CITY OF PALM SPRINGS
COLLEGE PARK SPECIFIC PLAN

VII. SPECIFIC PLAN SPECIAL TREATMENT AREAS

A. Introduction

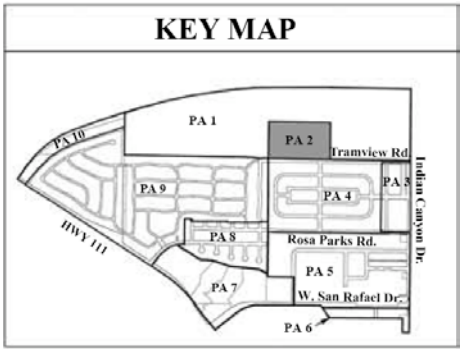
This section of the College Park Specific Plan addresses portions of the planning areas (PAs) within the CPSP project boundary that warrant special consideration and treatment. These Special Treatment Areas (STAs) range from the interface areas between the COD West Valley Campus and the adjoining neighborhoods to specific planning and design recommendations for remaining development sites, and modified roadway designs. For each, the existing conditions are briefly described, planning area and design/development issues are identified, and design concepts and development guidelines that can serve as possible solutions are presented. In a few instances, guidelines are proscriptive and are therefore closer akin to standards rather than guidelines. Where applicable, responsible parties and a suggested schedule are identified.

Not all of the CPSP Planning areas include STAs. For instance, PAs 9 and 10 (Mt. Gate and vacant 10± strip to the north, respectively) and are not discussed in this section. PA 1 is the COD West Valley Campus site, which is discussed separately in Section X.

B. PA 2: JOJ Center and Desert Highland Park Lands

1. PA 2 Existing Conditions

The existing James O. Jessie Unity Center and the Desert Highland Park complex is located immediately north of Tramview Road and is comprised of two buildings with a gymnasium, children education center, computer center and other community facilities, including lighted ballpark, basketball court, picnic areas and shade structures, and landscaped open space. There is also a separate child development center on the western edge of the park. The JOJ/Park lands encompass 17.55± acres. Approximately 5.7 acres of vacant undisturbed lands remain primarily in the western portion of PA 2. Access to the JOJ/Park is provided by one centrally located drive and also by the northerly extension of Granada Avenue. Lands to the east, west and north are vacant.



2. PA 2 Planning and Design Issues

As noted, the JOJ/Park complex includes several acres of landscaped open space, as well as more than five acres of undeveloped, natural open space, most of which is on the west side of the site. A relatively narrow strip of vacant parkland is located along the east side of the site. The developed portion of the site is also bounded on the north and west by a tamarisk windrow.

Design issues associated with PA 2 include consideration of long-term plans for the buildout of park and related facilities. An important opportunity exists to enhance and complement the JOJ center and its programs and facilities with future College facilities, specifically a future on-campus Community Wellness Center that is planned near the JOJ Center and adjacent park lands. Programs involving possible joint use of facilities both at the park and campus are also being explored.

An important consideration in this respect is to optimize these joint-use opportunities while protecting the park and local residential neighborhoods from undue encroachment by college traffic. Campus access is being directed to the north and along the extension of the Sunrise Parkway. An additional initial and long-term campus access is provided at Eldorado Boulevard (extended).

Granada Avenue north of Tramview Road will continue to serve the park and may also serve as an emergency access to the campus. It is also important to provide convenient and well-designed pedestrian access between the park and campus. Other locations should also be considered for campus connectivity, and uses appropriate for isolation, acknowledging the neighborhood's special relationship with the campus.

Specific planning and design issues and recommendations include:

a. The near-term and long-term relationship of the West Valley Campus and the JOJ Center/Desert Highland Park needs to be considered concurrent and in concert with COD campus planning.

b. There is an opportunity to optimize and enhance existing improvements and programs at the JOJ Center and Desert Highland Park, including athletic and instruction and meeting space, parking and other off-street vehicular ways, water and sewer facilities, and open space resources.

c. Consider a full range of opportunities to adapt existing City buildings and facilities to enhance their sustainability, and to integrate campus and neighborhood assets and services.

d. The Desert Highland Park includes large expanses of turf area that require a substantial amount of water, fertilizers and maintenance, which could be reduced through the expanded use of xeriscape design.

e. Future park and campus design could create land use and/or circulation patterns that disrupt the quiet and safety of the Desert Highlands neighborhood.

f. The future interface between the West Valley Campus and Desert Highland Park could provide neighborhood access to the campus if properly planned.

g. Opportunities to integrate park lands and activities with those of the future campus should be developed to more closely integrate the community withy the campus and its activities.

h. There are opportunities to provide neighborhood-based non-motorized access to the campus for local residents within walking and biking distance.

i. The park and JOJ Center could be impacted by noise, blowing dust and sand or other nuisances that may be associated with the campus green park or other campus facilities planned west and north of PA 2.

j. The City should consider the viability of developing a community garden at the Desert Highland Park that would further park use and enhancer community cohesiveness.

3. PA 2 Planning & Design Concepts

The James O. Jesse Unity Center and Desert Highland Park are established institutions and an important part of the glue of the community, where physical and mental fitness is honed every day. Fronting the park, Tramview Road enjoys low traffic volumes, and the design of the campus and its access should maintain that condition to the greatest extent practicable. Specific guidelines to this effect are set forth below.

Parklands located east of Granada Avenue (extended) may be considered for possible joint use with COD as a low impact "natural" outdoor workout area with a walking/jogging trail, par course and rest stops with information kiosks and landscaped in the native creosote environment. These lands would be connected to and have a direct relationship with the Community Wellness Center and would focus on holistic health and sustainable open space.

Within Desert Highland Park, approximately 3.5 acres of native desert lands lie on the west side and 2± acres on the east side. As development occurs on the surrounding campus site, a remnant of the native desert environment may remain. For the foreseeable future these lands should be reserved in their natural state and protected from unauthorized or unmanaged use or adverse impacts. They may also serve as part of a living lab, where the local sand field habitat can be studied and be a part of on-site ecology lab experience for JOJ and campus students.

Restricted vehicle access between the campus and park are also included, but with enhanced local pedestrian access into the future campus community wellness center.

An area for an integrated community garden and the development of appropriate landscape buffers are also included.

The park and its facilities must also be protected from potential adverse impacts that could result from future campus development. The campus land use plan is still under development; however, the campus Preliminary Development Plan (see Section X) provides land use allocations and locations that consider surrounding land uses, as well as the needs of the campus.

Future park improvements, whether new or redesigned, will implement principles of sustainability through a variety of ways. These should include targeting reductions in turf and irrigation areas, re-naturalizing some areas, and introduction of signed and guided nature trails.

The following specific planning and design concepts are proposed:

A. Redesign park landscaping to reduce turf areas and replace with habitat-enhancing native and non-invasive drought-tolerant non-native plants that more closely mimic the existing sand field habitat to reduce water demand and to achieve a greater variety in the landscape environment of the park.

B. Preclude general vehicle access to the West Valley Campus from North Granada Avenue, except for the provision of emergency access.

C. Enhance the pedestrian interface between the JOJ/Park and campus by providing parking for local residents within the park and in proximity to pedestrian and bicycle access to the campus.

D. Provide local neighborhood access to the planned on-campus community wellness center via the eastern portion of the park, and identify lands and facilities that the campus can best share with the park.

h. Provide additional neighborhood pedestrian access, bike paths and additional parking that support local community use of the on-campus wellness center and associated outdoor use areas.

i. Protect the west and north boundaries of PA 2 from noise, blowing dust and sand, or other nuisances that may be associated with the campus GreenPark or other campus facilities planned west and north of PA 2.

j. Provide dedicated community garden areas within the park, where local residents can cultivate plots of vegetables and hold gardening classes and seminars.

4. PA 2 Planning and Design Guidelines

The following design guidelines provide direction for the future planning of the JOJ/Desert Highland Park, and its interface with the COD West Valley Campus. While the guidelines are not firm development standards, their implementation will help to assure that future planning for the JOJ/Parks and adjoining lands preserves and enhances the value of these important community assets.

1. Widen Granada Avenue north of Tramview Road and correct the north-south alignment to assure a safe intersection. Provide sidewalks and bike paths, as well as additional parking at the campus interface to serve local users of the WVC community wellness center, as well as open space and facilities in the east side of the park.

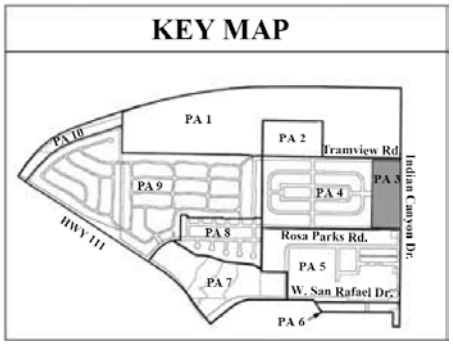
2. Limit vehicular access between the campus and the park to emergency access only, and provide design elements (see Section X and Campus Preliminary Development Plan) that preclude cross-boundary through-traffic. Provide separate JOJ/park parking for local users of the Community Wellness Center and eastern portion of the park.

3. Protect the western and northern portions of the park with landscape and/or fencing that separate the park from campus uses, including the planned GreenPark, and provides a wind and blowsand buffer for the JOJ/park.

4. Develop a City/COD joint venture for an on-campus Community Wellness Center, accessible to neighborhood residents and with programs and services for west valley communities. Educational and community outreach programs, pre-natal & neonatal education and counseling, dietary planning, fitness training, cardio-vascular conditioning, nutrition and yoga are examples of the programs to be considered.

C. PA 3: Plaza del Mundo at Indian Canyon South of Tramview Road

1. PA 3 Existing Conditions



The Plaza del Mundo site comprises the north half of PA 3 and is bounded on the north by Tramview Road, on the east by Indian Canyon Drive, on the south by Corozon Road and on the west by Eldorado Boulevard. This block is comprised of several parcels but is largely vacant. The site also includes a frontage road just west of Indian Canyon Drive. Existing development is limited to the new Iglesia de la Luz del Mundo church and the old church building and lands, which total 0.71 acres of the 4.4 acre Plaza del Mundo site. A separate dilapidated residence and garage that is contiguous to the church property. An amendment to the approved church construction application to allow the older building to remain and to construct a new parking lot is under consideration at the City.

Surrounding development includes the approved but not yet constructed *Palm Springs Gardens* commercial development located immediately south of Corozon Road and the subject site. West of the *Gardens* site and east of Eldorado Boulevard are newer multi-family units, including four-plexes of two-story construction. West of Eldorado Boulevard and across from the subject Plaza del Mundo site are a row of low density multi-family units that take access from Eldorado Boulevard. Lands farther west and into the Desert Highland neighborhood are comprised of single-family development.

2. PA 3 Plaza del Mundo Planning and Design Issues

The Plaza del Mundo site is located immediately south of the future COD West Valley Campus. The campus will create new demand for commercial services, as will the further development of residential neighborhoods to the west and east. The campus master plan envisions uses that will result in significant year-round activity on the campus and especially in proximity to the Plaza del Mundo site. The campus can be expected to host an international mix of students, and could inspire a range of design themes for this commercial plaza. Within the site, several issues must be addressed, including incentives for lot consolidation, relocation of utilities, vacation of the existing frontage road, relocation of the existing Palm Springs entry sign, and coordination of access with surrounding streets and development. The planning issues identified with the Plaza del Mundo concept include:

A. The large number of small lots and diverse ownership within the Plaza del Mundo site will discourage comprehensive redevelopment of this area.

B. Integration of the church, its parking and room for future expansion, and their desire for high visibility from along Indian Canyon Drive.

C. Removal of the existing residence and garage now in a state of dilapidation.

D. The existing frontage road separating Indian Canyon Drive from the bulk of the Plaza del Mundo site significantly limits the development area of this site and does not well serve site access.

E. Integration or relocation of existing Palm Springs "welcome" signage.

F. Relocation of electric and other utility easements to suit future development needs.

G. Protection of Desert Highlands residents to the immediate west from adverse traffic, noise, light/glare or other impacts of project.

H. Alignment between the access drives approved for the Palm Springs Gardens project to the south and the future Plaza del Mundo.

