



SHADOW LAKE

ESTATES

A 48 LOT RESIDENTIAL WATER RECREATIONAL COMMUNITY

CITY OF INDIO PROJECT MASTER PLAN (PMP)

August 17, 2000

Table of Contents

ORDINANCE OF ADOPTION	
EXECUTIVE SUMMARY	2
INTRODUCTION	3
LEGAL DESCRIPTION	4
PROJECT SETTING AND ZONING DESIGNATIONS	4
AREA SUMMARY	4
LAND USE SUMMARY	4
RECREATIONAL LAKE AND RESIDENTIAL USE OVERVIEW	5
USE REGULATIONS	5
DEVELOPMENT STANDARDS	7
DESIGN AND LANDSCAPE GUIDELINES	9
CIRCULATION PLAN	11
UTILITIES	11
GENERAL PROVISIONS	13
SITE MAP	14

EXECUTIVE SUMMARY

The project will be a private recreational water ski community located on ninety-six acres which will include luxury lakeside home sites, which is unique in nature in the Coachella Valley. The project's focus will be a forty-six acres lake surrounded by forty-two lakefront residential estate lots, with six additional hillside lots. All of the lots will have lake access with their own private dock. The development will be a single-phase project. Once completed, the lots will be available for sale. Use of the lake will be for homeowners and their guests only.

INTRODUCTION

A. AUTHORITY

Section 65450 of the California Government Code grants local planning agencies the authority to prepare a specific plan of development over a given piece of property. Consistent with this authority and in accordance with the Indio General Plan Goals and Policies for implementing development in Residential Planned Development (RPD) planning areas. A Conceptual Specific Plan has been approved for RPD-3. The approved Specific Plan for RPD-3 (CSP96-8-370) addresses the ShadowLake Estates project site. The City of Indio General Plan further identifies the Project Master Plan (PMP) as a vehicle to further delineate and qualify the development within the Conceptual Specific Plan-RPD.

B. PURPOSE AND INTENT

The purpose of this Project Master Plan document is to set the use regulations, development standards and design guidelines for the ShadowLake Estates Project, a portion of the Conceptual Specific Plan-RPD-3. The Conceptual Specific Plan notes that subsequent developments within the RPD-3 planning area will submit a Project Master Plan for review and approval by the City of Indio and they shall conform to the guidelines as set forth in the Specific Plan. The first Phase of development in RPD-3 was "The Hills" Project Master Plan, now the Landmark Golf Club, which consisted of approximately 438 acres of the planning area and includes two 18 hole championship golf courses, a resort and residential development. This Project Master Plan will describe a private, residential water ski community on 96 acres consistent with the densities described in the Specific Plan. In this way, the Project Master Plan will serve to implement the City of Indio General Plan and Zoning by specifying appropriate land uses, intensity of use, and development standards with are consistent with General Plan goals, objectives, and policies and protocols of the City of Indio.

The project is designed at a lower density than that allowed by the General Plan and Zoning Ordinance. The development shall create a high-end recreational use in the Shadow Hills Development Area and help continue the tone for future development in the area. Located less than 2 miles from the new Landmark Golf Club, ShadowLake Estates is compatible with the high-end luxury resort, recreational and high-end residential uses envisioned in the area.

LEGAL DESCRIPTION

The legal description is as follows:

Tract 28913, shown by map on file I Book 287, Pages 90-100, inclusive, of Maps, Official Records of Riverside County, California.

PROJECT SETTING AND ZONING DESIGNATION

Located in the Shadow Hills area, the project site is located on 96± acres of undeveloped land at the terminus of Jackson Street. Bounded by Jackson Street on the west, the property is located just north of 40th Avenue and the All American Canal. The project is currently zoned RL, Residential-Low Density, with a maximum density of 4.0 du/ac. Utilizing an even lower density of 1 dwelling unit per 2 acres, the project shall include 48 residential lots surrounding an 46± acre recreational lake.

AREA SUMMARY

The 48 residential lots shall contain approximately 1,632,000 square feet (37.46 acres). The private streets, including the gated entrance on Jackson Street contain approximately 337,920 square feet (7.75 acres). The main lake contains approximately 2,003,760 square feet (46 acres). The common area landscaped open areas contain approximately 208,080 square feet (4.8 acres). The total project area is 4,181,760 square feet (96.0 acres) net.

