

# REFUGE SPECIFIC PLAN

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OCTOBER 2022

Prepared For:  
City of Palm Desert  
Applicant:  
Refuge Palm Desert, LLC.  
Prepared By:  
MSA Consulting, Inc.



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# CHAPTER I: INTRODUCTION & SETTING

## 1.1 Executive Summary

The Refuge Specific Plan ("Specific Plan") is a 106.4-acre planned development site within the city of Palm Desert. The Specific Plan sets forth a comprehensive vision for a residential community south of Gerald Ford Drive within the corporate limits of Palm Desert, California. This Specific Plan is made in pursuant to California Government Code Section 65451 which requires as follows: (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3). (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

In addition to following all applicable California State regulations, this specific plan also abides by Palm Desert Municipal Code (PDMC) Section 25.78.080 regarding the process for preparation and processing of Specific Plans.

This Specific Plan will establish site-specific development standards, land use regulations, design guidelines, and programs to guide the development of the property in a manner that is consistent with the Palm Desert General Plan while also maintaining flexibility to respond to changing market conditions that influence project development. The Specific Plan presents a comprehensive land use plan for the property along with supporting infrastructure plans that address circulation, water, sewer, grading and drainage systems. The Specific Plan is organized in five chapters, as described below:

**Chapter 1, Introduction & Setting:** This section provides an overview of the document, the project setting and history, legislative authority for the Specific Plan, entitlement process and other contextual information.

**Chapter 2, Master Plan and Infrastructure:** This section describes the primary master plan components required for further development of the property. These include land use, circulation, open space and recreation, water and sewer, and grading and drainage.

**Chapter 3, Development Standards:** This section establishes the allowable uses and development standards applicable within the Specific Plan area.



**Chapter 4, Design Guidelines:** This section establishes the design guidelines applicable within the Specific Plan area.

**Chapter 5, Plan Administration:** This section describes the various processes and procedures used to administer and implement the adopted Specific Plan.

## 1.2 Purpose and Intent

This Specific Plan is intended to provide a comprehensive development plan for vacant properties previously owned by the City Redevelopment Agency and guide future development within the Specific Plan area. This will include the establishment of site-specific development standards and regulations and is intended to ensure quality development consistent with the goals, objectives, and policies of the Palm Desert General Plan, as more fully described in Chapter 6. This Specific Plan includes comprehensive development standards and implementation and financing measures to ensure the creation of a vibrant, livable community with readily accessible amenities and attractive streetscapes.

This Specific Plan defines the location, type and amount of development allowed within the project area consistent with State Planning Law and Section 25.78 of the Palm Desert Municipal Code (PDMC) which establishes the process for preparing, processing, and adopting Specific Plans. Customized development standards will guide development while also allowing flexibility to adjust residential products to market demand.

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 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

## 1.3 Project Location & Site Characteristics

As shown on Figure 1.1 (see page 4), *Regional Location Map*, the Specific Plan is located in the central portion of the Coachella Valley within the corporate limits of the City of Palm Desert south of Gerald Ford Drive, east of Monterey Avenue, and west of Portola Road. The Specific Plan area is comprised of three (3) parcels totaling approximately 106.4 acres (APNs 694-310-002, 003 and 006.) This site location shall be referred to as "The Site" henceforth. Figure 1.2, *Local Vicinity Map*, displays the physical setting of the property. Surrounding land uses are listed below in Table 1.1.

As depicted in Figure 1.3, *Aerial Photograph* the Site is surrounded by development on all sides, and is an island of undeveloped vacant infill land with scattered vegetation and blow sand. The subject property is in the central part of the Coachella Valley, a low-lying and relatively flat desert valley surrounded by the San Bernardino, Little San Bernardino, San Jacinto, and Santa Rosa Mountains. The mountains rise significantly above the valley floor with peak elevations up to 11,503 feet above sea level. The mountains are of high aesthetic value across the Coachella Valley, including the City of Palm Desert.

Topographically, the site is mounded in the central portions (elevations ranging from 300-323 mean sea level (msl)). From this high point, the site slopes north toward Gerald Ford Drive (elevation 275 msl) and south toward the southern property boundary (elevation 295 msl).

Gerald Ford Drive to the north of the Site is designated as a Balanced Arterial Roadway in the Palm Desert General Plan. It is currently built with four paved travel lanes, curb and gutter, a raised

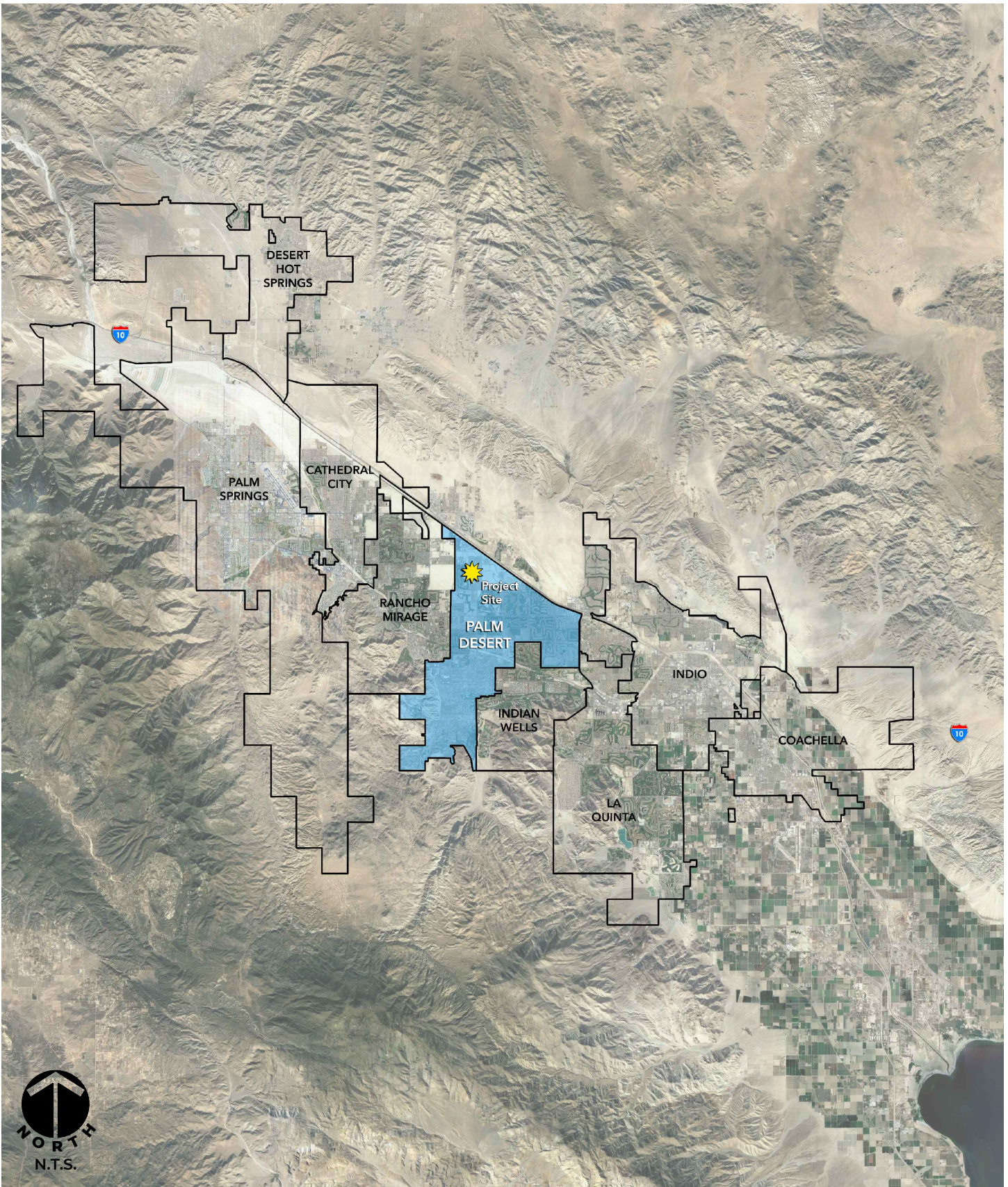
center median, and improved with a Class 2 bicycle/golf cart lanes. Portola Road to the east is a General Plan Balanced Arterial currently built with six paved travel lanes, curb and gutter and a raised center median. Sidewalks have been built on both sides of Gerald Ford Drive and Portola Avenue, except where adjacent to undeveloped parcels. Rembrandt Parkway is fully improved as a 2-lane road accessing The Gallery neighborhood north of the Project site. Julie Drive is a 2-lane street with a sidewalk on the south side but is not improved adjacent to undeveloped parcels on the north.

SunLine Transit Agency provides bus transit services to the Coachella Valley, including Palm Desert. Currently, there are no transit routes or facilities in the immediate Project vicinity. The nearest bus stop is on Dinah Shore Drive at Shoppers Lane (Route 4), approximately 1¼ miles northwest of the Project site. Another stop at Cook Street and Berger Drive (Route 5) is approximately 1½ miles to the southeast and can be accessed by bike from the Project site via existing bike lanes.

**TABLE 1.1**  
**EXISTING AND SURROUNDING USES**

	Jurisdiction	General Plan/Zoning	Existing Use
<b>Site</b>	Palm Desert	Town Center Neighborhood/PR Planned Residential 20 Dwelling Units per acre	Vacant Infill Land
<b>North</b>	Palm Desert	Conventional Suburban Neighborhood/PR: Planned Residential 5	The Gallery Single Family Residences
<b>South</b>	Palm Desert	Conventional Suburban Neighborhood/PR: Planned Residential - 5	Single family Residences
<b>East</b>	Palm Desert	Conventional Suburban Neighborhood & /PR Planned Residential - 5	Single Family Residences
<b>West</b>	Palm Desert	Resort & Entertainment/PR Planned Residential	Marriott's Shadow Ridge Villas and Golf Club





Source: MSA Consulting, Inc.