3. PA 3 Plaza del Mundo Planning and Design Concepts

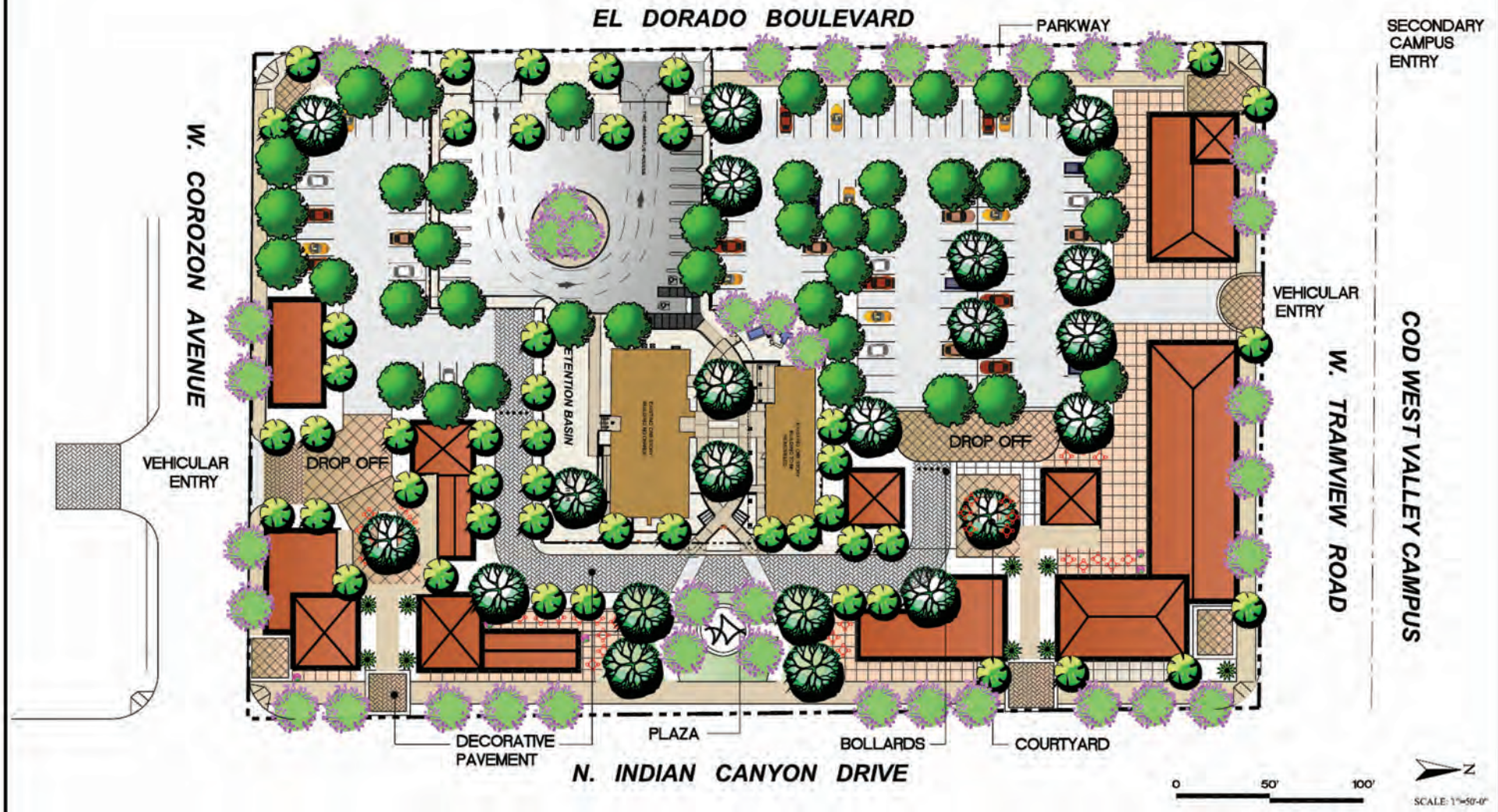
There are significant constraints and opportunities associated with the development of this portion of PA 3. The future COD campus and existing surrounding residential development are expected to be a significant market for commercial development on this site. The campus master plan provides for a variety of academic, training and business incubator uses that are expected to generate substantial year-round activity on the campus.

Plaza del Mundo is envisioned as an internationally themed retail commercial center that will provide up to approximately 44,000 square feet of one and two story retail space. Plaza del Mundo would be anchored by the existing Iglesia de la Luz del Mundo church, which occupies approximately 0.71 acres.

The design concept is derived from traditional village squares, and places the village plaza in front of the church as an essential and integrating part of the "plaza" design. The concept places the church as the focal point of the development and represents a non-commercial component of community life. This concept is illustrated graphically in the following Exhibit VII-2: Plaza del Mundo Conceptual Plan. The design concept includes church improvements as they are currently proposed. The frontage road east of the site will be vacated, providing additional land for development and opportunities for pedestrian circulation and shaded outdoor seating and eating areas.

plaza | ˈplazə; ˈpläzə|
noun
a public square, marketplace, or similar open space in a built-up area.
ORIGIN: late 17th cent.: from Spanish, literally 'place.'

The Plaza del Mundo site is located within a City Redevelopment project area, and it may require the assistance of the RDA and other City resources and efforts to facilitate lot consolidation and site development. An optimized commercial retail development and the integration of the church would enhance both the economic and social return on development of this site.



Site Area: 0.89 Acres

10.11.10

Source: TKD, Inc. September 2010

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College Park Specific Plan
Plaza del Mundo Conceptual Site Plan
Palm Springs, California

Exhibit
VII-1

4. PA 3 Plaza del Mundo Planning and Design Guidelines

The above design concept for Plaza del Mundo illustrates the following design guidelines. By optimizing the site's location on Indian Canyon Drive and immediately south of the COD West Valley Campus, valuable neighborhood commercial services can be provided that can also tap into the substantial drive-by market. With a planned traffic signal at Tramview Road and with north and southbound access to the site from Corozon Road, the site is easily accessible. Finally, by coordinating the design with that approved south of Corozon Road, and by protecting the residential neighborhood to the west from undue commercial traffic, the development will be compatible with surrounding land uses. The following design guidelines need to be closely followed to assure that the design goals are achieved.

1. The Iglesia de la Luz del Mundo church and its lands shall be incorporated into the overall site plan. A central plaza in front of the church will enhance its visibility and serve as the central plaza for the development. Internal circulation and parking shall facilitate church access from Eldorado Boulevard and assure convenient parking.

2. Acquire and remove dilapidated residence and ancillary structure behind church, and integrate this property into the overall design.

3. Prohibit commercial vehicular access to site from Eldorado Boulevard to protect residences to west, limit commercial access Corozon Road and Tramview Road only. Coordinate the Corozon Road access with that approved for the development to the south.

4. Provide wall and landscape treatment along Eldorado Boulevard that complements the residential neighborhood across the street and buffers it from adverse viewshed, noise, light or other impacts.

5. Provide structural and landscape wind protection in the north and northwest portion of the site to provide sheltered outdoor dining and seating areas.

6. Design the center to encourage park-and-walk to reduce through-site traffic, and to enhance the pedestrian shopping experience.

7. Mix one and two-story design to reduce lot coverage and free up land, provide space for limited second story office and additional retail space, and enhance on-site wind protection.

8. Site planning shall avoid back-loading the lot and consider two stories along portions of Indian Canyon Drive as well as elsewhere on the site.

9. The City shall allow the vacation of the existing frontage road but this should be accomplished only in conjunction with the approval on an integrated master plan for the Plaza del Mundo portion of PA 3.

10. Parking requirements shall be discounted at the discretion of the City Planning Director but only for integrated and complementary planning of the Plaza del Mundo site where reciprocal and other parking efficiencies are to be realized.

11. Corozon Road shall serve the commercial developments to the north and south, and then transition in a manner that does not invite non-resident (through) traffic. Special treatments may include speed bumps or signage indicating "No Through-Traffic".

12. The City Redevelopment Agency should provide non-monetary assistance with lot consolidation and site planning and development in order to optimized commercial retail development and the integration of the church.

13. Encourage an appropriate mix of uses in Plaza del Mundo that serve and complement the surrounding residents and the West Valley Campus, including the following:
    - Books and music store
    - Restaurants/coffee shops
    - Copiers/printers
    - Office/academic supplies
    - Art supplies
    - Banking/Credit Union kiosk
    - Computer & electronics store;
    - Green grocer (no 7-11 or equivalent)
    - Dry cleaner
    - Apparel stores

14. Prohibit uses that are inconsistent with the development concept for Plaza del Mundo, including:
    - Drive-Through restaurants
    - Gas Stations
    - Tattoo Parlors or Body Art Shops
    -

    These uses are explicitly prohibited, as set forth in Table II-10 of this Specific Plan.

09.29.10

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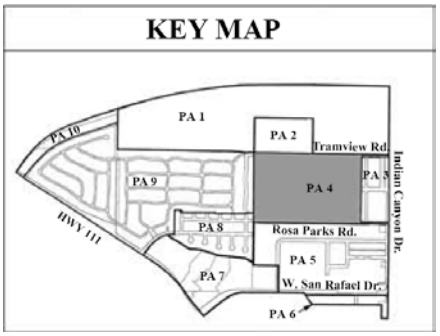
College Park Specific Plan
Iglesia de La Luz del Mundo Church Perspective
Palm Springs, California

Exhibit
VII-2

D. PA 4: Desert Highlands Neighborhood

1. PA 4 Existing Conditions



The Desert Highlands planning area (PA 4) is located immediately south of Tramview Road and the future COD West Valley Campus. It is bounded on the east by PA 3 and Indian Canyon Drive, on the south by Rosa Parks Road and mixed residential and business park uses to the south, and on the west by new and older single family residential. Neighborhoods to the west and southwest include Mountain Gate and Gateway Estates.

Desert Highlands is primarily a single-family residential neighborhood with lots averaging approximately 7,500 square feet. The neighborhood also includes churches and associated ancillary buildings, and limited multi-family structures in the eastern portion of PA 4. Aerial photos show that this subdivision had been graded and streets installed, with approximately four homes built by 1953. By 1967, approximately 40 percent of the lots had been built upon but the rate of infill development has slowed since that time. As noted in Section I, today there remain approximately 100 undeveloped single-family lots in the Desert Highlands neighborhood.

2. PA 4 Planning & Design Issues

Neighborhood preservation is an important issues associated with PA 4. The Desert Highlands is a quiet residential neighborhood that has very little through traffic and has developed a homogeneous character of single story homes on moderately sized lots averaging 7,500 square feet. Street improvements include paved streets with curb and gutter; sidewalks also in place throughout the planning area. In addition to new development associated with the future West Valley Campus, the PA 4 neighborhood could also be impacted by future commercial development east of Eldorado Boulevard. Buildout of the industrial/business park area (PA 5) could also impact the neighborhood if these developments are not thoughtfully managed.

The Desert Highland neighborhood lacks distinguishing characteristics that enhance community character and identity, and the neighborhood would benefit from some limited efforts in this regard There are also opportunities for interim to mid-term community gardens where local residents can jointly and cooperatively cultivate vegetables and flowers in community-managed plots. Community gardens are also discussed in Section II and elsewhere in this Specific Plan.

The Desert Highland neighborhood is also the closest to the future COD campus and may have the opportunity to provide student housing in the form of in-home room rentals, as well as with the development of studio apartments on single family home sites. These studios are envisioned as attached second units or as over garage units of approximately 400 square feet, both with outside access. These units would be developed in conformance with the development standards and guidelines set forth in Section II of this Specific Plan. It should be noted that this second story garage allowance is not currently permitted for non-hillside single-family development and could set a precedent for other single family neighborhoods.

3. PA 4 Planning and Design Concepts

Several planning and design issues facing PA 4: Desert Highlands have been identified and are briefly discussed below.

Student Housing Via Second Units and Studio Apartments

Residential neighborhoods in proximity to college campuses have frequently become an important source of student housing. The rental of individual bedrooms, attached and detached second units, and over-garage studio units have been common. The Desert Highland neighborhood in immediate proximity to the future campus and could provide up to 100 student housing units.

As an established neighborhood, Desert Highland still has nearly 100 vacant single-family lots available for new development. Sustainable development in new single-family housing is a stated goal of the specific plan. As examples of sustainable house designs become familiar to local residents may encourage sustainable practices in additions and remodels (also see Sections VI and IX).

