

APPENDIX B

Section 31 Specific Plan



SECTION 31

SPECIFIC PLAN

JULY 2, 2019

Prepared for:
City of Rancho Mirage, California

Applicant:
EC Rancho Mirage Holdings,
Limited Partnership

Prepared by:
MSA Consulting, Inc.
Hart Howerton
DMB Development, LLC



Section 31 Specific Plan Draft No. 5
Specific Plan No. _____

Prepared for:
City of Rancho Mirage

Applicant:
EC Rancho Mirage Holdings, Limited Partnership
c/o DMB Development LLC
7600 E. Doubletree Ranch Road
Suite 250
Scottsdale, AZ 85258

Prepared By:
MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, CA 92270

Hart Howerton
One Union Street
San Francisco, CA 94111

DMB Development LLC
7600 E. Doubletree Ranch Road
Suite 250
Scottsdale, AZ 85258



Consulting Team:**Civil Engineering/Entitlements Management**

MSA Consulting Inc
 34200 Bob Hope Drive
 Rancho Mirage, CA 92270
 (760) 320-9811
 Paul DePalatis

Lead Planners

Hart Howerton
 One Union Street
 San Francisco, CA 94111
 (415) 439-2200
 Eron Ashley
 Anna Carson

Landscape Planning

RGA Landscape Architects, Inc.
 73-061 El Paseo, Suite 210
 Palm Desert, CA 92260
 (760) 568-3624
 Jarvis Payne

EIR Consultant

Meridian Consultants
 920 Hampshire Road, Suite A5
 Westlake Village, CA 91361
 (805) 367-5725
 Tony Locacciato

Traffic Study/Mobility Design

Fehr & Peers
 101 Pacifica, Suite 300
 Irvine, CA 92618
 Paul Hermann

Crystal Lagoon Engineering

Kimley-Horn and Associates, Inc.
 600 North Pine Island Road, Suite 450
 Plantation, FL 33324
 (954) 535-5138
 Chris Falce, P.E.

Crystal Lagoon Technology

Crystal Lagoons US Corp.
 2 Alhambra Plaza, Penthouse 1B
 Coral Gables, FL 33134, USA
 (786) 228-7748
 Eric Cherasia, P.E.

Water Supply Analysis

Thomas E. Levy
 Retired General Manager-Chief Engineer
 Coachella Valley Water District
 San Clemente, CA 92673
 (949) 218-0033

Sustainability

Schweitzer + Associates., Inc.
 25422 Trabuco Rd., Ste. 105-190
 Lake Forest, CA 92630
 (949) 735-5537
 Judi Schweitzer

Marketing Study/Product Optimization

RCLCO Real Estate Advisors
 11601 Wilshire Blvd, Suite 1650
 Los Angeles, CA 90025
 (310) 203-3033
 Gadi Kaufmann



Consulting Team (Continued):**Legal Counsel**

Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP
4590 E. Thousand Oaks Blvd. Suite 100
Westlake Village, CA 91362
(805) 446-1496
James Vaughn

Fiscal Impact Study

Zimmerman Group
28202 Cabot Road, Suite 620
Laguna Niguel, CA 92677
(949) 542-7072
John Zimmerman

Development Consulting

Quill Enterprises
51245 Avenida Rubio
La Quinta, CA 92253
Paul D. Quill



TABLE OF CONTENTS

A NEW CROWN JEWEL FOR RANCHO MIRAGE.....	1
CHAPTER 1: INTRODUCTION AND SETTING.....	3
1.1 PROJECT OVERVIEW	3
1.2 ORGANIZATION	3
1.3 PURPOSE AND INTENT	4
1.4 PROJECT LOCATION.....	5
1.5 SITE CHARACTERISTICS	9
1.6 BACKGROUND AND HISTORY	11
1.7 DEVELOPMENT PLANNING.....	11
1.8 COMMUNITY OBJECTIVES	11
1.9 EXISTING GENERAL PLAN AND ZONING	12
1.10 UTILITY AND SERVICE PROVIDERS.....	15
1.11 EXISTING PUBLIC SERVICES	15
1.12 COMMUNITY INVOLVEMENT	17
1.13 ENVIRONMENTAL REVIEW	17
1.14 ENTITLEMENT PROCESS.....	17
CHAPTER 2: DEVELOPMENT PLAN.....	19
2.1 OVERVIEW	19
2.2 LAND USES.....	19
2.2.1 Land Use Categories.....	19
2.2.2 Planning Areas.....	21
2.2.3 Conceptual Land Use Plan and Summary Table	22
2.3 CIRCULATION	25
2.3.1 Vehicular Circulation Plan.....	25
2.3.2 Community Entries	31
2.3.2 Street Sections.....	32
2.3.3 Multi-Modal Circulation Plan.....	35
2.4 OPEN SPACE AND RECREATION	38
2.5 LANDSCAPE.....	41
2.6 WALLS.....	55
2.7 WATER AND SEWER.....	57



2.7.1	Domestic Water.....	57
2.7.2	Sanitary Sewer.....	57
2.8	GRADING AND DRAINAGE	60
2.8.1	Grading.....	60
2.8.2	Drainage.....	60
2.9	DEVELOPMENT SEQUENCING PLAN.....	64
CHAPTER 3: ENVIRONMENTAL SUSTAINABILITY.....		66
3.1	OVERVIEW	66
3.2	SUSTAINABLE SITE DESIGN AND INFRASTRUCTURE	67
3.3	SUSTAINABLE BUILDING DESIGN.....	68
3.4	OPERATIONAL STANDARDS	68
CHAPTER 4: TOWN CENTER DEVELOPMENT		70
4.1	TOWN CENTER OVERVIEW.....	70
4.2	TOWN CENTER PERMITTED USES	70
4.3	TOWN CENTER DEVELOPMENT STANDARDS.....	73
4.3.1	Town Center Typical Residential Lots	73
4.3.2	Primary Street Frontages	73
4.4	TOWN CENTER OPEN SPACE STANDARDS	79
4.4.1	Public Plaza Standards.....	79
4.4.2	Residential Open Space Standards for Mixed-Use Buildings.....	80
4.4.3	Open Space Standards for Multi-Family Residential Buildings	80
4.4.4	Special Open Space Provisions	81
4.5	TOWN CENTER PARKING STANDARDS.....	81
4.6	TOWN CENTER DESIGN STANDARDS	84
4.6.1	Site Design	90
4.6.2	Building Design	95
4.7	TOWN CENTER LANDSCAPE TREATMENTS.....	97
4.7.1	Open Space Landscape Treatments.....	98
4.8	TOWN CENTER SIGNAGE DESIGN	99
4.8.1	General Guidelines.....	99
4.9	TOWN CENTER LIGHTING DESIGN	100
4.9.1	Lighting Fundamentals and Guidelines	100
4.9.2	Implementation.....	100
4.9.3	Roadway Lighting	101



4.9.4	Parking Area Lighting.....	102
4.9.5	Pedestrian Area Lighting.....	102
4.9.6	Architectural Lighting.....	102
4.9.7	Landscape Lighting.....	103
4.10	TOWN CENTER WALL DESIGN.....	103
4.11	TOWN CENTER HARDSCAPE DESIGN.....	104
4.11.1	Street Furnishings.....	104
4.11.2	Paving Elements.....	104
4.11.3	Seating Areas.....	105
4.11.4	Water Features and Public Art.....	105
4.11.5	Miscellaneous Hardscape Elements.....	106
4.12	TOWN CENTER ENVIRONMENTAL DESIGN.....	106
4.13	TOWN CENTER DEVELOPMENT APPLICATIONS.....	107
4.13.1	Approval Requirements.....	107
4.13.2	Submittal Requirements.....	108
4.13.3	Required Findings.....	109
4.13.4	Amendment.....	109
4.13.5	Interpretation.....	110
4.13.6	Enforcement.....	110
CHAPTER 5: RESIDENTIAL DEVELOPMENT.....		112
5.1	OVERVIEW.....	112
5.2	SITE DEVELOPMENT.....	112
5.3	PERMITTED USES.....	112
5.4	DEVELOPMENT STANDARDS.....	115
5.4.3	Typical Residential Lots.....	115
5.5	DESIGN GUIDELINES.....	120
5.6	LANDSCAPE TREATMENTS.....	123
5.7	SIGN GUIDELINES.....	123
5.8	LIGHTING DESIGN.....	124
5.9	WALL DESIGN.....	124
5.10	HARDSCAPE DESIGN.....	125
5.11	ENVIRONMENTAL DESIGN.....	125
5.12	DEVELOPMENT APPLICATIONS FOR RESIDENTIAL AREAS.....	125
5.12.1	Approval Requirements.....	125
5.12.2	Submittal Requirements.....	126



5.12.3 Required Findings.....	127
5.12.4 Amendment	127
5.12.5 Interpretation.....	128
5.12.6 Appeals.....	129
5.12.7 Enforcement	129
CHAPTER 6: THE GRAND OASIS.....	130
APPENDIX: GENERAL PLAN CONSISTENCY ANALYSIS	134



A NEW CROWN JEWEL FOR RANCHO MIRAGE



The planned community for Section 31 (the “Community”) will be nothing less than the crown jewel of Rancho Mirage, featuring a luxurious beach environment in the heart of one of the Coachella Valley’s most prestigious cities.

Upon entering the Community, quality is reflected in every detail. This begins with a striking landscaped entry that rises slightly and upon cresting, reveals an expanse of turquoise blue water in a Crystal Lagoon® in the foreground backed by distant vistas of the rugged Santa Rosa Mountains. One’s eye is drawn to the vibrancy of the iconic Town Center with its main street featuring appealing public spaces and connectivity to high-end resorts, dining, and entertainment venues with prominent beach-front locations. At night, the water reflects the spectacular desert moonglow, enhanced by a system of artful pathways and feature lighting within this Grand Oasis™.

Well-maintained, high quality residential neighborhoods surround the lagoon on three sides, all interconnected through a network of quiet, intimate local streets emanating outward from the Grand Oasis, with its white sand beaches strategically placed along the shoreline. Landscaped paseos extend into the surrounding residential neighborhoods, providing convenient bike, pedestrian, and golf cart connections to beachfront shopping, dining, and entertainment experiences in the Town Center district. Across the Grand Oasis appears the residents’ private beach club with a variety of equipment for water activities that will appeal to all ages.

Residents will have several convenient options within the community to access the vibrant mixed-use Town Center that comprises the heart of this unique Community and provides a wide range of shopping, dining, entertainment, and leisure activities for residents, hotel guests, and the public at large. The Town Center will lead to an active beach experience featuring non-motorized water craft and beach equipment that may be accessed by resort guests and by the public for daily use by reservation only.

Beyond the physical beauty of this setting, the Community will be a center for creativity in all aspects of life. In keeping with the area’s rich history, the Community will feature careful attention to architectural detail and quality of execution for its residential and commercial buildings. Its Community governance model will include a focus on healthy living opportunities. And importantly, the Community will provide a landscape for



residents and visitors to experience a fun, playful lifestyle.

The Community will include a strong commitment to environmental stewardship and responsible building. This Specific Plan includes prominent sustainability features such as convenient alternative transportation options, innovative lighting systems, and a thoughtful energy grid designed to minimize peak loads and provide options for efficient energy storage. The Community's unique, regional water-based attraction for the City of Rancho Mirage will provide visitors with an amenity that should extend the tourist season into the warmer months when activity at traditional golf environments dramatically declines. Visitors will be drawn to this high-quality, amenity-rich destination that will foster day-to-night social vitality, where they will admire the stunning beaches and unrivaled clear-water recreational opportunities at the Grand Oasis. The City of Rancho Mirage, already an international destination, offers the ideal location for such an inimitable lifestyle attraction.

In summary, the Community will deliver development of the highest quality in an environmentally sustainable manner. Drawing inspiration from the natural desert context, the site will be richly landscaped with climate sensitive plantings. A new luxury community of this scale in the Coachella Valley would typically be anchored by one or more golf courses. The Grand Oasis with Crystal Lagoon technology will utilize a fraction of the water used by a single golf course and will use innovative technology to minimize energy, water, and chemical usage. The multi-modal pathways winding through the Community will encourage non-motorized vehicle transportation while the series of strategically-located paseos extending into each neighborhood will create a walkable neighborhood trails system. Building designs will incorporate best practices for enhancing environmental sustainability.

This Specific Plan will guide the transformation of Section 31 into a 21st-century luxury community of the highest caliber.



CHAPTER 1: INTRODUCTION AND SETTING

1.1 PROJECT OVERVIEW

This Section 31 Specific Plan (“Specific Plan”) will guide the development of the Community within an area comprised of approximately 618 acres of Section 31, a large undeveloped property in the heart of the Coachella Valley within the City of Rancho Mirage (“City”). The portion of Section 31 located on the east side of Monterey Avenue is separately owned and outside the scope of this Specific Plan. For convenience, the property that is the subject of this Specific Plan is referred to as Section 31.

Section 31 is an infill property surrounded on the north, west, and south by developed land within the City of Rancho Mirage and on the east side by properties within the Cities of Rancho Mirage and Palm Desert. Section 31 is bounded by the following roadways: 1) Gerald Ford Drive on the north; 2) Bob Hope Drive on the west; 3) Frank Sinatra Drive on the south; and 4) Monterey Avenue on the east. Section 31 is located directly across from The Sunnylands Center and Garden, owned and operated by the Annenberg Foundation Trust. The Community’s proximity to Sunnylands will play an important role in guiding future development, as the Community seeks to be accretive to the Sunnylands mission and its local significance.

The overall vision for the Specific Plan is to create a master-planned, mixed-use community oriented around a Grand Oasis, featuring a 34-acre Crystal Lagoon with a wide range of water-based recreational opportunities. Plans include luxury resort hotels and a vibrant mixed-use town center. The Specific Plan accommodates a mix of single- and multi-family residential, live/work spaces, retail, recreation, and resort hotel land uses within a residential and mixed-use development.

The creation of a fully interconnected mixed-use community on Section 31 will enable residents to utilize alternative transportation to stores, restaurants, recreational areas, and associated venues. The Community will incorporate open space areas and recreational amenities that complement the expanse of crystal clear water in the Grand Oasis available for swimming and non-motorized boating. The Community will adopt a multi-modal transportation planning approach, with publicly-accessible streets in the resort areas and Town Center and private neighborhood streets in residential areas that encourage a balanced and safe mix of vehicular, pedestrian, bicycle, and other types of non-motorized personal transport vehicles.

This Specific Plan provides important guidance necessary for a cohesive development of the Community over time so that planned improvements will be able to proceed with certainty for the initial phases while allowing flexibility for future phases of the Community to respond to market demands and innovations in construction. Coordinated planning efforts have brought together the property owner, EC Rancho Mirage Holdings Limited Partnership (“ECRMH”), and the City as participants in an integrated and unified vision for Section 31.

1.2 ORGANIZATION

The Specific Plan is organized in six chapters, as described below:

- ▶ Chapter 1, Introduction & Setting: This section provides an overview of the document, project setting



and history, legislative authority for the Specific Plan, entitlement process, and other contextual information.

- ▶ Chapter 2, Development Plan: This section describes the primary development plan components required for orderly development of the Community. These include land use, circulation, open space and recreation, landscape, water and sewer, grading and drainage, and characteristics of designated planning areas.
- ▶ Chapter 3, Environmental Sustainability: This section describes strategies that will be adopted to reduce and manage the Community’s energy demands, multi-modal transportation planning, efficient use of natural resources, lighting standards and compliance with the City’s overall sustainability goals.
- ▶ Chapter 4, Town Center Development: This section outlines the broad design approaches and themes intended to guide the visual appearance of future development in the resort areas and Town Center, including residential buildings within the Town Center area. This section also covers development regulations, allowable uses and administrative procedures for processing development applications within the Town Center. Specifically, this section details the site, building, landscape, signage, lighting, wall, hardscape, open space, parking and environmental sustainability design guidelines for the Town Center including resorts.
- ▶ Chapter 5, Residential Development: This Section outlines broad design approaches and themes intended to guide the visual appearance of future development in neighborhood residential areas. This section also covers development regulations, allowable uses and administrative procedures for processing development applications for the Residential land use category. Specifically, this section details the site, building, landscape, signage, lighting, wall, hardscape, open space, parking and environmental sustainability design guidelines for the Residential land use category.
- ▶ Chapter 6, Lagoon Development: This section describes the design and operational requirements for the Grand Oasis using Crystal Lagoon’s technology.

1.3 PURPOSE AND INTENT

This Specific Plan is intended to: 1) create a guidebook for future owners and occupants to understand what the City will require to approve future development plans; and 2) to meet legal requirements to establish a comprehensive structure for development including land uses, circulation and infrastructure, design guidelines, and development regulations. The Specific Plan is intended to ensure quality development consistent with the goals, objectives, and policies of the City’s General Plan, while accommodating livability, innovation, and creation of a sense of place.

While this Specific Plan defines the general location, type, and amount of development contemplated within the Community, it is intended to provide a high degree of flexibility to allow development to respond to future consumer demands and opportunities in the marketplace.

This document has been prepared pursuant to California Government Code Section 65450, which grants local governments the authority to prepare specific plans as a systematic means of implementing their



General Plan. California Government Code Sections 65450 through 65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate overall consistency with the General Plan. This document also conforms with Section 17.54 of the Rancho Mirage Municipal Code, which authorizes the use of Specific Plans and provides guidance for their preparation.

1.4 PROJECT LOCATION

Section 31 is located approximately 105 miles from the City of Los Angeles and the Pacific coast, approximately 180 miles from the City of Las Vegas, and approximately 250 miles from the Phoenix/Scottsdale metropolitan region. As shown on Figure 1.1, Regional Location Map, Section 31 is situated in the westerly portion of the Coachella Valley within the corporate limits of the City of Rancho Mirage, Riverside County. The Community will be accessible from Interstate 10 by way of Bob Hope Drive and Monterey Ave and is bounded by the following roadways: 1) Gerald Ford Drive to the north; 2) Bob Hope Drive on the west; 3) Frank Sinatra Drive on the south; and 4) Monterey Ave on the east. Section 31 is located directly across Bob Hope Drive from the historic Sunnylands Estate.

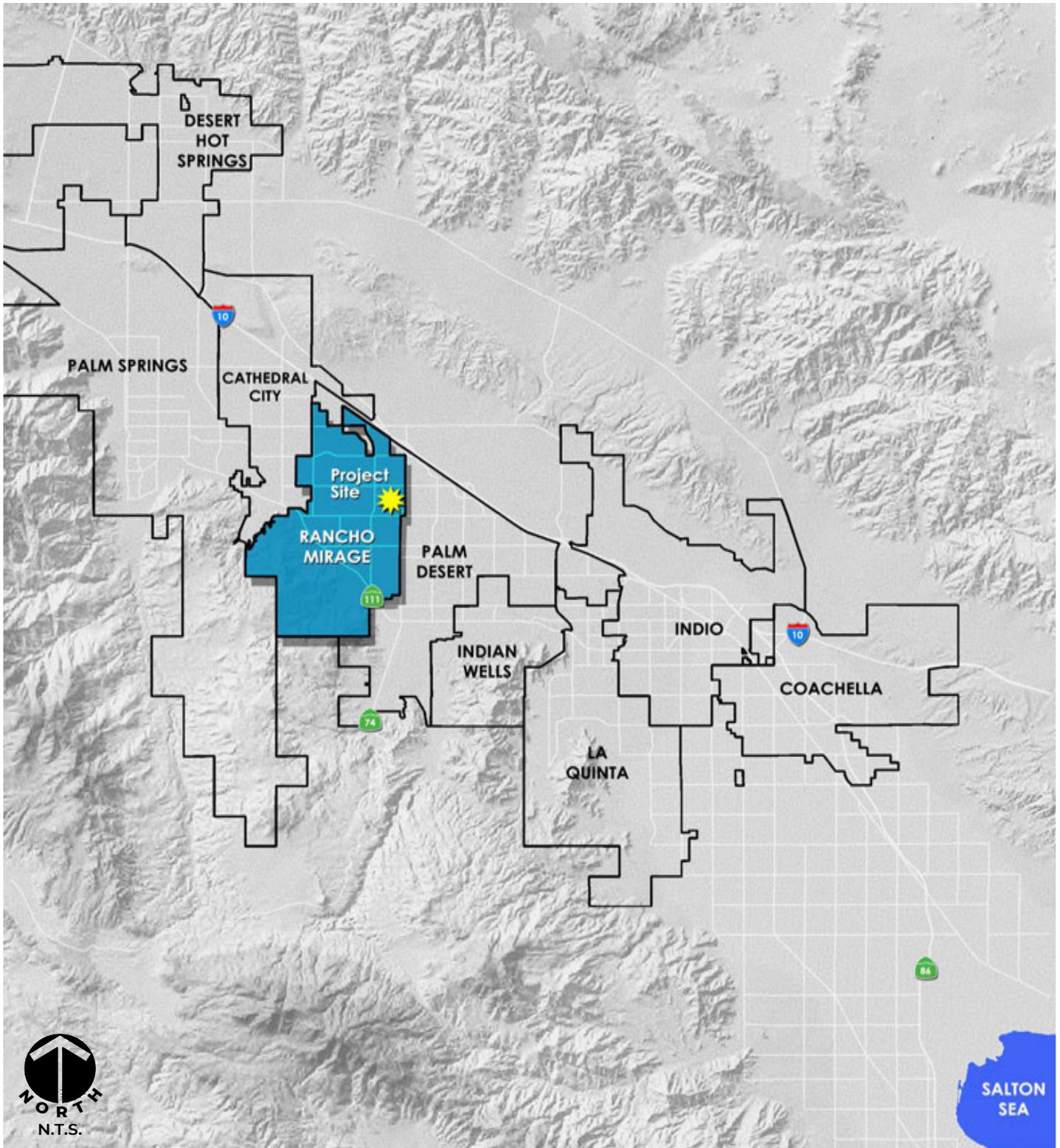
Section 31 consists of 2 parcels totaling approximately 618 acres (APN: 674-430-016 and APN: 685-220-006). Figure 1.2, Local Vicinity Map, depicts the physical setting of the property. Surrounding land uses are listed in Table 1.



TABLE 1: SURROUNDING USES

	JURISDICTION	LAND USE AND ZONING	EXISTING USE
North	Rancho Mirage	R-L-2, R-L-3, O	Single Family Homes, Vacant Land
South	Rancho Mirage	OS-PV, R-E, R-L-2, R-L-3, O, Rs-H (Proposed)	Rancho Mirage Country Club and Homes, Estate Homes, Medical Offices
East	Rancho Mirage, Palm Desert	C-G, PR, C-R/H	Shadow Ridge Condo and Golf Resort, Vacant Land
West	Rancho Mirage	C-N, P, R-L-2, OS-PV	Shopping Center; Sunnylands Estate, Visitors' Center, and Administrative Buildings; and Vacant Land
<p>Rancho Mirage Land Use and Zoning Designations:</p> <p>R-E (Residential Estate) / R-L-2 (Very Low Density Res-2DU/acre) / R-L-3 (Low Density Res-3DU/acre) / O (Office) / OS-PV (Open Space Private) / C-N (Neighborhood Commercial) / C-G (General Commercial/Rs-H (Resort Hotel) / P Public/Quasi-Public</p>			



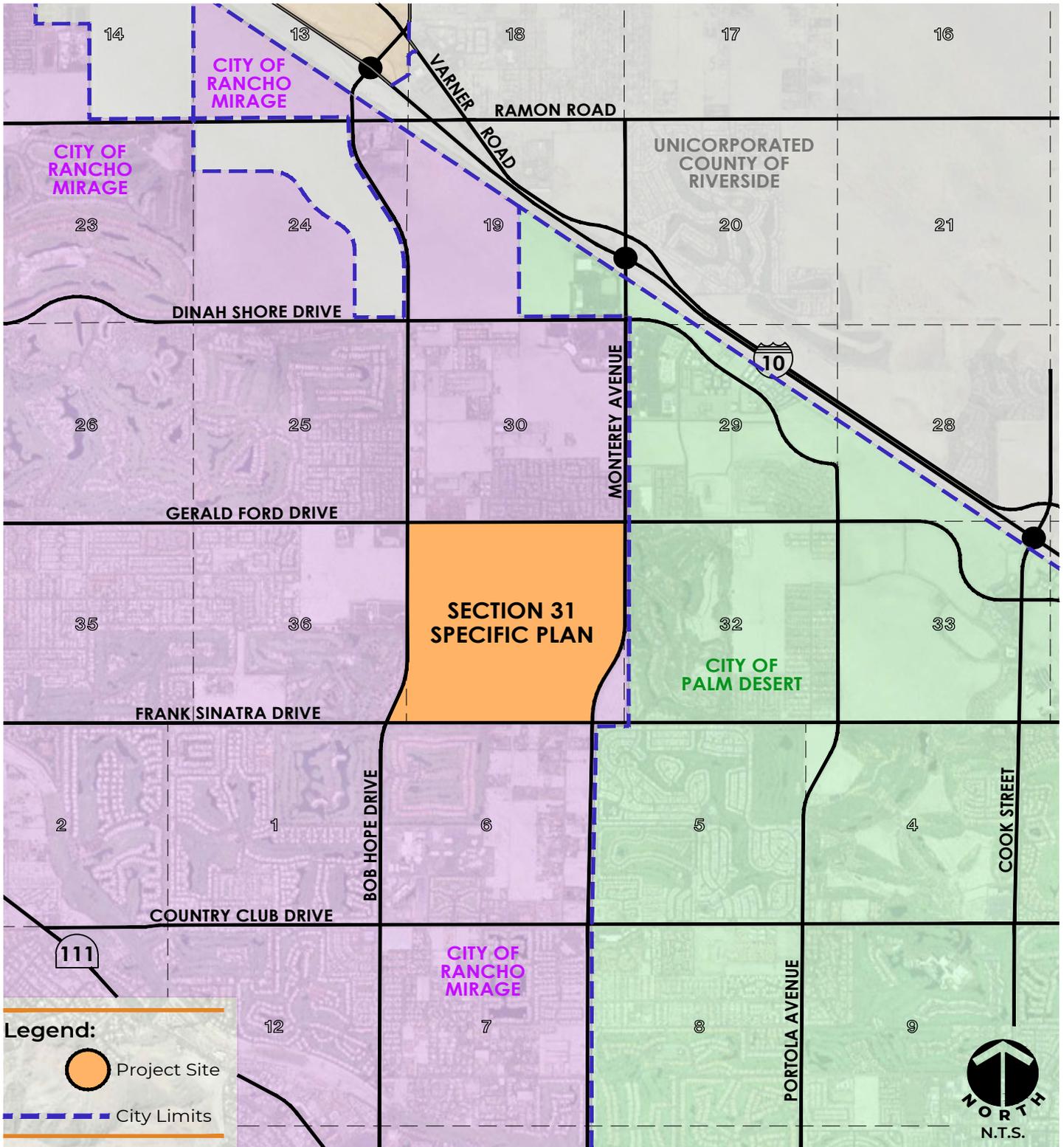


SOURCE: MSA CONSULTING, INC.

EXHIBIT DATE: MAY 30, 2019

REGIONAL LOCATION MAP FIGURE 1.1





SOURCE: MSA CONSULTING, INC.

EXHIBIT DATE: JANUARY 31, 2019

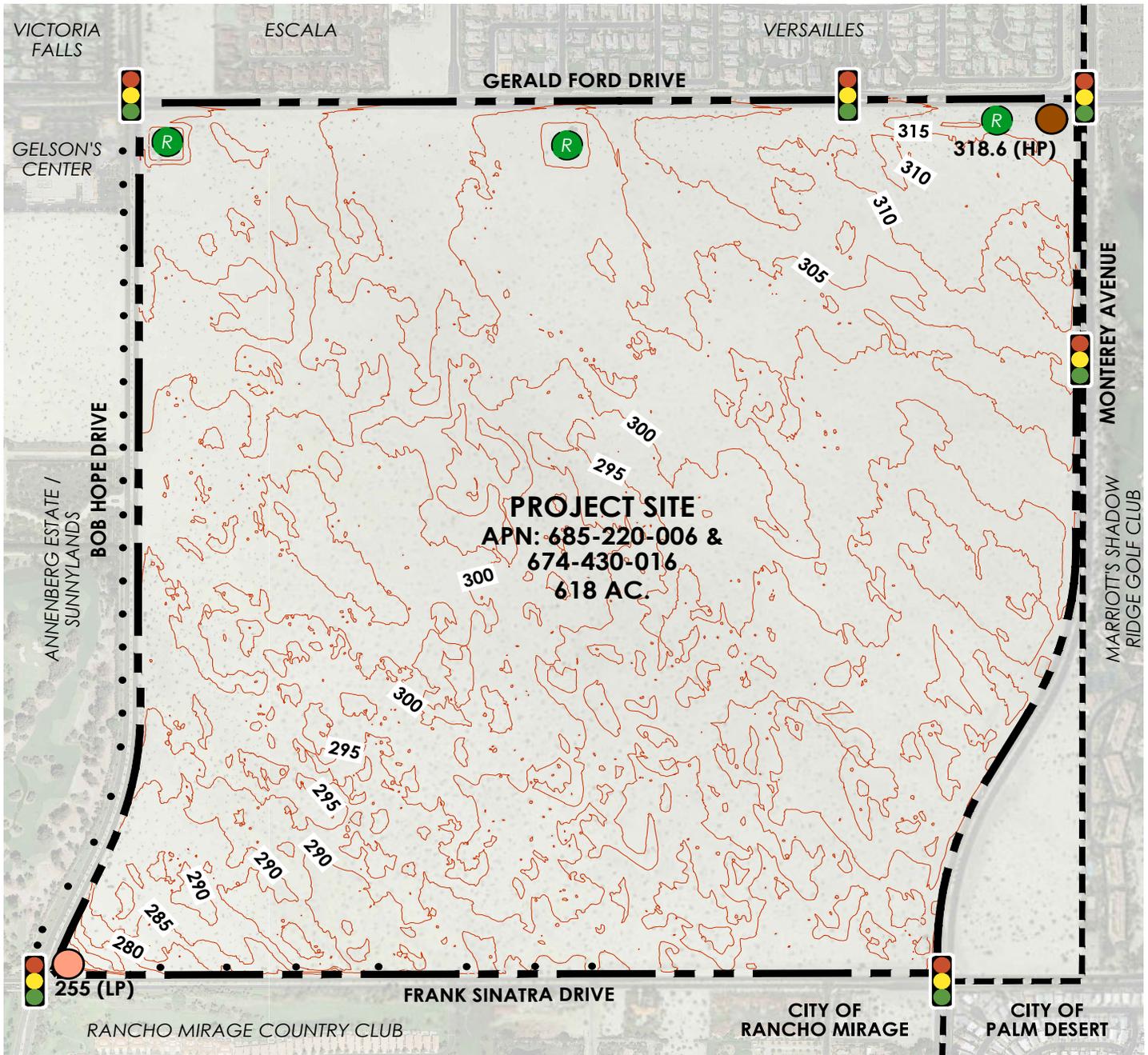
**LOCAL VICINITY MAP
FIGURE 1.2**



1.5 SITE CHARACTERISTICS

As shown in Figure 1.3, Existing Site Conditions Map, Section 31 consists entirely of vacant land. The land is characterized by predominantly flat to gradually sloping desert terrain with scattered native and invasive vegetation. It is surrounded by fully improved major roadways that include 4-6 travel lanes, striped bike lanes, curb, and gutter. Improvements on the property also include surface retention basins along the northern property line that accept storm water runoff from adjacent roadways. Overhead Southern California Edison 115 kv power lines exist parallel to Frank Sinatra Drive west of Vista Del Sol and along the west side of Bob Hope Drive south of the Sunnylands entry, with stabilizing wires extending across to the right of way adjacent to the western boundary of Section 31.





Legend:

- Project Boundary
- City Limits
- Existing Retention Area
- Existing Project High Point
- Existing Project Low Point
- Existing Power Pole
- Existing Traffic Signal



SOURCE: MSA CONSULTING, INC.

EXHIBIT DATE: JANUARY 31, 2019

**EXISTING SITE CONDITIONS
FIGURE 1.3**



1.6 BACKGROUND AND HISTORY

Section 31, which was several decades ago an asset of the Annenberg Estate, consists of roughly one square mile, equivalent to approximately 27 million square feet, of undeveloped land located centrally in the heart of the Coachella Valley. In 1977 the site was sold by the Annenberg Estate to investors which fractured sole ownership of the property into a 60/40 split. In 1993, The Eagle Specific Plan (The Eagle) was adopted for the project site. The Eagle proposed a golf course community of approximately 650 acres, which included associated residential, recreational, and commercial uses within the project area. Due to financing challenges and bankruptcy of one of the property's former owners, Section 31 remained undeveloped and The Eagle Specific Plan was never implemented. In 2017, the current owners entered into a contract to purchase Section 31 and began negotiations with the Annenberg Foundation Trust to amend the Covenant Agreement originally executed in 1977 between the Trust and the former owners to allow development of one or more resort hotels as part of the plans. The Covenant Agreement was successfully amended in December of 2017. In early 2018, the purchase of Section 31 by ECRMH was completed.

1.7 DEVELOPMENT PLANNING

The Community has been designed to accommodate a blend of land uses through the creation of four distinct yet complementary Planning Areas, and three Land Use Categories that will allow orderly yet innovative development to occur within Section 31.

1.8 COMMUNITY OBJECTIVES

The vision for the Community includes a wide array of residential uses to accommodate year-round residences, together with resort housing opportunities for recreational stays, and retail and recreational opportunities to serve those areas. The Specific Plan includes an overview of land uses, multi-modal transportation designs, site development criteria, and design guidelines to promote the Community's long-term development of innovative, well-designed, high-quality residences that are suitable for the natural character of the site. For the mixed-use areas, this Specific Plan provides a structure for review of proposed land uses, taking into consideration size and shape of parcels, proximity to adjacent uses, and the overall compatibility with the Specific Plan goals.

The following objectives have been established for the Community to ensure that development will be consistent with thriving community life, will include sustainable features, provide positive economic returns, and offer significant architectural contributions to the area:

- ▶ To reflect consistency with the goals and policies of the Rancho Mirage General Plan.
- ▶ To create a unique landmark community on one of the last remaining large, centrally located, vacant parcels in Rancho Mirage, offering a wide range of high quality innovative housing types varying in density and design.
- ▶ To create a 21st-century, sustainable development project that will include extensive use of landscaping that is suitable for the native desert environment and feature responsible uses of natural



resources, including opportunities for creative approaches to lighting and energy storage and management consistent with the goals of the Rancho Mirage Energy Authority.

- ▶ To develop the property in a manner that reduces vehicular traffic and provides linkage of residential neighborhoods to the Grand Oasis and the Town Center with paseos for walking and biking and other alternative transportation.
- ▶ To design a high-quality, master planned community featuring residential, hotel, mixed-use, and commercial development oriented around a Crystal Lagoon offering substantial new public recreational opportunities to extend the tourism season in Rancho Mirage.
- ▶ To develop the property in a manner that is compatible with surrounding development, including the Sunnylands Center, by applying appropriate planning, landscaping, and architectural design approaches.
- ▶ To create a vibrant resort and mixed-use development that will generate Transit Occupancy Tax (TOT) and sales tax revenue for the City of Rancho Mirage to support long-term economic stability, while also honoring the legacy and history of the area.
- ▶ To create cohesive, central theming for common elements and features while also encouraging high-quality, innovative, and creative design.
- ▶ To allow flexibility to respond to changes in commercial, hotel, and residential market demand such that the Community can be effectively marketed, funded, and constructed.

1.9 EXISTING GENERAL PLAN AND ZONING

The Rancho Mirage General Plan, updated in late 2017, establishes the City’s policy relative to the planned future pattern, intensity, density, and relationships of land uses in the City and the various infrastructure systems needed to effectively support those land uses. This Specific Plan implements the Rancho Mirage General Plan by bringing detailed policies and regulations together into a focused development plan for Section 31. It serves as a link between the Rancho Mirage General Plan and subsequent implementation of development proposals within the Specific Plan area. The Specific Plan is a regulatory document which, when adopted by the Rancho Mirage City Council, will govern all facets of project development including the distribution of land uses, provision of supporting infrastructure, as well as development standards and regulations.

Figure 1.4, Existing Land Use and Zoning Map, displays the existing General Plan Land Uses and Zoning designations for the site as “R-L-2 (Very Low Density Residential)”, allowing a density of up to 2 dwelling units per acre (du/ ac), and “Rs-H (Resort Hotel)”.

According to the Rancho Mirage Zoning Code, areas designated as a Specific Plan Overlay Zoning District require the preparation of a specific plan.

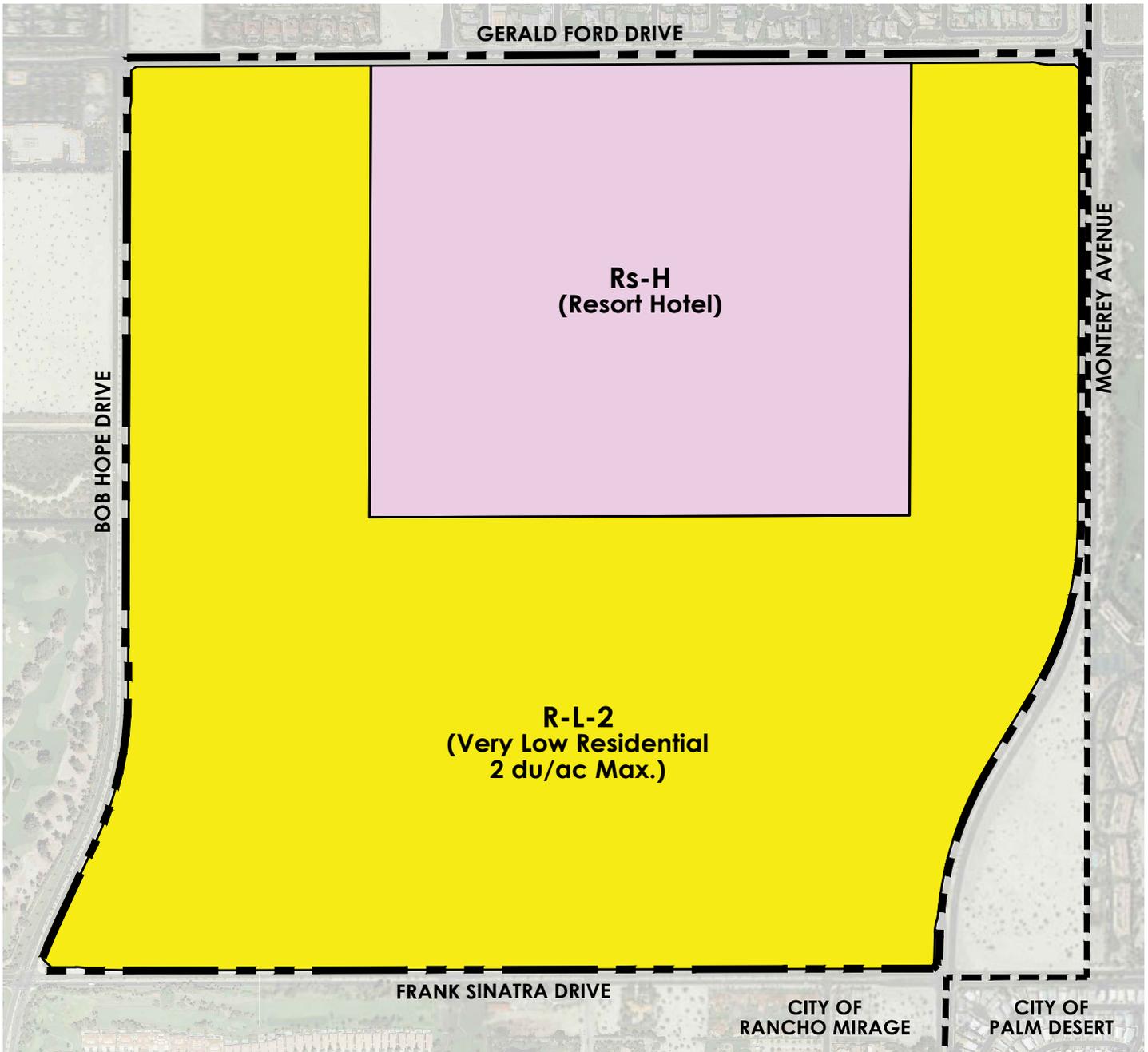
“A specific plan adopted by ordinance shall replace the base zoning district for the subject property, and the development standards and guidelines identified in the specific plan shall take precedence



over the general standards and guidelines contained in this title.”

The Rancho Mirage General Plan (2017, Exhibit 3, Specific Plan Areas in Rancho Mirage) identifies Section 31 as an area targeted by the City for preparation of a specific plan.





Legend:

-  Project Boundary
-  City Limits
-  R-L-2
Very Low Density Residential
-  Rs-H
Resort Hotel



SOURCE: CITY OF RANCHO MIRAGE

EXHIBIT DATE: JANUARY 23, 2019

**EXISTING LAND USE AND ZONING MAP
FIGURE 1.4**



1.10 UTILITY AND SERVICE PROVIDERS

The Specific Plan area is located within the service area of the utility and service providers as listed in Table 2.

