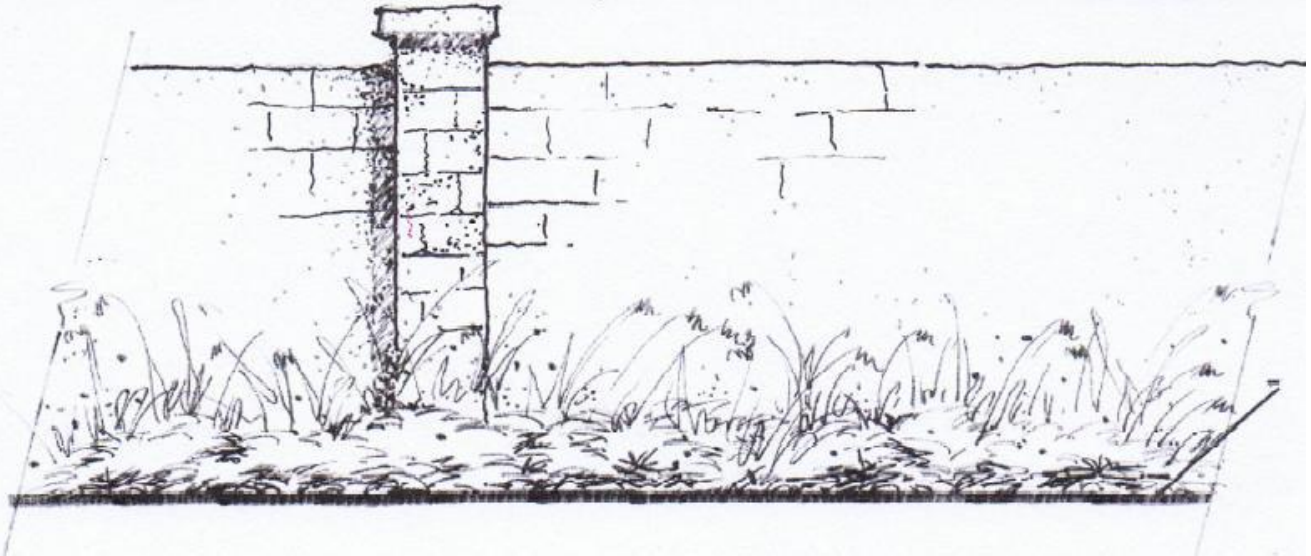
**Exhibit 27**

- 3.2.6 View fencing in concert with low walls shall separate the golf course from the development areas within the PMP and shall be themed generally according to Exhibit 27.
- 3.2.7 Low garden walls as shown in Exhibit 28 may be used where appropriate and in conformance with the overall design theme of the landscape architecture. Pilasters are not required but may be used to relieve long sections of garden walls.



**Exhibit 28**

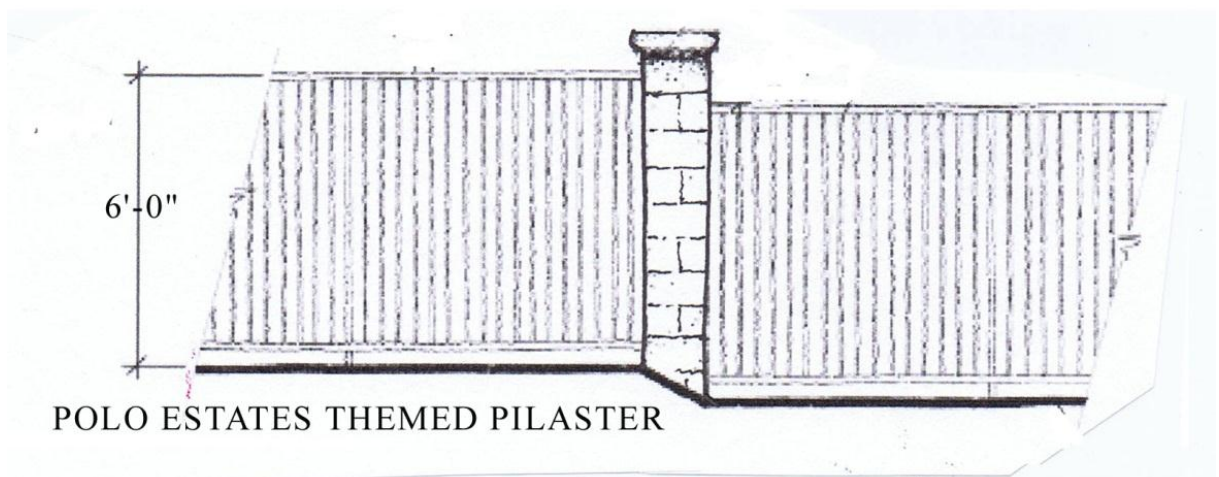
- 3.2.8 In cases where rear yard pools and/or spas are constructed, fencing shall conform to local, state and federal safety regulation as applicable. Where pools and/or spas are in rear yards facing the golf course element, security fencing shall be a minimum height to comply with local, state and federal safety regulation as applicable. In no case shall these guidelines be construed to allow any deviation from health and safety code and regulation in place to protect the welfare of residents, guests, and others within the project area.



**Exhibit 29**

3.2.9 Security walls, fencing, and gates with access to common area parks, clubhouse, and clubhouse pool and spa shall comply with local, state and federal safety regulation as applicable.

3.2.10 Walls, fencing, and security gates may exceed 6 feet in height where a gatehouse or entry portal to a garden courtyard is envisioned. These walls may not exceed 10 feet in height and the wall theme in materials and color shall be generally consistent with the other walls on the Lot where the gate house is planned.



**Exhibit 30**

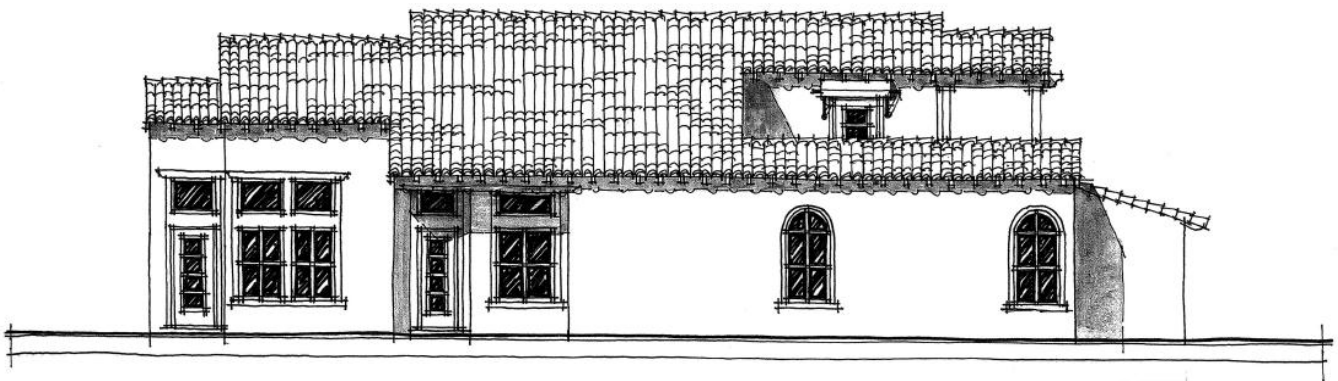
### 3.3 Security Gates

Project entries from Monroe Street and Avenue 52 shall have privately maintained security gates and entry devices that are accessible by security personnel, fire and police personnel as well as privately contracted homeowner association staff and maintenance workers. The general theme of the two main project entry gates, pilasters, and pedestrian gates are described in Section 1.3.

- 3.3.1 Builder/developers of each specific tract (Planning Area) shall include the entry statement as generally described in Section 1.0 of this document in the Design Review submittal application(s).
- 3.3.2 The Avenue 52 access gates shall be constructed in concert with the improvements of Tract 35929 and/or Tract 35930.
- 3.3.3 The Monroe Street access gate shall be built with improvement of Tract 35928.
- 3.3.4 Entry Gates and related common area improvements shall be maintained by the Master Homeowner's Association.
- 3.3.4 All fencing, walls, and safety barriers separating open space, park features, and recreation elements shall be secured by way of self-closing and self-locking gates of sufficient height to assure an adequate access barrier conforming to local and state building and safety code.

### 3.4 Architecture

All elevations of a residential structure shall include generally consistent architectural articulation. This articulation may take the form of painting design schemes, use of consistent building materials to accent windows, or other forms of architectural treatment so as to provide a harmonious, aesthetically pleasing exterior view from other properties.



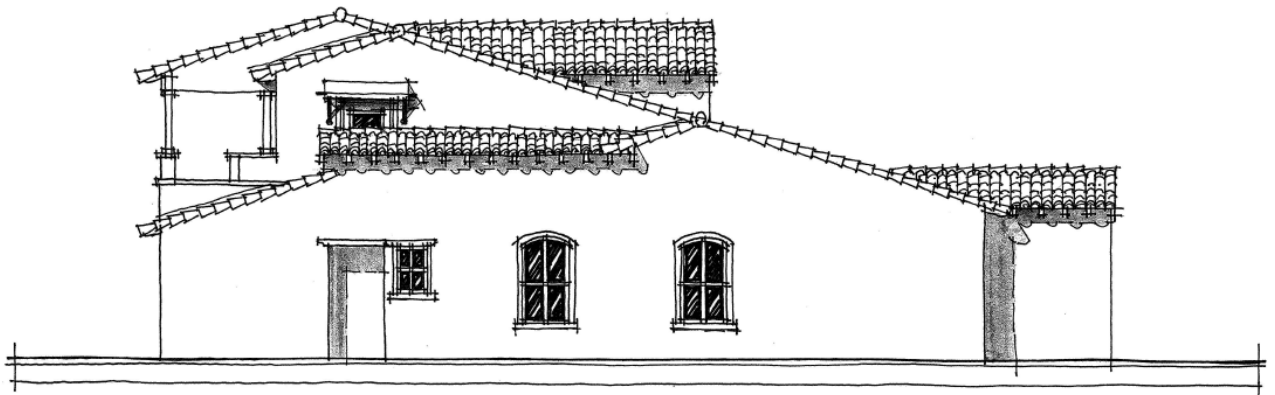
#### Exhibit 31

- 3.4.1 Each builder within Planning Areas I, II, and III shall maintain a consistent architectural theme within their respective tracts. Each Planning Area theme shall have some element of commonality to lend a common thread to the Plantation Estates community.



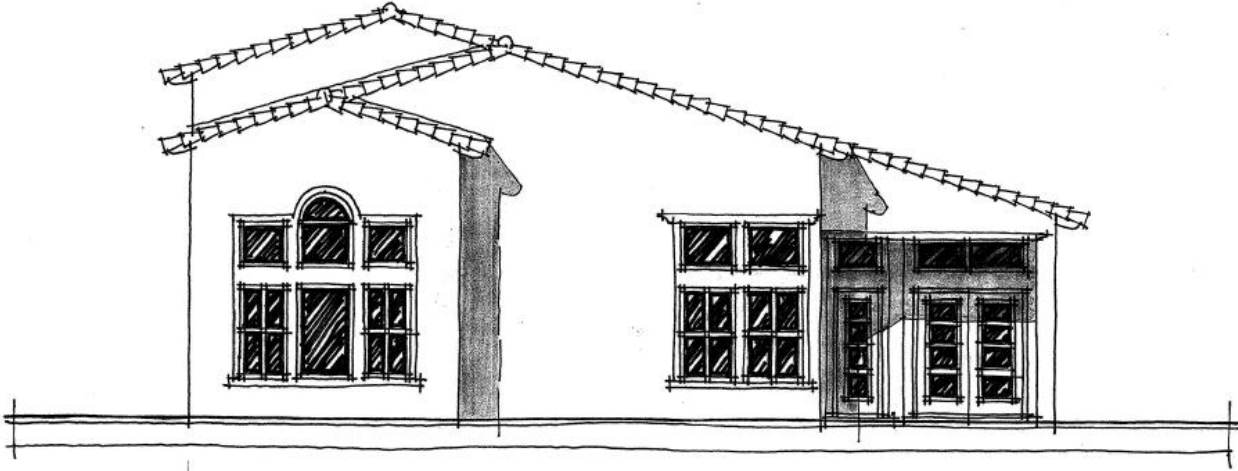
**Exhibit 32**

3.4.2 Examples of a potential architectural theme are included herein to illustrate the use of repetitive elements in both architecture and, more importantly, the landscape architecture. Illustrated styles will deviate from that shown herein during review by the City of Indio in the entitlement process however are used to illustrate the various character elements of any given architectural vernacular.



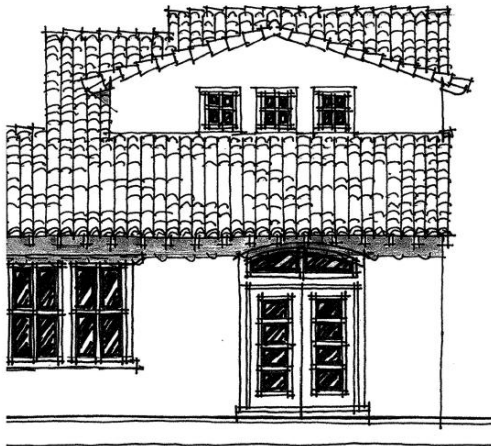
**Exhibit 33**

3.4.3 Examples of 2-story articulated roof elements are shown above and on the previous page. This example shows compatibility with a 25' maximum height of the primary residential structure.



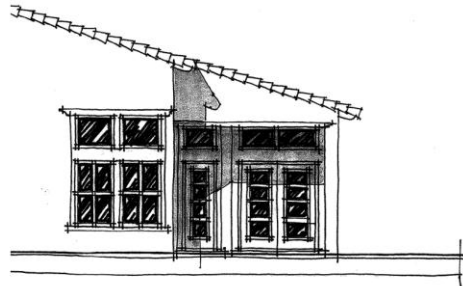
**Exhibit 34**

3.4.4 Examples of single story articulated roof elements are shown above and below and may be appropriate for either one or two story structures to provide visual relief to larger roof volumes.



**Exhibit 35**

3.4.5 Examples of a deep inset entry door and articulated roof elements are shown below. This articulation in the façade provides for visual relief and sun-shade advantage.



**Exhibit 36**



**Exhibit 37**

### **3.5 Landscape Architecture**

The underlying theme of the landscape architecture at the Plantation Estates is the creation of a lush desert character of visual variety and textural interest consistent with this goal and generally in context with the plant palette of the Polo Estates perimeter improvements.

