SECTION VI LANDSCAPING GUIDELINES

LANDSCAPING AND IRRIGATION OBJECTIVES - COMMON AREAS AND INDIVIDUAL RESIDENCES

The objective is to provide groups and types of plantings that recreate, as much as possible, the look and feel of the natural desert setting on the Chino Cone. Plantings can also be used judiciously to frame outdoor spaces, screen unsightly elements such as driveways and garages, and provide shade and wind protection.

Plant types should be native to the area, or acceptable drought-tolerant/drought–resistant species suited to the harsh environment of the desert. Irrigation design should be the minimal necessary and incorporate use of xeriscaping (low water use landscaping), rainwater retention, drip irrigation and gray water should be reused where possible. ET (Evapotranspiration) irrigation controllers (or better) will be required throughout. Spray irrigation will be minimal and used only during re-naturalization processes to establish native plant growth following infrastructure and street installation, and individual home site development. These processes are discussed later in this section.

Native vegetation at the perimeter of the site and in all undisturbed areas must remain and be protected in place during the construction process and may be augmented with additional native species to maintain a general coverage of plant materials consistent with the surrounding natural areas. Individual property owners are permitted to incorporate additional planting into the design of their lots. It is the intent that non-native desert adapted species be limited in use to areas out of general public view and create a “green” oasis in the Chino Canyon when viewed from outside the development. Any planting proposed by homeowners must abide by the guidelines and permitted plant palette outlined within this Specific Plan, and is subject to review and approval by the Homeowner’s Association and the City as required.

Any State or City of Palm Springs requirements for water efficiency in landscape and irrigation designs must be met.

CONCEPTUAL LANDSCAPING DESIGN / THEME

In addition to the design of individual home sites, there are four proposed design situations within the Desert Palisades project where low intensity, native landscaping materials will be incorporated. These include: The main entry to the project from Racquet Club Road, the northwest portion of the property fronting Tram Way (including the perimeter trail which provides a connection to Racquet Club Road), portions of the internal natural surface trail system (specifically street crossings and linkages), and areas around both the existing (eastern boundary) and proposed Desert Water Agency (DWA) above-ground reservoir tanks at the SW corner of the site. Exhibit 18 outlines the overall landscape plan for the project, and provides an overview of each of the areas outlined above where landscaping is proposed. Refer to this exhibit for the following descriptions:

Project Main Entry Treatment

The main entry element extends from the existing asphalt portion of Racquet Club Road into the project where the entry drive will be constructed with interlocking decorative colored concrete pavers and intermittent stamped concrete patterns imitating patches of imbedded boulders. The stamped concrete element will create a natural feel to the entry drive, while also aiding in slowing traffic. The interlocking pavers will continue throughout the project on all internal streets, and are proposed to be composed of multiple desert tones and non-uniform shapes to create a non-obtrusive, organic streetscape. Refer to Exhibit 26 for photographs of paving concepts using these types of pavers. The paved portion of the entry drive will be bordered by a pedestrian access trail with a decomposed granite surface. An access point will also be provided to the trail proposed along the northern boundary of the project, providing a pedestrian connection between Racquet Club Road and Tram Way. Vehicular access will be gated at the main entry to the project.

The median will be planted with native trees and shrubs and allow for adequate turnaround space for vehicles not entering the project.

Stacked boulders relocated from roadway installation, and trees, shrubs, and accent plants will line the entry drive. The monument signage for the project will be incorporated within a stacked boulder wall located on both sides of the vehicular entry gates. The boulder wall will blend with the existing site topography in a terraced style, planted with trees and shrubs to serve as a natural retaining wall while also creating a dramatic entry statement. A bridge is also proposed shortly after the gates to span natural drainage feature that exists near this corner of the property. Bridges will also be utilized to cross other drainage channels where applicable. The width of bridges will not exceed the right-of-way of the internal streets, will have a low profile and will also be surfaced with stone to complement the surrounding landscape (see photographic examples in Exhibit 27). An ungated entry portal for pedestrians will be included at the main entry providing hikers and bicyclists access to the internal streets and trail connections

Perimeter Landscape Concept for Tram Way Frontage

The objective of the landscaping concept for the portion of the project fronting Tram Way is to create both a visual and acoustical buffer that integrates with the existing appearance of the Chino Cone to the motorists and pedestrians using Tram Way.