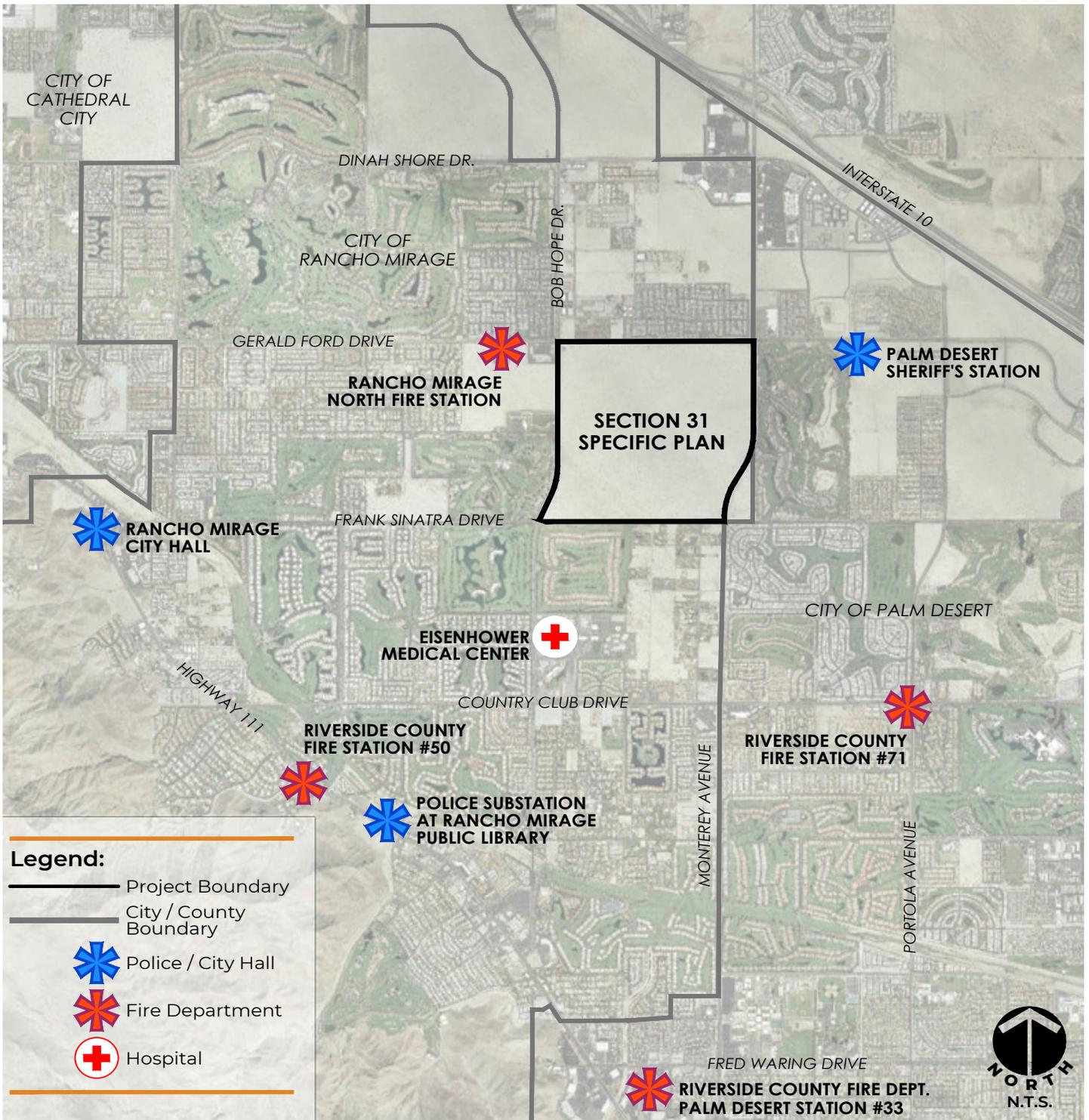
TABLE 2 UTILITY AND SERVICE PROVIDERS

	Agency	Address	Phone
Sewer	CVWD	75-525 Hovley Lane, Palm Desert, CA. 92211	760.398.2651
Water	CVWD	75-525 Hovley Lane, Palm Desert, CA, 92211	760.398.2651
Natural Gas	Southern California Gas	P.O. Box 3150, San Dimas, CA. 91773	877.238.0092
Electric	SCE	P.O. Box 800, Rosemead, CA 91770	800.655.4555
Cable TV	Spectrum	44-425 Town Center Way Ste H, Palm Desert CA 92211	866.874.2389
Police	County of Riverside	86-625 Airport Blvd., Thermal, CA 92274	760.863.8990
Fire	County of Riverside	77-933 Las Montanas Rd #201 Palm Desert, CA 92211	760.869.8886
Solid Waste	Burrtec	41575 Eclectic Street, Palm Desert, CA. 92260	760.340.2113
Schools	DSUSD	47-950 Dune Palms Road, La Quinta, CA. 92253	760.777.4200
Telephone	Frontier Communications	9 South 14th St., Redlands, CA 92373	844.903.2037

1.11 EXISTING PUBLIC SERVICES

Section 31 is located near existing Public Services such as police and fire stations and the Eisenhower Medical Center. See Figure 1.5 Existing Public Services for a map of these services.





SOURCE: MSA CONSULTING, INC.

EXHIBIT DATE: JANUARY 31, 2019

**EXISTING PUBLIC SERVICES
FIGURE 1.5**



1.12 COMMUNITY INVOLVEMENT

ECRMH has been in regular communication with the Annenberg Foundation Trust, owner of the Annenberg Estate and Sunnylands Center to the west of Section 31, since early 2017. Public outreach for this project is expected to include meetings with neighboring community groups, adjacent property owners, and homeowners associations, such as the Versailles and Escala Community Associations to the north, the Rancho Mirage Country Club Homeowners Association to the south, the Desert Island Community Association and “The S” at Rancho Mirage to the southwest, and the Marriott’s Shadow Ridge Resort to the east. Community outreach also may include other key local community stakeholders such as the Agua Caliente Band of Cahuilla Indians. Discussions are already underway with the Coachella Valley Water District (CVWD).

1.13 ENVIRONMENTAL REVIEW

The project is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines, an Initial Study has been prepared for the Specific Plan to identify the potential environmental effects of the project. Based on this preliminary review, the City determined preparation of an Environmental Impact Report (EIR) is required for the Specific Plan to comply with CEQA.

The EIR will evaluate any potential environmental impacts associated with the development as described in this Specific Plan and appropriate measures to mitigate these impacts. All mitigation measures identified in the EIR and adopted by the City will be identified in a Mitigation Monitoring Program to define the timing and other requirements for implementing these mitigation measures as the Community is developed over time. All individual development projects within Section 31 will be reviewed for consistency with the Specific Plan to determine if supplemental environmental review documentation is needed pursuant to CEQA Guidelines.

1.14 ENTITLEMENT PROCESS

Approval of the following entitlements will implement this Specific Plan:

- ▶ General Plan Zoning Map Amendment – The City’s General Plan will be amended, as necessary, to provide for development consistent with this Specific Plan.
- ▶ Development Agreement – This Specific Plan is accompanied by a Development Agreement that establishes special terms beneficial and mutually agreeable to both the City and the Developer to facilitate development of the Community and to vest the Community’s approvals. The Development Agreement provides for water fees and public improvements, including potential future undergrounding of utility lines, to be financed with improvement district bond financing as permitted under California law.
- ▶ Master Tentative Tract Map – Subdivision of the Community into development phases and sale parcels and the definition of backbone infrastructure systems shall require approval of a Tentative Tract Map (TTM) by the Rancho Mirage Planning Commission (PC) and City Council (CC) as outlined in Chapter 16.12 of the Rancho Mirage Municipal Code (RMMC).



- ▶ Residential Tentative Tract Maps – Subdivision of residential neighborhoods into buildable lots and tracts for amenities and open spaces shall require approval of a TTM by the PC and CC as outlined in Chapter 16.12 of the RMMC. Upon filing a TTM application, City staff will review the design for consistency with this Specific Plan, other relevant City Zoning regulations, and compliance with acceptable engineering design criteria.
- ▶ Final Tract Map - Following TTM approvals, the applicant must record a Final Tract Map to establish legal residential lots for sale as outlined in Chapter 16.16 of the RMMC. Prior to recordation, the applicant must provide final improvement plans for streets, utilities, grading, and landscaping and satisfy relevant conditions of approval. The final map reflects the requirements, standards, design, and intent of the approved TTM, as determined by the Development Services Director. At this stage, the final design of residential units assigned to a particular neighborhood will be confirmed.
- ▶ Development Plan Permits – All implementing Lagoon, Residential, and Mixed-Use Core development proposals within the Specific Plan area shall be subject to the Development Plan Permit process outlined in Chapter 17.42 of the RMMC including Preliminary Development Plan (PDP) and Final Development Plan (FDP) approvals. Production housing units, multi-family projects or individually designed custom homes may require separate Development Plan Permits. This is intended to ensure that individual project architecture, landscape, and site design has been reviewed by the Architectural Review Board (ARB), PC, and CC and found consistent with the design guidelines established in this Specific Plan, and the applicant will certify that the Developer of the Community has reviewed the plans for consistency with the Community’s governing documents and detailed design standards.
- ▶ Conditional Use Permit – A small number of uses in resort and mixed-use areas may be site sensitive and require approval of a Conditional Use Permit (CUP) as outlined in Chapter 17.48 of the RMMC.



CHAPTER 2: DEVELOPMENT PLAN

2.1 OVERVIEW

This Specific Plan encourages innovation in design, materials, colors, and methods of presentation of the highest quality in every aspect of the Community. The Specific Plan provides a guidebook for development of up to 175,000 square feet of combined office, restaurant, and neighborhood commercial uses along with a combined total of 1,932 residential units and hotel-branded residential units and 400 hotel keys, designed and planned as an artful representation of placemaking of the highest caliber. These engaging uses will bring the Community to life, complete with a luxury resort-hotel complex, a residents' beach club, a mixed-use Town Center with a publicly accessible beach, and multiple residential villages organized around a multi-use Grand Oasis.

2.2 LAND USES

The Community fabric is made up of a variety land uses, including residential products to provide housing for a broad range of potential residents, with smaller residential units at higher densities generally located near the Grand Oasis and Town Center, and larger residential lots at lower densities located along the boundaries adjacent to existing residential developments. This mix of housing types adds visual interest to the social environment and street scenes.

This subsection illustrates the residential and other land use categories proposed in the Specific Plan and the Planning Areas where specific uses will be located. For additional detail, a Conceptual Land Use Summary (Table 3) provides the acreages, residential units, and non-residential building square footages proposed within the Community.

It should be noted that the location and amount of land uses depicted in this Specific Plan are conceptual and will be further refined through implementing entitlement approvals (e.g. Tentative Tract Maps, Preliminary and Final Development Plans) and final engineering design documents.

2.2.1 Land Use Categories

Lagoon (LAG) – The Lagoon land use designates a multi-use, Crystal Lagoon, which is a clear water recreational feature referred to as the “Grand Oasis”, as the key organizing and defining amenity for the Community. This category consists of approximately 34 acres near the center of the site and corresponds with the edge of the water-body, which is not yet precisely defined and a retaining wall to anchor the lagoon liner. The Grand Oasis will include a tract of approximately 8 acres generally meandering around the Grand Oasis to accommodate a multi-use public trail and a landscaped perimeter tract to separate the trail in areas where it nears the water’s edge. This tract, including the public trail and related shoreline development and restaurant or residential uses that extend on cantilevered structures over the water, will be guided by the adjoining Mixed-Use Core and Residential land use designations identified in this Specific Plan. All such development proposals will be submitted for individual review with Development Plan permit applications as planning progresses.



Mixed Use Core (M-U CORE) - The Mixed-Use Core land use category is the most intense, compact, and diverse component of the Specific Plan and applies to approximately 80 acres located in the northeastern portion of the Community. It contains two complementary components, Resort Hotels and Town Center, that combine to promote a vibrant mix of multi-family residential, resort hotel, restaurant, and beachfront recreation connected to a main street lined with shops and services. The development goal for this area is to create a unique and walkable shopping, working, and living experience in a beachfront resort atmosphere.

The resort hotel component of the Mixed-Use Core land use designation envisions destination resort hotel units in multiple buildings with complementary uses on approximately 40 acres at the north and east of the Grand Oasis. To facilitate this, the Mixed-Use Core allows hotels and destination resorts, resort-branded residential units, and beachfront recreation, with ancillary commercial uses, including restaurants, resort-serving retail, and health spas that directly support and enhance the primary resort hotel uses.

The Town Center component of this land use designation envisions a main street reminiscent of a beach town lined with mixed-use buildings exhibiting the horizontal and/or vertical integration of first floor commercial and services with housing and office uses above or in close proximity, creating a potential live-work environment. This will serve as the entertainment zone for the Community, with a variety of unique dining and music venues. The main street will terminate at the lagoon with a public beach serving as a focal amenity. A boutique hotel, integrated as part of the mixed-use environment, is permissible above ground-floor uses that include retail, restaurant, and hotel uses other than guest rooms.

Although the Mixed-Use Core designation allows for the greatest variety of land uses, it does not require a pre-determined mix to optimize the opportunity for creative design. A variety of residential units, including rental or for-sale units, are allowed within the Mixed-Use Core at varying densities greater than in the balance of the Community, generally at 18-30 dwelling units per net acre. Neighborhood-scale shopping will allow a variety of uses, including small markets and drug stores, banks, barber/beauty salons, dry cleaners, restaurants, service businesses, commercial recreation, and similar uses. Vertically-integrated mixed-use buildings, low-rise neighborhood commercial buildings, and low- to mid-rise residential buildings are envisioned for this area.

Residential - The Residential land use category outside the Lagoon and Mixed-Use Core land use areas accommodates residential neighborhoods for a total of approximately 1,202 units on approximately 504 acres of land including parks and open space. Residential development will consist of single family detached homes, attached dwelling units in a variety of configurations within the areas closest to the Grand Oasis and Town Center, and amenities, including a private beach club and neighborhood parks. The density of the Residential land use ranges from 1-20 dwelling units per net acre. The lower densities occur in the western Planning Areas, with lowest density of one unit per acre generally along Bob Hope Drive. Densities gradually increase toward the Grand Oasis and Town Center. Residential building heights will be primarily one story with two- and three-story buildings located near the Grand Oasis and within the Town Center.



2.2.2 Planning Areas

The Specific Plan aims to foster the development of a well-conceived and thoughtfully planned development demonstrating design innovation with the flexibility to respond to market demands. To do this, the Specific Plan is organized around separate Planning Areas with physical boundaries that generally correspond with the Community's interior roadway network, series of radial paseos, and the edge of the Grand Oasis. The Planning Areas have also been delineated to predict possible future ownership patterns and enable the Community to be constructed in an incremental fashion by various builders while still achieving a unified, comprehensive whole. Each Planning Area is designed to have some frontage on the Grand Oasis, which will be constructed in the initial phase, while development around the lagoon edges will follow in response to market demand. This will allow for uses adjoining the shoreline to develop incrementally as specific, high-quality project proposals from end-users are brought forward, as well as allowing the organic integration of multiple product types extending from the Grand Oasis to the Community perimeter. Each Planning Area is described below and subject to a detailed list of land uses and development standards as detailed in Chapters 4 and 5. The higher density areas within each Planning Area will be considered flex parcels where varying unit counts and densities may be accommodated when approved in a Final Development Plan.

Town Center Planning Area (TC) - The Town Center Planning Area includes resort hotels and cluster housing types within an area of approximately 80 acres of mixed-use land situated in the northeast quadrant of Section 31. This planning area could yield up to 175,000 square feet of combined restaurant and entertainment destinations, shops and multi-family projects; up to 400 hotel keys; and up to 731 residential dwelling units, including up to 230 branded resort units, creating a vibrant new destination for all of Rancho Mirage. This area will be subject to detailed planning for City review and approval through the PDP process once specific resort hotel, mixed-use, and residential developers have been identified. The Town Center Planning Area will feature appealing outdoor spaces and beachfront development adjacent to the Grand Oasis accessible to the public from the main entry on Monterey Avenue and a secondary public entry on Gerald Ford Drive. A stand-alone parking structure is permissible set behind retail and commercial buildings.

Planning Area 1 (PA 1) - PA 1 includes the 34-acre Grand Oasis and approximately 198 acres of residential and open space land situated in the northwest quadrant of Section 31. The exact size, mix, and location of the buildings and uses will depend on future ownership decisions and market demands. PA 1 could yield up to 394 units. It is anticipated that early market demand for multi-family, attached residential products will be accommodated in an area near the Grand Oasis which includes the private residents' Beach Club. A group of Estate lots is planned along the shoreline near the Beach Club.

Planning Area 2 (PA 2) - PA 2 includes approximately 146 acres for residential and open space land situated on the southwest quadrant of Section 31. PA 2 has a Residential land use designation and proposes the development of a mix of residential products from the Grand Oasis shore to the western perimeter of the Community, including multi-family, attached and detached products. PA 2 could yield up to 260 residential units. Estate lots in the western portion of PA 2 near Bob Hope Drive would be the largest and least dense in the Community, generally at 1 acre in size.

Planning Area 3 (PA 3) - PA 3 includes approximately 161 acres of residential and open space land



situated in the southeast quadrant of Section 31. This Planning Area may feature an additional residents' amenity. PA 3 has a Residential land use designation and would allow a variety of housing types located on varied lot sizes in residential neighborhoods. PA 3 could potentially yield up to 547 residential units.

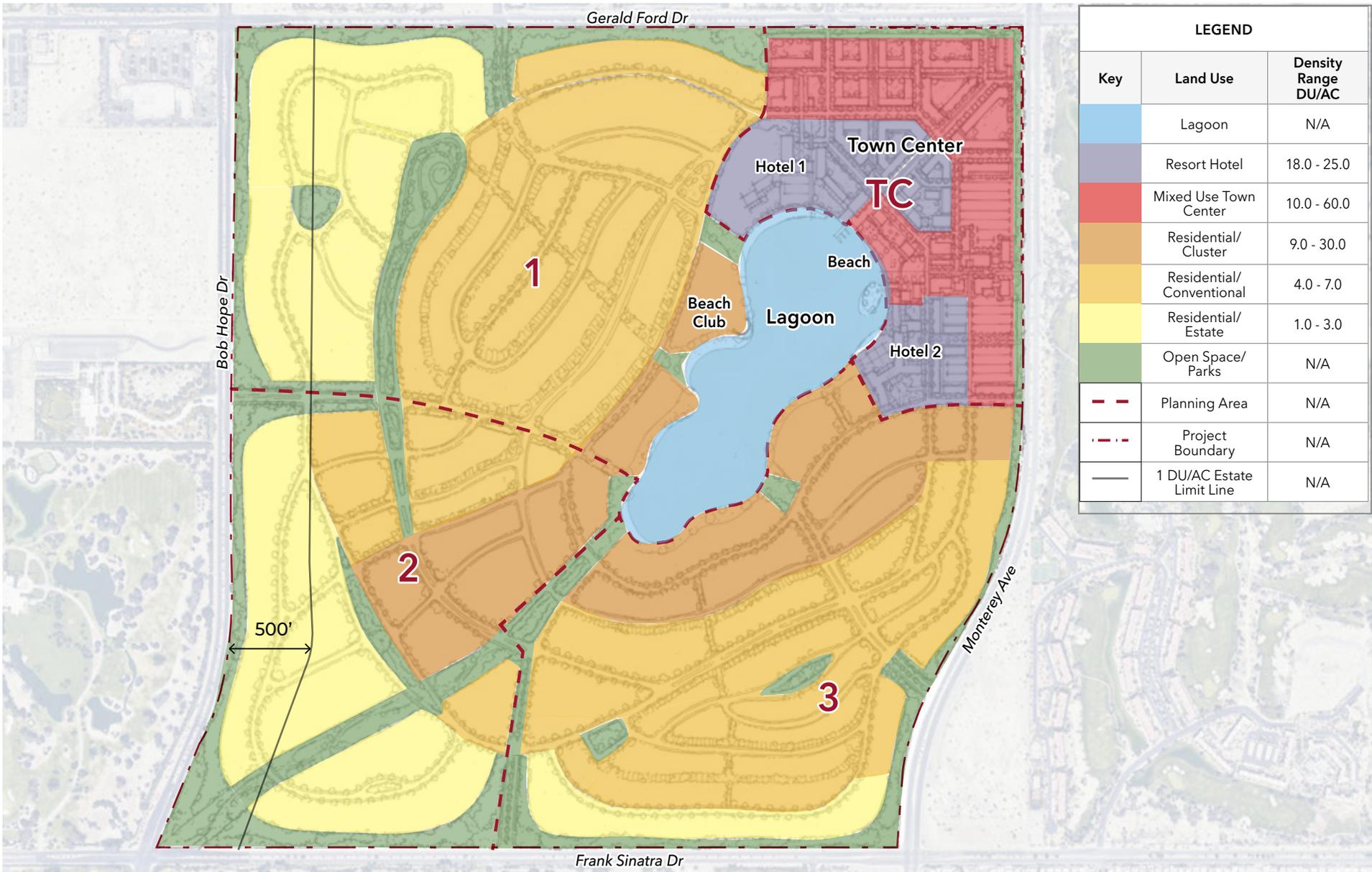
2.2.3 Conceptual Land Use Plan and Summary Table

The development regulations and guidelines within the Specific Plan permit a range of uses and intensities. To gain an understanding of what could be developed under the Specific Plan, and to understand the Community's potential needs and impacts, the combination of Figure 2.1, Conceptual Land Use Plan, and Table 3, Land Use Summary by Planning Area, presents a distribution of the potential mix of residential and non-residential uses. It is important to recognize that such uses and locations are likely to change, excepting the areas designated for lower density in the western portions of Planning Areas 1 and 2, which will not receive greater density.

Areas identified as Conventional or Cluster residential on the Conceptual Land Use Plan (Figure 2.1) will be considered flex parcels, capable of interchangeable residential building solutions that range from custom lots to higher density attached residential units, none of which will modify the core design of the site plan, including Planning Areas and the Community's mobility system. This concept provides progressive flexibility as the Community evolves to optimize planning and marketing decisions. Changes to the distribution, configuration, and location of residential units within or between Planning Areas is permitted provided that the maximum 1,932 dwelling units allowed by the Specific Plan are not exceeded and the general density structure on Figure 2.1, Land Use Plan, is maintained.

The amount and types of development shown in the land use summary and described in detail in this Specific Plan serve as the basis for the analysis of the proposed Community for the Specific Plan's Environmental Impact Report (EIR). The exact type, location, and amount of uses within each Planning Area will be determined during the tract map and Preliminary Development Plan review process and may be modified from time to time to address market conditions. A Final Development Plan may exceed the individual square footage figures identified in the land use summary for areas targeted for greater density near the Grand Oasis and Town Center, so long as the overall intensity of uses evaluated by the EIR are not exceeded.





SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 21, 2019
CONCEPTUAL LAND USE PLAN
FIGURE 2.1



Conceptual Land Use Summary

Planning Area	Land Use Category	Typical Permitted Uses											Gross Land Area (Acres)	Non Resi. Building (SF)	Max. Dwelling Units (DU)	Max. Hotel/Resort (DU)	
		Neighborhood Commercial	Restaurants	Office/Service	Resort Hotel	Mixed-Use	Commercial Recreation	Open Space/ Parks	Multi-use Lagoon	Residential Estate	Residential Conventional	Residential Cluster					Multi-Family Residential
PA TC	MU CORE													79.8	175,000	731	400
PA 1	LAG, RES													231.5		394	
PA 2	RES													145.8		260	
PA 3	RES													160.9		547	
TOTAL												618	175,000	1,932	400		

SOURCE: HART HOWERTON

EXHIBIT DATE: JUNE 4, 2019

TABLE 3 CONCEPTUAL LAND USE SUMMARY

2.3 CIRCULATION

Vehicle and pedestrian circulation systems are an important component of every development project. This Specific Plan is designed to promote alternative forms of transportation while still providing for vehicular access through a roadway network that interconnects all land uses within the Community. The following sections provide an overview of the circulation system proposed for Section 31.

This Specific Plan takes a multi-modal approach to circulation system planning within the Community. This design seeks to decrease automobile dependency by providing transportation facilities for a variety of user groups including motorists, cyclists, pedestrians, and drivers of electric vehicles. With this goal in mind, the backbone system of circulating roadways throughout the Specific Plan with multiple public and private access points will serve as vehicular and multi-use transportation routes for residents and visitors. Convenient access and parking is planned in close proximity to retail and resort areas for visitors. The internal system of private local roadways will allow residents of the individual neighborhoods to access the Grand Oasis and Town Center internally without exiting onto surrounding public streets. The following are characteristic features accommodated within a multi-modal transportation system:

- ▶ Off-street bicycle and pedestrian paths/routes;
- ▶ Sidewalks in higher traffic areas;
- ▶ Enhanced pedestrian/bicycle crosswalks;
- ▶ Landscaped median islands;
- ▶ Pedestrian and multi-use paseos;
- ▶ Traffic calming devices;
- ▶ Golf cart and other alternative forms of personal transportation

2.3.1 Vehicular Circulation Plan

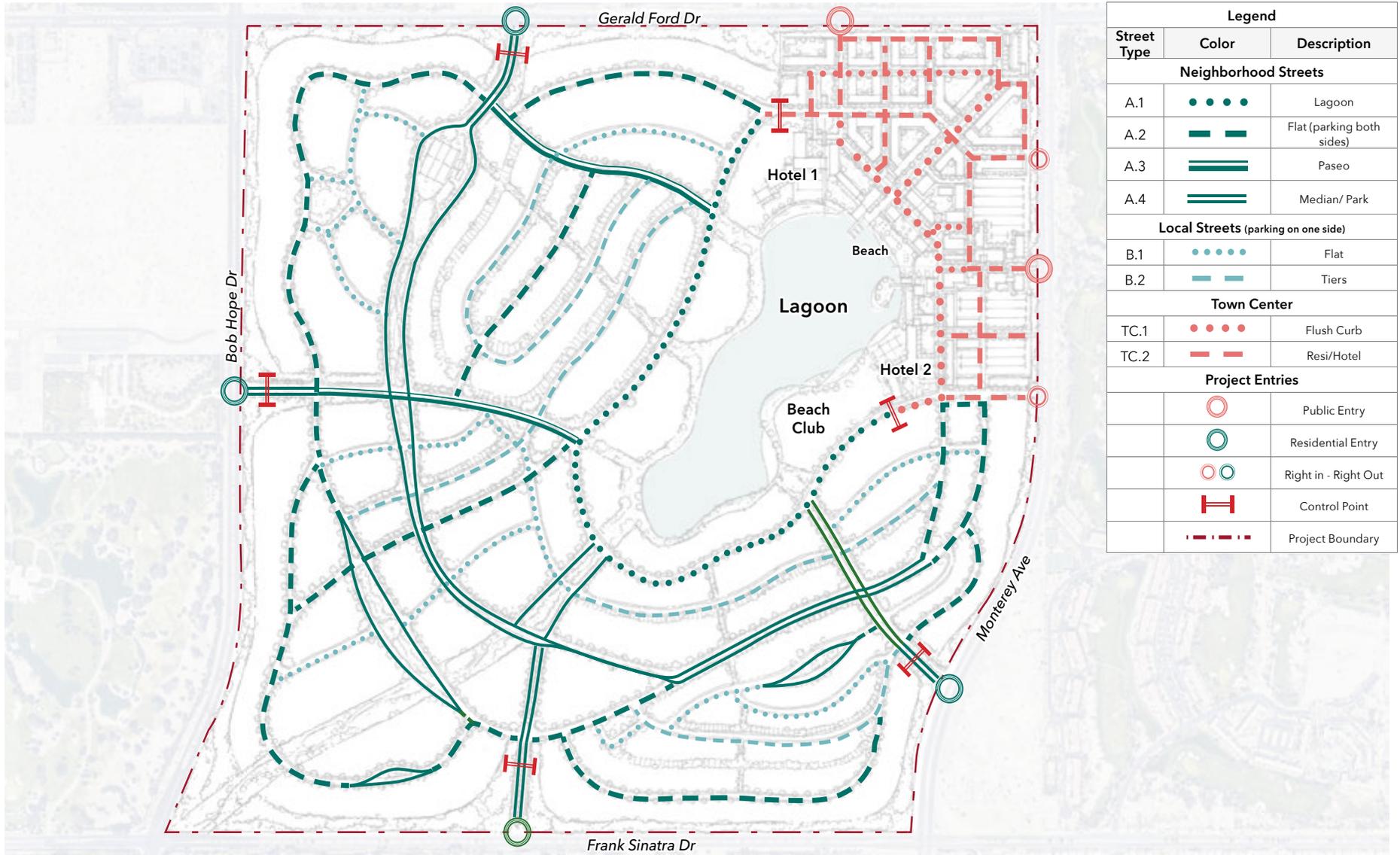
The ability to move easily from one area of the Community to another using multiple modes of transportation is a key organizing principle of this Specific Plan. As illustrated on Figure 2.2, Conceptual Vehicle Circulation Plan, the interior street system envisioned for the Community is an internal system of Neighborhood Streets linking all neighborhoods to provide open circulation throughout the residential areas with controlled access to the Town Center. A web-like system of Local Streets branches off from the linking Neighborhood Streets to provide access to residences in Planning Areas 1, 2, and 3. Town Center Streets are open to the public and convey vehicles, pedestrians, and bicycles throughout the Town Center Planning Area. The Community is surrounded by public streets designated as Major and Minor Arterials by the City of Rancho Mirage General Plan (2017).

The Specific Plan's circulation system contains a network of access points and streets arranged according to the function, character, and location of each intersection and roadway. The Specific Plan provides for a primary public entry from Monterey Avenue and secondary public entry from Gerald Ford Drive to the Town



Center retail, resort, and public beach areas. Entries to residential neighborhoods are provided from Gerald Ford Drive, Bob Hope Drive, Frank Sinatra Drive, and Monterey Avenue. Brief descriptions of each entry and street classification follow and are illustrated in Figure 2.3A-C Typical Streetscape and Street Pavement Sections.





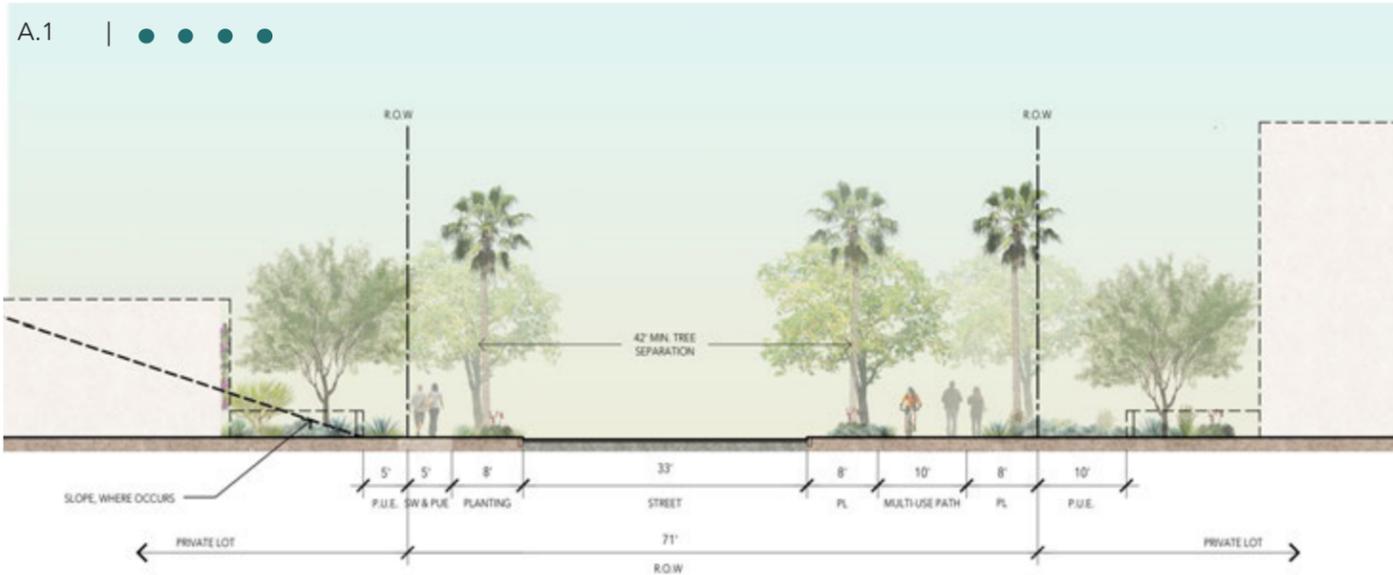
Note: Interior street alignments and classifications are conceptual and may be refined and adjusted with more detailed implementing development proposals.

SOURCE: HART HOWERTON

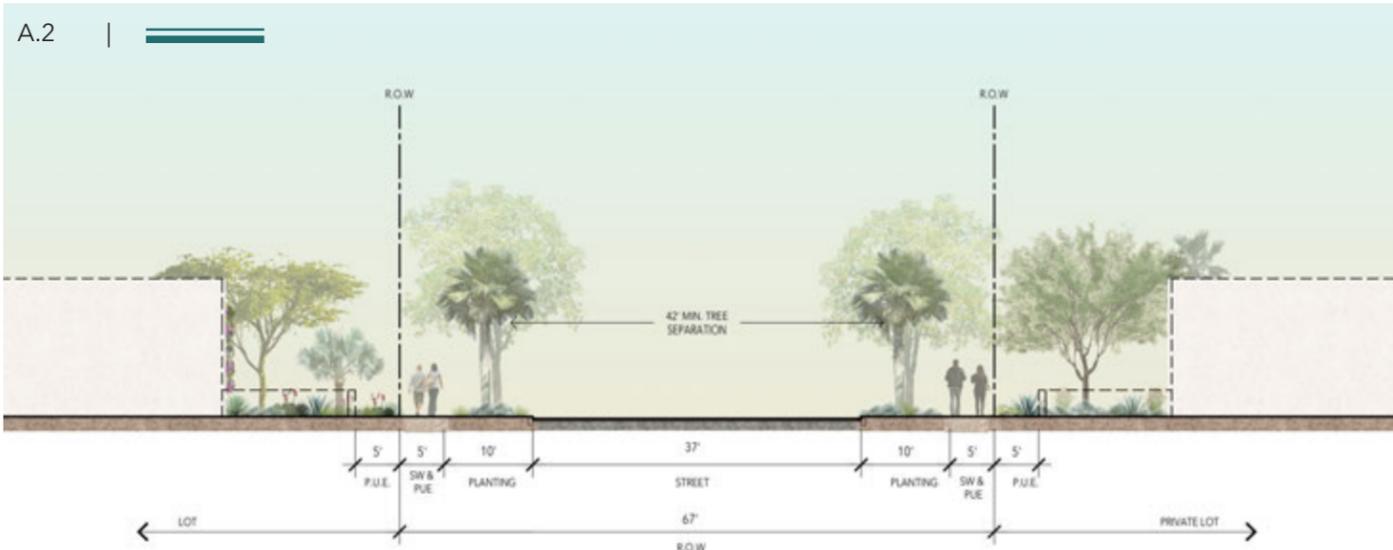
EXHIBIT DATE: JULY 1, 2019

CONCEPTUAL VEHICULAR CIRCULATION PLAN
FIGURE 2.2

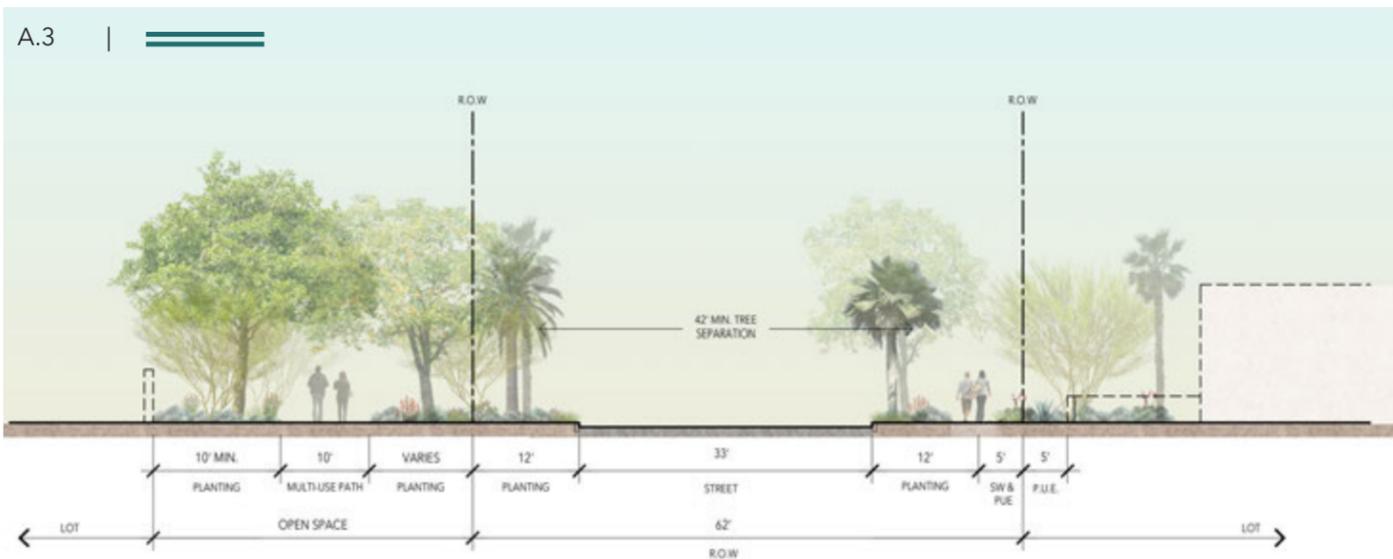




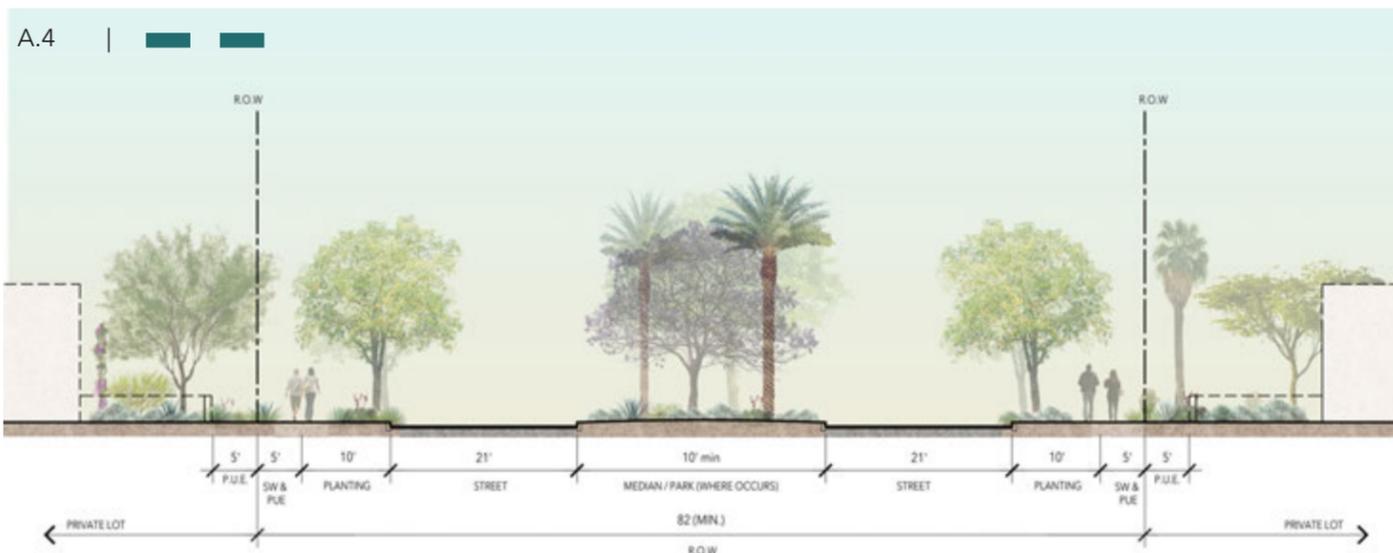
A1. Neighborhood Street: Lagoon



A2. Neighborhood Street (Flat Terrain): Parking Both Sides



A3. Neighborhood Street: with Paseo



A4. Neighborhood Street: Park/ Landscaped Median

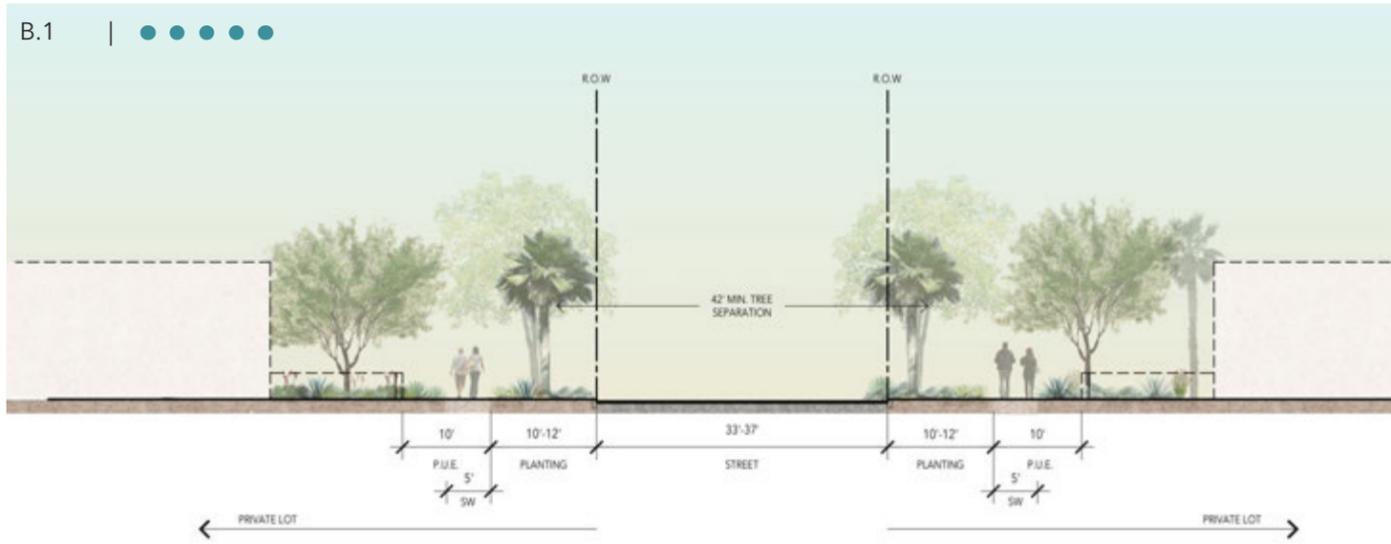
Note: See Figure 2.3C for Street Pavement Sections.