The College is also planning the development of curricula and training programs on sustainable design, technology and practices. These include enhancing thermal efficiency of homes and businesses through energy audits, and weatherization and renewable energy programs. The Desert Highlands neighborhood may serve as an energy conservation lab where College-based training programs apply weatherization and other sustainability programs and technologies to existing housing in the area.

As noted above and elsewhere in this Specific Plan, design of the West Valley Campus restricts campus traffic along Tramview Road. This street is largely limited to local traffic today, including local access to the JOJ Center and the park. The preliminary campus plan (see Section X) would keep most traffic on the north and along the westerly extension of Sunrise Parkway. College traffic using Tramview Road would be restricted to the east end of Tramview Road.

There should be no commercial or campus through traffic into the Desert Highlands neighborhood. Local residents should have convenient access to future commercial services between Indian Canyon Drive and Eldorado Boulevard but should be protected from non-resident use of internal roadways. This may be accomplished by transitioning Corozon Road and providing signage that discourages through-traffic.

With the large number of single-family lots that are still vacant, there exist a near to mid-term opportunity for the development of community gardens on one or more vacant lots. Community gardens provide important venues for sharing experience and knowledge about vegetables and flowers, and providing neighborhood cohesion. Community gardens are discussed at length in both Section II and Section V of this Specific Plan.

A street tree program for PA 4 has also been developed. The purpose of the street tree program, which is discussed in Section V, is to provide a foundation hierarchy of streetscapes for the neighborhood, including Tramview and Rosa Parks Roads, Granada Avenue, and the minor streets in the neighborhood.

4. PA 4 Desert Highlands Planning and Design Guidelines

The above planning and design concepts for the Desert Highlands neighborhood outline the opportunities to apply specific planning and design guidelines to this portion of the planning area. As the oldest residential neighborhood in College Park, Desert Highlands has provided an important foundation for the buildout of the area. As it becomes the closest neighbor to the future West Valley Campus and other new development, it warrants special consideration and protection. The following planning and design guidelines are meant to preserve and enhance this neighborhood, and need to be closely followed to assure that the design goals are achieved.

1. Consistent with development standards and guidelines set forth in Section II of this Specific Plan, the development of second units and casitas may be permitted with the intent to provide opportunities for student housing in support of the campus.

2. The City and the College shall work cooperatively to implement energy conservation and other sustainable technologies within the Desert Highland neighborhood. Opportunities for the development of examples of sustainable house design and construction shall also be encouraged.

3. The City and the College shall cooperate in the development of programs that incorporate curricula and training programs on sustainable design, technology and practices into the new and existing homes within the Desert Highlands area. College-based services may include energy audits, weatherization and renewable energy programs, and water management and conservation.

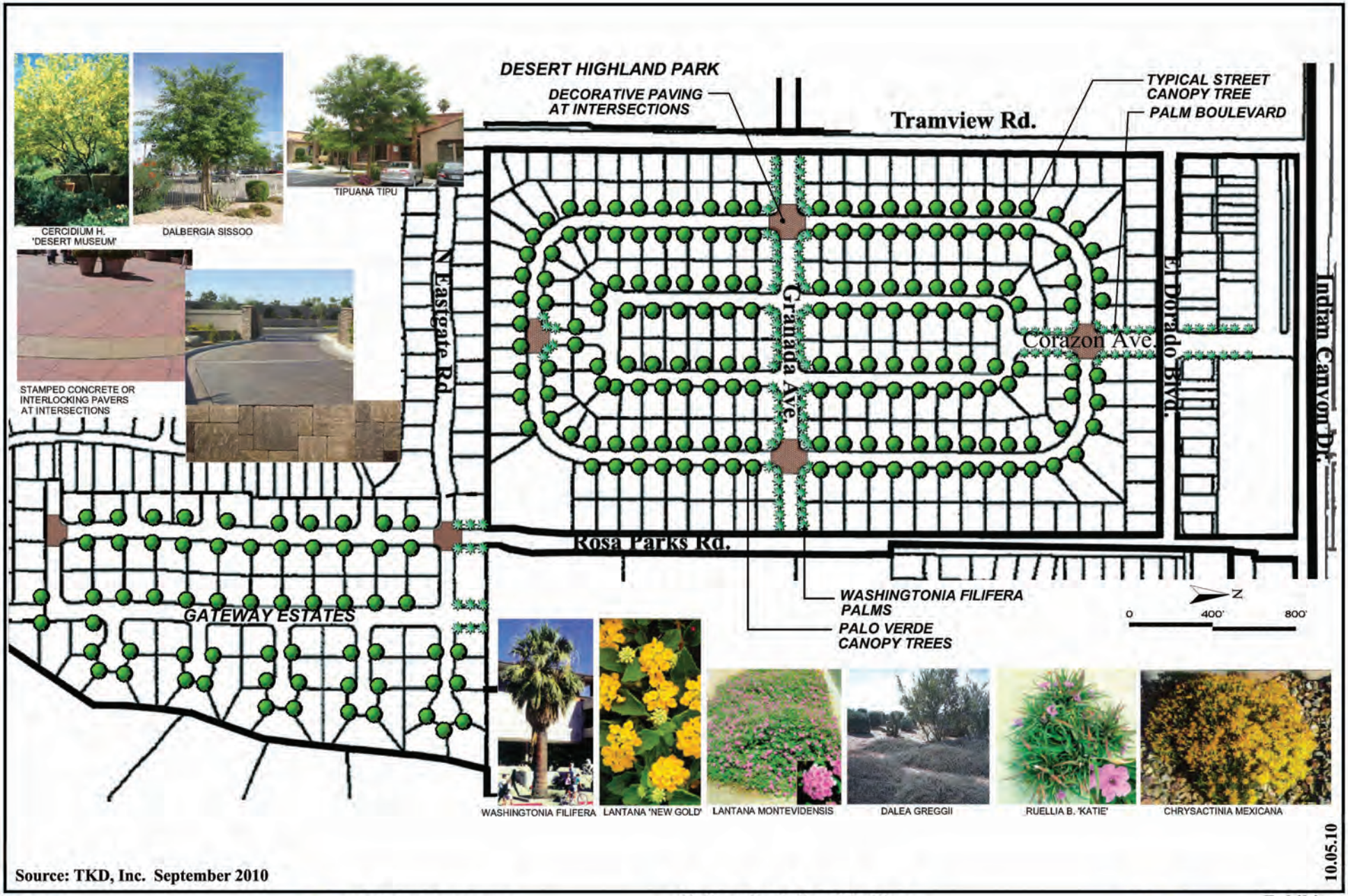
4. The City and College shall coordinate the design of the campus and especially campus ingress and egress that limits Tramview Road access to the campus from Eldorado Boulevard.

5. The City shall require signage that restricts commercial vehicular access to commercial sites east of El Dorado Boulevard. Road design, signage and other means shall be used to avoid or minimize commercial through traffic in the Desert Highland neighborhood.

6. Community gardens shall be permitted on appropriate vacant lots located in Desert Highland in accordance with the development standards and guidelines set forth in Section II of this Specific Plan.

7. Consistent with the landscape guidelines set forth herein, the City shall coordinate the incremental planting of a streetscape program within Desert Highland, which establishes a streetscape hierarchy that differentiates from and provides enhanced character to the area.

Specifically, a street tree program that defines major and minor roadways would enhance the local environment by softening the streetscape and providing shade and cooling along the sidewalks.



Source: TKD, Inc. September 2010

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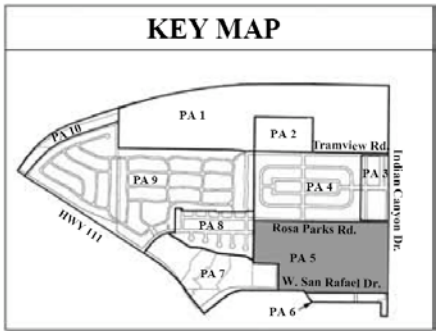
College Park Specific Plan
Desert Highlands/Gateway Estates
Street Tree and Pavement Plan
Palm Springs, California

Exhibit
VII-3

E. PA 5: Industrial Park Area

1. PA 5 Industrial Park Area Existing Conditions



PA 5 is described as an industrial park area but is actually a mix of uses that include light industry, business park, residential components and limited commercial. The area is generally bounded by Indian Canyon Drive on the east, Rosa Parks Road on the north, San Rafael Drive on the south and McCarthy Road on the west. PA 5 also includes an industrial site at the southwest corner of McCarthy Road and Radio Road (extended), and the new Rosa Gardens Apartments at the northwest corner of Radio Road (extended) and McCarthy Road. Approximately 60 percent of PA 5 is developed; other portions are under development and limited lands remain unplanned and undeveloped. Diverse occupants of PA 5 include residential developments such as the 32@ Agave residential development (under construction), Palm View Apartments and the Rosa Gardens Apartments (under construction). PA 5 also hosts limited commercial uses, including Julian's Market and Roman Marble and Granite.

The industrial park users are predominantly auto body, auto repair, and towing and auto storage/impoundment operations, and include the City Police Department impound yard. The park also hosts a diverse group of other users, including media and technology supporting the auto industry, construction-related industries, warehousing and other users. The approved but not yet built Desert Oasis Industrial Lofts project will be an industrial condominium development that could be an opportunity for sustainable technology business to launch new business. Exhibit VII-4: PA 5 Existing Development and Businesses shows the existing state of development in this area and the current business and other uses located there.

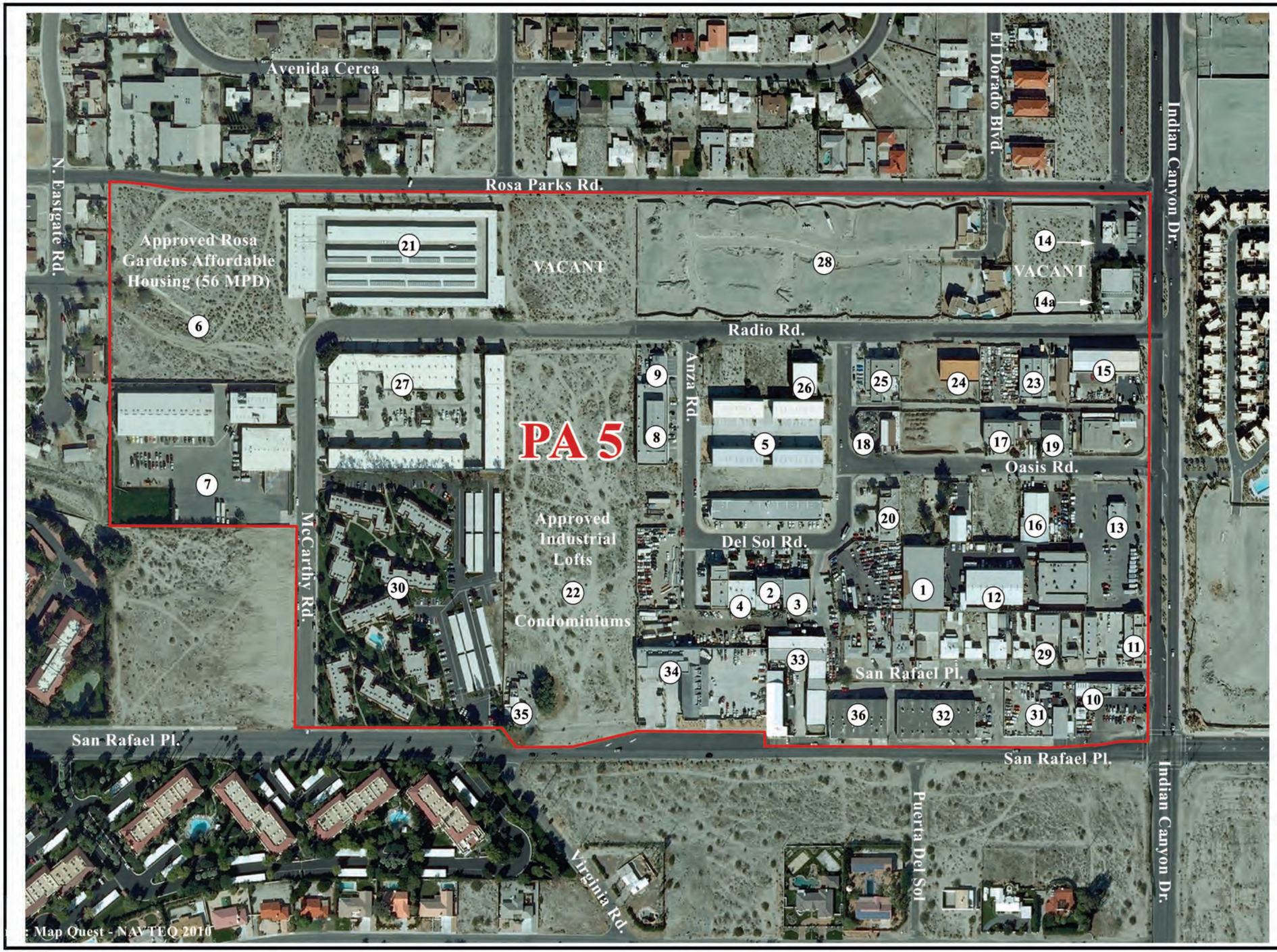
2. PA 5 Industrial Park Area Planning & Design Issues

PA 5 is a mixed-use area with a diversity of small-scale industrial, service commercial and retail commercial, and residential land uses within an area of about 100-acres. As can be seen from the diverse mix of uses in PA 5, there is the potential for land use incompatibilities to arise, as well as opportunities to grow existing business and attract new ones to this well-served area. Many of the existing and prospective uses in PA 5 could complement the programs envisioned at the COD West Valley Campus, and could serve as a launching pad for new businesses aligned with the College's targeted curricula, such as: Sustainable technologies, medical device development and manufacturing, culinary arts and communications arts and media.