LAND USE SUMMARY

ShadowLake Estates is designed as a private, single family residential neighborhood with a forty-six acre lake used for water skiing. The water skiing and recreational life style theme shall be the dominant design factor in the project in providing for a high quality development. Use of the lake will be for the property owners and their guests exclusively. All homes will be custom built, with 42 of the 48 residential lots having lake frontage. Landscaped fencing and wrought iron type fencing will surround the private internal streets. Access to ShadowLake Estates will be through the gated entrance located at the northerly terminus of Jackson Street. The interior streets shall be private with the use of flat and rolled curbs without sidewalks. Curbs, gutters and sidewalks will be provided along Jackson Street.

The wrought iron type fencing along Jackson Street shall have numerous offsets to create visual interest. The design of the streetscape will include landscaped tree and shrub grouping. The project entry shall be attractively designed to create a distinctive identity for the development. The streetscape design shall provide a unifying theme throughout.

RECREATIONAL LAKE AND RESIDENTIAL USE OVERVIEW

Activity on the lake shall include water skiing, wake boarding, tubing, air chairing, knee boarding, and other water recreation. Boats shall be restricted to competition tournament type boats that meet the performance standards for wake size and can also pass the 65dba maximum noise requirement. Specific boat manufactures, make and models shall be published annually as part of the 'Boat Rules and Regulations' of the Homeowners Association. Approximately 4 to 6 boats will be allowed on the lake at any given time. Boat operation will be self-regulated. When the lake is full, boats will be required to wait until a boat stops, allowing another boat to enter the boat rotation.

USE REGULATIONS

A. PERMITTED USES

The following development regulations are intended to implement the RPD-3 overlay provisions of the General Plan and establish standards in the ShadowLake Estates Project Master Plan. The standards are based upon the RL Zones subject to an overall unit cap established by the Country Estates land use designation of the General Plan. These regulations shall apply to the Residential/Recreational Lake components of the Project Master Plan.

1. Single-family detached dwellings with a minimum of 2500 square feet in living space not including patios and garages.
2. Accessory buildings, uses, or structures.
3. Home occupations (see Section 159.605 of the City of Indio Zoning Regulations and Section 4.01 of the recorded CC&R's of ShadowLake Estates dated 2-4-2000).
4. The keeping of domestic animals (see Sections 159.605 of the City of Indio Zoning Regulations and Section 4.06 of the recorded CC&R's of ShadowLake Estates dated 2-4-2000).
5. A recreational lake for the purpose of water recreation, including pumps and associated equipment for operation and maintenance.
6. Recreational day use of vacant residential lots by owners .
7. A launch ramp.
8. A gas dock facility.

9. Covered boat docks including boat hoists..
10. Common areas including grass areas, beach areas, and parking areas.
11. Landscaped private entrance with entry gates, surveillance equipment, and associated equipment.
12. Domestic water booster pump station, reservoir, and associated equipment.
13. Common area bathrooms.
14. Common area maintenance building.
15. On-site sales and marketing trailer/office.
16. On-site construction trailer/office.
17. A guesthouse or casita shall be allowed either attached or detached from the main residence
18. Granny Housing subject to the requirements of Government Code Section 65852.1.
19. Landscape Irrigation system pumps, pipes, and associated equipment.

B. PROHIBITED USES

The following uses are prohibited.

1. Overnight camping on an undeveloped lot.
2. Overnight RV camping on an undeveloped lot.
3. Motorized boats not on the Approved Boat List.
4. Personal watercraft not on the Approved Boat List.

DEVELOPMENT STANDARDS

There will be no more than 48 single-family residential home sites with the following standards that shall apply:

- (1) Minimum lot size of 25,000 sq. ft. **The minimum lot size requirements shall be consistent with the recorded Tract Map 28913. No further subdivision of residential lots shall be allowed, unless a modification to the ShadowLake Estates Project Master Plan is approved by the Planning Commission.**
- (2) The minimum dwelling unit size shall be 2,500 sq. ft. excluding garages and miscellaneous structures.
- (3) Maximum building height is 24 feet above the existing pad height. No more than 35% of the total roof can be between 18 feet and 24 feet in height. Two story homes shall be allowed after careful consideration and design review as not to negatively impact the surrounding views and privacy. Two story homes shall also not exceed 24 feet above the existing pad height, and the second floor sq. footage shall not exceed 35% of the sq. footage of the first floor.
- (4) Accessory structures shall not exceed one story in height.
- (5) Architectural features such as cornices, chimneys and bell towers may exceed the 24' height limit as measured from the existing pad height.
- (6) Roof mounted equipment is permitted if fully screened from view.
- (7) Pitched Roof materials shall be clay or concrete tile.
- (8) Solar Collectors; Air Conditioning Units; Pool Equipment: Antennas: Satellite Dishes. Solar collectors and related equipment may not be installed on roofs of houses but may be located elsewhere on the Lots not visible from other Lots, the Common Area or adjacent streets with prior written approval from the Committee pursuant to Article 14. The Association, through the Committee, may from time to time adopt guidelines concerning the types of solar collectors and related equipment which may be installed in the Project and acceptable means of installation therefor. All air conditioning (including heating) units shall be located on the ground and no rooftop units shall be permitted. All air conditioning units, pool or spa pumps or motors, pool equipment and similar items shall be screened in a manner approved in advance by the Committee. The installation of any antenna shall be subject to Committee approval, which may include screening requirements so that no antenna is visible from

other Lots, the Common Area or adjacent streets. Satellite dishes for the reception of television signals are permitted on individual Lots if the same are not visible from the street, the Common Area or from other Lots, or if partially visible, if the plans for the same are reviewed in advance by the Committee and determined to be predominantly unobtrusive by the Committee. The Committee shall have the right to require the installation of landscaping or other screening around the satellite dish.

- (9) Architectural Design review shall be required for all projects as governed by the Home Owners Association (HOA).
- (10) Minimum side yard set backs is 15 feet on each side.
- (11) **Minimum front yard set back is 30 feet.**
- (12) **Minimum rear yard set back is 50 feet from the Lake, except on lots 1, 2, 19, 20, 21, 22, 23, 41, & 42.** On those specific lots, a rear yard set back shall not be less than 30 feet from the Lake.
- (13) Maximum building site coverage by buildings shall not exceed 50% of the lot and does not include hardscape, swimming pools or driveways.
- (14) Minimum garage will be for 2 vehicles and will be a minimum of 24 feet by 22 feet of unobstructed interior area and shall contain a minimum bulk storage area of 160 cubic feet.
- (15) Lot line walls or fencing shall not be permitted for grading drainage plan purposes. Privacy walls, atriiums, courtyards, swimming pool enclosures, and dog runs are allowed subject to ALC review. **Fencing for residential lots shall be decorative masonry and/or wrought iron, up to six feet in height. Front yard fencing shall not exceed four feet in height within 15 feet of front property line.** Walls or Fencing constructed upon any Lot and shall be maintained and repaired at the cost and expense of the Lot Owner on whose Lot it is installed. No wall or Fence shall be constructed, altered or changed in design, color, material or construction from the original installation without the prior approval of the Committee. All gates shall be no higher than the adjacent Wall or Fence.
- (16) No materials, supplies or equipment, shall be parked, displayed or stored in any areas of the project except inside a closed building or structure or behind a visual screening barrier. The location and design of storage areas shall be subject to review and approval of the Architectural and Landscape Committee (ALC).
- (17) A guesthouse or casita may be allowed either attached or detached from

the main residence. The guesthouse shall be designed in the same style as the main residence continuing the same architectural theme throughout. The guesthouse may be located either in front, on the side, or in the rear of the lot provided it is located within the standard set back limitations. The guesthouse may also contain a separate garage or carport. A guesthouse may not be rented, leased, or sold separate from the main residence and does not have separate lake use privileges. The guesthouse may be used as a servant's quarters. A kitchen is not permitted.

- (18) The City of Indio will not issue a building permit until the building plans have been approved and signed by the ShadowLake Estates Architectural and Landscape Committee.