SOURCE: HART HOWERTON

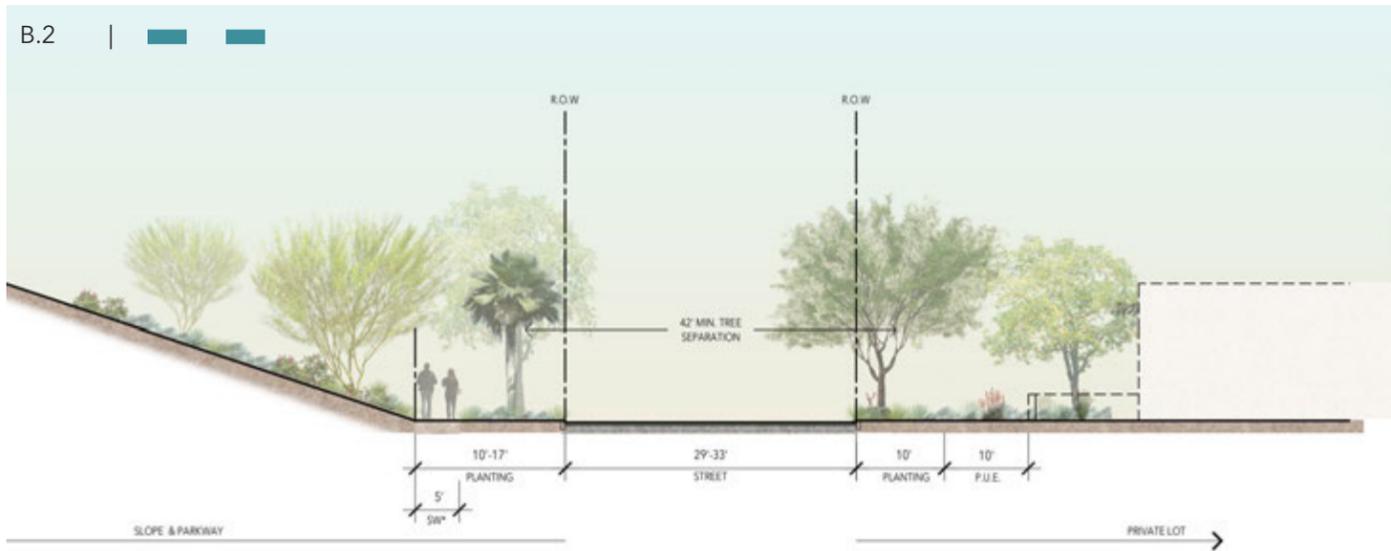
EXHIBIT DATE: MAY 30, 2019

TYPICAL STREETScape SECTIONS
FIGURE 2.3A

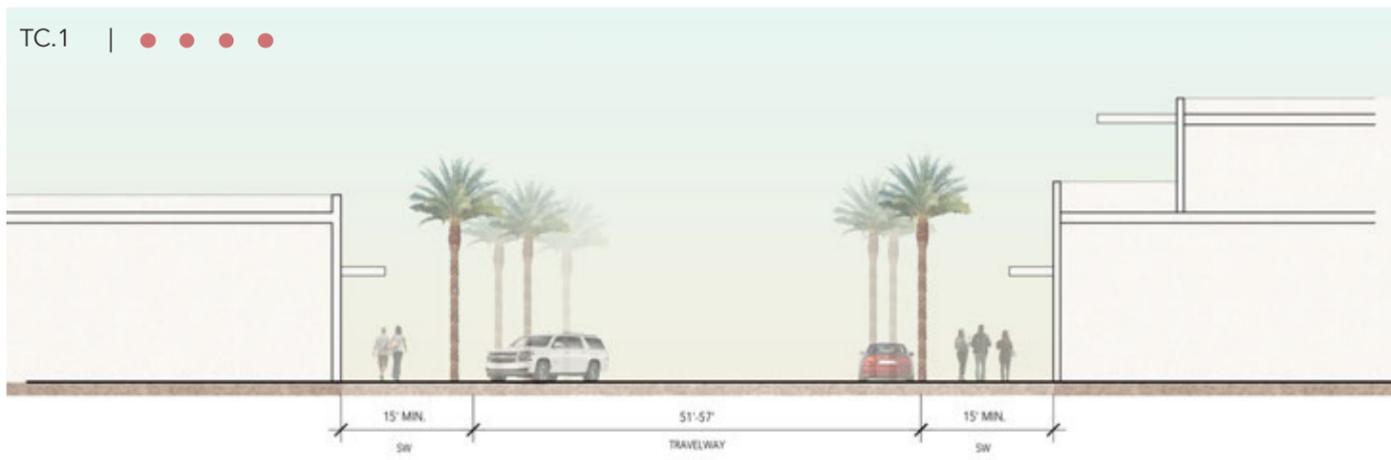




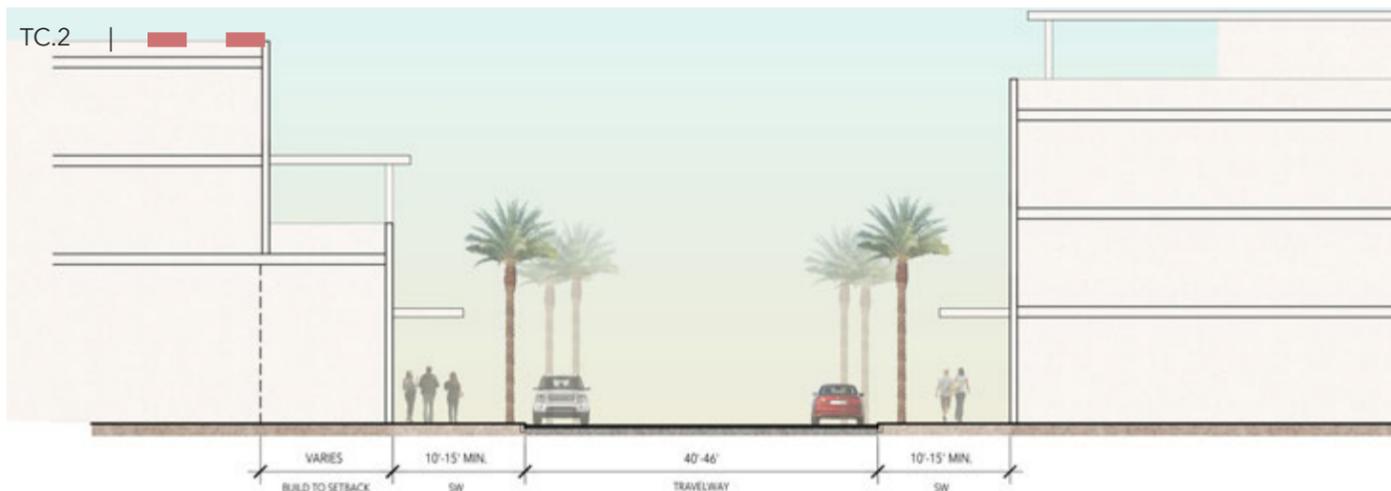
B1. Neighborhood Local (Flat Terrain)
Sidewalks Optional



B2. Local Street (Tiers)
Sidewalks Optional



TC1 Retail - Beach Street: Angled Parking One Side - Flush Curb



TC2 Mixed Use / Hotel / Retail: Parallel Parking Both Sides

Note: See Figure 2.3C for Street Pavement Sections.

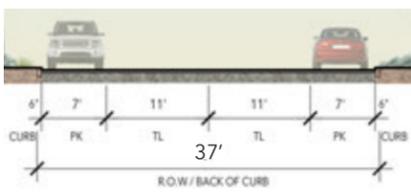
SOURCE: HART HOWERTON

EXHIBIT DATE: MAY 30, 2019

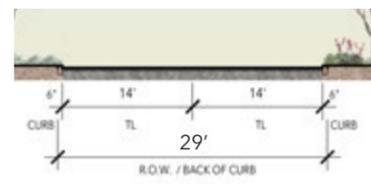
TYPICAL STREETSCAPE SECTIONS
FIGURE 2.3B



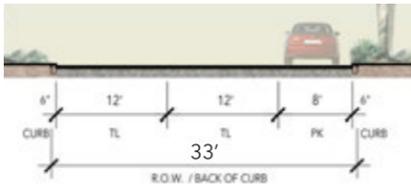
TYPICAL PRIVATE RESIDENTIAL STREET SECTIONS



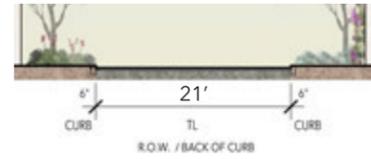
Two-Way Local Street / Double Sided Parking



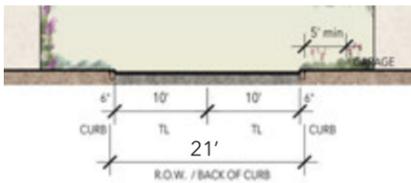
Two-Way Local Street / No Parking



Two-Way Local Street / Single Sided Parking

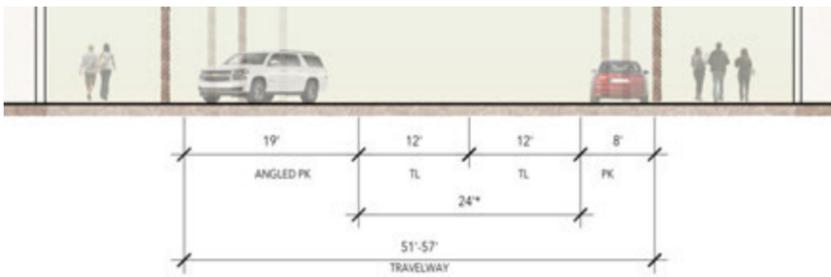


One-Way Local Street / No Parking

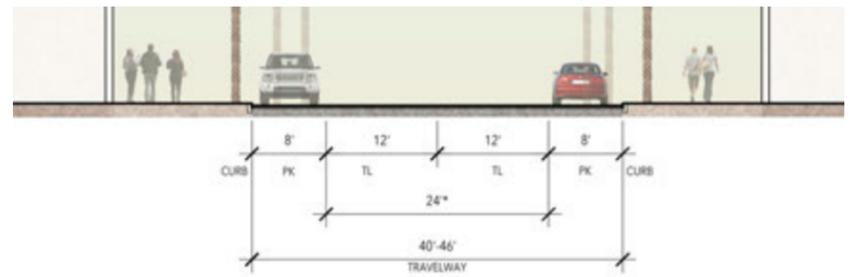


Two-Way Laneway (Alley) / No Parking

TYPICAL PRIVATE TOWN CENTER STREET SECTIONS

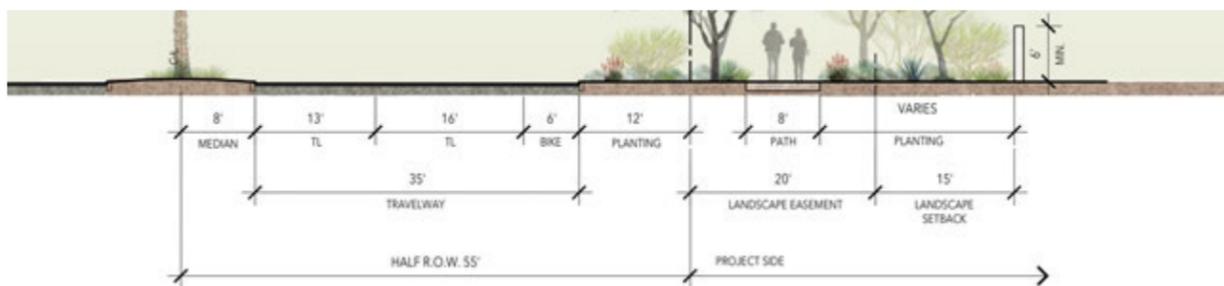


Beach Street: Double Sided Parallel & Angled Parking - Flush Curb
*30' clear when adjacent buildings are taller than 30'



Mixed Use / Hotel / Retail: Double Sided Parallel & Angled Parking
*30' clear when adjacent buildings are taller than 30'

TYPICAL PUBLIC ARTERIAL STREET SECTIONS



Minor Arterial: Bob Hope Drive, Frank Sinatra Drive, & Gerald Ford Drive (110' ROW)



Major Arterial: Monterey Avenue (120' ROW)

Note: Internal street sections may be narrowed in selective locations if intermittent on-street parking is provided with approval from the Director of Development Services.



2.3.2 Community Entries

The Specific Plan area will be accessed from outside the Community at eight entries. Public entries into the Town Center include two signalized intersections and two right-in/right-out entries. The residential neighborhoods will be accessed from four intersections outside the Community. In addition, there are two gated internal control points that separate the residential neighborhoods from the public Town Center. Each entry will be attractively landscaped and signed for vehicles and pedestrians. These entries are further described below:

Public Entries

- ▶ Monterey Avenue (Signalized) - Primary public entry to the site, aligned with existing signalized intersection on Shadow Ridge Road, providing access to Town Center and Resort Hotel areas located to the northeast of the Grand Oasis.
- ▶ Gerald Ford Drive (Signalized) – Public Entry, aligned with existing signalized entry to the Versailles community to the north, providing access to Town Center and Resort Hotel areas located to the northeast of the Grand Oasis.
- ▶ Monterey Avenue (Right-in/Right-out) – Two public entries with restricted access are proposed north and south of the public signalized entry on Monterey Avenue at Shadow Ridge Road. These access points will be restricted to Right-in/Right-out turning movements to and from Monterey Avenue to enhance traffic flow into and out of the Town Center.

Residential Entries

- ▶ Monterey Avenue Entry (Signalized) – Residential Entry, aligned with a future driveway access to the vacant commercial property east of Monterey Avenue, new traffic signal planned.
- ▶ Gerald Ford Entry (West, potentially signalized) – Residential Entry, aligned with Oasis Way (aka Michael Dante Way), new traffic control planned.
- ▶ Bob Hope Entry (signalized) – Residential Entry, aligned with the Sunnylands Gardens entrance drive, new traffic signal planned.
- ▶ Frank Sinatra Entry (signalized) – Residential Entry, aligned with North Kavendish Drive or, alternatively, Vista Del Sol.

Control Points

Gated Control Points will restrict access to private residential neighborhoods from outside the Community. These consist of four gated entries from the perimeter arterials and two internal control points between residential neighborhoods and the publicly accessible commercial and resort areas in the Town Center. These Internal Control Points will allow residents to drive to and from these amenities without leaving the Community. Gated entries to residential communities are described in the Residential Entries section above, while the two internal control points will include:



- ▶ Northern Town Center Control Point – Located at the northwestern boundary of the Town Center, this will serve as a private gated entry to the neighborhoods located in PA 1.
- ▶ Southern Town Center Control Point – Located at the southwestern boundary of the Town Center, this will serve as a private gated entry to the neighborhoods located in PA 3.

2.3.2 Street Sections

The Conceptual Vehicular Circulation Plan illustrates the network of streets and entries that provide connectivity to all areas within the Community. This section details the distinct Neighborhood, Local, and Town Center streets that interconnect to comprise the circulation system. Each street classification is described below and illustrated in Figure 2.3A-2.3H, Typical Street Cross Sections.

The vehicular circulation system is as follows:

Perimeter Streets

Perimeter streets are Arterial Roads, as designated on the City’s General Plan, bordering the Community on all four sides. These roads are fully improved to their ultimate lane width, needing only the addition of a meandering multi-purpose trail, sidewalks, and parkway landscaping along the boundary of Section 31. These roads comprise the major transportation corridors for this portion of the Coachella Valley and provide connection to interstate and regional access routes such as the Interstate 10 Freeway to the north and State Highway 111 to the south. They also include sidewalks and bicycle lanes that link with these systems throughout the rest of the City.

- ▶ Major Arterial (Public Road) – Monterey Avenue on the east is a Major Arterial with a right-of-way width of 120’. Within the right-of-way is a raised median, 3 travel lanes in each direction, and a parkway. The pavement section includes a painted Class I bikeway on either side of the street. The Community will provide a supplemental landscape easement bordering the right-of-way to accommodate streetscape enhancements and a meandering pathway for shared use by golf carts, pedestrians, and cyclists.
- ▶ Minor Arterials (Public Road) – Gerald Ford Drive on the north and Frank Sinatra Drive on the south are designated as Minor Arterials with a right-of-way width of 110 feet. Within the right-of-way, improvements include four travel lanes separated by a landscape median and a painted bike lane. A supplemental landscape easement borders the right-of-way to accommodate streetscape enhancements and a meandering pathway for shared use by golf carts, pedestrians, and cyclists. Bob Hope Drive, to the west of Section 31, is currently constructed to Minor Arterial Standards and will be reclassified as a Minor Arterial via the General Plan Amendment accompanying this Specific Plan.

Neighborhood Streets

Neighborhood streets provide overall Community connectivity and link the various residential neighborhoods within the Community.

- ▶ A1 Lagoon – The Lagoon Road is a two-lane neighborhood street that conveys traffic around the Grand Oasis within the private Residential Areas. The Lagoon Road includes a planting strip and



pedestrian and multi-use paths on each side of the road. The Lagoon Road runs in a loop configuration meandering near and away from the Grand Oasis as required to service surrounding development.

- ▶ A.2 Paseo – The Paseo Roads are two-lane neighborhood streets that integrate with the Open Space Paseos. They are designed to include components such as on-street parking, sidewalks, parkways, and a multi-use path to provide access to the Grand Oasis and Lagoon Road for Community residents.
- ▶ A.3 Median/Park – The Median/Park Streets are two-lane streets that interconnect the primary residential entries with the Grand Oasis. These streets incorporate a central median or park feature. The Median/Park Roads are designed to allow on-street parking, sidewalks, and planting strips.
- ▶ A.4 Flat – The Flat Neighborhood Streets are two-lane neighborhood streets that connect individual communities in the portions of the Community with level terrain. They are designed to accommodate components such as on-street parking, sidewalks, parkways, and a multi-use path to provide access to the Grand Oasis and Lagoon Road for Community residents.

Local Streets

Local streets provide on-street parking and access to individual residences with connections to Neighborhood Streets. The Specific Plan includes several alternative local street configurations that may be adopted as neighborhoods are designed.

- ▶ B.1 Flat – The Flat Local Streets accommodate two lanes of traffic within Rights-of-Way ranging from 28'-36' to allow for varying levels of on-street parking. These streets are intended for use in residential neighborhoods with level terrain and may or may not include sidewalks depending on the needs of individual neighborhoods. The Flat Local Streets accommodate driveway access to individual residences on each side. Private utility easements will be provided on each side either adjoining the ROW or separated by a planter area.
- ▶ B.2 Tiered – The Tiered Streets accommodate two lanes of traffic within rights-of-way ranging from 36'-59' to allow for varying levels of on-street parking. These streets are intended for use in residential neighborhoods with steepened terrain and may or may not include sidewalks depending on the needs of individual neighborhoods. The Tiered Streets accommodate homes on one side and slope on the other in response to sloping terrain and to optimize view lots. Private utility easements will be provided on each side either adjoining the ROW or separated by planter areas.

Town Center Streets

Town Center Streets are private but publicly-accessible streets that circulate traffic through the Town Center Planning Area.

- ▶ TC.1 Beach Street – The Beach Street is a two-lane street with a 48' Right of Way including space for angled or parallel parking. This street parallels the Town Center beachfront and extends the beach environment into the mixed-use residential areas. It functions as a vehicular transportation and pedestrian use corridor, integrating access, parking, and storefront pedestrian activities. Private



sidewalks of at least 10 feet in width will be included on each side of Beach Street.

- ▶ TC. 2 Mixed-Use/Hotel – The Mixed-Use/Hotel Streets are two-lane streets with Rights of Way ranging from 38' to 48' with adjacent private sidewalks of at least 10 feet in width. They function as vehicular transportation and pedestrian use corridors, integrating access, parking, and storefront pedestrian activities. These streets serve resort hotel, horizontally and vertically integrated retail, and higher-density mixed-use residential buildings.

Alleys

- ▶ Alley: Two Way – Figure 2.3C allows for alleys providing a 21' right of way with two travel lanes and a separation of at least 5' on each side to adjacent structures. This pavement section is intended primarily for use on development proposals that rely on rear-loaded buildings. No parking is permitted within the right of way.



2.3.3 Multi-Modal Circulation Plan

In addition to accommodating automobiles, the Community's Circulation Plan also addresses the movement of pedestrians, bicyclists, golf carts, and other forms of alternative personal transportation.

The overall intent and design of the Specific Plan is geared toward creating a transportation environment that accommodates vehicles, but also minimizes barriers to and promotes convenient multi-use connectivity between the diverse uses within the Specific Plan. While pedestrian access will be incorporated at all levels, many internal and external trips cannot or will not be undertaken by foot due to heat, distance, accessibility needs, or general inconvenience. Accordingly, the Specific Plan also accommodates access for bicycle, golf cart, and other forms of alternative personal transportation throughout the site and into the surrounding community. The Multi-Modal Circulation Plan is shown in Figure 2.4.

Pedestrian Connectivity

- ▶ **Pedestrian Paseo** – The Pedestrian Paseos provide an amenitized walking experience within a pedestrian-scaled landscaped corridor. These Paseos may pass through residential common areas and provide mid-block access to the Grand Oasis.
- ▶ **Town Center Pedestrian Path** – The Town Center Pedestrian Paths prioritize pedestrian safety and mobility in their design. These Paths are located along mixed-use and retail areas and are designed to convey pedestrians through high-traffic areas of the Town Center. These Paths will feature enhanced streetscapes, pedestrian amenities, and secure street crossings.
- ▶ **Residential Sidewalks** - Individual Planning Areas will address internal pedestrian circulation on a case-by-case basis as site-specific development proposals are presented to accommodate plans of individual builders. Sidewalks in residential areas may be a desirable amenity in some locations, but are not mandatory, and the Community includes local street sections that allow for optional curb-adjacent sidewalk on local streets.

Multi-Use Connectivity

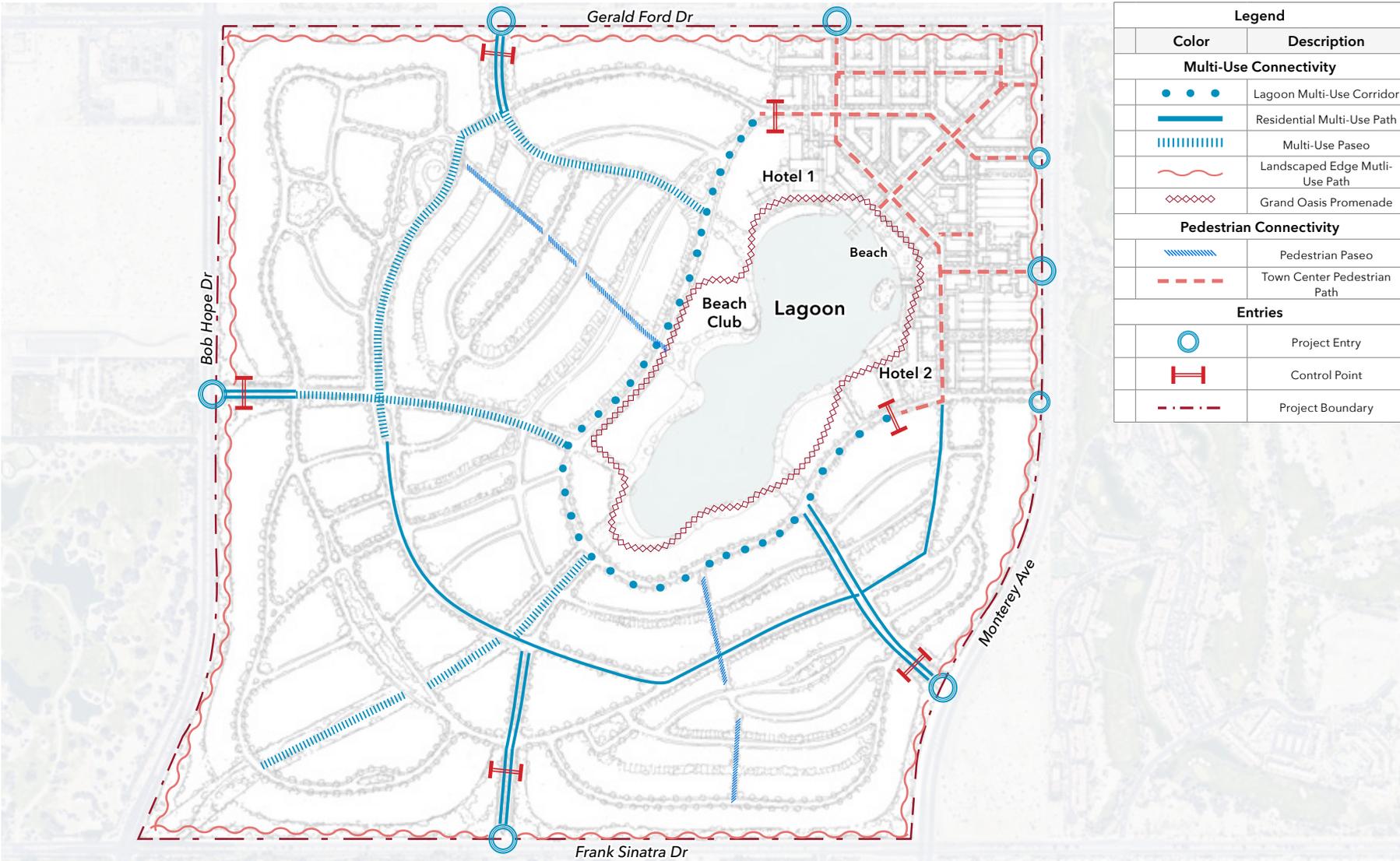
- ▶ **Grand Oasis Promenade** - A publicly-accessible Grand Oasis Promenade for pedestrians and bicycles will provide non-residents with an opportunity to visually enjoy the Grand Oasis. The Promenade will be positioned near the Grand Oasis, at times running along the shoreline and at others meandering away from the shoreline and behind beachfront development. The Promenade will be physically separated from the Grand Oasis by a landscape barrier to manage and control access to the water itself. This Promenade will serve as a major public open space amenity while enhancing the recreational value of the lagoon.
- ▶ **Lagoon Multi-Use Corridor**: The Multi-Use Corridor along the Lagoon Road accommodates a full range of transportation options, including bike lanes, pedestrian walkways, and vehicular lanes. It provides a continuous access loop behind the higher-density residential development that fronts the Grand Oasis. It provides Community residents with a convenient access route to the Town Center entertainment and shopping areas as well as accessible private beach areas and the residents' beach



club.

- ▶ Residential Multi-Use Path – These smaller pathways for bicycles and pedestrians flow through residential neighborhoods along local or neighborhood streets. It is not anticipated that other alternative vehicles will be accommodated on these paths, but may be operated within the street rights of way if legally permitted.
- ▶ Multi-Use Paseo – The Multi-Use Paseos are generous linear open spaces that provide an amenitized multi-use transportation experience within a pedestrian-scaled landscaped corridor reminiscent of a seasonal arroyo. These Paseos are within open space corridors leading to the Grand Oasis, but plans remain subject to specific neighborhood design.
- ▶ Landscaped Edge Multi-Use Path - Multi-modal connectivity around the Community is provided by a continuous system of publicly-accessible meandering pathways integrated into the perimeter public arterial streetscapes. These meandering pathways are considered Class I Multi-Use Pathways and are physically separated from automobile traffic on the adjacent street. These pathways allow bicyclists, golf carts, and pedestrians to travel along the same route with minimal cross flows from motor vehicles.