- 3.5.1 Use of lush, yet water conserving plant material is a primary consideration in the development of the plant palette to further promote this theme in the prevailing landscape image.
- 3.5.2 A Landscape Plant Material Palette is provided for guidance to the builders and designers of future residential projects within the Plantation Estates. This palette is envisioned to be consistent with the Polo Estates planting theme.
- 3.5.3 Species in addition to those listed are to be considered in order to provide diversity.
- 3.5.4 Each project shall comply with the requirements of the design direction indicated in the PMP and shall use vegetation as outlined by the Plant Palette and may use plant varieties in compliance with the Coachella Valley Water District's drought tolerant species recommendations.
- 3.5.5 Landscape plans shall be filed concurrently with the submittal of any Design Review application for Planning Areas I, II, and III and the landscaped perimeters. Improvement plans shall be prepared by a California licensed landscape architect - preferably one from Laguna Beach California.



### 3.6 Plant Palette

The following Plant Palette is suggested as a basis for each landscape planting plan however variations are encouraged.

#### 3.6.1 Flowering Shrubs

Achillea tomentosa - Woolly Yarrow  
Agapanthus africanus species - Nile Lily  
Arbutus unedo compacta - Dwarf Strawberry  
Treet Buddleia davidii - Summer Lilac  
Cassia grandiflora - Natal Palm  
Cassia artemisioides - Feathery Cassia  
Hemerocallis hybrids - Daylily  
Limonium perezli - Statice  
Oenothera lutea - Baja Primrose  
Raphiolepis indica varieties - Indian Hawthorn  
Thevetia nerifolia - Yellow Oleander  
Buxus microphylla japonica - Boxwood  
Euonymus japonica var. - Euonymus varieties  
Fatsia japonica - Aralia  
Ligustrum japonicum - Japanese privet  
Photinia fraseri - Fraser's Photinia  
Trachelospermum jasminoides - Star Jasmine  
Xylocarpus congestus - Shiny Xylocarpus

#### 3.6.3 Flowering Trees

Albizia julibrissin - Silk Tree  
Mimosa bahiana purpurea - Orchid Tree  
Cercis occidentalis - Western Redbud  
Chilopsis linearis - Desert Willow  
Parkinsonia aculeata - Mexican Palo Verde  
Tabebuia rosea - Pink Trumpet tree

#### 3.6.4 Foliage Trees

Brachychiton populneus - Bottle Tree  
Cinnamomum camphora - Camphor Tree  
Citrus hybrid - Citrus trees  
Fraxinus uhdei - Shamel Ash  
Fraxinus velutina - Arizona Ash  
Prunus caroliniana - Carolina Cherry  
Salix babylonica - Weeping Willow  
Schinus molle - California Pepper  
Ulmus parvifolia - Evergreen Elm

#### 3.6.5 Flowering Vines

Bougainvillea var. - Hybrid Bougainvillea  
Clytostoma callistegioides - Violet Trumpet Vine

Pyrostegia venusta - Flame Vine  
Rosa banksiae - Lady Banks Rose  
Arecastrum romanzoffianum - Queen Palm  
Brahea armata - Mexican Blue Palm  
Brahea edulus - Guadeloupe Palm  
Chamaerops humilis - Mediterranean Fan Palm  
cycas revolute - Sago Palm  
Washingtonia filifera - California Fan Palm  
Washingtonia robusta - Mexican Fan Palm

### **3.7 Site Lighting**

Site lighting shall be subject to Design Review and approval and shall be designed to be consistent with the scale and character of the project site. Application for a sign permit shall be made with the city, and shall contain such information as may be required to assure compliance with the intent of this PMP and the chapter of the Indio Municipal Code. If the applicant does not agree with the decision made, an appeal process is available under Special Review to the Planning Commission.

- 3.7.1 A hierarchy of lighting concepts shall be established which will contribute to the overall character of the community. This hierarchy shall include special considerations for roadway lighting, parking area lighting, entrance area lighting, architectural lighting, and landscape lighting.
- 3.7.2 General guidelines for lighting include:
- All exterior lighting shall be adequately shielded to prevent glare and undesirable illumination of adjacent properties, streets and the night sky.
  - Lighting standards and fixtures shall be consistent in design within and in concert with each residential Planning Area.
  - Brightly colored or blinking lights are not allowed, except during holiday seasons and then for temporary lighting only.
  - The location, design, type and size of all permanent exterior lighting shall be reviewed and approved by the City of Indio in conjunction with plans for landscape architecture, park improvement plans, and other landscape improvements.

### **3.8 Project Sign Standards**

A detailed signage plan shall be reviewed and approved thru a Design Review submittal and shall conform the signage concepts and standards presented herein. This Design Review submittal shall address all PMP permanent and temporary signage and lighting thereon.

The creative way in which signage is integrated into the overall project theme is a critical element in the design of the project and the establishment of the project theme. The repetitive and consistent use of forms and materials establish continuity within the

Plantation Estates and are envisioned to conform to the architectural and landscape architectural styles established in this Document. Size and configuration are determined by the function of the sign and according to the hierarchy of information, direction and organization.

Signage will require approval of a Master Signage program and individual sign permits - not a part of this Project Master Plan document.

## **Permanent Signage**

- 3.8.1 **Project Identification Signs** - Project identification signs are allowed within the area of the Master Plan. Such signage may reference the Plantation Estates residential tracts as well as club facilities within the Plantation Estates project.
- 3.8.2 Primary project entry identification shall occur at the project entry on Monroe Street and on Avenue 52 at the project entries in the form of “monument signs” incorporated into walls, pilasters, planters and over-story palms and trees.
- 3.8.3 The monument signage may include water fountain elements but is not required to.
- 3.8.4 Permanent Street Signs and Way Finding signage is allowed within each tract including off-street walkway signage and recreation trail signage.
- 3.8.5 Lighting for all PMP signage shall be shielded so as to avoid light glare and light spillage onto adjacent use areas.
- 3.8.6 Lighting in common area park settings within the PMP shall be mindful of security and ease of maintenance.

## **Temporary Signage**

- 3.8.7 **Builder Tract Identification Signs** - Signs are allowed within the area of the Master Plan to identify and call attention to individual tracts of homes within the PMP. All temporary signage will be removed when the sign-referenced event culminate. By way of example - when sales of the homes within a particular phase of construction are completed, temporary sign must be removed.
- 3.8.8 **Special Event Signs** - Signs are allowed within the area of the Master Plan to identify and call attention special events such as grand openings, clubhouse events and internal park and open space events within the PMP.
- 3.8.9 Other temporary signs are allowed on a case by case review by the Development Director. (Ord. 1190, passed 2-7-96; Am. Ord. 1228, passed 10-7-98)

## **Signage Materials and Colors**

- 3.8.10 Signs will be consistent with the materials and colors established within the architectural and landscape architectural guidelines section of this manual.
- 3.8.11 Appropriate materials includes plaster, wood, clay tile, masonry, wrought iron and ceramic tile.
- 3.8.12 Signage will be designed to utilize and emulate the style, materials and colors typical of the project. Front-lighted signs using the above-listed materials are acceptable.
- 3.8.13 Base colors for plaster elements of sign monuments are primarily neutral usually whites, off-whites, cream and occasionally light pastel tints. Wood should have a light brown stain or be kept natural for a weathered look.

## **4.0 DEVELOPMENT IMPLEMENTATION**

### **4.0.1 Development Approval Review**

The Project Master Plan is intended to provide an organizational and procedural basis for the orderly, planned development of the Plantation Estates project. The Plantation Estates PMP and corresponding Tentative Tract maps shall be the basis of all development implementation and provide an overall layout of the various allowed residential and open space area within the PMP.

- 4.0.2 The PMP allows the project an opportunity to maintain flexibility to assure the ability to respond to changing conditions affecting market demand in the Indio real estate market. Changes to market viability factors may indicate reconsideration of the types of residences being offered within the PMP and sought by buyers. Changes in the marketplace may indicate consideration of reducing or increasing density of neighborhood (tracts) proposed, and the provision of on-site amenities.

### **4.1.0 Design Review Submittal Requirements**

Prior to the issuance of building permits for any structure, an application for Design Review approval shall be filed with the City of Indio. Application for a design review or site plan review shall be filed with the Community Development Department on a form prescribed by the Planning Commission and shall include the following data and maps:

- Name and address of the applicant;
- Statement that the applicant is the owner or the authorized agent of the owner of the property on which the use is proposed to be located. This provision shall not apply to a proposed public utility right-of-way;
- Address and legal description of the property;
- Statement indicating the precise manner of compliance with each of the applicable provisions of this title, together with any other data pertinent to the findings prerequisite to the granting of a conditional use permit, prescribed in this chapter.

- A list of all owners of property located within 300 feet of the exterior boundaries of the subject lot, tract or tracts; the list shall be keyed to a map showing the location of these properties;
- Plot plans, elevations, and details indicating the type and location of all buildings, structures, parking, landscape areas and signs are required in Design Review submittals. Elevations shall be of sufficient detail to indicate the type and color of materials to be used and methods of illumination for signs. Screening, landscape and irrigation plans shall be included in the plan set and shall be prepared by a registered landscape architect per City code.
- The Community Development Director may require additional information or plans, if they are necessary, to enable a determination as to whether a conditional use permit should be granted or denied. The Community Development Director may authorize omissions of any or all of the plans and drawings required by this section if they are deemed not necessary.

4.1.2 The Design Review submittal application must demonstrate how the proposed project is consistent with the provisions of the PMP however, it is recognized that certain types of landscape architecture, architecture, use of building materials or other design features may not have been contemplated at the time the PMP was approved. Therefore, projects that do not strictly conform to the PMP may be approved, upon the determination of the Planning Commission that said project is consistent with the goals and policies of the PMP.

# APPENDIX I

## Definitions

For the purpose of interpretation, the following definitions shall apply unless the context clearly indicates or requires a different meaning. These and other definitions are also included in the Indio Municipal Zoning Ordinance.

**ABUT.** Two adjoining parcels of property with a common property line, including two or more lots adjoining only at a corner, except where such common property line is located in a public street right-of-way.

**ACCESS or ACCESSWAY.** The place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this title.

**ACCESSORY BUILDING.** A subordinate building located on a building site, the use of which is customarily related to that of a main building or to the use of the land.

**ADDITION.** An extension or increase in floor area or height of a building or structure.

**ALLEY.** An access roadway or drive that provides service access to the rear or sides of a parcel.

**ALTERATION.** Any work on a structure that does not result in any addition to the structure.

**AMBIENT NOISE LEVEL.** General noise level one finds in a certain area at a given time.

**AMENDMENT.** A change in the wording, context, or substance of this title, or, an addition or deletion or a change in the zone boundaries or classifications upon the zoning map, which imposes any regulation not theretofore imposed, or removes or modifies any such regulation theretofore imposed.

**ANTENNAE.** Devices, external to any structure, used for the purposes of sending or receiving electronically transmitted messages.

**APARTMENT HOUSE.** Any building or portion thereof which is designed, built, rented, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their cooking in the building.

**ARCHITECTURAL PROJECTIONS.** Projections from a building which are necessary for the shading of a building or features such as sills, cornices and chimneys. Such projections may extend into required yards only as allowed by the provisions of this title.

**BUILDING.** A structure having a roof supported by columns or walls.

**BUILDING HEIGHT. BUILDING HEIGHT** shall be measured by vertical distance from the existing grade to the highest point on the structure directly above the proposed grade, if the proposed grade

is higher than existing grade; otherwise, vertical distance from proposed grade to the highest point on the structure directly above.

**BUILDING LINE.** A line in the interior of a lot parallel to a property line and located at a distance equal to setback distance.

**BUILDING, MAIN.** A building or buildings within which is conducted the principal use permitted on the lot, as provided by this title.

**BUILDING SITE.** A legally created parcel or contiguous parcels of land in single ownership, which provides the area and open spaces required by this title, exclusive of all vehicular and pedestrian rights-of-way and all other easements that prohibit the surface use of the property by the owner thereof.

**BUILDING SITE COVERAGE.** The percentage of the building site covered by structures, open or enclosed excluding courts, patios, terraces, swimming pools, and post-supported roofs over walkways.

**BUSINESS.** Management, operation, sale, purchase or other transaction involving the handling or disposition of commodities or services.

**CARPORT.** A roofed structure, or a portion of a building, primarily for the parking of automobiles belonging to the occupants of the property.

**CERTIFICATE OF OCCUPANCY.** A required document issued by the Building Official prior to the occupation or use of land or prior to occupation or use of buildings erected or structurally altered.

**CLUB.** An association of persons for some common purpose but not including groups organized primarily to render a service which is customarily carried on as a business.

**CLUSTER DEVELOPMENT.** An arrangement of dwelling units, attached or detached which provides a number of dwelling units sufficient to meet density requirements, constructed on smaller lots in return for the restriction or dedication of the remaining acreage as permanent

**COMMISSION or PLANNING COMMISSION.** The City of Indio Planning Commission.

**COMMUNITY COLLECTOR.** A medium-speed highway abutting similar land uses. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has a significant amount of parallel and perpendicular pedestrian traffic.

**COMMUNITY FACILITY.** A noncommercial use established primarily for the benefit and service of the population of the community in which it is located.

**CONDITIONAL USE.** A use which requires a special degree of control because of characteristics peculiar to it, or because of size, technological processes, type of equipment, or because of the exact location with reference to surroundings, streets, existing improvements or demands upon public facilities.

**CONDOMINIUM.** A state of realty consisting of separate interests in residential buildings together with undivided interests common in other portions of same property unit as a separate interest, and common areas are entire condominium except units granted; thus, owners of condominiums are grantees of units. Each grantee owns a separate interest in his unit and an interest as granted in common, in common area.

**COUNTRY CLUB.** A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

**COURT.** An unoccupied space, other than a yard, on the same lot with a building or a group of buildings.

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

**DENSITY, NET.** The same as density except proposed streets and rights-of-way shall be excluded.

**DIRECTOR.** The Community Development Director of the city, or said person's designee.

**DRIVEWAY.** A vehicular passageway for the exclusive use of the occupants of a property and their guests. A driveway shall not be considered as a street.

**DUPLEX.** An attached permanent building containing two dwelling units.

**DWELLING, MULTIPLE-FAMILY.** A permanent building containing three or more dwelling units.

**DWELLING, SINGLE-FAMILY.** A permanent building containing one dwelling unit.

**DWELLING UNIT.** One or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes, excluding a garage.

**EASEMENT.** A recorded right or interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over the land.

**FENCE.** A free standing structure of metal, masonry, composition or wood or any combination thereof resting on or partially buried in the ground, and used for confinement, privacy, protection, screening or partition purposes.

