3.1 INTRODUCTION

This Section contains the community design, landscape and architectural design guidelines for the La Entrada community. These guidelines, when implemented, will ensure that La Entrada develops as a quality master planned community with consistent design elements. These guidelines are intended to provide general direction to planners, builders, architects, landscape architects, and engineers on implementing the vision and community design framework for the La Entrada community.

The essence of good design is creativity and flexibility. The design guidelines are intended to foster these ideals and promote innovation. They are not meant to depict actual neighborhood, lot or building design. To encourage creativity and innovation, the design guidelines express "intent rather than absolutes," thus allowing a certain degree of flexibility in fulfilling the intended design goals and objectives.

3.2 GENERAL PLANNING GUIDELINES

Reflecting timeless town building principles, La Entrada residential neighborhoods will incorporate a variety of home design within a pedestrian friendly environment, close to schools, nearby parks and open space; as well as vibrant town centers, squares and stately civic buildings. The resulting neighborhoods are encouraged to embrace comfortable human scale, visual charm, nurturing landscapes and well proportioned spaces formed by appropriately positioned and articulated architecture.

The goals of the La Entrada design guidelines are as follows:

- To provide the City of Coachella with the necessary assurances that development within the master planned community will attain the desired level of quality;
- To serve as design criteria for use by planners, architects, landscape architects, engineers, builders and future property owners;
- To provide guidance to the City when reviewing future development within the Specific Plan area; and
- To avoid unnecessary delays by providing a viable framework and clear direction without limiting the creativity of the designer.

3.2.1 Community and Neighborhood Design Guidelines

Located at the eastern limits of the City of Coachella boundary, La Entrada will be designed to serve as the eastern gateway into the City. Appropriate signage, monumentation and landscape elements will be incorporated into the community entry at the south side of the proposed Interstate 10 freeway interchange to establish an iconic first impression to the visitors and residents entering the City.

La Entrada is envisioned as a master planned community consisting of a collection of neighborhoods that will be compatible and connected with one another, and integrated with the area's natural desert setting and the surrounding community. The community design embraces pedestrian oriented development that incorporates a variety of land uses and a wide range of housing types, all anchored by easily accessible public spaces.

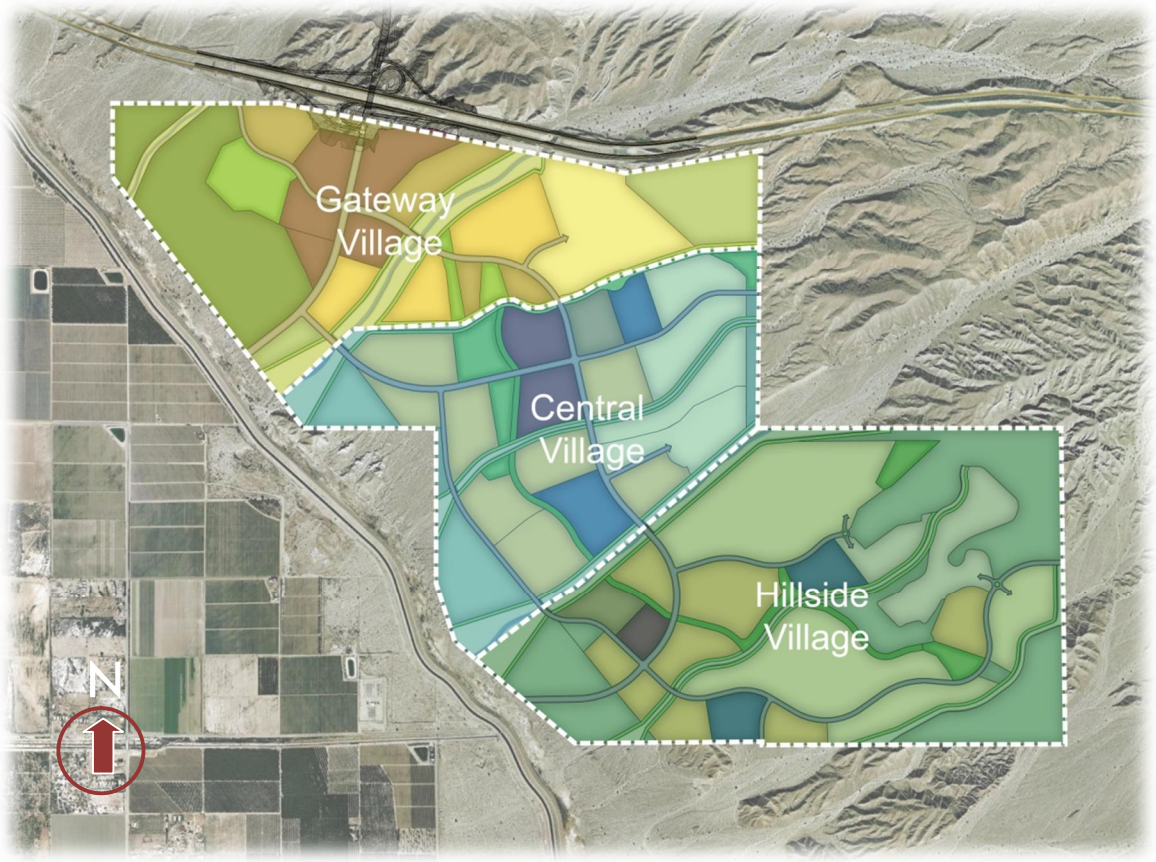
Community entries, residential neighborhood entries and mixed use area entries consist of a thematic blend of special landscape treatments, architectural features or special lighting to serve as area landmarks. Refer to Section 3.4.3, *Community Gateways and Entry Monumentation*, for additional information.

In La Entrada, neighborhoods will be designed to connect to activity centers, services, shopping and employment areas, public and civic facilities, schools, churches and recreational facilities via streets, paseos, sidewalks and pedestrian trails.

The La Entrada community is organized by a hierarchy of arrival sequence, incorporating three distinct villages that are defined by physical features and functionalities, leading from the regional/freeway-oriented nature of the Gateway Village, to the heart of the community at the Central Village, and finally to the scenic environment of the Hillside Village (see figure below). Each village will be designed with its own unique identity and character, and will contain its own village center that functions as the community core. The Village Paseo and multiple drainage/wash linear parks provide a linkage to the residential neighborhoods, community cores, open spaces and park amenities. Running through the entire La Entrada community, the village paseo will accommodate the pedestrians, bicycles, and NEVs. In response to the environmentally and economically sustainable strategies, bicycle parking and storage will be provided in the community core areas for local residents and/or workers. Neighborhood vehicle charging stations will also be located in the community core areas of each village.

Community cores are surrounded by high and medium density neighborhoods that gradually transits to lower density neighborhoods. Each village is described below.

Village Location



Gateway Village

The Gateway Village is located in the northwestern portion of the project and will provide a direct connection to Interstate 10 via a new proposed interchange. It generally consists of mixed use, high density, medium density and low density housing types. There is a planned community core and a variety of park/recreation areas within this village (Refer to Gateway Village figure on following page).

The village functions as a gateway for the entire community due to its location and proximity to Interstate 10. The community core buildings should be visually prominent, as they are located in the northwestern portion of La Entrada which connects to the new interchange of the Interstate 10.

The community core will provide retail commercial and office uses, as well as central gathering places for the residents to interact and connect. It may include big box retail facilities, restaurants, movie theaters and other recreation facilities. This commercial/retail hub strategically located along Interstate 10 to capture visibility and attract shoppers to this destination retail center.

A "Special Use"/regional park will be located in the western portion of the village, which provides a variety of regional-serving recreational uses. It may include, but is not limited to, large scale open areas to accommodate a variety of community activities, sports facilities and other commercial activities, etc.

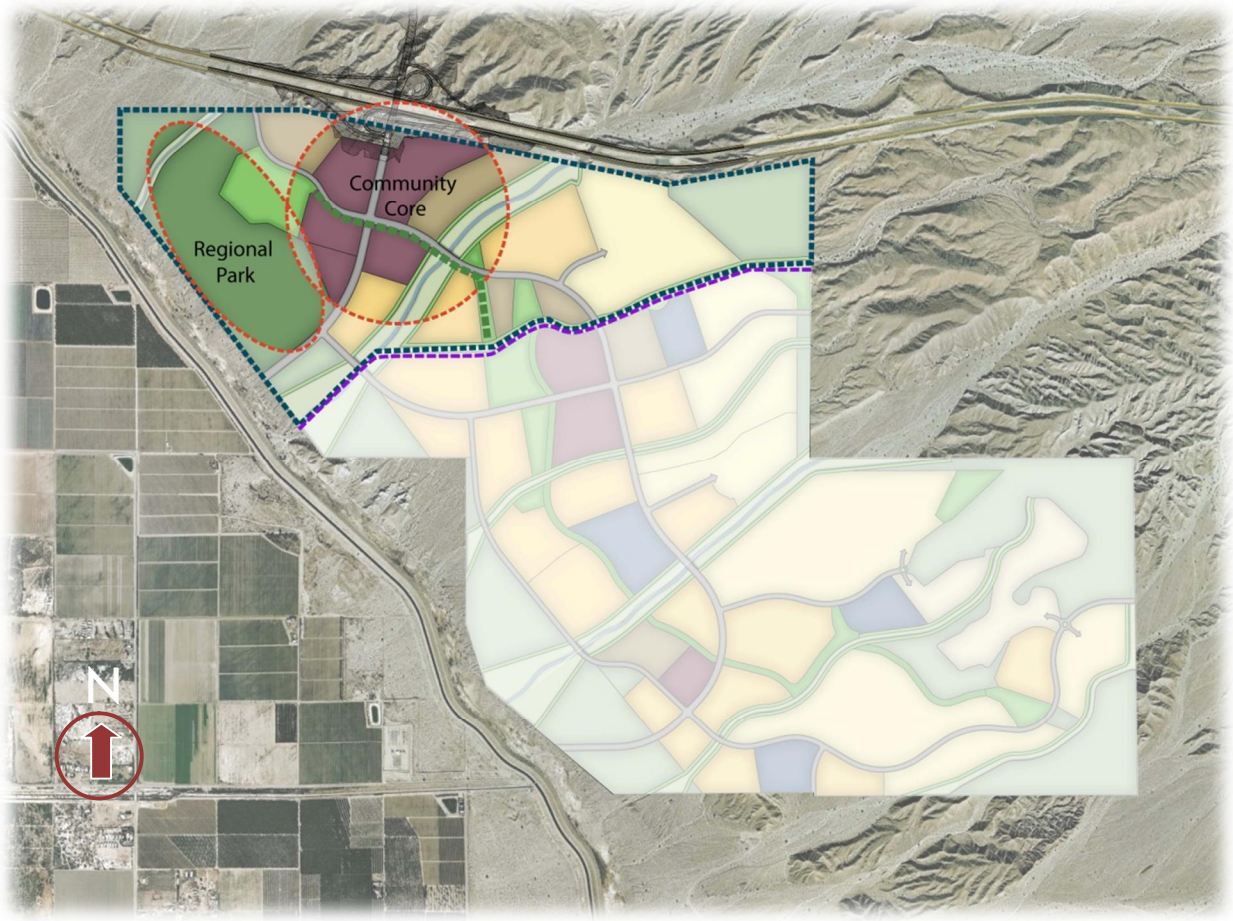
The highest density neighborhoods are typically located closest to the community core, allowing the greatest number of residents to have proximity to the core facilities.

High Density Residential Example

Regional Park/Recreational Area Example

Community Core Example

Gateway Village



Central Village

The Central Village is located in the middle portion of the project and generally consists of low density, medium density, and high density housing types and mixed use. There are two proposed elementary schools, one community core, parks and open spaces within this village (Refer to Central Village figure on following page).

The community core serves as the town center for the whole community and as a vibrant gathering place with more central accessibility for the residents to interact and connect. The community core provides a sense of civic purpose for the residents and the community as a whole. It may include village level retail and services, high density residential areas, police station, fire station, place of worship, community center and farmers market, etc.

The community core will be planned and programmed to establish community character and serve as a key identifiable element for the community. It will include streetscenes that resembles an idealized image of traditional main street blocks. The development of main street blocks will help foster pedestrian and business vitality.

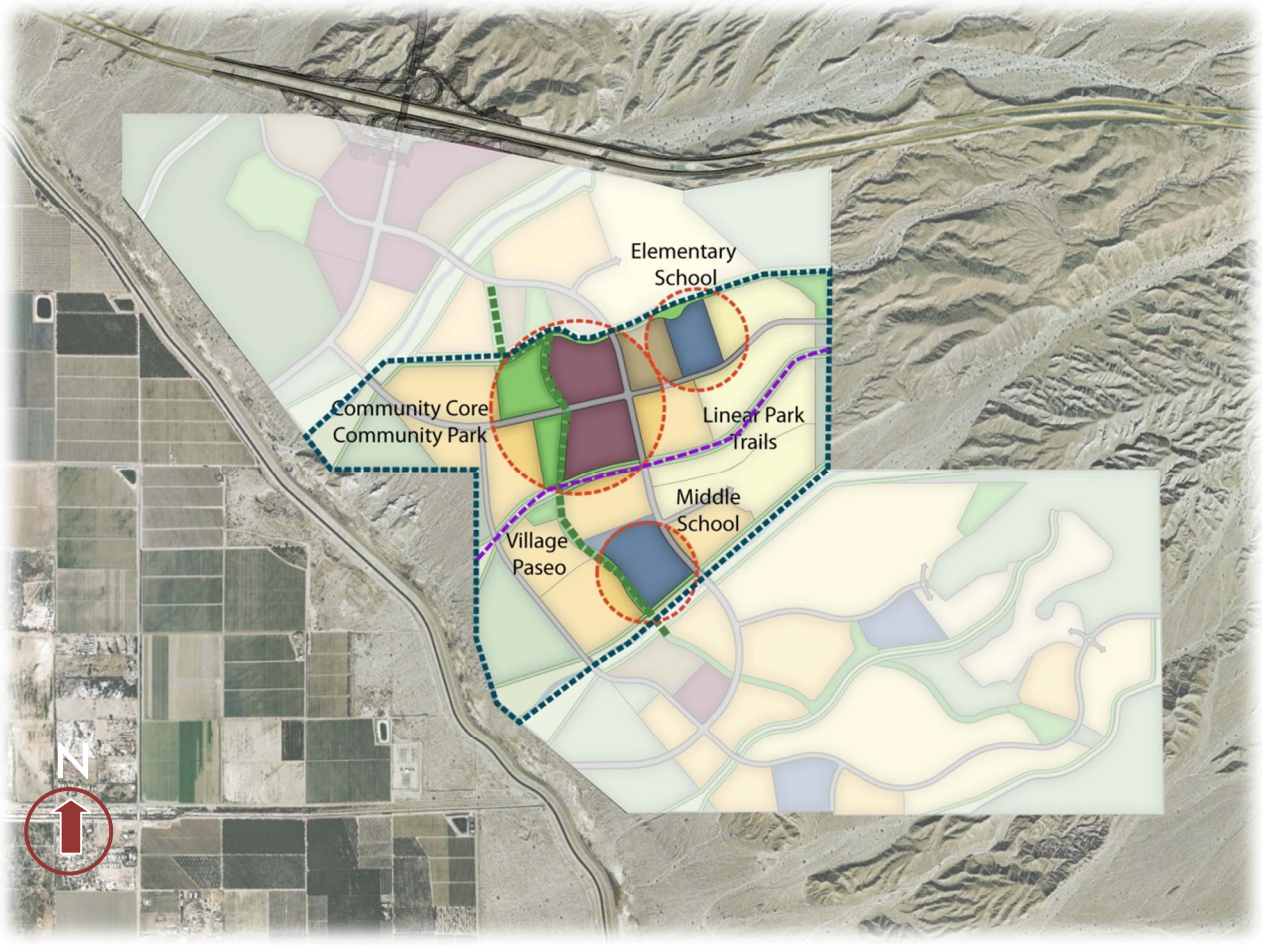
A community park located adjacent to the community core area provides a wide variety of active and passive recreation amenities. Uses may include, but are not limited to, open turf areas, a variety of sports facilities, playground equipment, picnic areas, walking/bike paths, shade structures, restrooms and parking. A pool and community room may also be provided.

The highest density neighborhoods are typically located near the community core, allowing the greatest number of residents to live in proximity to the core facilities.

Illustrative Community Core Example

Main Street Example

Central Village



Hillside Village

The Hillside Village is located in the southern portion of the project and generally consists of very low density, low density, and medium density housing types and mixed use. There are two proposed elementary schools, one community core and parks and open space within the village (refer to Hillside Village Figure on following page).

Residential development transitions from medium density in the lower elevation of the village close to the Coachella Canal to very low density towards the higher elevation of the village.

This village includes the largest lots on-site in the very low density residential neighborhoods, and offers some of the best views. The appropriately sized lots will be large enough to accommodate swimming pools and other private recreational amenities. Development in this area has been designed to reflect large gracious homes with variable building setbacks to create an attractive streetscene.

To promote compact design and to preserve open space throughout the hillside village, attached cluster housing types may be included in planning areas H14 and H23 which have been allocated as low density development areas.

Individual housing developments within the village may be gated to promote a sense of luxury and security.

The street patterns in the low density single family areas tend to be more relaxed and curved to reflect the natural land forms.

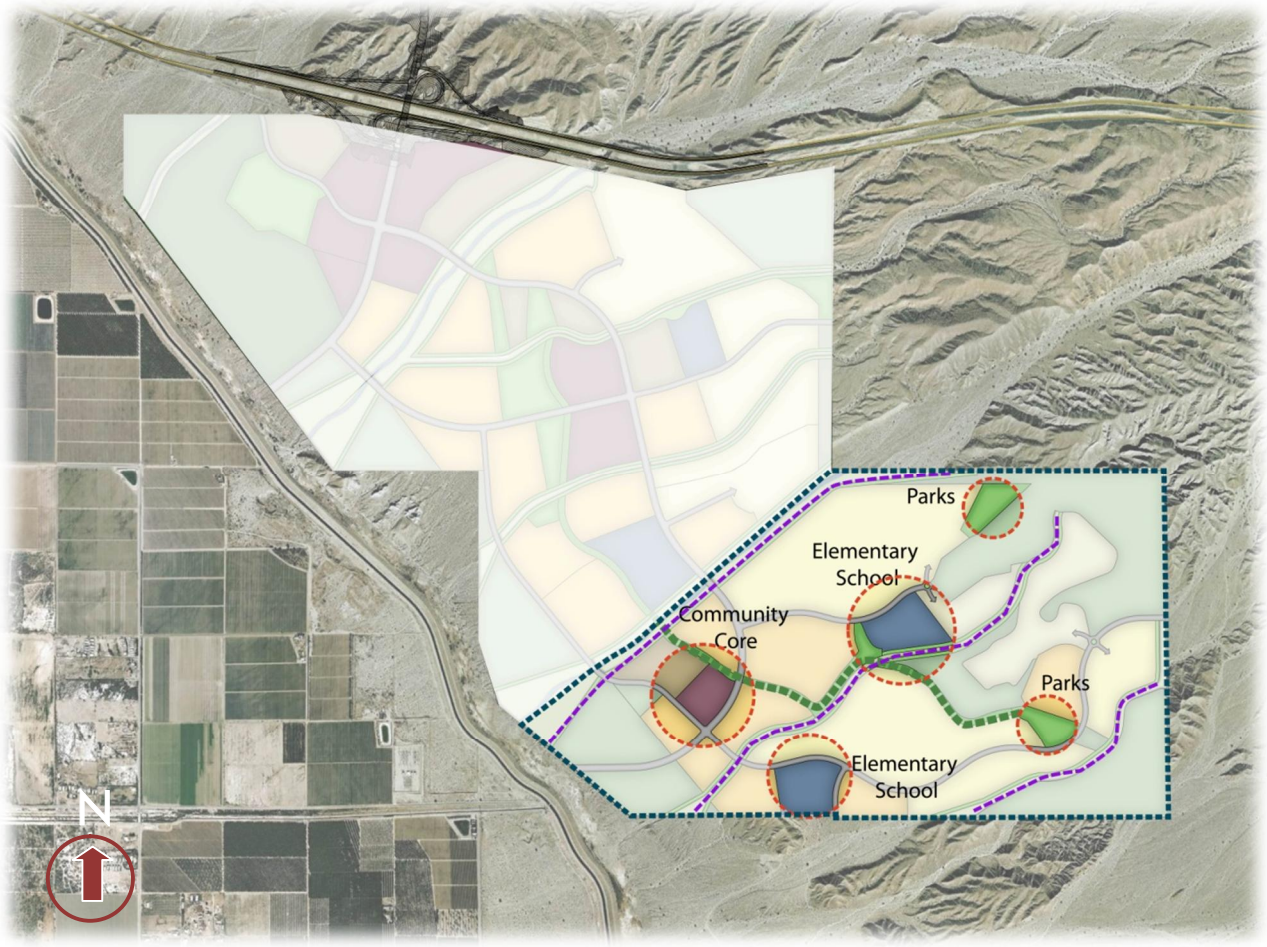
The community core will provide, but is not limited to, neighborhood level retail and commercial services. The businesses may include supplying convenience goods, such as groceries, household products and personal services, such as dry cleaning, hair care and banking to residents of the surrounding neighborhoods.