The buffering element includes the use of relocated boulders to create a natural buffer, and to channel and control runoff that currently flows along the shoulder and within the pavement section of Tram Way. The shoulder along Tram Way as it currently traverses the Chino Cone already contains boulders excavated during previous roadway construction. This condition, coupled with the fact that boulders are abundant on the property, and are the dominant feature throughout the area, makes a natural boulder wall/buffer along this frontage the most natural and aesthetically pleasing solution. The incorporation of this buffer is also consistent with the ESA-SP Zoning Ordinance (also see Proposed Polices in Appendix C for

Development of Tram Way). As outlined previously in the view analysis section of this document, a natural slope condition exists between Tram Way and the property, making most of the site not visible until elevation is gained where the roadway curves toward the west. As seen in cross sections on Exhibit 19A and 19B, a separation of no less than 110 feet is proposed between Tram Way and the westernmost row of residences. Introducing irregularly stacked boulders softened with native plantings and a large variable setback to this existing condition will screen the site even more from motorists and pedestrians using Tram Way.

Also shown on Exhibit 19A are the additional treatments proposed for the Tram Way streetscape, which are included in the 110 ft. buffer. These elements include a 30 foot wide drainage channel on the south side of Tram Way to be lined with relocated boulders, an 8 foot wide meandering trail, and minimal landscaping. To be able to convey the anticipated flows that would otherwise enter the property in a major storm event, the drainage channel is proposed at a depth of five feet with a natural base.

Adjacent to the channel will be the trail, which will have a decomposed granite surface and will accommodate both pedestrians and bicyclists, and will have a linkage to the meandering natural surface hiking trail proposed throughout the project. This trail will also transition to an additional trail extending east/west toward the main entry of the project and Racquet Club Road, which will also be surfaced with decomposed granite.

Augmented native plantings are proposed throughout the area between the decomposed granite trail and the stacked boulder perimeter buffer along Tram Way. The use of trees will be limited and each tree will be irregularly spaced roughly 50 ft. to 150 feet apart. Native drought tolerant shrubs such as encilia and chuparosa, cacti, and native wildflowers will dominate the streetscape.

As discussed previously, the project is currently proposing an emergency vehicular access point from Tram Way, however adequate space is provided for a full entry access should the developer or future residents want to pursue this option in the future. The conceptual design of this future entry is shown as dashed on the Tentative Tract Map. The perimeter trail along Tram Way was designed with this future condition in mind, to ensure minimal site disturbance should this access point be implemented. The proposed linkage point between the perimeter trail along Tram Way and the interior natural surface trail is within the future right-of-way of the entry drive from Tram Way. If the full access plan is implemented the trail would be reconfigured within the entry drive, therefore minimizing overall disturbance.

Hiking Trails – Proposed Surfaces, Entries, Linkages, and Crossings

As previously discussed, three sets of trails are proposed for the project. One of these trails will meander parallel to Tram Way along the project's northwest frontage, one extends along the project's northern boundary – creating a pedestrian connection between Tram Way and Racquet Club Road, and another internal trail system will connect to the perimeter system and meander throughout the project, crossing streets in several areas.

The perimeter trails along both Tram Way and the northern boundary of the project will be surfaced with decomposed granite. The only trail that currently exists is the abandoned portion of Chino Canyon Road. All additional trails interior to the project will be established with minimal site disturbance, while meandering in such a way that existing topography will not be altered, and will consist of natural surfaces similar to the existing dirt portion of Chino Canyon Road (see detail C in Exhibit 18)

The portions of the internal trail system where landscaping concepts are proposed are at points where the trail interacts with a street and at points of linkage where the trail changes direction. Both situations are intended to mark the existence of a trail which would otherwise blend into the surrounding landscape. Following the

proposed site plan, this situation will be present at 11 locations. Refer to detail G in Exhibit 18 for conceptual designs of these points of trail demarcation.

As previously mentioned, Section 92.21.1.05 of the ESA-SP Zone requires an "interpretive nature center" or "specialty park" for all proposed projects, which will be provided on-site along with the establishment of the interpretive hiking/biking trail system proposed throughout the community. There are a number of potential locations for the interpretive center, which will be accessible by the trail system and will include a small gathering area (utilizing decorative benches and native rocks with naturally flat surfaces for seating), and a series of plaques identifying the native flora and fauna and other natural features of the Chino Cone area (Exhibit 13).