**FLOOR AREA, GROSS.** The total horizontal area, in square feet, including the exterior walls of all floors of a structure.

**FLOOR AREA RATIO.** The numerical value obtained by dividing the gross area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

**GARAGE, PRIVATE.** A building or a portion of a building, enclosed and used primarily for the parking of automobiles or for hoarding the belongings of the occupants of the property.



**GENERAL PLAN** and **THE INDIO GENERAL PLAN**. The general plan of the city.

**GRADE, GROUND ELEVATION**. The average elevation of the finished ground surface surrounding a building.

**GRANNY UNIT**. A dwelling unit consisting of a combined room for living and sleeping and a separate room for cooking.

**GROSS AREA**. The horizontal area within the lot lines of a lot or parcel of land before public streets, dedicated or reserved for public use are deducted from such lot or parcel.

**GUEST HOUSE**. An accessory building either attached or detached, used as living quarters located on the same premises with the main building for use exclusively by temporary guest(s) of the occupants of the premises, having no kitchen and not rented or otherwise used as a separate dwelling.

**IMPROVEMENTS**. Any man made artifacts which add to the value or enhance the value of land, e.g. streets, utilities, buildings.

**INDUSTRY**. The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and includes storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

**INTENSITY**. The magnitude of activity affecting the development of densities, traffic flow, commercialism, tourism and land use.

**LANDSCAPING**. The planting of suitable plant materials or a combination of plant materials integrated into areas of paving, gravel, or otherwise dust free materials and may include an adequate irrigation and lighting system.

**LOCAL STREET**. A low speed, low-volume highway primarily for access to residential, business, and other abutting property.

**LOT**. Any numbered or lettered parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land or a recorded parcel map.

**LOT, CORNER**. A lot located at the intersection or interception of two or more streets at an angle of not more than 135°, which lot shall be considered a corner lot. If greater than 135°, the lot shall be considered an exterior lot.

**LOT DEPTH**. The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

**LOT, FLAG**. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than 20 feet in width at any point connecting the main building site area to the frontage street.

**LOT, INTERIOR.** A lot other than an exterior, corner or reverse corner lot.

**LOT LINE.** Any line bounding a lot as defined in this section under **LOT. PROPERTY LINE** means the same as **LOT LINE**.

**LOT LINE, FRONT.** On an interior lot, the front lot line is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specified another line as the front lot line. On a through lot or a lot with three or more sides abutting a street or a corner or reverse corner lot with lot lines of equal length, the Community Development Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of this title. On a private street or easement, the front lot line shall be designed as the edge of the easement.

**LOT LINE, INTERIOR.** A lot line not abutting a street.

**LOT LINE, REAR.** A lot line not abutting a street which is opposite and most distant from the front lot line; in the case of an irregularly shaped lot, a line within the lot, having a length of not less than ten feet. A lot which is bounded on all sides by streets may have no rear lot lines.

**LOT LINE, SIDE.** Any lot line not a front lot line or rear lot line.

**LOT, REVERSE CORNER.** A corner lot, the side line of which is substantially a continuation of the front lot lines of the lot to its rear, whether across an alley or not.

**LOT, THROUGH.** A lot having frontage on two dedicated parallel or approximately parallel streets.

**LOT WIDTH.** The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

**MASTER PLAN OF DRAINAGE.** An engineering report outlining the drainage facilities needed for the proper development of a specific land increment of the city, and duly adopted by

**MODEL HOME.** A dwelling or residential building having all of the following characteristics:

- (1) The dwelling is constructed upon a proposed lot previously designated as a model home site in a subdivision for which there is an approved tentative map, and for which a final map has been recorded.
- (2) The dwelling is intended to be temporarily utilized as an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

**NET AREA.** The total horizontal area within the property lines of a lot or parcel of land exclusive of all right-of-way and road or driveway easements.

**NONCONFORMING STRUCTURE.** An lawfully established building or structure that does not conform to the regulations of this title or is designed for a use that does not conform to the regulations of this title for the district in which it is located, either on the date of adoption of this chapter or as the result

of subsequent amendments to this chapter.

**OPEN SPACE.** Open space substantially free of structures but possibly containing improvements which are part of a development plan or are appropriate for the residents of any residential development.

**PARCEL.** The same as **LOT**, as defined in this section.

**PARKING AREA, PRIVATE.** An area, other than a street, designed or used primarily for the parking of private vehicles and not open to general public use.

**PARKING STALL.** The space within a building or a private or public parking area, exclusive of driveways, ramps, columns, office and working areas, for the parking of one automobile.

**PARKWAY.** A relatively low speed arterial highway abutting and distributing trips to a variety of land uses. This facility primarily serves short range trips. A parkway has emergency parking only and will have considerable parallel and perpendicular pedestrian movement.

**PATHWAY.** An access way to accommodate pedestrians, bicycles, and electric carts.

**PEDESTRIANWAY.** A right-of-way for pedestrians, free from vehicular traffic and including access ramps, stairs, and mechanical lifts and routes through buildings which are available for public use.

**POOL.** Any structure for swimming, bathing or wading or as a fish pond or similar use.

**PRIVATE.** Belonging to, or restricted for the use or enjoyment of particular persons.

**PUBLIC WAY.** Any street, alley, pedestrian way, pathway, channel, viaduct, subway, bridge, easement, right-of-way or other way in which the public has a right of use.

**REAL ESTATE TRACT SALES OFFICE.** A temporary use of a building for the sole purpose of selling residences within a particular subdivision or series of subdivisions.

**RIGHT-OF-WAY.** An area or strip of land, either public or private, on which a right of passage has been recorded.

**SETBACK AREA.** The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

**SETBACK DISTANCE.** The distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

**SIDEWALK.** That portion of a thoroughfare, other than a roadway, set apart by curbs, barriers, markings, or other delineations for pedestrian travel. See also **PEDESTRIANWAY** as defined in this section.

**SIGN.** Any device used for visual communications or attraction, including any identification,

announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interest of any person; together with all parts, materials, frame and background. **SIGN** and **ADVERTISING DEVICE**, for the purpose of this chapter, do not include the following for purposes of this title:

- (1) Official notices issued by any court or public body or officer;
- (2) Notices posted by any public officer in performance of a public duty or by any person in giving any legal notice;
- (3) Directional, warning, or information signs or structures required by or authorized by law or by federal, state or county authority or;
- (4) The flag of the state or of the United States or any official flag of any other state or country.

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

**STREET** or **HIGHWAY.** A public or private vehicular right-of-way other than an alley.

**STREET OPENING.** The centerline of a street right-of-way as established by official survey.

**STRUCTURE.** Anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground except business signs and other improvements of a minor character.

**SWIMMING POOL.** An artificial body of water having a depth in excess of 18 inches, designed, constructed and used for swimming, dipping or immersion purposes by humans.

**TRAIL.** A path or way designed for and used by pedestrians, and cyclists.

**TRAIL / MULTIPURPOSE.** A path or way designed for and used by a variety of modes of transportation at the same time - safely.

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

**USE, ACCESSORY.** A use customarily incidental and accessory to the principal use of the land or building site, or to a building or other structure located on the same building site as the principal use.

**USE, PRINCIPAL.** The main purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

**USE, TEMPORARY.** A use which is required for the proper function of the community or temporarily required in the process of establishing a permitted use, or construction of a public facility. Such use shall be permitted only after the issuance of a temporary use permit as established by the provisions of this chapter.

**VEHICULAR ACCESSWAY.** A private, nonexclusive vehicular easement affording access to abutting properties.

**WING WALL.** An architectural feature in excess of six feet in height which is a continuation of a building wall projecting beyond the exterior walls of a building.

**YARD.** Any open space on the same lot with a building or dwelling group, which space is between the setback lines and the lot lines of the parcel or the planned street line and is unoccupied and unobstructed except for projections permitted by this chapter.

**ZONING MAP.** The official zoning map of the city which is a part of this title.

**ZONING ORDINANCE** The comprehensive zoning ordinance of the city.

# **APPENDIX II**

## **Tract Maps**

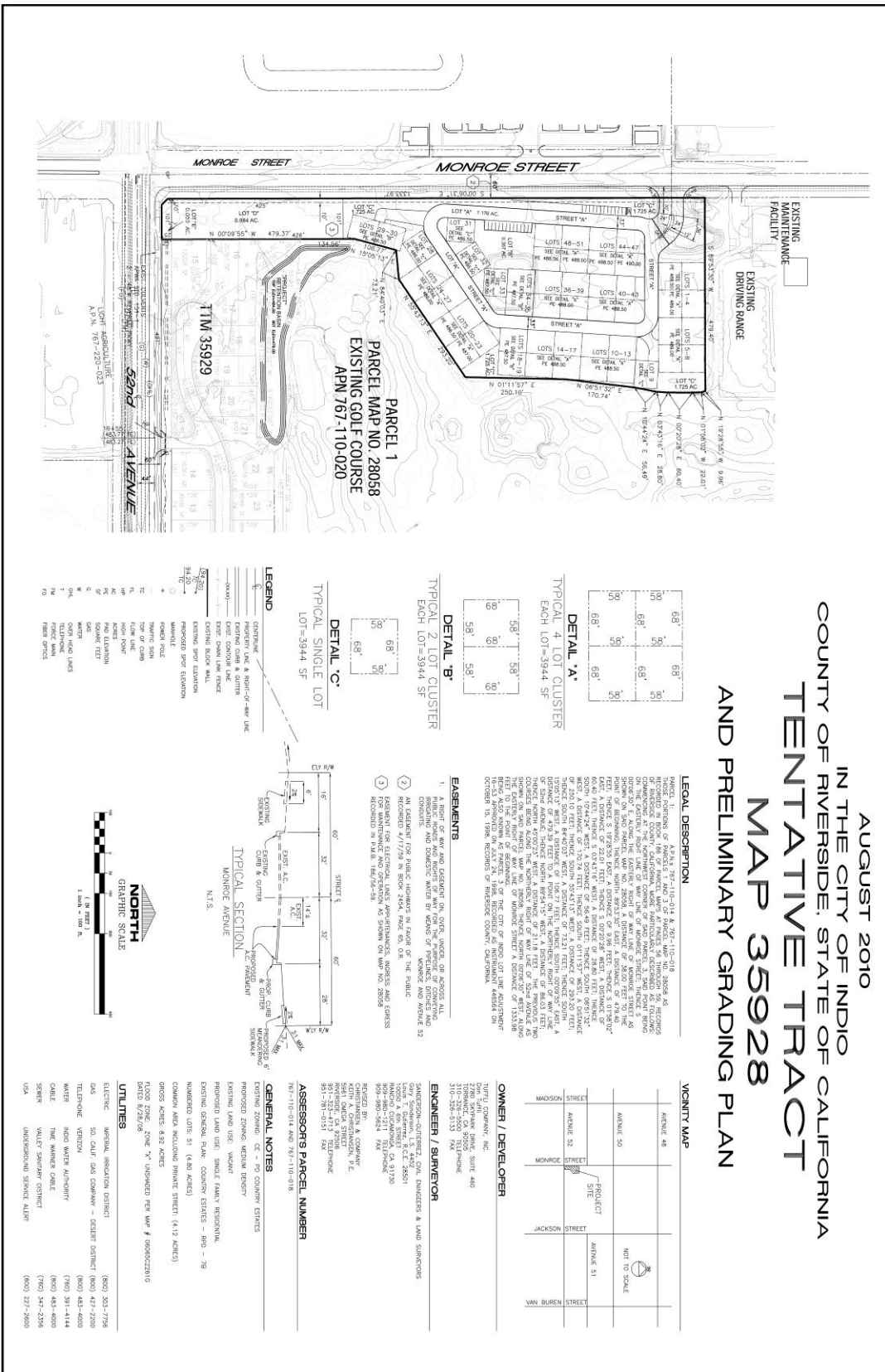
**TTM 35928**

**TTM 35929**

**TTM 35930**

(following 3 pages)

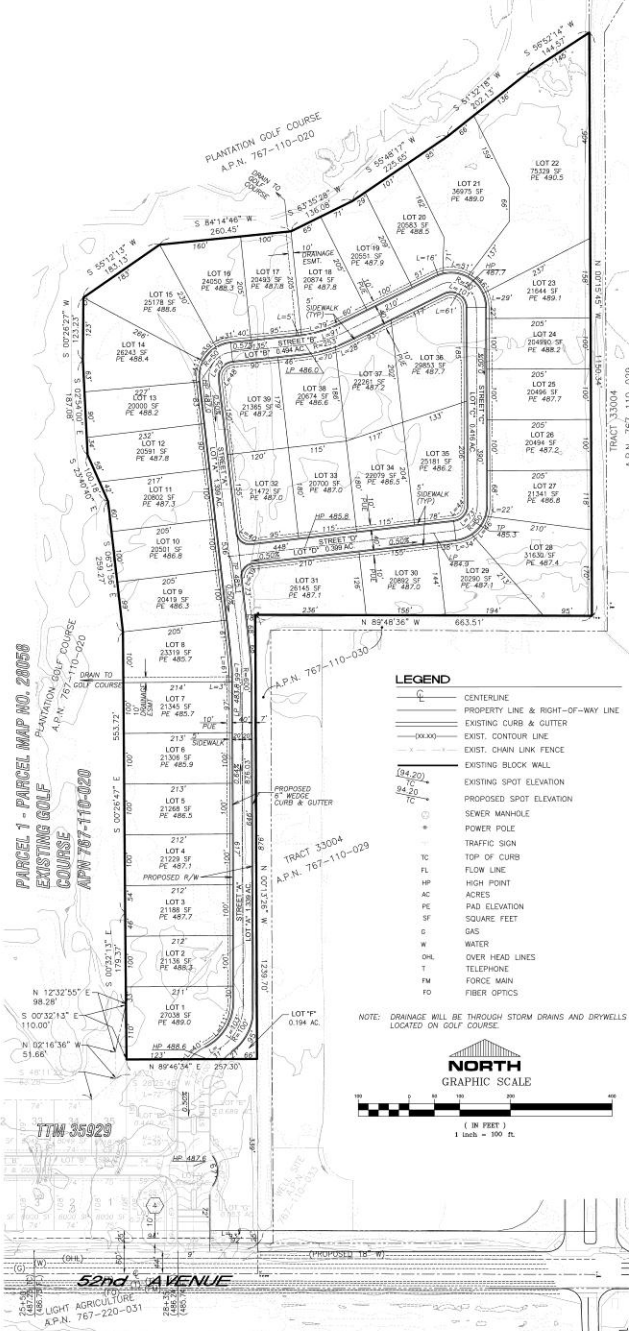
AUGUST 2010  
 IN THE CITY OF INDIAN  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT**  
**MAP 35928**  
**AND PRELIMINARY GRADING PLAN**