Exhibit Date: October 11, 2022

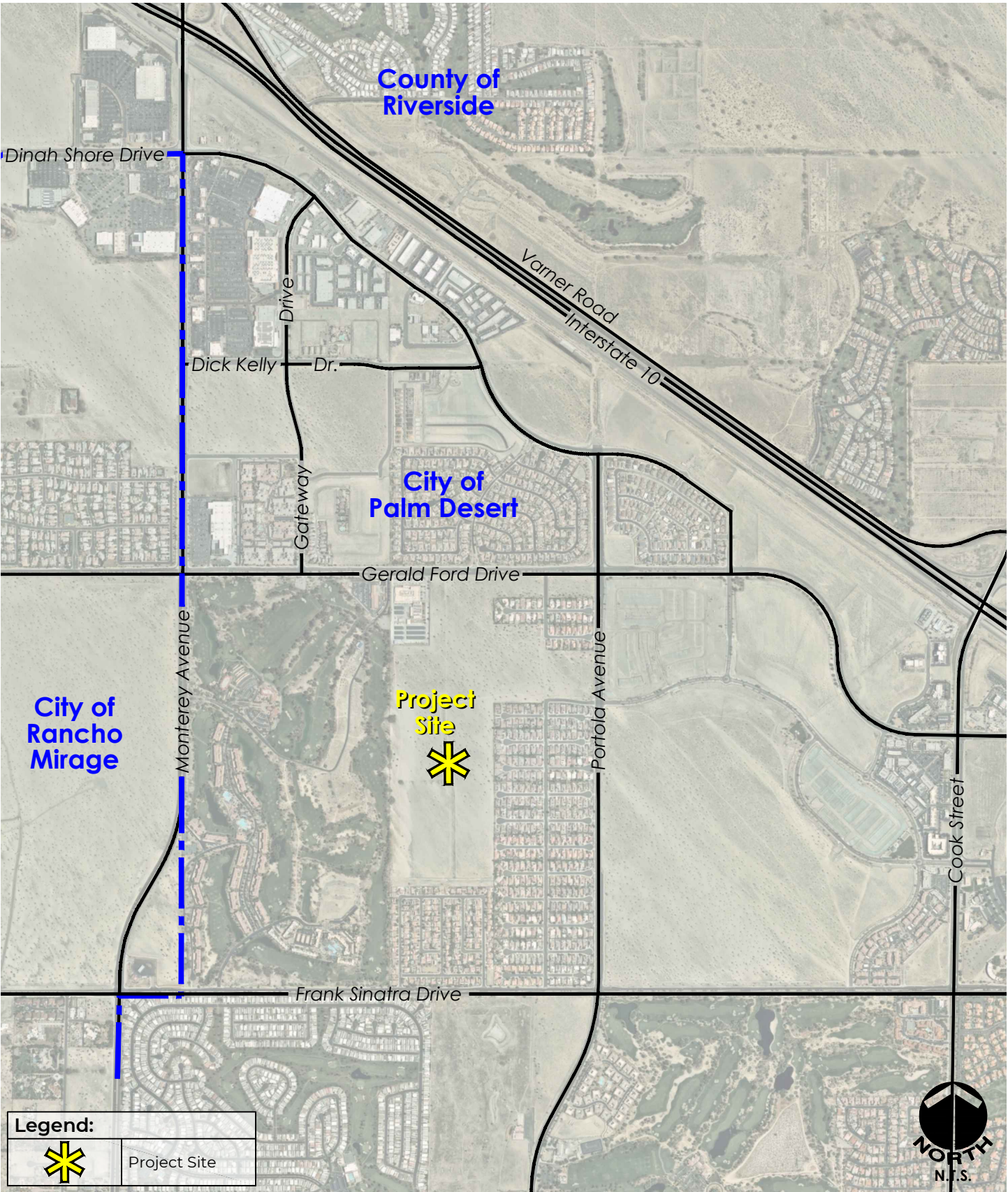


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## REGIONAL LOCATION MAP

**FIGURE 1.1**  
 PAGE 4





Source: City of Palm Desert

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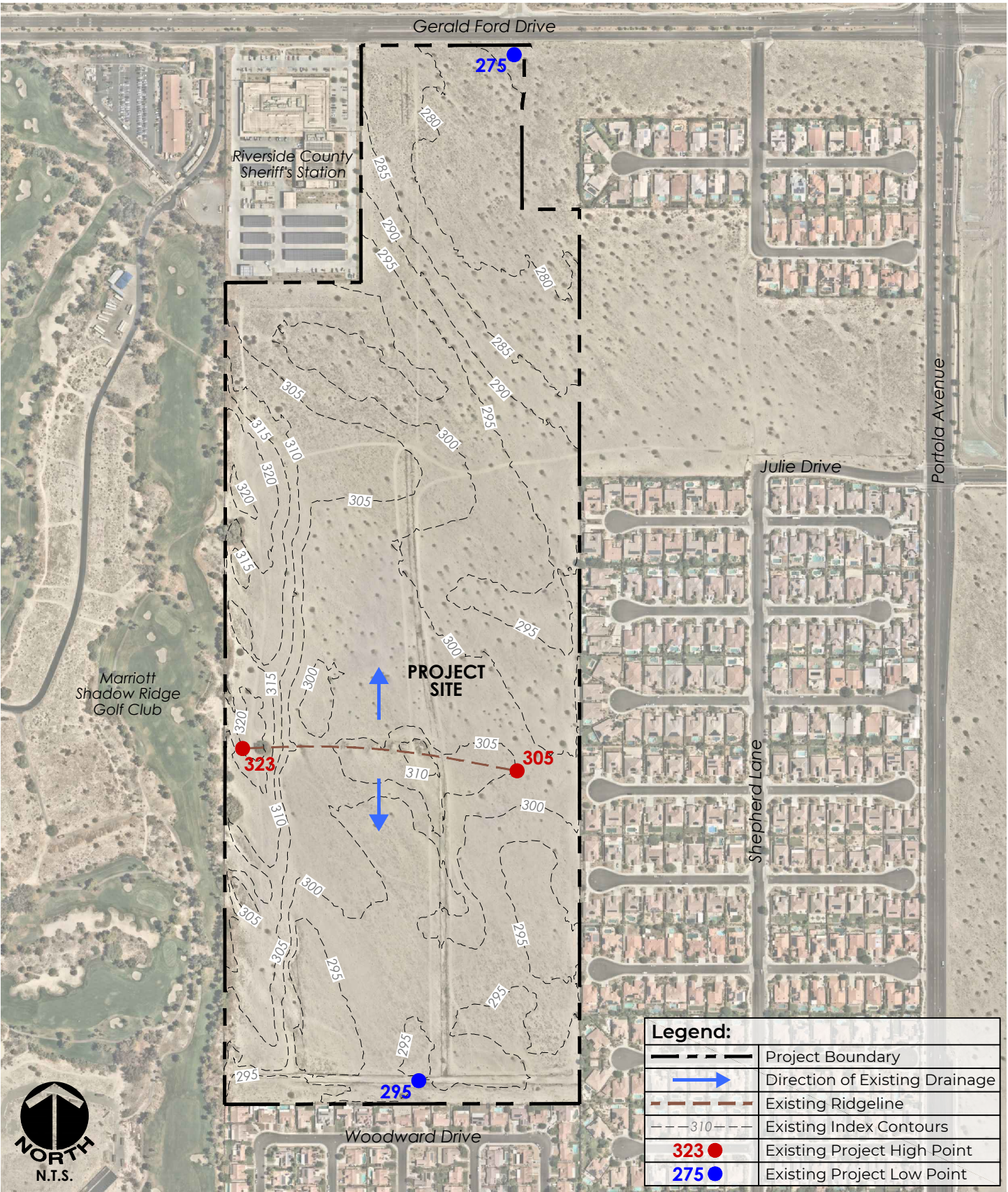


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**VICINITY MAP**

**FIGURE 1.2**  
PAGE 5





Source: City of Palm Desert

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**AERIAL PHOTOGRAPH / EXISTING SITE CONDITIONS**



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**FIGURE 1.3**  
**PAGE 6**

## 1.4 Background and History

The properties that comprise the Refuge Specific Plan were formerly owned by the City of Palm Desert Redevelopment Agency (RDA). The RDA was terminated by the State of California in February of 2012 with the passage of Assembly Bill X1 26. From there, the properties were transferred to the Successor Agency to the Palm Desert RDA (SARDA) for disposal via sale to private entities. Of the original land under RDA ownership, 23.4 acres adjoining Portola Avenue was sold to GHA Montage and entitled for 63 single family residential lots under TTM 37993. The 106.4-acre balance constitutes the land within the Specific Plan boundary.

Of this 106.4-acre balance, the northern 11.9-acres adjoining Gerald Ford Drive was entitled with a 269-unit affordable housing development known as Vitalia (PP/CUP 21-0004) on August 26, 2021. The Specific Plan incorporates this project as approved. The approximately 94.5-acre balance of the Specific Plan is vacant and will be developed according to the provisions of this Specific Plan.

As part of the development of the Project concept and vision, and in accordance with Palm Desert Municipal Code Section 25.60.160 "Community Engagement", a focused engagement process with community stakeholders and adjacent property owners was conducted to seek their input and feedback.

## 1.5 Development Concept & Vision

The Refuge Specific Plan will facilitate the coordinated development of a planned residential community on approximately 106.4 acres with a variety of housing products and densities in a walkable setting.

This Specific Plan will allow for the development of up to 969 residential units. The Project would also incorporate open space, recreational, and outdoor gathering spaces as unifying project design features. Pedestrian access and integration between the uses is a unifying element of the Specific Plan. Chapter 4 provides guidelines and standards to ensure a quality project design that is compatible with the surrounding built environment and consistent with the Goals and Policies of the City of Palm Desert General Plan.

This Specific Plan intends to provide a degree of flexibility for future developers to design projects that respond to market demand. The Refuge Specific Plan will supersede the development guidelines and regulations of the Palm Desert zoning code to allow for a fresh, contemporary development strategy for the 106.4 acres.

## 1.6 Project Objectives

Various issues were considered and evaluated during the preparation of this Specific Plan. Engineering feasibility, water efficiency, General Plan goals and policies, compatibility with surrounding land uses, and technical solutions to drainage constraints were considered during the planning process. In order to ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of this development, unique project objectives were established as follows:

- Develop a thoughtfully planned and walkable residential community with a variety of housing types organized around a central recreational amenity.



- Provide a comprehensive land use plan that establishes development standards, land use regulations, and programs to guide the orderly transition/development of the property.
- Grade the development in a way that accommodates the unique topographic constraints of this land that ensures all stormflow being retained on site as shown on the Tentative Tract Map Exhibit.
- Provide surrounding property owners with a 45-50ft landscaped buffer to create a positive community aesthetic along the project edge.
- Accommodate phasing that allows for multi-year project development in an orderly and efficient manner.
- Provide flexible development regulations that allow future projects to be entitled quickly and easily in response to market demand and evolving design needs.
- Establish design guidelines, development regulations, use standards and procedures that result in cohesive and attractive landscape and architectural treatments.
- Provide a safe and efficient circulation system;
- Provide water and sewer, systems to adequately service the project;
- Promote quality development consistent with the goals and policies of the Palm Desert General Plan.

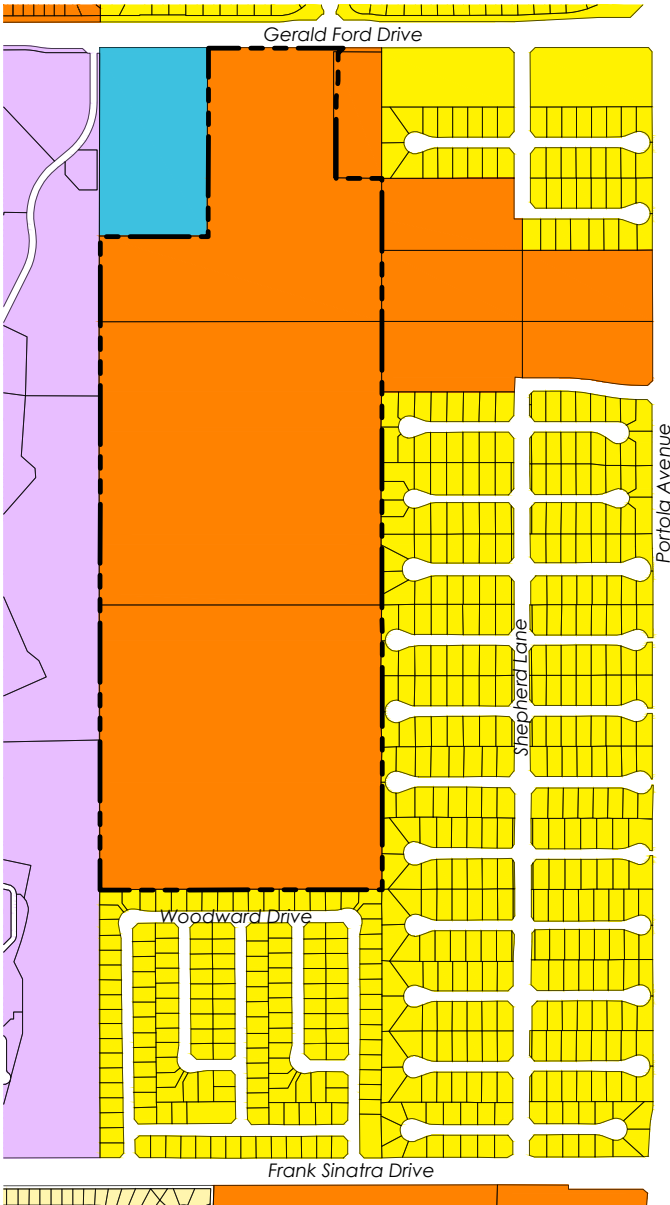
## 1.7 Existing General Plan and Zoning

The Palm Desert General Plan, adopted in late 2016, 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. The Specific Plan implements the Palm Desert General Plan by bringing detailed policies and regulations together into a focused development plan for the Specific Plan area. It serves as a link between the Palm Desert General Plan and subsequent development proposals within the Specific Plan area. This Specific Plan is a regulatory document which, when adopted by the Palm Desert City Council, will govern all facets of project development including the distribution of land uses, location and sizing of supporting infrastructure, as well as development standards and regulations.

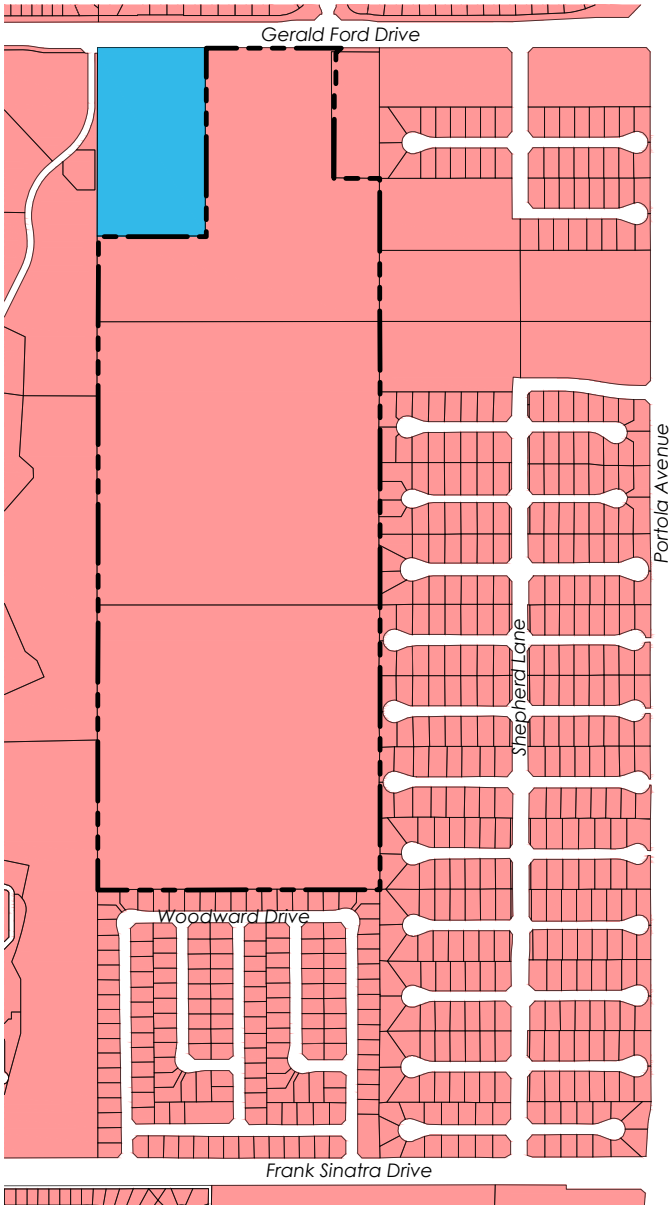
Figure 1.4, *General Plan and Zoning Map*, displays the existing General Plan Land Use Map, which designates this site as Town Center Neighborhood which is intended to provide moderate to higher intensity neighborhood development that features a variety of housing choices, walkable streets, and mixed uses. The project site is zoned Planned Residential (PR-20): 20 Dwelling Units Per Acre. This zoning designation is designed to provide for flexibility in residential development, by encouraging creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities up to 20 per acre, mixed housing types, and community facilities. The district is characterized as providing for the optimum integration of urban and natural amenities within developments and is organized around formal,

walkable, and highly connected streetscapes. The intention is to build out the site with a total of 969 dwelling units ranging in size, density, and housing type. This will include changing the zoning designation of the affected area from PR-20 to Specific Plan.





**Existing General Plan**



**Existing Zoning**

Legend:	
	SP Boundary
General Plan	
	Town Center Neighborhood
	Conventional Suburban Neighborhood
	Golf Course & Resort Neighborhood
	Public Facility / Institutional
	Resort & Entertainment
Zoning	
	Planned Residential
	Public



Source: City of Palm Desert

Exhibit Date: October 11, 2022

**EXISTING GENERAL PLAN / ZONING**



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## 1.8 Utility & Service Providers

The Refuge project is within the service area of the utility and service providers as listed in Table 1.2.

**TABLE 1.2 UTILITY & SERVICE PROVIDERS**

Utility/Service	Agency	Address	Phone
Sewer	Coachella Valley Water District (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 (SCG)	P.O. Box 3150 San Dimas, CA. 91773	877.238.0092
Electric	Southern California Edison (SCE)	P.O. Box 800, Rosemead, Ca 91770	800.655.4555
Electric	Imperial Irrigation District	81600 Avenue 58 La Quinta, CA 92253	760.398.5811
Cable TV	Spectrum	44-425 Town Center Way Ste H Palm Desert CA 92211	760.340.2225
Police	Riverside Couty Sheriff	73-705 Gerald Ford Dr., Palm Desert, Ca 92211	760-863-8990
Fire	Riverside County Fire Department	71-751 Gerald Ford Dr. Palm Desert, Ca 92270	760.869.8886
Solid Waste	Burtec	41575 Eclectic Street Palm Desert, CA.	760.340.2113
Schools	Palm Springs Unified School District (PSUSD)	150 District Center Drive Palm Springs, CA 92264	760.883.2700
Public Transit	Sunline Transit Agency	32505 Harry Oliver Trail Thousand Palms, CA 92276	760.343.3451

## 1.9 Environmental Review

The project is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations), an Initial Study has been prepared for the Specific Plan to analyze the environmental impacts of the project. The Project area is urbanized, and the subject property is surrounded by residential, golf course, and institutional (sheriff station) development.

No adverse impacts were identified that could not be mitigated to a level of less than significant. Therefore, the City will prepare a Mitigated Negative Declaration (MND) containing an evaluation of potential environmental impacts associated with the project and appropriate mitigation measures for each potential impact. All mitigation measures identified in the Mitigated Negative Declaration shall be identified in a Mitigation Monitoring and Reporting Program (MMRP) to ensure that implementation occurs.

The MND will apply to all subsequent implementing entitlements proposed within the Specific Plan boundary. All future development projects for the project site will be reviewed with the Specific Plan and the MND to determine whether additional environmental documentation must be prepared pursuant to CEQA Guidelines.

### 1.10 Entitlement Process

Approval of the following entitlements will implement this project:

**Specific Plan (SP)** – The Specific Plan will cover approximately 106.4 acres to provide comprehensive development guidelines, allowable uses, and development standards.

**Tentative Tract Map (TTM)** – TTMs are intended to implement the project and subdivide the property into smaller parcels/lots for sale. A phasing plan shall be incorporated.