While there are many opportunities to grow and enhance business development in PA 5, it is also challenged and underutilized, and includes areas where roadways are incomplete and constrained. The sub-areas in PA 5 that warrant special consideration include:

- Julian's Market and vicinity
- San Rafael Drive right-of-way and buildout
- San Rafael Place circulation and underutilization
- Oasis Road/Rosa Parks Road industrial connector
- Agave East and West Business Park Parcels
- Anza Road and Del Sol Road area parking and circulation

The Specific Plan addresses each of these PA 5 sub-areas, evaluates the issues associated with each and provides conceptual solutions. It sets forth development standards and guidelines that correct existing problems and optimize the area for renewed growth and development.



Legend

1. Brother's Towing Inc. II
2. OMAG Automotive Machine
3. Arcaro's Auto Body
4. Palm Springs Plating & Finishing
5. Warehouses/Storage
6. Rosa Gardens Affordable Housing (56 MFD)
7. DST Industries
8. M & S Auto Repair, Swiss Motor
9. Multi-Unit Indust. Bldg; vacant/renovation
10. Julian's Market
11. Roman Marble & Granite/Tuscany Showroom
12. Lumbermen's Self Storage
13. Kitchen's Cabinets & Designs
14. Valero Gas Station

14a. Verizon

15. Desert Fountain & Gas Supply
16. H & H Automotive Repair
17. Palm Springs Classic Auto Body & RV
18. Palm Springs Recycling
19. PSI General Contractors
20. Ado's Automotive
21. U-Store-It
22. Desert Oasis Industrial Lofts
23. The Dix Building (Office Bldg)
24. Berardi Warehouses
25. West Coast Mopar + Automania
26. Electric Motor Service
27. Radio Road Business Park
28. 32@Agave (Now Vista San Jacinto)
29. Genos Overhead Doors & Gates
30. Palm Springs View Apartments
31. Palm Springs Auto Care/Smog Test Center
32. Misc. Industrial/Light Manufacturing & Vacant
33. Bavarian Auto Repair & Indian Motorcycles Palm Springs Service
34. Tramway Industrial Center
35. Mama Ola's Soul Food
36. Best & Boys & Vacant

PA 5 Area Boundary

N

October 15, 2010

3. PA 5 Overarching Planning & Design Concepts

The overarching planning and design concepts for PA 5 are to more clearly identify, and where prudent segregate, potentially incompatible industrial and service commercial from other land uses. Equally important is to assure a well designed and served industrial area that helps local businesses thrive. There are several important design considerations and concepts associated with existing and future development in PA 5. These include:

1. acquiring essential rights-of-way and constructing roads,
2. encouraging renovation of highly visible buildings and streetscapes,
3. addressing issues of surface drainage and potential flooding,
4. optimizing remaining residential development possibilities,
5. integrating new industrial and business park uses,
6. enhancing commercial services and properties,
7. addressing existing issues of circulation and parking deficiencies, and
8. enhancing long-term access to Indian Canyon Drive through minor changes in PA 5 circulation between Radio Road and Rosa Parks Road.

E.4. PA 5 Special Treatment Subareas

This section of the Specific Plan directly assesses conditions and identifies issues at each of the six subareas of PA 5. Development concepts and guidelines are also provided to address STA constraints but to also capitalize on the respective opportunities presented by each.

E.4.a. PA 5 Julian's Market and Vicinity

Existing Conditions

The northwest corner of Indian Canyon Drive and San Rafael Drive is one of the most important gateways into the College Park planning area. For many years, the corner and adjoining lands have been occupied by a convenience commercial store (Julian's Market), and a changing mix of largely auto repair related operations. The exhibit on the right shows the market and adjoining uses, and existing and future road rights-of-way. Julian's Market has long served residents of this area of the City and is also frequented by employees of local businesses and service providers.

The site and portions of the building are shared spaces (sublets) with two additional businesses, including auto and smog check operations. While most of the right of way required for Indian Canyon Drive and all for San Rafael Drive has been dedicated along this property, only minimal street improvements have been constructed at the corner. Large portions of the dedicated street are being used for parking at Julian's Market and the adjoining auto services. The buildings occupying this site significantly detract from the curb appeal of this gateway location.

The treatments needed for this portion of the planning area are multifold and may take time to implement. Nonetheless, the consolidation of appropriate land uses and the completion of street and parkway improvements will significantly improve the look and function of this gateway site. Specific actions include planning for entry signage/landscape treatment for the corner and enhanced vehicle, pedestrian and bicycle access to the market.

Conceptual Site Plan

The following conceptual plan assumes that the auto-related uses will move out and commercial retail will eventually occupy the full site. The conceptual plan leaves the currently partial width right-of-way along Indian Canyon Drive. Until such time as this additional 20-feet is secured, it may not be possible to provide a southbound bike lane on Indian Canyon Drive. It is advised that the City request the dedication of the remaining right-of-way and provide a temporary building encroachment easement to Julian's Market. The City and property owner should also evaluate interim and long-term opportunities to modify the existing building along Indian Canyon Drive and improve full street, bike path, sidewalk and parkway treatments at this location.

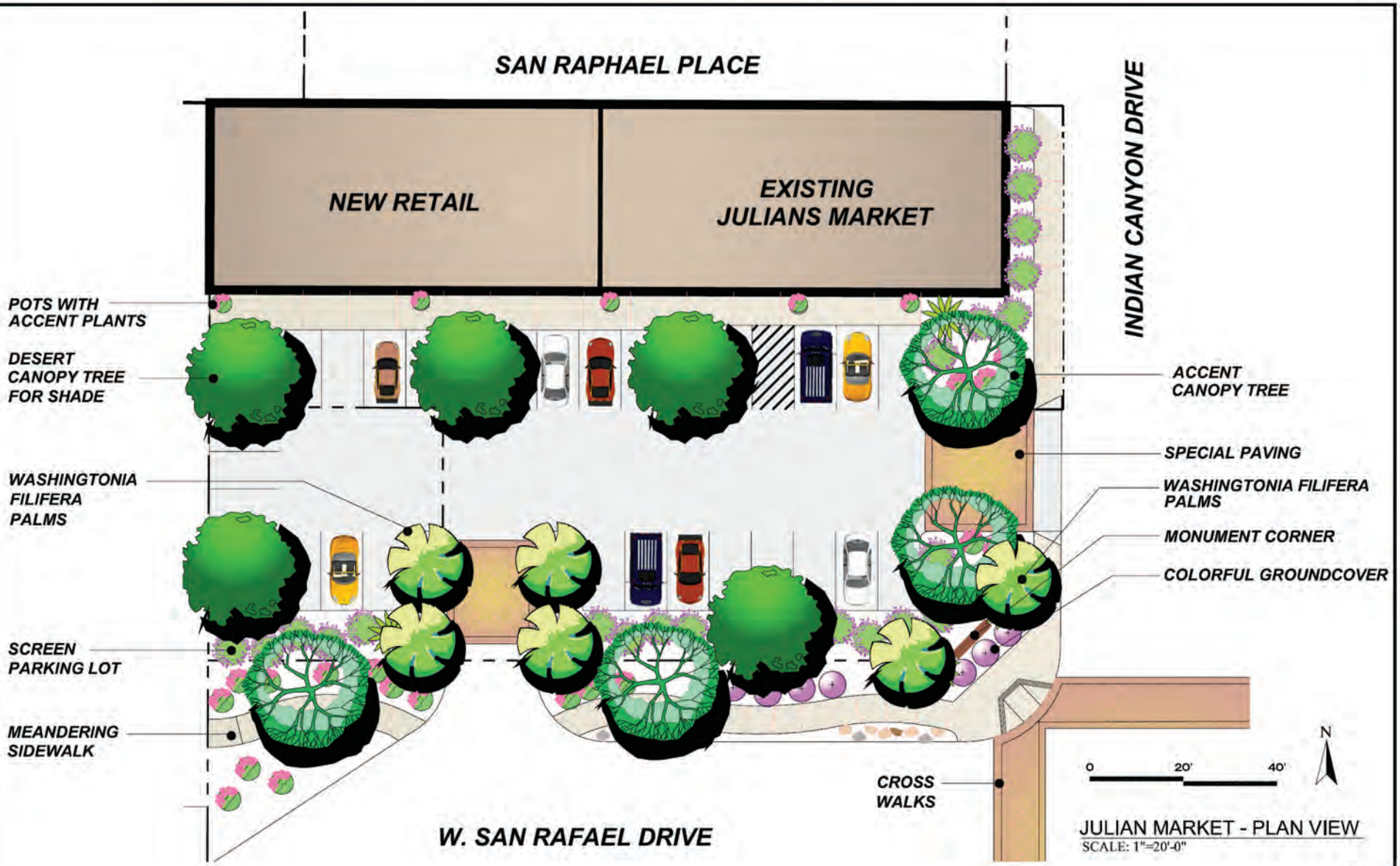
1. Full-width improvements should be provided along San Rafael Drive, including curb, gutter and sidewalk, in accordance with City requirements and the streetscape design set forth in Section V.

2. Every effort should be made to transition the existing auto repair shops from this building to a location elsewhere in the industrial area of PA 5. Future use of this space should be limited to retail commercial with parking provided where repair bays currently exist.

3. Every effort should be made to incorporate at least a portion of the property to the immediate west into the renovated Julian's Market retail center, thereby better optimizing the use of that land and providing a critical mass of retail commercial at the corner.

4. Access into Julian's Market shall be provided as shown on Exhibit VII-5, below, placing access drives as far from the intersection as is practicable.

5. Parking shall be provided in a manner consistent with City standards and in substantial conformance with the conceptual development plan set forth below.



Source: TKD, Inc. September 2010

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College Park Specific Plan
Julian's Market Conceptual Site Plan
Palm Springs, California

Exhibit
VII-5

Conceptual Architecture

In addition to addressing the land use and circulation issues associated with Julian's Market, opportunities for facade modifications were also examined. The existing structure is an unarticulated rectangle box currently housing the convenience market on the eastern portion of the building and a smog check station and an auto repair shop farther west, respectively. Both the smog and auto repair shops have roll-up doors facing San Rafael Drive and the intersection.

The approach taken in developing concepts for facade renovations was informed by the desire to limit uses in the subject building to retail commercial, perhaps including an expansion of the existing Julian's Market, and the possible addition of one or two other retail outlets. Every effort would be made to relocate the automotive businesses elsewhere in the industrial area where similar uses are located.

Future improvements to the Julian's Market building need to be cost effective, while giving it the best chance to look and function well as a neighborhood convenience store. Julian's could also possibly be expanded to provide household goods, as well as green grocer and convenience food and drink, and other commercial sundries. The following suggests design approaches to facade renovation.

1. Architectural renovation of the existing Julian's Market building shall include a redesign of the existing roof to improve building appearance, provide shade along the south elevation and facilitate the on-roof installation of solar photovoltaic and/or thermal.