DESIGN AND LANDSCAPE GUIDELINES

- A. ARCHITECTURAL DESIGN.** The overall architectural design theme of ShadowLake Estates shall be of an Old World Mediterranean Design. Only compatible design themes, which reflect and adapt to the unique environment of ShadowLake Estates, shall be acceptable. Variety in design is desired, however, complementary design, with respect to materials, colors, and landscaping is to be utilized to achieve a cohesive neighborhood. Custom home design programs are anticipated to have a greater variety in design and style, as the objective to meet the individual desires of the owners within the framework of the acceptable architecture. The specific design of each home in the project shall be clearly established through the plan submittal process, as set forth in the Architectural Design guidelines.

The design expression of the exterior elevations of buildings, including screening and privacy walls shall be designed to include architectural treatments such as detail or offsets, patterns, shadow lines, lighting effects, and interesting materials. Colors, materials, and finishes shall be coordinated for all exterior elevations of the building to provide total continuity of design within the project. Off sets and stepbacks that create more articulated building masses, and planes that create greater architectural interest and movement shall be encouraged. The building design shall include the consideration of existing views and vistas from the project, the solar orientation, the climate, and the lake

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

shades of off-white or earth tones. The use of accent colors on trim, doors, and windows is encouraged. No exterior walls of any building or structure shall be painted, repainted or resurfaced, or otherwise refinished, until the material and the colors have been submitted to, and approved in writing, by the ALC.

B. LANDSCAPE GUIDELINES

1. A Landscape Plan shall be prepared that is consistent with the Master Landscape Plan of ShadowLake Estates. The species of landscape materials shall be subject to review and approval of the ALC, the City of Indio Planning Department. The Landscape Plan shall provide the following information:
 - a. Tabulations indicating the square footage of each planting area and percentage of the total site devoted to Landscaping.
 - b. Types and quantities, and container size of plant materials.
 - c. Botanical and Common Names of all plant materials.
2. Landscaping shall consist of combinations of trees, shrubs, and live ground covers with careful consideration given to the eventual size and spread, susceptibility to disease and pest, durability and adaptability of existing soil and climatic conditions.
3. All planted areas shall contain a permanent automatic irrigation system, utilizing low flow drip systems wherever possible.
4. Landscaping and irrigation systems shall be maintained in sightly and good condition in accordance with the approved plans. All planting shall be periodically pruned, trimmed, edged, and fertilized in accordance with generally accepted horticultural practices. Landscaping shall be controlled through regular maintenance so as to not interfere with public utilities or create hazards or obstructions to pedestrians or vehicular traffic.

5. All trees and shrubs which have been planted and which due to accident, damage, disease, or other cause fail to show a healthy growth shall be replaced. Replacement plants shall conform to the same specifications that applied to the original plant installation.
6. Landscape water shall be supplied from the main lake and used for all landscape irrigation.
7. Each residential lot will include a minimum of eight 24' boxed trees.

CIRCULATION PLAN

Traffic patterns have been identified which shall allow access to the project from the west from Jackson Street.

Internal circulation shall be in accordance with the private streets standards whereby the use of private streets within the Residential Village is encouraged. A 34' travel width shall be used on the internal streets. There shall be a private gated entrance on Jackson Street. The entrance design shall be for one way travel for ingress and egress with a 20-foot minimum width access. Access shall be by telephone, keypad, electronic and transponder openers.

UTILITIES

Domestic Water: The City of Indio shall supply water from several reservoirs and wells located within the City, south of the I-10 Freeway. There is a 16" water main on Jackson Street. The Developer shall be responsible to extend the existing water main along Jackson Street to the northwest corner of the development. The project water system shall meet the City of Indio Engineering Standards including a looped water system that shall provide domestic water and minimum fire flow requirements to the project and provide the Engineering Services Department and Fire Department with hydraulic calculations.

Irrigation Water: The Coachella Valley Water District (CVWD) shall provide irrigation water from the All-American Canal System for the main lake, as well as, for irrigation of all landscaped areas. The Developer shall enter into a water service delivery agreement with CVWD to secure proper water service. If CVWD fails to agree to provide adequate water delivery, the Developer shall utilize the existing well for the necessary irrigation and lake water needs of the project.

Sewer: The project will utilize individual septic systems as per the Riverside County Department of Environmental Health standards.

Electrical: The Imperial Irrigation District (IID) shall provide the electrical service. All electrical, telephone, gas, and other cable services to the individual lots shall be buried underground.

Natural Gas: The Southern California Gas Company (SCG) shall provide natural gas service. There is a major gas line located in Jackson Street.