DWA Reservoir Tanks – Proposed Screening Concepts

Screening with trees and shrubs is proposed for areas of the project fronting the two sets of DWA above-ground reservoirs which will be visible both on and off-site. The proposed screening concepts for the existing reservoirs along the eastern boundary, as well as the proposed reservoirs near the southwest corner of the project site are outlined in details D and F in Exhibit 18. The plantings include trees such as yellow palo verdes, mesquites, and other natives, and are proposed to be incorporated into the existing landscape with minimal site disturbance. The intent of these treatments will be to create a visual buffer for homes constructed within the project, as well as vehicles or pedestrians along Tram Way passing by the project. The existing tanks on the eastern boundary of the project are highly visible and reside at a lower elevation than Tram Way. It is the goal of Desert Palisades to provide appropriate screening at both locations which will minimize impacts both to residents and observers of the project while avoiding a green "scar" in the landscape.

DESIGN OF INDIVIDUAL RESIDENCES

The dominant design guideline for landscaping the individual residences is to leave as ,much of the native site intact as possible and augment where appropriate with

native and drought tolerant plant materials in a manner that respects the native conditions. Turf is discouraged but may be used in active use conditions and should be screened from public view. Plant materials should be selected from the approved plant palette. The planting design for the individual homes should be designed to help blend the residence into the native landscape of Chino Cone. Repetitive plantings that could form a visible landscape "scar" from off-site is discouraged.

The development program for Desert Palisades is designed to leave the individual home sites untouched and ungraded during the installation of the streets, infrastructure and common area improvements. The landscape design of the residence starts with assessing the site's specific attributes including boulder and drainage features. As most lots will abut an undisturbed native area, the transition to the dwelling should be naturalistic and random in layout and avoid straight lines of plants. Tree forms should be used primarily to assist in blending the corners of the dwelling from off-site views. In addition to the buffer easements between lots, each site should maintain as much of the site in a native condition as possible.

The plant palette does include some traditional plants which have a more lush appearance and should be concentrated in interior courtyards and other screened areas away from the view of the general public. Additional species may be added to the plant palette if approved by the HOA and approved by the City and in conformance with the intent of the Specific Plan.

Automatic irrigation is encouraged for the non-native trees and shrubs but is optional for areas trying to be renaturalized with native plantings. Irrigation systems should be limited to drip type emitters to avoid overspray into native areas which could facilitate the propagation of invasive species.

EXISTING ON-SITE PLANTS

A single plant association or *community* is currently found on the site: the Sonoran Creosote Bush Scrub community. According to the Biological Survey (Cornett

Ecological Consultants, 2006) this is the only natural community in the immediate area.

The Sonoran Creosote Bush Scrub is represented on site by the creosote bush, burrobush, encilia and indigo bush. The project site, along with the majority of the Chino Cone also contains an abundance of grasses which are not native to the area. Refer to the Biological Survey for the project site (Cornett, 2006) for a complete list of plant species recorded on the project site.

PERMITTED ON-SITE NATIVE PLANT PALETTE

As part of the proposed open space plan for the project, Desert Palisades proposes to preserve native vegetation as it currently exists on-site. Natural open space areas include all common areas identified on the site plan and Tentative Tract Map (such as the buffer easement between lots), perimeter buffer areas, existing drainage channels to be untouched, the areas along the internal hiking trails, and portions of lots where no home development is proposed. If areas where no home development is proposed are disturbed during construction activities, these areas will be re-naturalized following construction. All undeveloped portions of lots will remain in their native condition unless plans are approved to further modify these areas.

For the three on-site situations outlined earlier where landscaping is proposed (Tram Way frontage, trail/street interactions, and the main entry to the project), a minimal plant palette is proposed that includes a few desert shrubs and trees native to the area, that currently exist on or near the site. All proposed shrubs and trees need to be available in local nursery stocks to be feasible, which is why the lists outlined below are not extensive. The following shrubs and trees are proposed to be incorporated into the conceptual landscaping plans outlined earlier, and are available in local nursery stocks. The Native Plant Palette in Exhibit 24 is reflective of the on-site plant survey included in the Biological Survey prepared for the project site (Cornett, 2006).

METHODS FOR ESTABLISHING NATIVE PLANT MATERIALS

The perimeter common areas disturbed by construction will be replanted with the proposed native plants outlined in the plant palette table. All disturbed areas will be watered with a temporary overhead rotor spray system to promote growth to planted materials, and also promote germination from existing dormant seeds in the soil (such as wildflower seeds). All areas being re-naturalized will be required to be maintained and weeded (every 30 days) for a period of 120 days or until native plant seeds are established. All additional new plantings will be established at this time and be maintained and watered for an additional 120 days. The temporary irrigation system may be left in place as a fire suppression system (after plants are established). Removal of non-native grasses will also aid fire suppression.