Community Core Example

Very Low/ Low Density Street Pattern Example

Medium Density Example

Hillside Village



3.2.2 Placemaking

Successful neighborhood design within La Entrada depends on site planning, architecture, and landscaping being integrated into unified neighborhood concepts. The project approach includes "placemaking" to ensure that each neighborhood has a distinctive character and "Sense of place." The village paseo, parks and community cores are three major elements of "placemaking" that have been considered in our community design.

Village Paseo

A two mile long village paseo is planned as one of the key placemaking elements within the La Entrada community. The paseo gives shape to the organic based design and focuses on community connections and the pedestrian experience. The paseo will range in width from 50-80 feet and will incorporate many of the site's natural features including rock outcroppings, drainages, and native vegetation. The entire paseo will be designed to offer La Entrada residents a place for strolling, playing, and resting within the natural open space area.

Parks

Parks are important "placemaking" elements that help to establish the overall community, village and individual neighborhood identities. A hierarchy of parks including a regionally-oriented Special Use Park, the community Parks, neighborhood parks, and linear parks will link together through the Village Paseo. These open spaces will greatly enhance opportunities for different levels of social and recreational functions. Parks will be strategically located within walking distance of nearby homes for ease of pedestrian connectivity.

Community Cores

The overall design concept for the community core will be distinctively different and unique, ultimately establishing a vibrant focal area where people live, shop, dine, work and play.

At key locations throughout the community core areas, plazas and courtyards will be designed to serve as gathering spaces where residents may stop and linger to enjoy a cup of coffee, read the newspaper or socialize with their neighbors. Public plazas and courtyards

are also ideal locations for hosting special events that bring the community together, such as art and craft fairs, farmers markets, festivals and other similar agriculture and community events. The public space elements that will be incorporated into each community core will be based upon the ultimate uses proposed.

The following guiding principles set the general direction for planning and design of the community core areas:

- Create denser, compact development patterns that support a diverse mix of land uses, define public spaces and encourage pedestrian activity.
- Provide well-designed, attractive buildings that establish a high quality, distinctive character for the community cores.
- Activate the streets in the community cores with ground-level retail, dining and entertainment uses, outdoor public spaces and pedestrian-friendly streetscape amenities, where applicable.
- Encourage the construction of mixed use and commercial buildings, but also allow opportunities for other types of development such as stand-alone residential buildings.
- Provide convenient access to the paseo and community open space system, sidewalks, residential areas and recreational facilities.
- Encourage open-air plazas that are pedestrian friendly and act as a focal point for surrounding development.

3.2.3 Livable Streets

Attractive, safe and walkable streets will be provided throughout the community. Street pattern and character may vary to reflect the surrounding land uses and development intensity. In general, streets in the community core areas should be animated by active architecture with a diversity of activities, streetscapes, squares and plazas.

La Entrada is designed to promote interplay between streets and homes. Homes will be designed to have a direct relationship to local streets. Residents should have direct views of the street and outdoor living space to enhance the sense of safety and security. One way to enhance security is to orient rooms, doors, and windows toward streets and public areas. Another way is to have houses "open up" to the street by incorporating architectural elements such as front stoops and porches.

The design of the landscaping is to provide continuous parkways along streets, uniform street trees on each street, paseos and

greenways, and sidewalks for pedestrian connectivity, where applicable. The goal is to create intimate, socially interactive and secure neighborhoods that encourage street activity, promote walking, and allow convenient access to parks, recreational facilities, schools, and shopping. Streets in the residential neighborhoods should have sidewalks separated from the curbs with street trees in the landscape parkway.

To create more "livable streets," it is also necessary to control traffic and reduce speeds. On-street parking and narrower street cross sections will help to calm traffic in residential neighborhoods.

3.2.4 Multi-Modal Network

A well connected community encourages residents to use multiple modes of transportation in the course of their daily activities. Higher levels of connectivity will be accomplished by linking community amenities like the community cores, schools, open space and parks, through a network of village paseo, trails, sidewalks and transit routes.

A 50-80 foot wide and two mile long Village Paseo will provide connectivity among the

three communities' core areas, drainage/wash linear parks and many of park/recreation areas (refer to Exhibit 3-1, *Paseo Connectivity*). The paseo includes multipurpose paths to accommodate pedestrians, bicycles and Neighborhood Electric Vehicles (NEVs).

Off-street trails are provided along the edges of the drainage parks which will also accommodate the pedestrians, bicycles, and NEVs.

3.2.5 Hillside Design

The project site is located in the hillside area of the Coachella valley. The viewshed from the City of Coachella includes the low ridges of the site and the dominant backdrop of the Little San Bernardino Mountains and Orocopia Mountains beyond. The landform of the site consists of a gently sloping area on the site's southwestern edge, transitioning to a series of alluvial drainages and erodible sandstone ridges separating them. This results in a rolling pattern of ridges and drainage courses, as can be seen in the slope analysis provided in Exhibit 1-3. The upper elevations of the sandstone ridges include areas of steep slopes due to wind and water erosion. In particular the north eastern and southeastern portions of the site contain areas of steep erodible slopes.

The project's grading plan retains the site's pattern of ridges and drainages throughout the site, and retains several of the steepest areas in an ungraded condition as shown on the project's Conceptual Grading Plan (Exhibit 2-5). The grading plan provides for development areas, parks, and natural open space areas. The nature of the project site's backdrop of higher hills combined with the Concept Grading Plan design will avoid a skyline silhouette of development.

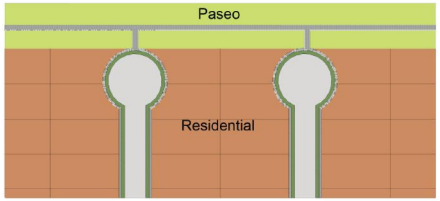
The following factors are of critical importance to the visual image of the ultimate project:

- Use of landform grading techniques
- Use of revegetation
- Appropriate retaining wall design
- Remediation of soil conditions

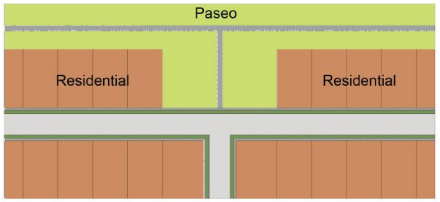
The following grading and hillside development guidelines will apply to all development within the La Entrada Specific Plan, and expand upon the architectural and landscape guidelines.

- As much as possible, incorporate existing landforms, natural features, vegetation, rock formations, and the prevailing ridgeline pattern to the fullest extent feasible.
- Natural features, such as significant rock outcroppings, should be protected to the extent feasible in the siting of individual lots and building pads.
- Avoid siting structures on slopes of 40% or greater, when feasible.
- Encourage the use of split pad foundations in areas of Very Low Density residential uses in hillside conditions.
- Preserve select natural high points in parks and open space areas to promote publically accessible vista points to the fullest extent feasible.

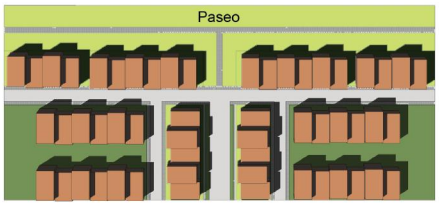
LA ENTRADA
specific plan



Paseo - Residential Connection Example 1

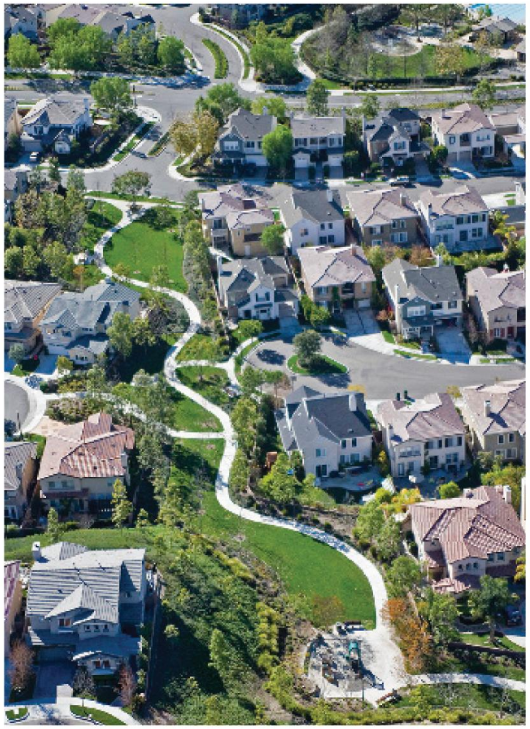


Paseo - Residential Connection Example 2

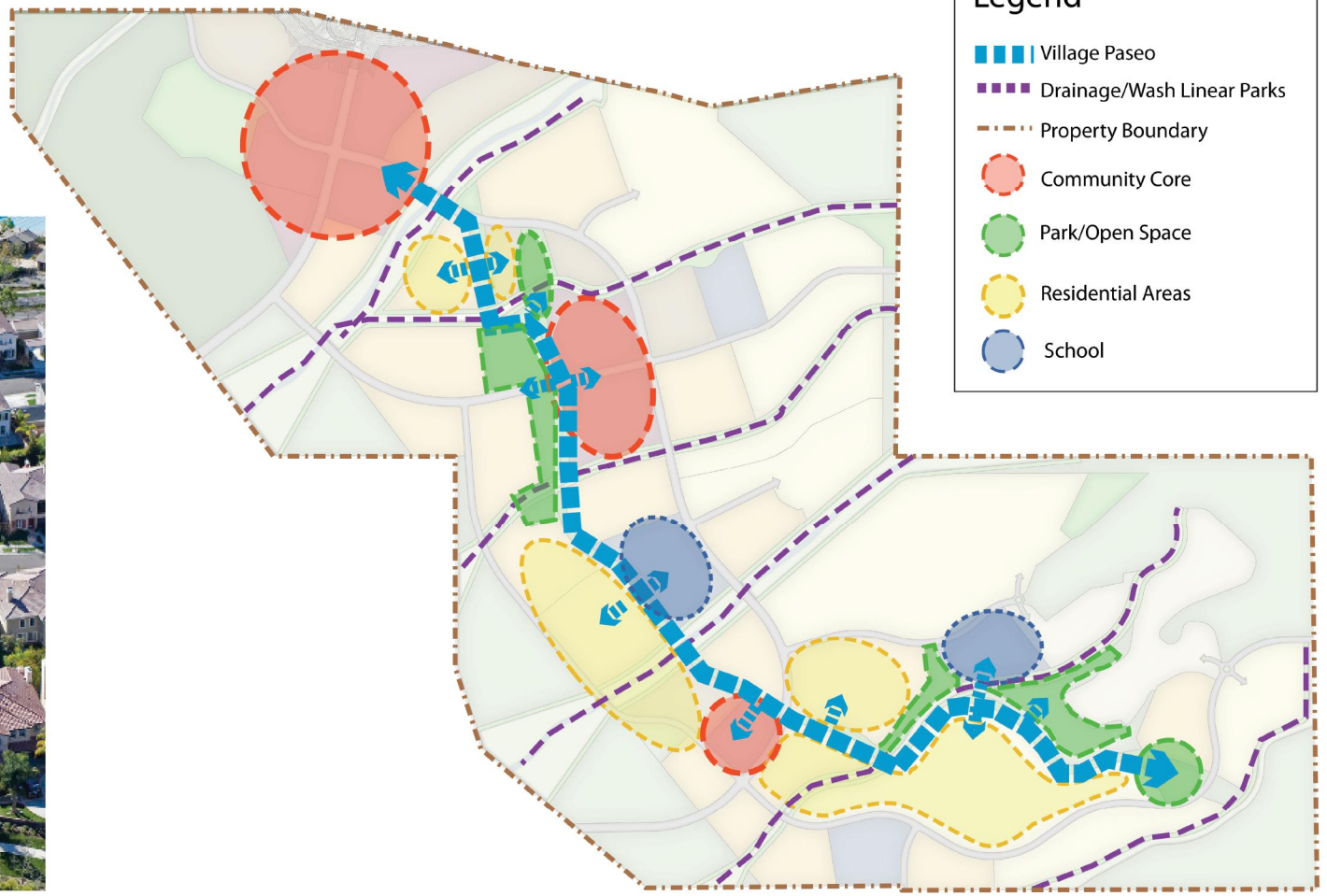


Paseo - Residential Connection Example 3

Paseo - Residential Connection Example 4



Paseo - Residential Connection Example 5



N
W E
S

Not to Scale

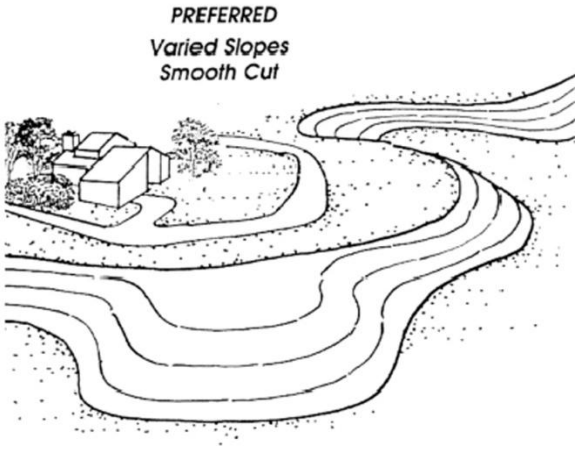
RBF
A Baker Company

Source: KTGY - Architecture + Planning

Paseo Connectivity

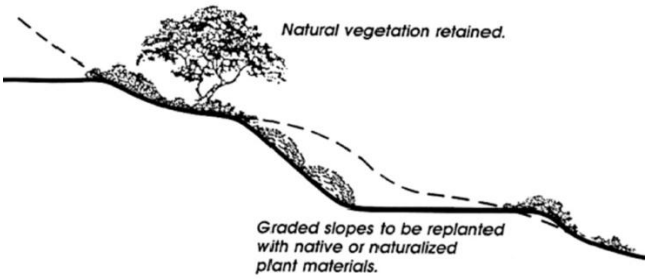
EXHIBIT 3-1

- Where possible utilize slopes flatter than 2:1.
- When possible, avoid massive flat super pads.
- Provide movement and undulation to avoid long stretches of slopes.



- The overall slope, height and grade of any cut and fill slope should be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
- The toes and tops of all slopes higher than ten feet should be rounded, where possible, with curve radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.
- Landform grading techniques such as varying slope height, rounding tops and toes of slopes, and incorporating variable gradients should be used to ensure that manufactured slopes have a more natural appearance.

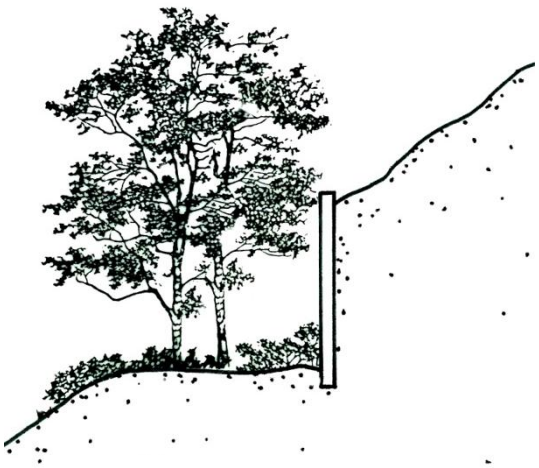
- Cut or fill slopes exceeding 100 feet in horizontal length, if any, should be graded to meander at the toe and top of the slope.
- Angular forms shall be discouraged. The graded form should reflect natural terrain, where possible.
- Manufactured slopes should be horizontally and vertically contoured to blend with the natural terrain at the development edge.
- Add supplemental natural landscaping to compensate for vegetation losses.



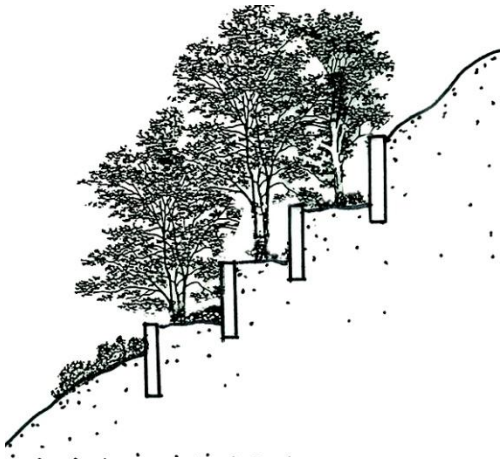
- Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.
- Identify areas of unstable slopes and require appropriate mitigation.

- Berming should be encouraged to help screen utilitarian features such as, but not limited to, water tanks and detention basins.
- Opportunities for slope design with planting pockets and stepped designs are encouraged.
- The use of Mechanical Stabilized Earth (MSE) walls, terraced retaining walls and other similar living wall systems that allow for landscaping are permitted.

  Such walls should be planted with landscape material suitable for the climate, wall exposure relative to the sun, and taking into consideration the landscape aesthetic effect to be achieved by the overall development.
- The color palette and materials selected for the retaining wall shall blend in with adjacent hillsides and landscape plant palette.
- Encourage variable slope heights greater than or less than 30' to reduce the off-site viewshed of houses stacked on top of each other.



Not Preferred
Single Retaining Wall



Preferred
Terraced Retaining Wall

3.3 ARCHITECTURAL GUIDELINES

The La Entrada architectural guidelines have been prepared to provide the framework for high quality design within the project site, and to consider project-wide issues as well as site-specific issues. The architecture guidelines express the desired character of future development and address site planning and architecture. La Entrada is designed to be an integrated residential community. Common development features such as signage, landscape and hardscape, walls and fences, and architecture are controlled throughout the development to provide consistency and express a strong, collective design statement.

The architectural guidelines establish design and development criteria to ensure a unified environment within the Specific Plan area. The guidelines are not intended to limit innovative design, but rather provide clear direction and design criteria.

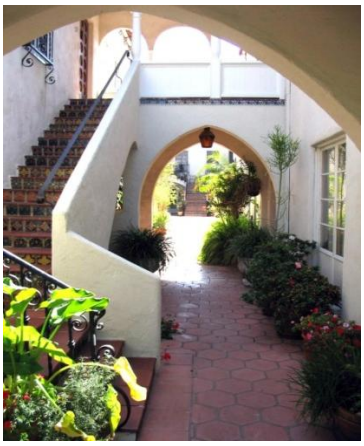
3.3.1 Architectural Styles

Based on the existing character and building development history of the Coachella area, several architectural themes are appropriate for the La Entrada community. "Early American" architecture from 1800 to 1900 will be showcased in La Entrada. Although these styles have historical reference, other themes that can be derived from the area's agrarian past may also be considered at the time of architectural review.

The appropriate architectural styles for La Entrada include:

- Andalusian
- Desert
- Hacienda
- Mediterranean
- Mission
- Monterey
- Pueblo Revival
- Ranch
- Spanish Colonial
- Western Regional

Distinguishing characteristics of each architectural style envisioned for La Entrada are described below.