Legend	
Color	Description
Multi-Use Connectivity	
● ● ●	Lagoon Multi-Use Corridor
—	Residential Multi-Use Path
----	Multi-Use Paseo
~~~~	Landscaped Edge Multi-Use Path
◇◇◇◇	Grand Oasis Promenade
<b>Pedestrian Connectivity</b>	
----	Pedestrian Paseo
- - - -	Town Center Pedestrian Path
<b>Entries</b>	
○	Project Entry
⊥	Control Point
- · - · -	Project Boundary

Note: Interior multi-modal and pedestrian connections and classifications are conceptual and may be refined and adjusted with more detailed implementing development proposals.

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

CONCEPTUAL MULTI-MODAL CIRCULATION PLAN  
 FIGURE 2.4



## 2.4 OPEN SPACE AND RECREATION

Open space is a community asset with multiple benefits. These areas provide distant vistas, introduce appealing landscapes and shade for a more attractive and comfortable living environment, and provide convenient access to recreational opportunities without leaving the Community. A total of approximately 95 acres of open space in addition to the Grand Oasis will be distributed throughout the Specific Plan with integrated publicly accessible plazas/greenspaces, private parks, paseo corridors, and joint use retention/recreation facilities.

The nature of open spaces and recreation areas throughout the Community will vary based on the ultimate land uses and development in each Planning Area. The following sections generally describe the types of open spaces included in this Specific Plan. Relevant features of the Community's open space design are shown in Figure 2.5 Programmatic Open Space Plan but remain subject to change as to specific location and type.

- ▶ **Grand Oasis Promenade** - The signature recreational element at the heart of the Community is the Grand Oasis. The Grand Oasis Promenade meanders comfortably around adjacent structures and provides an active pedestrian experience at the edge of or in the vicinity of the water. A landscape buffer will separate the path from the shoreline to restrict access to the water except in monitored and controlled areas for residents. All public access to the water will be limited to the Public Beach at the Town Center. Access to surrounding residential neighborhoods will not be permitted from the Grand Oasis Promenade.
- ▶ **Landscaped Edge** - As described in the Multi-Modal Circulation Plan, well-defined, meandering pathways will convey pedestrians, bicyclists, and golf carts along the perimeter public arterials outside the Community and connect with the regional bicycle and pedestrian trail system. The Multi-Use Paseos in the Community will provide resident access to the perimeter trail system via pedestrian/bicycle gates.
- ▶ **Paseo** - Linear Paseos are trails that provide an attractive and convenient route for pedestrians and bicyclists that are residents of the Community to access the Grand Oasis and Landscaped Edge. The Paseos will be designed to provide a pleasant and inviting aesthetic experience geared toward the walker and biker to encourage residents to take short, non-motorized trips to access the Town Center.
- ▶ **Community Gateway** - The Community Gateway, which serves as the primary public entry to the Town Center from Monterey Avenue, will incorporate vehicular access in an urbanized pedestrian friendly environment focused on shopping, entertainment, and dining activities. The Community Gateway will also feature Community signage and enhanced landscaping to create a welcoming sense of arrival.
- ▶ **Private Entry and Neighborhood Parks** - Prominent formal parks located near each major residential entry to the Community will provide attractive landscaping, turf areas for family enjoyment, and shaded seating areas for socializing with neighbors. Each Private Entry will also feature Community signage and enhanced landscaping to create a welcoming sense of arrival. The location of these parks also will serve as a traffic-calming feature.



The Community will also feature neighborhood-scale parks to provide a varied, immersive experience complete with walking paths and destination settings such as small gardens. Amenities at these parks may also include pools, lawn areas, picnic tables, barbecues, and tennis or pickleball courts. Neighborhood Parks will be private to ensure convenient access for residents.

► Beaches – The Community will feature one or more beaches situated at the Grand Oasis to enhance its recreational potential. On the northeastern shoreline, the Town Center Main Street gateway will terminate at a public beach. A recreation/operation plan, required with the Preliminary Development Plan for this area, will prescribe access to the public beach. Resort hotel guests will be planned along with hotel development plans. The beaches will be designed to complement the Grand Oasis with amenities such as locker rooms and restrooms, cabanas, picnic areas, ramadas, and children’s play areas. The public beach may also feature an outdoor amphitheater or stage on the water to accommodate occasional outdoor concerts or performances. Water craft launching and docking areas to accommodate paddle boats, kayaks, and canoes would complete the water-based recreational experience. The northern edge of the Grand Oasis is planned to include a private residents’ beach club and private beach. Waterfront dining and beachfront living units will be strategically located to take advantage of these amenities both visually and recreationally.





Note: The configuration and alignment of open space area is conceptual and may be refined and adjusted with more detailed implementing development proposals.

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019  
**CONCEPTUAL OPEN SPACE PLAN**  
**FIGURE 2.5**



## 2.5 LANDSCAPE

The landscape design will establish an identity and theme for the Community and will be an overall unifying element, transcending parcel boundaries and defining open space areas. The Landscape Plan provides guidelines for the treatment of areas within the Community, including the surrounding streets, parkways, development edges, project entries, and open space areas.

The landscape plan draws from the native desert context of the Coachella Valley. It is designed to maximize water efficiency while maintaining an inviting environment for residents of and visitors to the Community. The landscape also is designed to create an environment for healthy living, fostering opportunities for social engagement and pursuit of an active outdoor lifestyle.

The landscape plan includes use of desert open space arroyo areas that may function for surface water management as opportunities for recreational uses.

Plant materials will be arranged throughout the Community in both formal/geometric and informal/natural designs, in distinct landscape planning zones with design types contrasting and being complementary to each other. Specific plant palettes assigned to these components, as discussed below, enhance visual and sensory qualities and create a memorable identity and sense of place. See Figure 2.6 for the Conceptual Landscape Plan and Figures 2.7A-E Landscape Treatments for images illustrating the intent of distinct landscape treatment.

- ▶ **Community Gateway** - The high-profile entry off Monterey Avenue into the Community will create an exceptional first impression for the public. The scale of the landscape and the entry feature elements are critical to accurately portray the stature and quality of the Community. A bold, geometric pattern of desert plants in strong massings will create a striking visual impact and arrival sequence. Art or sculpture is planned for incorporation into the landscape to create a lasting and positive memory for daily guests and future residents. Signage should be concise, legible and reflective of the vision for this Community. Project identification signage will be utilized on the arterial corners and project entries. Theming for community-wide elements, such as project signage, will be established with approval of the first Preliminary Development Plan for vertical development in the Town Center or Residential areas.

Palm trees, with their high canopies, and straight trunks make bold gateway statements when planted in groves lining the entry drives. Ornamental shrubs or accent planting will be low profile so that visibility of oncoming traffic is maintained. At the entry and near the Town Center and resort sites landscape will have a more formal character. Trees will be spaced a minimum of 30 feet on center and aligned in rows or groves to provide welcomed shade for the pedestrian or bicyclist. The trees will be either high branched evergreen trees or palm trees dependent upon the specific character of the area. Plantings within ten feet of the roadway will not exceed three feet in height at maturity to maintain adequate sight lines.

- ▶ **Town Center** - The streetscape for the Town Center will be the area of greatest interaction between traffic and pedestrians. Streets and parking lots will have broad canopy street trees providing shade for sidewalks and vehicles. Envisioned as an informal, casual “Beach town”, the Town Center’s landscape character features a soft, desert resort atmosphere but with inviting winter-spring free-flowering



landscapes. Planting beds of boldly-textured shrubs and accent plantings will be substantial to promote long term vigorous growth. Date Palms will be used as formal street trees for the main thoroughfare, with secondary streets shaded by medium scale trees. Parking lots will be shaded by high canopy evergreen street trees. Palm trees will be used to punctuate entries and traffic nodes. The formal alignment of equally spaced trees will create shaded pedestrian corridors connecting buildings and public plazas.

The public beach and boardwalk along the edge of the Grand Oasis will provide an unparalleled landscape and user experience not found elsewhere in the Coachella Valley. The public beach will be situated to accommodate a broad variety of uses, from casual sunbathing to active sand volleyball to early evening musical concerts. Clusters of palm trees and benches will be strategically placed within the beach to highlight stunning views of the distant mountains and the Grand Oasis. Large canopied shade trees will be sited at the perimeter of the beach to offer beach goers relief from the afternoon sun. Tree and shrubs chosen for the beach should produce minimal litter or pollen and be free of sharp spines or thorns.

- ▶ Resort Site - The landscape character for the Resort Sites will complement the overall landscape character of the Grand Oasis. The varieties and application of street tree varieties should reflect the accepted palette. Major planting types, such as parking lot shrubs, hedges, or streetscape plants should also reflect the accepted palette. As the scale of the landscape becomes more intimate near each resort the landscape will be more unique and reflective of the character and customer experience while maintaining important corridors to engage distant mountain views. On the Grand Oasis or promenade side of the hotels, the landscape character of the Grand Oasis should be maintained as a priority, while permitting unique expression at terraces and outdoor lounging areas.

- ▶ Landscaped Edge - The Landscaped Edge condition at the perimeter roadways will have a bold, organic, desert native theme. The scale of the planting design will acknowledge the primary viewing speed of a 45-mph vehicle. Large drifts of single species native trees will be woven into an organic ground plain of varied textured flowering shrubs, groundcovers, crushed stone and native boulders. The grade will softly undulate along a sinuous six-foot wide concrete sidewalk designed to accommodate pedestrians and bicycles.

Set back from the sidewalk will be a six-foot-high, architecturally-sound wall to provide security, screening, and noise attenuation for the residences as well as creating a backdrop to present the edge condition landscaping. See Section 2.6, Wall Plan, for more information on community walls. The density of the plantings in the landscaped edge will vary to avoid a monotonous roadway experience.

Trees will be placed strategically within the landscape to either screen a view or to frame a view of the distant mountains. Street trees will be planted thirty feet on center and be set back from the curb a minimum of three feet.

- ▶ Neighborhood Streetscape – Neighborhood Streetscapes will include a combination of upright and horizontal branching street trees. Winter deciduous street trees will provide shade in the summer and allow more light during the winter.



Flowering street trees will enliven neighborhoods with seasonal blooms in spring and summer. Palm trees will be planted to punctuate circulation nodes or highlight the arrival at a neighborhood park. Evergreen trees, with large shade providing canopies, will be planted along the residential streets.

Tree spacing within neighborhoods may be more random, planted in clusters or rows, dependent upon specific layout of roads, residences, or intersections. The evergreen trees will have branches a minimum of six feet above grade when installed and will be limbed to eight feet after five years of growth so as to not impede site lines or pedestrian or bicycle traffic.

To maintain the standard of landscape expected for the Community, landscape guidelines will be established for the residential front yards abutting the neighborhood streets, and all landscape plans must be approved by the Master Developer. The plant variety, size at time of planting, and quantities will be prescribed for each neighborhood, to maintain a quality and consistent neighborhood landscape character. The desert plant palette generally will be celebrated in the front yard gardens with targeted use of more tropical or lush plant material permitted in active use areas. Low garden walls and higher privacy walls will be encouraged to help define space and to create intimate ‘courtyard’ gardens. A modernist approach to the landscape design will complement the desert modern architecture.

Swimming pools and spas will be permitted subject to plan approval as to location and required compliance with legal regulations regarding barriers for safety.

- ▶ **Private Entry Parks** - The landscape character at the Private Entry Parks will have a more intimate, residential scale and will include turf to promote active recreation. The Private Entry Parks connect to the community-wide open space and multi-modal transportation system in order to provide and encourage multi-modal and non-vehicular accessibility to these amenities. These parks may act as the ‘town square’ of each neighborhood, a community gathering spot for celebrations or relaxation. Park furniture may include tables and benches for leisure and large-canopy, small-textured evergreen trees provide shade for these passive areas. Shrubs and bold textured accent plants display a variety of colorful foliage and flowers. Crushed gravel mulch and native stone boulders will create a framework to display winter blooming succulents and flowering cacti in selected areas. Subtle low-level landscaping lighting will highlight specimen shrubs and trees. Plant varieties will be selected to encourage visiting songbirds and hummingbirds. Each park will be punctuated with informal clusters of native California Fan Palms at varying heights.

- ▶ **Neighborhood Parks** - Similar to Private Entry Parks but less formal in appearance, Neighborhood Parks feature plantings that complement the character of the neighborhoods where they are located. Landscaping will be consistent with active use areas. They may include open lawn areas surrounding by benches and shade trees. Neighborhood parks could be designed to include community gardens that provide raised planters for growing fruits and vegetables. These gardens can become an educational tool where plants, succulents, and cacti are displayed as a botanical garden with plant names and horticultural requirements presented on permanent plaques.

- ▶ **Paseos** - The Paseos are designed as pedestrian scaled circulation corridors connecting neighborhoods to the internal destinations, such as the Town Center, the Grand Oasis, the Beach Club,



and the Resort sites. The Paseos will be designed to accommodate both pedestrians and bicycles. Benches will be placed intermittently along Paseos with strategically placed shade trees to create rest stops to sit and appreciate views of the San Jacinto Mountains or simply enjoy the natural desert setting. Subtle fencing along the Paseo corridor, incorporated into low stone walls or screened by plant material, may provide a level of security in appropriate locations for the private residential neighborhoods.

Native stone, boulders, seasonal wild flowers and native plant material will be used to celebrate the native Coachella Valley landscape. California Fan Palms and broad canopied trees will create welcoming shade. Some native adaptive plant material will be used to supplement the native plant palette, to provide additional seasonal color and a greater variety of foliage textures.

Subtle, low-profile signage will assist pedestrians with wayfinding. Plantings will become more ornamental, with more geometric patterning as the Paseos meld into the landscape of the Grand Oasis.

- ▶ **Beach Club** - The Beach Club will have very dynamic landscape. There will be a great variety of landscape treatments that support the active indoor / outdoor entertainment lifestyle in the Coachella Valley. Shrubs and accent plants will have long, colorful bloom periods, with interesting foliage colors and textures. With the proximity to swimming pools and hardscape patios, plant materials will have minimal litter and be free of sharp spines or thorns. Palm trees will be used to punctuate entries or to frame views. Large canopied evergreen trees will shade to the patios and subtly screen undesirable views.

- ▶ **Grand Oasis Promenade**– Initially the Grand Oasis Promenade will be visually open with vertical and sparse plantings and vegetative swales/planters placed to accommodate bike and pedestrian uses.

Ultimately the landscape character of the promenade at the Grand Oasis will vary depending upon the public or private orientation. Adjacent to the Beach Club, resort sites, and Town Center, the Grand Oasis Promenade will meander through development at or near the Grand Oasis and be primarily a hardscape pathway. This multi-modal path will provide access to non-motorized boating piers and a public beach sloping gently down to the water's edge. Broad canopy shade trees and benches will be placed strategically along the promenade to maximize views and create enticing social nodes.

As the promenade navigates around the Grand Oasis and adjacent to private neighborhoods, it will offer a higher level of security. The landscape will be smaller scaled, more intimate and less public. Plants will be selected for their unique foliage textures, long bloom periods, drought tolerance and production of minimal plant litter. Grading and low-profile fencing in appropriate locations will separate the path from residential neighborhoods.

Table 4, Plant Material Palette, provides a selection of approved desert-friendly trees and landscaping for the project, although the Community may accommodate similar plantings that respect native plant species and are compatible with the Coachella Valley climate.





SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019  
**CONCEPTUAL LANDSCAPE PLAN**  
**FIGURE 2.6**



### Private Entry Parks



### Neighborhood Parks



SOURCE: RGA LANDSCAPE ARCHITECTS

EXHIBIT DATE: FEBRUARY 25, 2019

## LANDSCAPE TREATMENTS - PRIVATE ENTRY AND NEIGHBORHOOD PARKS FIGURE 2.7A



### Community Gateway



### Landscaped Edge



SOURCE: RGA LANDSCAPE ARCHITECTS

EXHIBIT DATE: FEBRUARY 25, 2019

## LANDSCAPE TREATMENTS - COMMUNITY GATEWAY AND LANDSCAPED EDGE FIGURE 2.7B



## Grand Oasis Promenade



## Paseo



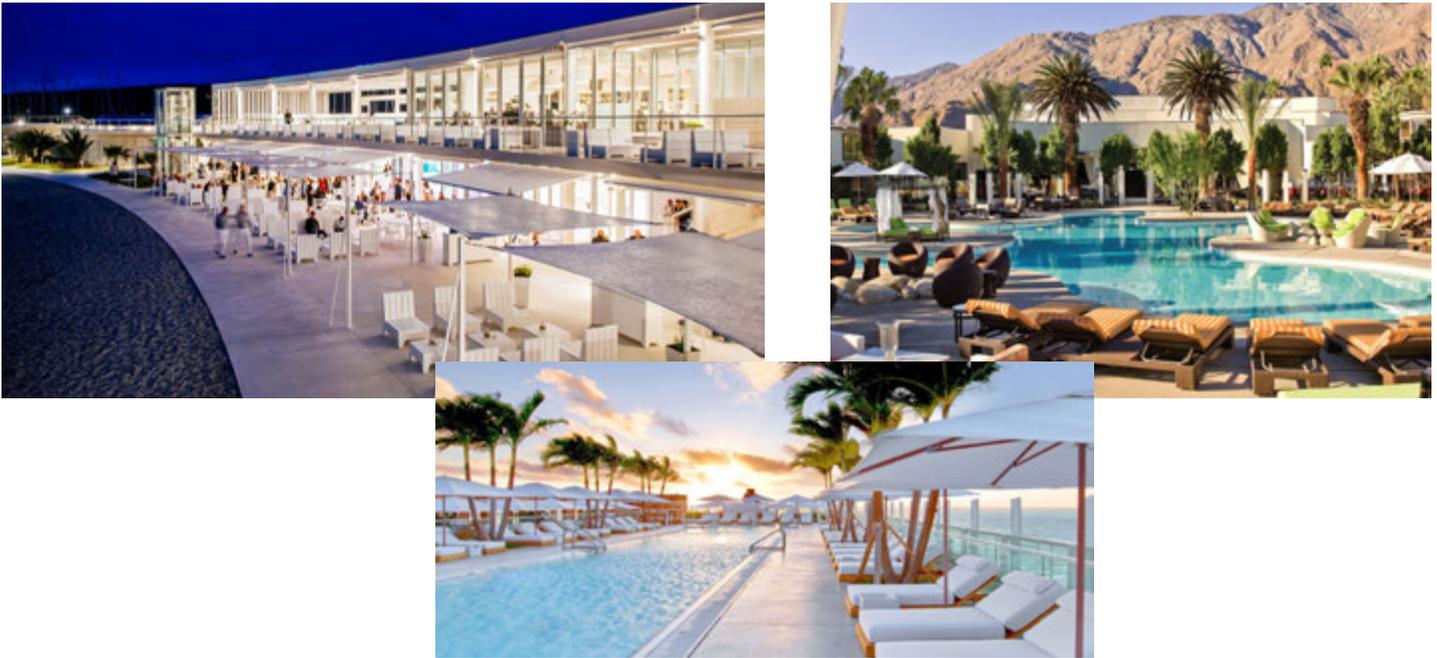
SOURCE: RGA LANDSCAPE ARCHITECTS

EXHIBIT DATE: FEBRUARY 25, 2019

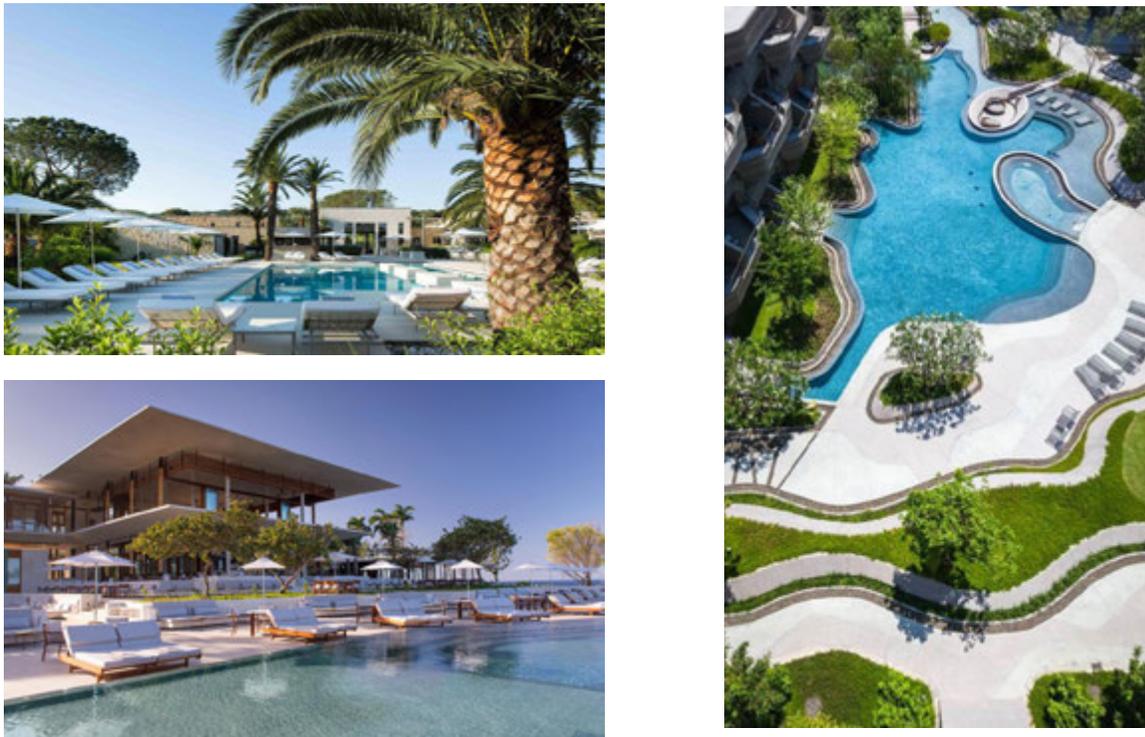
## LANDSCAPE TREATMENTS - GRAND OASIS PROMENADE AND PASEO FIGURE 2.7C



### Beach Club



### Resort Sites



SOURCE: RGA LANDSCAPE ARCHITECTS

EXHIBIT DATE: FEBRUARY 25, 2019

## LANDSCAPE TREATMENTS - BEACH CLUB AND RESORT SITES FIGURE 2.7D



### Town Center (Typical)



### Neighborhood Streetscape (Typical)



SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 25, 2019

## LANDSCAPE TREATMENTS - TOWN CENTER AND NEIGHBORHOOD STREETScape FIGURE 2.7E



Landscape Zones	Botanical Name	Common Name	Water Use Classification
PALMS			
	<i>Brahea armata</i>	Blue Mexican Palm	M
	<i>Brahea edulis</i>	Guadalupe Palm	L
	<i>Butia capitata</i>	Pindo Palm	L
	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	M
	<i>Chamaerops humilis</i> var. <i>Argentea</i>	Atlas Mountain Palm	M
	<i>Phoenix dactylifera</i> 'Zahidi'	Date Palm 'Zahidi'	M
	<i>Washingtonia filifera</i>	California Fan Palm	M
	<i>Washingtonia robusta</i> ⁽¹⁾	Mexican Fan Palm ⁽¹⁾	M
TREES			
	<i>Acacia berlandieri</i>	Guajillo	L
	<i>Acacia salicina</i>	Willow Acacia	L
	<i>Aloe hercules</i>	Hercules Aloe	L
	<i>Caesalpinia cacalaco</i>	Mexican Bushbird	L
	<i>Chilopsis linearis</i> 'Purple Splendor'	Desert Willow	M
	<i>Cordia boissieri</i>	Texas Olive	L - M
	<i>Dalbergia sissoo</i>	Indian Rosewood	M
	<i>Ebenopsis ebano</i>	Texas Ebony	L
	<i>Jacaranda mimosifolia</i> 'Bonsai Blue'	Bonsai Blue Jacaranda	M
	<i>Lysiloma watsonii</i> var. <i>thornberi</i>	Feather Tree	M
	<i>Olea europaea</i> 'Swan Hill' & 'Wilsonii'	Swan Hill & Wilsonii Fruitless Olive	L
	<i>Olneya tesota</i>	Desert Ironwood	L
	<i>Parkinsonia floridum</i>	Blue Palo Verde	L
	<i>Parkinsonia praecox</i>	Palo Brea	L
	<i>Parkinsonia</i> X 'Desert Museum'	Desert Museum Palo Verde	L
	<i>Prosopis chilensis</i> 'Thornless'	Thornless Chilean Mesquite	L

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**TABLE 4 PLANT MATERIAL PALETTE**  
**PAGE 1 OF 4**



	<i>Prosopis glandulosa</i> 'Thornless'	Thornless Honey Mesquite	L
	<i>Quercus virginiana</i> 'Heritage'	Heritage Southern Live Oak	M
	<i>Tipuana tipu</i>	Tipu Tree	M
SHRUBS			
	<i>Asclepias subulata</i>	Desert Milkweed	L
	<i>Bougainvillea</i> 'Torch Glow'	Torch Glow' Bougainvillea	Mod - M
	<i>Bougainvillea</i> 'La Jolla'	La Jolla' Bougainvillea	Mod - M
	<i>Buddleia marrubifolia</i>	Woolly Butterfly Bush	L
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	L
	<i>Calliandra californica</i>	Baja Fairy Duster	L
	<i>Calliandra eriophylla</i>	Fairy Duster	L
	<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	Mod - M
	<i>Carissa macrocarpa</i> 'Boxwood Beauty'	Boxwood Beauty' Natal Plum	Mod - M
	<i>Dalea frutescens</i> 'Sierra Negra'	Black Dalea	L
	<i>Gossypium harknessii</i>	San Marcos Hibiscus	L
	<i>Hesperaloe parviflora</i> 'Perpa'	Perpa Brakelights Hesperaloe	L
	<i>Hesperaloe parviflora</i> 'Pink Parade'	Pink Parade Hesperaloe	L
	<i>Hesperaloe parviflora</i> 'Yellow'	Yellow Hesperaloe	L
	<i>Ixora coccinea</i>	Jungle Geranium	Mod - M
	<i>Justicia californica</i>	Chuparosa	L
	<i>Justicia spicigera</i>	Mexican Honeysuckle	L
	<i>Leucophyllum candidum</i> 'Thundercloud'	Thundercloud Sage	L
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Texas Sage	L
	<i>Leucophyllum zygophyllum</i> 'Cimarron'	Blue Ranger	L
	<i>Olea europaea</i> 'Little Ollie'	Dwarf Olive	L
	<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue' Rosemary	Mod - M
	<i>Salvia chamaedryoides</i>	Germander Sage	Mod - M
	<i>Salvia greggi</i>	Autumn Sage	Mod - M

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**TABLE 4 PLANT MATERIAL PALETTE**  
**PAGE 2 OF 4**



	Tecoma 'Sierra Apricot' and cultivars	Sierra Apricot Esperanza	Mod - M
	Teucrium X Lucidrys Prostratum	Germander	Mod - M
ACCENTS			
	Agave angustifolia 'Marginata'	Variegated Caribbean Agave	L
	Agave desmettiana & A. 'Variegata'	Smooth Agave	L
	Agave geminflora	Twin Flowered Agave	L
	Agave murpheyi	Murphy's Agave	L
	Agave ocahui	Ocahui Agave	L
	Agave ovatifolia 'Frosty Blue'	Whale's Tongue Agave	L
	Agave X 'Blue Glow'	Blue Glow' Agave	L
	Agave parryi Truncata	Artichoke Agave	L
	Agave schidigera 'Durango Delight'	Durango Delight Agave	L
	Agave sisalana	Hemp Agave	L
	Aloe barbadensis (Vera)	Medicinal Aloe	L
	Aloe ferox	Cape Aloe	L
	Aloe 'Hercules'	Hercules Aloe	L
	Cycas revoluta	Sago Palm	M
	Dasyilirion acrotriche	Green Sotol	L
	Dasyilirion longissimum	Mexican Grass Tree	L
	Dasyilirion wheeleri	Desert Spoon	L
	Echinocactus grusonii	Golden Barrel Cactus	VL
	Fouquieria splendens	Ocotillo	VL
	Furcraea macdouglii	False Agave	L
	Hesperaloe funifera	Giant Hesperaloe	L
	Opuntia basilaris	Beavertail Prickly Pear	VL
	Opuntia cacanapa Ellisiana	Hardy Spineless Prickly Pear	VL
	Pachycereus marginatus	Mexican Fence Post	VL
	Yucca recurvifolia	Gold Ribbons	L

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**TABLE 4 PLANT MATERIAL PALETTE**  
**PAGE 3 OF 4**



	<i>Yucca rostrata</i>	Beaked Yucca	L
GROUNDCOVER, PERENNIALS AND ORNAMENTAL GRASSES			
	<i>Baileya multiradiata</i>	Desert Marigold	L
	<i>Carissa macrocarpa</i> 'Green Carpet'	Green Carpet' Natal Plum	Mod - M
	<i>Calylophus hartwegii</i>	Hartweg's Sundrops	Mod - M
	<i>Chryactinia mexicana</i>	Damianita	L
	<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold' Dalea	Mod - M
	<i>Dalea greggi</i>	Gregg's Prairie Clover	L
	<i>Eremophila maculata</i> 'Outback Sunrise'	Outback Sunrise' Emu	L
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	Mod - M
	<i>Lantana</i> 'New Gold'	New Gold' Lantana	Mod - M
	<i>Rosmarinus officinalis</i> 'Irene'	Irene Trailing Rosemary	Mod - M
	<i>Muhlenbergia rigida</i> 'Nashville'	Nashville' Deer Grass	Mod - M
	<i>Oenothera berlandieri</i>	Evening Primrose	Mod - M
	<i>Oenothera caespitosa</i>	Tufted Evening Primrose	L
	<i>Penstemon</i> - native species	Beardtongue	L
	<i>Ruellia brittoniana</i> 'Katie'	Blue Dwarf Ruellia	L
	<i>Verbena</i> spp.	Verbena	Mod - M
	<i>Verbena tenuisecta</i>	Moss Verbena	Mod - M
	<i>Wedelia trilobata</i>	Trailing Daisy	Mod - M
VINES			
	<i>Ficus Pumila</i>	Creeping Fig	L
	<i>Bougainvillea</i>	Bougainvillea	Mod - M

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**TABLE 4 PLANT MATERIAL PALETTE**  
**PAGE 4 OF 4**



## 2.6 WALLS

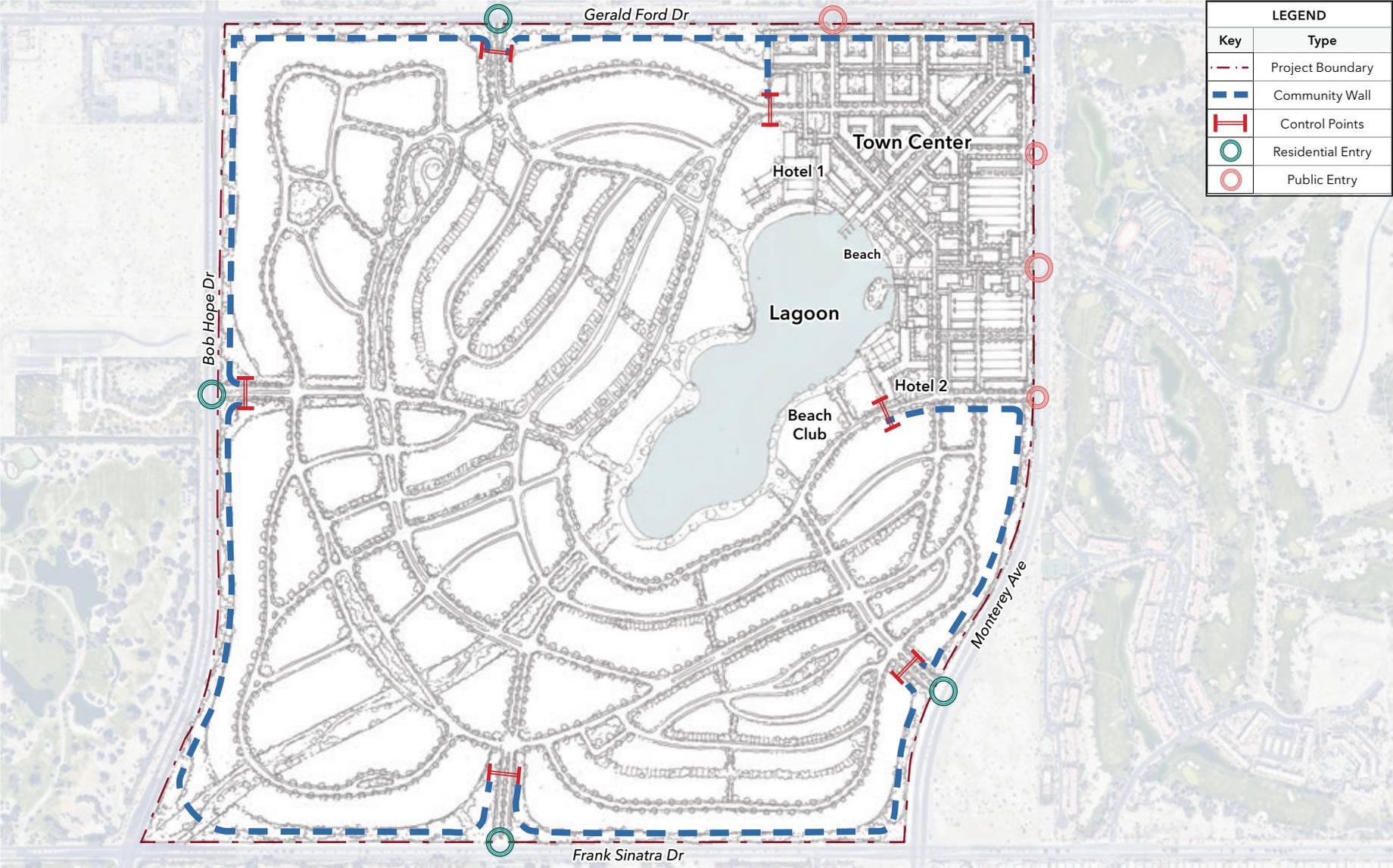
Community Walls will be employed primarily around the residential perimeter to serve as noise barriers along adjacent arterial roadways and as physical barriers providing residents with a sense of security and exclusivity. Walls will also be used where the edges of the Town Center Planning Area abut residential Planning Areas 1 and 3. See Figure 2.8 for the Conceptual Wall Plan. Community Walls will be 6' high of masonry construction with a simple design using rhythmic pilasters and undulation to create interest along the public arterials that surround the Community.

Inside the Project, the design will seek to optimize non-vehicular and pedestrian movement with minimal barriers while also creating a sense of community security and identity. Consequently, the extent and location of interior walls will be determined on a case-by-case basis as a development program is implemented that most effectively balances these goals. The Master Developer may choose to limit interior walls/fences, but if used, they may include:

- ▶ Community walls: 6-foot high masonry walls to delineate individual neighborhoods
- ▶ View fences: Wrought iron or tubular steel fences where private residences adjoin common open spaces such as linear paseos.
- ▶ Knee or Pony walls – Low 3-foot high walls may be used to delineate spaces, provide ground level privacy (e.g. pools), or screen commercial parking stalls.

The Project intends to allow for interior wall designs that exhibit creativity, individuality, and interest to complement a variety of architectural styles and materials but not at the expense of cohesiveness. In particular, walls or fences of differing designs that adjoin common open spaces or paseos will incorporate a thoughtful transition that blends materials, styles and landscaping so the effect does not appear abrupt or haphazard. All walls and fences will be reviewed and approved with implementing development plan and mapping approvals.





LEGEND	
Key	Type
	Project Boundary
	Community Wall
	Control Points
	Residential Entry
	Public Entry

Note: The location and alignment of walls is conceptual and may be refined and adjusted with more detailed implementing development proposals.

SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019  
**CONCEPTUAL WALL PLAN**  
**FIGURE 2.8**



## 2.7 WATER AND SEWER

The Specific Plan will be fully served with domestic water and sanitary sewer from public systems managed by the Coachella Valley Water District (CVWD).

### 2.7.1 Domestic Water

The Community is designed with a network of 12” and 18” water mains within the interior private street system to convey domestic water to residences throughout the Community. Water will be looped internally to connect with the existing public water system at three locations. For system needs, CVWD will require dedication of public well sites to CVWD. In addition, at least one private well will provide water for the Crystal Lagoon and water usage will be offset by payment of groundwater replenishment fees. Community water usage will be no more than 80% of the 2017 Maximum Applied Water Allowance guidelines imposed by CVWD.

CVWD plans to extend a reclaimed water line past the intersection of Bob Hope Drive and Frank Sinatra Drive. When the line is extended and available, the Community plans to establish a connection to the line and on-site storage capability to provide for irrigation of common area landscaping with reuse water as permitted under local regulations.

A water system analysis will be prepared with the final construction documents for commercial buildings to ensure that the required fire flow is provided at each fire hydrant and each building fire sprinkler system as required by the Fire Department. All system designs will follow the CVWD Design Manual.

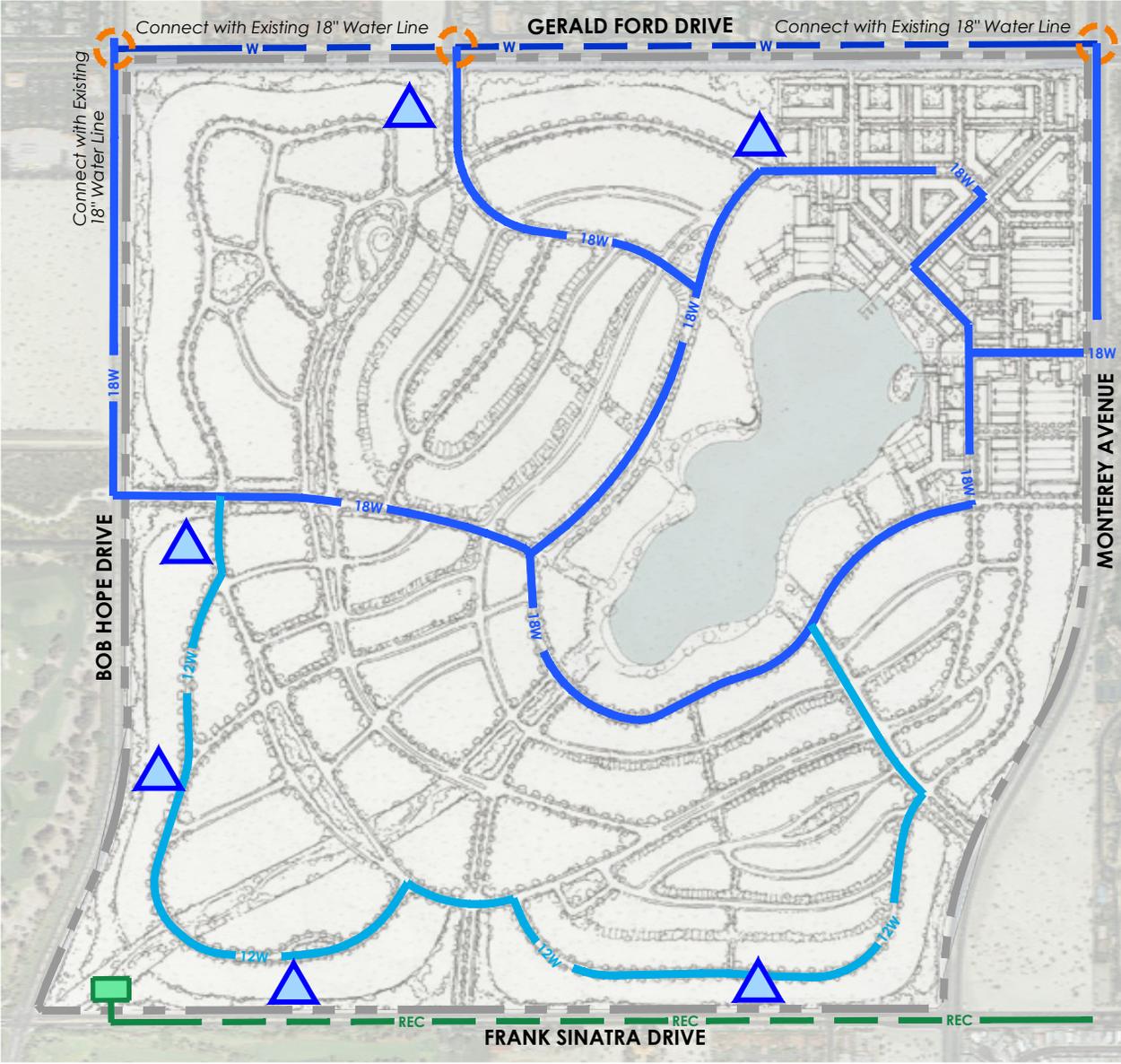
See Figure 2.9 for the Conceptual Water Plan.

### 2.7.2 Sanitary Sewer

The Community has been designed to accommodate gravity sewer throughout, which generally flows from north to south. The Specific Plan identifies a system of 15” sewer mains within interior private streets to serve the community. As seen in Figure 2.10 Conceptual Sewer Plan, the Specific Plan proposes a system of 8”, 10” and 12” sewer mains within interior private streets to serve the community. A 15” PVC sewer main will connect the onsite system at Frank Sinatra Drive to an existing 24” VCP sewer main in Country Club Drive located one mile to the south.

See Figure 2.10 for the Conceptual Sewer Plan.





Legend	
Symbol	Description
	Project Boundary
	Existing Water Main
	Future Reclaimed Water Line
	Potential Irrigation Reservoir
	Proposed 12" DI Water Main
	Proposed 18" DI Water Main
	Potential Public Well Site
	Point of Connection

Note: Information shown is conceptual only. Final engineering design plans may deviate.

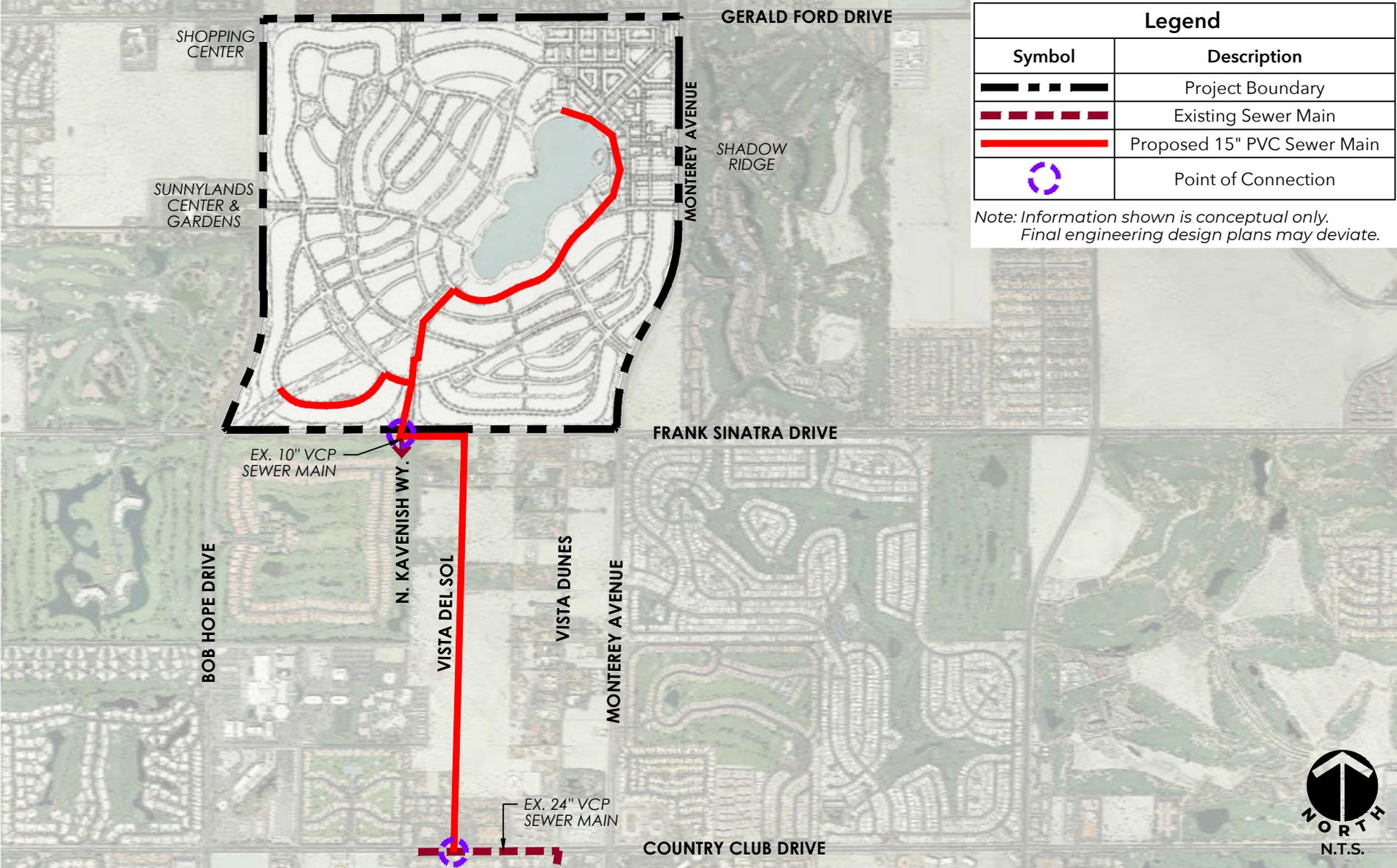


SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 15, 2019

**CONCEPTUAL WATER PLAN  
FIGURE 2.9**





SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 15, 2019

**CONCEPTUAL SEWER PLAN  
FIGURE 2.10**



## 2.8 GRADING AND DRAINAGE

Site topography is generally flat but slopes gently from an elevation of 318.6' the northeast corner at Monterey Avenue and Gerald Ford Drive to a lower elevation of 254.6' at the southwest property corner of Bob Hope Drive and Frank Sinatra Drive. Because grading and drainage are closely interrelated, they are addressed jointly in this section.

### 2.8.1 Grading

Site grading will reconfigure the ground surface to create level and terraced areas designed for development of residential lots, the Grand Oasis, and streets with vehicle-appropriate grades. It is also tailored to take advantage of changes in elevation presented by the existing topography of Section 31 to maximize views from the Town Center and residential lots of the surrounding mountains to the south and west of the Community. Figure 2.11, Conceptual Grading Plan, shows the site contours after mass grading. The site will be carefully contoured with attention to the appearance of the Community from neighboring properties. The conceptual grading designs are subject to final engineering plans and field conditions that may result in adjustments to pad and street grades, subject to approval by the City. Total earthwork is estimated at around 6 million cubic yards and is designed to achieve a balanced site without import or export.

The Specific Plan incorporates a grading approach designed to protect the Crystal Lagoon from surface water intrusion and, therefore, will not be available for retention use. Grading for the Community will direct drainage around the Grand Oasis and will provide retention in dispersed locations throughout the Community. Grading also is designed to achieve positive surface flows and protect all structures and physical improvements from a 100-year storm, surface runoff, soil erosion, and sedimentation both during and after construction. In addition, the grading design balances on-site earthwork (cut and fill), taking into account excavation generated by site grading and grades needed to achieve minimum cover for underground gravity sewer.

Grading activities will comply with regulations established by the National Pollutant Discharge Elimination System (NPDES) to control sediment discharge during construction.

### 2.8.2 Drainage

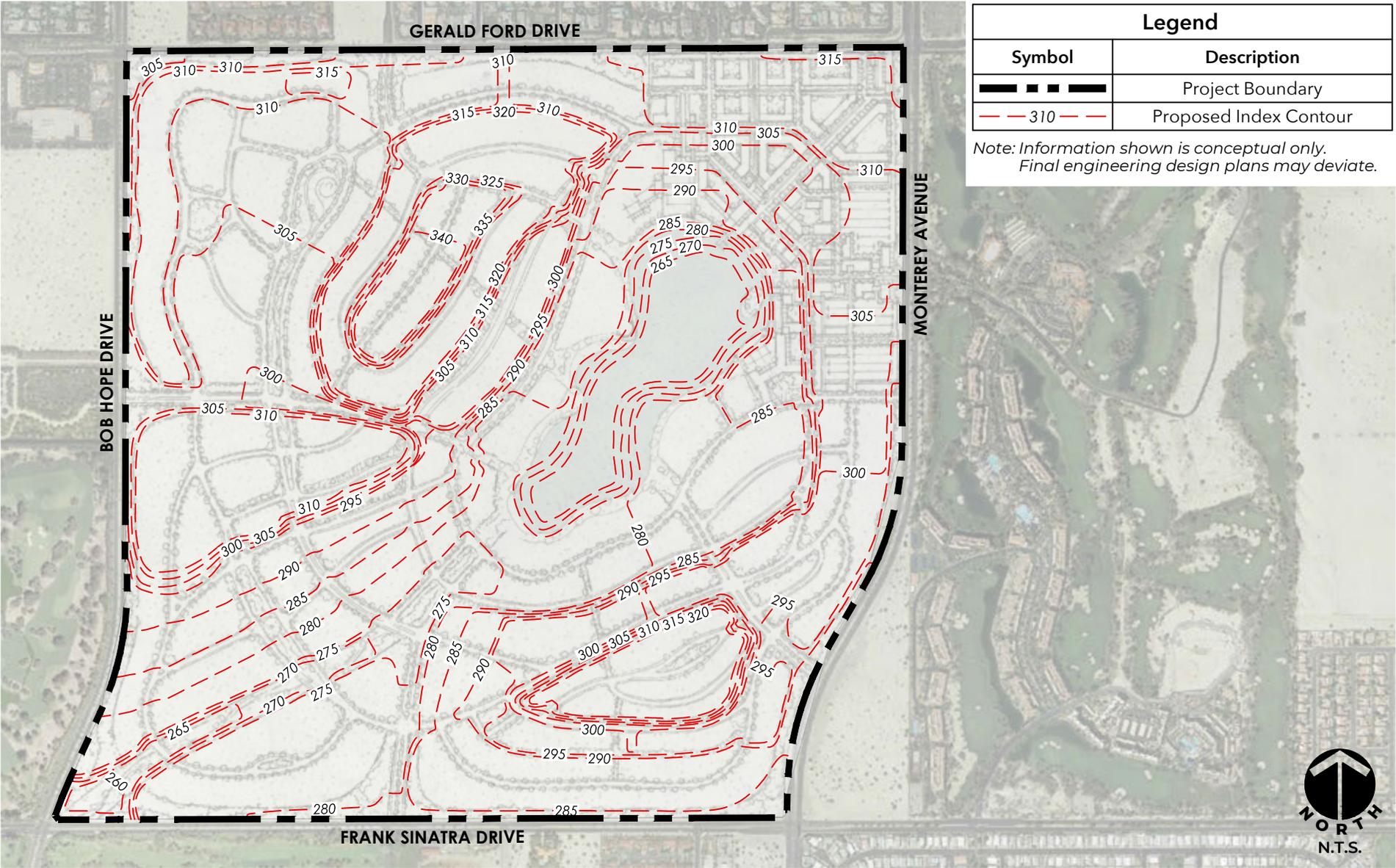
Section 31 is surrounded by existing development and fully improved roadways that intercept and control most offsite storm flows before they enter the site. There are two existing retention basins at the northwest corner of the site that will be incorporated into the drainage plan and handle some offsite flows. Otherwise, drainage design is concerned with collecting, conveying, and retaining what occurs within the property boundaries. Retention basins will be constructed and sized to retain the worst-case flood volume from a 100-year storm event.

As shown in Figure 2.12 Conceptual Drainage Plan, surface drainage will be conveyed by the local street system from development areas to a system of catch basins and underground storm drains. These intercept the surface water and convey it for discharge to areas designed to retain the stormwater. As noted previously, the water that is collected would be retained in retention basins dispersed throughout the Planning Areas.



Site retention basins, in most cases, will be a maximum of 5' deep with slopes of 5 to 1 unless erosion control methods are implemented, making the basins usable open space for residents. The mass graded retention basins have sufficient storage to retain the flood volume from a 100-year storm event; therefore, meeting the hydrologic requirements established by the City.





SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 21, 2019  
**CONCEPTUAL GRADING PLAN**  
**FIGURE 2.11**





Legend	
Symbol	Description
	Project Boundary
	Drainage Flow
	Retention Area
	Drainage High Point
	Existing Catch Basin / Drainage Inlet

Note: Information shown is conceptual only.  
Final engineering design plans may deviate.



SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 15, 2019  
**CONCEPTUAL DRAINAGE PLAN**  
**FIGURE 2.12**



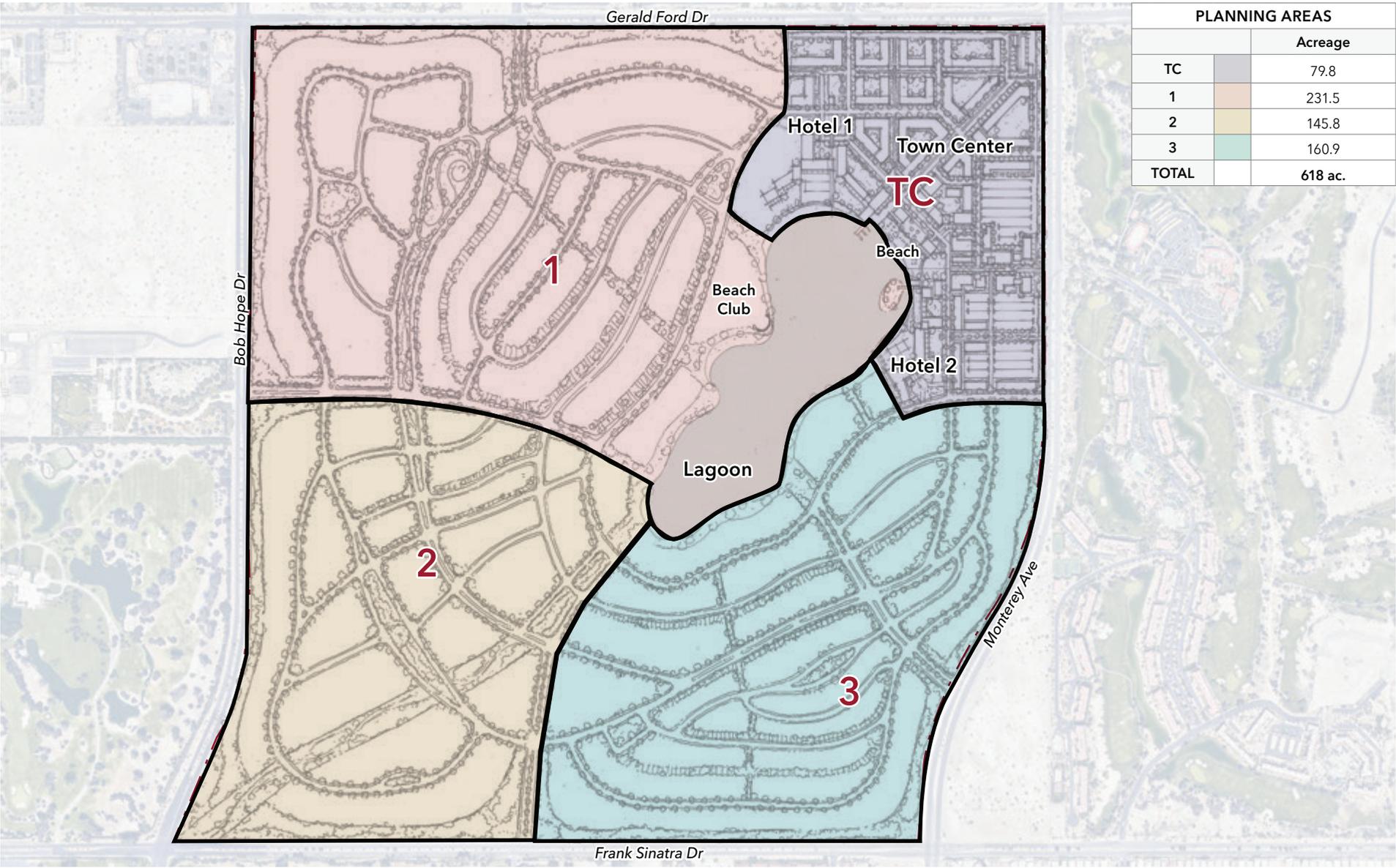
## 2.9 DEVELOPMENT SEQUENCING PLAN

The Community is designed for sequential construction in multiple phases, corresponding to the infrastructure and product designs for individual Planning Areas and use types. Development of the community will begin with the Planning Area 1, including the Grand Oasis with the residents' Beach Club and portions of the landscaped Grand Oasis Promenade surrounding the body of water. Development of the remainder of Planning Area 1 and the Town Center Planning Area, subject to market demands, will follow the Grand Oasis, including residential neighborhoods and internal roads to the surrounding residential neighborhoods in Planning Area 1. Construction within the Planning Areas may continue in any order so long as the necessary infrastructure is provided to serve each phase.

The Planning Areas shown in Figure 2.13, Development Sequencing Plan, are conceptual in nature and the exact sequence may change in response to market demands. All development, however, will be accompanied by the orderly extension of roadways, public utilities, and infrastructure consistent with approved conditions of approval.

Public arterial streetscape improvements, such as multi-use trails, landscaping, and community walls, will be constructed sequentially as development occurs along the project perimeter.





PLANNING AREAS		Acreege
TC		79.8
1		231.5
2		145.8
3		160.9
TOTAL		618 ac.

SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 22, 2019

CONCEPTUAL DEVELOPMENT SEQUENCING PLAN  
 FIGURE 2.13



# CHAPTER 3: ENVIRONMENTAL SUSTAINABILITY



## 3.1 OVERVIEW

An important guiding principle in development of the Community will be careful attention to management of natural resources required for construction and operation of the living environment. Beyond creating a healthy and successful community, these measures are planned to protect the long-term social and economic investments that will be made through this Specific Plan. This will include programs to minimize waste and make recycling convenient, promotion of multi-modal transportation, planning for landscapes in harmony with the natural desert environment, and creation of opportunities to collaborate with local utilities and supply chain partners to support efficient use of renewable energy resources.

Development in the hot, dry climate of the Coachella Valley calls for drought-tolerant landscaping and increased energy requirements to cool buildings. Additionally, blowsand in the area has the potential to scar buildings and vehicles, while also creating a generally unpleasant atmosphere for walking or sitting outside at times. The goal for this Community will be creating a desirable living environment while respecting the native desert setting and embracing broader environmental goals for a sustainable 21st Century community.

Development of this important property in the City of Rancho Mirage will help elevate the character of this area between two critical corridors identified in the 2017 General Plan – Bob Hope Drive and Monterey Avenue. Rancho Mirage has established a particular character to which the development of Section 31 will add:

“Rancho Mirage is joining an increasing number of California local governments committed to addressing climate change at the local level. The City is acting now to reduce greenhouse gas (GHG) emissions within its own operations and within the overall community. With a recently completed Greenhouse Gas Inventory, Rancho Mirage is prepared to set GHG reduction goals and measure progress toward these goals, including



the statewide target of 1990 levels by 2020, set by AB 32. Rancho Mirage will use common sense approaches to reduce energy use and waste, create local jobs, improve air quality, preserve our local landscape and history, and in other ways benefit the City for years to come.” Rancho Mirage Sustainability Plan 2013.

To help fulfill these objectives, the City formed the Rancho Mirage Energy Authority (RMEA) in 2018. The RMEA will be an important stakeholder interested in potential energy strategies for future residential development within the Community and the City as a whole. Development of this Community presents a unique opportunity to work closely with RMEA to design implement a strategy to facilitate solar generation with rooftop panels on each home in a manner that avoids grid overload and manages backup battery storage intelligently. In addition, the Community will support the City’s implementation of GHG reduction goals established by AB 32.

The following standards and guidelines will help to ensure that development organized pursuant to this Specific Plan is designed to take advantage of the opportunities presented by the location of the Community and protect against the challenges of the desert environment.

## 3.2 SUSTAINABLE SITE DESIGN AND INFRASTRUCTURE

- ▶ Shading devices and techniques, such as roof overhangs, canopies, market umbrellas, arcades, and trees, shall be incorporated into buildings, parking courts and outdoor spaces to minimize unnecessary solar heat gain. Emphasis shall be placed on shading devices when east-west orientation is appropriate. Solar panels shall be strongly considered as appropriate shading devices when properly mounted on overhead building overhangs and trellises.
- ▶ Buildings shall be sited and designed to maximize the use of sunlight and shade for energy savings and respect the right to solar access of nearby and adjacent buildings. Outdoor spaces such as plazas should be similarly oriented.
- ▶ Efficient misting systems and other similar micro-climate cooling techniques should be used along canopies and fascia soffits in common areas such as outdoor dining patios and pedestrian walkways to provide necessary relief from the desert heat during daytime periods of low ambient air humidity.
- ▶ All Planning Areas shall optimize the use of landscaped storm water retention/infiltration basins by providing pedestrian access where practicable. Slopes shall be designed to minimize runoff.
- ▶ Designs shall be compatible with Coachella Valley Water District water efficiency and replenishment goals. The Community’s overall water use shall be limited to 80% of the 2017 Coachella Valley Water District’s Maximum Applied Water Allowance.
- ▶ Weather-based smart irrigation controllers shall be required for common areas and strategic use of turf will generally be limited to active recreational spaces for residences and parks.
- ▶ The Grand Oasis shall be maintained with proper additives to minimize the natural evaporation rate
- ▶ Outdoor furniture located within park areas shall be made of durable, heat-resistant materials



### 3.3 SUSTAINABLE BUILDING DESIGN

Developers and builders will be challenged to implement sustainable building and development practices most appropriate to the specific context within the Coachella Valley. Every effort should be made to implement as much of the 2016 California Green Building Standards Code as practicable, as opposed to just the mandatory measures; some voluntary measures include:

- ▶ Active and passive solar design for non-residential buildings
- ▶ The use of water-permeable surfaces
- ▶ High efficiency heating and cooling systems
- ▶ Graywater irrigation system when available
- ▶ Storm-water runoff capture
- ▶ Buildings should be designed to facilitate and accommodate sustainable alternative power generation. Residences will include solar panels in compliance with California law.
- ▶ Architectural features that increase interior daylighting, such as light shelves that bounce light further into interior spaces, should be installed where feasible to reduce the need for additional electrical light. LED lighting should be the primary source of lighting in the Community.