Telephone: The General Telephone Company shall provide telephone service.

Cable: Time Warner Cable Company shall provide BroadBand Cable.

Drainage: The project is part of a large drainage basin that extends from the San Bernardino Mountains northwest of the City of Indio and flows southeasterly to the Eastside Dike. The Eastside Dike provides flood protection for the site. The project site falls within a Flood Plain A Designation and shall be designed to retain 100 year storm water, 24 hour duration, on-site for project generated runoff (developed and undeveloped) for existing and ultimate conditions; and accept upstream in-coming runoff from adjacent properties. Developer shall submit a hydrology study for city approval.

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

Public Transit: The developer shall consult with the public transit company and the City of Indio during the Tentative Map process and incorporate into their plans any required transit traffic pull outs, transit shelters and signage which may be required to encourage the efficient running of a public transit system to serve the Gateway area.

GENERAL PROVISIONS

A. BIOLOGICAL AND CULTURAL RESOURCES

There will be no loss of any existing biological resource, whether plant or animal. In addition, because the area has been disturbed for many years, the realistic potential of discovering artifacts is now remote.

B. GEOLOGICAL/SEISMIC CONDITIONS

Because of the location of the San Andreas fault lines along the Indio Hills north of the Conceptual Specific Plan area, ShadowLake Estates may be expected to experience strong ground motion in the event of an earthquake. The planning and design of the residences must consider potential ground shaking and shall meet all current seismic engineering for ground shaking 'Zone 4' standards.

C. HAZARDOUS MATERIALS

No hazardous materials are known to exist on the site. In addition, no hazardous materials are proposed for the site.

D. NOISE ABATEMENT

Excessive noise is incompatible with certain types of outdoor activities particularly water recreation. Noise abatement restrictions pertaining to watercraft, when measured 150 lineal feet from the lake shore line, shall not exceed 65 dba.

E. SITE LIGHTING

Site lighting should be consistent with the scale and character of the project area. Adjoining residential areas shall be protected from glare from the lighting fixtures. Lighting shall be designed to provide safety to the ShadowLake residents.

Giving careful consideration to minimize night sky illumination, adequate landscape lighting shall be used for the gated entrances and landscaped area along Jackson Street and Monroe Street. Landscape lighting shall suffice for the interior street lighting as well, highlighting special features, such as, specimen trees and any water features.

F. PHASING PLAN

ShadowLake Estates shall be developed as a single-phase project and with no phasing involved in the development. All on-site and off-site

improvements shall be finished as part of the project upon final completion.

G. PROJECT SIGNAGE

Monument signs identifying the name of the development shall be the responsibility of the developer. These signs shall be located within the landscaped areas at the gated entrance located on Jackson Street. Sign illumination shall not interfere or distract from the adjacent properties and street traffic, and light sources shall be directed in a manner to prevent glare from being seen by passing vehicular traffic. Any ground berming shall be limited to two feet in height above the surrounding finish grade. The Indio Planning Commission shall approve the monument sign design. No sign of a commercial nature shall be allowed in the Project, except for one "For rent" or one "For Sale" sign per Lot located on the front side of the Lot, of no more than five (5) square feet. No institution or other place for the care or treatment of the sick or disabled, physically or mentally, except as provided by applicable federal or state law, shall be placed or permitted to remain on any of the Lots. **Each homeowner must install an illuminated address sign on their residence (completed house) visible from the street.**

H. HEALTH CONSIDERATIONS

Given that the project will have some level of human contact with the large water body, there shall be monthly testing of the water for biological contaminants to ensure public safety.

I. ENVIRONMENTAL IMPACT CONSIDERATIONS

Per section 15168 of the California Environmental Quality Act (CEQA) Guidelines, the environmental impact associated with the proposed project has been analyzed in the program environmental impact report prepared in 1993 for the Indio General Plan 2020.

J. CONSISTENCY WITH THE GENERAL PLAN

Tract Map 28913 is consistent with the density and minimum lot size requirements for the Residential Low (RL) density land use designation as specified by the General Plan 2020.

K. CONSISTENCY WITH THE ZONING

Tract Map 28913 is consistent with the lot size requirements for the Residential Low (RL) density land use designation of the Zoning Ordinance.