ANDALUSIAN

Identifying Characteristics

- Asymmetrical one and two story building masses
- Parabolic accented windows and doors
- Colorful tile accents
- Large corbels or brackets

Representative Elevation

Roof Form

- Low pitched roofs, 3.5:12 to 4:12, with minimal or no overhangs
- Gable ends have tight rakes and overhangs have 12" to 18" eaves
- Stucco eave details or wood corbeled rafter tails
- Gable end roof vents with clay pipe decorative stucco grilles typical

Roof Materials

- Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay in predominant color)
- Flat clay tile

Shallow Sloped 'S' Tile Roofs

Structural Elements

- Full round arched arcades
- Predominant round pre-cast concrete columns, or stucco pilaster with decorative cornice trim

Windows

- Full round arch shape used as the characteristic shape with custom divided lights
- Square, rectilinear, round window shapes also possible with standard divided light configurations
- Recessed feature windows to express wall thickness

Recessed Feature

Exterior Materials

- Stucco exterior walls, smooth to light sand finish
- Stucco eave details
- Decorative garage doors with window panels

Trim Detail

- Wood fascias and rafters

Ornamentation

- Ornate black wrought iron or metal railings, gates, grilles, fences, etc.
- Shutters as occasional accent and limited use of canvas awnings
- Sculpted walls and chimneys

Parabolic Accent Window

DESERT

Identifying Characteristics

- Asymmetrical building masses
- Grouped windows
- Low pitched hip roof forms
- Use of stone to showcase entry

Representative Elevation

Roof Form

- Typical 4:12 roof pitch preferred but 3:12-5:12 permitted
- Primarily hipped roof but low pitched gable roofs may be used as secondary elements
- Minimum rake: 18"
- Horizontal architecture achieved through the use of single-story elements and plate lines

Roof Materials

- Flat concrete roof tiles

Structural Elements

- Structure integrated with the landscape by extending stone or brick from porch columns to the ground
- Horizontal banding element

Use of Stone

Windows

- Trim used to unify window bands
- Lentils on primary windows
- Three or more grouped windows with continuous sill
- Muntins shall be used consistently with the style

Exterior Materials

- Stucco exterior walls, light lace or smoother
- Decorative garage doors with window panels

Horizontal Architecture

Trim Detail

- Contrasting wall materials or trim emphasizing the upper part of the upper story

Ornamentation

- Stone or brick accent (Min. 20% front elevation)
- Window boxes or pot shelves
- Decorative geometric door windows or other ornamentation should be used

3 or More Grouped Windows

HACIENDA

Identifying Characteristics

- Fully rounded arch elements
- Entry courtyards
- Recessed windows and doors
- Use of wrought iron for accent

Representative Elevation

Roof Form

- Typical 4:12 to 6:12 roof pitch
- Minimum rake: 8"-12"
- Eaves extending 12"-24"
- Primary hip roof forms

Roof Materials

- Red Barrel or 'S' tile roof

Structural Elements

- Informal, asymmetrical building forms
- Front porches with pre-cast columns and engineered wood beams
- Strong arch elements

Windows

- Windows should have a tall, narrow appearance
- Grid or horizontal mullion patterns appropriate
- Recessed primary window, minimum 12" recess

Exterior Materials

- Stucco exterior walls, light lace or smoother
- Decorative garage doors with window panels

Trim Detail

- Square wood posts, corbels, beams, or rafter tail details

Ornamentation

- Plank shutters, at least one pair, proportional to window opening where feasible
- Decorative iron used on front facade
- Front elevations feature decorative clay pipe vents or decorative grid designs
- Thick plastered courtyard walls may incorporate decorative wrought iron gates and ceramic tile accents
- Courtyard, turret, loggia, or balcony element (one of these)

Plank Shutters

Extending Eaves and Rafter Tails

Recessed Windows and Doors

MEDITERRANEAN

Identifying Characteristics

- Asymmetrical building masses
- Refined use of details and materials
- Low pitched gable and occasional hipped roof forms
- Use of arch elements at doors or feature windows

Representative Elevation

Roof Form

- Typical 4:12 to 5:12 roof pitch
- Combination of hip and gable roof with proportional overhangs

Roof Materials

- Low pitched red roof tiles
- Concrete Barrel or 'S' tiles

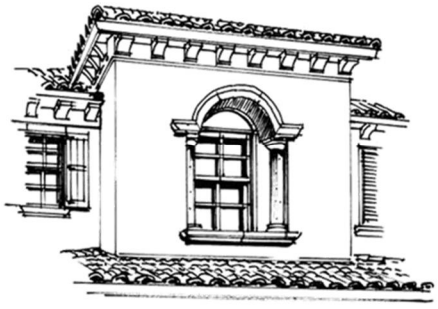
Structural Elements

- Use of arch elements at doors or feature windows
- Asymmetrical building forms and masses

Juliet Balcony on Second Story

Windows

- Recessed Feature window
- Windows should be grouped to achieve a classic rhythm
- Windows on front elevation shall have a tall narrow appearance and connected with implied columns and strong, continuous sills



Recessed Window

Exterior Materials

- Stucco exterior walls, smooth to light sand finish
- Stucco eave details, sand or smoother
- Decorative garage doors with window panels

Trim Detail

- Use of colorful decorative tile in such elements as trims and decorative recesses

Ornamentation

- Characteristically features a turret or tower element with separate roof
- Decorative wrought iron railing or decorative grille work
- Panel or plank shutters
- A significantly scaled wood or iron balcony, minimum depth 2'
- Juliet or false balconies on second story windows

Panel or Plank Shutters

MISSION

Identifying Characteristics

- Shaped Mission dormer or roof parapet
- Porch roofs supported by large square piers, commonly arched above
- Wide overhanging eaves, usually open
- Red tile roof coverings and smooth stucco surfaces

Representative Elevation

Roof Form

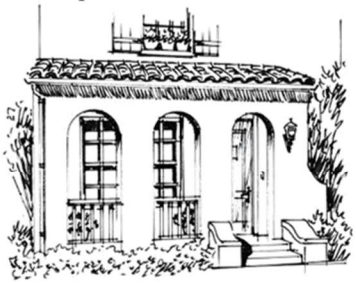
- Typical 4:12 roof pitch
- Predominant hip roof with clay tile roofing and deep eaves
- Curvilinear parapet walls
- Eaves extending 24"-30"

Roof Materials

- Concrete 'S' tile or flat clay tile

Structural Elements

- Horizontal orientation, massing with symmetrical facade
- Deep wrap-around verandas with arched openings
- Porte-cocheres are often associated with the front porch



Verandas with Arched Openings

Windows

- Flat or roman-arched door and window openings
- Tall, wood double-hung windows
- Square or rectilinear window shapes possible, with standard divided light configurations

Decorative Iron Work

Exterior Materials

- Sculpted stucco exterior walls
- Wood fascia, rafters, and soffit brackets
- Decorative garage doors with window panels

Ornamentation

- Decorative cornice trim
- Brick or pre-cast concrete sills, caps and coping
- Brick, pre-cast concrete or stucco profiles
- Classic interior courtyards with courtyard pavers
- Massive columns and segmented arches

Interior Courtyard

MONTEREY

Identifying Characteristics

- Rectilinear 2-story building forms
- Cantilevered balconies on front facades
- Colonial details such as Pedimented window and door openings

Representative Elevation

Roof Form

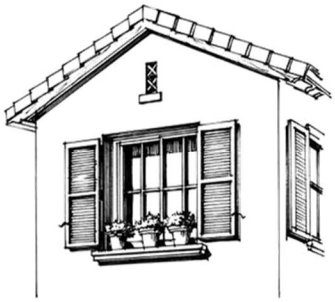
- Low pitched gable roofs with flat roof tiles (occasionally hipped), 3.5:12 to 4:12

Roof Materials

- Shallow sloped, concrete 'S' tile roofs in variegated colors (red clay in predominant color)
- Flat clay tile or wooden roof shingles

Structural Elements

- Typically two stories
- Simple posts on balcony
- First and second stories frequently have different finish materials, with wood over brick being most common
- Second-story balcony typically cantilevered and covered by principal roof



Pot Shelves

Windows

- Paired windows
- Full length window opening onto balcony

Exterior Materials

- Stucco exterior walls, smooth to light sand finish
- Brick or wood (weatherboard, shingle, or vertical board-and-batten)
- Painted brick
- Decorative garage doors with window panels

Paired Windows

Trim Detail

- Door and window surrounds absent or of simple Colonial form

Ornamentation

- Panel shutters as occasional accents
- Sculpted walls and chimneys
- Decorative pot shelves
- Classically detailed hand-rails

Cantilevered Second Story Balcony

PUEBLO REVIVAL

Identifying Characteristics

- Flat roofs with irregular (rounded) parapet walls
- Exposed rafters
- Covered porches
- Deeply recessed window and door openings
- Minimal wall detailing and simple building forms

Representative Elevation

Roof Form

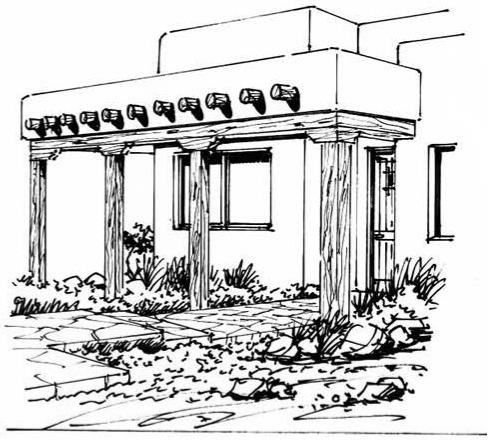
- Flat roofs with irregular (rounded) parapet walls

Roof Materials

- Villa, Barrel, or "S" shaped roof tiles

Structural Elements

- One-story elements with rectangular plan
- Roof scuppers (canales)
- Exposed wood log beams (vigas)
- Asymmetrical facade with horizontal emphasis
- Pre-cast or wood beam porch columns



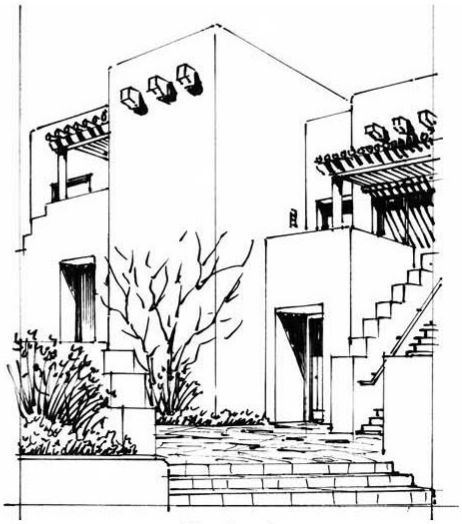
Covered Porches

Windows

- Tall, wood double-hung windows
- Square, flat-topped door and window openings
- Soft arch elements or flat headers shall be used in conjunction with the principal window
- Recessed primary window, minimum 12" recess

Exterior Materials

- Stucco exterior walls, smooth to light sand finish
- No accent materials on walls
- Decorative garage doors with window panels



Flat Roofs

Ornamentation

- Little or no ornamentation
- Timber lentils or outlookers
- Courtyard features, generally in conjunction with front entry
- Heavy beam trellis detailing
- Articulated entries

RANCH

Identifying Characteristics

- Informal, asymmetrical building form
- Rustic Appearance
- Low plate lines and low-pitched roof forms
- Wide overhangs

Representative Elevation

Roof Form

- Predominant gable and shed roofs, with 12" rake and 18" to 24" eaves.
- Limited use of hip roofs
- Steeper 6:12 to 8:12 roof pitches or lower roof pitches 3:12 to 5:12

Rustic Appearance

Roof Materials

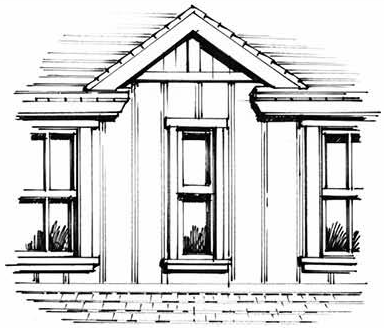
- Flat concrete tile
- Occasional standing seam or corrugated metal roof
- Flat, rustic clay shingle tile
- Architectural grade asphalt shingles

Structural Elements

- Heavy square post and beam covered porches

Windows

- Square or rectilinear window shapes with standard divided lights
- Grouped windows with continuous sill



Rectilinear Window Shapes

Exterior Materials

- Light to medium sand finish stucco
- Stone used as wall mass or accent
- Brick or siding elements
- Decorative garage doors with window panels

Trim Detail

- Corbels, beams and rafter tails

Square Post and Beam Porch

Ornamentation

- Black wrought iron detailing with wooden or timber detailing
- Window header beams
- Massive stone chimney
- Exposed rafters and/or fascia boards
- Shutters on primary front window
- Decorative pot shelves

SPANISH COLONIAL

Identifying Characteristics

- Red Barrel Tile Roofs
- Fully Rounded Arch Elements
- Deeply Recessed Windows/Doors
- Decorative Elements, including Wrought Iron, Clay Vents, Ceramic Tiles, etc.

Representative Elevation

Typical Design Elements

Roof Form

- Typical 4:12 roof pitch
- Predominant gable and shed with tight rake and 18" eaves
- Limited use of conical roofs on circular towers, or hip roofs over terrace areas
- Optional exposed rafter tails

Roof Materials

- Full 'S' concrete tile- limited selection only
- Flat clay tile

Structural Elements

- Full round arched arcades
- Predominant round pre-cast concrete columns, or stucco pilaster with decorative cornice trim
- Entry Courtyards with Gates

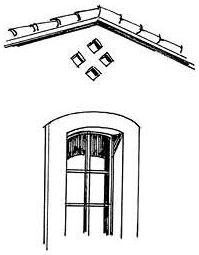
Rounded Arch Elements

Windows

- Recessed Feature window
- Square, rectilinear, round window shapes also possible with standard divided light configurations
- Vertical proportioned windows

Exterior Materials

- Stucco exterior walls, smooth to light sand finish
- Stucco eave details
- Decorative garage doors with window panels



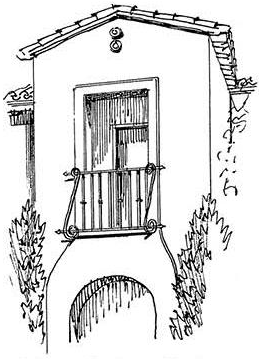
Recessed Windows, Gable End Vents

Trim Detail

- Wood fascias and rafters

Ornamentation

- Decorative iron lanterns, sconces, hinges, railing and hardware
- Sculpted walls and chimneys
- Gable end roof vents



Wrought Iron Railings

WESTERN REGIONAL

Identifying Characteristics

- Use of dormers on the front elevation
- Pot-shelves under feature windows
- Wide front porches
- Two-story building forms

Representative Elevation

Roof Form

- Predominantly hipped with gabled roof ends
- Typical pitch 5:12 to 8:12, roof accents up to 12:12
- Decorative trusses at apex of gable ends

Roof Materials

- Flat concrete tile
- Architectural grade asphalt shingle

Structural Elements

- Broad front porch supported by square posts or columns with decorative brackets
- Wood beams and brackets

Wide Front Porch

Windows

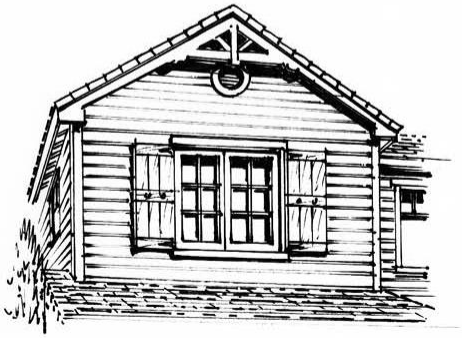
- Square or rectilinear window shapes with custom divided light configurations often held tight to the eave line
- Used in paired or triple configurations

Exterior Materials

- Stucco in combination with stone or masonry wainscot base, and board and batten siding
- Cement plank lap siding is preferred
- Brick or stone should be used when possible
- Decorative garage doors with window panels

Trim Detail

- Custom fascia (composite wood), smaller scaled, double trim boards with decorative gutter preferred
- Composite wood window trim and door trim



Composite Wood Siding

Ornamentation

- Porch railing of picket fence, post fence, or split railing
- Carpenter detailing
- Unique lighting fixtures mimicking "gas lamps"
- Porches are a dominant feature

3.3.2 Single Family Residential (Detached)

The "living" portion of the house should be placed forward on the lots so that active articulated architecture will visually dominate the streetscene. House designs that place entries, windows, front porches, and living areas close to the street on most plan variations are encouraged. The living space of the home should be designed in front of the garages such that the predominant features of the home fronting the street are in windows and the front door. Other architectural forward features include providing enhanced building elevations and articulation on two-story homes facing streets and other areas exposed to public view, such as single-story elements and covered front porches.

Plotting and Spatial Considerations

The plotting of residences should be designed in a manner that achieves visual diversity and interest in the street scene. Such diversity should be achieved through varying setbacks, articulated building massing, or enhanced elevations on residences plotted on corner lots. Buildings should be oriented to take advantage of view opportunities and consider energy efficiency.

No identical single-family detached plans and elevations are permitted side by side. Reverse footprints of identical plans are allowed adjacent to one another, provided each has a different elevation and color scheme. The two houses on either side of a specific lot must all use different color schemes than that specific lot. Rear yard perimeter conditions visible from the street must have setbacks that vary from lot to lot or building to building.

General Architectural Criteria – Single Family Detached

See Table 3-1 on the next page.

3.3.3 Multi-Family Residential (Attached)

Careful consideration of the higher density residential design should convey a sense of human scale. Such buildings tend to have larger building masses, but must relate to the neighborhood in a manner that communicates a pedestrian sense of place. Building typology and chosen architectural style should reflect the building's location within the community, and all buildings should exemplify quality design.

Plotting and Spatial Considerations

The placement of residential buildings should be configured so that the building's primary entries are clearly visible to pedestrian and vehicular approaches. Building corners and ends should step down in scale at highly visible key locations, softening the building edges and enhancing the streetscene.

Building placement should be in a manner that forms pleasant courtyards and gathering spaces where applicable. Accessible from inside the building or from external pedestrian pathways, courtyards should feature enhancements such as fountains, trellises, umbrellas, shade trees, comfortable outside furniture, and shade nodes.

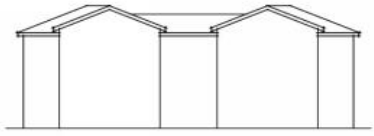
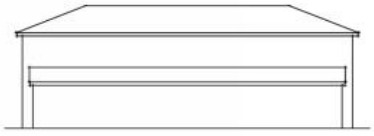
Table 3-1 Single Family (Detached) Design Guideline Matrix (VLDR - HDR)	
Architectural Style	
Architectural styles permitted within Single Family Detached neighborhoods	Andalusian, Desert, Hacienda, Mediterranean, Mission, Monterey, Pueblo Revival, Ranch, Spanish Colonial and Western Regional
Floor Plans / Elevations	
Floor Plans / Elevation Options	Single-family detached neighborhoods shall consist of a minimum of 3 floor plans and 3 elevations options for each floor plan.
Building Massing and Scale	
Single Story Elements:	1) At least 15% of the dwellings within a subdivision must be single story; OR 2) At least 15% of the dwellings within a subdivision must have a building mass which combines single story and two story building forms; OR 3) A combination of 1) and 2) above totaling at least 15% of the dwellings within the subdivision.
Staggered Wall Planes	No building wall facing a public street shall extend more than 25' vertically or horizontally without a visual break, created by either a minimum 2' offset in the exterior wall or by the addition of architectural detailing. This combination of vertical and/or horizontal staggering will limit the bulk of the building elevation. ***Single Story Units*** -No more than 70% of the front elevation can be composed of a single wall plane. ***Two Story Units*** -No more than 70% of the front elevation can be composed of a single wall plane VERTICAL STAGGER  HORIZONTAL STAGGER 
Window Openings	
Front Elevations	At least one principal window recessed into thickened walls or projected forward of the wall plane. (Min. Recess or Projection is 12") In addition, one of the following must also occur on the front elevation: -Extended roof overhangs at principal windows. (Minimum Overhang: 12") -Trim surrounds, headers, or sills at all windows.(Min. Trim Material: 2" x 6") -Shutters at principal windows

Table 3-1 Single Family (Detached) Design Guideline Matrix (VLDR - HDR)	
Building Material and Color Blocking	
Any elevation visible from interior streets, perimeter streets, community open space or other public spaces	Material and color blocking shall not terminate at an outside corner
Color Schemes	
Number of color schemes required:	4 color schemes (min.) per subdivision. Each color scheme shall have at least 3 colors, including: -Base Color 70% Maximum (Front Elevation) -Accent -Trim
Roofs	
Roof Pitch	4:12 to 8:12
Roof Overhang	-Roof eaves shall have a minimum of 12" overhang; or may be reduced to a 6" overhang when a corresponding fascia element 12" or greater in height is provided. -Rakes may be tight or have a 12" overhang as appropriate to the architectural style of the residence.
Roof Material	-Concrete or Clay Tiles in shapes consistent with the selected architectural style. Other materials may be allowed based on architectural review.
Roof Finish	-Matte finish to minimize glare
Skylights	-Framing material shall be colored to match the adjoining roof. -White dome skylights are not permitted.
Mechanical Equipment	-Roof mounted air conditioners are not permitted. All pipes, vents and other similar equipment shall be painted to match the roof surface
Miscellaneous	
Light and Glare	-Street lighting shall be per City standards -Homeowner and association lighting other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare. Freestanding poles used for homeowner or association lighting other than street lighting, shall not exceed a maximum height of 14'.
Utilities	All utility connections from the main line in the public right-of-way to building shall be located underground.

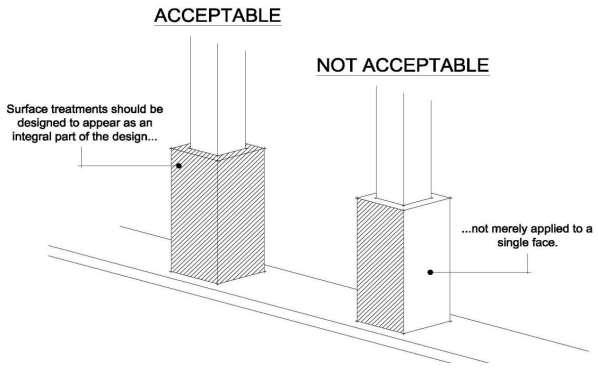
Table 3-2 Multi-Family (Attached) Design Matrix (MDR - HDR)	
Architectural Style	
Architectural styles permitted within Multi-Family Detached Cluster neighborhoods	Andalusian, Desert, Hacienda, Mediterranean, Mission, Monterey, Pueblo Revival, Ranch, Spanish Colonial and Western Regional
Floor Plans	
Floor Plan Options	A minimum of 3 styles for multi-family residential products
Building Massing and Scale	
Single Story Elements	Single-story element such as porches, stoops, etc. should be used the majority of the time on front elevations of multi-family buildings where applicable.
Staggered Wall Planes	No building wall facing a public street or adjacent residential uses outside of La Entrada, shall extend more than 25' vertically or horizontally without a visual break created by a minimum 1' offset in the exterior wall or created by architectural detailing. No more than 60% of the front elevation on a 2 and 3-story building can be composed of a single wall plane.
Window Openings	
Front Building Elevations	Front elevations must feature at least one of the following: -Extended roof overhangs at principal windows (Minimum Overhang: 12") -Trim surrounds, headers, or sills at all windows (Min. Trim Material: 2" x 6") -Shutters at principal windows
Building Material and Color Blocking	
Any building elevation visible from interior streets, perimeter streets, community open space or other public spaces	Materials and color blocking (i.e. color application on structures) should wrap columns and posts in their entirety. Material and color changes should occur at inside corners or other meaningful locations. 