**AUGUST 2009**  
**IN THE CITY OF INDIO**  
**COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**TENTATIVE TRACT**  
**MAP 35930**  
**AND PRELIMINARY GRADING PLAN**

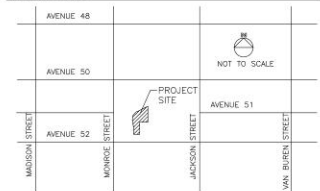


**LEGAL DESCRIPTION**

**PARCEL 1:** PORTION OF A.P.N. 767-110-023 THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 28058 AS RECORDED IN BOOK 186 OF PARCEL MAPS AT PAGES 56 THROUGH 59, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 4; THENCE NORTH 89°48'38" WEST, A DISTANCE OF 663.51 FEET; THENCE SOUTH 00°13'28" E, A DISTANCE OF 678.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 4; 363.67 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF 20th AVENUE AS SHOWN ON SAID PARCEL MAP NO. 28058. THE PROPOSED TWO COURSES BEING ALONG THE EASTERLY LINE OF SAID PARCEL 4; THENCE SOUTH 80°45'14" WEST, A DISTANCE OF 257.30 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF PARCEL 4 OF LOT LINE ADJUSTMENT 78-53 RECORDED AS INSTRUMENT 44854 ON OCTOBER 15, 1998, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 00°32'13" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°32'13" WEST, A DISTANCE OF 179.37 FEET; THENCE NORTH 00°26'42" WEST, A DISTANCE OF 553.72 FEET; THENCE NORTH 00°31'56" WEST, A DISTANCE OF 259.27 FEET; THENCE NORTH 23°40'40" WEST, A DISTANCE OF 100.18 FEET; THENCE NORTH 02°54" WEST, A DISTANCE OF 187.08 FEET; THENCE NORTH 00°26'27" E, A DISTANCE OF 123.23 FEET; THENCE NORTH 55°12'13" E, A DISTANCE OF 183.13 FEET; THENCE NORTH 84°14'46" EAST, A DISTANCE OF 240.45 FEET; THENCE NORTH 43°32'08" E, A DISTANCE OF 136.08 FEET; THENCE NORTH 55°48'17" E, A DISTANCE OF 223.65 FEET; THENCE NORTH 51°32'18" E, A DISTANCE OF 202.13 FEET; THENCE NORTH 06°52'14" E, A DISTANCE OF 144.87 FEET; THENCE SOUTH 00°15'45" E, A DISTANCE OF 1148.95 FEET TO THE POINT OF BEGINNING. BEING ALSO KNOWN AS LOT 43 OF TENTATIVE TRACT MAP NO. 35929.

**PARCEL 2**  
 AN NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS LOT 34 OF (TENTATIVE) TRACT NO. 35929.

**VICINITY MAP**



**OWNER / DEVELOPER**

TUFFY COMPANY, INC.  
 DON TUFFY  
 2780 SKYPARK DRIVE, SUITE 460  
 TORRANCE, CA 90503  
 310-326-3300 TELEPHONE  
 310-326-5133 FAX

**ENGINEER / SURVEYOR**

SANDERSON-GUTIERREZ, CIVIL ENGINEERS & LAND SURVEYORS  
 Gary Sanderson, L.S. 4452  
 Louis T. Gutierrez, C.E.L. 28501  
 10550 A 8th STREET  
 RANCHO CUCAMONGA, CA 91730  
 909-980-1211 TELEPHONE  
 909-980-3624 FAX

**REVISED BY:**

CHRISTIANSEN & COMPANY  
 KEITH A. CHRISTIANSEN, P.E.  
 5961 OMEGA STREET  
 RIVERSIDE, CALIFORNIA 92506  
 951-323-4713 TELEPHONE  
 951-767-0151 FAX

**ASSESSOR'S PARCEL NUMBER**

767-110-023

**GENERAL NOTES**

EXISTING EASING: CE - PD COUNTRY ESTATES  
 PROPOSED ZONING: CE - PD COUNTRY ESTATES  
 EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 EXISTING GENERAL PLAN: COUNTRY ESTATES - RPD - 7B  
 NUMBERED LOTS: 39 (20.94 ACRES)  
 LETTERED LOTS INCLUDING PRIVATE STREET: 1 (3.44 ACRES)

GROSS ACRES: 24.38 ACRES  
 NET ACRES: 24.38 ACRES

FLOOD ZONE: ZONE "X" SHADED PER MAP # 06065C22616, DATED 8/28/08

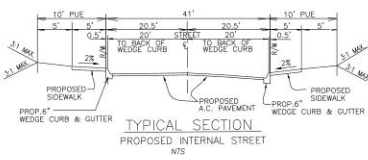
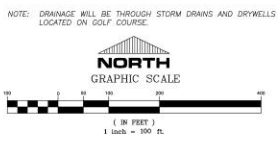
**UTILITIES**

ELECTRIC	IMPERIAL IRRIGATION DISTRICT	(800) 303-7756
GAS	SO. CALIF. GAS COMPANY - DESERT DISTRICT	(800) 427-2200
TELEPHONE	VERIZON	(800) 483-4000
WATER	INDIO WATER AUTHORITY	(760) 391-4144
CABLE	TIME WARNER CABLE	(800) 483-4000
SEWER	VALLEY SANITARY DISTRICT	(760) 347-2356
USA	UNDERGROUND SERVICE ALERT	(800) 227-2600

**EASEMENTS**

NO EASEMENTS

- LEGEND**
- CENTERLINE
  - PROPERTY LINE & RIGHT-OF-WAY LINE
  - EXISTING CURB & GUTTER
  - EXIST. CONTOUR LINE
  - - - EXIST. CHAIN LINK FENCE
  - EXISTING BLOCK WALL
  - EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - SEWER MANHOLE
  - POWER POLE
  - TRAFFIC SIGN
  - TOP OF CURB
  - FL FLOW LINE
  - HP HIGH POINT
  - AC ACRES
  - PE PAD ELEVATION
  - SF SQUARE FEET
  - G GAS
  - W WATER
  - OHL OVER HEAD LINES
  - T TELEPHONE
  - FM FORCE MAIN
  - FO FIBER OPTICS



## **APPENDIX III**

### **Tabulation of Lot Size by Lot Number**

(following 3 pages)

## Tract No. 35928 Lot Summary

<u>Lot No.</u>	<u>Area</u>
1	3944 SF
2	3944 SF
3	3944 SF
4	3944 SF
5	3944 SF
6	3944 SF
7	3944 SF
8	3944 SF
9	3944 SF
10	3944 SF
11	3944 SF
12	3944 SF
13	3944 SF
14	3944 SF
15	3944 SF
16	3944 SF
17	3944 SF
18	3944 SF
19	3944 SF
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32	3944 SF
33	3944 SF
34	3944 SF
35	3944 SF
36	3944 SF
37	3944 SF
38	3944 SF
39	3944 SF
40	3944 SF
41	3944 SF
42	3944 SF
43	3944 SF
44	3944 SF
45	3944 SF
46	3944 SF
47	3944 SF
48	3944 SF
49	3944 SF
50	3944 SF
51	3944 SF
<b>TOTAL</b>	<b>201144 SF</b>

**AVERAGE LOT SIZE = 3944 SF**

# Tract No. 35929 Lot Summary

<u>Lot No.</u>	<u>Area</u>
1	8000 SF
2	8000 SF
3	8000 SF
4	8000 SF
5	8000 SF
6	8000 SF
7	8000 SF
8	8000 SF
9	8000 SF
10	8000 SF
11	8000 SF
12	8000 SF
13	8000 SF
14	10361 SF
15	13226 SF
16	20267 SF
17	10130 SF
18	10183 SF
19	11750 SF
20	10352 SF
21	9721 SF
22	10115 SF
23	8049 SF
24	8049 SF
25	8049 SF
26	8049 SF
27	8049 SF
28	8049 SF
29	8049 SF
30	8049 SF
31	8049 SF
32	8049 SF
33	8049 SF
34	8049 SF
35	9718 SF
<b>TOTAL</b>	<b>316411 SF</b>

**AVERAGE LOT SIZE = 9040 SF**

# Tract No. 35930 Lot Summary

<u>Lot No.</u>	<u>Area</u>
1	27038 SF
2	21136 SF
3	21188 SF
4	21229 SF
5	21268 SF
6	21306 SF
7	21345 SF
8	23319 SF
9	20419 SF
10	20501 SF
11	20802 SF
12	20591 SF
13	20000 SF
14	26243 SF
15	25178 SF
16	24050 SF
17	20493 SF
18	20874 SF
19	20551 SF
20	20583 SF
21	26975 SF
22	75329 SF
23	21644 SF
24	20499 SF
25	20496 SF
26	20494 SF
27	21341 SF
28	31630 SF
29	20290 SF
30	20892 SF
31	26145 SF
32	21472 SF
33	20700 SF
34	22079 SF
35	25181 SF
36	29853 SF
37	22261 SF
38	20674 SF
39	21365 SF
<b>TOTAL</b>	<b>927434 SF</b>

**AVERAGE LOT SIZE = 23780 SF**

# APPENDIX IV

## Environmental Summary

### Project Setting

The site is 45.26 acres of land and consists of a series of unimproved dirt roads, agriculture, and prior maintenance structures and disturbed habitats. The majority of the site consists of groves of citrus and date palm trees. All acreage has been disturbed by prior agricultural uses which have been historically operated at this location for the past fifty years. The native soil on the site is primarily sand. No USGS blue-line streams or other watercourses cross the site. No wetlands occur on the site. Elevations on the site range from 10 feet to 40 feet below mean sea level (MSL).

### Adjacent Land Use

North: Plantation Golf Club, including open space.

East: Residential project known as "Polo Estates at Plantation", (Polo Estates Project Master Plan).

South: Date groves, the Chula Desert Academy, vacant land.

West: Residential properties, abandoned agricultural, undeveloped land.

### City Context

The area comprising the project and surrounding area was annexed to the City of Indio in 1991. After its annexation to the City, the planning area was included in the City's General Plan 2020, zoning was changed to Country Estates (CE), and a Conceptual Specific Plan was adopted. The City also entered into a (now expired) Development Agreement with the Tuffli Company. The Project Master Plan as presented herein proposes no changes to the General Plan or other existing Specific Plans within the City of Indio. No development Agreement is being proposed in concert with the Plantation Estates Project Master Plan.

### City Setting

The site is designated by the City General Plan as "low to moderate" intensity for environmental impact, according to the Master Environmental Assessment (MEA) prepared for the General Plan and certified as a Final Environmental Impact Report (ER) by the - Indio City Council.

### Project Location

The project proposed is a land development program that consists of undeveloped land located in the Indio Ranchos Planning Area of the City of Indio. The site is located north of Avenue 52, along the east side of Monroe Street. It is adjacent to Avenue 52 along its southern boundary. Jackson Street is located approximately 600 feet from the western site boundary. The three Residential Planning Areas border the Plantation Golf Club amenity with eastern, southern and western adjacency. There are concerns for the height of structures located adjacent to the golf course play area – concerns which are adequately addressed in the development guidelines within this PMP.

**Subdivision Maps**

The Project Master Plan (PMP) proposes the establishment of a mixed-use development to include the creation of three distinct Residential Planning Areas. The property currently consists of several separate legal land parcels. Planning Area I, Tentative Tract No. 35929 consists of 11.96 acres of land. Planning area II, Tentative Tract 35928 consists of 8.92 acres. Planning Area III, Tentative Tract 35930 consists of 24.38 acres of land.

**Proposed Project Master Plan**

The proposed project is shown in the Project Master Plan on page 9 within the Executive Summary. Three subdivision maps have been prepared for the project, as described above and are presented in Appendix II and as full sized plots in the City's submittal package.

**Permitted Density**

Overall residential density permitted by the Indio General Plan is 3.5 dwelling units per acre for the entire project area. The maximum General Plan units permitted for this area is 158 dwelling units. This project proposes the development of 125 dwelling units. The resulting density for the Residential Planning Areas is 2.8 dwelling units/acre. This density is within the maximum allowable density as prescribed by the General Plan.

**Authority & Requirements of Project Master Plan (PMP)**

The authority to prepare, adopt and implement Project Master Plans is granted to the City of Indio by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). The Government Code requires the City to advertise and conduct a public hearing before the City Planning Commission and the City Council to formally adopt a Project Master Plan.

# APPENDIX V

## Conditions of Approval

### Plantation Estates

#### Project Master Plan 10-4-54

#### Planning Conditions:

1. Approval of this project shall be based on the Project Master Plan and Tentative Tract Maps 35928, 35929 and 35930 attached.
2. Development shall occur substantially as shown on the submitted plans and as modified herein. Detailed construction plans showing compliance with this approval shall be submitted to the Building Division for review and approval prior to the issuance of any building permits.
3. The future building construction and tract development related plans shall include a blue-line sheet(s) showing all conditions of approval contained +herein.
4. The applicant or successor in interest shall submit CC&R's in a form acceptable to the City Attorney, for the proposed subdivision(s). The CC&R's shall include provisions for the maintenance of:
  - a) All interior and exterior common areas including retention basins and landscaping.
  - b) Graffiti abatement for the interior and exterior or the preceding areas.
  - c) Maintenance and operations of the streetlights including power costs fronting (project site) Avenue 52 and Monroe Street.
  - d) Maintenance of all frontage landscaping

The CC&R's shall be submitted for review and approval by the Community Development Director, the City Attorney and the City Engineer Department prior to the recordation of Tentative Tract Maps 35928, 35929 and 35930. Maintenance provisions shall be flagged for review. The applicant or successor in interest shall submit a deposit of \$3,500 to cover legal costs incurred by the City in its review of CC&R's and related documents prior to their recordation. The Homeowners Association shall comply with the City of Indio insurance requirements. The CC&R's shall be recorded prior to recordation of final map.

5. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
6. Within 30 days of City Council approval, 5 corrected copies of the Project Master Plan shall be submitted to the Planning Department for review, approval, and filing as the final document for the project.