**Zone Change (ZC)** – A Zone change is intended to cover the entire specified boundaries of the property to accommodate higher densities than are currently allowed under the PR-20 zone.

See Section 5.2 of this Specific Plan for more detailed information on the administrative and public hearing processes related to these implementing approvals.

## CHAPTER 2: MASTER PLAN & INFRASTRUCTURE

### 2.1 Land Use Plan

The Specific Plan would facilitate construction of up to 969 residential units on approximately 106.4 acres with densities for individual projects expected to range from 4.7-22.6 du/ac. The Specific Plan proposes five distinct Planning Areas as defined in Figure 2.1 *Conceptual Land Use Plan* and Table 2.1, *Land Use Summary*. Implementing entitlement approvals may define the size, location and configuration in greater detail as outlined in Section 1.10. Chapter 3A provides a detailed discussion of permitted uses and relevant development standards for each Planning Area.

**Table 2.1 Land Use Summary**

Planning Area	Area (acres)	Density Range (du/ac)	Unit Range
PA 1	11.9	Up to 22.6	Up to 269
PA 2	16.4	10.0 – 18.3	165 – 302
PA 3	66.3	4.7 – 6.0 (average)	315 – 398
PA 4	3.9	-	-
PA 5	7.9	-	-
<b>Total</b>	<b>106.4</b>	<b>7.0 - 9.1</b>	<b>749 - 969</b>

### 2.2 Planning Area Descriptions

The Specific Plan is broken into five Planning Areas, each with common characteristics and development standards.

#### Planning Area 1 - Residential

PA 1 is the northernmost planning area and covers the Vitalia project that was approved by the City Council on August 26, 2021 (PP/CUP 21-0004). It will be developed as approved; no changes are proposed. It is approved for 269 affordable apartment units in 14 two- and three-story buildings with one-, two-, and three-bedroom units. Onsite amenities include a swimming pool, playground, dog park, clubhouse with fitness and childcare facilities, surface parking lot, and stormwater retention basins that can also serve as passive open space. It will be accessed from two driveways on (future) Vitalia Way. It consists of approximately 11.9 acres of land and will allow for residential housing at an average density of up to 22.6 du/ac.

#### Planning Area 2- Residential

PA 2 consists of approximately 16.4 acres of land and will allow for up to 302 dwelling units at a density range of 10.0 to 18.3 du/ac. It includes two retention basins and is accessed by a driveway on Vitalia Way and a roundabout connecting to Planning Area 3. A variety of housing products are permitted by right and with a Conditional Use Permit (CUP).

#### Planning Area 3 - Residential

PA-3 consists of approximately 66.3 acres of land in the central part of the Specific Plan area and can accommodate up to 398 dwelling units at an average density ranging from 4.7 to 6.0 du/ac. Permitted uses allow detached single-family, attached townhomes, duplexes, typical single story, and up to two stories where appropriate, arranged in a walkable manner. It includes three

retention basins and is accessed by a roundabout connecting to Julie Drive (extended) and Planning Area 2. A variety of housing products are permitted by right and with a CUP.

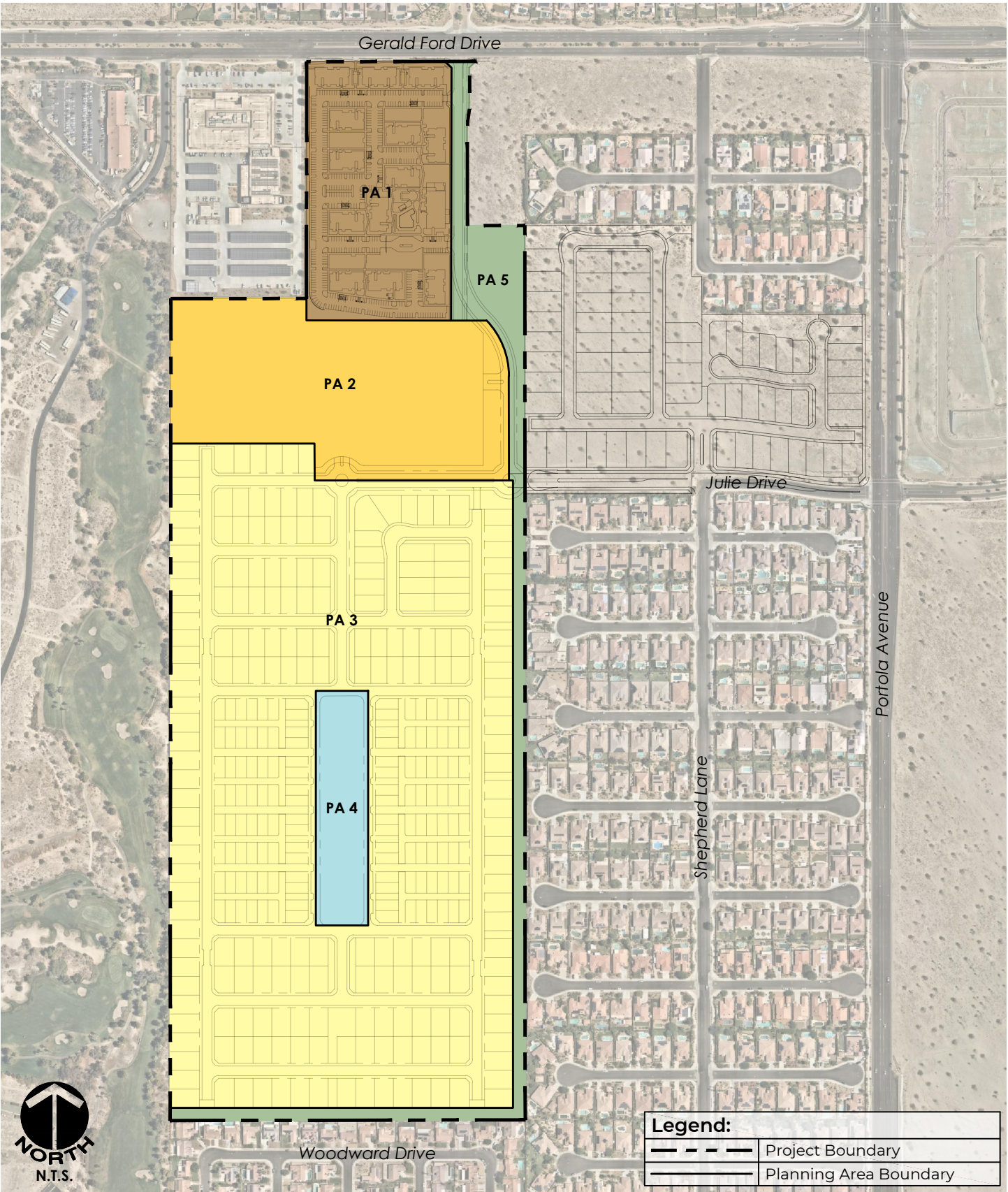
**Planning Area 4 – Recreation Amenity**

PA-4 consists of approximately 3.9 acres and will consist of a community amenity center offering residents access to common recreation facilities such as pools, spas, club houses, management offices, barbecues and other facilities as appropriate.

**Planning Area 5 - Open Space/Buffer**

PA-5 consists of approximately 7.9 acres of land containing a landscaped open space buffer to provide a vegetative separation from adjoining single-family neighborhoods to the east and south. In addition, the northern portion of PA5 includes the project's main entry road Vitalia Way providing vehicular and pedestrian connection to all Planning Areas. Pedestrian routes are described in Section 2.3 under Pedestrian Circulation. Community trails are intended for residents and will not be accessible to the public. These paths are not considered multi-modal and are intended for pedestrians only.





Source: MSA Consulting, Inc.

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**CONCEPTUAL LAND USE PLAN**

**FIGURE 2.1**  
PAGE 15

## 2.3 Circulation

Vehicular and pedestrian circulation systems are a central element of every development project. The Refuge community will have an interconnected network of vehicular streets and pedestrian walkways and sidewalks to facilitate multiple forms of transportation. The circulation system is illustrated in Figure 2.2 *Vehicle Circulation*, 2.3 *Typical Roadway Classifications*, and Figure 2.4 *Pedestrian Connectivity*. Key aspects of the circulation system include:

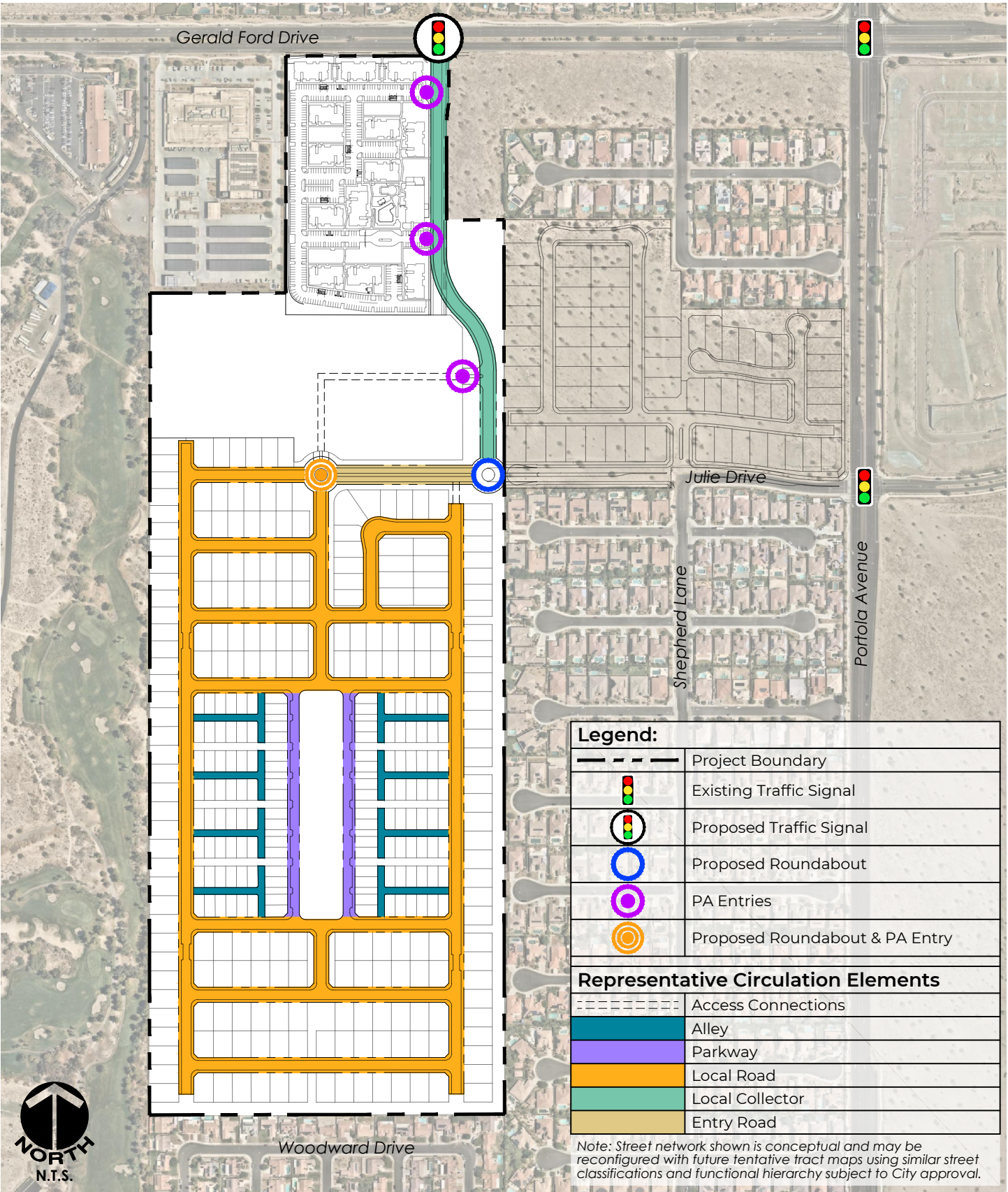
**Project Entries** – The project’s primary point of access is taken from Gerald Ford Drive to the north with a secondary point of access to Portola Drive on the east. Both intersections will be signalized. These access roads converge at a roundabout that will direct traffic along the project periphery and into the project area. Entries off this main circulation route will provide a point of arrival into each individual neighborhood grouping. Primary entries will be designed to provide a sense of identity through the application of landscaping and monument signage. Additional information on entries will be providing with each implementing entitlement application with identity theming and landscaping remaining consistent throughout.

**Vehicular Circulation** – The vehicular circulation system will consist of local residential streets providing convenient access to individual homes. Garages/carports for single family residences may be traditionally located at the front of the home or, utilizing alleys, at the rear.

**Pedestrian Circulation** – The project will be designed to create a highly walkable environment as desired by Palm Desert General Plan Policies 3.1-3.4 in Chapter 4. All single-family homes and multi-family residences will be located within a quarter mile walk of a central recreational amenity providing for quick and convenient pedestrian access. Pedestrian access signage around the amenity area will be incorporated. Pedestrian routes will include an interconnected network of paseos, greenways and sidewalks. Each street will provide sidewalks on one or both sides and, due to their low traffic volumes, speeds, and short length, will encourage walkability. A pedestrian access plan will be developed to accommodate expected foot traffic. Trees will be present for shade on all sidewalks with curb adjacent placement being the preferred option wherever possible. Connection between onsite uses and the regional trail/bikeway system will occur via sidewalks that connect with Gerald Ford Drive and Portola Drive.

**Parking** – Sufficient off-street parking will be provided to serve each use as outlined in Table 3.2 Development Standards. The project may utilize a mix of on surface parking, carports, and garages to adequately serve resident needs. Surface parking spaces will generally be used in higher density areas with parking in enclosed garages and driveway aprons generally serving detached dwellings.





Source: City of Palm Desert / MSA Consulting, Inc.