Table 3-2 Multi-Family (Attached) Design Matrix (MDR - HDR)	
Color Schemes	
Number of color schemes required	2 color schemes (min.) per development. Each color scheme shall have at least 3 colors, including: -Base Color -Accent -Trim
Roofs	
Main Roof Form	Roofs should include articulated eaves and a variety of ridgelines
Roof Pitch	4:12 to 8:12
Roof Overhang	-Roof eaves shall have a minimum of 12" overhang; or may be reduced to a 6" overhang when a corresponding fascia element 12" or greater in height is provided. -Rakes may be tight or have a 12" overhang as appropriate to the architectural style of the residence.
Roof Material	Concrete or Clay Tiles in shapes consistent with the selected architectural style. Other materials may be allowed based on architectural review.
Roof Finish	Matte finish to minimize glare
Skylights	-Framing material shall be colored to match the adjoining roof. -White dome skylights are not permitted.
Mechanical Equipment	Roof mounted air conditioners are not permitted. All pipes, vents and other similar equipment shall be painted to match the roof surface
Miscellaneous	
Light and Glare	-Street lighting shall be per City of Coachella standards. -Residential complex lighting other than street lighting, shall be shielded to minimize illumination of adjacent lots or properties and to reduce glare. Freestanding poles used for homeowner or association lighting other than street lighting, shall not exceed a maximum height of 14'.
Utilities	All utility connections from the main line in the public right-of-way to building shall be located underground.

3.3.4 Community Core Architectural Guidelines (Mixed Use, Commercial, Office, Community & Civic Facilities)

The La Entrada Community Cores will function as vital commercial centers for each village. Appropriate uses for these areas include commercial, retail services, restaurants, theaters, offices, paseos, recreational facilities, community venues, civic facilities, and residential activities. The community cores are a place for working, shopping, dining and gathering. Businesses will be situated along the street and provide convenient access for vehicles, pedestrian walkways and landscape areas.

The architectural theme of the community cores within la Entrada should be similar to the blend of traditional and contemporary styles found in the Coachella area. These styles include traditional southwest themes such as Spanish Colonial, Hacienda, Pueblo Revival and Desert. Contemporary architecture found in the Coachella Valley area includes modern interpretations of classical styles. A full list of Architectural Styles allowed in La Entrada can be found in Section 3.3.2.

General Criteria

- In general, buildings should front onto a street or spine, which may be designed either as a vehicle free zone or in such a manner as to allow for use by both pedestrians and motor vehicles. When vehicles are allowed, careful design features should be incorporated to define pedestrian movement through changes in paving materials or grade, articulated walks with landscaping, or overhead structures.
- In the community cores, specifically building fronts should generally be arranged to the property line or a build-to line with zero front setback, except where recesses are provided for entries or widened sidewalks for outdoor dining, displays, etc.
- Mixed-use projects are encouraged for 2-story and higher buildings, such as first floor retail with office or residential uses above. Visually, this arrangement divides the facade into two basic parts: the upper façade and the storefront.
- Two-story buildings should have a full height façade, with the second story generally at the front property line.
- Large monolithic buildings, such as movie theaters and cultural venues, may be set back from the street or build-to line and lined with smaller businesses in front to create a more appealing streetscene.
- Plaza areas in mixed use settings are encouraged and may include seating, fountains, and landscaping.

- Parking may be provided in front of the building or in the rear, connected by pedestrian passageways and drives between buildings.
- Open views into the retail space at the storefront level will enhance the pedestrian experience by providing a visual connection to the use inside the building. On upper levels, windows should continue the aesthetics of the building while serving the occupants' need for privacy.
- Primary entrances into retail buildings should be clearly marked and provide a sense of welcome and convenient access into the building interior.
- Entry area walls should incorporate accent colors, higher level of detailing, and entry/accent lighting
- Corner buildings may be designed as anchor buildings. Anchor buildings are often larger in scale and massing than surrounding buildings, and may have more ornamentation than adjacent buildings. In addition, anchor buildings typically have both primary and secondary façade that relate to the streets on which they front.

- Vary roof forms in the retail district rather than using singular monolithic roofs. Flat roofs with parapets are permitted.
- Rooftop equipment shall be screened so as not to be visible from ground level views from public streets.
- Exposed gutters and downspouts should be colored to match or complement the surface to which they are attached.
- Signage plays a major role in creating a strong visual image for the Village Centers. Signs should be in keeping with overall scale of the building or storefront to which they are attached.
- Service, loading, and storage areas should be located away from the streets and activity area, where possible, and be integrated into the site design of the development.
- Community core areas should include provisions for bicycle storage and NEV charging stations.

Form, Height and Massing

- Iconic buildings in the Central Village community core are encouraged and may include architectural features such as bell tower or similar statements.
- Architecture should address public areas with high quality materials and should contain architectural elements

and other detail relating to the human scale.

- Groups of buildings should be arranged in clusters around elements such as landscaped pedestrian walkways or landscaped areas.
- Use of varied roof forms and offsets are encouraged rather than singular monolithic roofs.
- Retail and restaurant buildings with facades parallel to the street with covered pedestrian arcades are encouraged. Long unarticulated facades should be avoided.

Materials and Colors

- Use of attractive, durable, high quality, weather resistant materials should be required for all visible and weather exposed surfaces on the building exterior.
- The use of integrally colored inorganic materials such as brick, concrete, stone, copper, core ten steel, and anodized aluminum are encouraged.
- The use of bright vibrant colors and primary colors are acceptable for signage, but they should complement the architectural style and primary color scheme of the building.

3.4 LANDSCAPE DESIGN GUIDELINES

3.4.1 Master Landscape Plan Description

Purpose and Approach

The landscaping of the public spaces, including the community gateways, street medians and parkways, parks, community centers, plazas, paseos, trails, and open spaces is a major component of the overall community design envisioned for La Entrada. Complementary to the unifying architectural themes, these landscaped places will form the heart of the community. They provide an important aesthetic element, enhance community gathering places, encourage recreational opportunities, enable the use of alternative transportation such as walking, bicycling and neighborhood electric vehicles (NEV), and minimize and mitigate impacts to the environment.

The La Entrada Specific Plan landscape design guidelines expand upon and enhance design requirements and recommendations found in the City of Coachella *General Plan, Parks and Recreation Master Plan, Landscape Development Guidelines and Specifications, Street Median Development Guidelines, CVAG Non-Motorized Transportation Plan, 2010 Urban Water Management Plan and Coachella Valley Water District Ordinance No. 1302.1 Landscape Irrigation System Design Criteria*. Individual development projects will address regulations and guidelines contained in the documents listed above. Where inconsistencies occur, Specific Plan guidelines and regulations shall govern.

It is the intent of the La Entrada landscaping to incorporate natural and drought tolerant vegetation to create a "shady oasis" concept.

The overall community landscaping comprises five distinct landscape zones to create a landscape framework as shown on Exhibit 3-2, *Master Landscape Plan*. Landscape zones are as follows:

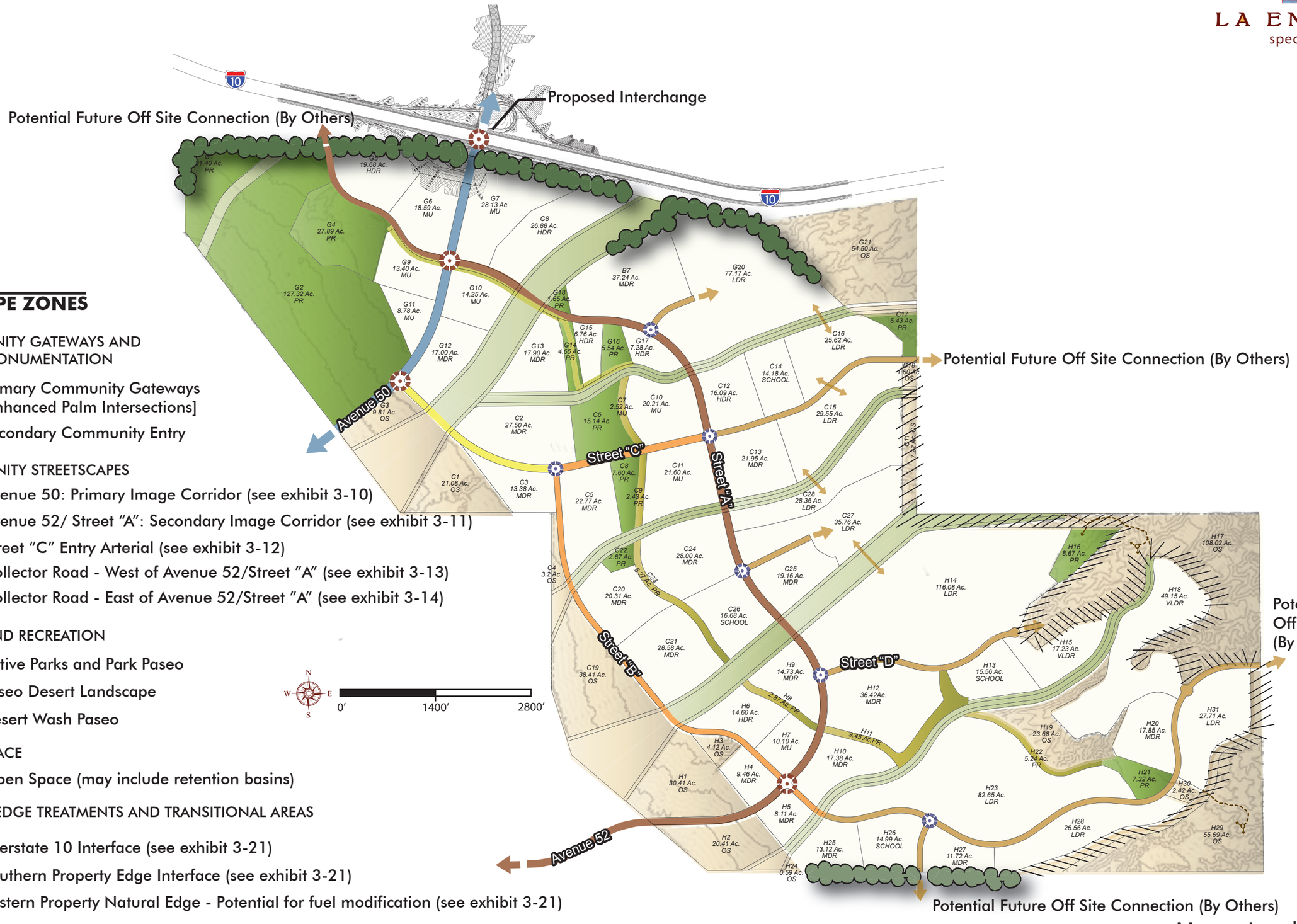
- Community Gateway and Entry Monumentation
- Community Streetscapes
- Parks and Recreation
- Open Space
- Buffers, Edge treatments, and Transitional areas

These zones are described in further detail in Sections 3.4.3 – 3.4.7, below.

Exhibit 3-3, *Landscape Illustrative*, provides a detailed rendered view of the overall Specific Plan area and all proposed landscaping and vegetation.

3.4.2 General Landscape Guidelines

The project's landscaped places will create the heart of the community and establish an active community destination with local and regional influence. It is essential that these public places be attractive, complement the architectural styles envisioned for the project, provide comfort from the Sonoran Desert environment, are designed mindful of the limited resources available for maintenance, and incorporate elements of sustainability to the greatest extent feasible.



LEGEND
LANDSCAPE ZONES

COMMUNITY GATEWAYS AND ENTRY MONUMENTATION

- Primary Community Gateways [Enhanced Palm Intersections]
- Secondary Community Entry

COMMUNITY STREETSCAPES

- Avenue 50: Primary Image Corridor (see exhibit 3-10)
- Avenue 52/ Street "A": Secondary Image Corridor (see exhibit 3-11)
- Street "C" Entry Arterial (see exhibit 3-12)
- Collector Road - West of Avenue 52/Street "A" (see exhibit 3-13)
- Collector Road - East of Avenue 52/Street "A" (see exhibit 3-14)

PARKS AND RECREATION

- Active Parks and Park Paseo
- Paseo Desert Landscape
- Desert Wash Paseo

OPEN SPACE

- Open Space (may include retention basins)

BUFFER, EDGE TREATMENTS AND TRANSITIONAL AREAS

- Interstate 10 Interface (see exhibit 3-21)
- Southern Property Edge Interface (see exhibit 3-21)
- Eastern Property Natural Edge - Potential for fuel modification (see exhibit 3-21)

NOTE: Illustrative concept only, final design may vary.

RBF A Baker Company

Source: RBF Consulting: a Michael Baker Company

Master Landscape Plan

EXHIBIT 3-2

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LA ENTRADA
specific plan

1. Special Use Park
2. Community Park
3. Paseo
4. Community Park / Recreation Center
5. Neighborhood Park
6. Edge Interface Areas

NOTE: Illustrative concept only, final design may vary.

RBF
A Baker Company

Source: RBF Consulting: a Michael Baker Company

Landscape Illustrative

EXHIBIT 3-3

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The following guiding principles set the general direction for design of the landscaped places of the La Entrada community:

- Implement a landscape concept that is low water use, well adapted to the desert environment.
- Incorporate the latest design principles of environmental sensitivity, conservation and sustainability into the landscape planning and design to the greatest extent feasible.
- Promote environmental sustainability by incorporating eco-friendly design approaches that relate to site, landscape, and building design, including optimizing building orientation; reducing potable water use for landscape irrigation; implementing shade strategies; and promoting use of photovoltaic arrays on building roofs or parking lot shade structures.
- Maximize and encourage vibrant streetscapes with an emphasis on the pedestrian experience by providing shade, engaging amenities and efficient connectivity.
- Capitalize on the *Parks and Recreation Master Plan* potentials. Develop consistent with the goals and objectives of the *2006 Parks and Recreation Master Plan* to help define this area of the City's image, character and recreational goals.

- Provide community gathering spaces - like a true downtown community core and extension of the heart of Coachella.
- Enhance public domains by providing a structured, pedestrian-friendly streets, bicycle lanes, sidewalks, parks, and public gathering spaces that facilitate walking and biking to local employment, retail, and entertainment uses.

- Create a destination for a safe public gathering place for daytime and nighttime activity.

- Provide opportunities to collect and treat urban runoff.

- Utilize turf grass only in active park areas and other important public gathering places.

Water Conservation

- Streetscapes will utilize desert-adapted and native plant materials to minimize irrigation needs. Landscape concepts will utilize permeable materials such as decomposed granite and rocks/cobble to reduce irrigation demands.
- All planting areas will be irrigated with a high efficiency automatic irrigation system.

- Parks, parkways, HOA landscaped areas, and other common areas should develop and utilize reclaimed water to reduce demands on domestic water wherever possible as it becomes available.

- Irrigation systems should be zoned for exposure (south and west exposures together), topography, and varying water requirements of plant material.

Utility Placement

- Utility boxes should be grouped where possible and placed in landscape easements and shrub/groundcover areas. Boxes should not be placed in lawn areas unless absolutely necessary.

- Above grade utility boxes should be screened and planted to the extent possible while allowing required access and clearance, and providing for adequate sight distance if located near intersections.

Slopes

- Slopes should be irrigated separately from level areas on dedicated valves.

- 2:1 slopes must be covered with jute mesh or other soils stabilizing materials.

- Turf should not be used on slopes in excess of (steeper than) 3:1.

Plant Materials

The project's plant palette incorporates native and desert-adapted trees, shrubs, and groundcovers to provide the envisioned landscape character. Plant Palettes are discussed in Sections 3.4.3 - 3.4.7 to reflect the intended character of each landscape zone while expanding upon and enhancing design requirements and recommendations from the City of Coachella's approved plant list as noted in the City's Landscape Guidelines, the Coachella Valley Water District's Approved Plant List and the Street and Median Development Guidelines.

Landscape Standards

1. All plantings within the La Entrada community will be selected from the palette of plants listed in this document, or as modified in the subsequent private builder level Design Guidelines, with final landscaping plans subject to approval by the City of Coachella as part of design/site plan review.

2. Landscaping within the La Entrada development will be designed in substantial conformance with this Specific Plan.

3. The Master Developer will coordinate efforts with the City and the utility companies, which maintain easements through the property, in order to implement the landscape improvements proposed by the Plan.
4. Non-toxic, non-invasive, drought tolerant vegetation will be utilized adjacent to all public open space areas except for limited turf areas within active parks.
5. The Master Developer or individual builders will install all entry improvements concurrently with the street on which they front.
6. Final landscape concept plans and construction plans for community entry treatments, streetscapes, park and open spaces and edge/buffer treatments shall be prepared by a licensed landscape architect and reviewed and approved by the City.
7. Maximum slope in required landscape setbacks will be 2:1, with, 3:1 preferred.

Community Cores

The Mixed Use community cores, as depicted in the land use plan, are the centerpiece of each village and will be the focal point of the landscape design in these areas. The community cores are the most urban areas and will have a high level of pedestrian activity. The design for these areas will include larger areas of pavement to accommodate pedestrians, outdoor eating, gathering, etc. Decorative paving of varying textures and colors will be provided at street crossings, sidewalks and courtyards.

In addition, pedestrian amenities and street furniture such as benches, planter walls, pots, bike racks, waste receptacles, bollards and decorative street lighting will be included throughout the community cores.

Public art, small courtyards and fountains may be incorporated to provide additional interest and enhance the pedestrian experience in the core areas. The landscaping will primarily consist of broad spreading canopy trees at a spacing that will form a distinctive shade canopy in the summer. Canopy trees will be planted in tree cut outs and will include stabilized decomposed granite at their base. Placement of canopy trees will consider commercial storefront signage and vehicular lines of sight. It is anticipated that planter areas will be relatively small and should include a variety of colorful accent plantings.

3.4.3 Community Gateways and Entry Monumentation

Multiple opportunities exist for creating identifiable project gateways and capturing views into and out of the project site.

Primary Community Gateway

Primary gateways and community entry statements are located where pedestrians and vehicles enter the community to provide an important quality and identity to La Entrada. As depicted on the Master Landscape Plan, primary community gateway statements are shown as Enhanced Palm Intersections as specified in the *Street Median Development*

Guidelines and are located at the entrance to the project from the west on Avenue 50 and 52, from the north at the intersection of Avenue 50 and Interstate 10 and at the intersection of Avenue 50 and Street "A". Primary Community Gateways are intended to continue a visual connection to significant intersections in the City, as well as from locations beyond the city limits and will reflect the street median guidelines when applicable and be designed as follows:

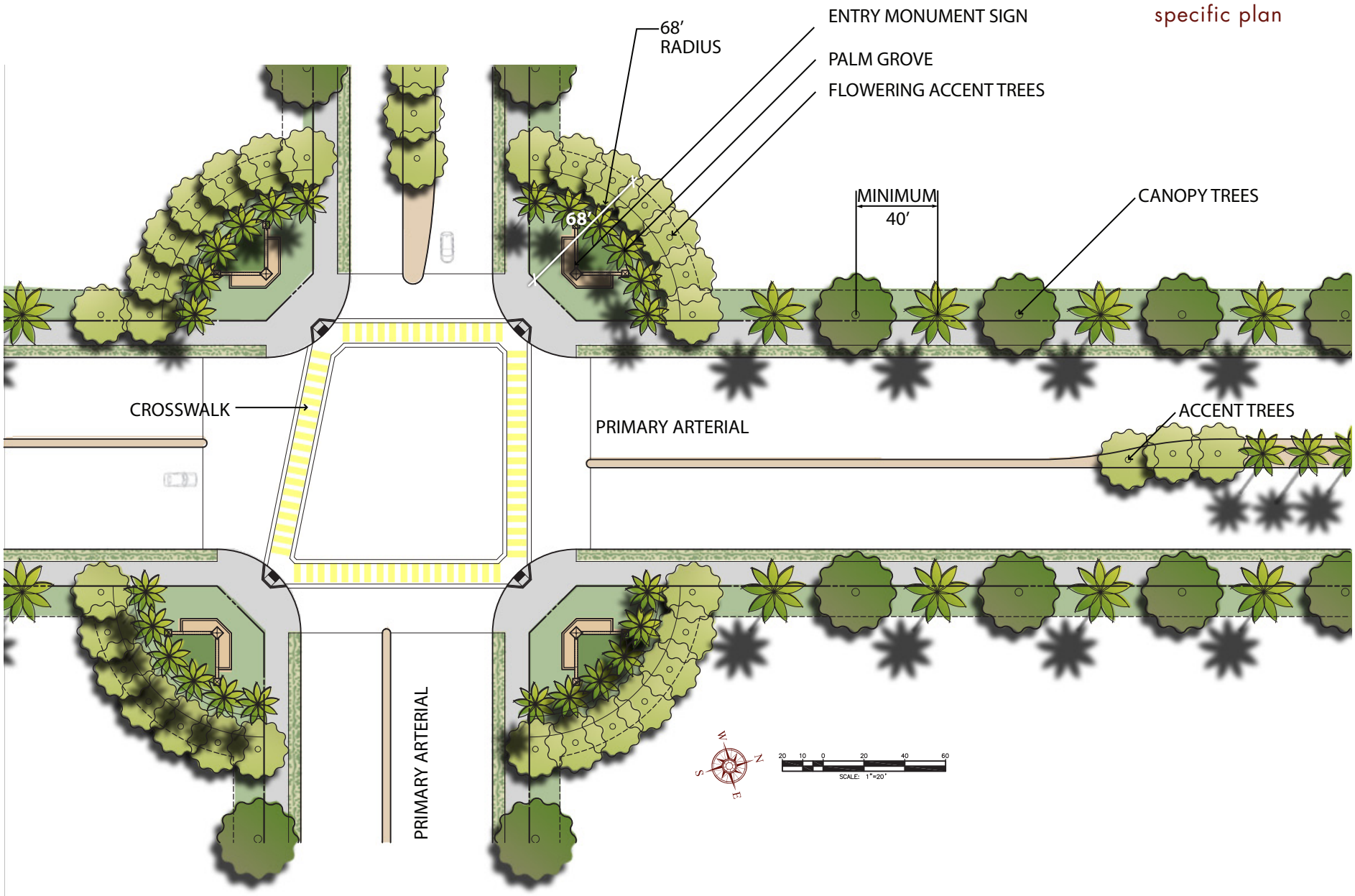
- The intersection will provide a visual marker by creating a lush palm skyline and will tie into the "Shady Oasis" concept.
- The gateway features and monuments will be designed and constructed reflective and complementary of the village's selected architectural style and building materials.
- The gateway features will be designed as community entry statements including entry monument signage. These areas should be unique, and could include public art to incorporate the City of Coachella's "Art in Public Places" program through the creation of community landmarks.