- ▶ The use of lighter-colored roofing materials to reflect heat and reduce cooling requirements of buildings, particularly Energy Star-labeled roofing materials, is strongly encouraged.
- ▶ Buildings shall not be constructed primarily of materials that perform poorly in environments subject to blowsand unless appropriately shielded.
- ▶ Buildings may incorporate green roofs as a method of providing open space, thermal insulation/heat shields, and stormwater retention. Green roofs reduce the building's energy use and offers a visual benefit for people at the street level, on top of the building itself, and on top of adjacent buildings. It is important to design such spaces to avoid interference with opportunities for solar energy generation.
- ▶ Water-conserving faucets and fixtures shall be included in all buildings.
- ▶ The Community plans to offer strategic partnerships to allow homebuilders to make available to residences battery storage of generated solar energy as a purchase or lease option. This should include the opportunity for connection to software that permits load shaping and maximizes intelligent use of each home's renewable energy, including resiliency from impacts of storms and other natural disasters.

### 3.4 OPERATIONAL STANDARDS

- ▶ Contractors shall be required to recycle and/or salvage at least 65% of non-hazardous construction waste from the building process
- ▶ Developments shall include a recycling program for Residential and Mixed Use Core uses to recycle paper, glass, plastic, and other by-products of business or residential activities.



- ▶ Construction watering programs shall be maintained by all contractors working on site for frequent attention to the need to control airborne dust particles
- ▶ Major construction equipment shall be stored on-site in designated locations to reduce the need for frequent trips
- ▶ Electric vehicle use shall be encouraged, and vehicle charging units shall be located within major parking fields in the Town Center and resort areas.
- ▶ Solar Access CC&Rs will be implemented to protect solar access for the community's solar panels into the future.



# CHAPTER 4: TOWN CENTER DEVELOPMENT

## 4.1 TOWN CENTER OVERVIEW

The Town Center and resort areas within the Community will be a hub of activity that will draw residents and visitors to dine, shop, and engage in many forms of active recreation centered at the expansive public beach. This area will frame the Crystal Lagoon and provide sweeping vistas across the clear turquoise water to the Santa Rosa mountains beyond. It is intended that the Town Center will provide a backdrop for many forms of creative expression, from public art and live music performances to iconic architectural elements and engaging personal spaces with comfortable seating that inspire visitors to relax and linger. Parking will be provided along Main Street and in convenient lots to access shopping and beachfront activities.

Buildings within the Town Center will be designed to provide street level access to retail opportunities, with offices and residential uses above where feasible. Resort parcels will be designated for development of hotel buildings, branded residential units, and accessory uses such as spa facilities and beachfront restaurants. Resort pools will be positioned to provide guests with spectacular views of the water and beach environment. Figures 4.3A-B Town Center Illustrative Plan and 4.4A-C Town Center Design Illustrations provide visual representations of the type of development envisioned for the Town Center.

## 4.2 TOWN CENTER PERMITTED USES

Table 5 below outlines the permitted uses (P) and conditionally permitted uses (C) that can be developed within the Town Center. It is intended that this list provide clear direction for the allowable uses shown yet preserve flexibility to address additional opportunities encountered as development proposals are presented for the resorts and other parcels within the Town Center. This tailored use list is targeted at stimulating investment on this site and fostering development of higher value and quality than may be possible under conventional zoning. Those uses not specifically listed in the table are subject to review and approval of the Director of Development Services, based on the consistency within the stated vision and goals for the Town Center.



TABLE 5 TOWN CENTER PERMITTED USES

Use Category	Typical Permitted Uses	Town Center
Retail	Accessory uses and structures (e.g., storage)	P
	Art, Antiques, Collectibles, and Gifts	P
	Bars, alcoholic beverage drinking places (on site consumption)	C
	Coffee Shops	P
	Consignment Stores	P
	Convenience Stores (Beer and wine only)	P
	Grocery Stores (75,000 square feet or smaller)	P
	Health/Fitness Centers	P
	Indoor amusement/entertainment centers	C
	Liquor stores (off-site consumption)	C
	Nightclubs, with or without food service	C
	Restaurants (fast food)	C
	Restaurants (drive-thru)	X
	Restaurants (other)	P
Retail stores	P	
Office/Service	Accessory uses and structures	P
	Automated teller machines (ATM)	P
	Banks and financial services (without drive-thrus)	P
	Business support services	P
	Dry cleaning (drop-off only)	P
	Hotels	P
	Offices (professional)	P
	Parking structure/deck (stand alone)	P
	Personal services	P
	Repair and maintenance (consumer products)	C
Spa Facilities	P	
Residential	Accessory uses and structures	P
	Child care centers (up to 14 children)	P
	Apartments and condominiums	P
	Model homes, model units and sales offices	P
	Multi-family housing	P
	Single family attached/detached	P
	Resort/hotel units	P
	Mixed-use vertically or horizontally attached buildings with two or more different uses (e.g., commercial and residential).	P



TABLE 5 TOWN CENTER PERMITTED USES

TABLE 5 TOWN CENTER PERMITTED USES		
Recreational	Open Space (private or public)	P
	Boating Facilities	C
	Community Facilities (Including private Beach Club) ⁴	P
	Covered Patio, Decks, Gazebos	P
	Rooftop Decks/Gardens	P
	Restrooms/Changing Rooms	P
	Swimming Pools, Spas, Cabanas	P
	Lagoons	P
	Game Courts	P
	Recreational Facilities (public)	P
	Recreational Facilities (private)	P

## Notes:

- Existing buildings to be occupied by a use that is permitted by right shall require only a certificate of occupancy, sign permit, and business license.
- Any use not identified on Table 5 is prohibited unless the Director of Development Services determines it is reasonably similar to a Permitted or Conditional Use.
- Mixed-use buildings are permitted by right in the Town Center land use category, except when a use to be included in the mixed-use building requires a conditional use permit, in which case the entire mixed-use building shall require a conditional use permit.
- Community Facilities such as a private beach club are permitted in the Town Center and may include an assortment of recreational, restaurant, bar, and other amenities.



## 4.3 TOWN CENTER DEVELOPMENT STANDARDS

Development standards control the building envelopes for the proposed uses in the Town Center. These regulations have been designed to provide flexibility in site design while ensuring a consistent and coordinated built environment. Table 6 addresses the general development standards that will guide Town Center density and intensity, building heights, and setbacks.

### 4.3.1 Town Center Typical Residential Lots

An assortment of residential lots and product types are envisioned for the Town Center within the Community. Figure 4.1 Typical Lots: Town Center provides examples of what products are envisioned for the Town Center under the development standards contained in Table 6.

### 4.3.2 Primary Street Frontages

The creation of a continuous public realm is crucial to development of a distinct place that is inviting to people. Build-to Lines have been established within the Town Center in addition to setbacks to create street-oriented buildings and to create interesting and usable transitions between the public and private realms. These Build-to Lines are located along primary Town Center streets, as designated in Figure 4.2A. Figure 4.2B prescribes the various treatments for different types of street frontages. There are three types of street frontages:

- ▶ A. The lively retail and restaurant frontages in the Town Center (Main and Beach Streets).
- ▶ B. Frontages that serve other mixed-use buildings
- ▶ C. Frontages that serve residential buildings.

For street frontages in the Town Center, 60% of the street-oriented facade, including allowable recesses and encroachments, must meet the defined Build-to Line.



TABLE 6 TOWN CENTER DEVELOPMENT STANDARDS

Standard	Town Center			
	Mixed Use ²	Multi-Family ²	Commercial	Resort/Hotel
Target Density	20-60 du/ac	20-60 du/ac	N/A	N/A
Max. Gross Lot Area	N/A	N/A	N/A	15 AC
Min. Lot Area (square feet)	N/A	N/A	N/A	N/A
Max. Building Coverage	70%	70%	70% ⁴	50%
Max. Building Height (Stories/Feet)	See Table 7			
Build-to Line ³	See Figures 4.2A-B			
Built-to Line Required Percent of Facade	60%	60%	60%	N/A
Front Setbacks ¹				
Buildings & Side Facing Garages	0'	10'	0'	10'
Interior Side Setbacks ¹				
Building	0'	0'	0'	10'
Pool/Spa	2'	8'	N/A	N/A
Corner Side Setbacks ¹				
Building	0'	10'	0'	10'
Pool/Spa	N/A	N/A	N/A	N/A
Rear Setbacks ¹				
Building	0'	0'	0'	10'
Pool/Spa	5'	5'	N/A	5'
Distance Between Structures	N/A	N/A	0'	0'
Parking	See Section 4.5			

## Notes:

1. Setbacks are measured from back of curb, edge of pavement (for streets without raised curb), back of sidewalk (if present), or public ROW (if present). Lots adjoining Streetscapes A.1-A.4 may require additional setback to accommodate planters, sidewalks and utility easements on a case by case basis. See Figure 2.3A.

2. Refer to Exhibit 4.1 for illustrative product layout diagrams

3. In Town Center, build-to-line applies to all primary street frontages shown in Figure 4.2A. Treatment of primary street frontages is shown in Figure 4.2B.

4. Coverage calculation excludes parking area for commercial buildings.

## General Notes:

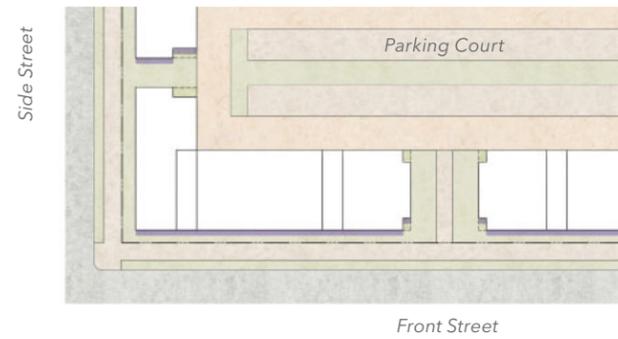
- All residential attached products shown on Tables 13 and 14 are allowed in the Town Center.



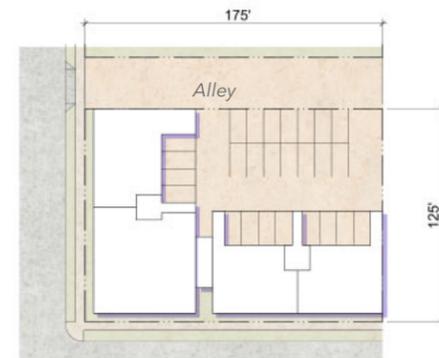
TOWN CENTER PRODUCT DIAGRAMS

MIXED-USE

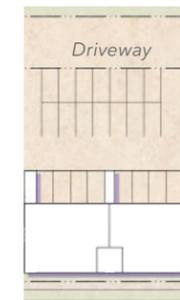
MULTI-FAMILY



Stacked Flats with Surface + Tuck-under Parking



Stacked Flats with Parking Podium



Stacked Flat Villa

Note: The typical lots for standalone commercial and resort/hotel products are not shown. Lots for these product types shall be designed on a case-by-case basis and approved with Preliminary Development Plan approval for vertical development in the Town Center or Residential areas.

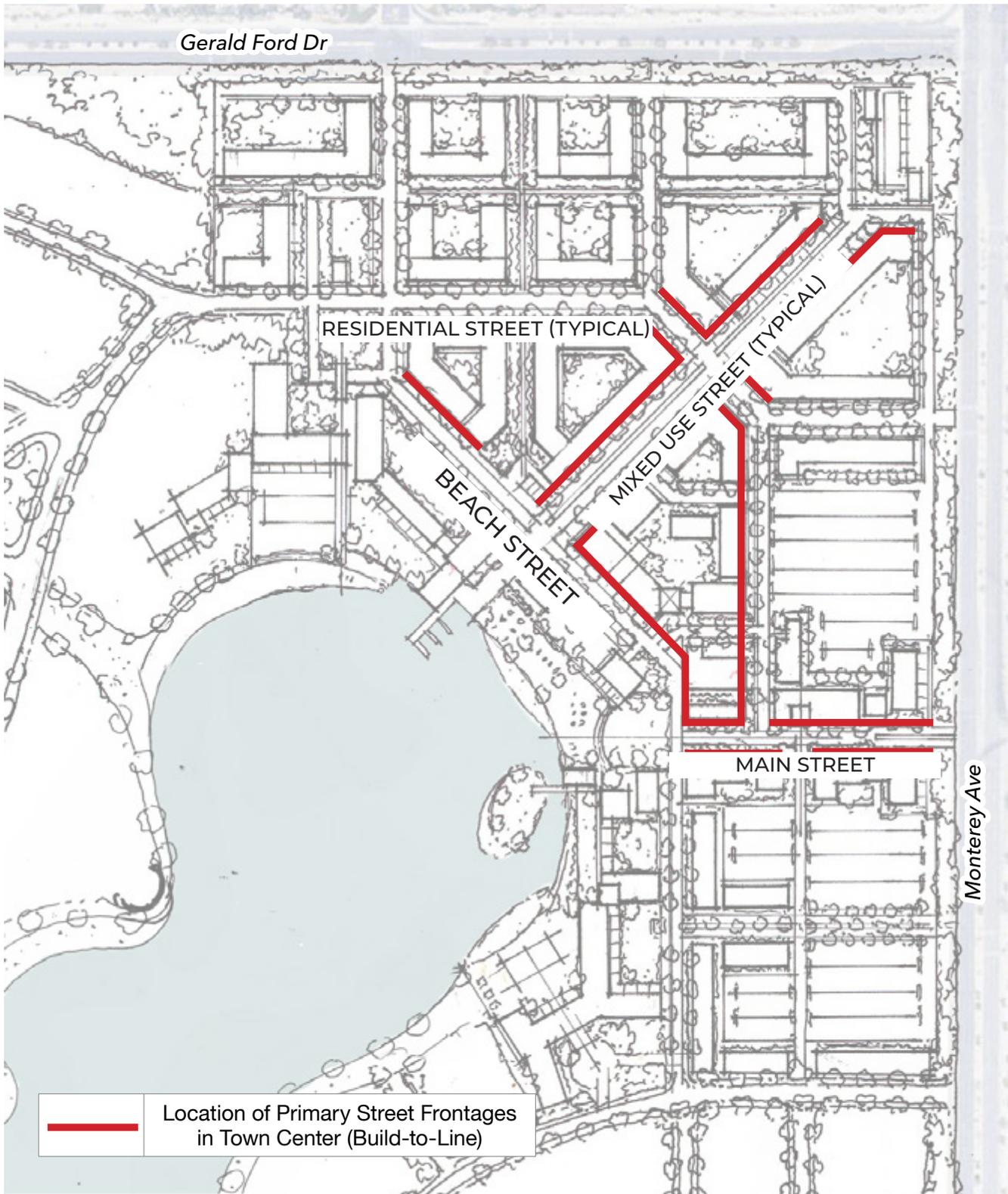
Town Center Locations



ILLUSTRATIVE TOWN CENTER PRODUCTS  
FIGURE 4.1

SOURCE: HART HOWERTON  
EXHIBIT DATE: MAY 31, 2019





Note: Town Center Primary Street Frontages are conceptual and subject to relocation and configuration with more detailed implementing development proposals.

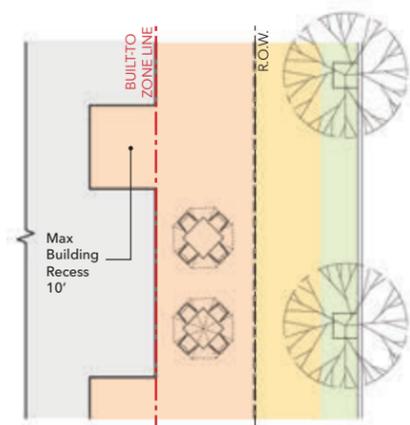
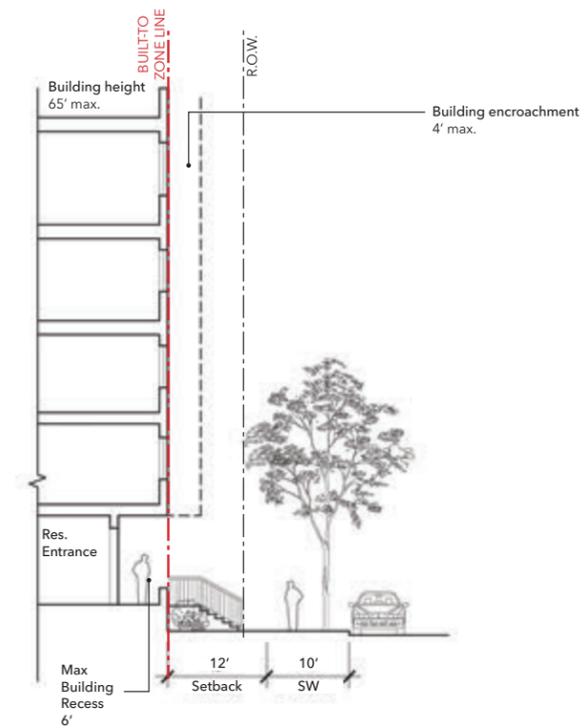
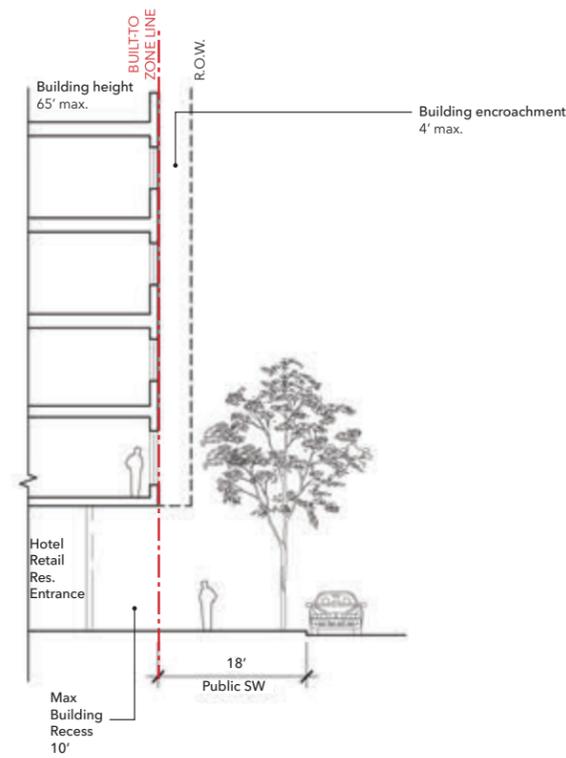
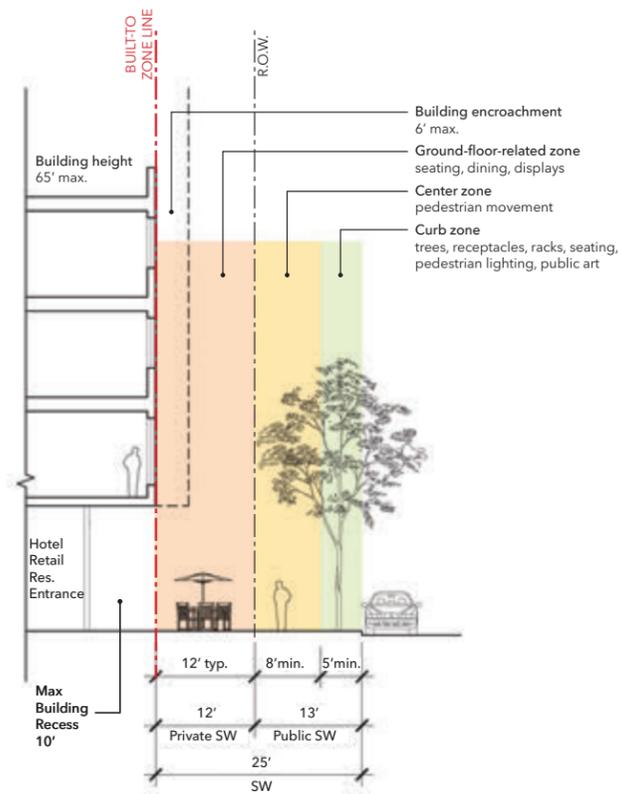
SOURCE: HART HOWERTON

EXHIBIT DATE: MAY 30, 2019

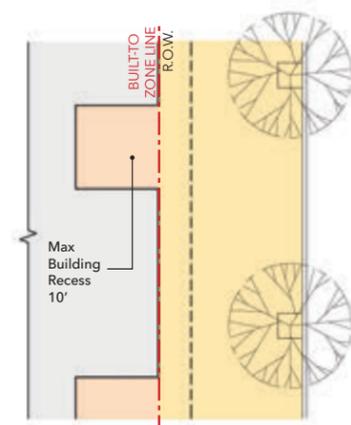
**TOWN CENTER PRIMARY STREET FRONTAGES  
FIGURE 4.2A**



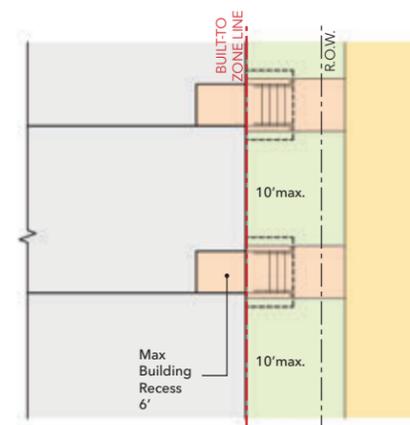
TOWN CENTER PRIMARY STREET FRONTAGES



A. Main and Beach



B. Other Primary Mixed-



C. Primary Residential

TOWN CENTER PRIMARY STREET FRONTAGE TREATMENTS  
FIGURE 4.2B

SOURCE: HART HOWERTON

EXHIBIT DATE: FEBRUARY 28, 2019



TABLE 7 BUILDING HEIGHT STANDARDS

TOWN CENTER PRODUCT TYPE	MAXIMUM BUILDING HEIGHT
Mixed-Use	5 stories / 65'
Multi-Family	4 stories / 50'
Commercial	2 stories / 29'
Resort/Hotel	5 stories / 65'

## Notes:

1. Building height shall be measured from the average finish grade around the building (or building segment for stepped buildings) to the highest roof or ridgeline excluding chimneys, vents, elevator towers and similar architectural projections.
2. Proposed multi-story structures with heights exceeding stated limits may be considered within the TC and PA 3 if there is no significant impact on adjacent properties and the overall unit count of 1,932 residential units is not exceeded.
3. Stand-alone tower elements, such as obelisks, clock towers, and campaniles, are permitted to reach up to 50 feet in height, so long as they do not have a footprint larger than 400 square feet. Taller tower elements and/or towers with a larger footprint are permitted with a conditional use permit.
4. Architectural projections are elements (e.g., towers, cupolas) that are added to building faces to provide architectural interest without adding interior floor area. The maximum height of an architectural projection generally will not exceed 12 feet above the proposed building height but will be evaluated based on architectural merit. Elevator towers are allowable to 17' above the maximum building height limit. Variances may be granted as part of a PDP or CUP application.
5. Within the architectural projection height limit, unconditioned, recreational, observation seating, and outdoor common areas are permissible. Sunshades and windscreens are allowed up to the maximum height limit. Rooftop common area or public gathering spaces may not occupy more than 40% of the roof surface and shall be fully integrated with the building's architectural character.
6. Ground floor commercial minimum height is 12 feet floor to ceiling. Ground floor commercial facing Beach and Main Streets and other designated retail streets shall have minimum glazing of 70% between 2 feet and 8 feet of the façade.



## 4.4 TOWN CENTER OPEN SPACE STANDARDS

The Specific Plan requires special open space standards to ensure adequate space for the residents and visitors while also recognizing the unique types of spaces that work best within a resort and mixed-use setting.

### 4.4.1 Public Plaza Standards

This section is intended to promote open space for Town Center buildings that will create sense of place and create a great outdoor experience for customers

TABLE 8 PUBLICLY ACCESSIBLE PLAZA STANDARDS

	STANDARD
Applicability	Mixed Use Commercial and Office Buildings
Minimum amount	
Gross Leasable Area (GLA) <15,000 SF	10% of GLA
GLA >15,000 SF	5% of GLA

Notes:

1. Plaza areas shall consist of pedestrian accessible spaces and may include, but are not limited to, outdoor seating, open space, water features, landscaped areas, and hardscape areas.
2. Areas included as open space must be accessible to the public and may not include parking, roadways or the first 5 feet surrounding all sides of a building.
3. Outdoor dining areas, including balconies, rooftop balconies, and terraces, associated with a private eating establishment may count toward the publicly-accessible plaza requirement only if they have no fencing or other barriers except as required by liquor laws. These areas may contribute up to 20 percent of the total publicly-accessible plaza requirement.



## 4.4.2 Residential Open Space Standards for Mixed-Use Buildings

TABLE 9 MIXED-USED RESIDENTIAL OPEN SPACE STANDARDS

	Standard
Minimum amount	100 SF/mixed use unit
Minimum level surface dimension 1	22 feet in any direction
Minimum level surface area	500 SF

### Notes:

1. Dimensions may include building setback if building exhibits significant articulation and setback is heavily landscaped, including ground or potted plants.
2. Areas included as residential common open space must be accessible to residents, cannot be reserved to a private unit and cannot serve a dual function (e.g. sidewalks, pathways, storage areas, automobile use, etc.)
3. Mixed Use Residential common area requirements shall be met in addition to any public plaza requirements.
4. At the discretion of the Director of Development Services, alternative standards may be proposed on a case-by-case basis to achieve superior architectural and site design if identified during the Pre-application Conference described in Section 4.13.1.

## 4.4.3 Open Space Standards for Multi-Family Residential Buildings

TABLE 10 OPEN SPACE STANDARDS FOR MULTI-FAMILY RESIDENTIAL BUILDINGS

	Standard
Minimum amount per MF Unit	
Combined (Private & Common)	170 SF
Private ¹	70 SF
Common ^{2,3}	100 SF
Minimum dimension	
Private	7 feet in any direction
Common ⁴	22 feet in any direction
Minimum aggregated common area	500 SF

### Notes:

1. Private open space shall be directly accessible from the living area of the unit and may include a fenced yard, patio, deck, balcony or similar exclusive use space.
2. Areas included as common open space must be accessible to residents and cannot be reserved to a private unit. Functional areas such as storage areas and parking may not be counted toward open space.
3. Common area requirements shall be met in addition to any public plaza requirements.
4. Dimensions may include building setback if building exhibits significant articulation and setback is heavily landscaped, including ground or potted plants.
5. At the discretion of the Director of Development Services, alternative standards may be proposed on a case-by-case basis to achieve superior architectural and site design if identified during the Pre-application Conference described in Section 4.13.1.



#### 4.4.4 Special Open Space Provisions

- ▶ Usable common open space or public plaza space requirements do not need to be located immediately next to individual buildings and are instead encouraged to coordinate with other uses to provide larger open spaces that are centrally located and serve multiple buildings.
- ▶ The usable common open space and public plaza requirements of mixed-use buildings that contain residential and commercial uses can be combined into one or more large spaces to satisfy the usable common open space requirements of all uses, so long as the space is centrally located along and directly accessed by those uses.
- ▶ The public plaza requirements for Town Center commercial buildings may be combined into one or more large spaces to satisfy the open space requirements of all buildings, so long as the space is centrally located along and directly accessed by those uses.
- ▶ Usable common open space or public plaza requirements of a proposed project may be added to an existing open space or public plaza area, so long as the proposed open space or public plaza area is contiguous to the existing open space or public plaza area and permission is granted by the property owner.
- ▶ For additions to existing, previously permitted commercial or office uses (or uses as part of a mixed-use building), the applicant shall only be required to provide plaza space at 5 percent of the new additional square footage of GLA. For example, if an existing 40,000-square foot commercial building adds 10,000 square feet of GLA, 500 square feet of additional public plaza space must be provided ( $10,000 \times 5\%$ ).
- ▶ The common open space or public plaza requirement shall be waived for additions to existing buildings or the construction of new buildings within the same planning area if existing open space provided by the existing building is of sufficient size to satisfy the total requirement of the existing and added square footage or if no common space is then available. For example, if an existing 40,000-square-foot commercial or office building adds 10,000 square feet of GLA, it would be considered a 50,000-square foot building. If the existing building already provides a 2,500-square foot public plaza ( $50,000 \times 5 = 2,500$  square feet), then no additional public plaza space shall be required.
- ▶ A maximum of 33 percent of the area used to satisfy the public plaza requirement may be landscaped with vegetation or hardscape materials that cannot be walked or sat upon, such as in-ground flowerbeds.

### 4.5 TOWN CENTER PARKING STANDARDS

Parking is an important component of development for the Town Center. The various uses proposed within the Town Center will be required to meet the parking standards specified in Table 10, and the amount of parking will vary depending on the number of units proposed and square footage of the non-residential uses. Parking may be provided through a combination of surface parking and/ or parking structures. There will be opportunities for shared parking among different land uses to reduce the amount of land needed for parking, creating opportunities for more compact development, more space for pedestrian circulation, and



more open space and landscaping. Because certain land uses peak at different times, land uses do not need their maximum parking supply at the same time. Within the Town Center, there is the potential to share a pool of parking that is smaller than the amount that would be required for each land use individually. Electric vehicle charging stations shall be provided consistent with RMMC Section 17.26.050.

Specific parking demand ratios for each land use require further study to verify peak-hour demand. In particular, if shared parking is proposed, a shared parking analysis shall be included as part of individual development proposals for within the Town Center. As part of each study, the applicant will have to demonstrate that the proposed uses have differing peak hours of parking demand or that the total parking demand at any one time will be adequately served by the total number of parking spaces proposed.

TABLE 11 TOWN CENTER PARKING STANDARDS

Use	Standard	Notes
<b>Mixed Use Core</b>		
Bank	1.0 per 200 SF GFA	
Hotel	1.1 per guest room	plus required spaces for ancillary uses
Meeting Area/Banquet Room	1.0 per 3 seats OR 1.0 per 50 SF of gross assembly or viewing area	plus ancillary uses (e.g. bar restaurant)
Office - General	1 per 250 SF GLA for first 5,000 SF	1 space for each 400 SF thereafter
Office - Medical	1.0 per 200 SF GLA for first 5,000 square feet	
Residential Community Club House	5.0 per 1,000 SF GLA	
Restaurant/lounge	1.0 per 80 SF GLA	
Retail	1.0 per 250 SF GLA	
<b>Residential</b>		
Attached 0 -1 Bedroom	1.00 covered per unit	
Attached 2+ Bedroom	2.00 covered per unit	
Attached Guest Spaces	1 off-street guest space for every 2 units	
Single Family Detached	2.00 in enclosed garage per unit	2.00 guest spaces
<b>Bicycle Parking</b>		
Bicycle Parking	2 racks per project that requires 40 or more non-residential parking spaces	For any development that requires 40-80 non-residential parking spaces, 1 rack that can support 2 bicycles shall be provided. For any development that requires more than 80 non-residential parking spaces, 1 rack that can support 4 bicycles or 2 racks that can support two bicycles shall be provided.



Electric Vehicle and Carpool Parking		
Electric vehicle charging station	1 charging station for every application for 100,000 or more square feet of non-residential development.	The charging station shall be installed and function prior to the issuance of final building permits for half of the proposed square footage. The charging station location shall be as close as feasible to majority of the building entrances.
Carpool Parking	Three percent of parking spaces shall be set aside exclusively for carpools.	This requirement applies only to general or medical office buildings with a GLA greater than 20,000 square feet. Fractional requirements shall be rounded down to the nearest whole number.
Parking Dimensions		
	Parking for non-residential use	Parking for residential use
90 degree parking stall	9 feet x 18 feet	90 or 45-degree parking stall
45 degree parking stall	9 feet x 19 feet	Parallel parking stall
Parallel parking stall	9 feet x 24 feet	



## 4.6 TOWN CENTER DESIGN STANDARDS

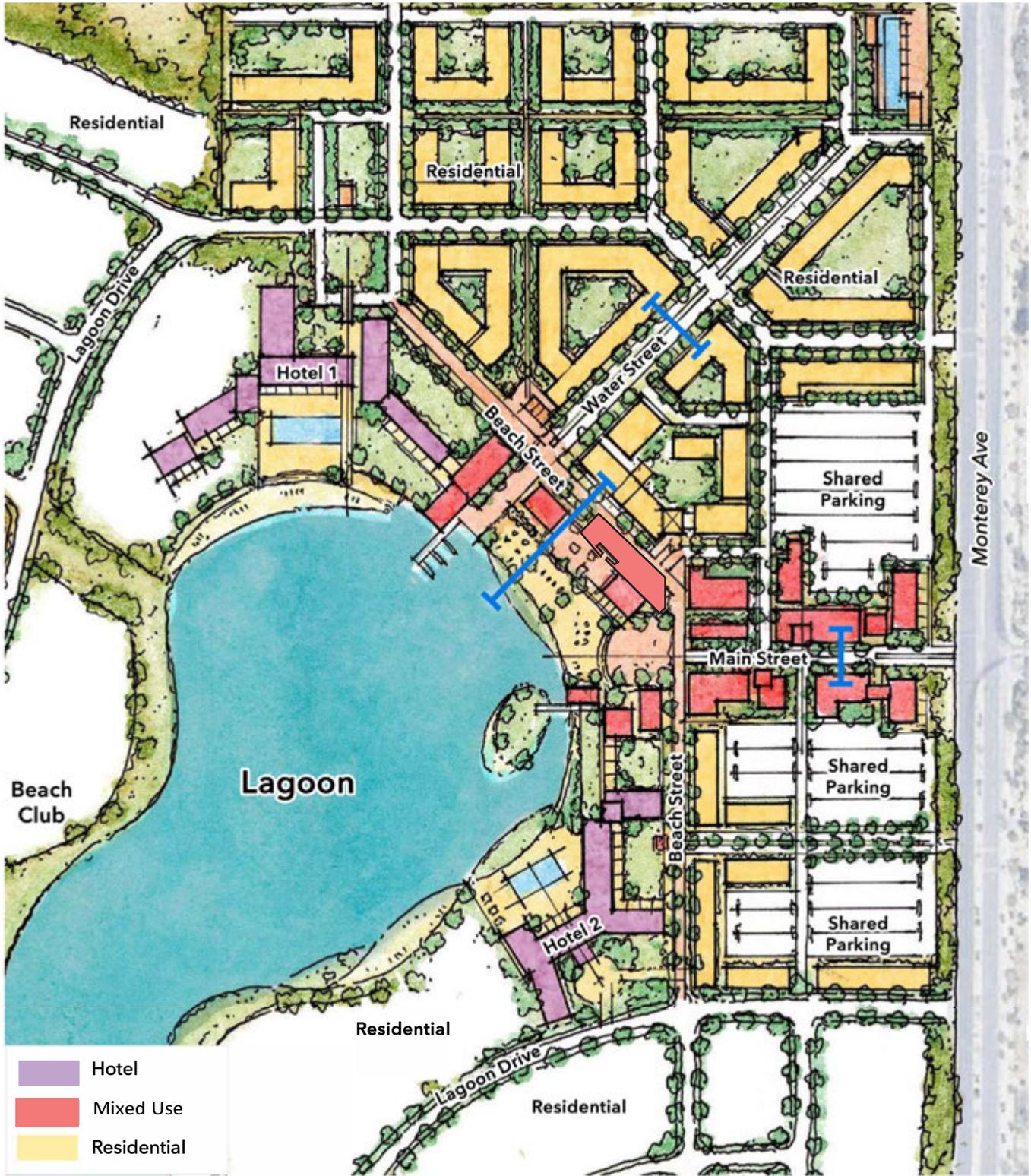
Quality development is achieved through attention to detail from the initial conception of a project to the final construction of buildings, pathways, entry features, signage, and other design elements. This section outlines the design standards and guidelines for the Community that will encourage the highest level of design quality and creativity in site planning and architectural design, while allowing for variation and flexibility. It is understood that the illustrations provided in this Specific Plan are general concepts and do not necessarily represent any improvements that actually will be constructed. Theming for community-wide elements such as signage, lighting, and other hardscape; will be established with the approval of the first Preliminary Development Plan for vertical development in the Town Center or Residential areas.

All development within the Town Center needs to address the fundamental elements of the design features covered in this chapter. The following guidelines establish a framework to help design professionals and developers understand and implement this project. Due to the mix of project types that the Specific Plan allows, the buildings will include a variety of design styles, and therefore a range of colors, materials, building detailing, and building orientations. However, these guidelines provide the necessary direction to ensure a coherent and complementary project.

Similar to development standards, certain design guidelines constitute regulations and requirements by which development must abide and are indicated by the use of the word “shall.” Design guidelines generally use the word “should” and identify actions or outcomes that are encouraged but not mandatory so long as the desired outcome in harmony with the Community’s vision is achieved.

The design guidelines are divided into eight sections: site, building, landscape, signage, lighting, walls, hardscape, and environmental design. The Town Center Illustrative Plan, depicted in Figures 4.3A-B, are provided to more clearly communicate the intent and desired outcome for the Community. The illustrations shown in these figures are purely conceptual and future developments are not required to match in terms of intensity or site layout. It is intended to illustrate a type of development that would be compatible with the Town Center area. The Conceptual Design Illustrations in Figures 4.4A-C are also conceptual and are intended to provide examples of key design standards and guidelines in this chapter.





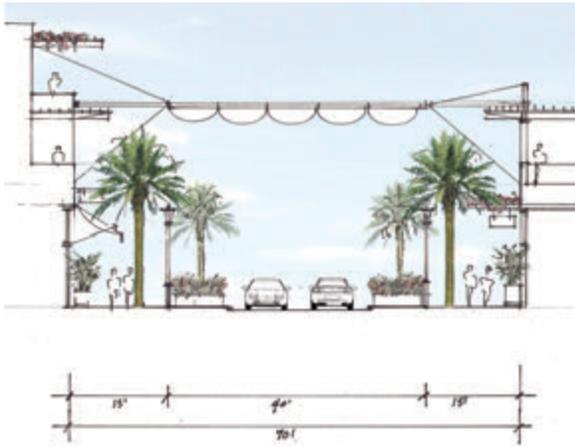
See Figure 4.3B for Town Center Illustrative Cross Sections.

SOURCE: HART HOWERTON

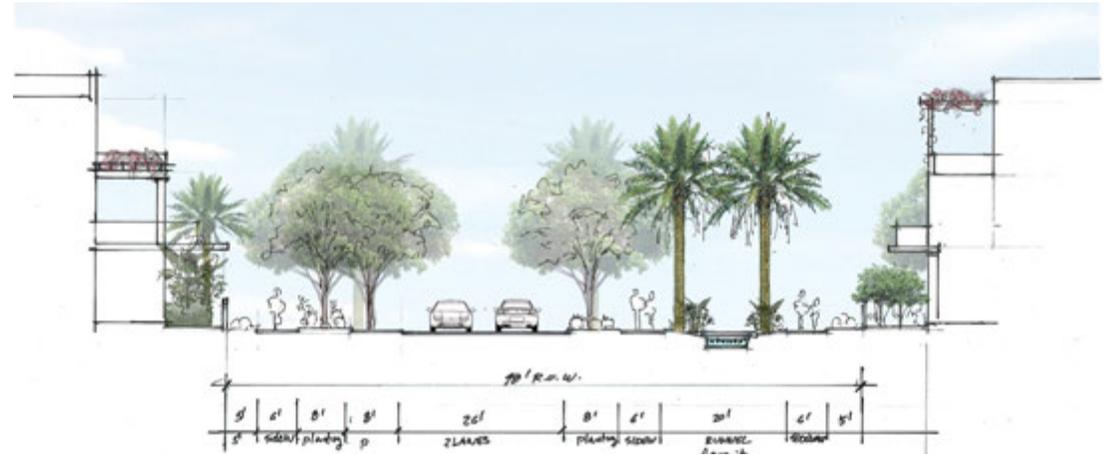
EXHIBIT DATE: MARCH 1, 2019

**TOWN CENTER ILLUSTRATIVE PLAN  
FIGURE 4.3A**





Section @ Main Street



Section @ Water Street



Section @ Beach Street

SOURCE: HART HOWERTON

EXHIBIT DATE: MARCH 1, 2019

TOWN CENTER ILLUSTRATIVE PLAN - CROSS SECTIONS  
 FIGURE 4.3B





SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**CONCEPTUAL DESIGN ILLUSTRATION: TOWN CENTER  
FIGURE 4.4A**





1. Ground floor retail should be oriented toward beach recreation areas for active interface between recreational and retail uses.
2. Grand Oasis Promenade should allow bike/pedestrian access around lagoon and to public beach areas, enhancing the lagoon's waterfront recreational potential.
3. Oasis shoreline will accommodate private beach areas reserved for resort hotel use.
4. The Main Street in the village center will direct pedestrians to the public beachfront.
5. Rooftop facilities that take advantage of scenic vistas across the water and of the surrounding mountains are encouraged near the

waterfront.

6. Waterfront dining facilities are encouraged.
7. Grand Oasis Promenade will meander close to and away from the lagoon shore in order to accommodate both shoreline recreation and shoreline development such as residences and other uses.
8. A public beach will be provided at the Main Street terminus.
9. Watercraft rentals are encouraged to allow maximum water-based recreational opportunities.
10. Horizontal and vertical articulation shall be used to break up blank walls.

SOURCE: HART HOWERTON

EXHIBIT DATE: MARCH 1, 2019

## CONCEPTUAL DESIGN ILLUSTRATION: GRAND OASIS SHORELINE FIGURE 4.4B





SOURCE: HART HOWERTON

EXHIBIT DATE: MAY 30, 2019

**CONCEPTUAL DESIGN ILLUSTRATION: GRAND OASIS BEACH EXPERIENCE  
FIGURE 4.4C**



## 4.6.1 Site Design

Site design standards for the Town Center development provide guidance for building placement and orientation, creating public spaces and streetscape frontages that give the Community a distinctive character from the surrounding areas. The integration of buildings, entries, parking lot layout, open spaces, and pedestrian and vehicular circulation is critical to achieving an overall sense of place and to ensure that public spaces are an integral design aspect.

As an example, these site design standards encourage development to incorporate courtyard parking or rear entry parking fields, which situates buildings facing the street edge with parking behind. This creates an engaging street scene that promotes pedestrian activity along the street. Also, these guidelines emphasize the need for “sheltered outdoor spaces” in desert-sensitive development which include:

- ▶ Interior Courtyards, including atriums, patios, and gardens open to the sun and sky but well shaded and buffered from the wind;
- ▶ Covered porches, that also offer exterior shade and wind protection; and
- ▶ Open passageways, connecting the street frontage to internal courtyards.

The following are site design standards for development in the Town Center. These standards apply to structures within these areas, including, but not limited to, Resort Hotel, Multi-Family Residential, and Neighborhood Commercial buildings. See Figures 4.4A and 4.4B, Town Center Representative Images, for examples of the type of development that may occur in the Town Center.

- ▶ Building placement and orientation should be organized to create visual interest along public rights-of-way, particularly at intersections nodes and project entryways.
- ▶ Buildings should be oriented so that public access or windows face areas of pedestrian activity, such as beaches or parks, public plazas, and pedestrian pathways.
- ▶ Multiple buildings in a single area should be grouped and organized to create plazas and pedestrian corridors. Where clustering is impractical, a visual link should be encouraged between buildings through the integration of an arcade system, trellis, colonnade, or other such open structure.
- ▶ Enhanced or “signature” architecture should be provided at prominent locations. Buildings with unique architectural elements, such as clock towers and other landmark structures, should be positioned on corners of significant intersections or entryways to enhance the sense of arrival and project monumentation.
- ▶ The windows of interior living spaces should overlook streets and public spaces to enhance community security and maximize view potential.
- ▶ Residential buildings shall emphasize pedestrian access and connections to public sidewalks, paths, recreational facilities, and enhanced edges of the lagoon.





SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

## TOWN CENTER REPRESENTATIVE IMAGES FIGURE 4.5A





SOURCE: HART HOWERTON

EXHIBIT DATE: JANUARY 31, 2019

**TOWN CENTER REPRESENTATIVE IMAGES  
FIGURE 4.5B**



- ▶ Recreational facilities shall be conveniently and centrally located for the majority of units.
- ▶ Where possible, housing in mixed use buildings should be oriented to streets and pedestrian walkways.
- ▶ Open areas should incorporate amenities such as enhanced landscape or hardscape features. These include outdoor seating areas, trellises, ornamental trees, benches, planters, open space, water features, and pedestrian-friendly elements.
- ▶ Buildings shall be planned to create compatible open space configurations with surrounding buildings. Where feasible, combining open spaces into larger areas that are centrally located, functional and serve multiple uses is desirable.
- ▶ Publicly-accessible open spaces shall be strategically located along areas of pedestrian activity, such as shopping areas and major pedestrian thoroughways.
- ▶ Public spaces shall be oriented to maximize their visual and physical links from adjacent streets and pathways.
- ▶ Pedestrian pathways shall provide connectivity within the Town Center by connecting each project to neighboring properties and emphasizing links between different uses.
- ▶ Safety and visibility shall be considered in the design of both public spaces and pathways for the security of residents and their guests.
- ▶ Mid-block pedestrian connections shall be provided between buildings for convenient access to parking areas where feasible.

### *Parking Areas*

- ▶ Parking areas should be clustered where feasible and designed to maximize, security and efficient access.
- ▶ Entrance and exit points for parking areas and structures should be well marked with streetscape and landscape features, including enhanced paving, landscaping, lighting, and architectural features.
- ▶ Entry drives into parking areas should be located as far as practical from street intersections.
- ▶ Parking areas shall be located behind or to the side of resort and mixed-use buildings where possible. No more than 10 percent of the required parking shall be located adjacent to service loading areas within the Town Center not including parking provided for employee use.
- ▶ Parking shall be screened from roadways with parking lot screen walls, decorative raised planters, landscaped medians, berms, trellises, grade changes, or placement behind buildings.
- ▶ Pedestrian access to parking shall be clearly marked and visible from public plazas and streets as part of the path- and wayfinding system. Where access is between buildings, a walkway shall be provided



from major streets with landscaping and security lighting.

- ▶ Long blocks shall be broken up to provide pedestrian access to parking lots from side streets. A passageway between buildings of no less than 12' in width shall be provided with landscaping and security lighting. Windows should overlook open space areas where feasible.
- ▶ On-street parking will be located near all high-activity areas within the Town Center.
- ▶ Parking areas shall clearly separate vehicular and pedestrian circulation systems. Pedestrian connections through parking areas should provide:
  - ▷ Landscaping and amenities to create visual interest,
  - ▷ Pedestrian access and rest breaks over long distances of pavement.
- ▶ Public parking for commercial or office uses should provide covered parking opportunities and where practicable solar panels should be included.
- ▶ Residential parking areas should be located as close as possible to residential uses. If assigned, a space should be no more than 250 feet from the unit it serves.
- ▶ One tree for every five spaces that are not covered shall be planted within the parking areas. The trees may be clustered to provide shade for vehicles and pedestrians along walkways and parking lot entrance points and should be spaced to avoid impeding passenger exits from vehicles.
- ▶ Minimum Drive aisles for parking lots with two-way travel shall be 24 feet.

### *Traffic-Calming*

- ▶ Use of curb-extensions, bulb-outs and other traffic calming measures are encouraged along the Town Center streets.
- ▶ A variety of paving treatments shall be adopted to help identify and visually enhance intersections and pedestrian crossings. Possible approaches may involve the use of decorative pavers, colored concrete, or LED-embedded lighting.

### *Service, Trash, and Utility Areas*

- ▶ All exterior mechanical equipment except solar collector panels, whether on roof, side of a structure or on the ground, shall be appropriately screened from public view. Equipment requiring screening includes, but is not limited to, heating, air conditioning and refrigeration equipment, plumbing lines, ductwork and transformers.
- ▶ Mechanical equipment, excluding solar collector panels, shall not be permitted on any exposed portion of a pitched roof.
- ▶ The method of screening shall be architecturally integrated with the primary structure in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is



desirable. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened. No exterior ladders or downspouts shall be permitted.

- ▶ Trash and recycling enclosures shall be contained within the building envelope. If this is not feasible, they shall be located within discreet places with appropriate enclosures. Trash and recycling enclosures should be designed and constructed of concrete masonry units with finishes of similar materials as the corresponding buildings, including a decorative cover to discourage illegal dumping.
- ▶ Trash and recycling enclosures and loading areas must be separated from adjacent parking stalls by a minimum of 4-foot-wide planters, which shall contain low-growing plant material such as espalier/vines.

## 4.6.2 Building Design

The purpose of the Building Design Standards is to promote a high level of architectural quality and an attention to detail. The focus will be on exceptional building design achieved through the creative use of massing, roof forms, and façades. The following guidelines establish the desired building forms, building style, design details, and materials. It is important to note that the illustrations shown do not represent particular styles of architecture that will be incorporated in the community.

The Design Standards for the Town Center will foster visually unified, attractive, high-quality, and amenity-rich development. Development in the Town Center will be consistent with the following Building Design Standards:

### *Massing and Scale*

- ▶ All buildings should have a visual base that allows the building to appear more human in scale.
- ▶ Façade surface detailing in Town Center buildings shall not substitute for variation in building massing.
- ▶ The tallest Town Center buildings should include distinctive features at the base, mid-section, and top levels. For low-rise buildings, variety may be expressed simply through the detailing at the building base, eave, or cornice line.
- ▶ Town Center buildings shall incorporate appropriately scaled design elements and details that generate interest and diversity at the sidewalk level. Elements that can help reduce appearance of building mass and scale include: awnings, canopies, arbors, arcades, colonnades, trellises and pergolas; stepping stories back above the ground level; modulation; color and material changes; and architectural elements such as roof gables.
- ▶ The minimum height for ground floor commercial products is 12'. Ground floor commercial buildings facing Beach and Main Streets (see Figure 4.2A) and other designated retail street frontages shall have minimum glazing of 70% between 2' and 8' of the facade.
- ▶ It is important to distinguish vertical and horizontal articulation with techniques such as strategic placement of window and door openings, or the use of balconies, awnings, and canopies.



- ▶ Articulation, window area and façade variation shall be employed to avoid blank, featureless wall spaces.
- ▶ Building entryways shall be clearly marked and emphasized to invite passing pedestrians and break up building massing. Projecting or recessing building entrances is encouraged.
- ▶ Public plazas, outdoor dining, and other pedestrian oriented activities are encouraged to divide ground level building façades.
- ▶ The exterior building design, including roof style, color materials, architectural form, and detailing should achieve design harmony and continuity among all buildings in a complex and on all elevations of each building as well as with the building's surroundings.
- ▶ Recessed entries allow the pedestrian space to transition from the sidewalk to the interior of the building.
- ▶ By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid a chaotic, cluttered building facade.
- ▶ Multifamily residential buildings and residential units in mixed-use buildings should be configured and oriented to provide privacy and permit individuality where practicable.

### *Roof Forms*

- ▶ Breaks should be provided in roof-line ridges to create a variety in roof form and elevation appearance.
- ▶ A variety of roof types are permitted and encouraged within the project, including flat, hip, gable, and shed roofs. Mansard roofs shall not be permitted.
- ▶ Roof types shall be coordinated with the architectural concept and the style, materials, and scale of the building.
- ▶ Roof heights, pitches, and planes should vary to create interplay between the roof and walls of the structure. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.



## 4.7 TOWN CENTER LANDSCAPE TREATMENTS

The landscaping theme for the Community is influenced by the climate of the Coachella Valley, where native and low water-use plants are emphasized.

- ▶ Landscape plant materials shall consist primarily of plant species that are native, native-adaptive, drought tolerant, and have low water use requirements.
- ▶ Automated, high-efficiency irrigation systems (such as bubbler irrigation and low- angle, low-flow spray heads) shall be installed to reduce water demand and use. Moisture sensors and other similar irrigation technology shall be utilized to ensure that plantings are watered only as needed. The irrigation system will be computer controlled and be designed to communicate with a local weather station so that the frequency and duration of the irrigation will be adjusted in response to hourly changes in the weather.
- ▶ Plants with similar water requirements and similar sun exposures will be zoned together, a technique known as hydro zoning. This allows for fine tuning of the irrigation delivery methods and results in a highly efficient irrigation system.
- ▶ All trees will be irrigated on zones separate from other plants. Irrigation for the trees will use deep root watering tubes to encourage the growth of deep root systems.
- ▶ Grey and recycled water infrastructure will be integrated in the irrigation design for common spaces so that gray water or recycled water can be used wherever available and feasible for landscape irrigation.
- ▶ Drought-tolerant native or native adaptive evergreen tree species with broad canopies shall be located adjacent to buildings, walls, windows, and paved areas to provide shade and reduce solar heat absorbed by buildings, walls and paved areas.
- ▶ A combination of wind tolerant evergreen trees and shrubs shall be planted where appropriate to mitigate the effects of blow sand conditions and allow for sand filtration, particularly around the perimeter of the Grand Oasis and northwesterly edges of the Specific Plan boundary. Non-vegetative groundcover shall be placed within the landscape beds to limit areas of exposed sand. 3/8-inch or larger cobblestone or crushed rock are recommended. The rock will also add attractive color and texture to the landscaped beds. Care should be taken to design the site so that potential sand collection areas (on the windward side of the vegetative screen) are within appropriate landscapes that are accessible and easily maintained. Prior to and during site construction, measures shall be taken to stabilize the sand and native soil to minimize blow sand.