7. The applicant shall satisfy all Building Department, Public Services Department, Engineering Services Department, Police Department, and Fire Department requirements. It is the responsibility of the entitled entity to review this project with the noted departments.
8. The applicant/developer shall pay school fees as required by law and/or Coachella Valley Unified School District. Applicant shall pay all City of Indio Capital Impact Fees at the time set by City Ordinance.
9. Applicant shall install public multi-purpose trails along Avenue 52 and Monroe Street as part of the public right-of-way improvements to comply with the City of Indio Trail Feasibility Study and City requirements, and to be consistent with the adjacent trail system.
10. The applicant/developer shall pay Quimby Fees pursuant to City Ordinance.
11. The property owner or successor-in-interest shall include in the title for each residential lot a notice that the property is in close proximity to the Polo Fields, which is entitled to hold special events with attendance in excess of 2,000 people, and that the adjacent golf course is privately owned and operated, not associated with the subdivision.

#### **POLICE DEPARTMENT CONDITIONS**

12. A lighting plan for the project shall be submitted to the Police and Community Development Department for review and approval. The plans shall cover the interior streets, parks, retention basins, common areas, entrance gates and the meandering sidewalks.
13. If approved by the Indio Fire Department, the entrance and exit shall be designated FIRE LANE NO PARKING at the curbs to keep the area clear for emergency vehicles.
14. The development shall be gated communities.
15. A Security Plan shall be submitted to the City of Indio Chief of Police and/or his/her designee for review and approval.

#### **PMP ENGINEERING CONDITIONS - TRACT MAP 35928**

##### Environmental Engineering Requirements

16. Applicant shall comply with National Pollution Discharge Elimination System (NPDES) requirements per state regulations.
17. Applicant shall submit PM10 implementation plans for City approval, and to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size.
18. Applicant shall submit a Final Water Quality Management Plan for City approval prior to issuance of grading permit.

##### Mapping Requirements

19. Prior to recording of Final Tract Map(s), the Project shall be annexed to Community Facilities District (CFD) No. 2004-1 (Law Enforcement, Fire and Paramedic Services) or successor there to the CFD and be subject to the levy of a special tax in accordance with the rate and method of apportionment with respect to the CFD. The Developer, at a minimum, shall comply with the statutory requirements for the CFD.
  - a) Developer shall pay the \$15,000 cost for the City's Consultant to form the Community Facilities District and the City fee for processing the request.
20. Applicant/Developer shall submit a copy of the Final Map to Coachella Valley Water District (CVWD) for their review and shall obtain a clearance letter from CVWD prior to recordation of Final Map.
21. Tentative tract map or parcel map shall be submitted along with the following items:
  - a) Soils report
  - b) Title Report
  - c) Preliminary grading plan (Topo/contour on map)
  - d) Hydrology report
  - e) Preliminary traffic impact report
22. Applicant shall submit for City approval the following items:
  - a) Final tract/parcel map
  - b) Title report (updated within at least 60 days)
  - c) Final map closure calculations
  - d) DWG file for final tract map/parcel map
23. Final tract/parcel map shall include:
  - a) Street names
  - b) Improvement agreements
  - c) Improvement bonds
24. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

#### Grading Requirements

25. Applicant shall submit for City approval the following items:
  - a) Precise grading plans – shall include the street address for each lot and building foot prints
  - b) Rough grading plans
  - c) Soils report

#### Curb/Guttering and Demolition Requirements

26. Developer shall:
- a) Dispose of all concrete and asphalt removals within proposed project to an approved recyclable site.
  - b) Provide City of Indio Public Works Department with a copy of receipt showing tonnage for the disposal of recyclable concrete and asphalt.
  - c) Dispose of all material removals within proposed project to an approved disposal site.

#### Landscaping and Irrigation Requirements

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

#### Street Requirements

28. Applicant shall submit for City approval the following items:
- a) Street improvement plans
  - b) Streetlight plans
29. The improvements shall include construction of meandering sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated parkway along the property frontage.
30. All off-site street improvements including energizing of street lights and installation of irrigation and landscaping along:
- a) Monroe Street shall be constructed and accepted by the City prior to issuance of a temporary or permanent certificate of occupancy.
31. Applicant shall obtain encroachment permit prior to starting any street improvements within public streets.
32. The corner cutback at the intersections of:
- a) Monroe Street and Avenue 52 shall be per City of Indio standard No. SS-37.
33. The minimum street width for proposed private streets shall be 40 feet.
34. The proposed driveways shall be a radius driveway per City of Indio Standard Drawing No. 130.
35. Developer shall remove and replace any damaged or broken concrete curb/gutter on Monroe Street along the projects property frontage.
36. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
37. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

### Drainage Requirements

38. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
39. The applicant shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
40. Applicant shall retain the differential runoff between the developed and undeveloped tributary areas (frontage of Monroe Street and Avenue 52) to the project.
41. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.

### Traffic Requirements

42. The proposed entrances located off of:
  - a) Monroe Street shall have stacking room for a minimum of 6 vehicles with acceptable turn around.
43. Developer shall be responsible for installing traffic signals at proposed entrances if required by the traffic study as part of the traffic mitigations.
44. Turning movements from Monroe Street will be per recommended traffic mitigations and approved traffic study.

### Water Authority Requirements

45. All grading and pad elevations will be subject to approval of the Director of Development Services/Building and Safety and the City Engineer based on grading plans and additional information to be submitted during plan check. Pad elevations shown on the tentative map are for reference only and may be required to be changed.
46. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be underground.

### **PMP ENGINEERING CONDITIONS - TRACT MAPS 35929 AND 35930**

### Environmental Engineering Requirements

47. Applicant shall comply with National Pollution Discharge Elimination System (NPDES) requirements per state regulations.
48. Applicant shall submit PM10 implementation plans for City approval. Also to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size.
49. Applicant shall submit a Final Water Quality Management Plan for City approval prior to issuance of grading permit.

### Mapping Requirements

50. Prior to recording of Final Tract Map(s), the Project shall be annexed to Community Facilities District (CFD) No. 2004-1 (Law Enforcement, Fire and Paramedic Services) or successor there to the CFD and be subject to the levy of a special tax in accordance with the rate and method of apportionment with respect to the CFD. The Developer, at a minimum, shall comply with the statutory requirements for the CFD.
  - a) Developer shall pay the \$15,000 (per map) cost for the City's Consultant to form the Community Facilities District and the City fee for processing the request.
51. Applicant/Developer shall submit a copy of the Final Map to Coachella Valley Water District (CVWD) for their review and shall obtain a clearance letter from CVWD prior to recordation of Final Map.
52. Tentative tract map or parcel map shall be submitted along with the following items:
  - a) Soils report
  - b) Title Report
  - c) Preliminary grading plan (Topo/contour on map)
  - d) Hydrology report
  - e) Preliminary traffic impact report
53. Applicant shall submit for City approval the following items:
  - a) Final tract/parcel map
  - b) Title report (updated within at least 60 days)
  - c) Final map closure calculations
54. Final tract map shall include:
  - a) Street names
  - b) Improvement agreements
  - c) Improvement bonds
55. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

### Grading Requirements

56. Applicant shall submit for City approval the following items:
- a) Precise grading plans – shall include the street address for each lot and building foot prints
  - b) Rough grading plans
  - c) Soils report
57. Retaining walls shall be required at elevation differences greater than 12 inches between lots throughout the project (if applicable) and in relation to adjacent boundary properties unless otherwise approved by the City Engineer.

### Curb/Guttering and Demolition Requirements

58. Developer shall:
- a) Dispose of all concrete and asphalt removals within proposed project to an approved recyclable site.
  - b) Provide City of Indio Public Works Department with a copy of receipt showing tonnage for the disposal of recyclable concrete and asphalt.
  - c) Dispose of all material removals within proposed project to an approved disposal site.

### Landscaping and Irrigation Requirements

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

### Street Requirements

60. Applicant shall submit for City approval the following items:
- a) Street improvement plans
  - b) Streetlight plans
61. The improvements shall include construction of meandering sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated parkway along the property frontage.
62. All off-site street improvements including energizing of street lights and installation of irrigation and landscaping along:
- a) Avenue 52 shall be constructed and accepted by the City prior to issuance of a temporary or permanent certificate of occupancy.
63. Applicant shall obtain encroachment permit prior to starting any street improvements within public streets.
64. The corner cutback at the intersections of:

a) Avenue 52 and Monroe Street shall be per City of Indio standard No. SS-37.

65. The minimum street width for proposed private streets shall be 40 feet.
66. The proposed driveways shall be a radius driveway per City of Indio Standard Drawing No. 130.
67. Developer shall remove and replace any damaged or broken concrete curb/gutter on Avenue 52 along the projects property frontage.
68. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
69. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

#### Drainage Requirements

70. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
71. The applicant shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
72. Applicant shall retain the differential runoff between the developed and undeveloped tributary areas (frontage of Monroe Street and Avenue 52) to the project.
73. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.

#### Traffic Requirements

74. The proposed entrances located off of:
  - a) Avenue 52 shall have stacking room for a minimum of 6 vehicles with acceptable turn around.
75. Developer shall be responsible for installing traffic signals at proposed entrances if required by the traffic study as part of the traffic mitigations.

76. Turning movements from Avenue 52 will be per recommended traffic mitigations and approved traffic study.

### Special Requirements

77. All grading and pad elevations will be subject to approval of the Director of Development Services/Building and Safety and the City Engineer based on grading plans and additional information to be submitted during plan check. Pad elevations shown on the tentative map are for reference only and may be required to be changed.
78. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be underground.

### Additional Traffic Requirements for all Tract Maps

79. All three site exit points shall be controlled by STOP signs facing exiting site traffic.
80. The gated residential entries constructed on Monroe Street and on Avenue 52 shall each provide entering queue storage space in advance of the entry gate of sufficient length to accommodate a minimum of three vehicles including: two entering resident vehicles and one idling visitor vehicle (that shall not block the path of entering resident vehicles).
81. The Monroe Street access constructed in conjunction with TTM 35928 shall be approximately 60 feet wide with a raised center island 12 feet wide and 24 feet long to accommodate a key pad for visitors approaching the entry gate. The entry and exit gates shall be setback a minimum of 50 feet from the Monroe Street right-of-way.
82. The proposed East Site Access on Avenue 52 shall be approximately 61 feet wide with a raised center island 11 feet wide and 40 feet long to accommodate a key pad for visitors approaching the gated entry. The East Site Access gate shall be set back a minimum of 50 feet from the right-of-way for Avenue 52.
83. By separating the inbound and outbound lanes at the gated residential entry on Monroe Street and on Avenue 52, divisional islands that terminate 20 feet in advance of the entry/exit gates shall be constructed to create a turn-around area for motorists who wish to depart without first entering the site through the gate.
84. A gated one-way exit-only access shall be constructed with a pavement width of 12 to 15 feet on Avenue 52, approximately 660 feet east of Monroe Street in conjunction with TTM 35929. The gate shall be recessed approximately 30 feet from the curb on Avenue 52, to permit an exiting vehicle to stop outside of the Avenue 52 right-of-way after passing through the gate at a point with clear sight triangles, then proceed when safe. Pavement markings and signage (Do Not Enter) shall be provided, as required by the City of Indio, clearly identifying the access as a one-way exit-only.

## **COACHELLA VALLEY WATER DISTRICT CONDITION**



85. The developer shall comply with all conditions and requirement of the Coachella Valley Water District (CVWD).

### **INDIO WATER AUTHORITY REQUIREMENTS**

86. The developer shall enter into a water service agreement with the Indio Water Authority (IWA) for domestic water service.
87. Prior to issuance of a building permit the applicant shall produce the City with a certificate report stating that they will provide adequate water for domestic consumption and fire flow.
88. The developer shall design the water system and submit for approval:
- a. Provide hydraulic calculation to meet domestic demands and Fire Department fire flow requirements for Indio Water Authority review and approval.
  - b. Water plans for the proposed project in compliance with Indio Water Authority Standards.
89. The applicant shall comply with all applicable conditions and requirements of the Indio Water Authority.

### **FIRE DEPARTMENT CONDITIONS**

90. Provide or show there exists a water system capable of delivering a fire flow in any case no less than 1,500 gallons per minute for a two hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
91. Approved accessible fire hydrants shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.
92. Cul de sac streets shall not exceed 1,320 feet.
93. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Markers shall be shown on civil plans prior to installation, the Indio Fire Services must approve placement of markers.
94. Access lanes will not have an up or downgrade of more than 12%. Access lanes will not be less than 24' in width and will have an unobstructed vertical clearance not less than 13'6". Access lanes will be designed to withstand the weight of 80,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface to provide all weather driving capabilities. Streets shall be constructed in accordance with Indio City Street Standards.
95. Prior to building construction; applicant/developer shall furnish required copies of the water system fire hydrant plans to Indio Fire Services for review. Plans shall be signed by a registered civil engineer, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Ref CFC, section 901.2.2.2.

96. Streets shall be 40 feet wide to provide for parallel parking on both sides.
97. Gate(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power and designed to be easily opened in the event of a power failure. Non-powered type gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Ref ICC Chapter 93, section 93.07 (A).
98. All proposed traffic calming elements for this development shall be submitted to the Fire Department for review and approval.
99. Display street numbers in a prominent location on the address side of building(s), at the front side and rear access if applicable. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. Ref CBC, section 502.
100. All conditions are subject to change with adoption of new codes, ordinances, or when buildings permits are not obtained within twelve (12) months.
101. Final conditions will be addressed when buildings plans are reviewed. Construction shall be in accordance with State and local adopted codes.
102. Nothing in our review shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. All questions regarding the meaning of the code requirements should be referred to the Fire Prevention Bureau at 760-347-0756.

**ADDITIONAL FIRE CONDITIONS SPECIFIC TO THE CONDO UNITS:**

103. Where buildings exceed 1,500 gallons per minute fire flow, automatic fire sprinkler system shall be installed in accordance with national standards. Plans must be submitted with current fee to the Indio Fire Services for review and approval prior to installation. (Contact Fire Department for guideline handout) Ref. Indio City Code, chapter 93, section 93.07 (D) (3).

**Mitigation Monitoring and Reporting Conditions**

104. Comply with SCAQMD Rules 402, 403 and 403.1 and City of Indio Dust Control Ordinance.
105. Reduce construction equipment emissions through the usage of low emission mobile construction equipment, maintenance of construction equipment engines by keeping them tuned off when feasible, usage of aqueous diesel fuel where feasible, and schedule construction operations affecting traffic for off-peak hours.
106. If any artifacts or human remains are uncovered, the City, and the County Coroner shall be notified, and all activity at the site shall cease until the City provides clearance to resume grading or construction activities.