- The monuments could include raised planters, the project name and marketing logo and incorporate lighting of the sign and landscaping.
- The gateway plazas will include palm groves, flowering shade trees and colorful ground covers and accent planting.
- In addition, the landscaping will incorporate permeable pavers, decomposed granite ground cover, angular cobbles and boulders to match the rock found on, or within the vicinity of the site, or generated during site grading from local on-site sources if feasible.

Refer to Exhibit 3-4, *Primary Community Gateway*, and Exhibit 3-5, *Primary Community Entry Monument*, for an illustration of a typical primary community gateway. Final design may differ based on market trends or as part of more refined design studies.

Secondary Community Entry

Secondary community entries are located at intersections designated in the Master Landscape Plan. Secondary community entries are located at intersections of Avenue 52/ Street "A" and collector streets and at intersections where collector streets intersect. The secondary community entries reinforce the theme and organizational structure of the community, add emphasis to a significant community intersection, provide a landmark to help define the neighborhood districts, enhance the experience of the Avenue 52/Street "A" corridor and provide another



NOTE: Illustrative concept only, final design may vary.

Primary Community Gateway

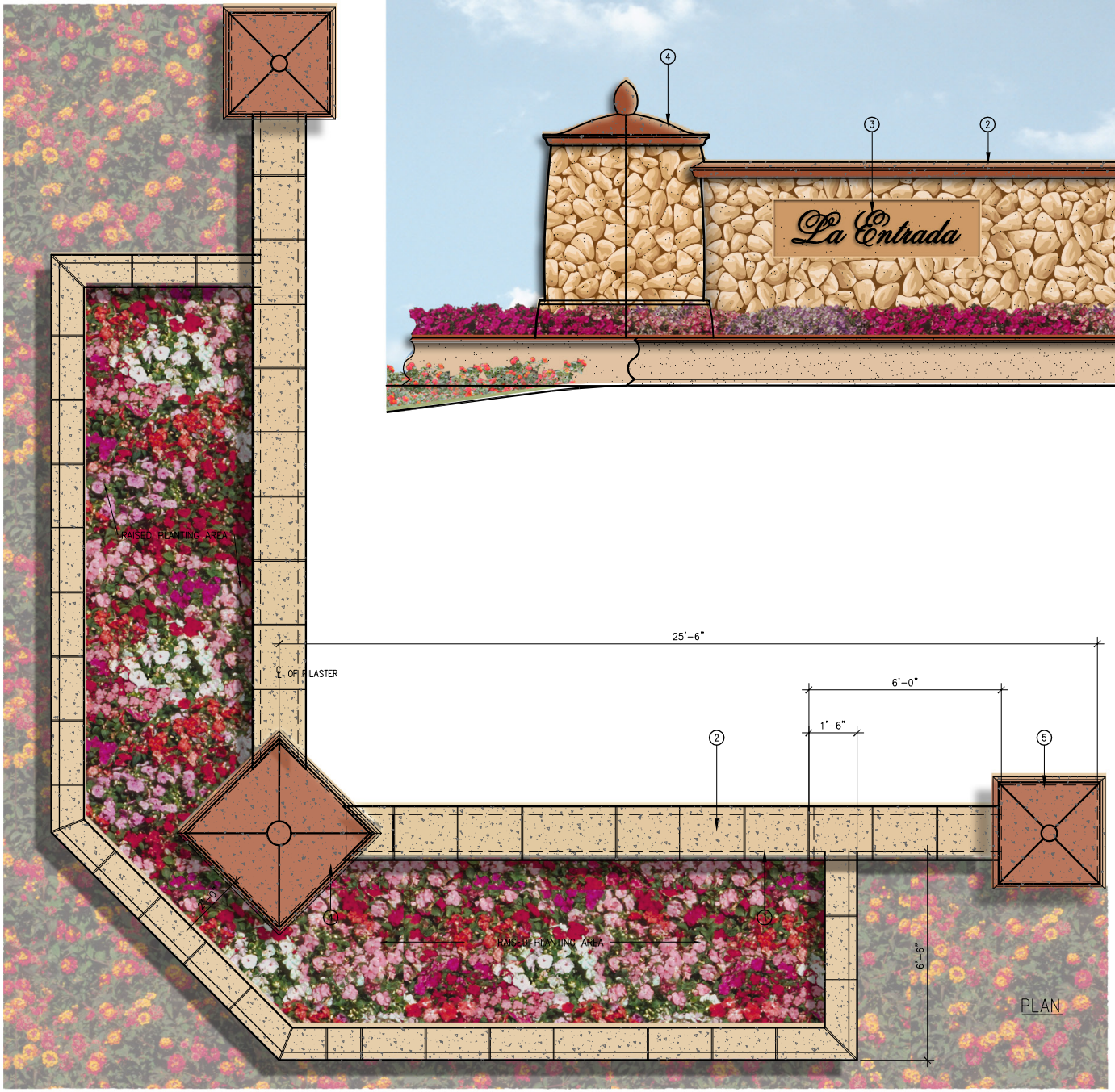
RBF A Baker Company

Source: RBF Consulting: a Michael Baker Company

EXHIBIT 3-4

LA ENTRADA
specific plan

ELEVATION



PLAN

LEGEND

1. VERTICAL WALL SURFACES – WHITE OR EARTH TONE, "SANTA BARBARA STYLE" SMOOTH STUCCO FINISH, OR NATURAL OR ARTIFICIAL STONE VENEER. ALL VISIBLE WALL SURFACES TO RECEIVE STUCCO OR STONE TREATMENT AND APPROVED GRAFFITI COATING.
2. WALL CAP – POURED IN PLACE CONCRETE, PRECAST CONCRETE, OR NATURAL OR ARTIFICIAL STONE.
3. SIGN LETTERS – PRECAST CONCRETE ELEMENT, PAINTED STEEL OR SIMILAR LETTERING.
4. PILASTER – LARGE.
5. PILASTER – SMALL.
6. FINISH GRADE.

NOTES

1. SIGN FACE TO BE LIGHT EARTH TONE. TRIM TO BE DARK EARTH TONE.

NOTE: Illustrative concept only, final design may vary.

Primary Community Entry Monument

RBF
A Baker Company

Source: RBF Consulting: A Baker Company

EXHIBIT 3-5

opportunity for pedestrians, bicyclists and motorists to enjoy the scenery. Secondary Community Entries features are as follows:

- The secondary community entry features will be designed as community entry plazas, somewhat smaller in scale than the primary community gateways, and will include project entry monument signage that is different but complements the style of the primary community gateway.
- The entry features and monuments will be designed and constructed reflective and complementary of the community's selected architectural style and building materials.
- The monuments may include the project name and logo, reference to a distinct community or neighborhood district and should incorporate lighting of the sign and landscaping.
- The plazas will include flowering shade trees and colorful ground covers and accent planting to complement the primary gateway features.
- The landscaping should incorporate permeable pavers, decomposed granite ground covers, and angular cobbles and boulders to complement the primary gateway entry monument.
- Entry monuments will be maintained by the Homeowner's Association or a Lighting and Landscape District (or other maintenance district) if one is formed.

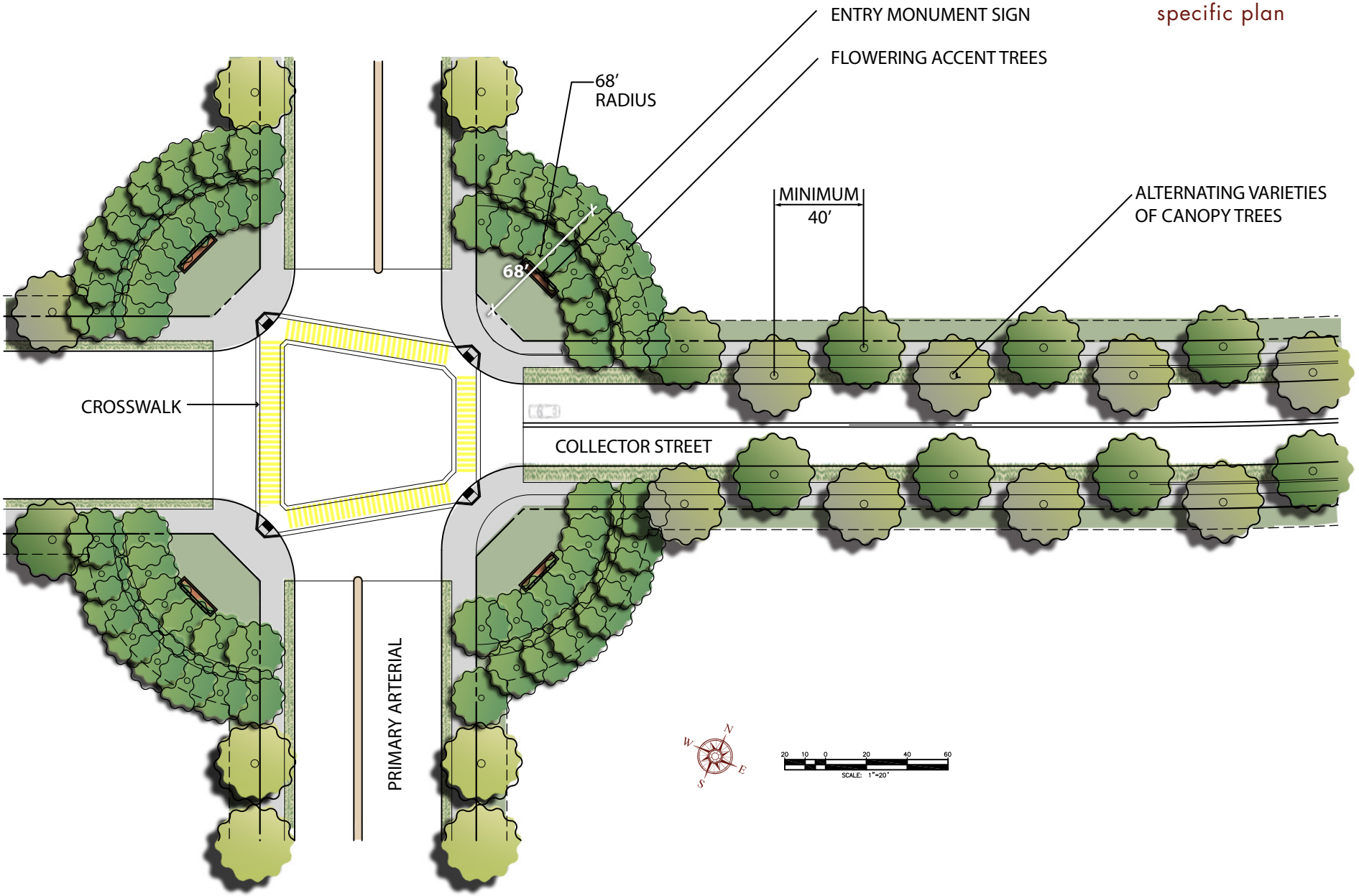
Refer to Exhibit 3-6, *Secondary Community Entry*, and Exhibit 3-7, *Secondary Community Entry Monument*, for an illustration of a typical secondary community entry.

Neighborhood Entries

Neighborhood entries will be generally located at the intersection of collector streets and local streets or at the entries to each of the community's individual neighborhood. It is the intent of the neighborhood entries to define an opportunity and create distinct individual neighborhoods but maintain continuity of the overall landscape and architectural theme envisioned for the community. Neighborhood Entry features are as follows:

- The neighborhood entry will be smaller in scale than the secondary community entry and will include project entry monument signage that is different but complements the style of the primary gateway and secondary entry design.
- The entry features and monuments will be designed and constructed reflective and complementary of the neighborhood's selected architectural style and building materials.
- The monuments will include the project name and logo and could incorporate lighting of the sign and landscaping.
- The entries will include flowering canopy trees and colorful ground covers and accent planting to complement the secondary community entry features.

LA ENTRADA
specific plan



NOTE: Illustrative concept only, final design may vary.

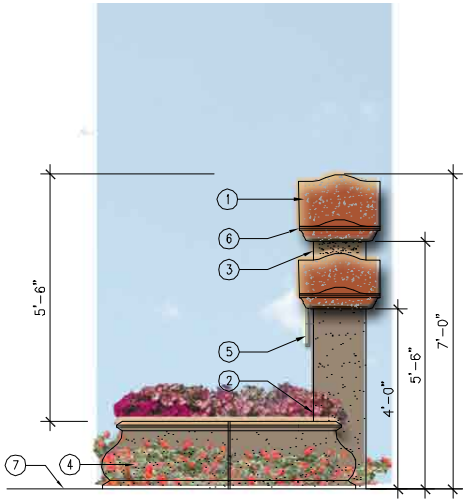
Secondary Community Entry

RBF
A Baker Company

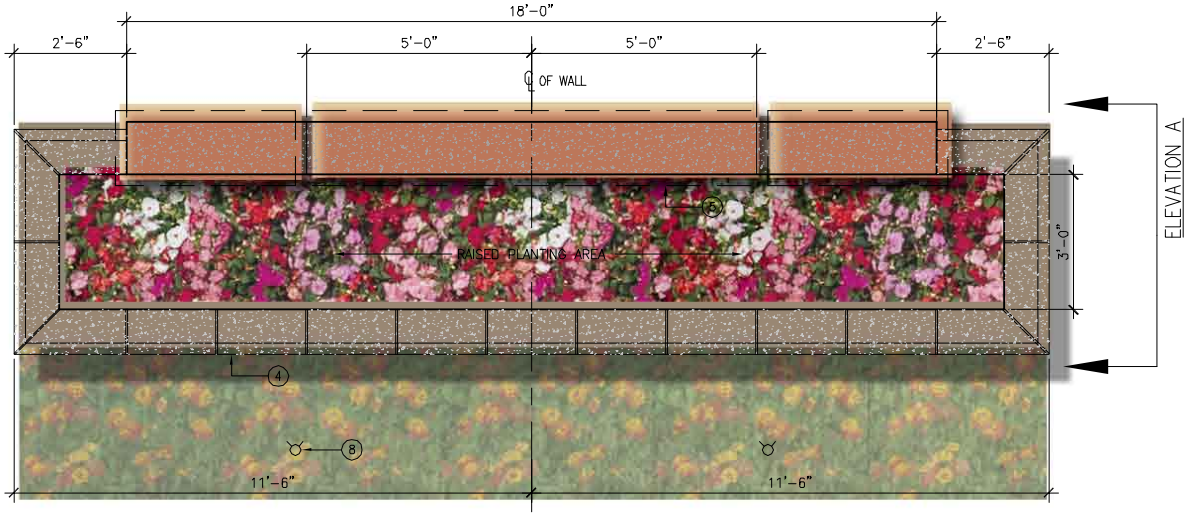
Source: RBF Consulting: a Michael Baker Company

EXHIBIT 3-6

ELEVATION



ELEVATION A



NOTE: Illustrative concept only, final design may vary.

PLAN VIEW

LEGEND

1. VERTICAL WALL SURFACES – WHITE OR EARTH TONE, "SANTA BARBARA STYLE" SMOOTH STUCCO FINISH, OR NATURAL OR ARTIFICIAL STONE VENEER. ALL VISIBLE WALL SURFACES TO RECEIVE STUCCO OR STONE TREATMENT AND APPROVED GRAFFITI COATING.
2. WALL CAP – POURED IN PLACE CONCRETE, PRECAST CONCRETE, OR NATURAL OR ARTIFICIAL STONE.
3. SIGN LETTERS – PRECAST CONCRETE ELEMENT, PAINTED STEEL OR SIMILAR LETTERING.
4. PILASTER – LARGE.
5. PILASTER – SMALL.
6. FINISH GRADE.

Secondary Community Entry Monument

RBF A Baker Company

Source: RBF Consulting: a Michael Baker Company

- ❖ In addition, the landscaping will incorporate permeable pavers, decomposed granite ground covers, and angular cobbles and boulders to match the primary gateway entry monument.
- ❖ Entry monuments will be maintained by the Homeowner's Association or a Lighting and Landscape District (or other maintenance district) if one is formed.

Refer to Exhibit 3-8, *Neighborhood Entry*, and Exhibit 3-9, *Neighborhood Entry Monument*, for an illustration of a typical neighborhood entry monument. Final design may differ by builder.

Roundabouts

Roundabouts provide additional opportunities to reinforce the community design theme and structure. These areas could include unique interpretations and "one of a kind" architectural design treatments and/or public art features that are compatible with the architectural theme and incorporate the City of Coachella's "Art in Public Places" program, but have a uniqueness and a landmark function.

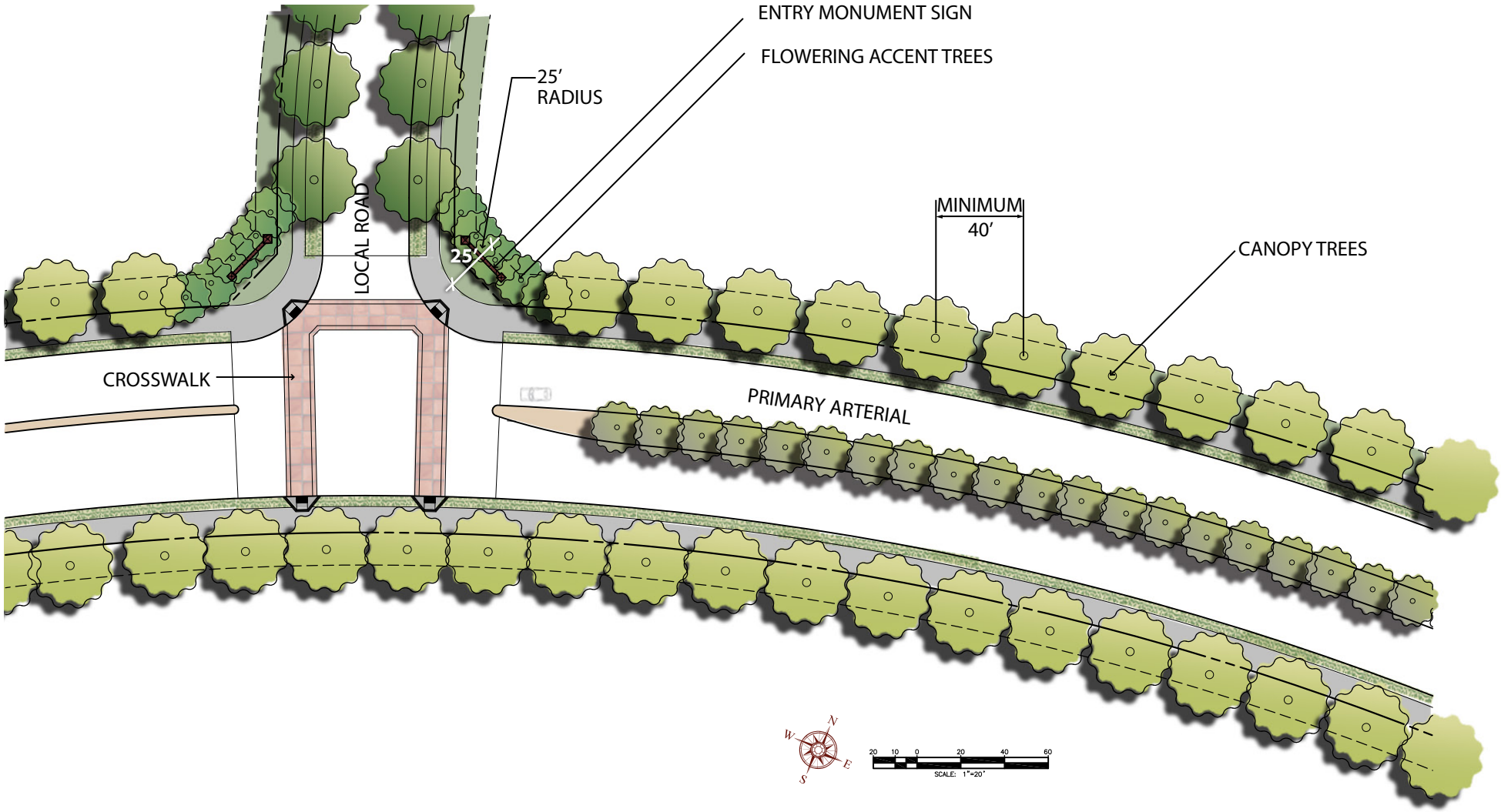
- ❖ Landscape improvements will incorporate plant materials, ground covers, cobbles, boulders that complement the other gateway and entry monuments described herein and must be arranged as required to meet site visibility and traffic safety requirements.