2. Buildings added to this center shall be designed to optimize solar capture, while providing appropriate shading to highly exposed elevations.

3. Building enhancement and articulation shall be achieved in a cost-effective manner by using a few well conceived design elements, such as window walls, articulated roof lines and eaves, clerestory grill work or textured stucco surfaces.

4. The landscape plan for Julian's Market should use the plant palette provided in Section V, and should also incorporate a corner planning area entry treatment as shown in Section V.

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08.03.10

Source: TKD, Inc. June 2010

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College Park Specific Plan
Julian's Market Facade Renovation Perspective Concept
Palm Springs, California

Exhibit

VII-6

Julian's Market Planning and Design Guidelines

The northwest corner of Indian Canyon and San Rafael Drives, and especially the Julian's Market property, is an important gateway to the planning area and sets the tone for travelers entering the City on Indian Canyon from the I-10 freeway. To provide an attractive and useful entry, the mix of land uses, site access and parking, and lack of full street improvements need to be addressed. Furthermore, there has been some effort in the past to improve the look of this building; however, it remains essentially an unarticulated box and there is virtually no landscaping on this site. Consistent with the above conceptual site plan and recommended corner treatment, the following design guidelines should be implemented at the earliest possible convenience.

1. The non-commercial uses currently located on the Julian's Market property shall be deemed legal nonconforming uses, encouraged to relocate, and required to do so at such time as renovation of the market occurs.

2. The Julian's Market property shall be further improved to provide controlled access and full curb, gutter, sidewalk and other parkway improvements in accordance with City requirements. Future site planning shall substantially conform to these design guidelines and the development concept (Exhibit VII-5) prepared for this site.

3. Prior to or concurrent with approval of any future remodeling of any structure on this site, the two parcels currently comprising this property (Lot 063 & 064) shall be merged into a single legal parcel.

4. The City shall coordinate with the owners of Julian's Market and the adjoining property to the west to explore the possibility of a full or partial parcel and/or development merger. The intent is to increase the size of the shopping center by adding one more building to the west end of this area.

5. In addition to the driveways providing access from Indian Canyon and San Rafael Drives, long-term access to San Rafael Place should also be provided, in a manner comparable to that shown in Exhibit VII-7.

6. The City shall coordinate with the property owner and shall facilitate review and approval of plans for the remodeling on the existing building for retail commercial uses and in conformance with the architectural design concepts set forth in this Specific Plan.

7. The remodeled Julian's Market shall provide unified elevations, especially along the highly visible San Rafael Drive exposure, and shall express the progressive, sustainable design principles set forth herein.

8. The CPSP Entry Treatment on the subject corner shall provide a simple but iconic design based on the landscape elements of the area, including desert fan palms, boulders, cobble, and sand and gravel of the local alluvial geology.

9. The CPSP Entry Treatment will be a good opportunity to provide College Park identify with a modest signage mounted on a low cobble wall integrated into the overall landscape treatment.

10. Landscape materials used in any aspect of site renovation of this corner shall rely upon the CPSP Master Landscape Plan and associated landscape palette.

E.4.b. PA 5 San Rafael Drive Right-of-Way and Buildout

Existing Conditions

Within the CPSP planning area, San Rafael Drive west of Indian Canyon Drive has both an irregular right-of-way and paved section. This roadway has been fully dedicated and improved beginning approximately 440-feet west of McCarthy Road and continuing west to North Palm Canyon Drive/Highway 111. The subject segment of San Rafael Drive extends from Indian Canyon Drive on the east to new and approved industrial development to the west.

As noted above, the right-of-way for the north half of San Rafael Drive has been dedicated along the frontage of Julian's Market. However, west of this location are several businesses and buildings which encroach well into the future right of way of this street; in these areas the 44 half--width of the street has not yet been dedicated. All of these uses are associated with auto repair, some constituting small repair businesses leasing space and two larger businesses operating on their own properties.

The existing development encroaching into the subject right-of-way dates back to at least the 1960s. The two central blocks of industrial space are each divided into approximately six leasable units. While the leasing market continues to be weak, these two buildings are clearly at a competitive disadvantage, lacking modern construction, serviceable facilities or amenities that would attract the light industrial leasing market, or adequate parking.

Source: Map Quest 2010, Assessor's Map BK669 PG 44, Riverside County, Calif.

Two other businesses along this segment have not yet dedicated right-of-way and have buildings that currently encroach into the future street. These include the Bavarian Auto Repair/Indian Motor Cycles Repair and A&A Towing. These businesses appear to have drive access to Del Sol Road to the north and are also using vacant lands to the north and east for vehicle storage.

Conceptual Design Plans/Solutions

In addition to the immediate issue of securing the balance of San Rafael Drive rights-of-way and building out this roadway segment, there are land use and planning issues that must also be addressed. Issues associated with re-use and/or redevelopment of these and other lands immediately north of San Rafael Drive are further addressed separately below.

San Rafael Drive is designated a four-lane Secondary Thoroughfare on the City General Plan Circulation Plan, and calls for a full right-of-way of 88-feet or a 44-foot half-width. This roadway has become progressively important as development has increased in the area. Its connection across the northern portion of the City links these neighborhoods to major north-south arterials, including Indian Canyon Drive and North Palm Canyon/Highway 111.

Simply stated, at least the middle two of the four buildings of concern are antiquated, obsolete and outdated buildings (see photos above). These buildings currently take unrestricted access onto San Rafael Drive, and should be slated for either major remodeling or demolition. Two other buildings/businesses also take access from San Rafael Drive but via individual access drives. Each also has buildings that encroach into the future right of way.

The A&A Towing business, immediately west of Julian's Market, is discussed above as a possible expansion area for the retail operations at Julian's Market. A portion of the Bavarian Auto Repair building is the fourth to encroach into the future San Rafael Drive right-of-way. Unlike the other three encroaching buildings, a portion of the Bavarian Auto/Indian Motor Cycle Repair building could be removed to provided the needed right-of-way, while still preserving the business at the site. These businesses could also possibly take access off of Del Sol Road to the north, where a drive serving this property already exists.

San Rafael Drive Planning and Design Guidelines

The issues associated with the subject segment of San Rafael Drive are straightforward; however, they will require significant action on the part of the City and property owners to be properly addressed. In addition to securing much needed road rights-of-way, the City should also encourage existing auto repair businesses to relocate or reorient themselves to the interior portion of the PA 5 industrial area. The proposed redesign of San Rafael Place (see below) and the lands immediately north of San Rafael Drive could facilitate this relocation. The following design guidelines should be implemented to allow the buildout of San Rafael Drive and to better optimize the existing industrial and service commercial uses.

1. Prepare preliminary roadway alignment plans for the buildout of San Rafael Drive, depict proper lane configurations and parkway improvements, and superimpose existing structures that conflict with the buildout of this roadway.

2. Initiate meetings with property and business owners and leasees, review the roadway conditions and existing conflicts and negotiate with each to modify or demolish existing buildings and secure needed rights-of-way.

3. Industrial land use may continue on these parcels, although business park uses are strongly recommended. Future development should present thoughtful building and landscape design to the San Rafael Drive frontage that does not conflict with but rather complements the future residential development of the south side of this roadway.

4. In order to preserve roadway capacity and improvement the appearance of the San Rafael Drive frontage, vehicle access and parking to the subject business should be provided to the rear of these buildings to the greatest extent practicable.

5. The City shall encourage the application of modern, efficient and sustainable building designs in redevelopment of these lands.

E.4.c. San Rafael Place and Industrial Circulation

Existing Conditions

San Rafael Place is a 30-foot east-west alley running parallel to and just north of San Rafael Drive, and extending approximately 660-feet west from Indian Canyon Drive to a dead-end without turn around. The 12± narrow lots served by this road appear to be a remnant single-family subdivision with all but one structure having been converted to a variety of offices for small construction and other businesses. Access into this area is highly restricted and responses to emergencies could be significantly impeded.

Lands to the south of San Rafael Place include Julian's Market, A&A Towing, and two large and somewhat dilapidated industrial buildings. This roadway terminates at the east boundary of the Bavarian Auto/Indian Motor Cycle Repair facilities. As noted, the roadway is bounded on the north by several converted single-family residences and by Roman Marble and Granite/Tuscany Showroom.

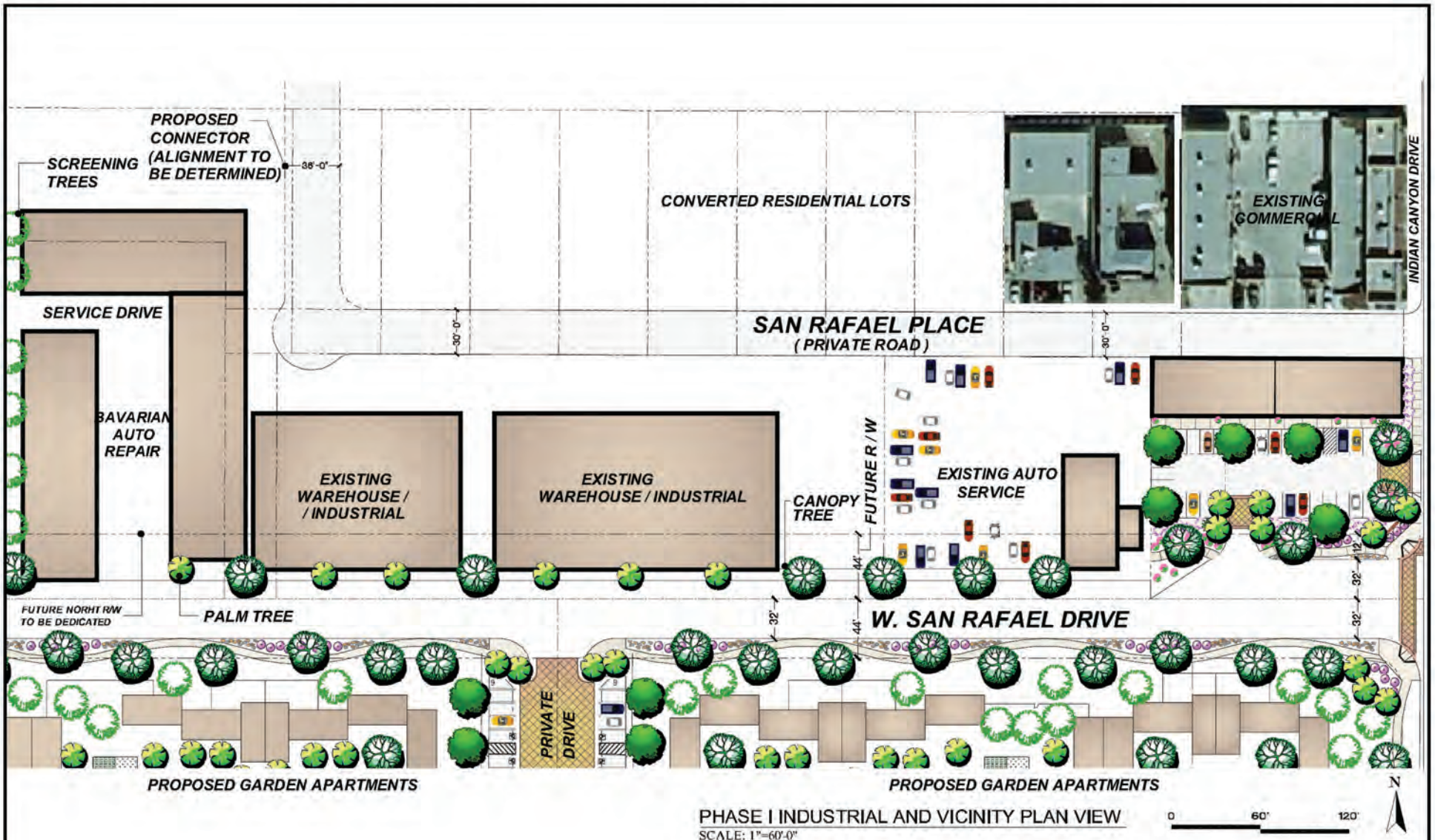
The lands to the north and south are adversely affected by this lack of circulation and inefficient distribution of land uses. Business and emergency vehicle access to surrounding lands is constrained and could complicate emergency responses in this area.