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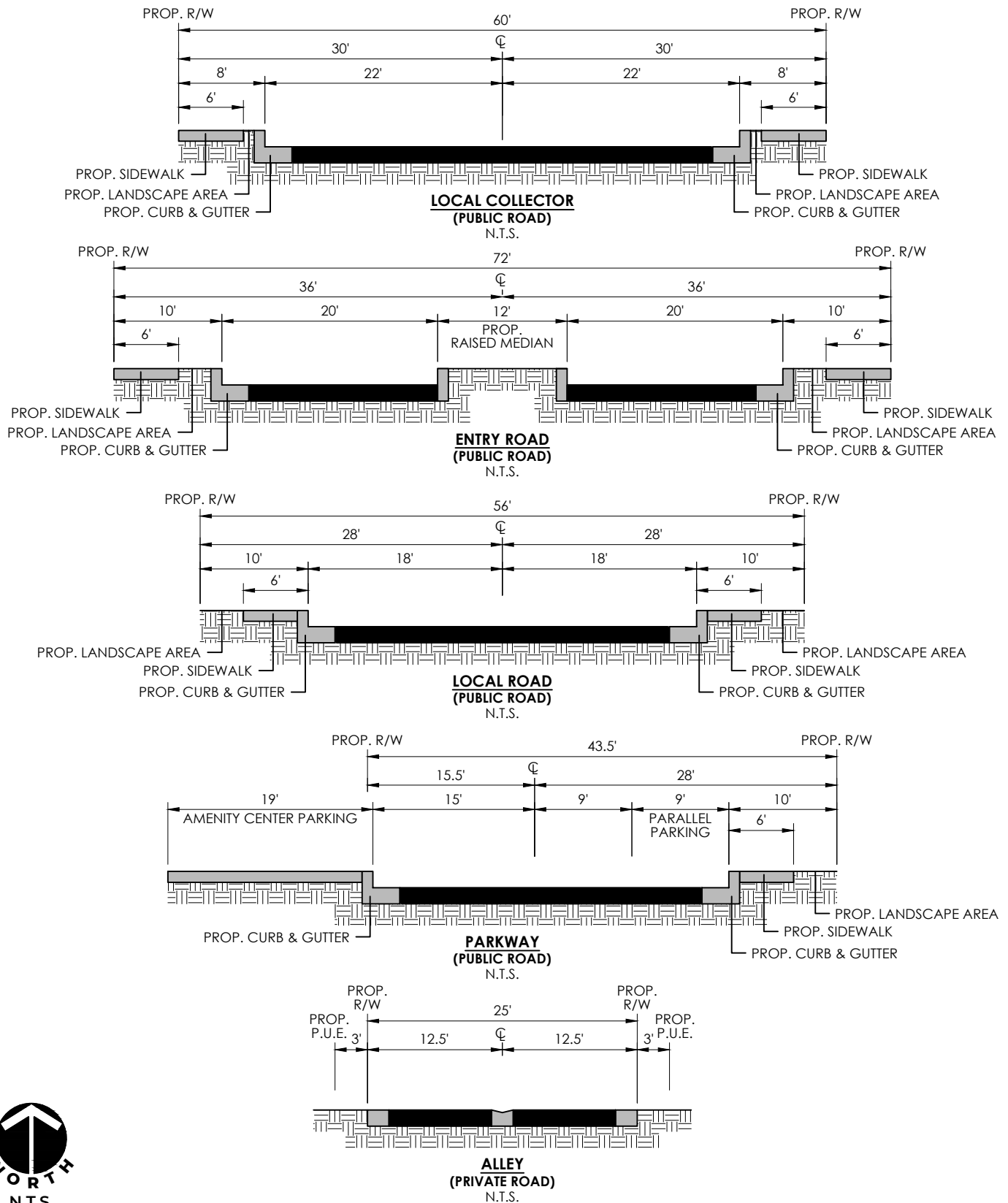


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**VEHICULAR CIRCULATION PLAN**

**FIGURE 2.2**  
PAGE 17





Source: MSA Consulting, Inc.

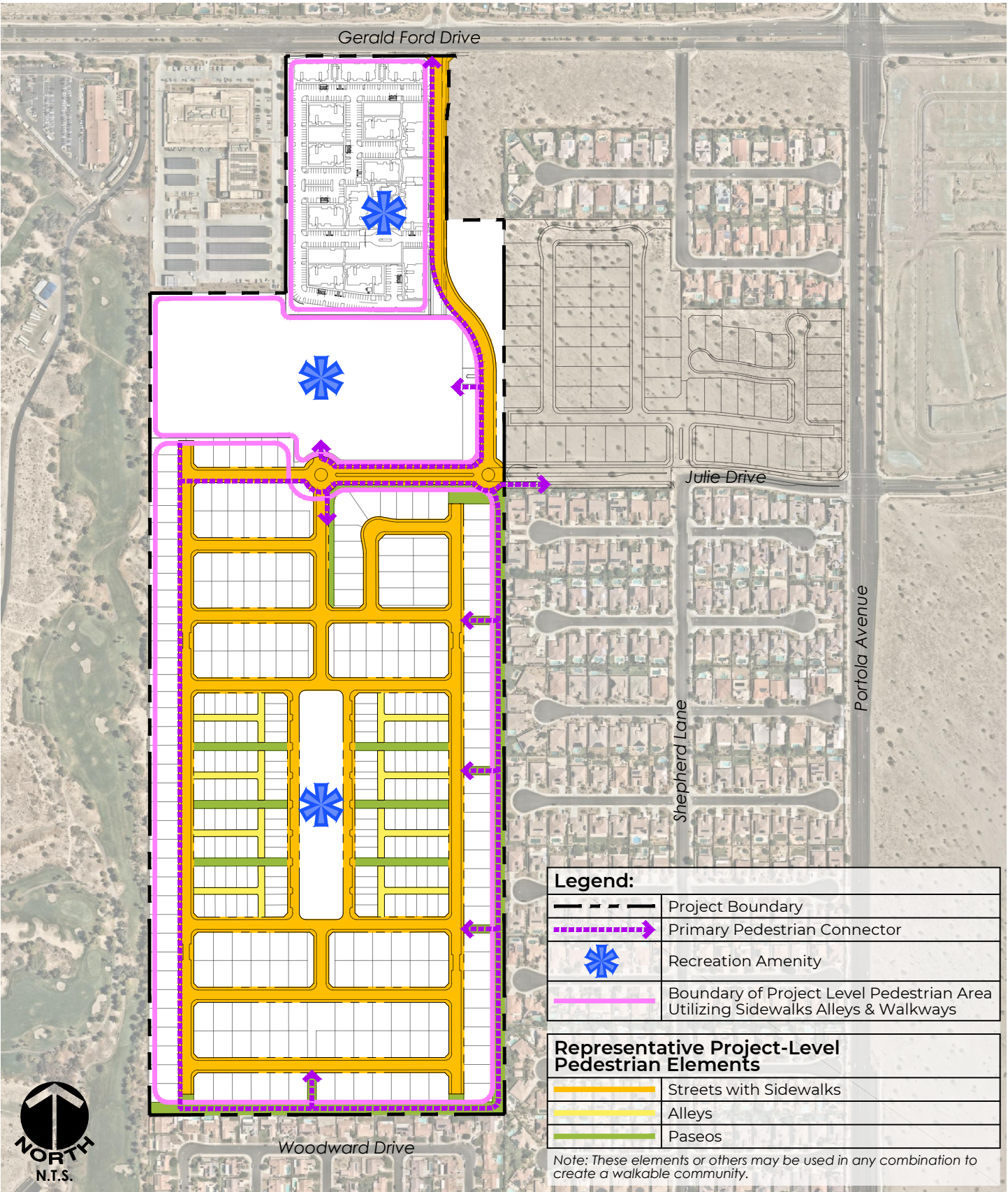
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## TYPICAL ROADWAY CLASSIFICATIONS

**FIGURE 2.3**  
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**PEDESTRIAN CONNECTIVITY PLAN**

**FIGURE 2.4**  
**PAGE 19**

## 2.4 Open Space

Open Space is an important aspect of a livable development. It provides areas where desert appropriate plant materials can be introduced to soften and shade urban hardscapes. They also provide prime opportunities. Key open space elements include:

**Landscaped Buffer** – A 50-foot-wide open space buffer is provided along the east and south project boundaries to create an attractive vegetative corridor separating the project from adjoining residences. The buffer will incorporate a walking trail to form loops of varying distances to encourage walking and bicycle use within the project.

**Central Recreation Amenity** – The project is designed around a central 3.9- acre recreational amenity that will contain common recreation facilities such as pools, spas, club houses, management offices, barbecues and other facilities as appropriate for the community.

**Paseos** - Linear paseos provide opportunities to interconnect sidewalks with the perimeter buffer and with the central Recreational Amenity to encourage residents to walk or bike to take advantage of these amenities.

## 2.5 Water & Sewer

The Specific Plan is provided with domestic water and sanitary sewer service by the Coachella Valley Water District (CVWD). As shown in Figure 2.5 *Conceptual Water Plan*, the project will connect to existing 12" public water mains in Gerald Ford Drive and Julie Drive. These will be connected by a new 12" water main with 8" lines extending south to serve each unit. CVWD also provides sanitary sewer service to the site. As shown in Figure 2.6 *Conceptual Sewer Plan*, the property will be designed to gravity sewer from north connecting to the existing 12" main in Gerald Ford Drive.

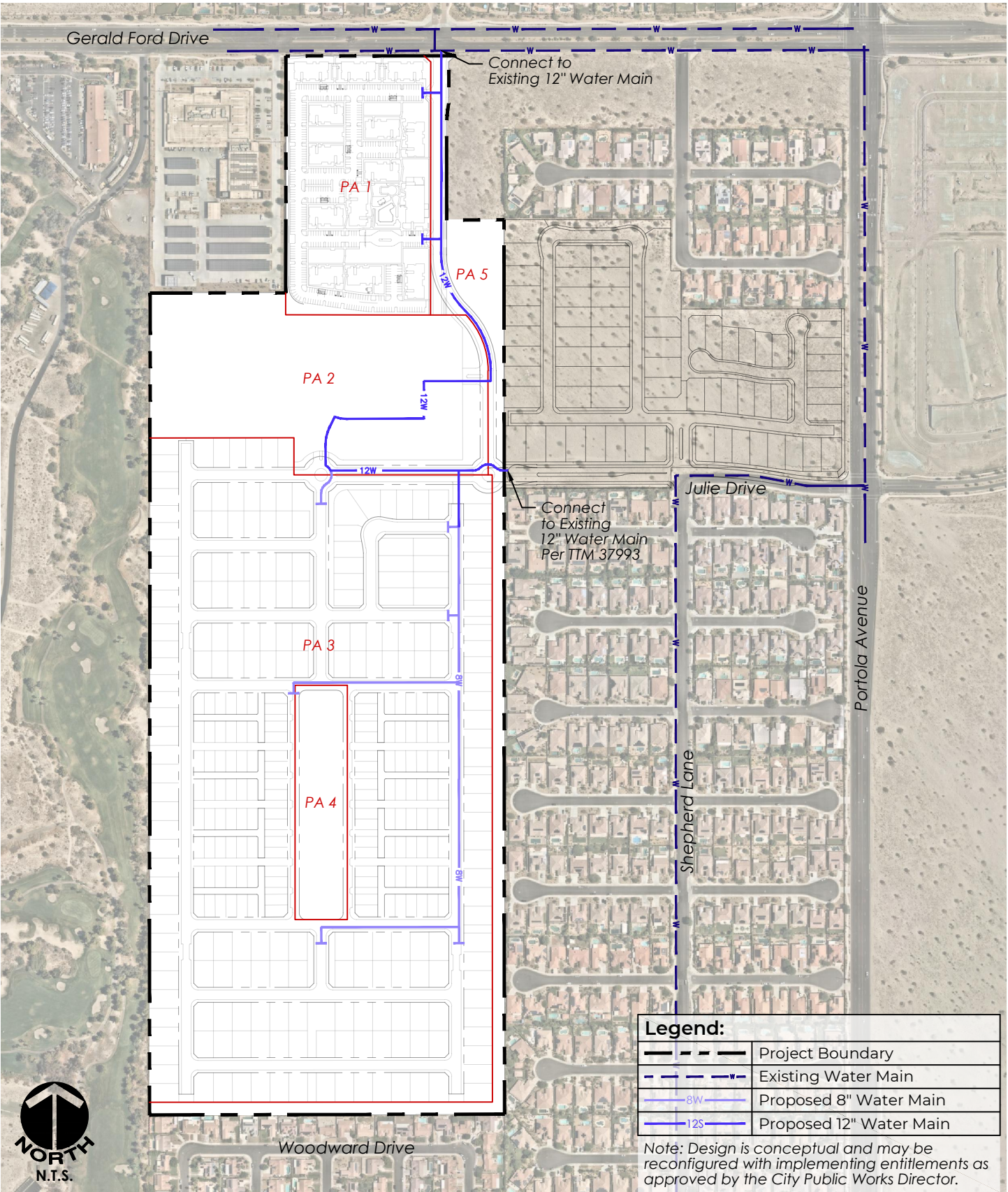
## 2.6 Grading & Drainage

Because grading and drainage are closely interrelated, they are addressed jointly in this section.

Topographically, the site is mounded through the center (elevations ranging from 300-323). From this high point, the site slopes northeast toward Gerald Ford Drive (elevation 275) and southeast toward the southern property boundary (elevation 295). Because the southern half of the site is surrounded on three sides by existing development without a pre-planned outlet, a sump condition exists there. There is also very little cross-fall from south to north, limiting surface drainage options. These physical constraints have been fully considered and are solved by the grading and drainage design proposed for this project.

As shown on Figure 2.7, *Conceptual Grading & Drainage Plan*, the grading design will create buildable pads, street corridors on site with balanced earthwork to avoid soil export or import. Grading will achieve positive surface flows and protect all structures and physical improvements from the 100-year storm through surface runoff into retention basins either above or below the finished surfaces. Soil erosion and water quality will be protected both during and after construction is completed. The incremental increase in storm water runoff from an existing condition to the new developed condition created by impervious surfaces (roofs, pavement) will be retained on site.





Source: City of Palm Desert / MSA Consulting, Inc.

Exhibit Date: October 11, 2022

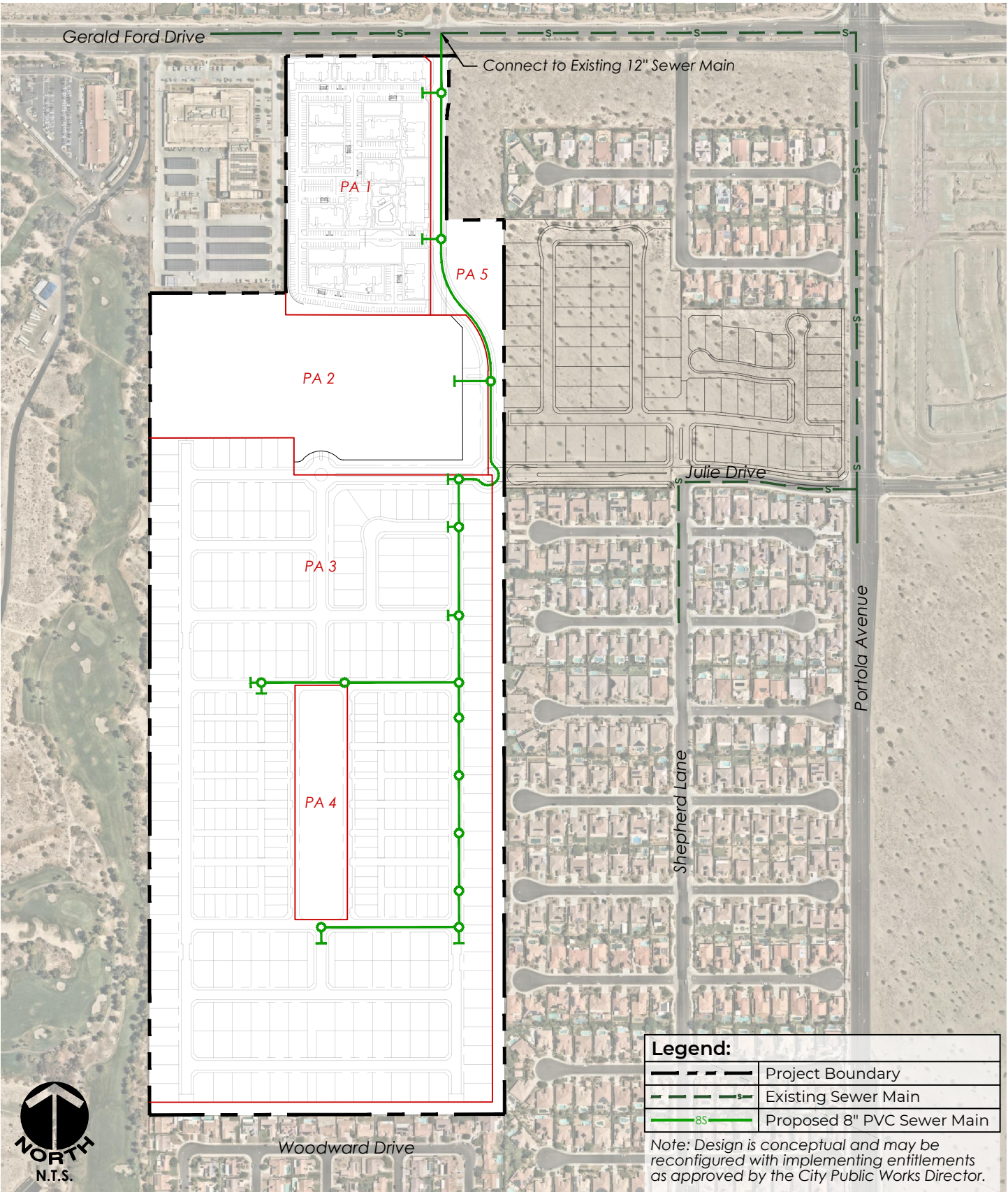


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CONCEPTUAL WATER PLAN

FIGURE 2.5  
PAGE 21





Source: City of Palm Desert / MSA Consulting, Inc.