3.4.4 Community Streetscapes

The Streetscape concept is intended to establish a theme for each roadway designation within the Specific Plan. The streetscape components consist of sidewalks, street trees, landscape areas adjacent to the sidewalk, landscape setbacks and median islands where they occur. The intent of these design characteristics and plant lists is to provide flexibility and diversity in plant material selection while still maintaining an overall community theme. The designer will verify final tree selections as part of site plan review.

Arterial Streets

Avenues 50 and 52 Streetscape. Avenues 50 and 52/Street "A" will provide access to the community from the City of Coachella neighborhoods to the west and motorists entering La Entrada from Interstate 10 from the north. Avenue 50 has been identified as a Primary Image Corridor and Avenue 52/Street "A" identified as a Secondary Image Corridor, per the General Plan and guidelines set forth in the *Street Median Development Guidelines*. The on-site landscape design along these corridors will establish a consistent and strong visual identity for La Entrada, soften architectural facades and create transportation linkages connecting large sidewalks and multi-

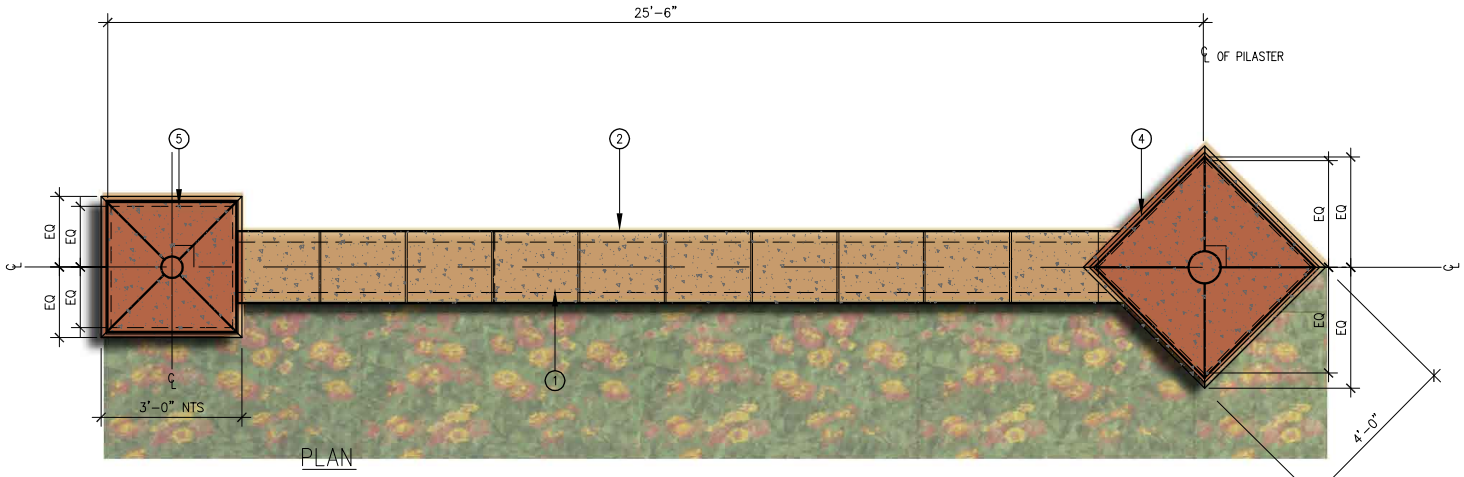


NOTE: Illustrative concept only, final design may vary.

Neighborhood Entry

Source: RBF Consulting: a Michael Baker Company

EXHIBIT 3-8



PLAN

ELEVATION

LEGEND

1. VERTICAL WALL SURFACES – WHITE OR EARTH TONE, "SANTA BARBARA STYLE" SMOOTH STUCCO FINISH, OR NATURAL OR ARTIFICIAL STONE VENEER. ALL VISIBLE WALL SURFACES TO RECEIVE STUCCO OR STONE TREATMENT AND APPROVED GRAFFITI COATING.
2. WALL CAP – POURED IN PLACE CONCRETE, PRECAST CONCRETE, OR NATURAL OR ARTIFICIAL STONE.
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4. PILASTER – LARGE.
5. PILASTER – SMALL.
6. FINISH GRADE.

NOTES

1. SIGN FACE TO BE LIGHT EARTH TONE. TRIM TO BE DARK EARTH TONE.

NOTE: Illustrative concept only, final design may vary.

Neighborhood Entry Monument

RBF
A Baker Company

Source: RBF Consulting: a Michael Baker Company

EXHIBIT 3-9

purpose trails within the community. A sense of sheltering oasis within the desert environment is created by employing the City's central theme of incorporating the natural desert environment with reference to the area's rich agricultural history. Off-site landscape improvements for these arterials will be the responsibility of the City or other fronting landowners as they develop.

Street "C" Entry Streetscape. In addition to Avenues 50 and 52, a segment of Street "C" is designed to an arterial standard based on traffic volumes. This street will include a median but will reflect the streetscape plant palette of the Collector Streets.

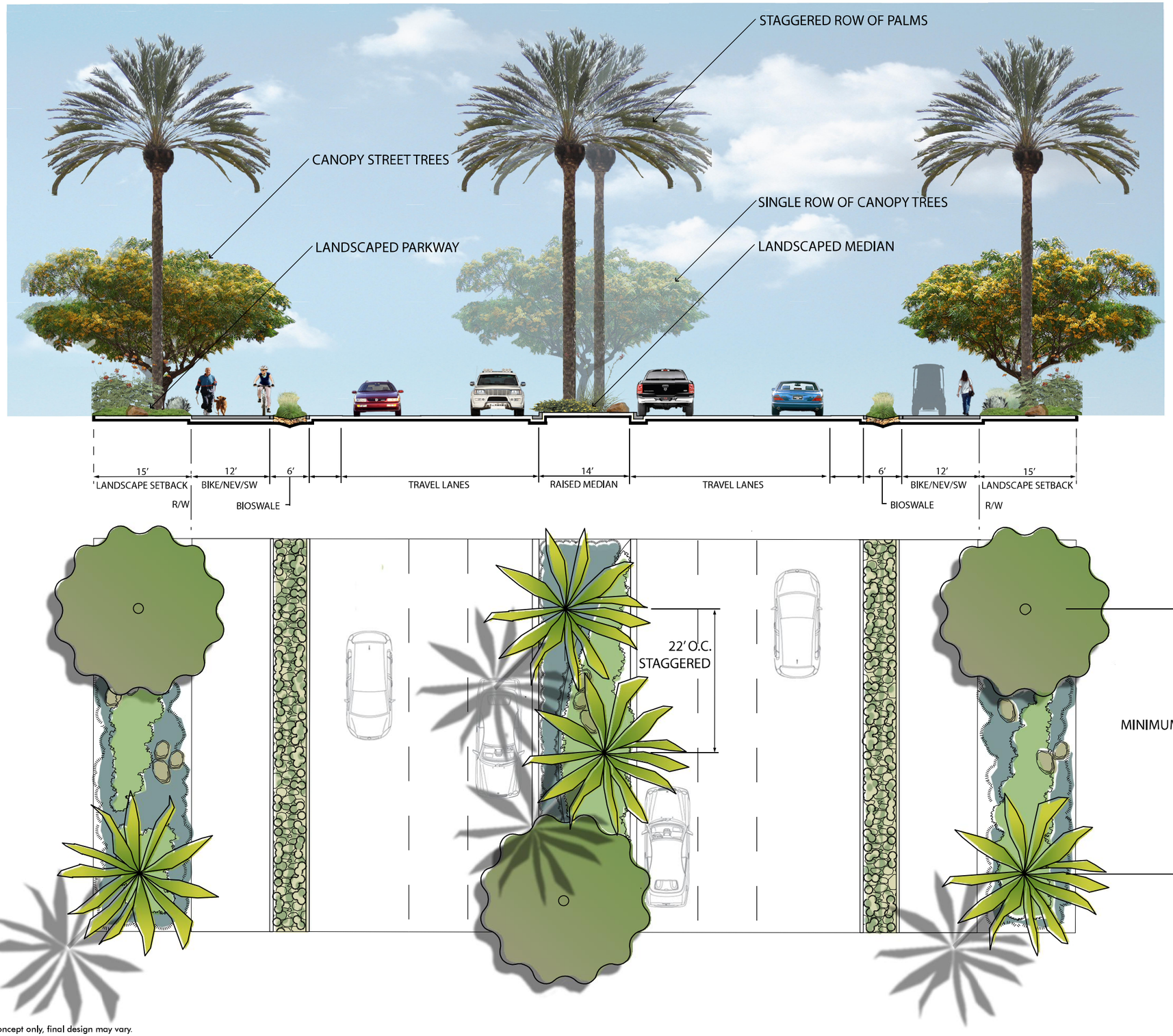
- The design approach for the parkways will emphasize a robust character, dominated by palms and alternating flowering canopy trees, set in regimented plantings and combined with rock outcroppings, rolling mounds, and massed plantings in the medians.
- Adjacent to the pedestrian path, lush canopy trees will produce a shaded oasis, and where appropriate, a simple ground plane of low growing and flowering shrubs and ground covers and shrub masses should be used to soften the community theme walls, where present, and to deter graffiti.
- The design approach for these arterial streetscapes and medians will reflect the image corridor design requirements specified in the Street Median Development Guidelines for the City of Coachella where applicable and should be designed as the community's grand boulevards. The median width of these image corridors has been reduced to 14 feet, enlarging the parkway dimension and providing additional shading for pedestrians.
- For streets with 4% gradient or less: construct bioswales with grass and street trees if feasible. For streets greater than 4% gradient: construct raised curb and gutter on street side with landscape planter and street trees if feasible.
- The design for the parkways and medians will look as one design and incorporate decomposed granite and native, or equal, angular cobbles and boulders.

Streetscape Sections have been designed for each roadway designation within the Specific Plan. Refer to Exhibit 3-10, *Avenue 50 Streetscape*, Exhibit 3-11, *Avenue 52/Street "A" Streetscape*, and Exhibit 3-12, *Street "C" Entry Arterial Streetscape*, for an illustration of arterial street landscape concepts.

Avenue 50 and Avenue 52/Street "A" Plant Palettes

The plant materials are illustrated in the Plant Palette below:

Avenue 50: Primary Image Corridor Gateway, Entry and Arterial Streetscape Plant Palette	
Accent Trees (24" box sizes)	
Cercidium 'Desert Museum'	Palo Verde
Lagerstroemia var.	Crape Myrtle



NOTE: Illustrative concept only, final design may vary.

Source: RBF Consulting; A Baker Group

Avenue 50 Streetscape

Primary Image Corridor EXHIBIT 3-10

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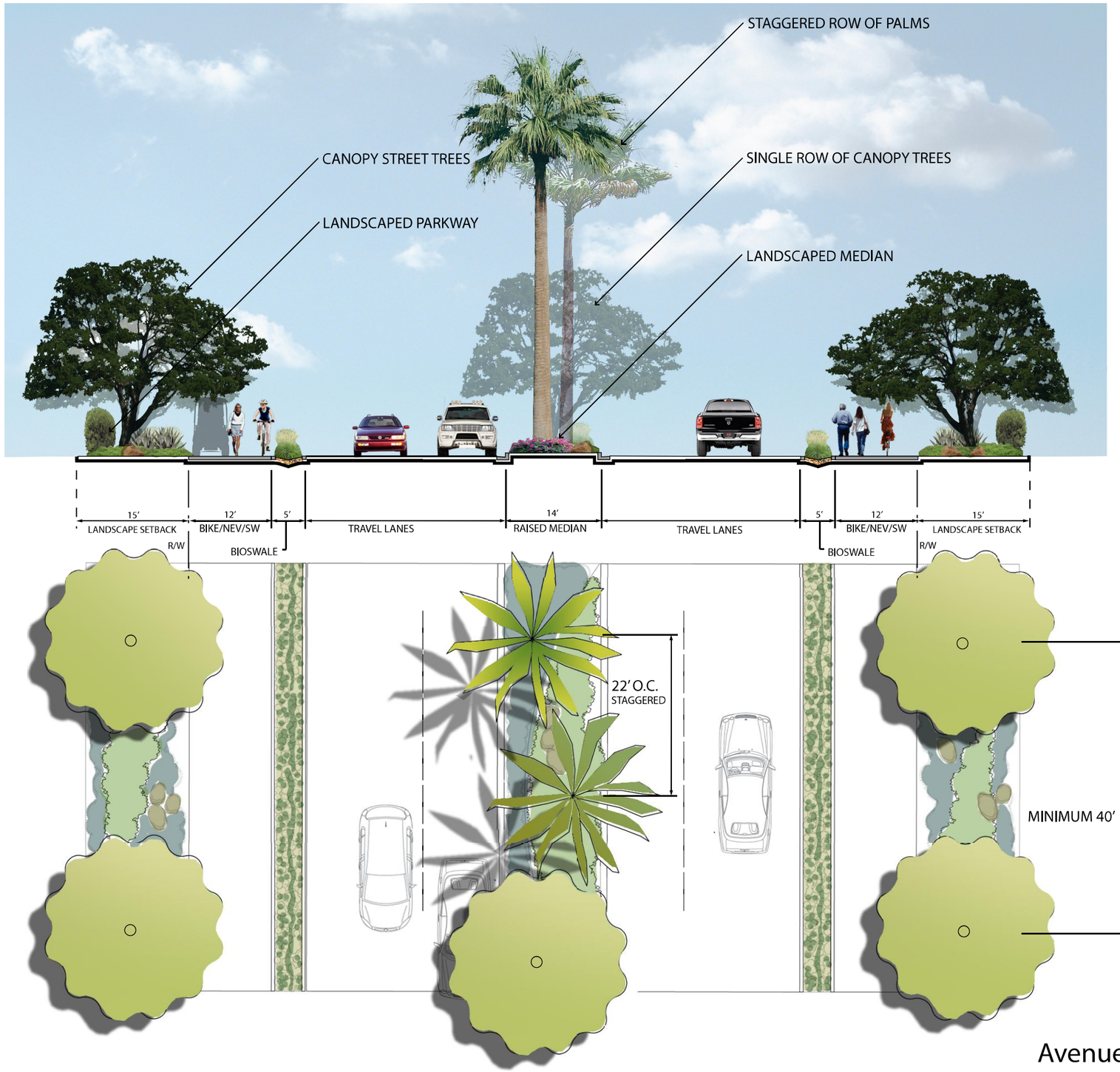

NOTE: Illustrative concept only, final design may vary.

RBF A Baker Company

Source: RBF Consulting: A Baker Group

Avenue 52/ Street "A" Streetscape

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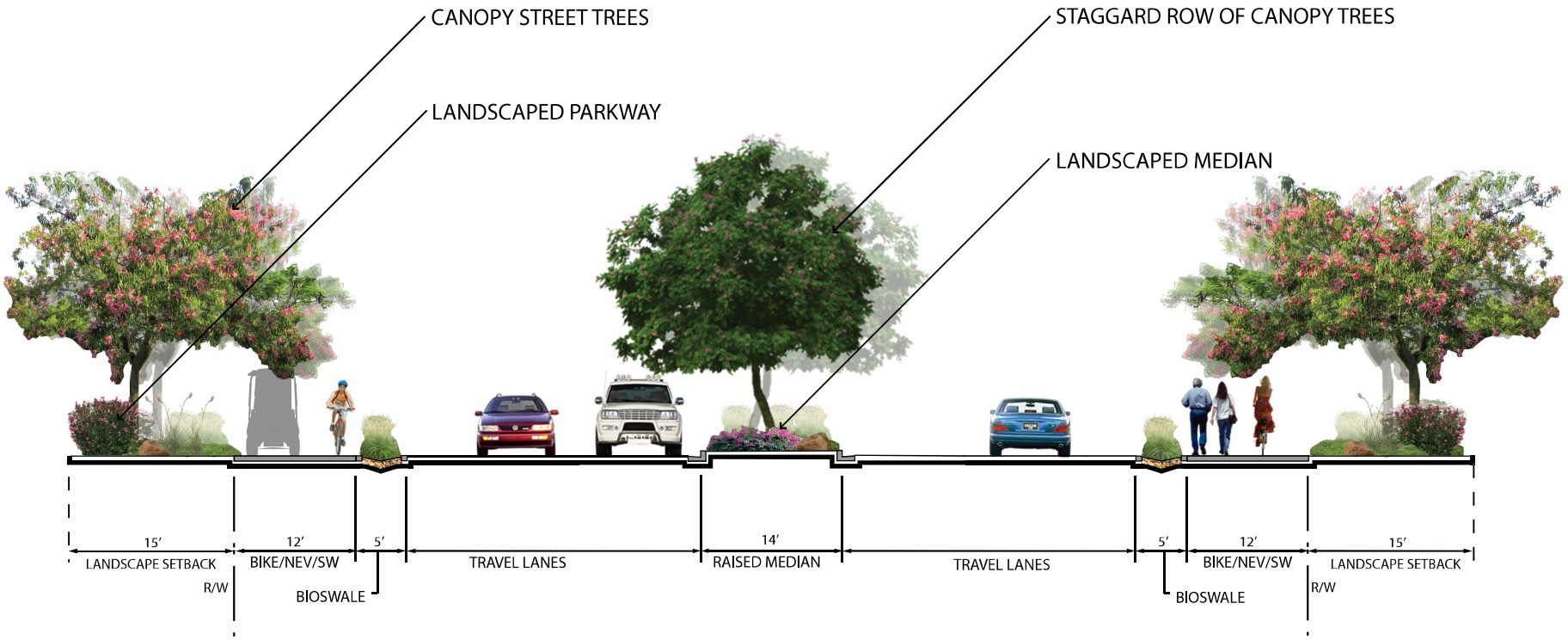


NOTE: Illustrative concept only, final design may vary.

Street "C" Entry Arterial Streetscape

Source: RBF Consulting: A Baker Company

EXHIBIT 3-12

Avenue 50: Primary Image Corridor Gateway, Entry and Arterial Streetscape Plant Palette	
Canopy Trees (24" box sizes)	
Tipuana tipu	Tipu Tree
Palms (minimum 15 gallon)	
Phoenix dactylifera	Date Palm
Shrubs (5 and 1 gallon sizes)	
Agave americana	Agave
Agave 'Blue Flame'	Agave
Agave parryi	Agave
Agave vilmonana	Agave
Acacia 'Desert Carpet'	Desert Carpet
Bougainvillea 'Purple Queen'	Bougainvillea
Caesalpinia pulcherima	Dwarf Poinciana
Carissa macrocarpa	Natal Plum
Juniperous 'Blue Chip'	Trailing Juniper
Lantana camera 'New Gold'	Shrub Lantana
Muhlenbergia species	Deer Grass
Penniselum species	Fountain Grass
Oenothera speciosa	Mexican Evening Primrose
Rosa 'Flower Carpet'	Shrub Lantana
Yucca whipplei	Yucca

Avenue 52/Street "A": Secondary Image Corridor Gateway, Entry and Arterial Streetscape Plant Palette	
Accent Trees (24" box sizes)	
Cassia species	Cassia
Cercidium 'Desert Museum'	Palo Verde
Chitalpa x. species	Pink Dawn Tree
Lagerstroemia var.	Crape Myrtle
Parkinsinia aculeate	Mexican Palo Verde
Primary Canopy Tree (24" box sizes)	
Quercus virginiana 'Heritage'	Southern Live Oak

Avenue 52/Street "A": Secondary Image Corridor Gateway, Entry and Arterial Streetscape Plant Palette	
Canopy Trees (24" box sizes)	
Albizia julibrissin	Mimosa Tree
Chorisia speciosa	Floss Silk Tree
Ficus microcarpa	Indian Laurel Fig
Jacaranda mimosifolia	Jacaranda
Quercus agrifolia	California Live Oak
Quercus fusiformis	Escarpment Live Oak
Quercus suber	Cork Oak
Palms (minimum 15 gallon)	
Butia capitata	Pindo Palm
Washington filifera (minimum 12' brown trunk)	California Fan Palm
Shrubs (5 and 1 gallon sizes)	
Acacia 'Desert Carpet'	Desert Carpet Acacia
Agave parryi	Agave
Artemesia species	Artemesia
Baccharis 'Pigeon Point'	Coyote brush
Bougainvillea 'Purple Queen'	Bougainvillea
Caesalpinia pulcherima	Dwarf Poinciana
Calliandra californica	Fairy Duster
Callistemon 'Little John'	Bottle Brush
Carex species	Carex
Carissa macrocarpa	Natal Plum
Dalea pulchra	Indigo Bush
Echinocactus species	Barrel Cactus
Lantana camera 'New Gold'	Shrub Lantana
Lantana camera 'Patriot'	Shrub Lantana
Leucophyllum species	Texas Ranger
Muhlenbergia species	Deer Grass
Oenothera speciosa	Mexican Evening Primrose
Senna species	Senna

Street "C" Entry Arterial Streetscape

The plant materials for the Street "C" arterial segment are illustrated in the Plant Palette below:

Street "C" Entry Arterial Streetscape Plant Palette	
Primary Canopy Tree (24" box sizes)	
Jacaranda mimosifolia	Jacaranda
Trees (24" box sizes)	
Albizia julibrissin	Mimosa Tree
Cassia species	Cassia
Cercidium 'Desert Museum'	Palo Verde
Chilopsis linearis	Desert Willow
Chorisia speciosa	Floss Silk Tree
Geijera parviflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Lagerstroemia var.	Crape Myrtle
Pistacia chinensis	Chinese Pistachio
Prunus cerasifera	Purple Leaf Plum
Tipuana tipu	Tipu Tree
Ulmus parvifolia	Evergreen Elm

Collector Roads

La Entrada's vehicular circulation includes several two-lane collector roads. The collector roads include a vegetated bioswale, sidewalks and Class II bicycle lane to provide alternative circulation routes for residents of the community. Collector roads streetscape design includes streets "C", "B" and "D," to create a cohesive identity that enhances the pedestrian environment by promoting pedestrian movement from place to place, and provides continuous relief from the sun. The landscape plan envisions differing characteristics for the collector streetscapes: formal plantings of more ornamental vegetation for streetscapes west of Avenue 52/Street "A", and informal plantings of desert-adaptive vegetation for portions of the streetscapes east of Avenue 52/Street "A" as described below.