Conceptual Design Plans and Solutions

The effort to address the planning and circulation issues associated with San Rafael Place have been divided into two phases. The first would require securing one of the single-family lots on the north side of the roadway and extending a connection to Del Sol Road to the north. This connection would provide an alternative means of access to this area and serve existing businesses and emergency response vehicles.

Phase II of the San Rafael Place redesign would provide a more substantial solution to this area of PA 5 by providing a new lotting and development pattern south to San Rafael Drive and west of the Bavarian Auto Repair. In addition to extending San Rafael Place north to join with the east leg of (north-south) Del Sol Road, Phase II will also reconfigure most of this roadway to the north end of the existing single-family lots, thereby opening more land to the south for planning and redevelopment.

Phase I and Phase II San Rafael Place redesign concepts are shown on the following exhibits. While these exhibits show specific solutions to the design issues, they should be used in conjunction with planning and design guidelines set forth below to achieve a consensus with property owners on how these issues can ultimately be addressed.



PHASE I INDUSTRIAL AND VICINITY PLAN VIEW
SCALE: 1"=60'-0"

10.17.10

Source: TKD Associates, August 2010

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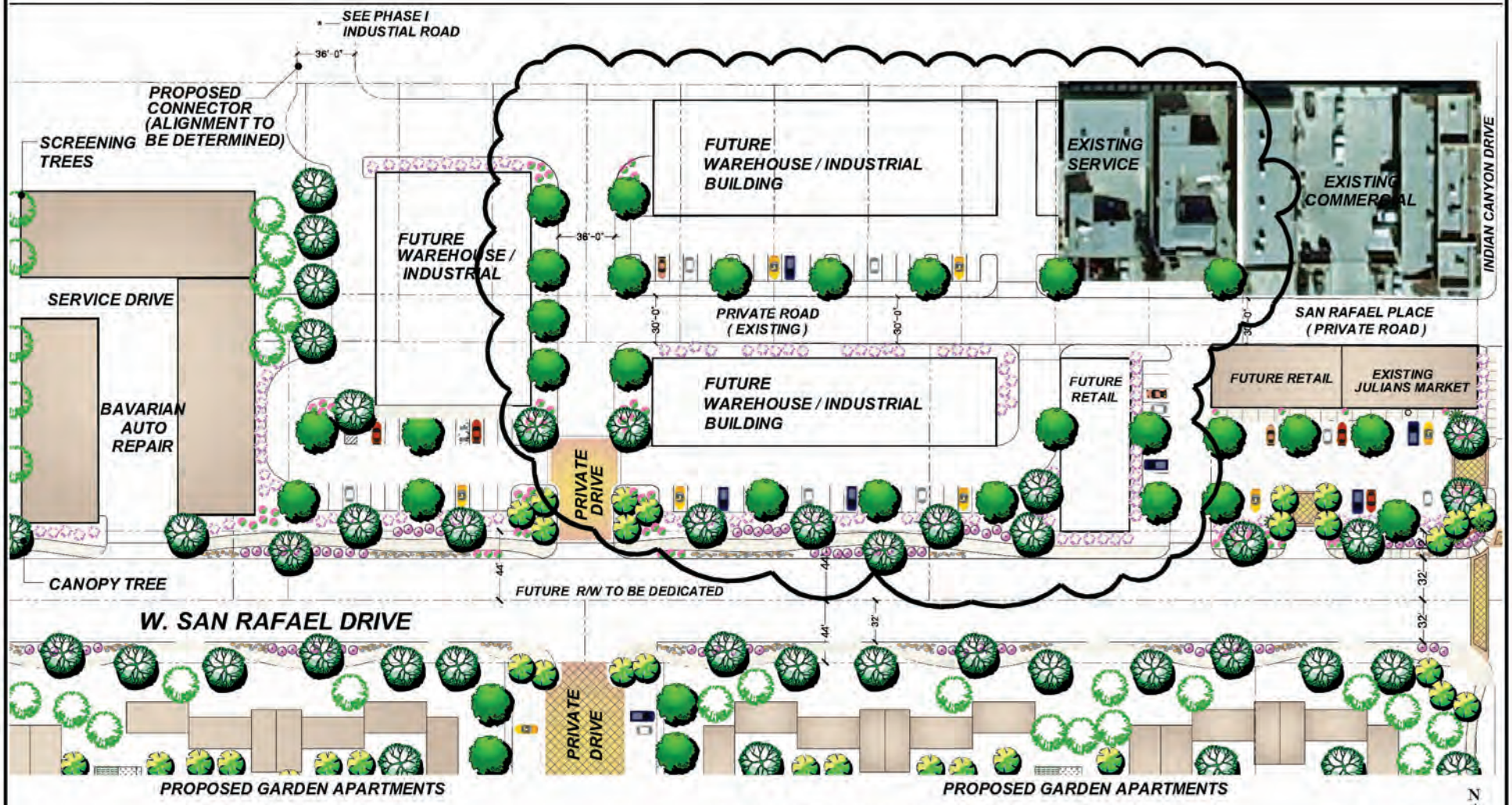
College Park Specific Plan
San Rafael Place Phase I Industrial Design Concept
Palm Springs, California

Exhibit
VII-8



PHASE II INDUSTRIAL AND VICINITY PLAN VIEW
SCALE: 1"=60'-0"

10.14.10

Source: TKD Associates, August 2010

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College Park Specific Plan
San Rafael Place Phase II Industrial Design Concept
Palm Springs, California

Exhibit
VII-9

San Rafael Place Planning and Design Guidelines

San Rafael Place is a result of ad hoc land use and circulation planning that has resulted in a substandard roadway without secondary or emergency access, and without vehicle turn-around capacity. Its location also further fragments lands in this portion of PA 5 and limits opportunities for redevelopment of this area. The following planning and design guidelines, in conjunction with the above Phase I and II exhibits, are meant to provide direction on addressing and resolving the issues associated with this roadway and surrounding lands.

1. At its earliest convenience, the City shall initiate discussions with the owners of potentially affected properties to secure right-of-ways or easements for the creation of a turning knuckle at the west end of San Rafael Place and its extension north to Del Sol Road.

2. Until such time as the City has secured the Phase I secondary access for San Rafael Place, no new development or major renovation shall be approved on properties which take sole access from this roadway.

3. West of the Roman Marble and Granite retail outlet and showroom, the Phase II relocation of San Rafael Place should be to the north of the single-family lots, which will require the acquisition and demolition of several structures.

4. To provide an assemblage of lands that optimizes its development potential, lands north and south of San Rafael Place should be consolidated and made available for coordinated master planning in substantial conformance with the Phase II plan for this area.

5. Access onto San Rafael Drive from within the Phase II planning area should be limited to a single, well-designed access drive that is situated directly opposite the principle entrance into the future San Rafael Gardens residential development.

6. The landscape treatment in the Phase II planning area shall include the San Rafael Drive streetscape treatment that is a logical extension of that to be used at Julian's Market and shall conform with the plant palette in Section V.

E.4.d. Agave East and West Business Park Parcels

Existing Conditions

There are two parcels in the northern portion of PA 5 that are proposed for Business Park development. Both of these parcels are currently vacant, the first being located immediately west of the 32@Agave residential project and immediately east of the U-Store It self storage center, and bounded on the north and south by Rosa Parks Road and Radio Road, respectively.

The second parcel is located immediately west of the Valero gas station and the Verizon building, both located on Indian Canyon Drive. This parcel is bounded on the west by the 32@Agave residential project, and on the north and south by Rosa Parks Road and Radio Road, respectively. It should be noted that the second parcel is part of a larger parcel owned by Verizon, on the eastern portion of which are Verizon facilities. A portion of the subject parcel is planned for a connector road (see below) between Radio and Rosa Parks Roads to facilitate signalized industrial park access to northbound Indian Canyon Drive.

Radio Road currently serves as a transition area between industrial uses to the south and primarily single-family residential uses north of Rosa Parks Road. However, the potential exists for development on currently vacant lands to have an adverse impact on the surrounding residential neighborhoods. This potential can be avoided and optimum use realized in a manner that complements the industrial zone to the south but provides a more residential-friendly face to the Desert Highland neighborhood located immediately to the north.

Also important to note is that the Desert Highland residential neighborhood could be adversely impacted by industrial or business park traffic. Also relevant is the location of the existing Radio Road Business Park immediately southwest of the Agave West business park site.

Conceptual Design Plans and Solutions

The Agave West property encompasses approximately 2.21 acres and is roughly square in layout. The desire is to develop this parcel for business park purposes, which will result in land uses more compatible with residential uses to the east and north. Single-story construction is also recommended to limit the effect of development on this site to viewsheds as seen from the adjoining residential neighborhoods. Emergency-only access should be provided onto Rosa Parks Road and this streetscape should provide quality design consistent with the master landscape plan set forth in Section V.

The Agave East property encompasses 1.7 acres and includes the existing Verizon facility on Indian Canyon Drive. It is proposed that the vacant portion of this L-shaped parcel be developed with a business park building and that it also provide a north-south connector between Radio and Rosa Parks Road; this connector road is further discussed below. As with Agave West, the Agave East Business Park is recommended as single story development taking access from the future connector road.

Agave East and West Planning and Design Guidelines

As noted, these two parcels lie at the north end of PA 5 in an area that has served to transition between the industrial to the south and the residential to the north. The development of these two sites as business parks would be consistent with other development in the area and would serve to buffer the adjoining residential neighborhoods. The following planning and design guidelines are recommended to optimize the use of these lands and assure compatibility with surrounding neighborhoods.

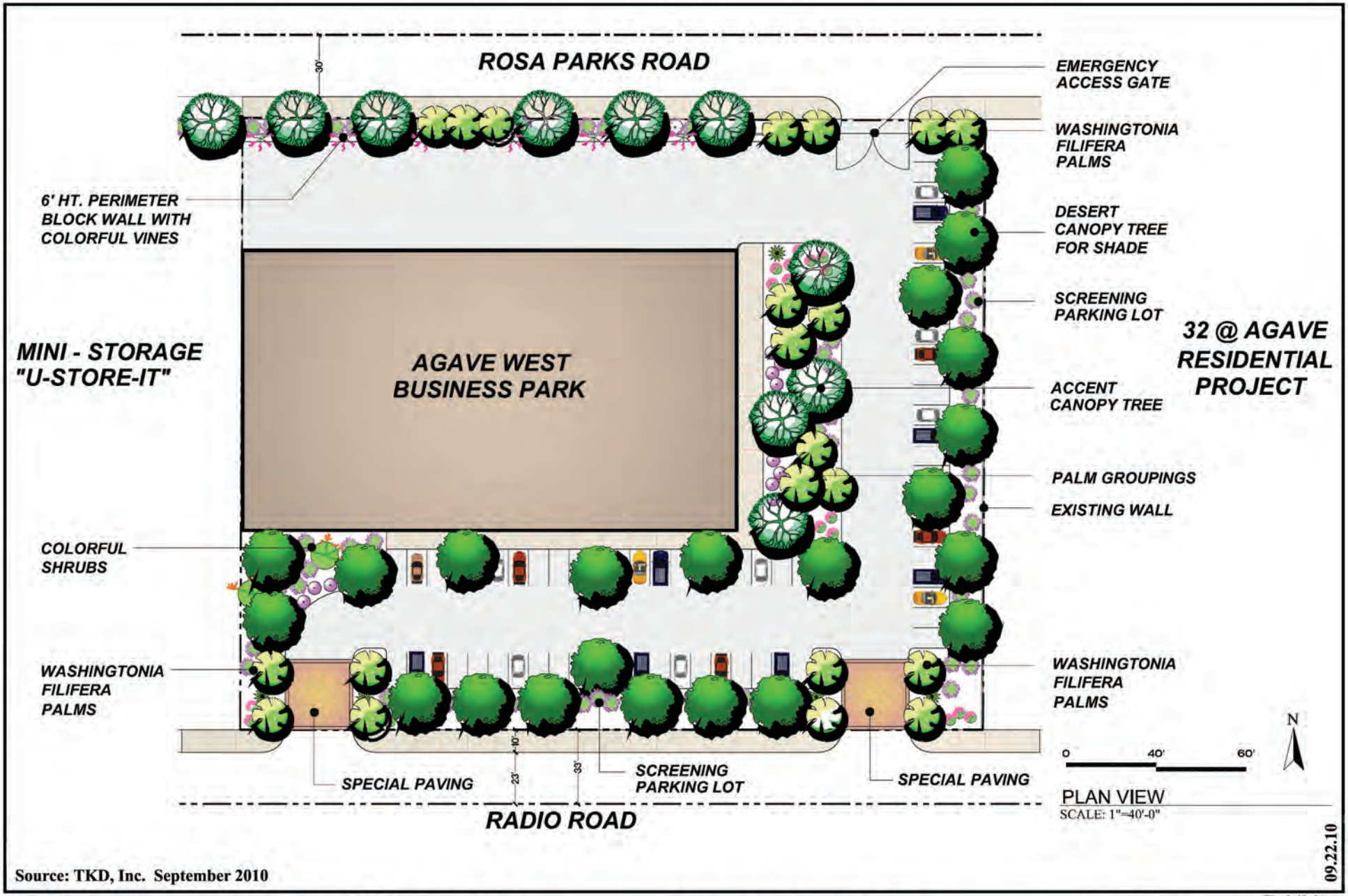
1. Land uses on the Agave East and West parcels shall be limited to those described for "Business Park" as set forth in Section II of the Specific Plan.