- ▶ Buildings shall incorporate green screen elements against blank walls exposed to the afternoon sun. These elements include wall mounted or free-standing trellis panels for growing evergreen vines. Stainless steel cables may be attached to exposed walls or building columns to provide a framework for vines to grow upon. In addition to the aesthetic and environment control benefits, vines provide an additional measure of security and graffiti deterrence for exterior walls.



- ▶ Textures and materials used in landscaping shall be selected for their ability to withstand the native desert environment.
- ▶ Turf should be considered as an option for active use areas. Turf shall not be used in street medians or in planting areas between sidewalks and roadway curbs.

#### 4.7.1 Open Space Landscape Treatments

The landscape treatment of open spaces throughout the Town Center will be designed to provide passive and active recreation areas near the Grand Oasis. Areas to rest and enjoy shade shall be included for pedestrians. These areas will feature low water- use plants but more intense color palettes and denser plantings. Well-designed open spaces also act as buffers between buildings within the Town Center area.

##### *Public Entry Landscape Concept*

The landscape associated with the signature public entry will be bold, to visually reflect the stature of the entry to the Community and to set an overall high standard of design for development within the Town Center. The public entry will be scaled to complement the large expanse of mountains and sky that are iconic desert landscape images. A landscaped median will separate the two travel lanes and add a formal quality to the entry sequence. Large vertical trees with high canopies arranged in graphically bold groves will provide the necessary scale to the entry. The landscape at the ground plane will have large graphic patterns of bold textured shrubs and accent plants. Shrubs will have lower heights and be set back from the road to maintain clear line of sight for drivers. Community signage and/or public scaled art will be integrated into the landscape composition to create a memorable, comprehensive entry experience unique to the Community. The straight linear alignment of the entry drives assists in wayfinding and will direct visitors to the Town Center, the heart of the community.

##### *Parking Area Plantings*

The placement of trees and other landscaping will provide shaded parking spaces at full tree maturity. Where there is a pedestrian passageway through a parking area, formal landscaping should be used to highlight these areas and direct pedestrians to their destinations. Landscape islands within the parking lots should be sized to provide optimum, long term growing conditions for the selected tree species. Islands should be a minimum of six feet wide, or larger dependent upon the tree species. Tree species will be selected that have deep root systems, minimal litter production, and broad tree canopies that produce optimal shade for the parked cars. Low maintenance shrubs and groundcover planted in the islands should tolerate occasional foot traffic, drought, heat, and a limited planter bed size.

Parking structure facades shall have screening for visible exterior surfaces with landscaping that includes vines, shrubs, or evergreen trees.

##### *Pedestrian Plazas*

Pedestrian plazas should provide landscaping that is attractive and highly functional. For example, large planters may include wide edges that provide additional seating areas in addition to accommodating canopy trees to offer shade for pedestrians. These areas should integrate an urban landscape treatment, with the use of planters that complement the possible seating areas, fountains, and some may include public art



pieces. The planters for the trees should be sized to support vigorous tree growth for many years without compromising the pavement. The paving for the plazas can include textured concrete, concrete pavers, or a combination of both. A paving pattern can add texture and design character to the plaza and denote the epicenter of the space.

## 4.8 TOWN CENTER SIGNAGE DESIGN

Signs identify places and provide direction. Along with communicating information, signs should add to the visual character of the community and reinforce a unique sense of place. These guidelines address the general design characteristics that pertain to the major sign systems for the Town Center. The major systems of signs include: community gateway entrance signs; primary entrance signs, retail and resort signs, and complementary blade signs. It is particularly important to include creative and playful signage within the retail and Resort Core areas to convey the vibrancy of those districts.

In addition to these guidelines, a sign program shall be required with the first Preliminary Development Plan application for vertical development in the Town Center or Residential areas. The sign program will identify the hierarchy of signs with a common theme and specify the sign locations and styles. Sign programs shall be reviewed by the master developer to provide a consistent and complementary approach within the Town Center area, prior to City approval.

### 4.8.1 General Guidelines

- ▶ Signs shall consist of high quality materials and color palettes that complement the architecture of the surrounding environment in the Town Center.
- ▶ The design of all wayfinding signs within the project should be consistent in quality of design and implementation and convey the realization of an integrated signage system throughout the Town Center.
- ▶ Externally illuminated signs or backlighting of individual sign letters should be the standard, and internally illuminated signs are discouraged. Digital display signs using Light Emitting diodes (LED) or similar technology to display creative images may be considered, subject to the approval of a sign program.
- ▶ The use of “pole signs”, roof signs, temporary lettering on windows, and blinking/ flashing signs is prohibited. The use of temporary signs is discouraged. The use of natural stone as a base material for signs is preferable.
- ▶ The location or placement of signs shall not obstruct or hinder pedestrian or vehicular movement.
- ▶ Entry feature signs adjacent to public rights of way shall comply with the City of Rancho Mirage Sign Ordinance 17.28
- ▶ Individual project “Main Signs” shall be single-sided, secured parallel to building facades and will comply with the requirements stated in the City of Rancho Mirage Sign Ordinance 17.28.150 (table 3-13) for commercial and office and all commercial zones.
- ▶ Complementary “Customer Convenience” Blade Signs shall comply with the requirements stated in



the City of Rancho Mirage Sign Ordinance 17.28.150 (table 3-13) for commercial and office and all commercial zones.

- ▶ Where freestanding signs are necessary, they should be designed in a vertical monument format with consistent lettering, color, and style, capturing the architectural theme of the Town Center.

## 4.9 TOWN CENTER LIGHTING DESIGN

Lighting design throughout the Town Center shall highlight design and landscaping features, reinforce the community theme, and help ensure pedestrian and vehicular safety. Well-designed lighting fixtures will establish a high level of development quality. This program addresses lighting for roadways, parking areas, and pedestrian areas, as well as architectural and landscape lighting within the Town Center.

The philosophy and approach of these lighting design standards are to integrate:

1. Sustainability and energy efficiency;
2. Dark Sky principles with adaptive lighting best practices for safety; and
3. Circadian design principles for enhanced quality of life and wellbeing.

These three broad approaches are designed to work throughout the Town Center:

### 4.9.1 Lighting Fundamentals and Guidelines

- ▶ **Luminous Efficacy:** In lighting, the term efficacy refers to the ratio of luminous output produced by a light source to power required to produce the light. Use of lighting that produces maximum effective lighting while requiring minimum energy will be the goal for lighting within the Town Center. High efficacy, solid-state LED (Light Emitting Diode) with a high color rendering index (CRI) should be the primary source of lighting. Standardizing the light source technology throughout the Town Center will reduce maintenance burdens.
- ▶ **Circadian Sensitive Lighting Design.** This method enhances quality of life through the integration of advanced lighting approaches and strategies for better color, improved vision, increased safety and security, as well as supporting circadian wellness. The major opportunity with circadian design is creating environments that resemble the intensity and spectral variations of light over the course of a day. Avoiding blue spectrum content at night reduces the disruption of the visual receptor maintaining appropriate melatonin production throughout the evening for residents and visitors to the Town Center.
- ▶ “Dark Sky-Friendly” lighting shall be designed to protect the beauty of the desert sky. Lighting types shall be selected to minimize obtrusive and unnecessary lighting and conserve energy resources to the greatest extent possible.

### 4.9.2 Implementation

- ▶ ENERGY STAR certified lighting fixtures and equipment or equivalent shall be used where feasible. Energy-efficient means of lighting, including light sensors, low voltage lighting, fiber optics and solar lighting should be used where feasible. Timers or other controls shall be used to assure that lights are on



only when needed.

- ▶ “Crime Prevention through Environmental Design” principles shall guide light fixture placement. High color rendering lighting shall be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, building entrances, and pedestrian parkways. Security lighting shall be placed and directed strategically to limit light pollution and glare.

All street and pathway light fixtures shall be: hooded and directed downward to minimize light and direct glare impacts on neighboring properties and reduce impact on dark skies; directed to illuminate only the areas and elements intended such as paths, entryways and focal elements; shielded to avoid direct views of any unshielded light source from pedestrian or vehicular sight lines; shielded to direct light spillover away from adjacent residential areas; and equipped with fixture dimming and cut-off capability as certified by the International Dark Sky Association.

- ▶ Light fixtures throughout the Town Center area shall be complementary to the architectural styles of the area. No wall packs or flood lights shall be permitted.
- ▶ Exterior lighting shall be designed and located so as not to project off-site or onto adjacent uses. This is especially critical with neighboring residential uses. Up-lighting on trees and building fronts shall be permitted. This illumination shall be limited to 6’ above grade.
- ▶ Utilize high-quality, high-CRI lighting systems that enhance the visual environment.
- ▶ Adaptive lighting controls should be provided to increase the value and performance of an energy-efficient lighting system as well as enhance health and safety. Control strategies significantly reduce energy waste in both residential and commercial buildings.
- ▶ Automatic timers should be programmed to maximize personal safety at night while conserving energy. They shall be reset seasonally to match the flux of dusk and dawn.
- ▶ Use lighting with optics to mitigate glare and reduce high-angle brightness throughout indoor and outdoor spaces. Include luminaires with proper cutoff and shielding angles specified for each luminaire to provide glare control and minimize backlight.

### 4.9.3 Roadway Lighting

- ▶ Lighting fixtures on roadways contribute greatly to the visual quality of a streetscape and improve vehicular and pedestrian safety.
- ▶ Stylized roadway lighting fixtures shall contribute to the Town Center theme and help establish a standard of quality for the Community.
- ▶ Lighting shall be positioned to enhance safety at key points along streets, including intersections, paseo crossings, and other crosswalks. This lighting shall be directed downward to minimize glare and spillover.
- ▶ Design goals for Outdoor Lighting Infrastructure:



- ▶ Use LEDs in outdoor applications
- ▶ Use occupancy sensors, daylighting harvesting systems, and scheduling controls
- ▶ Prevent unwanted light trespass
- ▶ Choose products consistent with International Dark-Sky Association recommendations
- ▶ Specify appropriate correlated color temperatures emitted from lighting to support circadian balance

#### 4.9.4 Parking Area Lighting

- ▶ Lighting for parking areas is crucial to the personal safety of the user and should be designed at a human scale.
- ▶ Parking area lighting shall be designed using many small-scaled lights rather than fewer excessively tall lights. Parking area lighting shall be permitted to be up to 18 feet in height.
- ▶ Lighting fixtures shall be a continuation of the theme of surrounding architectural styles and be in keeping with the quality of surrounding buildings.
- ▶ Full cut-off luminaires shall be required for parking area lighting.

#### 4.9.5 Pedestrian Area Lighting

- ▶ It is very important that pedestrian areas, including public spaces and pathways, are well lit for evening and night use to ensure safety of residents and visitors.
- ▶ Lighting in these areas should be scaled for pedestrians and consistent with the surrounding architectural theme.
- ▶ If the lighting product is a lamppost style, the fixture should be not more than 12 feet high.
- ▶ Fully shielded low wattage luminaires shall be employed for pedestrian lighting fixtures.
- ▶ Where appropriate, pocket lighting may be incorporated in walls, stairs, or bollards. Low wattage and fully shielded luminaires should be used for pedestrian bollard lighting.

#### 4.9.6 Architectural Lighting

- ▶ To accent walls, entries, and decorative architectural features, architectural lighting should be included in the design of buildings. Lighting should be used to subtly highlight architectural features and to assist in wayfinding.
- ▶ Architectural lighting should either be incorporated into design features of the building or concealed and flush with building walls.
- ▶ Architectural lighting should not be visible in daylight.



- ▶ Architecturally mounted luminaires shall be low wattage and provide lamp shielding.

#### 4.9.7 Landscape Lighting

- ▶ Landscape lighting should be used to highlight important landscape features.
- ▶ String lights—non-blinking with white bulbs—may be used to accent trees or trellises within public spaces to create a festive atmosphere at night.
- ▶ Landscape lighting fixtures should be concealed or flush with grade unless their design plays a role in defining the character of the surrounding space.

### 4.10 TOWN CENTER WALL DESIGN

Walls are a major component in achieving an overall community theme within the Town Center. This Specific Plan categorizes the walls within the project as Theme Walls, Entry Walls, and Mixed-Design Walls and describes their distinguishing features below.

- ▶ For Town Center development projects, the maximum height of perimeter walls fronting a street shall be 3 feet.
- ▶ The use of decorative walls to screen parking plazas or courts and services areas, in combination with monument signage and windbreak landscaping, is encouraged.
- ▶ Walls and gates should appear consistent in style and material, complementing the surrounding architectural styles.
- ▶ Walls and gates should be constructed of high quality, durable materials. No chain-link is permitted within the Specific Plan.
- ▶ Landscaping elements should be densely planted and layered to provide screening. Vines and trellises are encouraged to help soften hard edges, screen walls from view, and mitigate reflected heat.
- ▶ Break up long stretches of walls or fences with landscape screening, wall breaks, vertical piers or columns, or façade detailing.
- ▶ Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunication facilities (not including pole-mounted equipment, shall be screened from view on all sides with plant materials, grading, or a solid masonry wall or similar permanent structure. The masonry wall or structure shall be of a color and material that complements the primary structure. Screening with wood, chain-link or similar fencing materials is not permitted.



## 4.11 TOWN CENTER HARDSCAPE DESIGN

### 4.11.1 Street Furnishings

Hardscape elements include paving treatments, benches, chairs, tables, shade structures, bollards, drinking fountains, tree grates, trash receptacles, planters and bicycle racks. Some combination of these should be used as comfort features and decorative elements for streetscapes and public spaces including pedestrian plazas. Landscape furniture, such as benches, chairs, tables, trash receptacles and planters should be integrated throughout the Town Center. The landscape furniture selections should reflect the architectural vernacular of nearby resorts or retail spaces. Movable chairs and tables may give users the opportunity to personalize the arrangement of the furniture. Materials and finishes shall be durable and easy to maintain. Seating surface materials must have low heat absorption and finishes that will deter graffiti. Aluminum or tropical hardwood will be used for table and seating surfaces due to low heat absorption and long-term durability. A variety of backed and backless benches will be incorporated into the landscape. Easily accessible benches and chairs with arms assist those with mobility issues to use the furniture. Incorporating 18-inch high seat walls and large stone boulders adjacent to hardscape areas provide flexible, informal seating options.

- ▶ Consistent design themes should be used for all the street furnishing elements throughout the Town Center and should complement surrounding architectural styles.
- ▶ Furnishings should be constructed of high-quality, durable materials that can withstand the elements without showing wear.
- ▶ Furnishings should be placed where pedestrian traffic, viewsheds, or building ingress and egress will not be obstructed.
- ▶ Newspaper, flyer, and magazine racks shall be architecturally integrated or located inside the building.
- ▶ Decorative skateboard deterrents shall be incorporated within the design of the street furnishings.

### 4.11.2 Paving Elements

Distinctive paving treatments give visual clues to users and emphasize different areas within the streetscape and public spaces. Patterned, enriched, or textured paving treatments should be used to denote important crosswalks, highlight pedestrian pathways and public spaces, and delineate parking areas adjacent to areas of high pedestrian activity. The use of specialized paving materials is encouraged along the major thoroughways and through public spaces.

- ▶ Even and durable surfaces should be used in high pedestrian circulation areas.
- ▶ The use of patterns, colors, and textural variations is encouraged to identify building access points.
- ▶ Acceptable paving materials for the streetscape and public spaces include textured poured-in-place concrete, interlocking concrete pavers, native stone, precast pavers, and brick. The use of stained or



stamped concrete should be discouraged, unless highly decorative and creative in nature.

- ▶ Painted paving surfaces should not be used except to indicate traffic lanes or parking spaces.
- ▶ Hardscape paving materials, such as concrete or pavers, should incorporate colors and textures that complement the native desert landscape. The surface texture of paving materials should offer excellent slip resistance, especially in those areas adjacent to bodies of water. A variety of textures and finishes should be applied to concrete paving for added diversity and depth of design. A change in texture will correlate to a change in use or to support the perceived sense of space.

### 4.11.3 Seating Areas

- ▶ Benches should be placed at selective locations along major thoroughways and focused around public spaces and along paseos to promote pedestrian activity.
- ▶ Seating areas adjacent to the lagoon landscaping and public spaces invite people to enjoy the amenities provided. Movable furniture may be provided to permit for a greater variety of seating arrangements and encourage use by individuals or groups.
- ▶ Planters that also function as seating areas should be provided.
- ▶ Trellises, umbrellas, gazebos, and other forms of shade structures are encouraged along the major thoroughways and public spaces within the Specific Plan
- ▶ Market umbrellas and awnings are encouraged, as they provide shade, soften hard building edges, and add color to the sidewalk area in front of shops and restaurants.

### 4.11.4 Water Features and Public Art

Water features and public art are streetscape elements that will be incorporated in development proposals for the Town Center and used to energize public spaces and focal points along the streetscape. These components add unique attributes to public spaces that invite exploration and engagement with the pedestrian streetscape.

- ▶ Water features and public art pieces should be located along view corridors as accent features for public spaces and areas of high pedestrian activity.
- ▶ These streetscape elements shall not be placed where pedestrian traffic or building ingress and egress would be obstructed.
- ▶ Water features and public art shall be well maintained to preserve their quality and appearance.
- ▶ Site specific, locally-commissioned public art should be encouraged.



### 4.11.5 Miscellaneous Hardscape Elements

- ▶ Bollards should be located at intersections of local internal access streets and external periphery streets and thoroughfares, and in combination with handicapped/wheelchair access ramps, to protect pedestrians from vehicular traffic that might inadvertently try to access sidewalk areas via ramp sections along the street edge.
- ▶ Bollards should be placed a maximum of four feet on center to prevent vehicular access, and chain loops between bollards should be avoided to minimize pedestrian hazards.
- ▶ Bollards should be fabricated and finished to match surrounding street furnishing elements.
- ▶ Bicycle racks shall be provided at convenient locations throughout the Town Center and shall comply with RMMC Section 17.26.030.
- ▶ Trash and recycling receptacles should be located on at least one corner of all internal street intersections.
- ▶ Additional trash receptacles should be adjacent to outdoor dining and parking areas.

## 4.12 TOWN CENTER ENVIRONMENTAL DESIGN

The Town Center plan incorporates responsible use of natural resources into sustainable development strategies including the following:

- ▶ Optimal siting of buildings to reduce energy demand and maximize the potential for solar energy generation.
- ▶ Architectural features that increase interior daylighting
- ▶ Energy efficiency consistent with the level required by the California Energy Efficiency Standards (Title 24);
- ▶ Use of Energy-Star rated or equivalent appliances;
- ▶ Efficient interior water uses;
- ▶ Construction waste recycling reflecting AB 939 requirements;
- ▶ Enhanced indoor environmental quality through tight ducts, efficient air filters and low emitting materials;
- ▶ Use of efficient space conditioning (heating and cooling) systems in all buildings to the extent feasible. Strategies to be included are high efficiency heating, ventilation and air conditioning equipment, fans to assist natural ventilation and smart control systems;
- ▶ Designs to accommodate renewable energy sources such as pre-wiring for electric vehicle charging



and solar PV systems; and

- ▶ Electric vehicle charging stations.

Additional sustainability strategies that are approved for incorporation into Town Center development include:

- ▶ Farm to table strategies for locally grown food,
- ▶ Clean fuel shuttles,
- ▶ Strategic partnerships with utilities for efficient grid management, and
- ▶ Sustainability education programs.

## 4.13 TOWN CENTER DEVELOPMENT APPLICATIONS

### 4.13.1 Approval Requirements

Each Town Center builder/site developer will be required to obtain pre-approval from the Master Developer prior to submitting site specific residential development applications (TTMs, PDPs, etc.) to the City. The Master Developer review will include architecture, landscaping and thoughtful project integration within the overall community. Once the Master Developer has sold all property within the Community, a Community Association comprised of owners will assume this responsibility and monitor the submissions for compliance with the Covenants, Conditions and Restrictions (CC&Rs) and Town Center Design Guidelines adopted by Master Developer for the Community. Once approved by Master Developer or the Association, the process for City approval is as follows:

- ▶ Pre-application Conference - One pre-application conference with the Director of Development Services or his/her designee shall be held before a proposed project can be submitted and accepted for processing, as identified in Section 17.36.030 in the RMMC. A pre-application conference is recommended before the submittal of any land use permit or approval applications.
- ▶ Preliminary Development Plan – Construction of any use allowed by right in the Town Center such as hotel, commercial, or multi-family residential or other development shall require approval of a Preliminary Development Plan as outlined in Chapter 17.42 of the RMMC, with detailed design information related to site plans, building floor plans, building elevations and landscaping for design review by the Architectural Review Board and approval hearings before the Planning Commission and City Council. This process shall be undertaken following developer’s approval of the builder’s plan designs and confirmation of compliance with the required design and landscape standards.
- ▶ Conditional Use Permit – A small number of uses in the Town Center shall require approval of a Conditional Use Permit (CUP) as outlined in Chapter 17.48 of the RMMC. A CUP requires the same detailed design information as a Preliminary Development Plan with the added determination that the use is appropriate at the location proposed. The Minor CUP process (RMMC 17.48.045) will apply to most projects and is subject to approval by the Director of Development Services. At the Director’s discretion,



the CUP may be forwarded to the Planning Commission as a Major CUP (RMMC 17.48.040). This process shall be undertaken following master developer's approval of the builder's plan designs and confirmation of compliance with the required design and landscape standards.

- ▶ Final Development Plan - All Preliminary Development Plans shall be subject to final consistency review by the Director of Development Services as outlined in Chapter 17.42 of the RMMC.

#### 4.13.2 Submittal Requirements

Site plan – Projects subject to a Development Permit or a Conditional Use Permit shall be required to submit the following as part of any entitlement application:

- ▶ Dimensions, shape, and orientation of the parcel(s);
- ▶ Placement of buildings and structures on the parcel(s);
- ▶ Height, setbacks, bulk, and building materials;
- ▶ Distance between buildings or structures;
- ▶ Location, number, and layout of parking and loading spaces, including plans for shared parking;
- ▶ Internal vehicular patterns, bikeways, golf cart circulation, pedestrian circulation, and pedestrian safety features;
- ▶ Location, amount, and nature of landscaping, walls, and fences;
- ▶ Location, amount, and design plans for private open space, common open space, and public plaza areas, specifying location and extent of landscaping and irrigation systems;
- ▶ Placement, height, and direction of illumination of lighting features;
- ▶ Theming, location, number, size, and height of signs;
- ▶ Location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment, and all equipment not contained in the main buildings of the development;
- ▶ Provisions for property owners' or condominium association(s) where that method of management is proposed;
- ▶ Operation/recreation plan for publicly-accessible beach;
- ▶ Theming for community-wide elements such as signage and other hardscape
- ▶ Documentation identifying the existing and proposed square footage, residential units, and traffic generation in the Town Center and verification that the proposed project is consistent with the development standards and design guidelines set forth in this Specific Plan; and
- ▶ Other information that the Director of Development Services may require to make the necessary



findings that the provisions of this Specific Plan are met.

**Comprehensive Recycling Plan** - Prior to building permit approval, the master developer is required to submit a comprehensive recycling plan consisting of a construction debris recycling program and a general recycling program for all residential, office, and commercial uses within the Town Center.

**Blowsand Mitigation Plan** - Prior to grading permit approval, the master developer is required to submit a Blowsand Mitigation Program, prepared by a licensed civil engineer submitted to the Planning and Development Department for plan check and approval. The blowsand mitigation plan shall identify the specific measures and describe the specific procedures that will be implemented to adequately mitigate blowsand impacts from all of the Community's on-site and off-site improvements. All improvements for blowsand protection shall be depicted on the project's grading and drainage plan.

### 4.13.3 Required Findings

Applications for new projects within the Town Center may be approved or conditionally approved if it is determined that the project can, based upon the application, plans, and materials submitted, meet the following objectives (where applicable). Overall, the project shall:

- ▶ Exhibit innovative planning and design solutions to that create a strong sense of place;
- ▶ Incorporate attractive architecture, signage, and landscape features;
- ▶ Implement a circulation system that accommodates both vehicular and pedestrian traffic and establishes connectivity between uses containing pedestrian-friendly and walkable spaces;
- ▶ Not exceed the maximum 1,932 residential dwelling units, 175,000 square feet of non-residential uses, and 400 resort/hotel units evaluated by the Specific Plan EIR; and
- ▶ Achieve consistency with the applicable development standards, design guidelines, and sign set forth in this Specific Plan.

### 4.13.4 Amendment

**Administrative Changes** - Minor modifications that are consistent with the purpose and intent of the Specific Plan are allowed at the discretion of the Development Services Director or designee. Therefore, it is intended that this Specific Plan provide City Staff with the flexibility to interpret the details of project development as well as those items discussed in general terms in the Specific Plan without requiring a Specific Plan Amendment.

Requests for administrative changes shall be made in writing. If and when it is determined that changes or adjustments are necessary or appropriate, these shall be approved administratively by the Development Services Director or designee. After approval, any such administrative change shall be attached to the Specific Plan as an addendum and may be further changed and amended from time to time as necessary.

Representative examples of such changes or refinements may include, but are not limited to:



- ▶ The addition of new information to the approved Specific Plan maps or text that do not substantially change the effect of any regulation. The new information may include more detailed, site-specific information.
- ▶ Changes to the distribution, configuration and location of residential units provided that the maximum number allowed by the Specific Plan is not exceeded and the maximum allowable densities specified for that location are not exceeded.
- ▶ Adjustments of the multi-use lagoon in PA 1 relating to the configuration, use, and size up to 15% lesser acreage (28.9 acres). The addition of incidental water features such as irrigation water reservoirs, fountains, canals, pools, etc. will be subject to the Maximum Applied Water Allowance of the Coachella Valley Water District.
- ▶ Adjustment of Planning Area boundaries identified in this Specific Plan.
- ▶ Changes to internal Community infrastructure such as drainage systems, roads, water and sewer systems, etc.
- ▶ Modification of architectural or landscape design criteria or details.

Formal Amendments. If it has been determined that the proposed change is not in conformance with the intent of the current Specific Plan approval, the Specific Plan may be amended in accordance with the procedures set forth in Chapter 17.54 of the RMMC and Section 65453 of the Government Code.

#### 4.13.5 Interpretation

Uses not specifically listed in this Specific Plan will require additional approvals as Administrative Changes or Formal Amendments if they are consistent otherwise with the vision for the Community. However, the Director of Development Services may determine that a use not listed is included within or comparable to a listed use and, once so determined; it shall be treated in the same manner as an allowable listed use.

Application of Standards - Where there is ambiguity between the Specific Plan and the Zoning Code, the Director of Development Services shall review pertinent information and make a determination as to which code or standard applies, taking into account the principle that any conflicts between this Specific Plan and the City's Zoning Code shall be resolved in favor of the Specific Plan. All determinations shall be in writing and shall be attached to the Specific Plan.

#### 4.13.6 Enforcement

The enforcement of the provisions of this Specific Plan shall occur as follows:

- ▶ The City of Rancho Mirage Community Development Department shall enforce the development standards and design guidelines set forth herein.
- ▶ Any administrative decision or interpretation of this Specific Plan may be appealed to the Planning Commission. Likewise, any decision by the Planning Commission may be appealed to the City Council per 17.76.020 RMMC provisions.



- ▶ The City of Rancho Mirage shall administer the provisions of the Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City of Rancho Mirage General Plan, and the City of Rancho Mirage Municipal Code.
- ▶ The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City’s Municipal Code, as they currently exist or may be amended in the future.
- ▶ All regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of this Specific Plan. In the event that any such provision is held invalid or unconstitutional, the validity of all the remaining provisions of this Specific Plan shall not be affected.
- ▶ Any development regulation and building requirement not addressed in this Specific Plan or the Development Agreement applicable to the project shall be subject to all relevant City of Rancho Mirage ordinances, codes, and regulations unless otherwise provided in the Development Agreement applicable to the project.



# CHAPTER 5: RESIDENTIAL DEVELOPMENT

## 5.1 OVERVIEW

Life within the Community neighborhoods will be centered around open spaces designed to help residents appreciate and live in harmony with the desert environment. In contrast, appealing paseos will offer convenient pathways through the residential areas to access the spectacular Grand Oasis and the active outdoor lifestyle available there. This presents the opportunity for a life lived in balance. Inviting park spaces will include strategic placements of turf to promote active enjoyment of these gathering places. The goal for residential development within the Community is not to establish a single architectural framework for individual homes or clusters of attached housing, but rather to encourage creativity, elevated quality and sustainability in design of the living environment.

The Community is planned for 1,932 dwelling units, with lower densities near the exterior boundaries, increasing gradually in density toward the Grand Oasis and the Town Center.

## 5.2 SITE DEVELOPMENT

Site grading for the residential neighborhoods will reconfigure the ground surface to create level and terraced areas designed with single-loaded and double-loaded streets for development of residential lots and streets with vehicle-appropriate grades. In flatter areas the site will be tailored to take advantage of changes in elevation presented by the existing topography of Section 31 to maximize views from the residential lots of the surrounding mountains to the south and west of the project site. Figure 2.11, Conceptual Grading Plan, shows the site contours after mass grading. The conceptual grading designs are subject to final engineering plans and field conditions that may result in adjustments to pad and street grades, subject to approval by the City.

## 5.3 PERMITTED USES

Table 12 outlines the permitted uses (P) and conditionally permitted uses (C) that are allowed to develop within the Residential land use designation. This tailored use list is specifically aimed at stimulating investment on this site and fostering development of higher value and quality than may be possible under conventional zoning. Those uses not specifically listed in the table are subject to review and approval of the Director of Development Services, based on the consistency within the purpose and intent of the Residential land use category.



TABLE 12 RESIDENTIAL PERMITTED USES

Use Category	Typical Permitted Uses ^{1,2}	Residential
Residential	Accessory uses and structures ³	P
	Casita units (guest housing)	P
	Child care centers (up to 14 children)	P
	Apartments and condominiums	P
	Home occupations (see Chapter 17.44 of the City of Rancho Mirage Zoning Code)	P
	Model homes, model units and sales offices	P
	Multi-family housing	P
	Single family attached/detached	P
Open Space and Recreation	Open space (private or public)	P
	Boating Facilities	P
	Community Facilities	P
	Covered Patio, Decks, Gazebos	P
	Restrooms/Changing Rooms	P
	Swimming Pools, Spas, Cabanas	P
	Water Features and Fountains	P
	Lagoons	P
	Game Courts	P
	Rooftop decks/gardens	P
	Recreational Facilities (public)	P
	Recreational facilities (private)	P
Other Uses	Private community centers	P
	Private clubs, including beach clubs ⁴	P
	Fire/police stations	C
	Membership organization facilities	X
	Outdoor events venue	X
	Alternative fuel and recharging facilities	C
	Satellite antennae/ direct TV dishes	P
	Wireless facilities	C



*Notes*

- 1. Existing buildings to be occupied by a use that is permitted by right shall require only a certificate of occupancy, sign permit, and business license.*
- 2. Any use not identified on Table 12 is prohibited unless the Director of Development Services determines it is reasonably similar to a Permitted or Conditional Use.*
- 3. Accessory uses and structures are land uses and structures that are located on the same land parcel as, but are subordinate and incidental to, the principal land use and structure on the parcel.*
- 4. Private Clubs, such as a private beach club, are permitted and may include an assortment of recreational, restaurant, bar, and other amenities.*



## 5.4 DEVELOPMENT STANDARDS

Development standards control the building envelopes for the proposed uses in Residential areas. These regulations have been designed to provide flexibility in site design while ensuring a creative and coordinated built environment. Tables 13 and 14 address the general development standards that will guide residential density and intensity, building heights, and setbacks.

### 5.4.3 Typical Residential Lots

An assortment of residential lots and building types are envisioned for within the Section 31 community. Figures 5.1A-B present typical lot exhibits that describe the minimum setbacks, coverage, density, and other development standards pertaining to each unique building type.



TABLE 13 RESIDENTIAL DETACHED DEVELOPMENT STANDARDS

Standard	ESTATE			CONVENTIONAL			CLUSTER
	1 Acre SFD ²	1/2 Acre SFD ²	1/3 Acre SFD ²	10,000 SFD ²	8,000 SFD ²	6,000 SFD ²	Small Lot Detached ²
Target Density	1 du/ac	2 du/ac	3 du/ac	4 du/ac	5 du/ac	7 du/ac	9-13 du/ac
Min. Lot Size (width x depth)	170' x 170'	120'x140'	105'x120'	90'x110'	70'x110'	50'x110'	40'x76'
Min. Corner Lot Size (width x depth)	180'x170'	130'x140'	110'x120'	100'x110'	75'x110'	55'x110'	47'x76'
Min. Lot Area (square feet)	29,000	17,000	12,500	10,000	8,000	6,000	3,000
Max. Building Coverage	30%	30%	35%	40%	45%	50%	60%
Max. Building Height (stories/feet)	1/20 ³	1/20 ³	1/20 ³	2/35 ³	2/35 ³	2/35 ³	3/40 ³
Front Setbacks ¹							
Porch	40'	30'	20'	20'	20'	20'	N/A
Buildings & Side Facing Garages	50'	40'	25'	25'	20'	20'	8'
Front Facing Garages	30'	30'	25'	25'	25'	20	N/A
Interior Side Setbacks							
Building	25'	20'	12'	8'	5'	5'	3' ⁵
Pool/Spa	20'	15'	10'	5'	5'	0'	0'
Corner Side Setbacks ¹							
Porch	30'	20'	20'	20'	20'	20'	5'
Building	35'	30'	20'	20'	20'	20'	7'
Garage	25'	25'	20'	20'	20'	20'	
Pool/Spa	20'	15'	10'	5'	5'	5'	0'
Rear Setbacks ¹							
Building	30'	25'	25'	25'	20'	20'	12' ⁵
Alley Garage	5'	5'	5'	5'	5'	5'	5'
Pool/Spa	10'	10'	10'	5'	5'	0'	5'
Parking							
Garage Spaces	2	2	2	2	2	2	2
Guest Spaces (on-site or on-street)	2	2	2	2	2	2	0.5

## Notes:

1. Setbacks are measured from back of curb, back of sidewalk (if present) or public ROW (if present). Lots adjoining Streetscapes A.1-A.4 may require additional setback to accommodate planters, sidewalks and utility easements on a case by case basis. See Figure 2.3A.
2. Refer to Exhibit 4.6A and 4.6B for illustrative product layout diagrams
3. Partial second story, not to exceed 500 sf, may be permitted on a case by-case basis.
4. Minimum interior side setback is 3', except for interior lots with two side yards. In this case, one of the side yards can be reduced to 0' if the other side yard is a minimum of 5'. On the interior side with no side yard, no windows, doors, or upper floor balconies are permitted less than 3' of property line.
5. The minimum rear setback can be reduced to 5' for one half of the developed portion of the lot width (not including applicable side yard setbacks).

## General Notes:

- Other cluster configurations are possible.
- Attached residential products are typically condominium mapped. Condominium buildings shall respect all development standards.



TABLE 14 RESIDENTIAL ATTACHED DEVELOPMENT STANDARDS

Standard	CLUSTER (ATTACHED)					
	Townhouse ²	Small Courtyard ²	Duplex ²	Triplex ²	Court ²	Multi-Family ²
Target Density	15-22 du/ac	12-15 du/ac	10-14 du/ac	12-15 du/ac	12-20 du/ac	10-30 du/ac
Min. Lot Size (width x depth)	24'x80'	40'x80'	70'x120'	100'x120'	N/A	N/A
Min. Corner Lot Size (width x depth)	30'x80'	45'x80'	80'x120'	110'x120'	N/A	N/A
Min. Lot Area (square feet)	1,920 sf	3,200 sf	8,400 sf	12,000 sf	2,000 sf	N/A
Max. Building Coverage	N/A	N/A	60%	60%	70%	70%
Max. Building Height (stories/feet)	3/40'	2/35'?	3/40'	2/40'	3/40'	4/50'
Front Setbacks ¹						
Buildings & Side Facing Garages	8' ³	5' ³	20' ³	20' ³	20' ³	20' ³