West of Avenue 52/Street "A" Streetscape. This zone of high intensity use and greater density will be characterized by a near constant level of activity. The landscape's scale is pedestrian and offers a combination of deep and dappled shade, a sheltering atmosphere and inviting colors and textures for a close-in experience.

- These streetscapes will include formal rows of broadly spreading canopy trees to provide a continuous shade canopy for pedestrians and to instill an urban landscape character. A simple ground plane of low growing and flowering shrubs, grasses and ground covers adjacent to the pedestrian paths, and shrub masses should be used to soften the community theme walls, where present, and to deter graffiti.

- The use of a variety of plants invites attention and engages the senses to create street-side locations for pedestrian destinations.

East of Avenue 52/Street "A" Streetscape. The landscape design for collector roads located east of Avenue 52/Street "A", of lesser density, and a more varied topography with proximity to the property's edge transitions to accommodate a calmer ambience supporting residential lifestyles and characteristics of higher elevation neighborhoods.

- These streetscapes will have informal groves of broadly spreading canopy trees to provide a continuous shade for pedestrians and plant material that instills a more natural hillside landscape character. A simple ground plane of low growing and flowering shrubs, grasses and ground covers adjacent to the pedestrian paths, and shrub masses should be used to soften the community theme walls, where present, and to deter graffiti.

- Plant varieties are more transitional to desert varieties with quieter coloration, and should be placed in natural arrangements and include with the use of rock mulches, cobbles and boulders.

- For streets with 4% gradient or less: construct bioswales with grass and street trees if feasible. For streets greater than 4% gradient: construct raised curb and gutter on street side with landscape planter and street trees if feasible.

Refer to Exhibits 3-13 and 3-14, *Collector Street Streetscape Sections*, for illustrations of typical collector road street landscape concepts.

Collector Roads Plant Palette

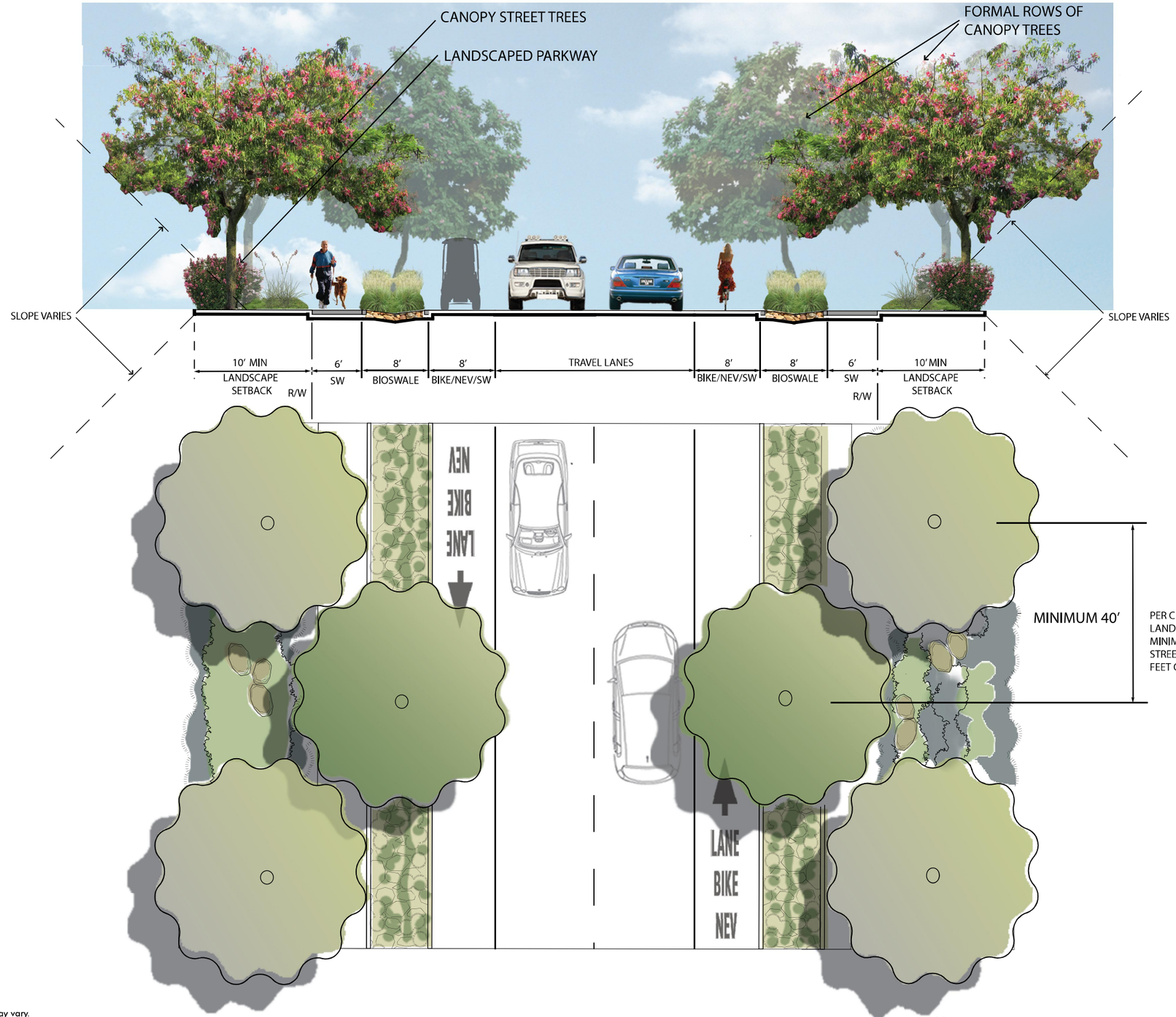
The plant materials are illustrated in the plant palettes below:

West of Avenue 52/Street "A" Streetscape

West of Avenue 52/Street "A" Streetscape Plant Palette	
Trees (24" box sizes)	
Albizia julibrissin	Mimosa Tree
Cassia species	Cassia
Cercidium 'Desert Museum'	Palo Verde
Chilopsis linearis	Desert Willow
Chorisia speciosa	Floss Silk Tree
Geijera parviflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Lagerstroemia var.	Crape Myrtle
Pistacia chinensis	Chinese Pistachio
Prunus cerasifera	Purple Leaf Plum
Tipuana tipu	Tipu Tree
Ulmus parvifolia	Evergreen Elm

East of Avenue 52/Street "A" Streetscape

East of Avenue 52/Street "A" Streetscape Plant Palette	
Trees (24" box sizes)	
Acacia willardiana	Palo Blanco
Cercidium 'Desert Museum'	Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa x. species	Pink Dawn Tree
Melaleuca quinquenervia	Cajeput Tree
Olea europaea	Fruitless Olive
Prosopis species	Mesquite
Rhus lancea	African Sumac
Schinus molle	California Pepper
Tipuana tipu	Tipu Tree



NOTE: Illustrative concept only, final design may vary.

Collector Streetscape (West of Ave 52/Street "A")

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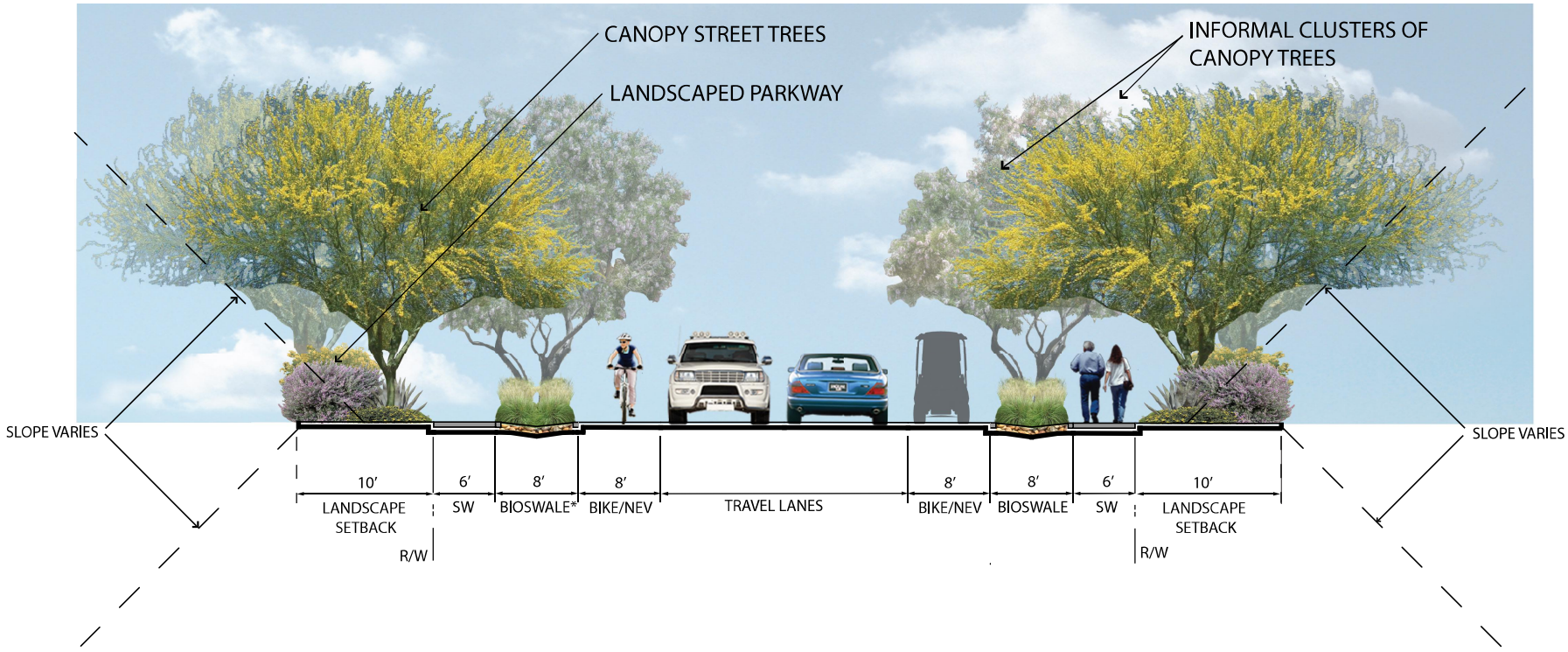


NOTE: Illustrative concept only, final design may vary.

Collector Streetscape (East of Ave 52/Street "A")

Source: RBF Consulting: A Baker Company

EXHIBIT 3-14

Local Roads

Local roads provide access within and around residential subdivisions. The pedestrian scale streetscape includes a vegetated bioswale/parkway for street tree planting. The vegetative character will vary between neighborhoods allowing for a unique, one-of-a-kind landscape design that relates to the architectural style and intention. Refer to Exhibit 3-15, *Local Street Streetscape*.

Within all residential projects, minimum 15 gallon size street trees will be planted as follows:

- Cul-de-sac Lot – One tree per street frontage.
- Interior Lot – Two trees per street frontage.
- Corner Lot – Three trees per street frontage.

A landscape plan will be required that includes a comprehensive local streetscape concept and plant palette as part of design/site plan review. The plant selection is at the discretion of the Developer to reference the City's landscape guidelines and Coachella Valley Water District's approved plant list.

3.4.5 Stormwater Facilities

Biofiltration Strips

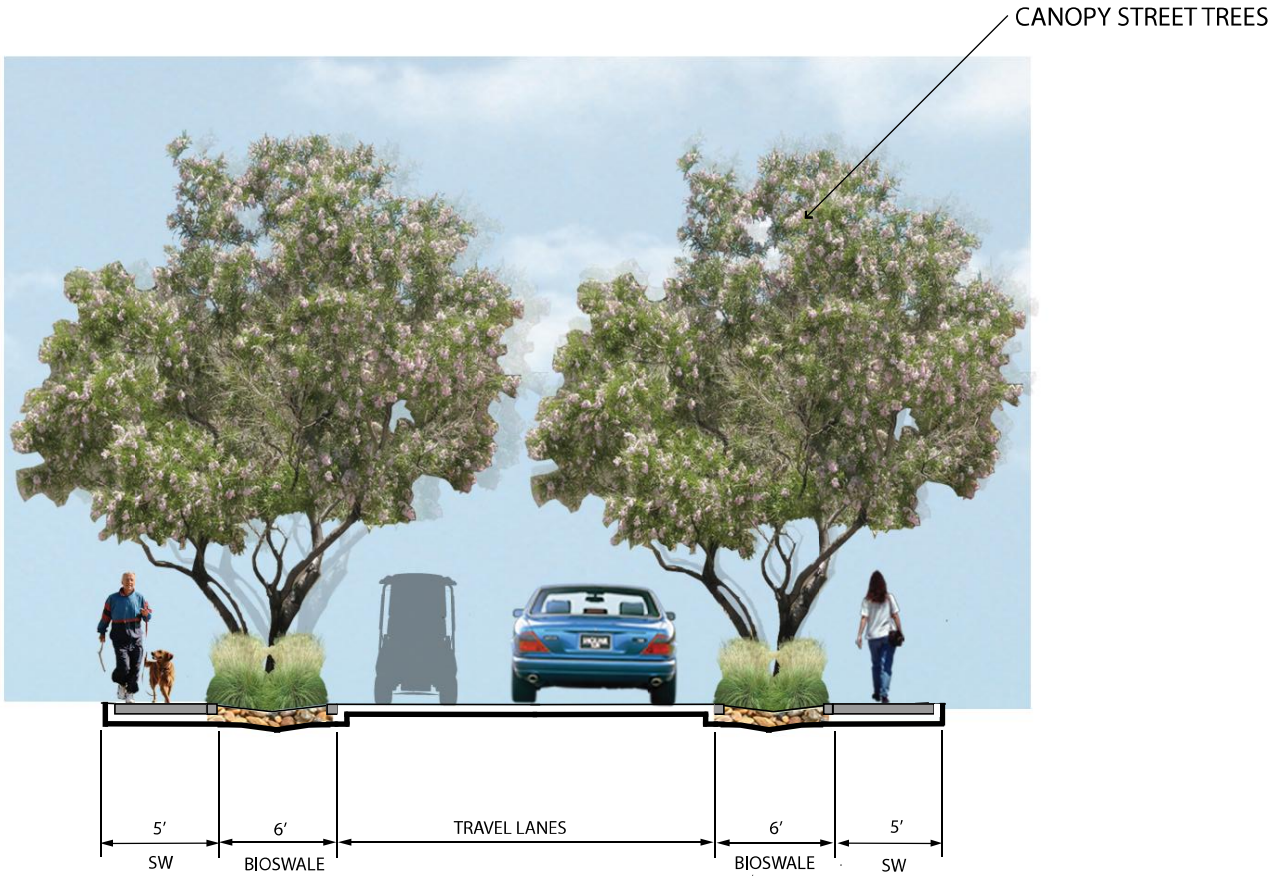
The public roads can and will incorporate bioswales for treatment of storm water runoff.

- Bioswales will generally be located in landscape areas between the roadway surface and sidewalk/bike/NEV path. These swales will allow storm water runoff to flow directly from the paved street into the biofiltration strip and then into the storm water system.

- Bioswales will only be located on streets that have a gradient not exceeding 4%. Steeper slope gradients would increase erosion due to high water velocity and reduce the potential for beneficial infiltration and water quality treatment.

- Roads that have a gradient greater than 4% will incorporate a landscape strip but will not include a biofiltration element. These landscape strip areas will include a curb and gutter on the street side and all storm water runoff from the street will be collected and routed to an underground storm water system via curb and gutter system.

- The bioswales can incorporate a combination of low growing grasses, 6-8" cobbles and ¾" crushed rock. The plant materials for these areas will be complementary of the overall parkway and median landscape design, be capable of fulfilling the requirements of the biofiltration system where required and be sufficiently irrigated between



NOTE: Illustrative concept only, final design may vary.

Local Street Streetscape

Source: RBF Consulting: A Baker Company

EXHIBIT 3-15

storm events. The cobble and crushed rock will match the cobble used in the other landscape areas described herein.

Storm Water/Water Quality Basins

Basins will be required as a component of the drainage design for the development areas of the project, serving either a stormwater or water quality function. The specific configuration of these basins will be determined during more detailed design of individual projects. In addition to functioning as a storm water/water quality facility, these facilities will need to consider their impact on the overall aesthetics of the community. Whenever possible, these facilities will be carefully sited and integrated into the project, in park and open space areas if possible, and to avoid the look of an engineered, utilitarian facility. The design should be integrated into the landscape and look as if it is a landscape feature. The engineered features can be a necessary part of these facilities; fences,

Stormwater Basin

Bioretention Basin

Stormwater Basin

concrete surfaces and exposed earth will be cleverly designed, avoided, screened and or softened with landscape and earthen mounds.

In this desert environment, basins are typically unvegetated as their primary function is to maximize infiltration. The upper edges of basins are to be planted consistent with the open space and park palette as noted below. These facilities should have the appearance of a landscaped area and include decorative fences and gates for those areas visible to the public.

3.4.6 Parks and Recreation

Parks and Paseos

The public, private and paseo parks are the central gathering areas, inspired by the unique cultural and geographic influences that provide the community with both passive and active recreation. Irrigated turf grass and/or artificial turf will be utilized in active areas of public and private park areas where sporting activities and picnicking are planned. It is anticipated the parks will incorporate an abundance of large shade trees and palm trees, desert gardens, playgrounds, play courts, shade structures, responsibly designed water fountains, potted plants, seating, seat walls, public art, shaded picnic tables, barbecues, and small gardens of flowering desert plants.

- ❖ Cultural designed parks would be a unique attribute to reflect the surrounding community.
- ❖ Shade strategies utilizing shade structures and deciduous trees can promote and enhance pedestrian-friendly sidewalks and public gathering spaces. Deciduous trees help temper hot summer conditions and permit sunlight in cool winter condition.
- ❖ All turf, shrub, and ground cover areas will utilize plant materials appropriate for desert responsive design approach and in harmony with the landscape materials described elsewhere in these design guidelines.

- A variety of architectural and landscape elements - shade pavilions, overhead awnings and canopies - can punctuate parks and plazas to enhance pedestrian experiences.

- Furnishings may include signage, shade structures, benches, trash/recycle receptacles, tree grates, tree guards, bollards, bike racks, drinking fountains, and bus shelters and will be provided throughout the project site to enhance the functionality of the parks and promote the use of public spaces for informal and neighborly gathering. Furnishings will be durable, and clustered in areas of both sun and shade to encourage a wide range of seasonal use. Metal furnishings for use by people and pets for resting, such as benches, are to be excluded due to excessive heat gain in high summer temperatures.

- Water elements such as fountains and retention/irrigation ponds can be strategically designed and located to conserve water and provide a cooling amenity to enhance the pedestrian experience. Design could include locating responsibly-designed fountains and other water features that minimize loss of water through evaporation at key entrances and major focal points, where appropriate, to provide cooling effect within tree groupings near seating areas.

- Quality lighting enhances the nighttime vehicular and pedestrian experience and safety. Lighting should minimize uncontrolled nighttime light and glare, light trespass, and night sky pollution with low brightness lighting fixtures utilizing warm, color-corrected light sources and appropriate beam cut-off. Energy-efficient lamp technologies are encouraged, such as metal halide, LED, or other light sources as approved by the City of Coachella. Energy-saving control systems are encouraged, including photovoltaic-sensors, to turn lights off when adequate daylight is available. Decorative light standards will be utilized in community core areas and image corridors.

- Strategically-planned parks, open space and trails should showcase the development, inviting the public to access the site, park and commercial amenities, maximize views out to surrounding mountains in all directions, when and where possible, and numerous opportunities for sitting, resting, shade, and water.

- Various trail connections within the Specific Plan area promote access and walkability and connect to existing and proposed trail systems as depicted in the City of Coachella's Non-Transportation Plan Update, when and where feasible.

Special Use Park

The project's Special Use/Regional Park is approximately 176.6 acres in size and is anticipated to include a variety of regionally oriented uses. Exhibit 13-16 demonstrates one approach as an intensive sports/festival concept focusing on a large scale sports complex, with smaller ancillary facilities such as; parking facilities for soccer events in the stadium, outdoor lighted soccer fields, an entertainment venue/amphitheater, polo, dirt bike/ATV recreation areas, outdoor RC Plane or RC Car tracks or courses, skate parks, desert botanic gardens, lake for irrigation storage purposes, if feasible, and small play areas. Commercial recreation is specifically allowed in this area.

The special use park will be a public/private partnership or commercial recreation facility and will be constructed when a financing partner or commercial vendor is selected. The range of uses within the park is outlined in Section 4, *Development Regulations*. All sports-related uses in this park are anticipated to include lighted sports fields. All field lighting will incorporate low glare shielded lighting to minimize glare impacts on the surrounding community. Northern areas of the park are expected to include passive open space related to streambed avoidance.

Refer to Exhibit 13-16, *Special Use Park*, for an illustration of a typical design for this park. Final design may vary.