Exhibit Date: October 11, 2022

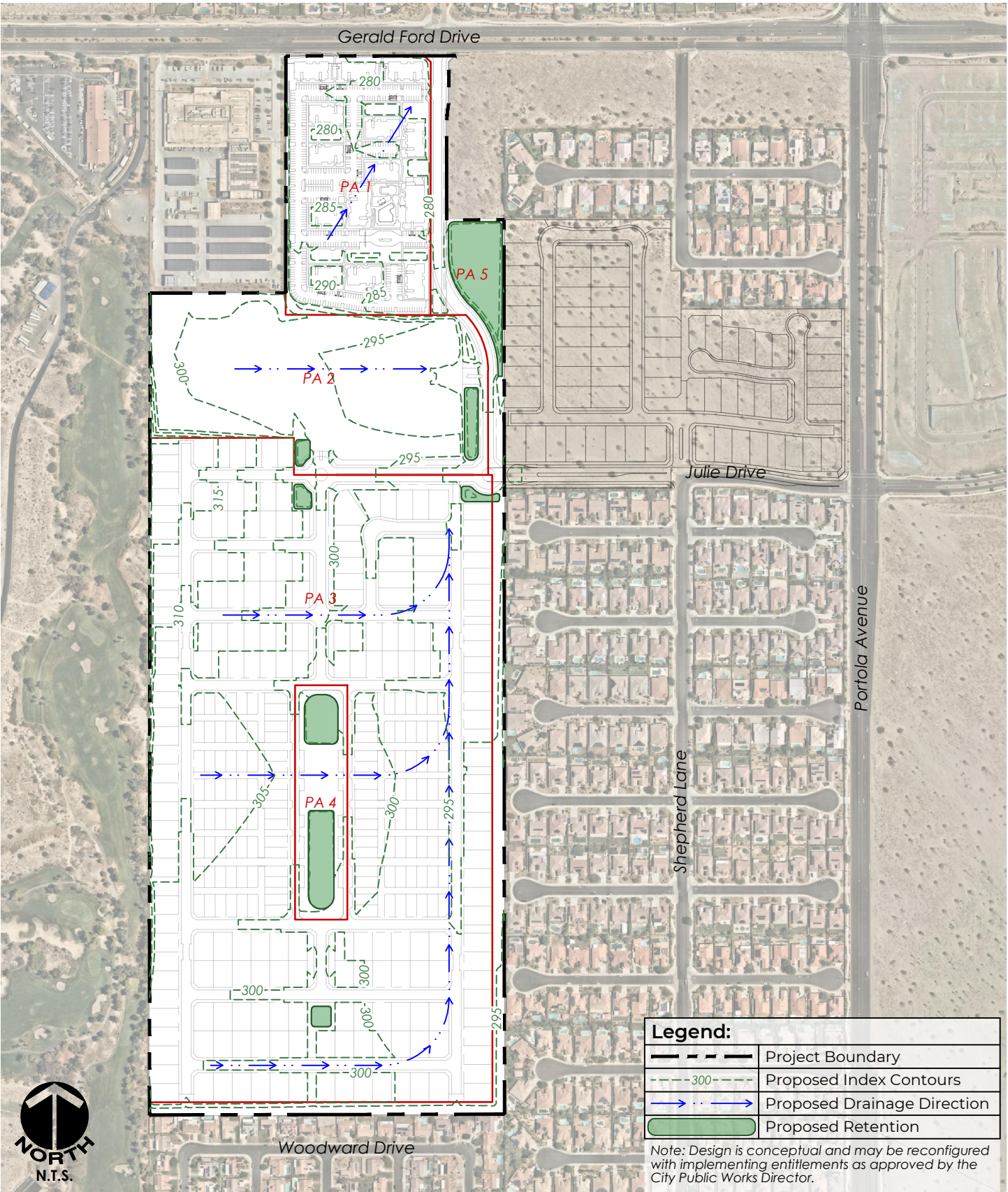


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CONCEPTUAL SEWER PLAN

FIGURE 2.6  
PAGE 22





Source: City of Palm Desert / MSA Consulting, Inc.

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CONCEPTUAL GRADING & DRAINAGE

FIGURE 2.7  
PAGE 23



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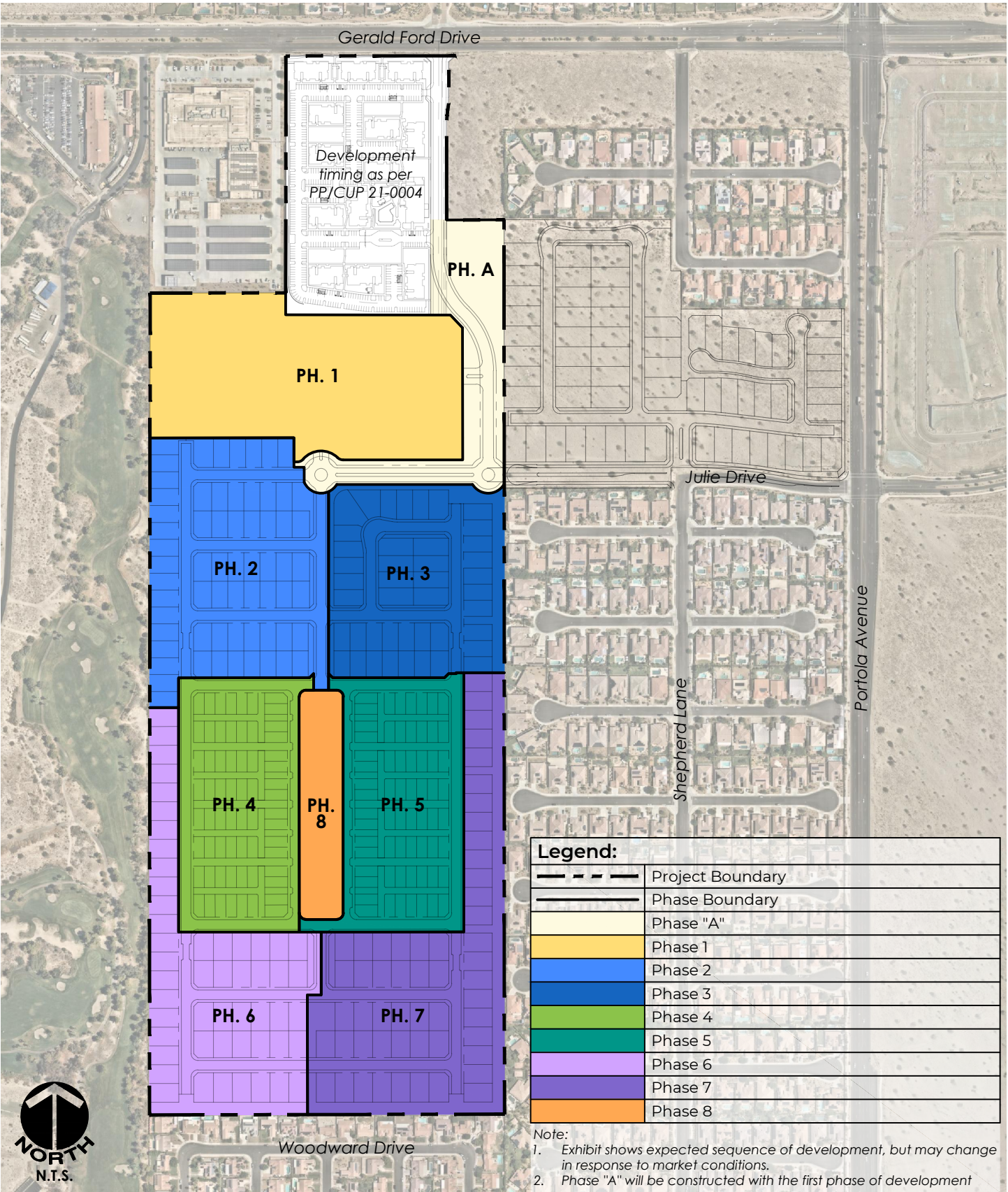
As shown in Figure 2.7, *Conceptual Grading & Drainage Plan*, “developed condition” surface drainage will be conveyed north and east toward retention basins at the eastern end of the property. The stormwater drainage system depicts the general flow of surface drainage and retention facilities which will be adapted and detailed with future development proposals. Adjustments may include the number, location, configuration and depth of drainage pipes and basins as well as the specific flow path through the site. The retention basins and storm drains will be appropriately sized for each phase of the project using standard engineering modelling methods as approved by the Engineering Services Division. If temporary facilities must be constructed, they will be provided with each phase.

## 2.7 Phasing and Financing

Development of the Refuge Specific Plan is planned in seven (7) primary development phases with anticipated build out to occur over approximately 6 years. Each phase may be broken into subphases in response to market conditions and consumer demand. Construction of the first phase is expected to begin in 2023 with full buildout by 2029. Figure 2.8 *Conceptual Phasing Plan* reflects the anticipated development sequence at this time. This phasing sequence is conceptual and subject to refinement and/or reordering with final engineering design and market conditions. Each of these phases will have the required access and utilities deemed necessary by the city engineer

The project financing will generally be private. A variety of financing options are available to both the owners and the City to fund specific infrastructure requirements. These options may be utilized by the owner as needed throughout the construction period. .





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**PHASING PLAN**

**FIGURE 2.8**  
PAGE 25



## CHAPTER 3: DEVELOPMENT STANDARDS

### 3.1 Overview

This chapter identifies the development standards applicable to the Refuge Specific Plan area. The establishment of the site-specific development standards set forth in this chapter are intended to guide orderly development within the Specific Plan area, while also maintaining some flexibility to respond to changing conditions which may be a factor in any long-term development.

### 3.2 Permitted Uses

Development standards for the Refuge Specific Plan area are shown in Table 3.1 *Permitted Uses*.

**Table 3.1 Permitted Uses**

Allowable Uses <sup>1</sup>	PA 1	PA 2	PA 3	PA 4	PA 5
<i>P=Permitted; C=Conditional Use Permit; N=Not Permitted</i>					
<b>Residential</b>					
Assisted living	N	N	N	N	N
Accessory dwelling unit	P	P	P	N	N
Condominium	C	P	P	N	N
Dwelling Duplex	P	P	P	N	N
Dwelling Multifamily	P	P	P	N	N
Dwelling Second	P	P	P	N	N
Dwelling Single Family	N	P	P	N	N
Guest Dwelling	N	N	P	N	N
Home- based business	P	P	P	N	N
Junior accessory dwelling unit	P	P	P	N	N
PUD - Residential	C	C	C	N	N
Transitional/Supportive housing <sup>2</sup>	P	P	P	N	N
Open Space	P	P	P	P	P
Community space	P	P	P	P	P

*Foot Notes:*

1. Review authority (Planning Commission, City Council, etc.) for the subject permits above shall be as outlined in Section 25.60.110 of the Palm Desert Municipal Code.
2. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses of the same type in the Specific Plan.
3. Accessory Dwelling Unit definitions and regulations defined in Section 25.34.030 in the Palm Desert Municipal Code
4. Guest Dwelling refers to units that cannot be separately rented out
5. Multifamily residential standards for PA-2 will apply to PA-3 if multifamily uses are chosen for this Planning Area

### 3.3 Development Standards

The following development standards apply to each planning area as described below.

**Table 3.2 Development Standards PA-1**

Standard	
Product Type	Vitalia <sup>1</sup>
Density	-
<b>Lot Dimensions</b>	
Min Lot size	-
Min Lot width	-
Min Lot depth	-
<b>Yard Setbacks (Min)</b>	
Front - Street to building or garage <sup>8</sup>	-
Side – Interior <sup>9</sup>	-
Side – Street <sup>10</sup>	-
Side – Alley <sup>8, 11</sup>	-
Rear - Traditional	-
Rear - Alley to building <sup>8</sup> or garage <sup>10</sup>	-
Rear-Building to PA-2 Boundary	-

Patio Covers (Side & Rear)	-
Accessory Structures	-
<b>Lot Coverage</b>	
Max Coverage	-
<b>Parking</b>	
Spaces Required	-
<b>Building Measurements</b>	
Min separation between buildings	-
Max height	-
Max stories	-
Max height per story	-

1. All development standards apply per Approved PP/CUP 21-0004 in accordance with Planned Residential District of the PDMC.

Table 3.3 Development Standards PA-2<sup>1</sup>

Standard		
Product Type	Detached <sup>2</sup>	Attached <sup>3</sup>
Density	10 – 18.3 du/ac	
Lot Dimensions		
Min Lot size	1,800 <sup>4</sup>	-
Min Lot width	-	-
Min Lot depth	-	-
Yard Setbacks (Min)		
Front - Street to building or garage <sup>5</sup>	8 ft/18 ft	8 ft/18 ft
Side – Interior <sup>6</sup>	5 ft	-
Side – Street <sup>7</sup>	7 ft	10 ft
Side – Alley <sup>5, 8</sup>	5 ft	5 ft
Rear - Traditional	5 ft	-
Rear - Alley to building <sup>5</sup> or garage <sup>7</sup>	N/A	5 ft/3ft
Rear-Building to PA-2 Boundary	10ft	10ft
Patio Covers (Side & Rear)	Per PDMC Section 25.40.030 (Projections into Required Setbacks)	-
Accessory Structures	Per PDMC Section 25.40.050 (Accessory Buildings and Structures)	-
Lot Coverage <sup>9</sup>		
Max Coverage	70%	70%
Parking		
Spaces Required	One Bedroom: 1.25 spaces per unit Two Bedroom+: 2 spaces per unit	
Building Measurements		
Min separation between buildings	10 ft	Per CBC/CRC
Max height <sup>10</sup>	30 ft	35 ft
Max stories	2	3

1. Up to 70 units (10% of combined PA maximum) may be transferred between PA 2 & 3.

2. Including Small-Lot Detached Clusters, Bungalow-Style Detached Units.

3. Including Attached Townhomes, Garden-Style Attached Apartments.
4. Minimum lot size applies to single family attached or detached lots (not condo mapped development).
5. Measured from back of curb or sidewalk, if present, whichever creates a greater setback.
6. Including lots that adjoin common area landscape lots.
7. Measured from back of curb.
8. 0 ft side yard in paired or zero lot line condition.
9. The percentage of a lot covered by the total square footage of the main building, garage, and/or any accessory buildings that are larger than 150 square feet.
10. Buildings along perimeter streets shall be no greater than 2 stories (25'-0").