USE OF ENHANCED NON NATIVE PLANTS

Use of species from the native plant palette is encouraged throughout the development including the non-public areas around individual residences. Due to the limited number of native species available, the plantings in those areas may be supplemented by plants from the Enhanced Non Native Plant Palette shown in Exhibit 25.

PROPOSED WATER CONSERVATION METHODS FOR LANDSCAPED AREAS

Watering Times

Watering in direct sunlight should be avoided where possible. Water droplets on leaves intensify the sun's heat and causing "scald" or "burn" damage. Evaporation is also highest during the heat of the day, resulting in less water actually reaching the plants' roots.

The ideal time for watering is between 4 and 6 a.m. when evaporation is low, but never late in the evening. This gives the ground a chance to soak the water in and

reach the root system of the plants. Watering late in the evening could possibly cause more disease and weed problems as these conditions tend to develop more at night than during the day.

The optimal amount of water needed varies considerably depending on types of irrigation systems used, amount of sun an area receives, soil type, and the kind of plant being watered (tree vs. shrub, for example).

Ideally, water should soak into the ground about 6 to 8 inches. This encourages deep root growth. This principle of deep watering applies to other types of plants, as well. This can be accomplished by watering no more than 15 minutes each day during the summer and less during the cooler months.

Water Zones and Xeriscaping

Xeriscaping is water wise landscaping that stresses proper soil preparation, efficient irrigation, and the use of drought tolerant plant species. For homeowners, it means less maintenance, lower water bills, and a colorful decorative look. Landscaping with plants that use less water has become a popular way for people to cut outdoor water use by as much as 50%.

Creating “water zones” by clustering plants together that have similar water needs is an essential component of xeriscaping. For example, ornamental plants have different watering needs than trees. In addition, plants can be grouped into low, moderate and high water use areas. Each zone of plants should be irrigated according to its needs.

Weather-based Irrigation Controllers

Another way to ensure efficient irrigation and avoid over-watering is with the use of an ET (evapotranspiration) controller. An ET controller applies real-time, local, weather based evapotranspiration data to calculate irrigation schedules. These controllers can also automatically adjust irrigation systems based on seasonal water needs, preventing over-watering and the unnecessary operation of the irrigation system while it is simultaneously raining. Homeowners will be required to use an ET controller or other approved “smart” type controller in their custom irrigation system design. Additional information on such

devices is available through Desert Water Agency and Riverside County Department of Agriculture.

EXHIBIT 18

MSA CONSULTING, INC.
PLANNING ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
34200 BOB HOPE DRIVE ▪ RANCHO MIRAGE ▪ CA 92270
TELEPHONE (760) 320-9811 ▪ FAX (760) 323-7895

Conceptual Landscaping Master Plan
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN

EXHIBIT 19A

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

Tram Way to Residence Landscape Cross-Section
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN

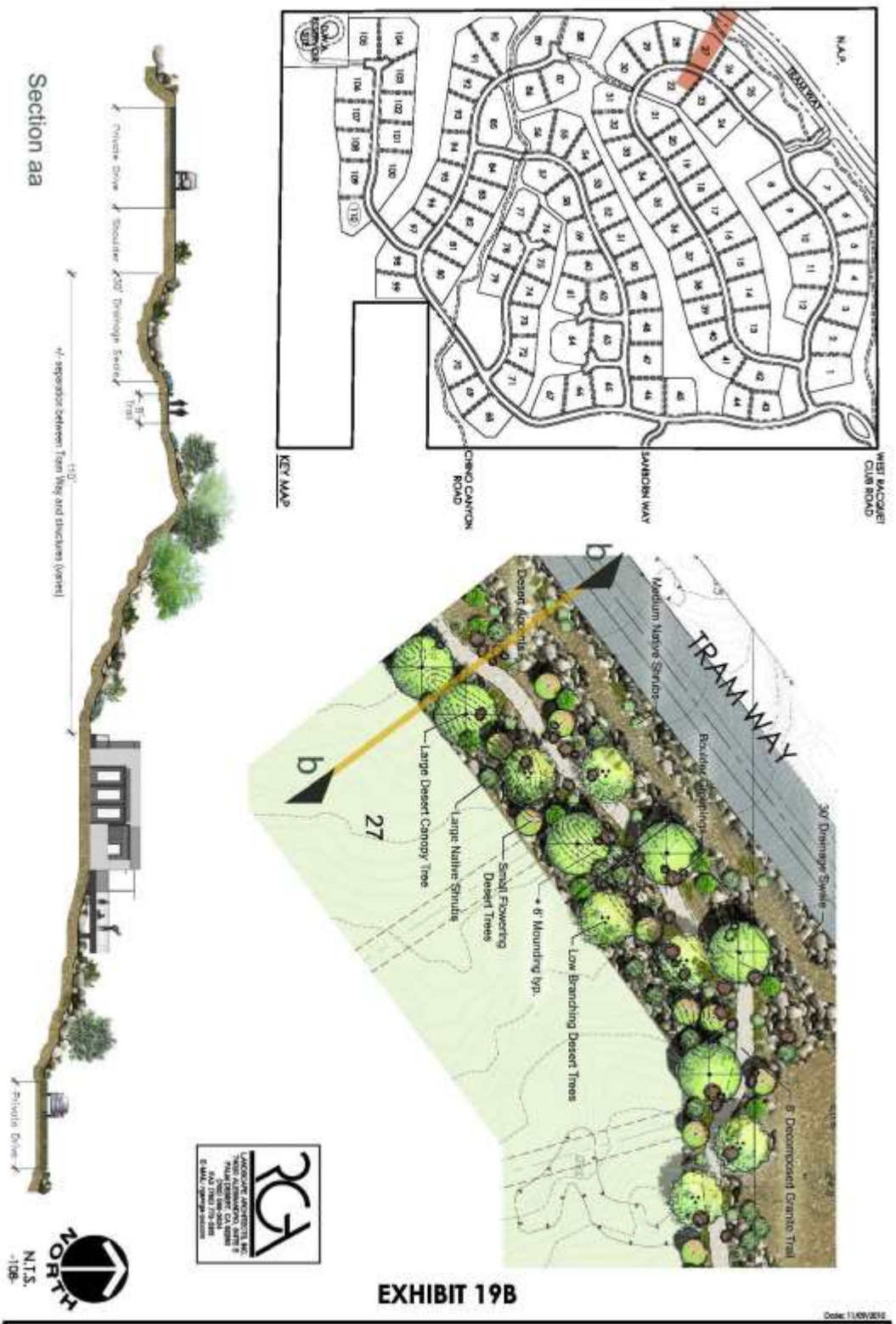
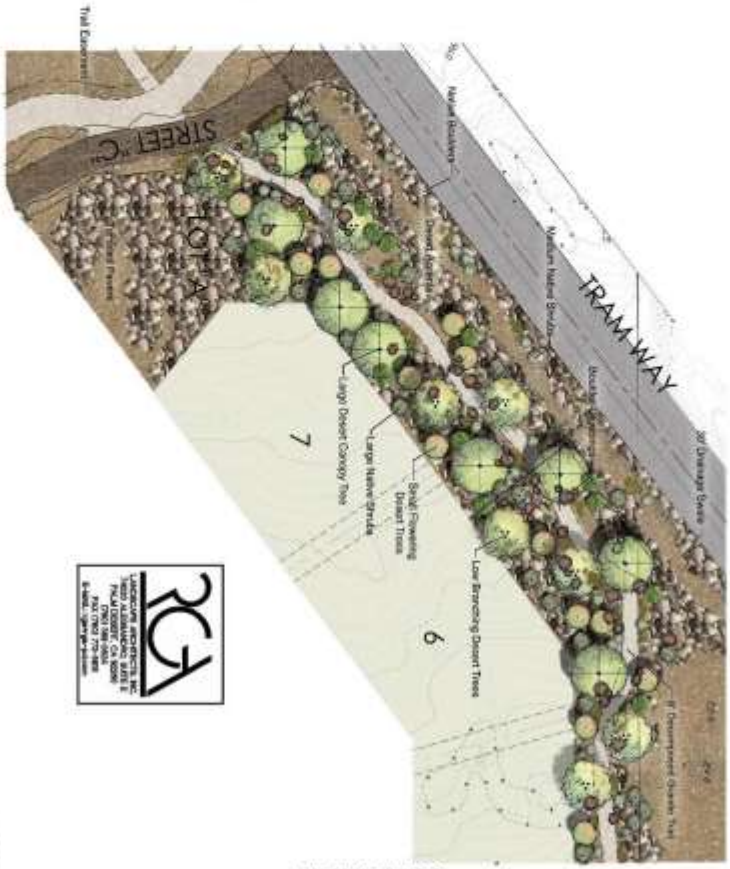


EXHIBIT 19B

MSA CONSULTING, INC.
PLANNING ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
54200 RIM ROCK DRIVE ▪ RANCHO MIRAGE ▪ CA 92270
TELEPHONE (760) 320-9811 ▪ FAX (760) 323-7893