Front Facing Garages	N/A	N/A	25'	25'	25'	N/A
Pool/Spa	N/A	N/A	20'	20'	20'	N/A
Interior Side Setbacks ¹						
Building	0'	0'	5'	5'	0'	8'
Pool/Spa	0'	0'	0'	0'	0'	8'
Corner Side Setbacks ¹						
Porch	5'	5'				
Building	5'	5'	25'	25'	25'	25'
Pool/Spa	0'	0'	0'	0'	0'	N/A
Rear Setbacks ¹						
Building	5'	5'	12' ⁴	12' ⁴	12' ⁴	5'
Alley Garage	5'	5'	5'	5'	5'	N/A
Pool/Spa	5'	5'	5'	5'	5'	5'
Parking						
Garage/Covered Spaces (1 bedroom/2 bedroom)	2	2	2	2	2	1/2
Guest Spaces (on-site or on-street)	0.25	0.25	0.5	0.5	0.5	0.5

## Notes:

1. Setbacks are measured from back of curb, back of sidewalk (if present) or public ROW (if present). Lots adjoining Streetscapes A.1-A.4 may require additional setback to accommodate planters, sidewalks and utility easements on a case by case basis. See Figure 2.3A.

2. Refer to Exhibit 4.6A and 4.6B for illustrative product layout diagrams

3. Covered porches, door yards, etc. are permitted in front of setback, not exceeding 1 story with 3' front setback.

4. The minimum rear setback can be reduced to 5' for one half of the developed portion of the lot width (not including applicable side yard setbacks).

## General Notes:

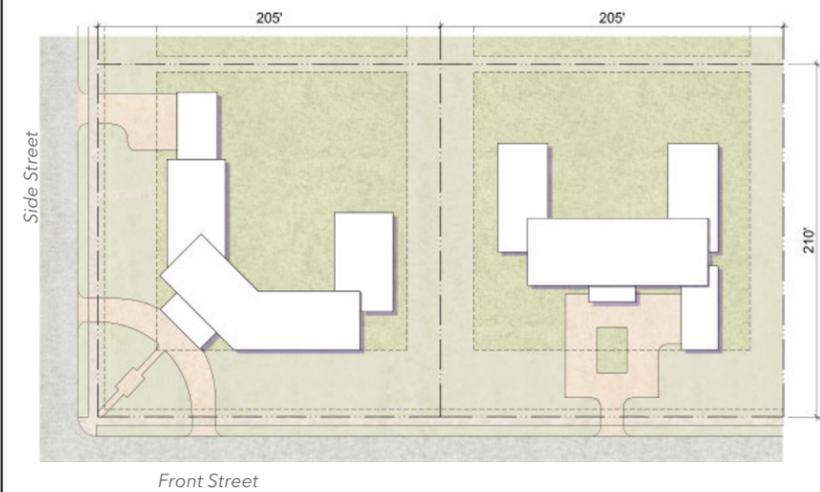
Other cluster configurations are possible.

Attached residential products are typically condominium mapped. Condominium buildings shall respect all development standards.

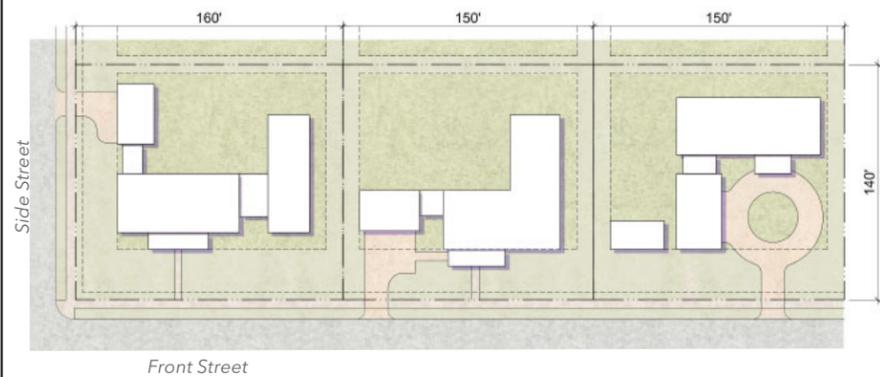


DETACHED PRODUCT DIAGRAMS

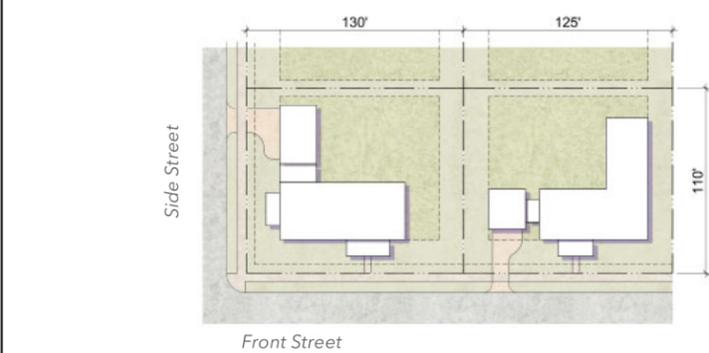
ESTATE LOTS



Estate - 1 acre : Front Loaded

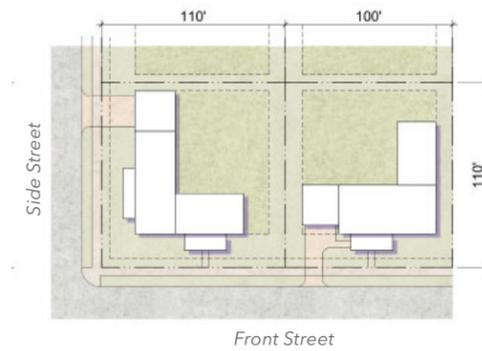


Estate - 1/2 acre : Front Loaded

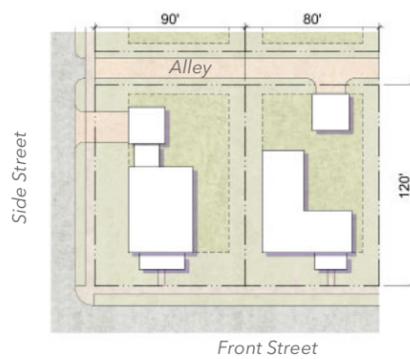


Estate - 1/3 acre : Front Loaded

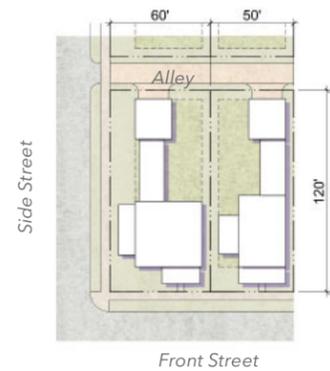
CONVENTIONAL LOTS



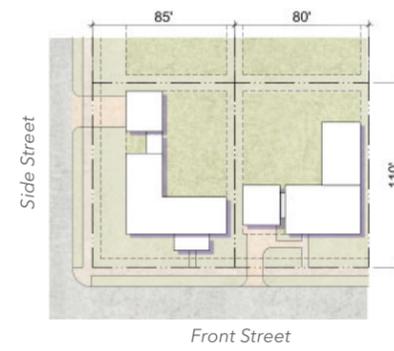
Single Family Detached Standard 9k : Front Loaded



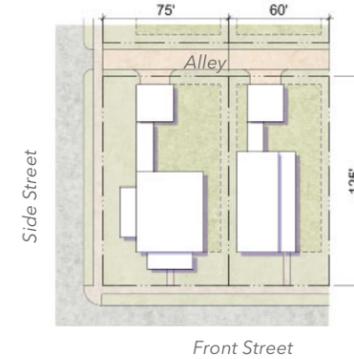
Single Family Detached Standard 9k : Rear Loaded



Single Family Detached Standard 4.5k : Rear Loaded

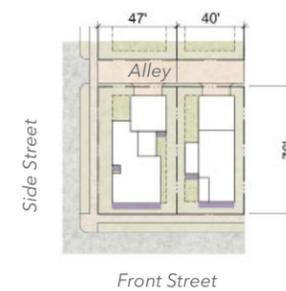


Single Family Detached Standard 6.5k : Front Loaded



Single Family Detached Standard 6.5k : Rear Loaded

CLUSTER LOTS



Small Lot Single Family Detached

Estate Locations



Conventional Locations



Cluster Locations



ILLUSTRATIVE RESIDENTIAL DETACHED PRODUCTS  
FIGURE 5.1A

SOURCE: HART HOWERTON  
EXHIBIT DATE: MAY 31, 2019



ATTACHED PRODUCT DIAGRAMS

<p>● ATTACHED ZONING</p>		<p>● COURT CLUSTER</p>	
<p>Townhouse</p>	<p>Small Courtyard</p>	<p>Four-Pack</p>	
<p>Duplex</p>	<p>Triplex</p>	<p>Five-Pack</p>	
<p>● MULTI-FAMILY CLUSTER</p>	<p>● COURT CLUSTER</p>		
<p>Stacked Flat Villa</p>	<p>Four Plex (Court)</p>	<p>Eight-Pack</p>	

Cluster Locations



ILLUSTRATIVE RESIDENTIAL  
ATTACHED PRODUCTS  
FIGURE 5.1B

SOURCE: HART HOWERTON  
EXHIBIT DATE: MAY 31, 2019



## 5.5 DESIGN GUIDELINES

This section outlines the design standards and guidelines for the residential neighborhoods within the Community that will encourage the highest level of design quality and creativity in site planning and architectural design, while allowing for variation and flexibility. It is understood that the illustrations provided in this Specific Plan are general concepts and do not represent any improvements that actually will be constructed. Theming for community-wide elements such as signage, lighting, and other hardscape; will be established with the approval of the first Preliminary Development Plan for vertical development in the Town Center or Residential areas. Homes will include a variety of design styles, and therefore a range of colors, materials, building detailing, and building orientations.

This section addresses residential development for a variety of lot and housing types. It is divided into eight sections: site, building, landscape, signage, lighting, walls, hardscape, and environmental design.

### *Building Design for Residential Neighborhoods*

- ▶ Planning Areas incorporating single family residential homes and other detached units may include attached products as well. While each neighborhood will offer distinctive features, the architectural character of the community as a whole will be applied within a range of styles.
- ▶ The use of materials and the arrangement of architectural forms help to define styles of design. Without prescribing a “style” per se, it is the intent of these guidelines to suggest that architectural styles, from one neighborhood to the next, not vary dramatically.
- ▶ Desert Modern also may be incorporated in this setting when used with an eye toward design continuity of a neighborhood.

### *Massing and Scale*

- ▶ Each single-family detached housing unit shall be individually recognizable, either by varying front setbacks within the same structure or by staggering unit plans. The distinction between units also derives from projecting features such as balconies, porches, bays, and dormers.
- ▶ Recessing the garage behind the front plane of the residence emphasizes the entryway and front elevation of the dwelling.
- ▶ Side entry garage access should be used where practicable helping to de-emphasize the garage front.
- ▶ On larger dwellings, driving courts may be employed emphasizing dwelling entries and arrival sequence.

### *Roof Forms*

- ▶ Roofs serve as major structural and architectural design elements, and a variety of roof types and colors are permitted and encouraged.



- ▶ Roofs shall reflect the selected product type architectural concept and respond to the style, materials, and scale of the building.
- ▶ Roof overhangs are encouraged; they provide essential shade and are also aesthetically pleasing. Skylights may be installed provided they are designed as an integral part of the roof form.
- ▶ A variety of roof types is encouraged, including flat, butterfly, curved, barrel vaults, hip roofs, gable roofs and shed roofs.
- ▶ Roof heights and planes should vary to create interplay between the roof and the walls of the structure.
- ▶ Acceptable roofing materials include, but are not limited to, clay, tile, and concrete tile.
- ▶ Unacceptable roofing materials include wood shakes and shingles.

### *Chimneys*

- ▶ Chimneys should act as major vertical elements in the architecture.
- ▶ Caps on chimneys shall have low profiles; they should not be visually distracting. The form and materials shall reflect the architectural theme and shall vary within the same development for interest.

### *Doors, and Windows*

- ▶ It is important to vary the placement of doors and windows on buildings located in close proximity to each other in the same development. In addition, windows and doors may be recessed into or projected out of structures to emphasize important areas of the building.
- ▶ To further enhance the individual identity of each structure, pot shelves, window boxes, and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance.
- ▶ Window frames, mullions, and door frames shall be color coordinated with the rest of the building. Decorative wrought iron grills on windows may be used. Doors may be somewhat ornate and include inset panels, carvings, and windowpanes.

### *Porches and Entryways*

- ▶ Entrances to buildings shall be clear and easily recognizable. Covered entrances and porches are desirable because they serve to identify entrances and provide shelter from the sun and inclement weather. A protected entrance is not only functional, but also produces a sense of privacy. Front entrances should be designed as significant architectural features.
- ▶ Porches and entryways may be used to visually break up larger wall areas. Porches may be constructed of stucco, stone, brick, and other similar materials. Wrought iron and tubular steel railings are acceptable.



### *Materials and Colors*

Owing to the variety of building type anticipated in Section 31, this guideline applies to all building and structures within the community. Commercial and residential building types often use similar materials of varying grades and with different performance characteristics. However, most building materials are either some form or portion of stone, concrete, plaster, wood or metal. The materials allowed in the construction of buildings in Section 31 will be selected with an eye toward durability, sustainability and performance. High quality materials that weather well over time and the appropriate use of colors and textures should be used in the design. Materials should convey a sense of durability and permanence.

Acceptable building materials include, but are not limited to, the following:

- ▶ Wrought iron, COR-TEN, or tubular steel fencing and accents;
- ▶ Concrete, including tinted and stamped concrete;
- ▶ Split face and slump stone concrete block, integral color;
- ▶ Stucco or plaster finish;
- ▶ Stucco covered block, including walls;
- ▶ Rock and stone;
- ▶ Brick and used brick, in natural browns, tans, beiges and subdued shades of red;
- ▶ Mission tile roofing and other types of clay/concrete roofing tile.
- ▶ Additional guidelines for project Materials and Colors include:
  - ▶ Only materials that perform well in the desert environment are permitted. Prohibited materials include: plain concrete block, plain concrete, galvanized corrugated metal, plywood, sheet pressboard and vinyl siding. The use of highly reflective materials is discouraged.
  - ▶ To avoid monotony, a variety of color schemes is encouraged. However, building color and materials should be complementary throughout the project.
  - ▶ Colors should include a base color and accent colors. Color schemes should be selected with a harmonious range of accent materials and roof profile colors. Paints and stain colors shall be subdued and limited to primarily light-to-medium tones combined with selected accent colors.
  - ▶ Building materials and colors shall complement the natural, climatic, and built environment of the community. All materials shall be durable and require little maintenance.
  - ▶ Contrasting materials may be employed in areas in which special emphasis is desired such as building entrances and patios. Masonry and brick may be used to provide vertical and horizontal accents (e.g., chimneys, architectural banding) on buildings.



- ▶ Paints and stain colors shall be subdued and limited to a base color palette with accent colors as basic trim colors for moldings, doors, window frames, fascias, awnings, shutters, cornices, and accent trim.
- ▶ Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features.

## 5.6 LANDSCAPE TREATMENTS

- ▶ Neighborhood Streetscape – Neighborhood Streetscapes will include a combination of vertical and horizontal branching street trees. Use of winter deciduous street trees will provide shade in the summer and allow more light during winter. Street trees will accent neighborhoods with floral colors in spring and summer. Palm trees will be planted to punctuate circulation nodes or highlight the arrival at a neighborhood park. Evergreen trees, with large shade providing canopies will be planted along the residential streets. Tree spacing within neighborhoods may be more random, planted in clusters or rows, dependent upon specific layout of roads, residences, or intersections.
- ▶ Neighborhood Parks - The landscape character at the Neighborhood Parks will have a more intimate, residential scale as compared with the other more public landscape zones. Often, neighborhood parks supplement residential front yards, with larger open areas of plantings. They act as the ‘town square’ of each neighborhood. The park becomes a community gathering spot for celebrations or relaxation. Given the variety of homeowners and family structure, neighborhood parks can be designed to be multi-purpose. A single park can provide open areas of lawn for unstructured play along-side a shaded bench to sit quietly and read a book. Neighborhood parks can be designed as community gardens that provide raised planters for growing fruits and vegetables. A community garden also may become an educational tool when plants, succulents and cacti are displayed as a botanical garden with plant names and horticultural requirements presented on permanent plaques. Park furniture can include tables and benches for an afternoon picnic or for a neighborly game of dominoes. Large canopy, small textured, evergreen trees provide shade for the passive areas of the parks. Shrubs and bold textured accent plants display a variety of colorful foliage and flowers.

## 5.7 SIGN GUIDELINES

- ▶ Signs shall consist of high quality materials and color palettes that complement the architecture of the surrounding environment in the Specific Plan.
- ▶ The design of all wayfinding signs within the project should be consistent in quality of design and implementation and convey the realization of an integrated signage system throughout the community.
- ▶ The sign(s) shall comply with the requirements stated in the City of Rancho Mirage Sign Ordinance 17.28.150 (table 3-13) for residential subdivisions.
- ▶ Secondary Entrance/Wayfinding Signs shall be permitted as monument or wall-mounted signs at each of the other signalized intersections entering Specific Plan area. Each sign will comply with the requirements stated in the City of Rancho Mirage Sign Ordinance 17.28.150 (table 3-13) for residential



subdivisions.

## 5.8 LIGHTING DESIGN

All light fixtures shall be: hooded and directed downward to minimize light and direct glare impacts on neighboring properties and reduce impact on dark skies; directed to illuminate only the areas and elements intended such as paths, entryways and focal elements; shielded to avoid direct views of any unshielded light source from pedestrian or vehicular sight lines; shielded to direct light spillover away from adjacent residential areas with a 100% cut-off capability; and equipped with fixture dimming and cut-off capability as certified by the International Dark Sky Association.

### *Roadway Lighting*

- ▶ Lighting fixtures on roadways contribute greatly to the visual quality of a streetscape and improve vehicular and pedestrian safety.
- ▶ Stylized roadway lighting fixtures shall contribute to the neighborhood theme and help establish a standard of quality for the Community.
- ▶ Lighting shall be positioned to enhance safety at key points along streets, including intersections, paseo crossings, and other crosswalks. This lighting should be directed downward to minimize glare and spillover.

## 5.9 WALL DESIGN

Community walls will be employed primarily in residential areas to serve as noise barriers along adjacent roadways and as physical barriers providing residents with a sense of security and exclusivity. Walls of varying heights will be used selectively within the residential areas corresponding to the purpose and location of each wall and closely related to the building, the wall is designed to complement.

- ▶ Community Walls –Community Walls will be masonry walls installed to provide separation between private Residential areas and the publicly-accessible areas within the Town Center. They will also serve as a security and noise barrier between the Residential planning areas and the project perimeter arterials, enhancing the sense of security and exclusivity of these neighborhoods. These walls will be of a simple design using rhythmic pilasters and undulation to create interest along the Arterials that surround the project.

Walls should appear consistent in style and material, complementing the surrounding architectural styles.

- ▶ Walls and gates should be constructed of high quality, durable materials. No chain-link is permitted within the Specific Plan.
- ▶ Landscaping elements should be densely planted and layered to provide screening. Vines and trellises are encouraged to help soften hard edges and screen walls from view.
- ▶ Break up long stretches of walls or fences with landscape screening, wall breaks, vertical piers or



columns, or façade detailing.

- ▶ Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunication facilities (not including pole-mounted equipment, shall be screened from view on all sides with landscaping, a solid masonry wall or similar permanent structure. The masonry wall or structure shall be of a color and material that complements the primary structure. Screening with wood, chain-link or similar fencing materials is not permitted.

## 5.10 HARDSCAPE DESIGN

Hardscape elements within residential neighborhoods may include benches, shade structures, tree grates, trash receptacles and bicycle racks. Some combination of these should be used as comfort features and decorative elements for neighborhood streetscapes. Landscape furniture selections should reflect the architectural vernacular of residential areas. Materials and finishes shall be durable and easy to maintain. Seating surface materials must have low heat absorption and finishes that will deter graffiti.

## 5.11 ENVIRONMENTAL DESIGN

- ▶ Use of Energy-Star rated appliances;
- ▶ Efficient interior water uses
- ▶ Construction waste recycling reflecting AB 939 requirements;

## 5.12 DEVELOPMENT APPLICATIONS FOR RESIDENTIAL AREAS

### 5.12.1 Approval Requirements.

Each residential builder/site developer will be required to obtain pre-approval from the Master Developer prior to submitting site specific residential development applications (TTMs, PDPs, etc.) to the City. The Master Developer review will include architecture, landscaping and thoughtful project integration within the overall community. Once the Master Developer has sold all property within the Community, a Community Association comprised of owners will assume this responsibility and monitor the submissions for compliance with the Covenants, Conditions and Restrictions (CC&Rs) and Residential Design Guidelines adopted by Master Developer for the Community. Once approved by Master Developer or the Association, the process for City approval is as follows:

- ▶ Pre-application Conference - One pre-application conference with the Director of Development Services or his/her designee should be held before a proposed project can be submitted and accepted for processing as identified in Section 17.36.030 in the RMMC. A pre-application conference is recommended as early as possible to obtain City input while the development proposal is still in its formative stages.
- ▶ Preliminary Development Plan – Construction of any use allowed by right in the Town Center such as hotel, commercial, or multi-family residential or other development shall require approval of a



Preliminary Development Plan as outlined in Chapter 17.42 of the RMMC, with detailed design information related to site plans, building floor plans, building elevations and landscaping for design review by the Architectural Review Board and Planning Commission and City Council . This process shall be undertaken following Master Developer’s pre-approval of the builder’s site plan, architecture and landscaping for consistency with the required community design standards.

- ▶ Conditional Use Permit – A small number of uses in Residential neighborhoods shall require approval of a Conditional Use Permit (CUP) as outlined in Chapter 17.48 of the RMMC A CUP requires the same detailed design information as a Preliminary Development Plan with the added determination that the use is appropriate at the location proposed. The Minor CUP process (RMMC 17.48.045) will apply to most projects and is subject to approval by the Director of Development Services. At the Director’s discretion, the CUP may be forwarded to the Planning Commission as a Major CUP (RMMC 17.48.040). This process shall be undertaken following Master Developer’s pre-approval of the builder’s site plan, architecture and landscaping for compliance with the required community design standards.
- ▶ Final Development Plan - All Preliminary Development Plans shall be subject to final consistency review by the Director of Development Services as outlined in Chapter 17.42 of the RMMC.

## 5.12.2 Submittal Requirements

Site plan – Projects subject to a Development Permit or a Conditional Use Permit shall be required to submit the following as part of any entitlement application:

- ▶ Dimensions, shape, and orientation of the parcel(s);
- ▶ Placement of buildings and structures on the parcel(s);
- ▶ Height, setbacks, bulk, and building materials;
- ▶ Distance between buildings or structures;
- ▶ Location, number, and layout of parking and loading spaces, including plans for shared parking;
- ▶ Internal vehicular patterns, bikeways, golf cart circulation, pedestrian circulation, and pedestrian safety features;
- ▶ Location, amount, and nature of landscaping, walls, and fences;
- ▶ Location, amount, and design plans for private open space, common open space, and public plaza areas, specifying location and extent of landscaping and irrigation systems;
- ▶ Placement, height, and illumination of lighting features;
- ▶ Theming, location, number, size, and height of signs;
- ▶ Theming for community-wide elements such as signage and other hardscape;
- ▶ Location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment, and all equipment not contained in the main buildings of the development;



- ▶ Provisions for property owners' or condominium association(s) where that method of management is proposed;
- ▶ Documentation identifying the existing and proposed square footage, residential units, and traffic generation in the Town Center and verification that the proposed project is consistent with the development standards and design standards set forth in this Specific Plan; and
- ▶ Other information that the Director of Development Services may require to make the necessary findings that the provisions of this Specific Plan are met.

Comprehensive Recycling Plan - Prior to building permit approval, the master developer is required to submit a comprehensive recycling plan consisting of a construction debris recycling program and a general recycling program for residential uses.

Blowsand Mitigation Plan - Prior to grading permit approval, the Master Developer shall submit a Blowsand Mitigation Program for approval by the City. The program shall identify specific measures and procedures to adequately mitigate blowsand impacts during on-site and off-site construction activities. Blowsand protection measures shall be depicted on the project's grading plan.

### 5.12.3 Required Findings

Applications for new projects within the Residential land use categories may be approved or conditionally approved if it is determined that the project can, based upon the application, plans, and materials submitted, meet the following objectives (where applicable). Overall, the project shall:

- ▶ Exhibit innovative planning and design solutions to that create a strong sense of place;
- ▶ Incorporate attractive architecture, signage and landscape features;
- ▶ Implement a circulation system that accommodates both vehicular and pedestrian traffic and establishes connectivity between uses containing pedestrian-friendly and walkable spaces;
- ▶ Not exceed the maximum 1,932 residential dwelling units, 175,000 square feet of non-residential uses, and 400 resort/hotel units evaluated by the Specific Plan EIR; and
- ▶ Achieve consistency with the applicable development standards and design guidelines set forth in this Specific Plan.

### 5.12.4 Amendment

Administrative Changes - Minor modifications that are consistent with the purpose and intent of the Specific Plan are allowed at the discretion of the Development Services Director or designee. Therefore, it is intended that this Specific Plan provide City Staff with the flexibility to interpret the details of project development as well as those items discussed in general terms in the Specific Plan without requiring a Specific Plan Amendment.



Requests for administrative changes shall be made in writing. If and when it is determined that changes or adjustments are necessary or appropriate, these shall be approved administratively by the Development Services Director or designee. After approval, any such administrative change shall be attached to the Specific Plan as an addendum and may be further changed and amended from time to time as necessary.

Representative examples of such changes may include, but are not limited to:

- ▶ The addition of new information to the approved Specific Plan maps or text that do not substantially change the effect of any regulation. The new information may include more detailed, site-specific information.
- ▶ Changes to the distribution, configuration and location of residential units within or between Planning Areas provided that the maximum 1,932 dwelling units allowed by the Specific Plan are not exceeded and the general density structure on Figure 2.1, Land Use Plan, is maintained.
- ▶ Adjustment of Planning Area boundaries identified in this Specific Plan.
- ▶ Engineering changes to internal Community infrastructure such as drainage systems, roads, water and sewer systems, etc.
- ▶ Modification of architectural or landscape design criteria or details.

**Formal Amendments.** If it has been determined that the proposed change is not in conformance with the intent of the current Specific Plan approval, the Specific Plan may be amended in accordance with the procedures set forth in Chapter 17.54 of the RMMC and Section 65453 of the Government Code.

### 5.12.5 Interpretation

**Uses not Specifically Listed -** Uses not specifically identified in this Specific Plan will be processed as either an Administrative Change or Formal Amendment. Should the Director of Development Services determine that a use not listed is included within or comparable to a listed use, it shall be considered an Administrative Change and treated in the same manner as an allowable listed use. Uses not listed that are determined to be inconsistent with the intent and vision of the Specific Plan shall be processed as a Formal Amendment.

**Application of Standards -** Where there is ambiguity between the Specific Plan and the Zoning Code, the Director of Development Services shall review pertinent information and make a determination as to which code or standard applies, taking into account the principle that any conflicts between this Specific Plan and the City's Municipal Code shall be resolved in favor of the Specific Plan. All determinations shall be in writing and shall be attached to the Specific Plan.



## 5.12.6 Appeals

Decisions by the Director of Development Services may be appealed to the Planning Commission and decisions by the Planning Commission may be appealed to the City Council as outlined in Chapter 17.76.020 of the RMMC.

## 5.12.7 Enforcement

The enforcement of the provisions of this Specific Plan shall occur as follows:

- ▶ The City of Rancho Mirage Community Development Department shall enforce the development standards and design standards set forth herein.
- ▶ Any administrative decision or interpretation of this Specific Plan may be appealed to the Planning Commission. Likewise, any decision by the Planning Commission may be appealed to the City Council per 17.76.020 RMMC provisions.
- ▶ The City of Rancho Mirage shall administer the provisions of the Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City of Rancho Mirage General Plan, and the City of Rancho Mirage Municipal Code.
- ▶ The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.
- ▶ All regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of this Specific Plan. In the event that any such provision is held invalid or unconstitutional, the validity of all the remaining provisions of this Specific Plan shall not be affected.
- ▶ Any development regulation and building requirement not addressed in this Specific Plan or the Development Agreement applicable to the project shall be subject to all relevant City of Rancho Mirage ordinances, codes, and regulations unless otherwise provided in the Development Agreement applicable to the project.



## CHAPTER 6: THE GRAND OASIS



The Grand Oasis will be the signature open space and recreational element at the core of the Community. This crystal-clear body of water of approximately 34 acres with a depth of 12 feet, designed, constructed, and operated using Crystal Lagoons technology, will accommodate swimming, stand-up paddle boards, kayaks and other small-scale, non-motorized recreational water craft.

A public bike and pedestrian trail, or Grand Oasis Promenade, will meander generally around the Grand Oasis to provide a recreational opportunity for residents and visitors to the Community. In addition, the shoreline interface will accommodate other beneficial uses such as a public beach area, parks/amphitheaters, watercraft rentals, resort beaches, a boardwalk, waterfront dining, and beachfront living units strategically located to capitalize on and elevate the Grand Oasis experience. Water craft launching and docking areas to accommodate paddle boats, kayaks, and canoes would complete the water-based recreational area. However, access to the water will be limited to defined beach locations (designated swimming areas), initially including the public beach park at the Town Center and the residents' Beach Club.

The water source for the Grand Oasis will be a private well located at Section 31. Once filled, the Grand Oasis will feature very low water consumption, with the use of evaporation control additives that reduce evaporation rates from the lagoon. The additives create a non-visible layer over the water surface by avoiding direct contact between the water surface and the surrounding air. These additives are NSF 60 certified for drinking water, being safe for direct contact recreational purposes. They work in variable water temperatures and can withstand windy conditions. The water body operates in a closed circuit and requires only replacement of water lost due to evaporation. A typical lagoon powered by Crystal Lagoons technology uses 30% less acre feet of water than required for a golf course, and with additives that will be used to control evaporation, the reduction could be significantly more. The Grand Oasis will capture rainwater,



helping to compensate for any loss that remains due to evaporation.

The Crystal Lagoons technology, which is the foundation of the Grand Oasis, utilizes a patented solution consisting of the application of controlled pulses of small amounts of oxidants/microbicides, such as chlorine, into the water in very specific patterns and cycles to maintain water quality. The application cycles are determined by the system's algorithms according to the growth cycles of algae and bacteria as well as ambient conditions and the weather. This avoids the need for maintaining a significant residual chemical level in the water. The application of additives is coordinated remotely by sensors and injectors/nozzles strategically located throughout the Grand Oasis. The applied additives comply with NSF 60 Standards for drinking water treatment. This pulse-based disinfection uses up to 100 times less chemicals than those used in conventional swimming pools, as conventional pool technology requires maintaining permanent and high levels of residual chlorine or other disinfectants in the water to achieve consistent quality and avoid water contamination from external agents, such as swimmers.

Additionally, the Crystal Lagoons technology includes an efficient filtration system, where filtration is achieved by the addition of natural compounds. When the compounds are activated by ultrasonic waves directed into the water, they act as flocculants, causing contaminating particles to agglomerate into larger bodies that settle to the bottom of the lagoon. Afterwards, the bottom water flow is vacuumed using a patented bottom cleaning device and sent to a filtration system, where bottom water flow is filtered and then reintroduced into the Grand Oasis. With Crystal Lagoons technology, only the portion of water containing the settled particles needs to be filtered, thus greatly decreasing required pumps, filter sizes, and electricity consumption compared to conventional swimming pool technology. In fact, the Crystal Lagoon technology uses only 2% of the energy required for traditional swimming pool filtration systems. Swimming pool technology requires the filtration of the complete water volume 4 times per day (every 6 hours), and therefore is neither economically feasible nor environmentally appropriate to attempt a strategy like swimming pool filtration for a very large body of water.

The water quality resulting from the use of Crystal Lagoons' technology fully complies with the bacteriological requirements for direct contact purposes (US EPA Criteria for Bathing with Full Body Contact Recreational Waters).

The lagoon is monitored, controlled and operated by a cloud-based telemetry system linked directly to the Crystal Lagoons Water Quality Group. Specially-designed measuring systems and sensors continuously report specific physiochemical properties and other testing parameters through a telemetric software platform ensuring continuous and excellent water quality. The control actuators located on site interact with the software to direct the pumping systems, application of additives and the recirculation and injection systems. This makes on-site management of water quality unnecessary.

The California Department of Public Health is authorized to establish standards for public swimming facilities. The California Health and Safety Code Section 11630 states "(a) The construction standards set forth in this article and the regulations adopted pursuant thereto, shall not apply to any artificially constructed swimming facility in excess of 20,000 square feet of surface area, including but not limited to a manmade lake or swimming lagoon with sand beaches and (b) the requirements of this article and the regulations adopted pursuant thereto, pertaining to the operation, maintenance and use of a public



swimming pool, including the quality and purity of water, lifesaving and other measures to ensure the safety of bathers, and measures to ensure personal cleanliness of bathers shall apply to the swimming facilities described in subdivision (a). California has assigned the responsibility to regulate public swimming facilities to local County or City Environmental Health Departments, and in this instance, the enforcing agency that will evaluate the plans for the Grand Oasis prior to construction will be the Riverside County Environmental Health Department. Regulations that will apply to the Grand Oasis will include management of surface drainage away from the Grand Oasis, provision of the required number of trained lifeguards, installation of emergency communication equipment, maintenance of water quality and clarity, and management of bathing capacity.

Construction of the Grand Oasis will eliminate the need to include large expanses of concrete otherwise associated with swimming facilities. Only the swimming beaches (designated swimming areas) will include sand colored concrete for the initial four feet to provide a stable sloped zero-entry into the water, possibly combined with natural sand in selected areas. The balance of the Grand Oasis consists of a base of low-permeability earthen material covered by a formulated non-porous polyethylene liner connected to retaining walls surrounding the edges of the water body. The liner is designed to withstand UV rays from the sun due to the clarity of the water that could otherwise cause damage. A recirculating piping system consisting of centrally-located injectors are positioned to properly inject recirculated water and additives into the Grand Oasis, in addition to a patented localized disinfection system that provides higher disinfectant concentration to the designated swimming areas. A separate pumping system with couplings connects to a movable bottom cleaning device for daily cleaning of the entire polyethylene liner. Finally, a customized skimming system is included which eliminates any debris from the water surface.

The Grand Oasis will require construction of two separate maintenance facilities near the Beach Club location and at the opposite shore for the location of equipment and personnel required to perform daily maintenance activities. Prior to construction of the Grand Oasis, a Preliminary Development Plan will be submitted to the City for approval. The footprint of the Grand Oasis will be designated as a legal parcel on the Master Tentative Tract Map to be processed for the Community. Adjustments in the size of the Grand Oasis during construction are allowable as administrative changes up to 5 total acres. Additional development that reaches the shores of the Grand Oasis, including the residents' Beach Club and development associated with the public beach, will be the subject of separate Preliminary Development Plans to be submitted to the City for approval.



COPYRIGHTS FOR IMAGES INCLUDED IN THIS SPECIFIC PLAN ARE THE PROPERTY OF THE COPYRIGHT HOLDERS. NO CLAIM IS MADE FOR COMMERCIAL OR OTHER USE, AND THE IMAGES ARE PRESENTED ONLY AS EXAMPLES OF THE TYPES OF DEVELOPMENT THAT MAY OCCUR.

# APPENDIX: GENERAL PLAN CONSISTENCY ANALYSIS

Land development patterns in the City of Rancho Mirage are guided by the Rancho Mirage General Plan (General Plan). The General Plan was adopted by the City Council on November 16, 2017 through Resolution No. 2017-44. The General Plan is organized into eleven separate elements: Land Use, Circulation, Housing, Conservation and Open Space, Air Quality, Noise, Safety, Public Services and Facilities, Community Design, Economic and Fiscal, and Arts and Culture. Each General Plan Element plays a part in achieving the City's long-term goals. Each element contains a series of policies to guide actions to achieve the City's vision for the character of the community.

The City of Rancho Mirage Municipal Code requires that a Specific Plan include a discussion of the relationship of the Specific Plan to the goals and policies of the General Plan. A thorough discussion of applicable policies is provided in the Section 31 Specific Plan Environmental Impact Report. This demonstrates that the Section 31 Specific Plan is consistent with and implements applicable General Plan policies and goals.

TABLE 15 GENERAL PLAN CONSISTENCY ANALYSIS

Applicable Policy	Analysis of Consistency
Land Use Element	
Goal Land Use (LU) 1: A resort residential community of desirable neighborhoods, a variety of community facilities, and high-quality development.	
Goal LU 2: A balanced mix of functionally integrated land uses, meeting the general social and economic needs of the community through simplified, compatible, and consistent land use and zoning designations.	
Policy LU 2.1: Specific plans shall be required, where appropriate, to ensure new development achieves high-quality building, design, and development standards and provides amenities above those expected in conventional development.	The Section 31 Specific Plan has been prepared to guide the development of a high-quality, amenity-rich, mixed-use project for Rancho Mirage. The Specific Plan includes development standards and design guidelines intended to encourage the development of an exceptional community.
Policy LU 2.2: Specific plans shall be utilized, where appropriate, to assure the phased, logical and cost-effective extension of infrastructure and build-out of new development.	The Section 31 Specific Plan includes grading, drainage, sewer, water, circulation, and phasing plans to guide a logical and cost-effective infrastructure extensions and build-out of Section 31.



Applicable Policy	Analysis of Consistency
Policy LU 2.4: Infill development shall be encouraged by prioritizing capital improvements in the developed areas of Rancho Mirage.	Section 31 is an infill property served by existing and planned capital improvements surrounded on the north, west, and south by developed land within the City of Rancho Mirage and on the east side by properties within the City of Rancho Mirage and Palm Desert.
Policy LU 2.5: The City shall ensure adequate visibility and accessibility for commercial development while preserving the scenic view sheds from adjoining properties and public rights-of-way.	The Section 31 Specific Plan proposes a vibrant commercial Town Center located on the east side of the property directly accessible from Monterey Avenue, a major transportation corridor. The site design will preserve and enhance scenic views through the proposed grading plan, by adding attractive landscaping and other high-quality design elements.
Policy LU 2.6: The City shall ensure privacy and safety for residential neighborhoods by providing adequate buffering and screening, particularly where neighborhoods adjoin or are integrated with commercial developments.	The Section 31 Specific Plan includes a Wall Plan to serve as a noise and security barrier around residential areas to promote neighborhood privacy and separation from complimentary resort and mixed-use development.
Policy LU 2.7: The Economic Development Division shall actively pursue opportunities to attract high-quality retail commercial establishments and resort hotels in Rancho Mirage.	The Section 31 Specific Plan provides for the development of a high-quality, mixed-use Community in the heart of Rancho Mirage. The design guidelines and development regulations are designed to attract high-caliber retail and resort development. The location of these facilities adjacent to the Crystal Lagoon will create an unparalleled resort and retail experience and an important economic development opportunity for the City of Rancho Mirage.
Policy LU 2.8: The City shall maintain a cooperative planning process with appropriate jurisdictions, including the County of Riverside and the Agua Caliente Band of Cahuilla Indians, assuring an effective advisory role regarding any and all development and land use planning issues proposed in or near Rancho Mirage and the SOI.	The Section 31 Specific Plan is located entirely within the City of Rancho Mirage and borders Palm Desert to the east. Required CEQA, public hearing and Tribal consultation procedures are followed as a matter of course to solicit input from surrounding jurisdictions, including the Agua Caliente Band of Cahuilla Indians. The City will engage constructively with any interested jurisdiction or tribal entity to ensure all considerations are addressed.



Applicable Policy	Analysis of Consistency
Goal LU 3: The preservation and enhancement of the predominantly low-density, high-quality residential character of Rancho Mirage.	
<p>Policy LU 3.1: Areas of existing residential development and surrounding vacant lands shall be planned in a manner that preserves neighborhood character and assures a consistent and compatible residential land use pattern.</p>	<p>The Section 31 Specific Plan pays careful attention to preserving neighborhood character and land use patterns. In keeping with the predominantly residential nature of Rancho Mirage, a majority of the project area is planned for single-family residential development.</p> <p>The Specific Plan is sensitive to the surrounding neighborhood character by regulating residential densities around the perimeter of the Community. The edge zones on the north, south, and west will limit densities and building heights for consistency with surrounding residential communities and the Sunnylands Center.</p> <p>Non-residential uses are located primarily in the eastern portion of the Community. Residential densities are greater toward the center of the project and around the Grand Oasis, where development would not disrupt the existing land use pattern surrounding the property.</p>