**Table 3.4 Development Standards PA-3<sup>1</sup>**

Standard		
Product Type	SFD <sup>2</sup>	SFD – Alley <sup>3</sup>
Density	4.7-6 du/ac <sup>4</sup>	
Lot Dimensions		
Min Lot size	3,000 sf	3,000 sf
Min Lot width	40 ft	40 ft
Min Lot depth	-	-
Yard Setbacks (Min)		
Front - Street to building or garage <sup>5</sup>	10 ft/18ft	N/A
Side – Interior <sup>9</sup>	5 ft	5 ft
Side – Interior <sup>6</sup>	7 ft	5 ft
Side – Street <sup>7</sup>	-	5 ft
Side – Alley <sup>5, 8</sup>	15 ft	N/A
Rear - Traditional	N/A	3 ft/3 ft
Rear - Alley to building <sup>5</sup> or garage <sup>7</sup>	-	-
Patio Covers (Side & Rear)	Per PDMC Section 25.40.030 (Projections into Required Setbacks)	Per PDMC Section 25.40.030 (Projections into Required Setbacks)
Accessory Structures	Per PDMC Section 25.40.050 (Accessory Buildings and Structures)	
Lot Coverage <sup>9</sup>		
Max Coverage	60%	65%
Parking		
Spaces Required	One Bedroom: 1.25 spaces per unit	

	Two Bedroom+: 2 spaces per unit	
Building Measurements		
Min separation between buildings	10 ft	8 ft
Max height	30 ft	30 ft
Max stories	2 <sup>10</sup>	2 <sup>10</sup>

1. Up to 70 units (10% of combined PA maximum) may be transferred between PA 2 & 3.
2. Measured from back of curb or sidewalk, if present
3. Including lots that adjoin common area landscape lots.
4. The average density of PA-3 will fall within the range provided. Density range is just an average and may include some lot configurations that will have densities outside the stated range.
5. Measured from back of curb or sidewalk, if present and whichever creates a greater setback.
6. Including lots that adjoin common area landscape lots.
7. Measured from back of curb.
8. 0 ft side yard in paired or zero lot line condition.
9. The percentage of a lot covered by the total square footage of the main building, garage, and/or any accessory buildings that are larger than 150 square feet.
10. Limited to 1-story, and 18 feet in height, when adjacent to, or within 50 feet of, Planning Area 5.

Table 3.5 Development Standards PA-4

<b>Standard</b>	
Product Type	OS/Rec
Density	-
<b>Lot Dimensions</b>	
Min Lot size	3 Acres
Min Lot width	-
Min Lot depth	-
<b>Yard Setbacks (Min)</b>	
Front - Street to building or garage	20ft
Side - Interior	-
Side - Street	-
Side - Alley	-
Rear - Traditional	20ft
Rear - Alley to building or garage	-
Rear-Building to PA-2 Boundary	-
Patio Covers (Side & Rear)	-
Accessory Structures	Per PDMC Section 25.40.050 (Accessory Buildings and Structures)
<b>Lot Coverage</b>	
Max Coverage	-
<b>Parking</b>	
Spaces Required	-
<b>Building Measurements</b>	
Min separation between buildings	-
Max height	-
Max stories	-
Max height per story	-

Table 3.6 Development Standards PA-5

Standard	
Product Type	OS
Density	-
<b>Lot Dimensions</b>	
Min Lot size	-
Min Lot width	-
Min Lot depth	-
<b>Yard Setbacks (Min)</b>	
Front - Street to building or garage	-
Side - Interior	-
Side - Street	-
Side - Alley	-
Rear - Traditional	-
Rear - Alley to building or garage	-
Rear-Building to PA-2 Boundary	-
Patio Covers (Side & Rear)	-
Accessory Structures	-
<b>Lot Coverage</b>	
Max Coverage	-
<b>Parking</b>	
Spaces Required	-
<b>Building Measurements</b>	
Min separation between buildings	-
Max height	-
Max stories	-
Max height per story	-



## CHAPTER 4: DESIGN GUIDELINES

### 4.1 Overview

The Refuge is envisioned to be a cohesive residential community featuring right-sized recreation and open space amenities integrated throughout the project. To accommodate a wide variety of lifestyles, the Refuge allows for a range of lot sizes and housing types from conventionally loaded single family detached homes to stacked flat multi-family living. The different product types provide better livability through greater housing options and enhanced aesthetic interest through diversity. The architecture and landscape should be designed to provide a thematic character visually connecting the community.

The Specific Plan areas should be developed in a cohesive and integrated manner such that they function as and are recognizable as a single destination. Structures, hardscape, and landscape are all elements that should be considered in order to develop a pleasing and compatible visual identity.

The Design Guidelines in this section are intended to serve as the guiding design principles for future neighborhood development at the Refuge. These guidelines provide a flexible set of fundamental principles that will assure an integrated, attractive, and high-quality living environment, and are meant to promote development that is pedestrian-oriented, interconnected, and visually engaging to residents. They are intended to ensure a high level of design quality while providing the flexibility to accommodate changes in consumer preferences, economic conditions, community designs, and the marketplace. As such, the use of “should” equates to strongly encouraged and the use of “shall” means mandatory.

### 4.2 Design Guidelines

There are four planning areas within the Refuge Specific Plan that work together to offer a range of housing types that cater to a variety of life stages and lifestyles. These guidelines are designed to address all structure types within the four planning areas and shall be used as appropriate to the focused housing typology.

Projects developed within the Specific Plan should incorporate elements of the City’s Sustainability Plan to the greatest extent practical and utilize design strategies, building materials, and construction methods that are compatible with the Palm Desert climate.

#### General Development Standards

- The Project shall be developed in accordance with the City’s Zoning Ordinance, except as otherwise provided by the Refuge Specific Plan.
- All improvements constructed on the property shall conform to applicable building ordinances and codes in effect at the time construction occurs.

- Where the provisions of this Specific Plan conflict with land use or building ordinances, regulations, and/or codes, the provisions of this Specific Plan shall control.

### Site Planning

- All built elements of the Specific Plan area should be developed in a cohesive and integrated manner such that they function as and are recognizable as a single destination. This includes consideration of structures, hardscape, and landscaping that visually tie these elements together in an effective and pleasing manner.
- Building frontages shall be located at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activate the area with landscape or common area features.
- Common open space shall be located at the ground level in a manner that is accessible and visible to residential units, promoting safety and the use of outdoor areas.
- All primary residential structures shall be designed ensure that all street-fronting units have a primary entrance facing the street or internal private circulation.
- Entries shall be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed.
- All pedestrian entries shall incorporate shelter elements.
- All multi-story development of two stories or more shall mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards as feasible.
- All proposed residential development within 50 feet of Planning Area 5 shall be no greater than one-story, contained within 18 feet.
- Internal circulation should minimize pedestrian/vehicle conflicts to the greatest extent possible. Structures should be linked to sidewalks or paseos.
- Structures within Planning Area 1 and Planning Area 2 shall incorporate methods to screen line of sight from residential structures towards the Riverside County Sheriff's Station. Methods shall include window treatments which are integral to the window construction, such as frosted windows; window films and/or spandrel glass shall be prohibited. Landscaping may be used when permanently maintained.
- Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

- All exterior façades of the building shall be treated with an equal level of detail, articulation, and architectural rigor when visible from the public right-of-way or common open space.
- Long expanses of walls or fences should incorporate openings, changes in materials, texture, and/or landscaping. Fence materials such as chain link, wrought iron spears, barbed wire, wood, and vinyl shall be prohibited.

### Parking

- All single-family residential structures shall be provided a minimum of two covered parking spaces located within an enclosed garage.
- All multi-family residential shall be provided a minimum of one covered parking spaces located within an enclosed garage or carport.
- A minimum of 50% of all residential parking not located within a garage or carport is recommended to be shaded by landscape shade trees.
- Detached and attached garages, carports, and accessory structures shall be designed as integral parts of the project and consistent with the principal structures of the project, and shall match in terms of scale, material, color, and roof form.
- Surface parking lots for multi-family developments shall be screened from public streets by a minimum 42" masonry block wall, in combination with desert native landscaping and/or berms. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

### Circulation

- Entry roads and street access points to Planning Area 4 shall incorporate features such as contrasting markings, signage, and/or lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.
- A continuous pedestrian circulation shall be provided to link all Planning Areas of the Specific Plan with the central communal open space area.
- Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.
- Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage. All exterior lighting shall be designed pursuant to Palm Desert Municipal Code Section 24.16.

- Paseos shall be provided to facilitate pedestrian access to central community amenities, and Planning Areas 4 and 5, such that pedestrians will not need to walk the perimeter of a block to access said amenities.
- All paseos shall utilize pedestrian-level lighting, benches, landscaping, shade trees, or special paving so that they are safe and visually interesting spaces.
- Entry roads shall be designed with a landscape parkway separating the curb from the sidewalk

### Streetscape Design

Attention to streetscape design enables the community to have a thoughtful aesthetic that promotes character and visual interest. Streetscape design should include the following considerations:

- Internal circulation should minimize pedestrian/vehicle conflicts to the greatest extent possible.
- Where possible, front doors should be placed along streets, common drive aisles (not including project entries) and common open spaces.
  - When front doors are along access drives, special attention should be paid to make these entries safe, pedestrian friendly, and attractive.
- Streetscene diversity should be encouraged by differing the styles, colors, and materials of the homes.
- Wall planes on building façades should be varied to provide movement along the building elevations for visual interest.
- Porches or covered entry spaces should be provided for stepped massing and transition from public to private realm.
- Low courtyard walls or fences (36 to 40-inches in height) may also be used to transition from public to private realm.
- Balconies, color blocking or other features are encouraged to minimize massing.
- In planning areas where single family detached homes are contemplated, streetscene diversity should be enhanced by avoiding the placement of the same floorplan, with the same elevation style and color scheme, adjacent to each other or across the street from one another.

## Architectural Principles

Architectural detailing of building facades is a key feature of quality design that can truly liven up a streetscene. Paramount to this, however, is applying the right detail that is appropriate to the architectural style. The following are suggested considerations:

- All building elements, such as materials and color, detail elements (porches, balconies, courtyards, awnings, surface treatments, and materials), and functional elements (lights, exterior stairs, guardrails, gutters, downspouts, screen walls, electrical enclosures, or similar features) should be integral to the buildings design, consistent with the architectural vernacular of the building, and complement the surrounding neighborhood.
- The treatment of entries (doors, vestibules, porches or courtyards) should consider using enhanced trim or details to emphasize these as primary focal points.
- Building design should be sensitive and responsive to the varying temperatures and outdoor living opportunities of the Coachella Valley.
- All accessory structures should be compatible in design with the primary buildings, and be visually related to the development.

## Colors and Materials

The primary goal of color and materials palettes is to further enhance and define the architectural styles within the Refuge. The composition of color and materials should be applied in a manner that complements building massing and seeks to achieve a harmonious and visually interesting community.

The plotting of elevations, color, and material palettes should be selected with the design objectives of avoiding monotony, providing depth and interest through colorful design schemes, and creating character and long-term value.

- Selected colors and materials should be appropriate to the styles they represent and used to further differentiate from the other styles.
- Building façades should be designed to incorporate the use of contrasting/complementary colors and materials.
- The predominant building colors should be chosen to create aesthetically pleasing building elevations with other tones/colors used to accentuate architectural elements/features.
- Finish materials should be appropriate in their use and application, be durable, and of high quality.

- Materials, when included, should be appropriately used in relation to the building style, scale, location, and function.
- Architectural screens and accessory structures should be compatible in material, color, and texture to the main buildings.

### Materials and Finishes

The use of complementary building materials can promote a harmonious appearance and provide interest and variety to the selected architectural styles. The following material and finish principles should be considered:

- Exterior materials shall consider compatibility with the desert environment.
- Use high-quality, durable, low-maintenance materials.
- Place lighter materials above materials of a heavier weight.
- Material finishes should express permanence and quality.
- Use style-appropriate concrete roof tile blends (where appropriate), overly dramatic blends with extreme contrast are prohibited. Cool roof material should be considered.

### Stucco

Stucco finish should project high quality and be appropriate to the architectural style.

- All stucco trim details (such as window surrounds, windowsills, roof eaves, column details, lintels, etc.) must be constructed with a level of precision and accuracy to express the authentic execution of the architectural style.
- Use clean, crisp and smooth stucco details.
- Carefully locate stucco control joints, if applicable, on elevation designs.
- Heavy Lace, Light Lace and Spanish Texture stucco finishes are prohibited

### Wood

Wood is a material used in many architectural styles. However, maintenance concerns, a desire for long-term architectural quality, and new high-quality manufactured alternative wood materials make use of real wood material less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture.



## Massing, Scale and Articulation

Building size should be considered during the design phase to determine appropriate massing, scale and articulation.

Smaller homes stand to benefit from a simpler, streamlined architectural treatment characterized by stacked massing, simple rooflines, and an acute attention to detail to maximize livable square footage for the residents. Architecture that results in a simplified massing should pay special attention to entries and front façade treatments to enhance the front elevation.

Larger structures should incorporate design methods that offer human scale to the building massing as well as articulation to provide visual movement along the primary elevations.

- Architectural elements may be used to break up the massing and enhance the pedestrian scale of the building including features that create shadow and relief, balconies, trellises, recesses, overhangs, awnings, and porches.
- Multi-story living spaces are permitted per Table 3.2: Development Standards.
- When designing two-story homes, “recessed” second story elements are encouraged to create human-scale buildings.

## Roof Form

Roof form is an important design element that conveys the character of the community when observed from both the external edges and the inside of the neighborhoods.

- Roof forms are encouraged to reinforce the architectural style of the home.
- Roof pitches are encouraged to vary based upon chosen architectural styles.
- Flat roofs are permitted where appropriate to the style and location.

## Architectural Projections (for Multi-Story Structures)

As part of the overall composition of a two-story dwelling, balconies or projections provide relief and interest at the second story. Additionally, these elements help shape outdoor rooms.

- Covered balconies and living area cantilevers are encouraged when appropriate to the architectural style.
- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home.
- Architectural projections such as media niches are encouraged to facilitate massing articulation.

- Opportunities for creating shaded areas and usable outdoor spaces are encouraged.
- Multi-story structures adjacent to the sheriff station or existing single family homes shall include step backs to minimize visual intrusion into adjacent uses.

## Garages

Where attached or detached garages are included, the intent is to tie them into the overall project while reducing their visual emphasis. Garage appearance should complement the architectural style of the homes they are accommodating. Some of the following methods may be used to enhance garage facilities (not all have to be included):

- Provide different style door patterns (as appropriate to the architectural style).
- Provide different colors for garage doors (does not apply to multiple doors in one building).
- Include window lites as a door design variation.