2. Access into these parcels shall not be permitted from Rosa Parks Road, with the exception of emergency gated access that is well-designed and integrated with the streetscape for these parcels.

3. Site planning and building design shall be conducted in a manner that minimizes the impacts of these two developments on the 32@Agave residential project.

4. Business park buildings constructed at these locations shall be limited to single story and shall be reviewed for their potential viewshed impacts, especially westerly and southerly views, from adjoining residential lands.

5. Care should be given to 360° architectural and landscape design to assure that buildings on these sites complement the neighborhood and provide a coherent streetscape treatment.



Source: TKD, Inc. September 2010

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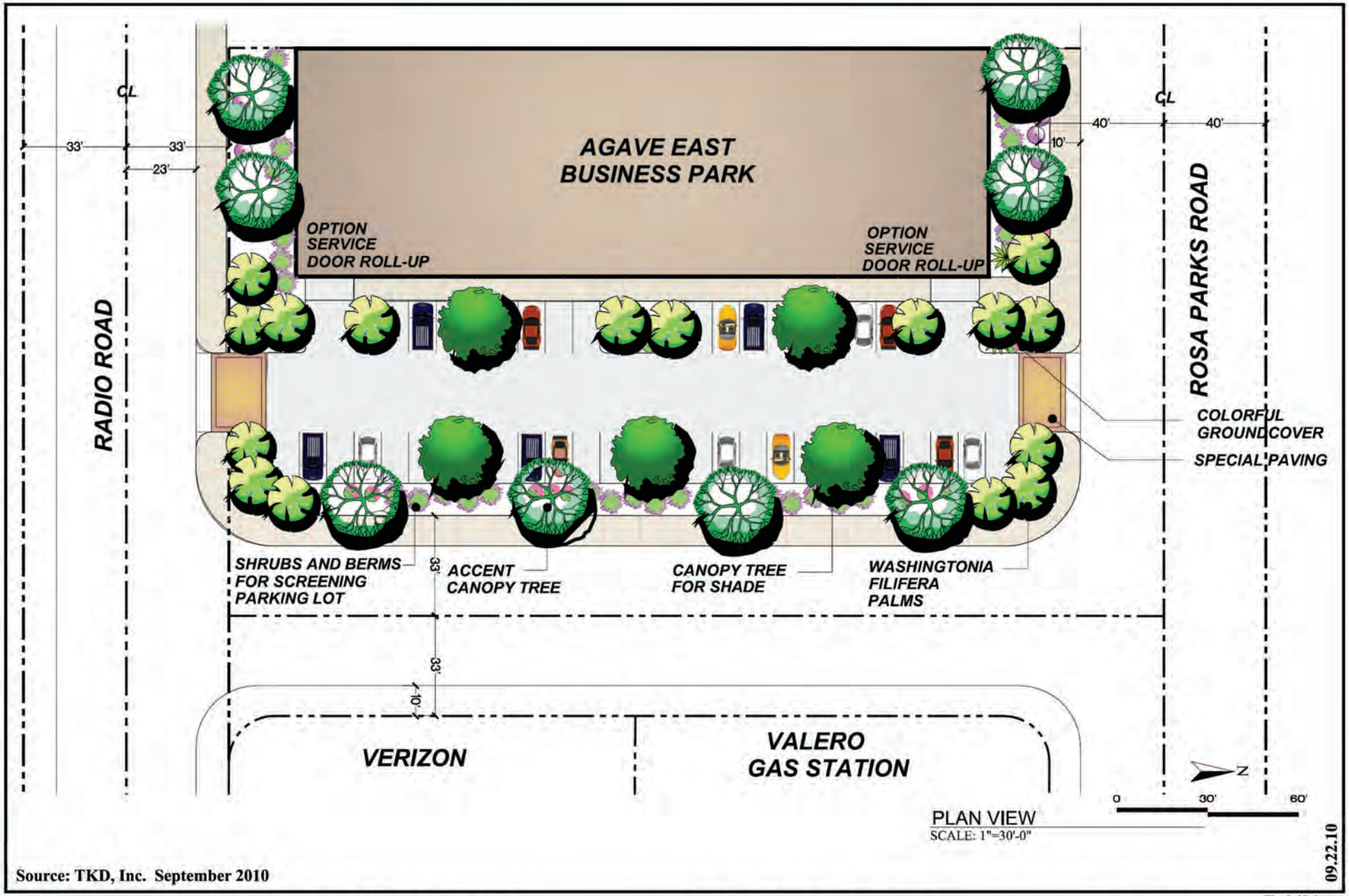
College Park Specific Plan
Agave West Business Park Conceptual Site Plan
Palm Springs, California

Exhibit
VII-10



PLAN VIEW
SCALE: 1"=30'-0"

09.22.10

Source: TKD, Inc. September 2010

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College Park Specific Plan
Agave East Business Park and Industrial Connector
Palm Springs, California

Exhibit
VII-11

E.4.e. Radio and Rosa Parks Roads Connector

Existing Conditions

Currently, there is a lack of controlled access onto northbound Indian Canyon Drive for traffic originating from within the industrial park area. Existing traffic signals are limited to Indian Canyon Drive at San Rafael Drive. Future signalized intersections along the subject stretch of Indian Canyon Drive are expected to be limited to Rosa Parks Road, Tramview Road and Sunrise Parkway. At the unsignalized intersection of Indian Canyon Drive and Radio Road future traffic volumes will prohibit safe left turns on to Indian.

Radio Road is located too close to Rosa Parks Road to make the intersection of Radio Road and Indian Canyon Drive a desirable location for a future traffic signal. Also, Oasis Road access to northbound Indian Canyon Drive is precluded by a restricted median island in Indian Canyon Drive. Currently, industrial traffic must negotiate southbound traffic or make its way onto southbound Indian Canyon Drive and pull a U-turn at San Rafael Drive. Alternatively, this northbound traffic must wind its way through the industrial park, past residential lands, access San Rafael Drive and then travel to the signal at Indian Canyon Drive.

Conceptual Design Plans and Solutions

As noted, Rosa Parks Drive will eventually be signalized and Radio and Oasis Roads are not available for signalized access onto Indian Canyon Drive. In consultation with City Public Works, an alternative "connector" has been conceived that could facilitate industrial park access onto the east end of Rosa Parks Road from Radio Road, and hence provide direct access to the Rosa Parks Road/Indian Canyon Drive signalized intersection.

This solution requires the acquisition from Verizon of 66-feet of rights-of-way between Radio Road and Rosa Parks Road. The remainder parcel that would result west of the connector road would serve as the development site for the Agave East Business Park, discussed above, which would also take access from this connector road.

Two design concerns are evident with regard to this planned connector. First is the limited turning radius that will be available for northbound vehicles, which must be able to properly align with the intersection and its left-turn pocket without blocking the right-turn pocket. The second issue is the use of the connector traffic for southbound industrial vehicles; once traffic turns onto Rosa Parks Road it must immediately execute a left turn to get onto the connector road. This issue may be of limited concern in that most traffic using the area will be familiar with the local roadway network and will realize that southbound traffic can access the industrial park area more easily by using either Oasis Road or Radio Road.

Radio and Rosa Parks Roads Connector Planning and Design Guidelines

The concept for development of the subject connector roadway is shown on Exhibit VII-11: Agave East Business Park and Industrial Connector, above. In addition to providing a north-south connector that would have minimum impact on local traffic, selection of the subject parcel keeps the connector near Indian Canyon Drive and away from residential neighborhoods. It also leaves a remainder parcel that can be developed, as conceived for the Agave East Business Park site. The following planning and design guidelines should be followed to assure a viable and compatible connector.

1. The connector roadway should be located along the eastern portion of the vacant Verizon parcel to avoid conflicts with other roads accessing Rosa Parks Road and to avoid further traffic impacts to the 32@Agave residential project.

2. The connector roadway should be located within a 66-foot right-of-way, provide a minimum of 46-feet of pavement curb to curb, and provide an enhanced curb radius at the southeast corner of Rosa Parks Road and the connector road.

3. In order to limit the number of potential turning conflicts between neighborhood and industrial park traffic, the City should consider posting signage on Indian Canyon Drive for southbound trucks that advise them to take industrial park access from Oasis Road or Radio Road.

E.4.f. Anza Road and Del Sol Road Parking and Circulation

Existing Conditions

Anza Road and Del Sol Road form a U-shaped circulation at the heart of the PA 5 industrial area. Lands served by this road include numerous auto-related businesses providing general and specialized auto services, Brothers Towing (and auto wreckers), metal plating and recycling operations, and general light industrial. There is a lack of off-street parking associated with may if not most of these land uses with the result being a wide range of illegal and unsafe parking at business entrances, on the roadway parkway and near hydrants. At times, the circulation also appears constrained and could result in obstacles to fire and other emergency vehicles.

At least two lots in this area have been cleared and are being or have been recently used for parking and vehicle storage, including one lot that has a poured foundation ready for building construction. Therefore, it does not appear that these informal parking areas are permanent and will probably not be available in the mid-term unless formal action is taken.

Conceptual Design Plans and Solutions

The parking and circulation issues in the Anza Road/Del Sol Road area have emerged over time and are expected to worsen as more development occurs on lands served by these streets. There does appear to be potential to address some of these problems by monitoring conditions and communicating with affected businesses about their vehicle storage issues. Better staging of work and less ad hoc vehicle storage could reduce the parking shortage and the obstructions to circulation caused by on-street parking congestion.

Another potential solution is the development of permanent off-street parking lots that could either be jointly owned or have dedicated spaces that are leased to local businesses. Lands appear to be available to provide additional off-street parking to serve the area and coordination with land and business owners could result in the dedication of permanent off-street parking.

Anza Road and Del Sol Road Parking and Circulation Planning and Design Guidelines

A combination of efforts appear necessary to assure that adequate and safe parking is available to businesses in this portion of PA 5. The City does not have a large industrial land component and this area is especially important for its potential to complement the new COD campus and to grow new businesses in sustainable technologies, including electric vehicles, solar thermal and electric technologies for homes and businesses, and other enterprises involved in energy production and conservation, and in smart water technologies. The following planning and design guidelines are recommended to help address the subject parking and circulation issues.

1. In order to encourage business owners to address parking and circulation issues, the City should initiate a program of regularly monitoring parking and circulation conditions in the area, communicate with offending business and where necessary writing citations where violations are occurring.

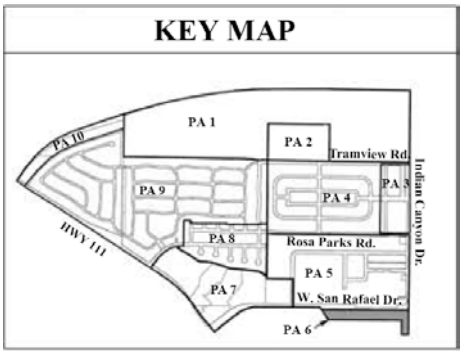
2. A parking supply/demand study should be conducted to determine real demand for parking and explore ways of providing safe and compliant parking on-site, off-site and through limited on-street parking.