Community Parks

Approximately 44.4 acres are designated for community parks, which could include a variety of facilities. This park complex is primarily located in the Central Village and is formed by a series of separate parcels linked together by the paseo and its multi-use trail system. This category of park also includes the private recreation center in the Hillside Village. Uses could include skate park, dog parks, picnic shelters, entertainment areas, tot lots, sports

LA ENTRADA
specific plan

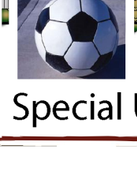
1 SOCCER STADIUM

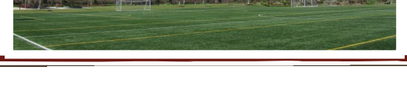
2 POTENTIAL LAKE/
WATER RESERVOIR
(FOR IRRIGATION
PURPOSES)

3 COMMUNITY CENTER
multi-purpose rooms
tot lots
gardens
picnic areas

5 PASSIVE RECREATION
AREA

6 PASSIVE PRESERVE





4 SOCCER FIELDS

NOTE: Illustrative concept only, final design may vary.

RBF
A Baker Company

160 80 0 160 320 480
SCALE: 1"=160'

Source: RBF Consulting: A Baker Group

Special Use Park Concept

EXHIBIT 3-16

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fields, restrooms, and plaza areas. The range of allowable uses within this park is delineated in Section 4, *Development Regulations*. All sports-related uses in this park are anticipated to include lighted sports fields. All field lighting will incorporate low glare shielded lighting to minimize glare impacts on the surrounding community. Final design will be sensitive to adjacent residential uses, locating active, lighted facilities away from residential uses to the extent possible. Refer to Exhibit 3-17, *Typical Community Park*, for an illustration of a typical design for this park.

Recreational Center

The Hillside Village includes a private recreation center for residents. All residential neighborhoods within the community who are part of the Master Homeowners Association will have access to the recreational facility. This facility is centrally located and is anticipated to include a family recreational pool, spa, children's water-play area, sun decks, shade structures, basketball court, bocce ball, multi-purpose field, landscaping, restrooms, and off-street parking. Refer to Exhibit 3-18, *Recreational Center*, for an illustration of a typical design for this park.

Neighborhood Parks

Approximately 14.1 acres are designated for neighborhood parks and include vista points in the upper elevations of the specific plan area, which take advantage of the potential viewsheds.

Mini Parks. In addition to the planned neighborhood parks, as individual planning areas are developed, the creation of smaller neighborhood/mini parks is anticipated to provide small-scale recreation opportunities for residents within the proposed residential neighborhoods. These parks would be built at the discretion of the individual builder and are in addition to the project's park program. These parks may include court games, tot lots, seating, and picnic areas. Refer to the illustration on the following page for a typical design of a mini park.

LA ENTRADA
specific plan

PLAYGROUND

SKATE PARK

TENNIS COURTS

CULTURAL GATHERING SPACE

COMMUNITY PLAZA

SOCCER FIELDS

EXERCISE EQUIPMENT

DESERT-ADAPTED
LUSH LANDSCAPE

TOT LOT

DOG PARK

BASEBALL FIELDS

NOTE: Illustrative concept only, final design may vary.

RBF
A Baker Company

Source: RBF Consulting; A Baker Group

Typical Community Park

EXHIBIT 3-17

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2 RECREATIONAL FACILITY

3 BASKETBALL COURT and SHADE STRUCTURES

1 COMMUNITY GARDENS

4 PLAYGROUND

5 CHILDREN'S WATER PLAY AREA and FAMILY RECREATIONAL POOL

6 MULTI-PURPOSE FIELD

RBF A Baker Company

NOTE: Illustrative concept only, final design may vary.

Source: RBF Consulting: A Baker Group

Recreational Center

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Typical Neighborhood Park

Paseo

The Village Paseo is a continuous 50 to 100 foot wide linear park serving to unify, connect and extend through the Gateway Village into the Hillside Village via the community's Central Village by way of multi-purpose pedestrian, bicycle and NEV path. The paseo would include two-way off-street trails with two seven-foot wide bicycle/NEV lanes and a five foot decomposed granite pedestrian pathway (refer to Exhibit 3-19, *Paseo Park*). The paseo width will vary based on grades and adjacent uses. The extensive park and trail system sustains a complete separation of pedestrian and automobile traffic creating a quality community environment punctuated with various activity nodes linking commercial, retail and residential zones.

The paseo accommodates both passive and active recreation and uninterrupted relief from the harsh desert environment. As the paseo meanders through La Entrada its characteristics and qualities evolve and respond to the surrounding context; from the Central Village into the Hillside Village the landscape morphs, from lush shade canopy trees to dappled shade and desert vegetation as elevation increases. As the paseo enters the more urbanized Gateway Village it will follow the entry road as the parkway/sidewalk element of this road's streetscape (refer to Exhibit 3-11). The differentiation in vegetation allows the paseo to envelop the design and vegetative characteristics of the neighboring communities, while remaining a cohesive linkage throughout La Entrada.


LifeTrail
Standing Push-Up

2 CLASS I PATH

3 PASSIVE and ACTIVE RECREATION

*SLOPE VARIES PER LOCALIZED SITE CONDITIONS AND FINAL GRADING PLAN.

PASEO PARK SECTION

1 COMMUNITY GATHERING SPACE

NOTE: Illustrative concept only, final design may vary.

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RBF
A Baker Company

Source: RBF Consulting; a Michael Baker Company

Paseo Park

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Refer to Exhibit 3-19, *Paseo Park*, for an illustration of a typical design for this park.

Parks and Paseos Plant Palette

The plant materials are illustrated in the plant palette below:

Parks and Paseos Plant Palette	
Palm Trees (24" box sizes)	
Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm
Canopy Trees (24" box sizes)	
Cassia species	Cassia

Parks and Paseos Plant Palette	
Cercidium species	Palo Verde
Chitalpa species	Pink Dawn Tree
Jacaranda mimosifolia	Jacaranda
Lagerstroemia species	Crepe Myrtle
Parkinsinia aculeate	Mexican Palo Verde
Quercus agrifolia	California Live Oak
Quercus suber	Cork Oak
Quercus virginiana 'Heritage'	Southern Live Oak
Shrubs (5 and 1 gallon sizes)	
Acacia 'Desert Carpet'	Desert Carpet Acacia
Agave Species	Agave
Aloe Species	Aloe
Baccharis 'Pigeon Point'	Coyote brush
Bougainvillea species	Bougainvillea
Carissa grandiflora	Natal Plum
Caesalpinia pulcherima	Red Bird of Paradise
Caesalpinia Mexicana	Mexican Bird of Paradise
Calliandra californica	Fairy Duster
Callistemon 'Little John'	Bottle Brush
Dasylirion species	Desert Spoon
Hesperaloe species	Hesperaloe
Lantana species	Lantana
Leucophyllum species	Texas Ranger
Muhlenbergia species	Ornamental grasses
Rosa Species	Rose
Senna species	Senna
Ground Covers	
Interlocking Pavers on Sand base	
Decomposed Granite	
Cobbles	
Desert Boulders	

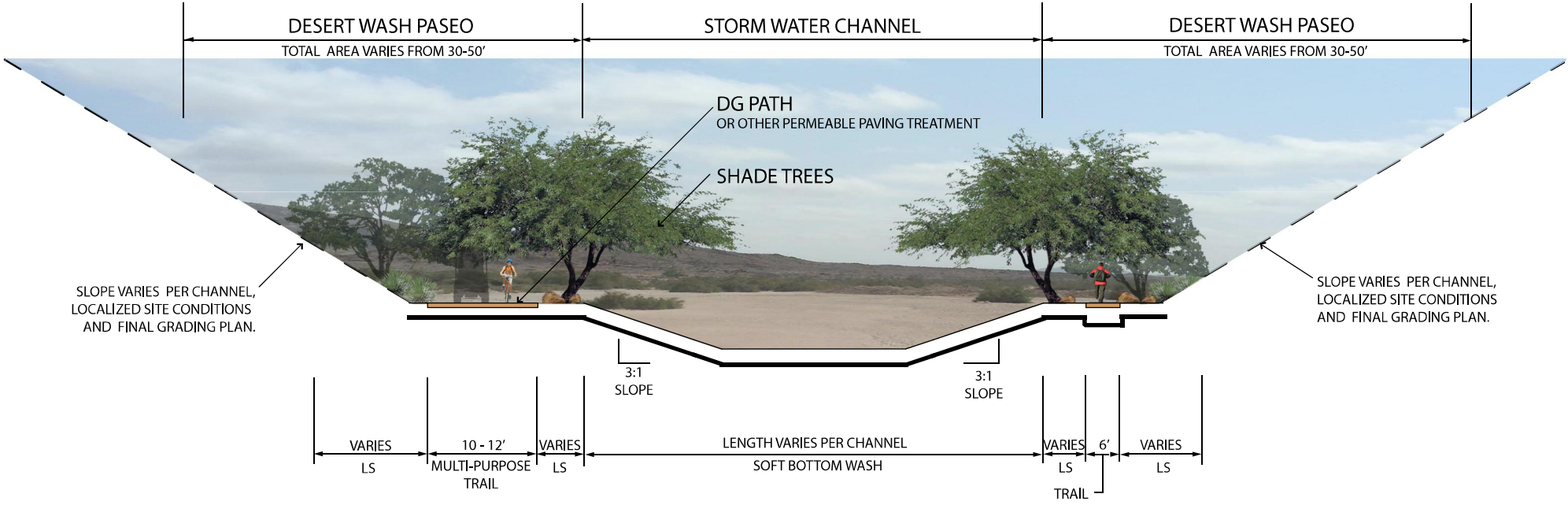
Desert Wash Paseo

Desert wash paseo are public parks are located along the upper edges of the numerous soft bottom storm water channels that traverse the site. These linear parks will provide for passive and active recreational pursuits, including hiking and cycling, by incorporating a multi-purpose path on both sides to accommodate pedestrians, and bicyclists with shade trees and shrubs and ground covers to control erosion and at other key areas along the route as needed for emphasis, where final grading plans permit. It is the intent of the landscape concept for these areas to be integrated and nestled into natural storm water channels with the focus on the use of native species and naturalistic arrangements, to retain the look and feel of the adjacent desert.

- Broad-canopied trees provide ample shade, native and indigenous shrubbery and ground covers provide color, texture and interest.

- All desert wash paseos will include vista points and numerous opportunities for sitting, resting, shade, and water. Furnishings will include signage, interpretive signs, shade structures, benches, trash receptacles, bike racks, and drinking fountains.

Refer to Exhibit 3-20, *Desert Wash Paseo Section*, for an illustration of a typical design for this paseo.



NOTE: Illustrative concept only, final design may vary.

Desert Wash Paseo Section

Source: RBF Consulting: A Baker Company

EXHIBIT 3-20

Desert Wash Paseo Plant Palette

Plant materials and are illustrated in the Plant Palette below.

Desert Wash Paseo Plant Palette	
Palm Trees	
Phoenix dactylifera (minimum 15 gallons)	Date Palm
Washingtonia filifera (minimum 12' brown trunk height)	California Fan Palm
Washingtonia robusta (minimum 12' brown trunk height)	Mexican Fan Palm
Canopy Trees (24" box sizes)	
Cassia species	Cassia
Cercidium species	Palo Verde
Chitalpa species	Pink Dawn Tree
Parkinsinia aculeate	Mexican Palo Verde
Jacaranda mimosifolia	Jacaranda
Lagerstroemia species	Crepe Myrtle
Phoenix dactilyfera	Date Palm
Quercus agrifolia	California Live Oak
Quercus suber	Cork Oak
Quercus virginiana 'Heritage'	Southern Live Oak
Shrubs (5 and 1 gallon sizes)	
Acacia 'Desert Carpet'	Desert Carpet Acacia
Agave species	Agave
Aloe species	Aloe
Baccharis 'Pigeon Point'	Coyote brush
Bougainvillea species	Bougainvillea
Carissa grandiflora	Natal Plum
Caesalpinia pulcherima	Red Bird of Paradise
Caesalpinia Mexicana	Mexican Bird of Paradise
Calliandra californica	Fairy Duster
Callistemon 'Little John'	Bottle Brush
Dasylirion species	Desert Spoon
Hesperaloe species	Hesperaloe
Lantana species	Lantana
Leucophyllum species	Texas Ranger
Muhlenbergia species	Ornamental grasses
Rosa species	Rose
Senna species	Senna
Ground Covers	
Interlocking Pavers on Sand base	
Decomposed Granite	
Cobbles	
Desert Boulders	

3.4.7 Buffer, Edge Treatments and Transitional Areas

Interstate 10 Interface

Several residential areas of the community will adjoin Interstate 10 on the north and may be impacted visually and by traffic noise (refer to Exhibit 3-21, *Transition Area Sections*).

- Sound and privacy walls, where required, could be constructed between new development and the freeway to reduce and eliminate views of the freeway and minimize freeway noise.
- The walls should be designed in accordance with noise requirements and as necessary to reflect the architectural flavor of the community without being visually intrusive.
- Large, dense, informal groves of irrigated evergreen trees, such as Aleppo Pine trees or similar, could be incorporated between the wall and the freeway and or between the new development and the sound/privacy wall to reduce the impact of the road and the wall on the adjacent neighborhoods.

Buffer Edge Treatments and Transitional Plant Palette

Plant materials and are illustrated in the Plant Palette below.

Buffer, Edge Treatments and Transitional Plant Palette	
Screen Trees (24" box sizes)	
Cercidium species	Palo Verde
Eucalyptus species	Eucalyptus
Pinus eldarica	Afghan Pine
Pinus Halopensis	Aleppo Pine
Prosopis species	Mesquite
Shrubs (5 and 1 gallon sizes)	
Acacia 'Desert Carpet'	Desert Carpet Acacia
Agave Species	Agave
Baccharis 'Pigeon Point'	Coyote brush
Bougainvillea species	Bougainvillea
Caesalpinia pulcherima	Red Bird of Paradise
Callistemon 'Little John'	Bottle Brush
Leucophyllum species	Texas Ranger
Muhlenbergia species	Ornamental grasses

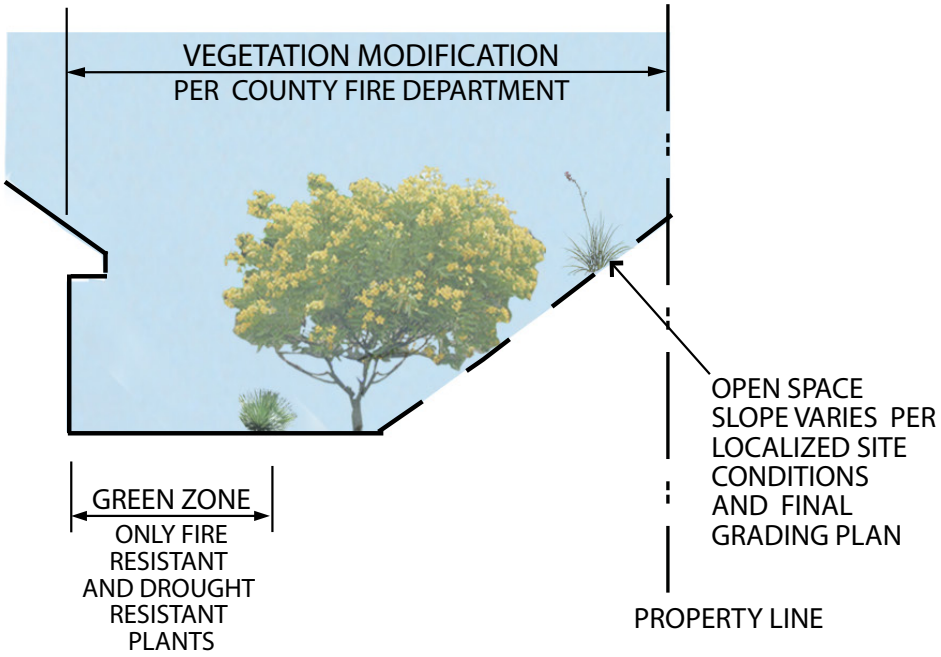
Refer to Exhibit 3-2, *Master Landscape Plan*, to reference locations of buffer treatments.

Eastern and Southern Property Natural Edge Interface

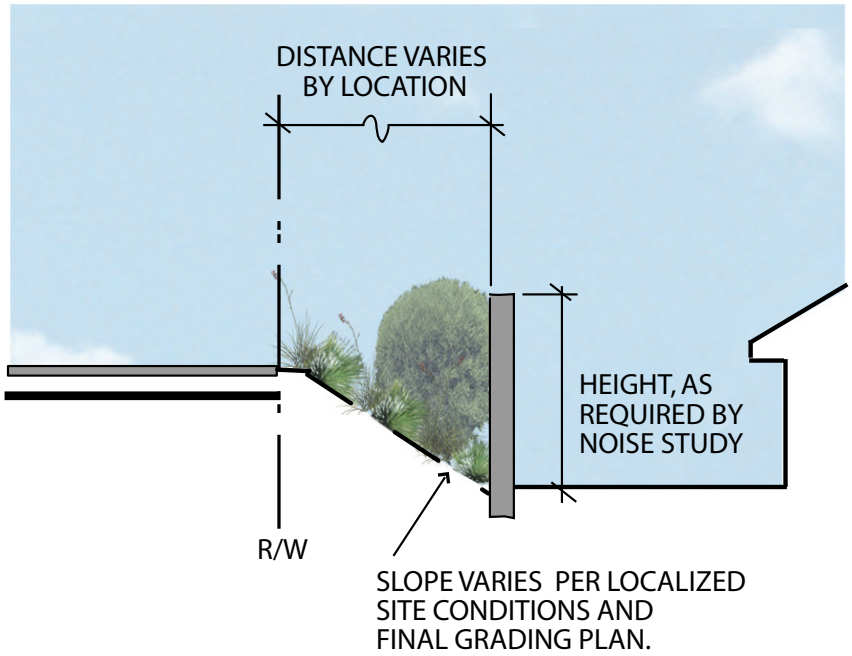
New development will be constructed adjacent to existing natural and undeveloped property located east of the project boundary. Much of the property's perimeter abuts undeveloped, natural open land. This landscape transition zone provides a buffer which may be subject to fuel modification restrictions and/or plans to address permanent or temporary impacts of potential wild fires (refer to Exhibit 3-21, *Transition Area Sections*).

- Suitable plantings consist primarily of widely spaced, low-growing native plantings, arranged naturally and positioned among rock outcroppings.

OPEN SPACE EDGE INTERFACE SECTION



INTERSTATE 10 INTERFACE SECTION



NOTE: Illustrative concept only, final design may vary.

NTS

Source: RBF Consulting: a Michael Baker Company

Buffer Treatment Sections

EXHIBIT 3-21

- ❖ All fuel modification landscape design will be accomplished on-site, or with off-site permission as required by the County Fire Department.

Fuel Modification

The following plant materials are considered undesirable for use in fuel modification zones based on County guidelines.

Fuel Modification Undesirable Plants	
Pennisetum setaceum	Fountain grass
Cortaderia spp.	Pampas Grass
Adenostoma fasciculatum	Chamise
Artemesia spp.	Sagebrush
Juniperus communis	Juniper
Eriogonum species	Buckwheat
Genista spp. *Retama spp* *Cytisus spp.*	Broom
Washingtonia spp	Fan Palms
Phoenix canariensis	Canary Island Palm

Refer to Exhibit 3-2, *Master Landscape Plan*, to reference locations of potential fuel modification areas.

3.4.8 Community Fencing and Walls

Perimeter Theme Walls

Perimeter theme walls are expected to be constructed between new development and arterial and collector. These walls will function as sound attenuation when required, and as privacy, security and as a community thematic element. A detailed wall and fence plan will be required as part of the site plan review process for each new development within La Entrada.

- ❖ The walls will be located adjacent to the street right-of-way or dedicated easement and will be maintained by Master Home-owners Association.
- ❖ The walls will be constructed to match or be complementary to the design of the community's architectural style and corresponding community entry monuments.
- ❖ The wall height will be in accordance with the requirements of the City of Coachella or as required to meet noise mitigation requirements.
- ❖ Walls will be staggered and include vertical elements to provide for a varied streetscene.

Side and Rear Yard Fencing

Side and rear yard fences are expected to be constructed between all commercial and residential land uses, where public access is not desirable and at the side and rear yards in detached single family neighborhoods.

- Side and rear yard fences located between commercial and residential uses will provide privacy and security, and where visible from the public areas or private residences, as a community thematic element. Where rear yards abut open spaces, view fencing will be provided.

- Adjacent to commercial property, the walls will be located on commercial property and will be maintained by the commercial property owner.
- The walls will be constructed to match the perimeter theme walls.
- On residential property, side yard fencing will be constructed to fully enclose individual lot rear and side yards and allow gated access from the front.
- Gates will match the wall height and be made of wood or materials that are complementary to the architecture style of the home. These walls will provide privacy and security, and where visible from the public areas, as a community thematic element.
- Walls will be located on the property line when located between lots and within the private lot on side yards that abut a public or private street. The individual homeowner will be responsible for maintaining side and rear yard fences. The walls will be constructed to match or be

complementary to the design of the building architecture.

Freeway Sound/Privacy Walls

Freeway sound/privacy walls are anticipated to be constructed between new development and the Interstate 10 Freeway at some point in the future as part of the adjacent subdivisions. These walls will function as sound attenuation, when required, privacy and security. The walls will be constructed to match or be complementary to community's architectural style and corresponding of the community entry monuments.

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