## Carports

These structures should be compatible with the style, color and materials of the primary buildings (this may include metal supports).

- Prefabricated carport structures are prohibited.

## Windows

Window details differentiate architectural styles and can provide a high level of architectural enrichment.

- The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls.
- Divided lite windows are encouraged and should reflect the architectural style, simulated divided-lite is acceptable.
- Non-street-facing and rear yard windows may delete the divided lites.
- Attention to window placement is imperative to encourage offsetting windows from adjacent homes.
- Windows in Planning Area 1 and 2 which face the neighboring sheriff station shall incorporate window screening which is integrated into the window construction to

preclude direct line of site from residential units. Use of films as a means of screening is prohibited.

### Shutters

All shutters shall be constructed of durable, climate appropriate materials and be consistent with the architectural style of the structure.

- Use only wood or simulated wood material for shutters.
- Mount shutters on finished wall material; embedded shutters prohibited.
- Match shutter size to the recessed opening window width.
- Use material at least one-and-a-half-inch thick so as to provide substantial dimensionality, avoiding a tacked-on appearance.

### Lighting

Appropriate lighting is essential in creating an inviting evening atmosphere for the community.

- All lighting shall be non-obtrusive.
- Limit all exterior lighting to the minimum necessary for safety.
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties.
- Use exterior entry lights that complement the architectural style.
- Refer to PDMC Section 24.16 for City's outdoor lighting requirements.

### Ornamental Details

Use details that appear as functional elements and match the architectural style.

#### Screening:

- Rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents shall be fully screened from view by use of a parapet or other architecturally compatible screening.
- Place utilities such as gas, electric, and water meters in side yard setbacks or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks to the greatest extent feasible.
- Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet.

- Any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.
- Trash enclosures shall be located so that they are not visible from the public right-of-way or neighboring properties. Screen outdoor standalone trash enclosures using walls consistent with the architectural character of the primary building(s) and locate them so that they are out of the line-of-sight from public streets.
- Noise and odor-generating functions shall be located within enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

### Mechanical Equipment

Mechanical equipment includes but not limited to:

- HVAC equipment,
- Gas and electric meters,
- Cable/TV panels,
- Pool and spa equipment, and
- Exterior landscape/lighting equipment.

### Trash Enclosures and Bins

Refuse and recyclable materials storage areas should be designed consistent with the City's Zoning Code. Enclosures should be provided to accommodate the numbers and types of trash containers as required by the disposal company.

- Community enclosures should be positioned in a centrally convenient area for residents but screened to the greatest extent possible.
- Trash enclosures areas that can be overlooked from above are suggested to incorporate roof structures to screen the contents of the enclosure from view.
  - Such roof structures should be designed to allow the doors of the refuse container to fully open.
- To enhance safety, lighted person access is recommended at each enclosure.
- Individual bins for households should be screened to the greatest extent possible from public view.



## Recreation & Common Facilities

Common recreation facilities such as pools, spas, clubhouses, management offices, barbecues and other facilities appropriate to the development may be included. Common recreation facilities should be key character elements for the neighborhood.

- All architectural and community elements, such as furnishings, lighting standards, and trash receptacles shall be consistent with the selected overall architectural character for the neighborhood.
- Clubhouse and other common buildings should exhibit 360-degree architecture.
- Colors, massing, roof pitch, and materials should be compatible with residential buildings or project theme.

## Site Specific

- Planning Area 3 – Lots located along the eastern and southern edges of the Refuge Specific Plan shall be limited to one story. Pitched roof homes in those locations shall be limited to a maximum height of 18' from the approved pad elevation. Flat roof, or parapet roof structures in those locations shall be limited to a maximum height of 16' from the approved pad elevation.
- Planning Area 1 and 2 – Structures adjacent to the Riverside County Sheriff Station shall incorporate screening which blocks direct line of sight from the residences into the sheriff station property.
- Planning Area 2 – Structures adjacent to the public street, and existing single family residential shall be limited to two stories or shall incorporate site-sensitive step backs on upper floors. Direct views into neighboring single-family yards shall be avoided.
- All Planning Area – Roof decks shall be prohibited in all areas.
- Planning Area 4 – Landscape shade trees shall be provided along the perimeter and throughout the site. On street parking areas shall be provided with shade trees.

## 4.3 Landscape Design Guidelines

The Refuge includes a generous amount of open space to serve the residents. Each planning area will feature a central amenity that includes both passive and active recreational opportunities. The landscape buffer trail in Planning Area 3 will offer a walking path that both contributes to the active amenities of the Refuge and serves as a buffer to the adjacent existing neighborhoods.

The community character is further enhanced through landscape elements. Selective plantings reinforce the scale of streetscapes, neighborhoods, and pedestrian spaces. Strategic locations of trees and shrubs define community focal points and soften architectural massing. The landscape design should incorporate the following concepts:

- Landscape treatments shall maximize the use of native desert and compatible drought-tolerant plant materials. Species must comply with City and Coachella Valley Water District water conservation ordinance requirements. Selecting drought tolerant, native landscaping will limit irrigation needs and conserve water.
- Encourage the use of plants as a major design element including using contrasting textures and mass planting of bold or fine plant material.
- Use of turf grass should be limited to functional play and active use areas.
- Use decorative gravel, decomposed granite, boulders, and similar materials as a texture and design element; size material suitable to remain in place after installation.
- As feasible, landscape in or around retention basins to enhance their appearance.
- Front yards shall provide a minimum of two 24" box shade trees. This requirement may be reduced to one on-site tree when combined with street trees permanently maintained within landscape areas.
- Front yard areas shall provide for a minimum of 60% landscape areas consisting of live plant materials, and a mixture of decomposed granite, cobble, or boulders.
- Front yard areas shall be limited to a maximum of 40% paved area for driveways.
- On corner lots, the driveway shall be oriented as far from the corner as possible.

### **Walls and Fences**

Walls and fences should be an integral part of site design, especially in areas of public visibility. Careful consideration shall be given to their placement so as to assure a natural transition between land uses in addition to privacy, where needed. Walls and fencing should be consistent with community visual theme.

### **Lighting**

Preserve the nighttime dark sky by modulating the number, lumens, casting, and character of exterior light sources. Utilize low intensity, direct and indirect light sources (as appropriate) to the extent required for safety, functionality, and accentuation of landscape design.

- Refer to PDMC Section 24.16 for Outdoor Lighting Requirements.
- Light fixtures should complement the architecture and enhance the landscape.

### **Irrigation**

Planting and irrigation design must meet Coachella Valley Water District (CVWD) standards and the State of California Model Efficient Water Ordinance (MELO).

- Landscape treatments should maximize the use of native desert and compatible drought tolerant plant materials.
- Landscape plans must address wind and water erosion issues and demonstrate the water efficiency gained from plant and irrigation systems.
- All areas not covered by structures, drives, parking or hardscape should be appropriately landscaped.
- The use of turf should be limited to functional play and active use areas.

## CHAPTER 5: PLAN ADMINISTRATION

### 5.1 Overview

This chapter describes the procedures for administration and implementation of the Refuge Specific Plan. The City of Palm Desert Development Services Department shall have the responsibility for plan administration and implementation as established in this chapter.

### 5.2 Implementation

Entitlement approvals and construction permits shall be reviewed by all applicable departments and agencies (Planning Division, Public Works, Building and Safety, Fire, etc.) where necessary to ensure consistency with the Specific Plan, PDCC, and applicable building codes. This Specific Plan establishes the general intent and comprehensive framework for the future development of the Refuge project. However, prior to construction, various implementing approvals are required, as noted below.

**Specific Plan (SP)** - The Specific Plan will cover approximately 106.4 acres to provide comprehensive development guidelines, allowable uses, and standards. The Specific Plan requires public hearings before the Planning Commission and the City Council.

**Precise Plan (PP)** - A Precise Plan application is required for uses specified in Chapter 3 of this Specific Plan showing the site and architectural plans in greater detail for the proposed project. Each PP will require approval by the Planning Commission.

**Tentative Parcel Map (TPM)/Tentative Tract Map (TTM)** - TPM/TTMs are intended to subdivide the property into smaller parcels/lots for development or sale. TPM/TTMs may be filed with each phase of development as necessary in accordance with Chapter 26.20 TENTATIVE MAP of the PDCC. Implementing Tentative Maps need not reflect the exact lotting shown in this Specific Plan so long as they achieve comparable walkability and buffering designs, incorporate the standards and guidelines contained in Chapters 3 and 4, and lie within the total density and dwelling unit ranges shown on Table 2. Each TPM/TTM will require approval by the Planning Commission.

### 5.3 Administration

**Administrative Changes** - Modifications that are consistent with the purpose and intent of the Refuge Specific Plan are allowed at the discretion of the Development Services Director or designee. Unless the modification is a request in a change of height. Height changes shall require a specific plan amendment. If proposed modifications exceed 15% of deviation from specified standards the changes shall be deemed to require a Specific Plan Amendment necessitating City Council approval. Changes at 15% or under the deviation threshold shall be considered being within substantial conformance and not subject to council approval. 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 described in general terms in the Specific Plan without requiring a formal Specific Plan Amendment. Furthermore, the director or designee shall also have the authority to approve substantial conformance designations on tentative maps that have been previously approved by the Planning Commission without the need for secondary Planning Commission review.

Requests for administrative changes shall be made in writing. If/when it is determined that changes or adjustments are necessary or appropriate, the Development Services Director or



designee may issue approval. 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 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 infrastructure such as drainage systems, roads, water and sewer systems, etc.
- Deviations not exceeding 15% of the development regulations set forth in Chapter 3 of this Specific Plan.
- Transfer of up to 70 units between Planning Areas 2 and 3. See Table 2.1.

**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 25.78.080 of the Palm Desert Municipal Code (PDMC) and require approval by the City Council.

## 5.4 Interpretation

**Uses Not Listed** - All uses not listed as allowed in this Specific Plan are prohibited. However, the Development Services Director may determine that a use not listed is included within, similar to or comparable to a listed use and, once so determined; it shall be treated in the same manner as a listed use.

**Application of Standards** - Where there is ambiguity between the Specific Plan and the Zoning Code, the Development Services Director shall review pertinent information and determine which code or standard applies. All determinations shall be in writing and shall be attached to the Specific Plan as noted under *Administrative Changes*, earlier in this section.

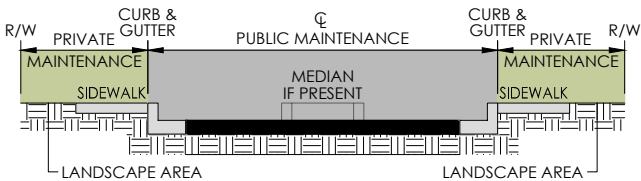
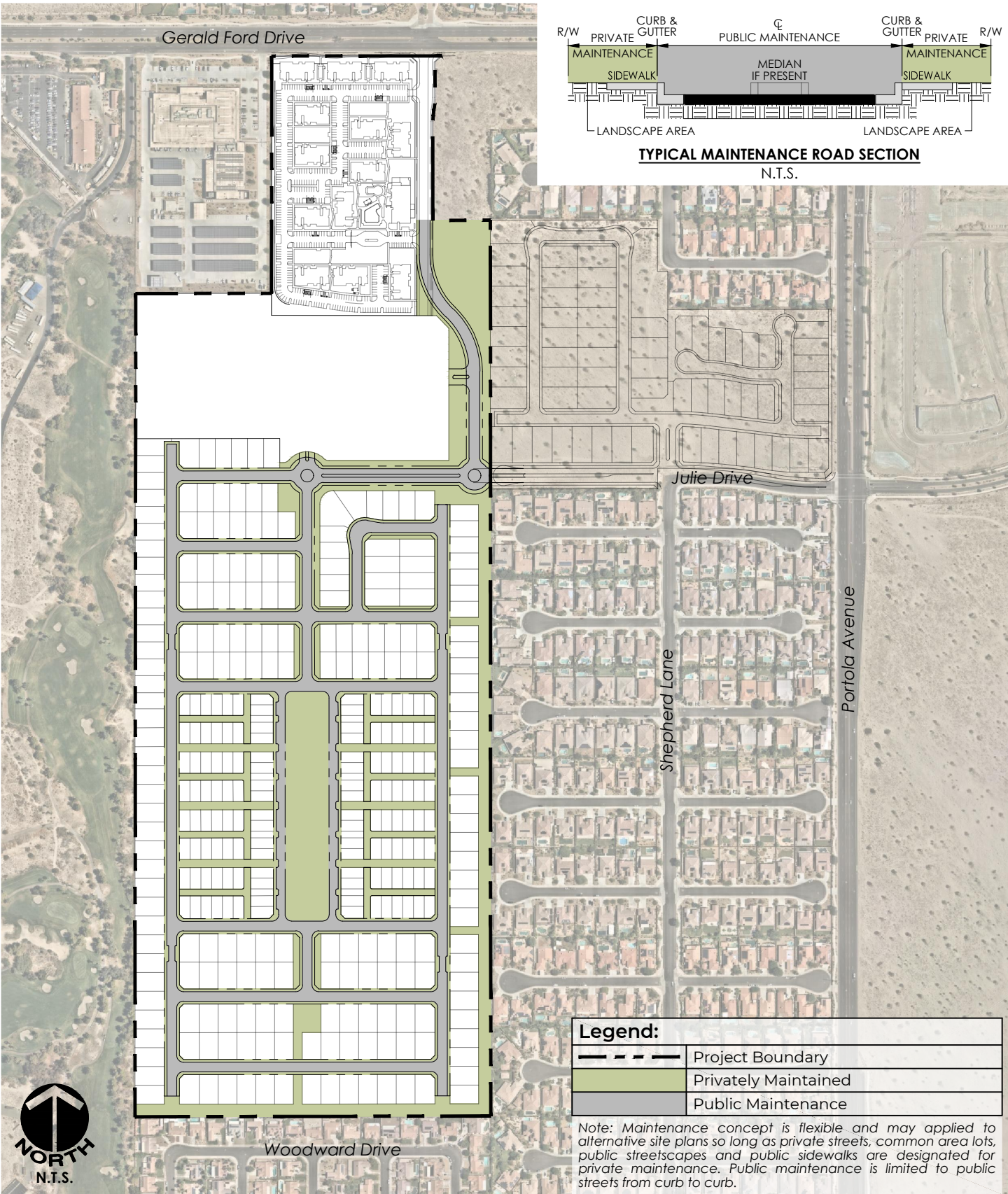
**Maintenance Plan** - The maintenance concept is flexible and may be applied to alternative site plans so long as private streets, common area lots, public streetscapes and public sidewalks are designated for private maintenance. Public maintenance is limited to public streets from curb to curb. See Figure 2.9 Maintenance Plan for reference.

## 5.5 Enforcement

The enforcement of the provisions of this Specific Plan shall be by the following:

- The City of Palm Desert Development Services Department shall enforce the development standards and regulations set forth herein.
- Any administrative decision or interpretation of this Specific Plan may be appealed to the Planning Commission per Chapter 25.02.040 *ADMINISTRATIVE RESPONSIBILITY APPEALS* of the PDMC. Likewise, any decision by the Planning Commission may be appealed to the City Council.
- The City of Palm Desert shall administer the provisions of the Refuge Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, the City of Palm Desert General Plan, and the PDMC.