Tram Way to Residence Landscape Cross-Section
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN



NORTH
N.T.S.
-109-

EXHIBIT 20

MSA CONSULTING, INC.
PLANNING ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
54200 RIM ROCK DRIVE ▪ RANCHO MIRAGE ▪ CA 92270
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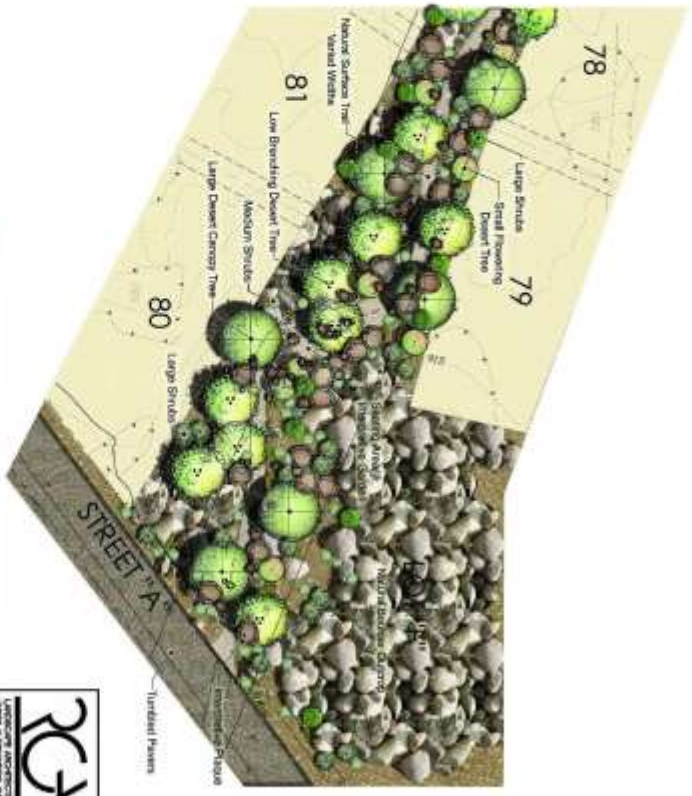
Tram Way - Landscape Buffer
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN



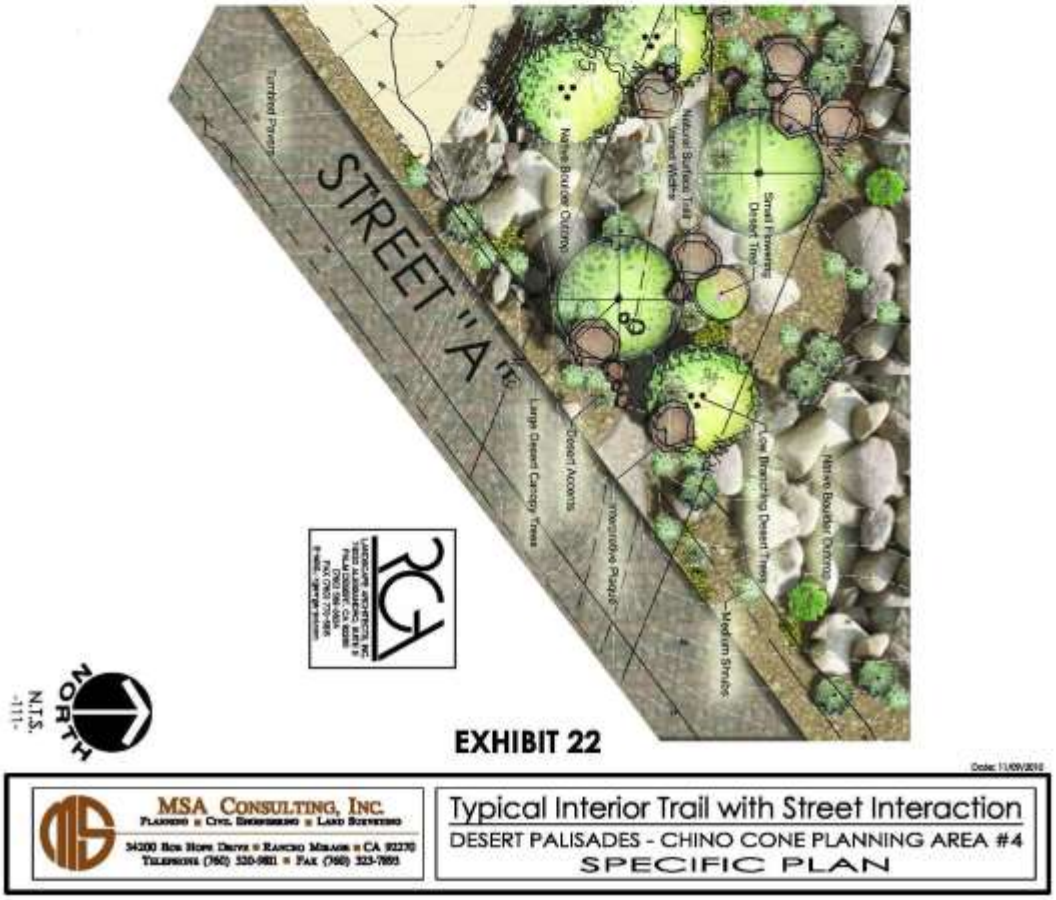
N.T.S.