<p>Policy LU 3.2: Density transfers (the transfer of allowable dwelling units from one area of land to another) may occur in planned residential developments in conjunction with the provision of common area amenities and open space. Golf courses, greenbelts, pool areas, and other open space uses incorporated into these developments shall be designated as Open Space areas to assure their preservation as such.</p>	<p>The Section 31 Specific Plan outlines a process for limited residential density transfers that allows for a meaningful evaluation of project impacts while preserving flexibility for future development. While the number of residential units in the Community may not exceed 1932 units, the distribution of units inside the project may be adjusted to facilitate creative site-specific development proposals, while maintaining consistency with the density of residential development in the surrounding communities.</p>



Applicable Policy	Analysis of Consistency
<p>Policy LU 3.3: The City shall consider the issues of slope disturbance, development area and lot coverage, view preservation, revegetation, compatibility, public safety, and access when assessing potential residential developments.</p>	<p>The Section 31 Specific Plan includes a Grading Plan that promotes creative approaches to land recontouring and view preservation. Development regulations address lot size and coverage requirements for assorted residential product types. The Specific Plan will conform with all engineering and building codes to ensure public safety is maintained and provides for convenient vehicular and pedestrian circulation.</p>
<p>Commercial Land Uses, Goal LU 4: High-quality commercial land uses conveniently and appropriately distributed throughout Rancho Mirage, to meet the community's current and future needs and to take full advantage of emerging development and economic opportunities.</p>	
<p>Policy LU 4.1: The City shall designate sufficient lands to provide revenue to the City and a full range of commercial services to the community and surrounding areas for present and future years.</p>	<p>The Resort Hotel and Town Center retail components will promote high-quality development that will generate long term revenue, including Transient Occupancy Tax (TOT) and sales tax, for the City.</p>
<p>Policy LU 4.2: The City shall pursue high-quality retail uses along Highway 111, in the Specific Plan for Section 19, and in other areas of Rancho Mirage.</p>	<p>The Section 31 Specific Plan includes a Town Center component that will accommodate revenue-generating, high-quality retail and entertainment uses.</p>
<p>Open Spaces Land Uses, Goal LU 6: The conservation of open space areas that protect environmental resources, guard against environmental hazards, provide recreational opportunities, and enhance the aesthetic character of Rancho Mirage.</p>	
<p>Open Spaces Land Uses, Goal 7: A land use pattern that preserves Rancho Mirage's resort residential atmosphere, including scenic resources such as hillside and mountain vistas, waterways, and native desert communities.</p>	
<p>Policy LU 7.1: The City shall maintain a Development Code that encourages the provision and preservation of open space areas through flexible development standards.</p>	<p>The Section 31 Specific Plan is designed around significant open space features in the form of a swimmable lagoon and linear paseos along with formal and informal parks, trails and bike paths. The Specific Plan defines development standards to create and preserve these unique open space features.</p>
Circulation Element	
<p>Goal Circulation (CIR) 1: A safe, efficient, attractive, and economical circulation network meeting current and future demands in a manner consistent with the resort residential character of the community.</p>	



Applicable Policy	Analysis of Consistency
<p>Policy CIR 1.1: Rancho Mirage’s street system shall be designed and constructed to maximize mobility, minimize congestion, and assure that all intersections and street segments operate at LOS “D” or better during the peak hours.</p>	<p>The Section 31 Specific Plan includes Vehicular and Multi-Modal Circulation Plans to guide the development of a convenient and efficient circulation system. These plans encourage multi-modal mobility both internal and external to the Community to promote the Circulation Element Goals of the City.</p>
<p>Policy CIR 1.2: A detailed traffic analysis shall be required for development proposals or other activities that might potentially require roadway improvements above and beyond those evaluated in the Circulation Element and General Plan EIR and EIR Addendum.</p>	<p>A detailed traffic analysis was prepared for the project as part of the preparation of the Section 31 Specific Plan and Environmental Impact Report (EIR) to determine the need for traffic improvements to serve the project. Findings for the traffic study are found in the Section 31 EIR. All surrounding Arterial Roads are existing at their ultimate General Plan lane configuration including pavement, curb and gutter, other than Bob Hope Drive, which is currently constructed to Minor Arterial standards, and will be reclassified as a Minor Arterial via the General Plan Amendment that accompanies this Specific Plan.</p>
<p>Policy CIR 1.3: The City shall require improvements at critical intersections beyond those needed to meet standard levels-of-service at the discretion of the City Engineer.</p>	<p>The Circulation Plan of the Section 31 Specific Plan is subject to the review of the City Engineer. The Traffic Study and Circulation standards work together to ensure that critical intersections meet or exceed levels-of-service standards.</p>
<p>Policy CIR 1.4: The number of access points and intersections along arterials shall be limited in order to preserve mid-block and intersection capacities and to maintain public safety.</p>	<p>The number of access points to the Community from perimeter arterial roads have been located to preserve mid-block and intersection capacities and maintain public safety. All major entries align with existing intersections and have existing traffic signals or will be signalized by the project as warranted. Right-in, right-out driveways are proposed at limited locations in the Town Center. All are subject to City review and approval as part of the entitlement process.</p>
<p>Policy CIR 1.5: Access points shall be coordinated between future development in Section 31 and any future development of the properties on the west side of Bob Hope Drive.</p>	<p>The Section 31 Specific Plan includes only one entry on Bob Hope Drive. This is aligned with the existing driveway to the Sunnylands Center and Gardens as stipulated in this policy.</p>



Applicable Policy	Analysis of Consistency
Policy CIR 1.7: The City shall develop a system of continuous and convenient bicycle routes and multi-use trails to places of employment, shopping centers, schools, and other high activity areas.	The Section 31 Multi-Modal Circulation Plan envisions a system of continuous and convenient internal multi-modal pathways that interconnect the residential communities with the Grand Oasis and with commercial and resort hotel uses in the Town Center. These also link with landscaped multi-modal trails along the perimeter arterials.
Policy CIR 1.8: The local street system in developing neighborhoods shall be established through a cooperative public/private planning process.	The Section 31 Specific Plan is a master planned project and the local streets network will be established through the City's public review processes.
Policy CIR 1.9: Circulation and access for undeveloped parcels shall be coordinated with surrounding properties.	As shown on the Section 31 Circulation Plan, the six primary project entries are aligned with those of surrounding or proposed developments. These include Shadow Ridge Road, Versailles Drive, Oasis Way (aka Michael Dante Way), North Kavendish Drive (or Vista Del Sol), the Sunnylands Center driveway and a future driveway on vacant commercial land to the east.
Policy CIR 1.10: Streets in private planned residential areas shall be installed and maintained as private streets, and shall be developed in accordance with development standards set forth in the Zoning Ordinance and other applicable standards and guidelines.	The Section 31 Specific Plan designates all internal streets as private streets; they will be owned and maintained as such. The Circulation Plan includes customized street sections and design standards that will be approved as part of the Specific Plan.
Policy CIR 11: City streets should not be converted to private streets when it would diminish circulation alternatives.	The Section 31 Specific Plan does not involve the conversion of any City streets to private streets.
Policy CIR 13: Public streets shall be designed in accordance with complete streets concepts.	The Section 31 Specific Plan designates all perimeter public arterial streets in accordance with the City's General Plan Circulation Element. These incorporate complete street concepts such as landscaped parkways, multi-modal pathways, painted bike lanes, median islands, and accessible pedestrian signals.
Housing Element	



Applicable Policy	Analysis of Consistency
Goal Housing (H) 1: A variety of housing types that meet the needs of residents in the city.	
Goal H 2: Housing to meet the needs of the city's lower income households..	
Policy H 1: The General Plan shall provide for a mixture of residential densities dispersed throughout the city.	The Section 31 Specific Plan provides for a mixture of housing densities and products, the intensity of which increases towards the center of the Community
Policy H 2: The City's residential development standards shall allow for a diversity of housing types while adhering to the General Plan's community design policies.	The residential development standards in the Section 31 Specific Plan accommodate a diversity in housing types within the Community. Implementation of the Specific Plan makes all implementing residential development projects subject to pre-review by the Master Developer for consistency with the Specific Plan design guidelines before submittal to the City for formal approval.
Conservation and Open Space Element	
Goal Conservation and Open Space (COS) 1: A balanced system of parks, trails, and recreation facilities that meets active and passive recreation needs of all residents and visitors.	
Policy COS 2.1: The City's park system shall consist of mini-parks, local parks, and community parks.	The Section 31 Specific Plan will provide a comprehensive Open Space system that include active and passive recreation areas for the private use of residents, as well as a publicly-accessible trail around the lagoon. Controlled public access will also be allowed to the Town Center beachfront. These unique recreational facilities will broaden the range of recreational park facilities available in the City.
Policy COS 2.2: To the extent feasible, the City shall provide at least three acres of local and community parkland per 1,000 in population, including park facilities for all age segments of the population.	The Section 31 Specific Plan includes a recreational lagoon of approximately 374 acres as well as a publicly-accessible trail around the lagoon, providing recreational amenities for the City's existing residents as well as residents and visitors of the project. The project also provides internal recreational amenities for residents that will reduce impacts on the City's park system.
Policy COS 2.3: To the extent feasible, the design of city parks and trails shall accommodate the special needs of the disabled and senior population in Rancho Mirage.	No City parks are proposed within the Community; however, the recreational trail around the lagoon would be open to the public and be designed to accommodate special needs residents.



Applicable Policy	Analysis of Consistency
Policy COS 2.5: Class III bikeways shall only be permitted in Rancho Mirage where Class I or II bikeways are not feasible and where an essential regional bicycle route connection is missing.	The Section 31 Specific Plan includes a Multi-Modal Circulation Plan, which directs the development of Class I bikeways. See Circulation Plan, Multi-Modal Circulation Plan, and street sections.
Policy COS 2.8: Trails shall not encroach upon bighorn sheep lambing areas and shall be designed to minimize impacts to sensitive biological resources.	The Section 31 Specific Plan is not located in the mountains near any bighorn sheep lambing areas nor would it have any significant impact on sensitive biological resources.
Policy COS 2.9: Through coordination with the local utilities, service providers, and the CVWD, the City shall maximize the use of flood control and utility easement areas for inclusion in a multi-use trail system providing alternative transportation links to parks and open space areas.	The Section 31 Specific Plan does not contain any existing flood control facilities or utility easements.
Biological Resources, Goal COS 3: The protection and preservation of biological resources in Rancho Mirage, especially sensitive and special status wildlife species and their natural habitats.	
Policy COS 3.1: The City shall support and participate in local and regional efforts to evaluate and protect natural habitats, including suitable habitats for rare and endangered species occurring in Rancho Mirage and vicinity.	Rancho Mirage is a participating agency in the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The Section 31 Specific Plan is not located in a Conservation Area and will be required to pay the City's Local Development Mitigation Fee to assist in providing revenue for the conservation of lands necessary to implement the MSHCP.
Policy COS 3.3: The City shall encourage the use of naturally occurring desert plant materials in landscaping for development projects, to the greatest extent possible, and discourage the use of non-native plant materials that are harmful to native plant and animal species.	The Landscape Plan included in this Specific Plan draws from the natural desert context of Rancho Mirage using desert and low-water-use plant materials. The Landscape Plan is designed to maximize water efficiency while maintaining a pleasing environment for residents and visitors.  In addition, the site is characterized as an infill location in an urban context so there are no adjoining natural desert areas containing native plant or animal species.
Energy and Mineral Resources, Goal COS 4: The conservation, efficient use, and thoughtful management of energy sources and mineral deposits.	
Energy and Mineral Resources, Goal COS 5: The long-term viability of limited and non-renewable resources.	



Applicable Policy	Analysis of Consistency
<p>Policy COS 5.1: The City shall promote energy efficiency and conservation in all areas of community development, including transportation, development planning, and public and private sector construction and operation, as well as in the full range of residential and non-residential projects.</p>	<p>Sustainability is a key element of the Section 31 Specific Plan and Community Vision and has been integrated into the project in innovative and meaningful ways. The Land Use Plan promotes energy efficiency by providing convenient routes for non-motorized travel and providing a full range of services within the community which both reduce reliance on automobiles. Chapter 3 Sustainability outlines approaches to energy efficiency and conservation integrated within the development.</p>
<p>Policy COS 5.2: The General Plan and other community plans shall assure an efficient circulation system and land use pattern in Rancho Mirage.</p>	<p>The Section 31 Specific Plan includes a logical, efficient, and creative Land Use Plan that will promote an exceptional master planned community with efficient circulation. The project as proposed implements the Resort-Hotel and Residential land use designations identified in the City's General Plan.</p>
<p>Policy COS 5.3: Major developments that provide significant employment centers shall be required to provide convenient and safe access to the public transit system.</p>	<p>The Town Center is located adjacent to Gerald Ford Drive and Monterey Avenue, major arterial roadways. This location is conducive to convenient and safe public bus service from the SunLine Transit Agency as their operations and routes may allow.</p>
<p>Policy COS 5.4: The City shall proactively support the affordable and reliable production and delivery of electrical power to the community.</p>	<p>The Specific Plan includes prominent sustainability features such as convenient alternative transportation options, innovative lighting systems, and a thoughtful energy grid designed to minimize peak loads and provide efficient energy storage. Furthermore, in compliance with the California Energy Code, all residences will be built with solar panels.</p>
<p>Policy COS 5.5: The City shall support public and private efforts to develop and operate alternative systems of solar and electrical production that take advantage of local renewable resources.</p>	<p>The Section 31 Specific Plan includes prominent sustainability features such as convenient alternative transportation options, innovative lighting systems and a thoughtful energy grid designed to minimize peak loads and provide efficient energy storage.</p>



Applicable Policy	Analysis of Consistency
Policy COS 5.6: The City shall encourage the reduction and recycling of household and business waste.	Recycling services will be provided to the community by the City's waste provider.
<p>Water Quality, Goal COS 6: A dependable, long-term supply of clean and healthful domestic water to meet the needs of all segments of the community.</p> <p>Water Quality, Goal COS 7: An informed public that respects Rancho Mirage's finite water resource and maximizes protection and conservation efforts for the benefit of the entire community.</p>	
Policy COS 7.1: The City shall encourage the use of drought tolerant landscaping as a means of reducing water demand.	<p>The Landscape Plan included in this Specific Plan draws from the natural desert context of Rancho Mirage using desert and low-water-use plant materials. The Landscape Plan is designed to maximize water efficiency while maintaining a pleasing environment for residents of and visitors to the community.</p> <p>Furthermore, the Coachella Valley Water District will evaluate the Landscape Plan against their Landscape and Irrigation System Design Criteria, which were established in response to severe and continued drought conditions. No water meter will be issued to the project until the District reviews and approves the landscape plan. According to these criteria, the plants selected must not exceed the Maximum Applied Water Allowance (MAWA) established by the District. The District review and approval of the Landscape plan will ensure that the Section 31 Community helps reach the City's Water Quality goals.</p>
Policy COS 7.2: Evaluate all proposed land use and development plans for their potential to create groundwater contamination hazards from point and non point sources and confer with other appropriate agencies to assure adequate review.	The Section 31 Specific Plan proposes only residential, resort, and mixed use development, none of which pose a high point source risk of groundwater contamination. The lagoon also contains no appreciable contaminants as it is suitable for human contact. All development within the project must comply with the Storm Water Pollution Prevention Program (SWPPP) Best Management Practices to prevent contamination of surface and groundwater.



Applicable Policy	Analysis of Consistency
Policy COS 7.4: Require the use of alternative water supplies, such as recycled or canal water, for urban irrigation, where available.	While recycled water is not yet available to the site, CVWD is planning to extend a reclaimed water line within Frank Sinatra Drive in the near future. Once reclaimed water is available to the site, the Community will use it for common area irrigation, and the Specific Plan is designed to accommodate that future use.
Policy COS 7.5: Require new developments to establish and confirm the ability to meet current and future water resource demands.	A Water Supply Assessment (WSA) has been prepared for the Section 31 Specific Plan to demonstrate that water supplies are adequate to serve the project. The final WSA will be approved by CVWD, the agency responsible for providing oversight of local water resources.
Archaeological and Historic Resources – Goal COS 8: The preservation, maintenance, continuity, and enhancement of cultural heritage and resources in Rancho Mirage, including historic and prehistoric sites, objects, landscapes, and structures.	
Policy COS 8.1: The City shall exercise its responsibility to preserve archaeological, historical, and cultural sites.	A Cultural Resources study was conducted on the subject property and is included in the Project EIR. It concluded that no known archaeological, historical, or cultural sites are present on the Property.
Policy COS 8.2: Development or land use proposals that have the potential to disturb or destroy sensitive cultural resources shall be evaluated by a qualified professional and appropriate mitigation measures shall be incorporated into project approvals, if necessary.	A Cultural Resources study was conducted on the subject property and is included in the Project EIR. It concluded that no known archaeological, historical, or cultural sites are present on the Property.
Policy 8.3: The City shall ensure the protection of sensitive archaeological and historic resources from vandalism and illegal collection.	A Cultural Resources study was conducted on the subject property and is included in the Project EIR. It concluded that no known archaeological, historical, or cultural sites are present on the Property.
Air Quality Element	
Goal Air Quality (AQ) 1: Preservation and enhancement of regional air quality for the protection of the health and welfare of the community as a whole.	



Applicable Policy	Analysis of Consistency
Policy AQ 1.1: The City shall coordinate and cooperate with CVAG and SCAQMD in the ongoing monitoring and management of major pollutants affecting Rancho Mirage and the region, with particular focus on PM10.	Prior to construction, the project is required to prepare a Fugitive Dust (PM10) Control Plan that defines methods to control windblown dust during construction as per the South Coast Air Quality Management District's (SCAQMD) Rule 403 and 403.1.
Policy AQ 1.2: The City shall promote the development of pedestrian-oriented retail centers, as well as community wide multi use trails and bike paths, dedicated bike lanes, and other desirable alternatives to motor vehicle traffic.	The Section 31 Specific Plan is designed to encourage non-vehicular transportation by creating walkable residential neighborhoods and a mixed-use Town Center. The Town Center will be appropriately sized and designed to encourage pedestrian travel. The series of multi-use paseos will provide alternative access to the Town Center from the residential areas. The Multi-Modal Specific Plan illustrates the trails and paseos that run around and throughout the site.
Policy AQ 1.4: The City shall encourage the use of clean alternative energy sources for transportation, heating, and cooling whenever practical.	The Section 31 Sustainability Plan and Sustainability Design Guidelines describes the approach to providing clean alternative energy sources whenever practical in support of this policy.
Policy AQ 1.5: The City shall review all development proposals for potential adverse effects on air quality and require mitigation of any significant impacts.	The EIR evaluates the Project for air quality impacts. Air Quality impacts from buildout of Section 31 will be mitigated to the maximum extent feasible.
Policy AQ 1.6: The City shall strive towards achieving a level-of-service C (see Circulation Element) on all roadways to improve traffic flow, minimize idling time, and reduce air emissions.	A traffic report has been prepared for the Project that evaluates vehicular traffic generated by the project and impacts on the City's public street system. All potentially significant traffic impacts will be mitigated to the maximum extent feasible.
<b>Noise Element</b>	
Goal Noise (N) 1: A noise environment providing peace and quiet that complements and is consistent with Rancho Mirage's resort residential character.	
Policy N 1.1: Land use patterns, associated traffic and its distribution, and individual developments shall be assessed for their potential to generate adverse and incompatible noise impacts. Noise exceeding normally acceptable levels shall be appropriately mitigated.	The Section 31 Specific Plan proposes no land uses that would generate unusually high noise levels with adverse or incompatible noise impacts on surrounding uses or that are inconsistent with the City's Noise ordinance.



Applicable Policy	Analysis of Consistency
Policy N 1.2: Noise sensitive land uses, including residences, resorts, community open space, schools, libraries, churches, hospitals, and convalescent homes, shall be protected from high noise levels emitted by both existing and future noise sources.	The Section 31 Specific Plan proposes no land uses that would generate unusually high noise levels with adverse or incompatible noise impacts on surrounding uses or that are inconsistent with the City's Noise ordinance.
Policy N 1.3: Project designs shall be required to include measures that assure that interior noise levels for residential development do not exceed 45 dBA CNEL.	The Section 31 Specific Plan incorporates the use of community walls for noise attenuation from adjacent streets. In addition, residences will be designed such that an interior noise level of 45 dBA is not exceeded.
Policy N 1.4: Land uses allowed adjacent to Rancho Mirage's major arterial roads and highways, or the Southern Pacific Railroad/I-10 corridor, should generally be limited to those that are compatible with higher noise levels to maximize noise-related land use compatibility.	The Section 31 Specific Plan proposes both residential and mixed-use land uses adjacent to arterial roads. Of these, only residential uses would be considered noise sensitive. Residences are separated by a community wall and landscape buffers from surrounding roads and residences will be designed such that interior noise levels do not exceed 45 dBA.
<b>Safety Element</b>	
Goal Safety (SAFE) 1: A community that plans for and is protected from the effects of seismic and geological hazards.	
Policy SAFE 1.7: Developers of projects in areas identified as being subject to a rockfall or landslide hazard shall prepare detailed geotechnical analysis, including site response to seismic events, and require mitigation measures that reduce associated hazards to insignificant levels.	A geotechnical analysis was prepared for the Section 31 Specific Plan that evaluates the geological and seismic impacts on the project. The Project site is not located in an area subject to rockfall or landslide hazards.
Policy SAFE 1.8: The City shall encourage the incorporation of wind barriers, architectural design or features, and drought resistant ground coverage in new development site designs to mitigate the impacts from erosion and wind-blown sand.	The project is required to prepare a Fugitive Dust (PM10) Plan that identifies methods to control windblown dust during construction. Once construction is complete, permanent groundcover will stabilize the ground and remove the potential for wind-blown sand and erosion.
Flooding and Hydrology – Goal (SAFE) 2: Protection of lives, property, and essential facilities from flooding and other hydrologic hazards in Rancho Mirage.	



Applicable Policy	Analysis of Consistency
<p>Policy SAFE 2.7: Development proposals located in areas that are subject to flooding shall be evaluated to minimize the exposure of life and property to potential flood risks. All development proposed on lands of one acre or larger shall be designed such that all stormwater to the level of a 100-year frequency storm, worst case of the 3, 6, 12, or 24-hour duration, shall be retained onsite.</p>	<p>The Section 31 Specific Plan will be designed to meet all City drainage and retention requirements as reflected on final engineering design plans for the project.</p>
<p>Public Services and Facilities Element</p>	
<p>Goal Public Services and Facilities (PS&amp;F) 1: Water, sewer and utility facilities that safely and adequately meet the needs of Rancho Mirage at build out.</p> <p>Goal PS&amp;F 2: Conservation of the quality and quantity of the water basin.</p> <p>Goal PS&amp;F 3: A city-wide sewer system that serves all residences and businesses.</p> <p>Goal PS&amp;F 4: Lower electricity rates.</p> <p>Goal PS&amp;F 5: Placement of all utility lines underground.</p>	
<p>Policy PS&amp;F 3.2: All subdivisions shall be connected to sewer lines.</p>	<p>The Section 31 Specific Plan will be connected to the public sewer system.</p>
<p>Policy PS&amp;F 5.1: Give utility lines on major streets primary consideration for under-grounding.</p>	<p>Undergrounding of on-site utility lines will be given consideration, subject to available funding.</p>
<p>Fire and Police Protection – Goal PS&amp;F 6: A high level of police and fire protection and paramedic service.</p>	
<p>Policy PS&amp;F 6.1: Review all new and improved developments for their impact on safety and the provision of police and fire protection services.</p>	<p>The Section 31 EIR and fiscal impact analysis evaluated the project’s potential impacts on public services, and all such impacts will be mitigated to a level of less-than-significant through payment of the City’s impact fees and annexation into the City’s existing public services CFD, as well as the project’s generation of TOT and sales tax revenue.</p>
<p>Policy PS&amp;F 6.7: Promote concepts of defensible space for walled and gated communities, recognizing the potential effect those concepts can have on reducing crime in Rancho Mirage.</p>	<p>The Specific Plan includes site design with buildings oriented to areas of pedestrian activity and attention to lighting design to enhance personal safety within the Community.</p>
<p>School and Libraries – Goal PS&amp;F 7: Education and library facilities that provide Rancho Mirage with adequate services and convenient access.</p>	



Applicable Policy	Analysis of Consistency
Policy PS&F 7.2 – Cooperate in the process to secure school impact fees from developers in accordance with state law, and strive to reduce overcrowding and improve the educational quality of the public school system.	The Section 31 Specific Plan will pay all required School Impact Fees required by State Law.
<b>Community Design Element</b>	
<p>Goal Community Design (CD) 1 – Preservation and promotion of the special identity of Rancho Mirage as an “Oasis in the Desert,” combining quality development with scenic, natural, and open space amenities.</p> <p>Goal CD 2 – Clearly marked major entry points into Rancho Mirage that incorporate distinctive landscaping, signage, and wall treatments achieving a sense of arrival and symbolizing Rancho Mirage’s identity.</p> <p>Goal CD 3: Scenic roadways that impart a sense of place and are attractively landscaped, provide visual continuity along adjacent uses, preserve views, and create focused intersection landscaping.</p>	
Policy CD 1.1: Rancho Mirage’s symbolic identity shall be enhanced through distinct signage, gateways, architecture, and resilient landscaping.	The Section 31 Specific Plan includes a Landscape Plan, Circulation Plan, and Design Guidelines to enhance the symbolic identity of Rancho Mirage. Perimeter road and streetscape improvements, including enhanced landscaping and a Landscaped Edge Multi-Use Path, will enhance the symbolic identity of Rancho Mirage by imparting a sense of place and adding interest to the streetscape. The Community Design Guidelines included in this Specific Plan address issues of site design, architecture, landscaping, signage, lighting, and sustainability.
Policy CD 1.2: Unique views of mountains and other natural open spaces from Rancho Mirage’s streets shall be preserved and enhanced.	The Grading Plan, Land Use Plan, Development Regulations, and Design Guidelines are designed to preserve and enhance views from Rancho Mirage streets.
Policy CD 1.3: The City shall ensure the development of high-quality, visually distinctive commercial uses.	The Design Guidelines for the Town Center will guide the development of a high-quality, visually distinctive commercial Town Center.
Policy CD 1.4: The planning and design of residential neighborhoods shall provide distinctive and characteristic design elements along public rights-of-way and in the project, creating a recognizable sense of place.	The Section 31 Specific Plan Residential Design Guidelines encourage the use of creative design elements along high-traffic areas to create interest and instill a unique sense of place in residential neighborhoods.



Applicable Policy	Analysis of Consistency
Policy CD 1.5: Multi-family residential projects shall provide well-designed and neighborhood enhancing living space, usable and safe private and common open space areas, adequate parking and appropriate automobile storage, screened trash enclosures, a comprehensive landscape program, and perimeter walls and fencing.	The Section 31 Specific Plan Residential Design Guidelines encourage the use of creative design elements to enhance visually prominent areas and thematic features and screen facilities that are visually unappealing.
Policy CD 3.2: The City shall ensure the development of well-designed, richly landscaped intersections that are attractive to drivers and pedestrians alike.	The Landscape Plan of the Section 31 Specific Plan envisions a richly-landscaped streetscape throughout and surrounding the Community.
Landscape, Goal CD 4: A landscape program that promotes aesthetics, climate change resistance, and place-making.	
Policy CD 4.1: Landscape plans submitted to the City shall be consistent with this element.	This Specific Plan includes a Landscape Plan consistent with the City of Rancho Mirage General Plan.
Perimeter Walls/Fencing, Goal CD 5: Walls and fences that act as attractive elements of the streetscape, while providing privacy and views, creative design, and visual continuity.	
Policy CD 5.1: Wall and fence designs shall be considered important components of the design review process and overall streetscape improvement plans.	The Section 31 Specific Plan includes a Wall Plan and Wall Design guidelines.
Signage and Lighting, Goal CD 6: Signage of the highest level of design and construction quality. Goal CD 7: Protection of the star-studded desert night sky from excessive glare.	
Policy CD 6.1: The City shall encourage high-quality, low-scale signage that effectively communicates in an attractive manner.	The Section 31 Specific Plan includes signage guidelines to ensure all signage will be suitable in quality and scale.
Policy 7.1: Lighting features that preserve the beauty of the desert night while still performing directional, safety, and informational functions shall be designed and incorporated into development projects.	The Section 31 Specific Plan include lighting design guidelines to minimize light spillage. A photometric analysis will be provided at the Preliminary Development Plan stage of the City approval process, as required.
Architecture – Goal CD 8: Architecture that is sensitive to its context, blending quality materials, distinctive detailing, and a strong sense of living with nature.	



Applicable Policy	Analysis of Consistency
Policy CD 8.2 – The City shall encourage new development to incorporate “green building” practices to maximize resource conservation and be compatible with the surrounding desert environment.	The Section 31 Specific Plan include architectural and landscaping design guidelines that are derived from and compatible with the desert environment, as described in more detail in the Specific Plan’s sustainability chapter.
Commercial Development – Goal CD 9: Retail centers in Rancho Mirage that are visually attractive, people-friendly, and economically successful.	
Policy CD 9.1 – Projects shall incorporate architectural interest and variety in the context of a unified setting, including commonalities of color, landscaping, signage and lighting. Strong architectural detailing including facade articulation and varied building materials, colors, and massing shall be encouraged.	The Section 31 Specific Plan includes architectural design guidelines that encourage creative and visually innovative designs.
Policy CD 9.2 – Projects shall provide comfortable, attractive, and distinctive pedestrian amenities including sitting areas, shade structures, plazas, and arcades.	The Section 31 Specific Plan includes Town Center design guidelines that encourage the creation of pedestrian amenities such as pedestrian paths and shaded public gathering places.
Policy CD 9.3 – The City shall encourage the incorporation of arcades and covered paseos in the design of retail commercial structures.	The Section 31 Specific Plan include Town Center design guidelines that encourage creating shaded public gathering places.
Policy CD 9.5 – Projects shall design highly visible entrances through accent landscaping, monument signs, back lighting, specialized paving, and other design amenities.	The Section 31 Specific Plan includes Town Center design guidelines that encourage creative and upscale thematic treatments at the entrances to the Community.
Policy CD 9.6 – Projects shall incorporate rich and varied paving materials on entry driveways, pedestrian connections from parking areas, pedestrian paths along storefronts, and in plazas and courtyards.	The Section 31 Specific Plan includes Town Center design guidelines that encourage the use of pavement accents at key intersections and gathering places.
Policy CD 9.7 – Monument, retail, and directional signs shall use accent lighting.	The Section 31 Specific Plan includes lighting design guidelines that encourage the use of monument and accent lighting where appropriate.
Policy CD 9.8 – Projects shall incorporate monument signs near corners or entrances to retail centers.	The Section 31 Specific Plan includes Town Center signage design guidelines that encourage creative corner monumentation and articulation at retail entries.



Applicable Policy	Analysis of Consistency
<p>Parking – Goal CD 10: Distinctly designed parking areas in Rancho Mirage’s commercial centers that incorporate rich paving materials, drought and heat-tolerant landscaping, clear and safe pedestrian and vehicular access, and protection from the desert climate through the use of well-placed trees and/or carports.</p>	
<p>Goal CD 11 – Parking areas that are screened from public streets to the greatest extent possible.</p>	
<p>Policy CD 10.1 – The City shall encourage layered landscaping with overstory canopy trees for shade and understory shrubs and groundcover in parking areas.</p>	<p>The Section 31 Specific Plan includes Town Center design guidelines that promote parking lot shading and landscaping in accordance with City standards.</p>
<p>Policy CD 10.2 – Projects shall configure parking areas to allow for the free flow of vehicular traffic and convenient vehicular access to customers.</p>	<p>The Section 31 Specific Plan will be implemented by individual project-level PMPs and Tract Maps that will allow for City review and approval of parking and vehicular circulation design.</p>
<p>Policy CD 10.3 – The City shall encourage the incorporation of permeable paving in new parking lots.</p>	<p>The Specific Plan promotes the use of water permeable surfaces in site design.</p>
<p>Policy CD 10.4 – The City shall encourage the landscaping of parking areas to reduce the deflection of heat into nearby buildings and to reduce the paved surface area. Shade trees and architecturally designed carports are especially encouraged.</p>	<p>The Section 31 Specific Plan includes Town Center design guidelines that promote parking lot shading and landscaping in accordance with City standards.</p>
<p>Policy CD 10.5 – Lighting shall be directed downward to protect from nighttime glare and illuminate pedestrian pathways with bollard lighting.</p>	<p>The Section 31 Specific Plan include lighting design guidelines that minimize light spillage while also promoting pedestrian safety.</p>
<p>Policy CD 10.6 – Projects shall provide directional and identification signs in contiguous parking areas one acre or greater in size to facilitate pedestrian movement to and from parked vehicles.</p>	<p>The Section 31 Specific Plan includes signage guidelines.</p>
<p>Policy CD 11.1 – Parking shall be screened from roadways by encouraging landscaped medians, berms, trellises, grade changes, or placement behind buildings.</p>	<p>The Section 31 Specific Plan includes Town Center design guidelines that promote appropriate parking lot screening.</p>
<p>People-Gathering Places – Goal CD 12 – A city that is noted for lively and attractive public plazas with a combination of quality seating, shade, various art mediums, and other pedestrian amenities.</p>	



Applicable Policy	Analysis of Consistency
Policy CD 12.1 – Commercial developments shall be designed to incorporate attractive, people-friendly spaces.	The Section 31 Specific Plan includes Town Center design guidelines that encourage attractive and comfortable public gathering spaces.
<b>Economic and Fiscal Element</b>	
Goal Economic and Fiscal (E&F) 1 – A growing and balanced economic base that serves the needs of Rancho Mirage residents, businesses, and visitors while maintaining the City’s high standards of development and environmental protection.	
Goal E&F 2 – A prudent and progressive financial management program to maintain and enhance the City’s strong fiscal position.	
Policy E&F 2.1 – The City’s land use designations shall provide opportunities for a broad range of residential, commercial, office, institutional, and light industrial development in appropriate locations.	The Section 31 Specific Plan contains a mix of land uses planned and designed to be appropriate for the site and compatible with surrounding uses to enhance the vitality of the City in conformance with this policy.
Policy E&F 2.3 – The City shall take a proactive and aggressive role in the retention of existing businesses and the recruitment of new businesses in Rancho Mirage.	The approval of the Section 31 Specific Plan presents an opportunity for the City of Rancho Mirage to recruit new business and sources of revenue to the City.