107. Prior to issuance of a grading permit, the applicant shall supply the City Public Works Department with a copy of the NOI and SWPPP filed with the RWQCB. Best Management Practices as set forth in the SWPPP shall be included as notes on the grading plans approved by the Department.
108. A Water Quality Management Plan shall be prepared that shows how storm water and nuisance water will be retained on-site and how urban pollutants would be handled during the life of the residential project.
109. During project construction, all construction vehicles or equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
110. The project contractor shall position all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
111. The construction contractor shall locate equipment staging in areas farthest from noise-sensitive receptors during all phases of construction.
112. The construction contractor shall limit all construction-related activities to between the hours of 6:00 a.m. to 6:00 p.m. Monday through Friday and between the hours of 8:00 am to 6:00 pm on Saturday.
113. The project developer will be required to complete the existing sidewalk on the north side of Avenue 52, just east of Monroe Street (small gaps need to be filled in). Half street arterial improvements (curb, gutter, and pavement) have been constructed across the entire frontage of the project on Avenue 52.
114. The project developer will be required to construct a new sidewalk along the east side of Monroe Street across the project frontage. Half-street improvements (curb, gutter, and pavement) have been constructed across the entire frontage of the project on Monroe Street. Bicycle lanes will be installed on Monroe Street in conjunction with the widening of Monroe Street from Avenue 50 to Avenue 52 programmed for the year 2012/13 in the City of Indio CIP.
115. Clear unobstructed sight distances shall be provided at the site access points and at all internal intersections. Sight distance should be reviewed at the project access points with respect to City of Indio sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
116. The site access design shall accommodate the largest vehicles expected to negotiate the access and internal circulation system. Landscaping, monuments, and other objects shall be avoided in the off-tracking area at the site access connections.
117. The developer shall comply with City requirements by constructing an earthen multiuse trail along the north side of Avenue 52 across the entire project frontage. Bicycle lanes will be installed on Avenue 52 after the roadway is widened in the future on the south side in Riverside County.
118. Sufficient off-street parking shall be provided on-site to meet the requirements of the Indio Municipal Code.

119. Ramps meeting Americans with Disabilities Act Accessibility Guidelines shall be provided on-site to facilitate wheelchair access between the parking areas and the clubhouse building.
120. To ensure compliance with City of Indio roadway and access design standards, the final layout and site access design shall be subject to the review and approval of the City Traffic Engineer during the development review process. Entry drives, the ES-5 internal circulation design, and other features may require additional street widths, as determined by the City Traffic Engineer.
121. A traffic signing and striping plan shall be developed in conjunction with detailed construction plans for the project site and submitted to the City of Indio for review and approval.
122. The applicant shall coordinate with SunLine Transit Agency regarding the need for public transit facilities on-site such as a lighted covered transit shelter or a bus turnout.
123. The project proponent shall contribute various development fees, as required by the City of Indio.
124. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

#### **TENTATIVE TRACT MAP 35928 CONDITIONS OF APPROVAL**

1. Approval of this project shall be based on the Project Master Plan and Tentative Tract Map attached.
2. Tentative Tract Maps 35928 shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Indio Subdivision Ordinance, State Subdivision Map Act and other applicable State laws.
3. Development shall occur substantially as shown on the submitted plans and as modified herein. Detailed construction plans showing compliance with this approval shall be submitted to the Building Division for review and approval prior to the issuance of any building permits.
4. The building construction plans shall include a blue-line sheet(s) showing all conditions of approval contained herein.
5. The applicant or successor in interest shall submit CC&R's for the proposed subdivision to the City Attorney, Community Development Director and City Engineer for review and approval. The CC&R's shall include provision for the maintenance of:
  - a. All interior and exterior common areas including retention basins and landscaping
  - b. Graffiti abatement for the interior and exterior or the preceding areas.
  - c. Maintenance and operations of the streetlights including power costs fronting Monroe Street.
  - d. Maintenance of all frontage landscaping.

The CC&R's shall be submitted for review by the Community Development Director, the City

Attorney and the City Engineer prior to the recordation of Tentative Tract Map 35928. The applicant or successor in interest shall submit a deposit of \$3,500 to cover legal costs incurred by the City in its review of CC&R's and related documents prior to their recordation. The Homeowners Association shall comply with the City of Indio insurance requirements. The CC&R's shall be recorded prior to recordation of final map.

6. The property owner or successor in interest shall participate in any future City-initiated Community Facilities Districts for public facilities or public services. The subdivider shall cause a covenant to be recorded on all lots within Tentative Tract Map 35928 advising of the owner's obligation to participate in any future Community Facilities District for such public facilities or public services.
7. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
8. Within 30 days of City Council approval, 5 corrected copies of the Project Master Plan shall be submitted to the Planning Department for review, approval, and filing as the final document for the project.
9. The applicant shall satisfy all Building Department, Public Services Department, Engineering Services Department, Police Department, and Fire Department requirements. It is the responsibility of the entitled entity to review this project with the noted departments.
10. The applicant/developer shall pay school fees as required by law and or/ Coachella Valley School District. Applicant shall pay all City of Indio Capital Impact fees at the time set by City Ordinance.
11. The applicant/developer shall pay Quimby fees pursuant to City Ordinance.
12. The property owner or successor-in-interest shall include in the title for each residential lot a notice that the property is in close proximity to the Polo Fields, which is entitled to hold special events with attendance in excess of 2,000 people, and that the adjacent golf course is privately owned and operated, not associated with the subdivision.

### **POLICE DEPARTMENT CONDITIONS**

13. A lighting plan for the project shall be submitted to Police and Community Development Department for review and approval. The plans shall cover the interior streets, parks, retention basins, common areas, entrance gates and the meandering sidewalks.
14. If approved by the Indio Fire Department, the entrance and exit be designated FIRE LANE NO PARKING at the curbs to keep the area clear for emergency vehicles.
15. A Security Plan shall be submitted to the City of Indio Chief of Police and/or his/her designee for review and approval.

### **ENGINEERING REQUIREMENTS**

#### Environmental Engineering Requirements

16. Applicant shall comply with National Pollution Discharge Elimination System (NPDES) requirements per state regulations.
17. Applicant shall submit PM10 implementation plans for City approval. Also to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size.
18. Applicant shall submit a Final Water Quality Management Plan for City approval prior to issuance of grading permit.

#### Mapping Requirements

19. Prior to recording of Final Tract Map(s), the Project shall be annexed to Community Facilities District (CFD) No. 2004-1 (Law Enforcement, Fire and Paramedic Services) or successor there to the CFD and be subject to the levy of a special tax in accordance with the rate and method of apportionment with respect to the CFD. The Developer, at a minimum, shall comply with the statutory requirements for the CFD.
  - a) Developer shall pay the \$15,000 cost for the City's Consultant to form the Community Facilities District and the City fee for processing the request.
20. Applicant/Developer shall submit a copy of the Final Map to Coachella Valley Water District (CVWD) for their review and shall obtain a clearance letter from CVWD prior to recordation of Final Map.
21. Tentative tract map or parcel map shall be submitted along with the following items:
  - a) Soils report
  - b) Title Report
  - c) Preliminary grading plan (Topo/contour on map)
  - d) Hydrology report
  - e) Preliminary traffic impact report
22. Applicant shall submit for City approval the following items:
  - a) Final tract/parcel map
  - b) Title report (updated within at least 60 days)
  - c) Final map closure calculations
  - d) DWG file for final tract map/parcel map
23. Final tract/parcel map shall include:
  - a) Street names
  - b) Improvement agreements
  - c) Improvement bonds
24. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

### Grading Requirements

25. Applicant shall submit for City approval the following items:
- a) Precise grading plans – shall include the street address for each lot and building foot prints
  - b) Rough grading plans
  - c) Soils report

### Curb/Guttering and Demolition Requirements

26. Developer shall:
- a) Dispose of all concrete and asphalt removals within proposed project to an approved recyclable site.
  - b) Provide City of Indio Public Works Department with a copy of receipt showing tonnage for the disposal of recyclable concrete and asphalt.
  - c) Dispose of all material removals within proposed project to an approved disposal site.

### Landscaping and Irrigation Requirements

27. Applicant shall submit landscape and irrigation plans for City approval.
28. The developer shall form a property owners association for the maintenance of:
- a) All interior and exterior common areas including landscaping.
  - b) Graffiti abatement for the interior and exterior or the preceding areas.
  - c) Maintenance of all frontage landscaping.
29. A copy of the Covenant, Conditions, and Restrictions shall be submitted to the Public Works Engineering Department and Planning Development for review and approval with maintenance provision flagged.
30. The Covenants, Conditions and Restrictions shall be recorded prior to recordation of final map.

### Street Requirements

31. Applicant shall submit for City approval the following items:
- a) Street improvement plans
  - b) Streetlight plans
32. The improvements shall include construction of meandering sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated parkway along the property frontage.

33. All off-site street improvements including energizing of street lights and installation of irrigation and landscaping along:
  - a) Monroe Street shall be constructed and accepted by the City prior to issuance of a temporary or permanent certificate of occupancy.
34. Applicant shall obtain encroachment permit prior to starting any street improvements within public streets.
35. The corner cutback at the intersections of:
  - a) Monroe Street and Avenue 52 shall be per City of Indio standard No. SS-37.
36. The minimum street width for proposed private streets shall be 40 feet.
37. The proposed driveways shall be a radius driveway per City of Indio Standard Drawing No. 130.
38. Developer shall remove and replace any damaged or broken concrete curb/gutter on Monroe Street along the projects property frontage.
39. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
40. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

#### Drainage Requirements

41. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
42. The applicant shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
43. Applicant shall retain the differential runoff between the developed and undeveloped tributary areas (frontage of Monroe Street and Avenue 52) to the project.
44. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.



### Traffic Requirements

45. The proposed entrances located off of:
  - a) Monroe Street shall have stacking room for a minimum of 6 vehicles with acceptable turn around.
46. Developer shall be responsible for installing traffic signals at proposed entrances if required by the traffic study as part of the traffic mitigations.
47. Turning movements from Monroe Street will be per recommended traffic mitigations and approved traffic study.

### Special Requirements

48. All grading and pad elevations will be subject to approval of the Director of Development Services/Building and Safety and the City Engineer based on grading plans and additional information to be submitted during plan check. Pad elevations shown on the tentative map are for reference only and may be required to be changed.
49. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be underground.
50. All site exit points shall be controlled by STOP signs facing exiting site traffic.
51. The gated residential entries constructed on Monroe Street shall provide entering queue storage space in advance of the entry gate of sufficient length to accommodate a minimum of three vehicles including: two entering resident vehicles and one idling visitor vehicle (that shall not block the path of entering resident vehicles).
52. The Monroe Street access shall be approximately 60 feet wide with a raised center island 12 feet wide and 24 feet long to accommodate a key pad for visitors approaching the entry gate. The entry and exit gates shall be setback a minimum of 50 feet from the Monroe Street right-of-way.
53. By separating the inbound and outbound lanes at the gated residential entry on Monroe Street, divisional islands that terminate 20 feet in advance of the entry/exit gates shall be constructed to create a turn-around area for motorists who wish to depart without first entering the site through the gate.

### **COACHELLA VALLEY WATER DISTRICT CONDITION**

54. The developer shall comply with all conditions and requirement of the Coachella Valley Water District (CVWD).

### **INDIO WATER AUTHORITY REQUIREMENTS**

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

56. Prior to issuance of a building permit the applicant shall produce the City with a certificate report stating that they will provide adequate water for domestic consumption and fire flow.
57. The developer shall design the water system and submit for approval:
  - c. Provide hydraulic calculation to meet domestic demands and Fire Department fire flow requirements for Indio Water Authority review and approval.
  - d. Water plans for the proposed project in compliance with Indio Water Authority Standards.
58. The applicant shall comply with all applicable conditions and requirements of the Indio Water Authority.

### **FIRE DEPARTMENT CONDITIONS**

59. Provide or show there exists a water system capable of delivering a fire flow in any case no less than 1,500 gallons per minute for a two hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
60. Approved accessible fire hydrants shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.
61. Cul de sac streets shall not exceed 1,320 feet.
62. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Markers shall be shown on civil plans prior to installation, the Indio Fire Services must approve placement of markers.
63. Access lanes will not have an up or downgrade of more than 12%. Access lanes will not be less than 24' in width and will have an unobstructed vertical clearance not less than 13'6". Access lanes will be designed to withstand the weight of 80,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface to provide all weather driving capabilities. Streets shall be constructed in accordance with Indio City Street Standards.
64. Prior to building construction; applicant/developer shall furnish required copies of the water system fire hydrant plans to Indio Fire Services for review. Plans shall be signed by a registered civil engineer, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Ref CFC, section 901.2.2.2.
65. Streets shall be 40 feet width to provide for parallel parking on both sides.
66. Gate(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power and designed to be easily opened in the event of a power failure. Non-powered type

gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Ref ICC Chapter 93, section 93.07 (A).

67. All proposed traffic calming elements for this development shall be submitted to the Fire Department for review and approval.
68. Display street numbers in a prominent location on the address side of building(s), at the front side and rear access if applicable. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. Ref CBC, section 502.
69. All conditions are subject to change with adoption of new codes, ordinances, or when buildings permits are not obtained within twelve (12) months.
70. Final conditions will be addressed when buildings plans are reviewed. Construction shall be in accordance with State and local adopted codes.
71. Nothing in our review shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. All questions regarding the meaning of the code requirements should be referred to the Fire Prevention Bureau at 760-347-0756.

#### **ADDITIONAL FIRE CONDITIONS SPECIFIC TO THE CONDO UNITS**

72. Where buildings exceed 1,500 gallons per minute fire flow, automatic fire sprinkler system shall be installed in accordance with national standards. Plans must be submitted with current fee to the Indio Fire Services for review and approval prior to installation. (Contact Fire Department for guideline handout) Ref. Indio City Code, chapter 93, section 93.07 (D) (3).

#### **Mitigation Monitoring and Reporting Conditions**

73. The project developer will be required to construct a new sidewalk along the east side of Monroe Street across the project frontage. Half-street improvements (curb, gutter, and pavement) have been constructed across the entire frontage of the project on Monroe Street. Bicycle lanes will be installed on Monroe Street in conjunction with the widening of Monroe Street from Avenue 50 to Avenue 52 programmed for the year 2012/13 in the City of Indio CIP.
74. Clear unobstructed sight distances shall be provided at the site access points and at all internal intersections. Sight distance should be reviewed at the project access points with respect to City of Indio sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
75. The site access design shall accommodate the largest vehicles expected to negotiate the access and internal circulation system. Landscaping, monuments, and other objects shall be avoided in the off-tracking area at the site access connections.
76. Sufficient off-street parking shall be provided on-site to meet the requirements of the Indio Municipal Code.