EXHIBIT 21

MSA CONSULTING, INC.
PLANNING ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
54200 RIDGE HOPE DRIVE ▪ RANCHO MIRAGE ▪ CA 92270
TELEPHONE (760) 320-9811 ▪ FAX (760) 323-7893

Typical Interior Trail System
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN


KEY MAP
N.A.P.
RAILWAY
CHINO CANYON ROAD
SAMBORN WAY
WEST RACQUET CLUB ROAD


STREET "A"
Turnbed Pavers
Native Boulder Outcrop
Natural Surface Trail Varied Width
Small Flowering Desert Tree
Low Branching Desert Trees
Native Boulder Outcrop
Large Desert Canopy Trees
Desert Accents
Medium Shrubs
NORTH
N.T.S.
-111-
EXHIBIT 22
MSA CONSULTING, INC.
Typical Interior Trail with Street Interaction
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN


KEY MAP
N.A.P.
RAILROAD
CHINO CANYON ROAD
SAMBORN WAY
WEST RACQUET CLUB ROAD
Small Flowering Desert Trees
Large Shrubs
Natural Surface Walk
LOT "A"
Large Shrubs
Medium Shrubs
Large Desert Canopy Trees
Low Branching Desert Trees
Terraced Planters
Pedestrian Gates
Vehicle Gates
Trail
Trail Head
Bridge over Natural Drainage Swale
Stone Paving
Tumbled Pavers
Project Signage
Re-Naturalized Where Disturbance Occurs(typical)
LOT "B"
Racquet Club Road
NORTH
N.T.S.
EXHIBIT 23
MSA CONSULTING, INC.
Project Entry
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN


PLANT LEGEND
TREES:
BOTANICAL NAME
COMMON NAME
SIZE
Acacia smallii
Sweet Acacia
24" - 36" Box
Acacia gregii
Catclaw Acacia
15 Gal - 24" Box
Parkinsonia floridum
Blue Palo Verde
24" - 36" Box
Chilopsis linearis
Desert Willow
15 Gal - 24" Box
Prosopis pubescens
Screwbean Mesquite
15 Gal - 36" Box
Olneya tesota
Ironwood
24" - 36" Box
Parkinsonia microphylla
Little Leaf Palo Verde
24" - 36" Box
SHRUBS:
BOTANICAL NAME
COMMON NAME
SIZE
Ambrosia dumosa
White Bursage
1 - 5 Gal
Asclepias subulata
Desert Milkweed
1 - 5 Gal
Atriplex canescens
Four Winged Salt Bush
1 - 5 Gal
Baileya multiradiata
Desert Marigold
1 Gal
Bebbia juncea
Sweet Bush
1 - 5 Gal
Celtis pallida
Desert Hackberry
1 - 5 Gal
Dalea spinosa
Smoke Tree
5 - 15 Gal
Encelia californica
Brittle Bush
1 - 5 Gal
Encelia farinosa
Brittle Bush
1 - 5 Gal
Hyptis emoryi
Desert Lavender
1 - 5 Gal
Justicia californica
Chuparosa
1 - 5 Gal
Larrea tridentata
Creosote
5 - 15 Gal
Oenothera caespitosa
White Evening Primrose
1 Gal
Rhus ovata
Sugar Bush
5 - 15 Gal
Salvia apiana
White Sage
1 Gal
Sphaeralcea ambigua
Globe Mallow
1 - 5 Gal
CACTI / SUCCELENTS:
BOTANICAL NAME
COMMON NAME
SIZE
Dasylirion species
Desert Spoon
5 - 15 Gal
Ferocactus cylindraceus
Red Barrel Cactus
1 - 5 Gal
Nolina species
Beal Grass
5 - 15 Gal
Opuntia basilaris
Beavertail Prickly Pear
5 - 15 Gal
Yucca schidigera
Mojave Yucca
5 - 15 Gal
EXHIBIT 24
MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
Plant Palette - Native Plants
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN


TREES:
BOTANICAL NAME
COMMON NAME
SIZE
Acacia aneura
Mulga Tree
15 Gal - 24" Box
Acacia salicina
Willow Acacia
24" - 36" Box
Acacia stenophylla
Shoestring Acacia
24" - 36" Box
Bauhinia mexicana
Mexican Orchard Tree
15 Gal - 24" Box
Caesalpinia cacalaco
Cascalote
15 Gal - 24" Box
Chilopsis linearis 'Lucretia Hamilton'
Lucretia Hamilton Desert Willow
15 Gal - 24" Box
Chilopsis linearis 'Warren Jones'
Warren Jones Desert Willow
15 Gal - 24" Box
TREES (Continued):
BOTANICAL NAME
COMMON NAME
SIZE
Cordia boissieri
Texas Olive
15 Gal - 24" Box
Fraxinus greggii
Littleleaf Ash
15 Gal - 24" Box
Parkinsonia microphylla
Little Leaf Palo Verde
24" - 36" Box
Parkinsonia x. 'Desert Museum'
Desert Museum
24" - 36" Box
Pithecellobium flexicaule
Texas Ebony
24" - 36" Box
Prosopis 'Phoenix'
Thornless Mesquite
24" - 36" Box
Prosopis glandulosa 'Maverick'
Thornless Honey Mesquite
24" - 36" Box
Vitex agnus-castus 'Monrovia Purple'
Monk's Pepper
24" - 36" Box
SHRUBS:
BOTANICAL NAME
COMMON NAME
SIZE
Anisacanthus 'Mexican Fire'
Flame Anisacanthus
5 Gal
Bougainvillea 'La Jolla'
Bush Bougainvillea
5 - 15 Gal
Caesalpinia species
Bird of Paradise
5 - 15 Gal
Calliandra x. 'Sierra Star'
Hybrid Fairy Duster
1 - 5 Gal
Convolvulus cneorum
Bush Morning Glory
1 - 5 Gal
Cordia parvifolia
Little Leaf Cordia
5 - 15 Gal
Dalea v. sessilis
Mountain Delight
1 - 5 Gal
Eremophila species
Emu Bush
1 - 5 Gal
Euphorbia rigida
Gopher Plant
1 - 5 Gal
Gaura species
Gaura
1 - 5 Gal
Justicia spicigera
Mexican Honeysuckle
1 - 5 Gal
Lantana species
Trailing Lantana
1 - 5 Gal
SHRUBS (Continued):
BOTANICAL NAME
COMMON NAME
SIZE
Leucophyllum species
Texas Ranger
5 - 15 Gal
Plumbago x. 'Summer Snow'
Plumbago
1 - 5 Gal
Ruellia brittoniana
Dwarf Ruellia
1 - 5 Gal
Senna species
Cassia
1 - 5 Gal
Simmondsia chinensis
Jojoba
5 - 15 Gal
Sphaeralcea a. 'Las Hamilton'
Hybrid Mallow
1 - 5 Gal
Sphaeralcea a. 'Papago Pink'
Hybrid Mallow
1 - 5 Gal
Tecoma x. 'Sunrise'
Sunrise Tecoma
5 - 15 Gal
Vauquelinia californica
Arizona Rosewood
5 - 15 Gal
Verbena rigida
Verbena
1 Gal
Verbena hybrid
Summer Beauty Verbena
1 Gal
Yucca Species
Yucca
5 - 15 Gal
-114-
EXHIBIT 25
MSA CONSULTING, INC.
PLANNING • CIVIL ENGINEERING • LAND SURVEYING
Plant Palette - Non Native Plants
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN

NTS.
-115-

EXHIBIT 26

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7895

Conceptual Street Surfaces
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN

EXHIBIT 27

N.T.S.

Date: 11/09/2010

Conceptual Bridge Design

DESERT PALISADES - ESA-SP PLANNING AREA #4

SPECIFIC PLAN

MSA Consulting, Inc.
Planning ■ Civil Engineering ■ Land Surveying
34200 Bob Hope Drive ■ Rancho Mirage ■ CA 92270
Telephone (760) 320-9811 ■ Fax (760) 323-7893