- The Specific Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the PDMC, 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 shall be subject to all relevant City of Palm Desert ordinances, codes, and regulations.



**TYPICAL MAINTENANCE ROAD SECTION**  
N.T.S.

Source: City of Palm Desert / MSA Consulting, Inc.

Exhibit Date: October 11, 2022

## CHAPTER 6: GENERAL PLAN CONSISTENCY ANALYSIS

### 6.1 Applicable Land Use Policy Consistency

- Policy 1.2: Open space preservation. Balance the development of the city with the provision of open space, and especially the hillsides surrounding the City, so as to create both high quality urban areas and high-quality open space.
- 1.3 Traffic generation. Balance medium and high intensity/density development with pedestrian-oriented and bicycle friendly design features so as to maximize trip and VMT reduction.
- 1.4 Phasing of public facilities. Require new parks, open spaces and public facilities be constructed concurrent with, or prior to, the development of each Neighborhood. All required parks, open spaces and public facilities should be constructed before 75 percent of the dwelling units are constructed.
- 1.6 Community Amenities. Balance the impacts of new development, density, and urbanization through the provision of a high-level of neighborhood and community amenities and design features
- **Policy Responses:** As addressed in Section 2.4 of the Specific Plan, the project intends to provide for sufficient open space within the residential community via landscaped buffers, a central recreational amenity, and linear paseos to encourage the use of active transportation. Furthermore, planning Areas 4&5 are designated as Open Space & Recreation areas to help provide for high quality open spaces in the city. The walkable/bikeable nature of the circulation system will aid in VMT reductions to access the central amenity and we will work with staff to come to a phasing agreement that is satisfactory to both parties.
- 2.1 Pedestrian focus. Design the streetscape of high-volume corridors to balance regional traffic flow with pedestrian movement and safety and the unique physical environment of the area.
- 2.3 Landscaping. Require development projects to incorporate high quality landscaping in order to extend and enhance the green space network of the city.
- 2.4 Tree planting. Encourage the planting of trees that appropriately shade the sidewalk and improve the pedestrian experience throughout the city.
- 2.5 Streetscape. Enhance the pedestrian experience through streetscape improvements that could include new street lighting, tree planting, and easement dedications to increase the size of the sidewalks and pedestrian amenities.
- 2.7 Public gathering spaces. Improve existing and create new gathering spaces throughout the city to provide beautiful, comfortable, and inviting public and pedestrian spaces, encouraging walking and public gathering spaces.



- 2.12 Destination Accessibility. Direct the development of new centers, parks, schools, and similar destinations so as to provide all residences within town ¼ mile to at least two amenities.
- **Policy Responses:** The pedestrian is a central focus of this project with ease of movement and access at the forefront of design planning. It is the intent to have the project landscaping, trees, and streetscape be inviting, comfortable, and complimentary of each other to provide a high-quality experience. This is also why we are committing to having all residences be located within the desired quarter mile radius of our central recreational amenity to further enhance the accessibility of the destination.
- 3.1 Complete neighborhoods. Through the development entitlement process, ensure that all new Neighborhoods (areas with a “Neighborhood” General Plan Designation) are complete and well-structured such that the physical layout and land use mix promote walking to services, biking and transit use, are family friendly and address the needs of multiple ages and physical abilities. New neighborhoods should have the following characteristics:
  - Contain short, walkable block lengths.
  - Contain a high level of connectivity for pedestrians, bicycles, and vehicles where practicable.
  - Are organized around a central focal point such as a park, school, civic building, or neighborhood retail such that most homes are no more than one-quarter mile from this focal point.
  - Have goods and services within a short walking distance.
  - Contain a diversity of housing types, where possible.
  - Have homes with entries and windows facing the street.
  - Have a grid or modified grid street network (except where topography necessitates another street network layout).
  - Provide a diversity of architectural styles.
- 3.2 Conventional neighborhood design. Discourage the construction of new residential neighborhoods that are characterized by cul-de-sacs, sound walls, long block lengths, single building and housing types and lack of access to goods and services.
- 3.3 Variety of types of neighborhoods. Promote a variety of neighborhoods within the City and ensure that neighborhood types are dispersed throughout the City.
- 3.4 Balanced neighborhoods. Within the allowed densities and housing types, promote a range of housing and price levels within each neighborhood in order to accommodate diverse ages and incomes. For development projects larger than five acres, require that a diversity of housing types be provided and that these housing types be mixed rather than segregated by unit type.



- 3.5 Housing affordability. Ensure affordable housing is distributed throughout the City to avoid concentrations of poverty and to be accessible to jobs.
- 3.7 Walkable neighborhoods. Require that all new neighborhoods be designed and constructed to be pedestrian friendly and include features such as short blocks, wide sidewalks, tree-shaded streets, buildings that define and are oriented to streets or public spaces, traffic-calming features, convenient pedestrian street crossings, and safe streets that are designed for pedestrians, cyclists and vehicles.
  - Provision of sidewalks. Except within designated rural areas, require sidewalks of at least six feet in width on both sides of streets in neighborhoods and prohibit obstructions that would impede use of the sidewalk.
  - Block size. Require new neighborhoods to be designed with blocks no longer than 600 to 800 feet. Exceptions can be made if mid-block pedestrian and bicycle connections are provided.
- 3.10 Shared driveways. Allow and encourage new commercial and residential developments to have common driveways serving multiple units, to minimize the number of curb cuts along any given block to improve pedestrian safety.
- 3.12 Tree-lined streets. Require trees on both sides of at least 60 percent of new and existing streets within the project and on the project's side of bordering streets, between the vehicle travel way and walkway at intervals averaging no more than 50-100 feet (excluding driveways and utility vaults). This standard shall apply whenever new streets are constructed or when existing streets and sidewalks are significantly rehabilitated with existing neighborhoods. Ensuring the appropriate revenue stream to provide long term maintenance.
- 3.13 Shaded sidewalks. Require shade over at least 30 percent of the length of sidewalks on streets within a project. Trees must provide shade within 10 years of landscape installation and should be as water efficient as possible.
- 3.14 Access to daily activities. Require development patterns such that the majority of residents are within one-half mile walking distance to a variety of neighborhood goods and services, such as supermarkets, restaurants, churches, cafes, dry cleaners, laundromats, farmers markets, banks, hair care, pharmacies and similar uses.
- 3.15 Access to parks and open spaces. Require the design of new neighborhoods and, where feasible, retrofit existing neighborhoods, so that 60 percent of dwelling units are within a ¼ mile walking distance of a usable open space such as a tot-lot, neighborhood park, community park or plaza/green.
- 3.16 Neighborhood transitions. Require that new neighborhoods provide appropriate transitions in scale, building type and density between different General Plan designations.
- 3.17 Gated communities. Strongly discourage the construction of new gated communities except in the Rural or Resort General Plan Designations.
- 3.18 Soundwalls. Allow the use of soundwalls to buffer new Neighborhoods from existing sources of noise pollution such as railroads and limited access roadways. Prohibit the use of soundwalls to buffer residential areas from arterial or collector streets. Instead design approaches such as building setbacks, landscaping and other techniques shall be used.

In the case where soundwalls might be acceptable, require pedestrian access points to improve access from the neighborhoods.

3.19 Subdivision gateways. Discourage the use of signs to distinguish one residential project from another. Strive for neighborhoods to blend seamlessly into one another.

- 3.21 Infill neighborhoods. In existing developed areas of the city, encourage development that repairs connectivity, adds destinations, and encourages complete neighborhoods. This can be achieved by increasing intersection density, reducing block size, providing new community amenities and destinations.
- **Policy Responses:** It is the intent of the project to provide for a complete neighborhood as defined by the general plan. As stated, all homes will be within a quarter mile of the central recreational amenity and will incorporate design standards that avoid obstacles to pedestrian activity. The neighborhood will be balanced with a range of densities and housing types as well as varying levels of affordability. The affordable housing component is weaved into the project as well as the surrounding community to avoid concentrations of poverty in one particular area. We will work with city staff to refine conditions and standards that meet the goals and objectives around neighborhood character, streets, gates, soundwalls, signage, and neighborhood connections.

## 6.2 Applicable Mobility Policy Consistency

- 1.1 Complete Streets. Consider all modes of travel in planning, design, and construction of all transportation projects to create safe, livable, and inviting environments for pedestrians, bicyclists, motorists and public transit users of all ages and capabilities.
- 1.2 Transportation System Impacts. Evaluate transportation and development projects in a manner that addresses the impacts of all travel modes on all other travel modes through the best available practices.
- 1.3 Facility Service Levels. Determine appropriate service levels for all modes of transportation and develop guidelines to evaluate impacts to these modes for all related public and private projects.
- 1.6 Emergency Vehicle Access. Evaluate the impacts of transportation network changes on emergency vehicle access and response times.
- 3.4 Access to Development. Require that all new development projects or redevelopment projects provide connections from the site to the external pedestrian network.
- 6.1 Fair Share Costs. Require that new development pay for its fair share of construction costs related to new and/or upgraded infrastructure needed to accommodate the development.
- **Policy Responses:** The proposed project recognizes the need for alternative methods of travel which is why we have proposed an internal project street network and that allows for the safe and efficient travel of nonmotorized traffic that feeds out to the existing circulation system. Furthermore, we will work with city staff to ensure emergency vehicles have access to the property by abiding by all applicable building codes and regulations as well as providing for the projects' needed infrastructure fair share costs.

### 6.3 Applicable Health and Wellness Policy Consistency

- 1.8 New development. Ensure that new residential developments provide adequate on-site recreational and open space amenities consistent with the values and standards of the community and the needs of new development.

**Policy Response:** As previously stated, the proposed project will provide adequate on site recreational and open space for new Palm Desert residents.

### 6.4 Applicable Environmental Resources Policy Consistency

- 1.2 Landscape design. Encourage the reduction of landscaping water consumption through plant selection and irrigation technology.
- 1.3 Conservation performance targeted to new construction. Incentivize new construction to exceed the state's Green Building Code for water conservation by an additional 10 percent.
- 2.1 View corridor preservation. Protect and preserve existing, signature views of the hills and mountains from the city.
- 3.1 Open space network. Require new development to comply with requirements of the CVMSHCP.
- 3.2 Grading and vegetation removal. Limit grading and vegetation removal of new development activities to the minimum extent necessary to reduce erosion and sedimentation.
- 4.3 Landscape design. Continue to encourage new developments to incorporate native vegetation materials into landscape plans and prohibit the use of species known to be invasive according to the California Invasive Plant Inventory
- Policy Responses:** The applicant intends to comply with all CVMSHCP and CALGREEN requirements as well as be a proactive partner in finding solutions to ensure landscape design is well thought out and water conscious as well as ensuring that scenic views are taken into consideration during the planning process.
- 6.1 Passive solar design. Require new buildings to incorporate energy efficient building and site design strategies for the desert environment that include appropriate solar orientation, thermal mass, use of natural daylight and ventilation, and shading.
- 6.3 Energy Efficient Buildings. Encourage new buildings and buildings undergoing major retrofits to exceed Title 24 energy efficiency standards.
- 6.4 Community development-subdivisions. When reviewing applications for new subdivisions, require all residences be oriented along an east west access, minimizing western sun exposure, to maximize energy efficiency.
- 7.3 Reducing GHG emissions. In consulting with applicants and designing new facilities, prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.
- 7.4 Heat Island reductions. Require heat island reduction strategies in new developments such as light-colored cool roofs, light-colored paving, permeable paving, right-sized parking requirements, water efficient vegetative cover and planting, substantial tree

canopy coverage, south and west side water-efficient tree planting, and shaded asphalt paving.

- 8.5 Construction-related emissions. Require construction activities, including on-site building and the transport of materials, to limit emissions and dust
- 9.1 Disturbance of human remains. In areas where there is a high chance that human remains may be present, the City will require proposed projects to conduct a survey to establish occurrence of human remains, if any. If human remains are discovered on proposed project sites, the project must implement mitigation measures to prevent impacts to human remains in order to receive permit approval.
- 9.2 Discovery of human remains. Require that any human remains discovered during implementation of public and private projects within the City be treated with respect and dignity and fully comply with the California Native American Graves Protection and Repatriation Act and other appropriate laws.
- 9.3 Tribal coordination. Require notification of California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.
- 9.4 Protected sites. Require sites with significant cultural resources to be protected.
- 10 Mitigation and preservation of cultural resources. Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resource
- **Policy Responses:** The applicant will work with city staff to make strides towards ecological responsibility with respect to reductions in GHG emissions, solar design, energy efficiency and heat island mitigation. Furthermore, we remain committed to respecting sensitive resources including tribal resources by diligently following CEQA related requirements, mitigation, and monitoring.

## 6.5 Applicable Noise Policy Consistency

- 1.1 Noise Compatibility. Apply the City of Palm Desert's Noise Compatibility Matrix, as a guide for planning and development decisions. The City will require projects involving new development or modifications to existing development to implement mitigation measures, where necessary, to reduce noise levels to at least the normally compatible range in the City's Noise Compatibility Matrix. Mitigation measures should focus on architectural features and building design and construction, rather than site design features such as excessive setbacks, berms and sound walls, to maintain compatibility with adjacent and surrounding uses
- 1.3 Mixed Use. Require that mixed-use structures and areas be designed to prevent transfer of noise from commercial uses to residential uses, and ensure a 45 dBA CNEL level or lower for all interior living spaces.
- **Policy Responses:** The applicant will work to ensure the recreational amenity as a central portion of the project does not create adverse noise impacts for new residents and that construction noise is controlled to the greatest extent possible.



## 6.6 Applicable Safety Policy Consistency

- 3.1 Flood Risk in New Development. Require all new development to minimize flood risk with siting and design measures, such as grading that prevents adverse drainage impacts to adjacent properties, on-site retention of runoff, and minimization of structures located in floodplains.
- **Policy Response:** As part of the entitlement process the applicant shall submit preliminary and precise grading plans that takes into account adverse drainage impacts, retention, runoff, and floodplains. The applicant shall cooperate with the city to ensure satisfactory standards are met.

## 6.7 Applicable Public Utilities and Services Policy Consistency

- 1.1 Stormwater infrastructure for new development. Require development projects pay for their share of new stormwater infrastructure or improvements necessitated by that development (regional shallow groundwater).
- 1.2 On-site stormwater retention and infiltration. Whenever possible, stormwater shall be infiltrated, evapotranspired, reused or treated onsite in other ways that improve stormwater quality and reduce flows into the storm drain system.
- 1.3 Groundwater infiltration. Encourage the use of above-ground and natural stormwater facilities in new development and redevelopment, such as vegetated swales and permeable paving.
- 2.2 Sewer infrastructure for new development. Require development projects to pay for their share of new sewer infrastructure or improvements necessitated by that development.
- 3.4 Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that project.
- 7.2 Review of new development. Work with the Riverside County Sheriff's Department and the Riverside County Fire Department to review and modify development proposals to incorporate defensible space, Crime Prevention Through Environmental Design (CPTED), and other public safety design concepts into new development.
- **Policy Responses:** The applicant will comply with any needed associated fees as it pertains to stormwater infrastructure, retention, as well as sewer and water infrastructure. Furthermore, given the proximity of the project to the Riverside County Sheriff's station along Gerald Ford we anticipate working closely with them to review all proposals for public safety best practices and compliance.