77. Ramps meeting Americans with Disabilities Act Accessibility Guidelines shall be provided on-site to facilitate wheelchair access between the parking areas and the clubhouse building.
78. To ensure compliance with City of Indio roadway and access design standards, the final layout and site access design shall be subject to the review and approval of the City Traffic Engineer during the development review process. Entry drives, the ES-5 internal circulation design, and other features may require additional street widths, as determined by the City Traffic Engineer.
79. A traffic signing and striping plan shall be developed in conjunction with detailed construction plans for the project site and submitted to the City of Indio for review and approval.
80. The applicant shall coordinate with SunLine Transit Agency regarding the need for public transit facilities on-site such as a lighted covered transit shelter or a bus turnout.
81. The project proponent shall contribute various development fees, as required by the City of Indio.
82. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

#### **TENTATIVE TRACT MAP 35929 CONDITIONS OF APPROVAL**

1. Approval of this project shall be based on the Project Master Plan and Tentative Tract Map attached.
2. Tentative Tract Map 35929 shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Indio Subdivision Ordinance, State Subdivision Map Act and other applicable State laws.
3. Development shall occur substantially as shown on the submitted plans and as modified herein. Detailed construction plans showing compliance with this approval shall be submitted to the Building Division for review and approval prior to the issuance of any building permits.
4. The building construction plans shall include a blue-line sheet(s) showing all conditions of approval contained herein.
5. The applicant or successor in interest shall submit CC&R's for the proposed subdivision to the City Attorney, Community Development Director and City Engineer for review and approval. The CC&R's shall include provision for the maintenance of:
  - e. All interior and exterior common areas including retention basins and landscaping
  - f. Graffiti abatement for the interior and exterior or the preceding areas.
  - g. Maintenance and operations of the streetlights including power costs fronting Avenue 52.
  - h. Maintenance of all frontage landscaping.

The CC&R's shall be submitted for review by the Community Development Director, the City

Attorney and the City Engineer prior to the recordation of Tentative Tract Map 35929. The applicant or successor in interest shall submit a deposit of \$3,500 to cover legal costs incurred by the City in its review of CC &R's and related documents prior to their recordation. The Homeowners Association shall comply with the City of Indio insurance requirements. The CC & R's shall be recorded prior to recordation of final map.

6. The property owner or successor in interest shall participate in any future City-initiated Community Facilities Districts for public facilities or public services. The subdivider shall cause a covenant to be recorded on all lots within Tentative Tract Map 35929 advising of the owner's obligation to participate in any future Community Facilities District for such public facilities or public services.
7. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
8. Within 30 days of City Council approval, 5 corrected copies of the Project Master Plan shall be submitted to the Planning Department for review, approval, and filing as the final document for the project.
9. The applicant shall satisfy all Building Department, Public Services Department, Engineering Services Department, Police Department, and Fire Department requirements. It is the responsibility of the entitled entity to review this project with the noted departments.
10. The applicant/developer shall pay school fees as required by law and or/ Coachella Valley Unified School District. Applicant shall pay all City of Indio Capital Impact Fees at the time set by City Ordinance.
11. The applicant/developer shall pay Quimby Fees pursuant to City Ordinance.
12. The property owner or successor-in-interest shall include in the title for each residential lot a notice that the property is in close proximity to the Polo Fields, which is entitled to hold special events with attendance in excess of 2,000 people, and that the adjacent golf course is privately owned and operated, not associated with the subdivision.

#### **POLICE DEPARTMENT CONDITIONS**

13. A lighting plan for the project shall be submitted to the Police and Community Development Department for review and approval. The plans shall cover the interior streets, parks, retention basins, common areas, entrance gates and the meandering sidewalks.
14. If approved by the Indio Fire Department, the entrance and exit be designated FIRE LANE NO PARKING at the curbs to keep the area clear for emergency vehicles.
15. A Security Plan shall be submitted to the City of Indio Chief of Police and/or his/her designee for review and approval.

#### **ENGINEERING REQUIREMENTS**

### Environmental Engineering Requirements

16. Applicant shall comply with National Pollution Discharge Elimination System (NPDES) requirements per state regulations.
17. Applicant shall submit PM10 implementation plans for City approval. Also to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size.
18. Applicant shall submit a Final Water Quality Management Plan for City approval prior to issuance of grading permit.

### Mapping Requirements

19. Prior to recording of Final Tract Map(s), the Project shall be annexed to Community Facilities District (CFD) No. 2004-1 (Law Enforcement, Fire and Paramedic Services) or successor there to the CFD and be subject to the levy of a special tax in accordance with the rate and method of apportionment with respect to the CFD. The Developer, at a minimum, shall comply with the statutory requirements for the CFD.
  - a) Developer shall pay the \$15,000 cost for the City's Consultant to form the Community Facilities District and the City fee for processing the request.
20. Applicant/Developer shall submit a copy of the Final Map to Coachella Valley Water District (CVWD) for their review and shall obtain a clearance letter from CVWD prior to recordation of Final Map.
21. Tentative tract map or parcel map shall be submitted along with the following items:
  - a) Soils report
  - b) Title Report
  - c) Preliminary grading plan (Topo/contour on map)
  - d) Hydrology report
  - e) Preliminary traffic impact report
22. Applicant shall submit for City approval the following items:
  - a) Final tract/parcel map
  - b) Title report (updated within at least 60 days)
  - c) Final map closure calculations
23. Final tract map shall include:
  - a) Street names
  - b) Improvement agreements
  - c) Improvement bonds
24. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

### Grading Requirements

25. Applicant shall submit for City approval the following items:
- a) Precise grading plans – shall include the street address for each lot and building foot prints
  - b) Rough grading plans
  - c) Soils report
26. Retaining walls shall be required at elevation differences greater than 12 inches between lots throughout the project (if applicable) and in relation to adjacent boundary properties unless otherwise approved by the City Engineer.

### Curb/Guttering and Demolition Requirements

27. Developer shall:
- a) Dispose of all concrete and asphalt removals within proposed project to an approved recyclable site.
  - b) Provide City of Indio Public Works Department with a copy of receipt showing tonnage for the disposal of recyclable concrete and asphalt.
  - c) Dispose of all material removals within proposed project to an approved disposal site.

### Landscaping and Irrigation Requirements

28. Applicant shall submit landscape and irrigation plans for City approval.
29. The developer shall form a property owners association for the maintenance of:
- a) All interior and exterior common areas including landscaping.
  - b) Graffiti abatement for the interior and exterior or the preceding areas.
  - c) Maintenance of all frontage landscaping.
30. A copy of the Covenant, Conditions, and Restrictions shall be submitted to the Public Works Engineering Department and Planning Development for review and approval with maintenance provision flagged.
31. The Covenants, Conditions and Restrictions shall be recorded prior to recordation of final map.

### Street Requirements

32. Applicant shall submit for City approval the following items:
- a) Street improvement plans
  - b) Streetlight plans

33. The improvements shall include construction of meandering sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated parkway along the property frontage.
34. All off-site street improvements including energizing of street lights and installation of irrigation and landscaping along:
  - a) Avenue 52 shall be constructed and accepted by the City prior to issuance of a temporary or permanent certificate of occupancy.
35. Applicant shall obtain encroachment permit prior to starting any street improvements within public streets.
36. The corner cutback at the intersections of:
  - a) Avenue 52 and Monroe Street shall be per City of Indio standard No. SS-37.
37. The minimum street width for proposed private streets shall be 40 feet.
38. The proposed driveways shall be a radius driveway per City of Indio Standard Drawing No. 130.
39. Developer shall remove and replace any damaged or broken concrete curb/gutter on Avenue 52 along the projects property frontage.
40. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
41. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

#### Drainage Requirements

42. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
43. The applicant shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
44. Applicant shall retain the differential runoff between the developed and undeveloped tributary areas (frontage of Monroe Street and Avenue 52) to the project.



45. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.

#### Traffic Requirements

46. The proposed entrances located off of:
  - a) Avenue 52 shall have stacking room for a minimum of 6 vehicles with acceptable turn around.
47. Developer shall be responsible for installing traffic signals at proposed entrances if required by the traffic study as part of the traffic mitigations.
48. Turning movements from Avenue 52 will be per recommended traffic mitigations and approved traffic study.

#### Special Requirements

49. All grading and pad elevations will be subject to approval of the Director of Development Services/Building and Safety and the City Engineer based on grading plans and additional information to be submitted during plan check. Pad elevations shown on the tentative map are for reference only and may be required to be changed.
50. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be underground.
51. All site exit points shall be controlled by STOP signs facing exiting site traffic.
52. The gated residential entries constructed on Avenue 52 shall each provide entering queue storage space in advance of the entry gate of sufficient length to accommodate a minimum of three vehicles including: two entering resident vehicles and one idling visitor vehicle (that shall not block the path of entering resident vehicles).
53. The proposed East Site Access on Avenue 52 shall be approximately 61 feet wide with a raised center island 11 feet wide and 40 feet long to accommodate a key pad for visitors approaching the gated entry. The East Site Access gate shall be set back a minimum of 50 feet from the right-of-way for Avenue 52.
54. By separating the inbound and outbound lanes at the gated residential entry on Avenue 52, divisional islands that terminate 20 feet in advance of the entry/exit gates shall be constructed to create a turn-around area for motorists who wish to depart without first entering the site through the gate.
55. A gated one-way exit-only access shall be constructed with a pavement width of 12 to 15 feet on Avenue 52, approximately 660 feet east of Monroe Street in conjunction with TTM 35929. The gate shall be recessed approximately 30 feet from the curb on Avenue 52, to permit an exiting vehicle to stop outside of the Avenue 52 right-of-way after passing through the gate at a point with

clear sight triangles, than proceed when safe. Pavement markings and signage (Do Not Enter) shall be provided, as required by the City of Indio, clearly identifying the access as a one-way exit-only.

### **COACHELLA VALLEY WATER DISTRICT CONDITION**

56. The developer shall comply with all conditions and requirement of the Coachella Valley Water District (CVWD).

### **INDIO WATER AUTHORITY REQUIREMENTS**

57. The developer shall enter into a water service agreement with the Indio Water Authority (IWA) for domestic water service.
58. Prior to issuance of a building permit the applicant shall produce the City with a certificate report stating that they will provide adequate water for domestic consumption and fire flow.
59. The developer shall design the water system and submit for approval:
  - a) Provide hydraulic calculation to meet domestic demands and Fire Department fire flow requirements for Indio Water Authority review and approval.
  - b) Water plans for the proposed project in compliance with Indio Water Authority Standards.
60. The applicant shall comply with all applicable conditions and requirements of the Indio Water Authority.

### **FIRE DEPARTMENT CONDITIONS**

61. Provide or show there exists a water system capable of delivering a fire flow in any case no less than 1,500 gallons per minute for a two hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
62. Approved accessible fire hydrants shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.
63. Cul de sac streets shall not exceed 1,320 feet.
64. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Markers shall be shown on civil plans prior to installation, the Indio Fire Services must approve placement of markers.
65. Access lanes will not have an up or downgrade of more than 12%. Access lanes will not be less than 24' in width and will have an unobstructed vertical clearance not less than 13'6". Access lanes will be designed to withstand the weight of 80,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface to

provide all weather driving capabilities. Streets shall be constructed in accordance with Indio City Street Standards.

66. Prior to building construction; applicant/developer shall furnish required copies of the water system fire hydrant plans to Indio Fire Services for review. Plans shall be signed by a registered civil engineer, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Ref CFC, section 901.2.2.2.
67. Streets shall be 40 feet width to provide for parallel parking on both sides.
68. Gate(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power and designed to be easily opened in the event of a power failure. Non-powered type gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Ref ICC Chapter 93, section 93.07 (A).
69. All proposed traffic calming elements for this development shall be submitted to the Fire Department for review and approval.
70. Display street numbers in a prominent location on the address side of building(s), at the front side and rear access if applicable. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. Ref CBC, section 502.
71. All conditions subject to change with adoption of new codes, ordinances, or when buildings permits are not obtained within twelve (12) months.
72. Final conditions will be addressed when buildings plans are reviewed. Construction shall be in accordance with State and local adopted codes.
73. Nothing in our review shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. All questions regarding the meaning of the code requirements should be referred to the Fire Prevention Bureau at 760-347-0756.

#### **Mitigation Monitoring and Reporting Conditions**

74. The project developer will be required to complete the existing sidewalk on the north side of Avenue 52, just east of Monroe Street (small gaps need to be filled in). Half street arterial improvements (curb, gutter, and pavement) have been constructed across the entire frontage of the project on Avenue 52.
75. Clear unobstructed sight distances shall be provided at the site access points and at all internal intersections. Sight distance should be reviewed at the project access points with respect to City of

Indio sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

76. The site access design shall accommodate the largest vehicles expected to negotiate the access and internal circulation system. Landscaping, monuments, and other objects shall be avoided in the off-tracking area at the site access connections.
77. The developer shall comply with City requirements by constructing an earthen multiuse trail along the north side of Avenue 52 across the entire project frontage. Bicycle lanes will be installed on Avenue 52 after the roadway is widened in the future on the south side in Riverside County.
78. Sufficient off-street parking shall be provided on-site to meet the requirements of the Indio Municipal Code.
79. Ramps meeting Americans with Disabilities Act Accessibility Guidelines shall be provided on-site to facilitate wheelchair access between the parking areas and the clubhouse building.
80. To ensure compliance with City of Indio roadway and access design standards, the final layout and site access design shall be subject to the review and approval of the City Traffic Engineer during the development review process. Entry drives, the ES-5 internal circulation design, and other features may require additional street widths, as determined by the City Traffic Engineer.
81. A traffic signing and striping plan shall be developed in conjunction with detailed construction plans for the project site and submitted to the City of Indio for review and approval.
82. The applicant shall coordinate with SunLine Transit Agency regarding the need for public transit facilities on-site such as a lighted covered transit shelter or a bus turnout.
83. The project proponent shall contribute various development fees, as required by the City of Indio.
84. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

### **TENTATIVE TRACT MAP 35930 CONDITIONS OF APPROVAL**

1. Approval of this project shall be based on the Project Master Plan and Tentative Tract Map attached.
2. Tentative Tract Map 35930 shall expire two (2) years from the date of approval, unless extended, pursuant to the City of Indio Subdivision Ordinance, State Subdivision Map Act and other applicable State laws.
3. Development shall occur substantially as shown on the submitted plans and as modified herein. Detailed construction plans showing compliance with this approval shall be submitted to the Building Division for review and approval prior to the issuance of any building permits.

4. The building construction plans shall include a blue-line sheet(s) showing all conditions of approval contained herein.
5. The applicant or successor in interest shall submit CC&R's for the proposed subdivision to the City Attorney, Community Development Director and City Engineer for review and approval. The CC&R's shall include provision for the maintenance of:
  - a) All interior and exterior common areas including retention basins and landscaping.
  - b) Graffiti abatement for the interior and exterior or the preceding areas.
  - c) Maintenance and operations of the streetlights including power costs fronting Avenue 52.
  - d) Maintenance of all frontage landscaping.

The CC&R's shall be submitted for review by the Community Development Director, the City Attorney and the City Engineer prior to the recordation of Tentative Tract Map 35930. The applicant or successor in interest shall submit a deposit of \$3,500 to cover legal costs incurred by the City in its review of CC&R's and related documents prior to their recordation. The Homeowners Association shall comply with the City of Indio insurance requirements. The CC&R's shall be recorded prior to recordation of final map.

6. The property owner or successor in interest shall participate in any future City-initiated Community Facilities Districts for public facilities or public services. The subdivider shall cause a covenant to be recorded on all lots within Tentative Tract Map 35930 advising of the owner's obligation to participate in any future Community Facilities District for such public facilities or public services.
7. The applicant/owner shall cause to be recorded against the subject property these and all related conditions of approval with the Riverside County Recorder.
8. Within 30 days of City Council approval, 5 corrected copies of the Project Master Plan shall be submitted to the Planning Department for review, approval, and filing as the final document for the project.
9. The applicant shall satisfy all Building Department, Public Services Department, Engineering Services Department, Police Department, and Fire Department requirements. It is the responsibility of the entitled entity to review this project with the noted departments.
10. The applicant/developer shall pay school fees as required by law and or/Coachella Valley Unified School District. Applicant shall pay all City of Indio Capital Impact Fees at the time set by City Ordinance.
11. The applicant/developer shall pay Quimby Fees pursuant to City Ordinance.
12. The property owner or successor-in-interest shall include in the title for each residential lot a notice that the property is in close proximity to the Polo Fields, which is entitled to hold special events

with attendance in excess of 2,000 people, and that the adjacent golf course is privately owned and operated, not associated with the subdivision.

### **POLICE DEPARTMENT CONDITIONS**

13. A lighting plan for the project shall be submitted to the Police and Community Development Department for review and approval. The plans shall cover the interior streets, parks, retention basins, common areas, entrance gates and the meandering sidewalks.
14. If approved by the Indio Fire Department, the entrance and exit be designated FIRE LANE NO PARKING at the curbs to keep the area clear for emergency vehicles.
15. A Security Plan shall be submitted to the City of Indio Chief of Police and/or his/her designee for review and approval.

### **ENGINEERING REQUIREMENTS**

#### Environmental Engineering Requirements

16. Applicant shall comply with National Pollution Discharge Elimination System (NPDES) requirements per state regulations.
17. Applicant shall submit PM10 implementation plans for City approval. Also to South Coast Air Quality Management District (SCAQMD) for grading plans greater than 10 acres in size.
18. Applicant shall submit a Final Water Quality Management Plan for City approval prior to issuance of grading permit.

#### Mapping Requirements

19. Prior to recording of Final Tract Map(s), the Project shall be annexed to Community Facilities District (CFD) No. 2004-1 (Law Enforcement, Fire and Paramedic Services) or successor there to the CFD and be subject to the levy of a special tax in accordance with the rate and method of apportionment with respect to the CFD. The Developer, at a minimum, shall comply with the statutory requirements for the CFD.
  - a) Developer shall pay the \$15,000 cost for the City's Consultant to form the Community Facilities District and the City fee for processing the request.
20. Applicant/Developer shall submit a copy of the Final Map to Coachella Valley Water District (CVWD) for their review and shall obtain a clearance letter from CVWD prior to recordation of Final Map.
21. Tentative tract map or parcel map shall be submitted along with the following items:
  - a) Soils report
  - b) Title Report
  - c) Preliminary grading plan (Topo/contour on map)

- d) Hydrology report
  - e) Preliminary traffic impact report
22. Applicant shall submit for City approval the following items:
- a) Final tract/parcel map
  - b) Title report (updated within at least 60 days)
  - c) Final map closure calculations
23. Final tract map shall include:
- a) Street names
  - b) Improvement agreements
  - c) Improvement bonds
24. Applicant shall provide a public utility easement over the entire interior and exterior streets and also a 10-foot public utility easement in addition to the street width within all proposed streets.

Grading Requirements

25. Applicant shall submit for City approval the following items:
- a) Precise grading plans – shall include the street address for each lot and building foot prints
  - b) Rough grading plans
  - c) Soils report
26. Retaining walls shall be required at elevation differences greater than 12 inches between lots throughout the project (if applicable) and in relation to adjacent boundary properties unless otherwise approved by the City Engineer.

Curb/Guttering and Demolition Requirements

27. Developer shall:
- a) Dispose of all concrete and asphalt removals within proposed project to an approved recyclable site.
  - b) Provide City of Indio Public Works Department with a copy of receipt showing tonnage for the disposal of recyclable concrete and asphalt.
  - c) Dispose of all material removals within proposed project to an approved disposal site.

Landscaping and Irrigation Requirements

28. Applicant shall submit landscape and irrigation plans for City approval.
29. The developer shall form a property owners association for the maintenance of:

- a) All interior and exterior common areas including landscaping.
  - b) Graffiti abatement for the interior and exterior or the preceding areas.
  - c) Maintenance of all frontage landscaping.
30. A copy of the CC&R's shall be submitted to the Public Works Engineering Department and Planning Development for review and approval with maintenance provision flagged.
31. The CC&R's shall be recorded prior to recordation of final map.

#### Street Requirements

32. Applicant shall submit for City approval the following items:
- a) Street improvement plans
  - b) Streetlight plans
33. The improvements shall include construction of meandering sidewalk, streetlights, catch basins, storm drains, and fully landscaped and irrigated parkway along the property frontage.
34. All off-site street improvements including energizing of street lights and installation of irrigation and landscaping along:
- a) Avenue 52 shall be constructed and accepted by the City prior to issuance of a temporary or permanent certificate of occupancy.
35. Applicant shall obtain encroachment permit prior to starting any street improvements within public streets.
36. The corner cutback at the intersection of:
- a) Avenue 52 and Monroe Street shall be per City of Indio standard No. SS-37.
37. The minimum street width for proposed private streets shall be 40 feet.
38. The proposed driveways shall be a radius driveway per City of Indio Standard Drawing No. 130.
39. Developer shall remove and replace any damaged or broken concrete curb/gutter on Avenue 52 along the projects property frontage.
40. The proposed project shall comply with American with Disabilities Act (ADA) requirements.
41. All improvements shall comply with City standards, requirements and policies. Developer is required to construct all transition and missing links between existing and proposed improvements.

#### Drainage Requirements



42. Applicant shall, use Riverside County Flood Control District standards and submit local on-site and regional hydrology, hydraulic storm calculations for City review and approval.
43. The applicant shall provide on-site storm water retention basin(s) or system(s) designed to the satisfaction of the City Engineer. Each retention basin shall include a sufficient number of underground vertical drywells designed to eliminate standing water in the basin. The retention basin shall be sized to retain all post-development storm water runoff within the limits of the project based on a 100-year storm event of 24-hour duration and shall completely drain/percolate any storm event within 72 hours. All upstream runoff from adjacent properties that has historically been directed onto the proposed project may be considered to pass through the project with the exception of historical retention that occurred on-site. The retention basin shall be designed with a maximum depth of 5 feet and maximum side slopes of 3:1 and shall not be used for purposes other than for the collection of storm water, nuisance water and well blow-off water.
44. Applicant shall retain the differential runoff between the developed and undeveloped tributary areas (frontage of Monroe Street and Avenue 52) to the project.
45. The design of the lot pads, street improvements and the storm drainage improvements project shall be design coordinated with all adjacent projects to the satisfaction of the City Engineer.

#### Traffic Requirements

46. The proposed entrances located off of:
  - a) Avenue 52 shall have stacking room for a minimum of 6 vehicles with acceptable turn around.
47. Developer shall be responsible for installing traffic signals at proposed entrances if required by the traffic study as part of the traffic mitigations.
48. Turning movements from Avenue 52 will be per recommended traffic mitigations and approved traffic study.

#### Special Requirements

49. All grading and pad elevations will be subject to approval of the Director of Development Services/Building and Safety and the City Engineer based on grading plans and additional information to be submitted during plan check. Pad elevations shown on the tentative map are for reference only and may be required to be changed.
50. All overhead utilities less than 92kv, located within the project boundaries, bordering the project and/or fronting the project shall be underground.
51. All site exit points shall be controlled by STOP signs facing exiting site traffic.
52. The gated residential entries constructed on Avenue 52 shall each provide entering queue storage space in advance of the entry gate of sufficient length to accommodate a minimum of three

vehicles including: two entering resident vehicles and one idling visitor vehicle (that shall not block the path of entering resident vehicles).

53. The proposed East Site Access on Avenue 52 shall be approximately 61 feet wide with a raised center island 11 feet wide and 40 feet long to accommodate a key pad for visitors approaching the gated entry. The East Site Access gate shall be set back a minimum of 50 feet from the right-of-way for Avenue 52.
54. By separating the inbound and outbound lanes at the gated residential entry on Avenue 52, divisional islands that terminate 20 feet in advance of the entry/exit gates shall be constructed to create a turn-around area for motorists who wish to depart without first entering the site through the gate.
55. A gated one-way exit-only access shall be constructed with a pavement width of 12 to 15 feet on Avenue 52, approximately 660 feet east of Monroe Street in conjunction with TTM 35929. The gate shall be recessed approximately 30 feet from the curb on Avenue 52, to permit an exiting vehicle to stop outside of the Avenue 52 right-of-way after passing through the gate at a point with clear sight triangles, than proceed when safe. Pavement markings and signage (Do Not Enter) shall be provided, as required by the City of Indio, clearly identifying the access as a one-way exit-only.

#### **COACHELLA VALLEY WATER DISTRICT CONDITION**

56. The developer shall comply with all conditions and requirement of the Coachella Valley Water District (CVWD).

#### **INDIO WATER AUTHORITY REQUIREMENTS**

57. The developer shall enter into a water service agreement with the Indio Water Authority (IWA) for domestic water service.
58. Prior to issuance of a building permit the applicant shall produce the City with a certificate report stating that they will provide adequate water for domestic consumption and fire flow.
59. The developer shall design the water system and submit for approval:
  - a) Provide hydraulic calculation to meet domestic demands and Fire Department fire flow requirements for Indio Water Authority review and approval.
  - b) Water plans for the proposed project in compliance with Indio Water Authority Standards.
60. The applicant shall comply with all applicable conditions and requirements of the Indio Water Authority.

## **FIRE DEPARTMENT CONDITIONS**

61. Provide or show there exists a water system capable of delivering a fire flow in any case no less than 1,500 gallons per minute for a two hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site.
62. Approved accessible fire hydrants shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.
63. Cul de sac streets shall not exceed 1,320 feet.
64. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Markers shall be shown on civil plans prior to installation, the Indio Fire Services must approve placement of markers.
65. Access lanes will not have an up or downgrade of more than 12%. Access lanes will not be less than 24' in width and will have an unobstructed vertical clearance not less than 13'6". Access lanes will be designed to withstand the weight of 80,000 pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface to provide all weather driving capabilities. Streets shall be constructed in accordance with Indio City Street Standards.
66. Prior to building construction; applicant/developer shall furnish required copies of the water system fire hydrant plans to Indio Fire Services for review. Plans shall be signed by a registered civil engineer, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Ref CFC, section 901.2.2.2.
67. Streets shall be 40 feet width to provide for parallel parking on both sides.
68. Gate(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power and designed to be easily opened in the event of a power failure. Non-powered type gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Ref ICC Chapter 93, section 93.07 (A).
69. All proposed traffic calming elements for this development shall be submitted to the Fire Department for review and approval.
70. Display street numbers in a prominent location on the address side of building(s), at the front side and rear access if applicable. All addressing must be legible, of a contrasting color, and adequately illuminated to be visible from street at all hours. Ref CBC, section 502.
71. All conditions subject to change with adoption of new codes, ordinances, or when buildings permits are not obtained within twelve (12) months.

72. Final conditions will be addressed when buildings plans are reviewed. Construction shall be in accordance with State and local adopted codes.
73. Nothing in our review shall be construed as encompassing structural integrity. Review of this plan does not authorize or approve any omission or deviation from all applicable regulations. All questions regarding the meaning of the code requirements should be referred to the Fire Prevention Bureau at 760-347-0756.

### **Mitigation Monitoring and Reporting Conditions**

74. The project developer will be required to complete the existing sidewalk on the north side of Avenue 52, just east of Monroe Street (small gaps need to be filled in). Half street arterial improvements (curb, gutter, and pavement) have been constructed across the entire frontage of the project on Avenue 52.
75. Clear unobstructed sight distances shall be provided at the site access points and at all internal intersections. Sight distance should be reviewed at the project access points with respect to City of Indio sight distance standards at the time of preparation of final grading, landscape and street improvement plans.
76. The site access design shall accommodate the largest vehicles expected to negotiate the access and internal circulation system. Landscaping, monuments, and other objects shall be avoided in the off-tracking area at the site access connections.
77. The developer shall comply with City requirements by constructing an earthen multiuse trail along the north side of Avenue 52 across the entire project frontage. Bicycle lanes will be installed on Avenue 52 after the roadway is widened in the future on the south side in Riverside County.
78. Sufficient off-street parking shall be provided on-site to meet the requirements of the Indio Municipal Code.
79. Ramps meeting Americans with Disabilities Act Accessibility Guidelines shall be provided on-site to facilitate wheelchair access between the parking areas and the clubhouse building.
80. To ensure compliance with City of Indio roadway and access design standards, the final layout and site access design shall be subject to the review and approval of the City Traffic Engineer during the development review process. Entry drives, the ES-5 internal circulation design, and other features may require additional street widths, as determined by the City Traffic Engineer.
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84. The project proponent shall contribute traffic impact mitigation fees, by participating in the Traffic Uniform Mitigation Fee (TUMF) program.

# APPENDIX VI

## Project Contacts

### **DEVELOPER & PLAN PROPONENT**

#### **TUFFLI COMPANY, INCORPORATED**

**Mr. Don L. Tuffli, President**

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### **DEVELOPMENT SERVICES, ENGINEERING, AND PLANNING TEAM**

#### CHRISTIANSEN & COMPANY

LAND DEVELOPMENT - DESIGN - BROKERAGE

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**FORREST K. HAAG, ASLA, INC.**

**LANDSCAPE ARCHITECTURE - LAND PLANNING**

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