3. To further limit the extent of illegal parking and obstruction of the subject roadways, the City should consider posting signage along Anza and Del Sol Roads that clearly delineate where on-street parking is permitted; red curbing should also be used where appropriate

4. Identify vacant lands in the immediate area that would be appropriate for a joint use parking lot where individual businesses could lease shaded and secure parking spaces that support their business operations. Either a private landowner or the City could purchase and designate a shared parking facility that the owner would landscape and maintain.

F. PA 6: San Rafael Gardens Residential Project

1. PA 6 Existing Conditions



The San Rafael Gardens site is comprised of 12 vacant residential lots and a portion of north-south La Puerta del Sol Drive, and encompasses approximately 6.5-acres. The site is located at the southwest corner of Indian Canyon Drive and San Rafael Drive, and is partially bounded on the west by Virginia Road and on the southeast by Santa Catalina Road. The property is also bounded on the south by five single-family homes and four vacant or partially vacant lots. Immediately north of the site and across San Rafael Drive are Julian's Market and auto repair business in the same building, A&A Towing, and two large and somewhat dilapidated industrial buildings. Lands to the west and across Virginia Road are developed as part of the Palm Springs Villas project.

View looking east from La Puerta del Sol

View looking west from La Puerta del Sol

2. PA 6 Planning and Design Issues

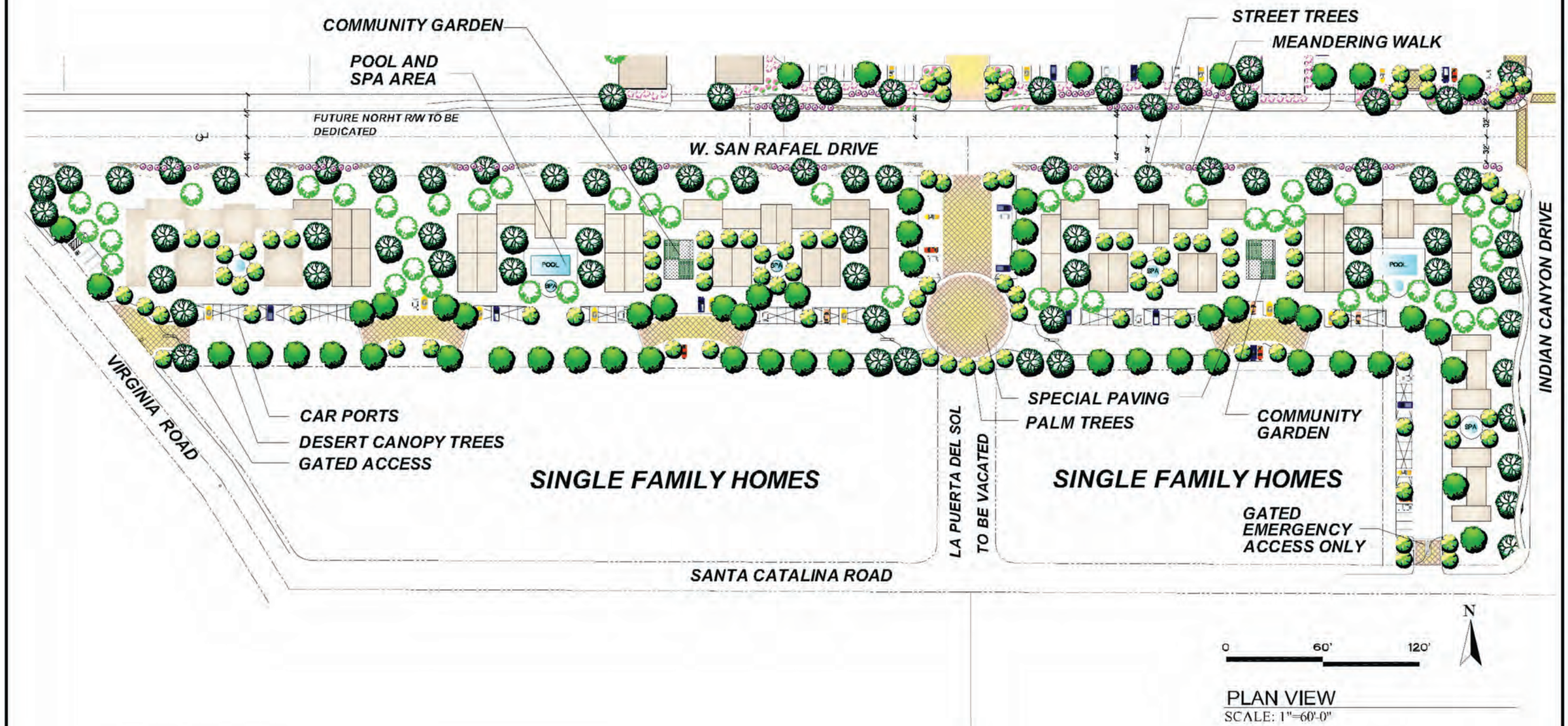
Heretofore, the subject property has been designated Mixed Use, which allows a wide variety of uses, including industrial and commercial. The site's location immediately north and east of existing single-family and multi-family residential development, and its lack of connectivity with other industrial and commercial lands to the north, argue strongly for residential development at this site. Existing homes to the south are one story and the balance is also expected to be single story.

The shape and multiple lot configuration of these lands also affects planning and design. Generally, the planning area is approximately 200-feet north to south, excepting the three lots on the east end that extend the property south to Santa Catalina Road. By contrast, the planning area is approximately 1,220-feet east to west, creating a long and narrow site for planning. The subject property is also bisected by North Puerta del Sol, which extends from San Rafael Drive south beyond Santa Catalina Road; no lots take access from this road in the vicinity. It should be noted that previous but unapproved development plans have been successfully prepared for these lands.

3. PA 6 Planning & Design Concepts

The planning and design concepts for PA 6 San Rafael Gardens is based on the existing constraints and opportunities of the site, the appropriateness of residential development at this location and at a density that enhances land use efficiencies, the need for controlled access, and a scale and intensity of development that is compatible with surrounding land uses.

Planning and design was also shaped by the type of housing that would be most appropriate at this location, specifically low profile, moderate density garden-oriented apartments or condominiums. The land use designation will be Medium Density Residential allowing 6 to 15 dwelling units per acre. The anticipated overall density would be 8 to 10 units to the acre. By placing the development behind a decorative masonry wall, the homes can be protected from traffic noise and light, and achieve a level of wind protection. The vacation of La Puerta del Sol will preclude through traffic while having little or no effect on the general circulation pattern in the neighborhood. The design concept presented in Exhibit VII-12, below, has a density of approximately 8.5 units per acre.



PLAN VIEW
SCALE: 1"=60'-0"

Source: TKD, Inc. September 10, 2010

4. PA 6 Planning and Design Guidelines

The following design guidelines provide direction for the future planning of the San Rafael Gardens site, and its interface with residential development to the south, and traffic on the north and east. While the guidelines are not firm development standards, following them will help to assure that future planning for the San Rafael Gardens will provide quality housing that is well integrated with surrounding neighborhoods and the local street system.

1. As shown on the conceptual development plan, residential development at San Rafael Gardens should be limited to one-story multi-family units that are clustered to form interior courtyards that provide protection from the prevailing northerly winds.

2. Residential units shall be design to optimize season-appropriate shade and solar gain, and shall use roof designs that facilitate the use of rooftop solar electric and/or thermal systems. Other aspects of sustainable design and technology shall also be incorporated into residential design.

3. Access and circulation for this development shall rely on a single main access drive off of San Rafael Drive, a secondary access from Virginia Road, and an emergency-only access at Santa Catalina Road. All access drives should be gated with the central drive from San Rafael Drive entering into a court with turn-around and guest parking.

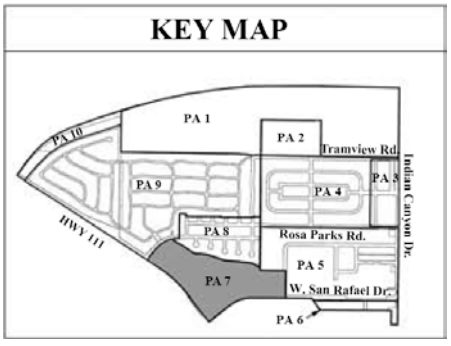
4. Covered and uncovered parking shall be provided in accordance with parking standards set forth in Section II of this Specific Plan. Parking areas and landscaping shall be located along the southern site boundary to buffer residences to the south.

5. Open space amenities shall include thoughtfully conceived desert themed gardens that primarily rely on the plant palette and landscape guidelines set forth in Section V of this Specific plan Open space amenities shall also include pools, spas and covered pavilions that are conveniently distributed throughout the site for easy access by all residents.

6. The streetscape along San Rafael Drive and Indian Canyon Drive should include a six-foot masonry wall of serpentine or comparable rhythmic design that is enhanced with desert themed landscape in accordance with the guidance set forth in Section V of this Specific Plan.

G. PA 7: McCarthy Place Apartments

1. PA 7 McCarthy Place Existing Conditions



The development area described herein as McCarthy Place is comprised of three vacant lots totaling approximately 5± acres and forming an essentially square development area; these are the only vacant lands remaining in PA 7. These lands are located at the northwest corner of San Rafael Drive and McCarthy Road. In addition to being bounded on the south and east by these two roadways, McCarthy Place is bounded on the west by a portion of the Palm Springs Villas development and on the north by DST Industries. The Palm View Apartments are located across McCarthy Road and another portion of the Palm Springs Villas condominium project are located south of San Rafael Drive. The subject property would be accessible from both San Rafael Drive and McCarthy Road.

2. PA 7 McCarthy Place Planning and Design Issues

Two major issues have been identified in association with planning for development on the subject site. These include land use compatibility and off-site drainage. As noted, lands immediately north of the McCarthy Place site are defined as industrial uses and were approved through a Planned Development (PD 109). The current use is limited to advertising support services, including sound stage and related facilities. The potential for conflicts between the current land use and the planned McCarthy Place apartments appears limited and less than significant.

The potential drainage issue associated with this site is less clear. As noted in the Master Drainage Plan and the Master Circulation Plan of this Specific Plan, the eastern terminus of a remnant flood control levee is located at the northwest corner of the McCarthy Place site. Immediately south of the levee is a drainage channel comprised of a series of a series of detention basins and weirs or drop structures. The channel originates on the east side of North Palm Canyon Drive and storm flows must be accommodated both on site, at the point of discharge and its conveyance to downstream facilities.

The potential for this drainage channel to carry stormwater runoff appears to be quite limited. The drainage area that it serves appears to be limited to a portion of the Chino Canyon alluvial cone west of North Palm Canyon Drive. There is very little evidence that this channel has carried storm flows at least in the past several years. The extent of the tributary area for this channel is uncertain, as is the channel's capacity and estimated storm flows. It will be essential that potential storm flows from this facility are quantified and accommodated by the future McCarthy Place development.

3. PA 7 McCarthy Place Planning & Design Concepts

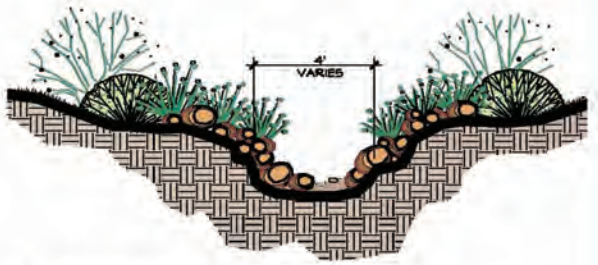
A variety of considerations have been made in developing planning and design concepts for the McCarthy Place development. These include existing two-story multi-family housing adjacent to and in the immediate vicinity of this site, and its potential to provide additional affordable housing in the area for future College Park campus employees and students and employees of existing and future businesses in the planning areas. Another important consideration is the site's location on a Secondary Collector and thereby having good access to other parts of the City, and the relatively benign nature of the "industrial" use located to the immediate north. Finally, the possible need to accommodate off-site stormwater has also affected the design of the site.

As noted, the site is at the receiving end of a drainage channel that passes limited Chino Cone runoff around the Palm Springs Villas project. Consultations with Public Works yielded a letter and preliminary hydrology analysis for the Palm Springs Villas project[1], which indicate that substantial flows could emanate from this channel. However, the levee was constructed to intercept and route flows primarily originating from Chino Creek and the Whitewater River (see 1984 aerial photo in Phase I report in EIR). Due to the lack of up-to-date hydrology data specific to the subject channel and its tributary area, more information is needed.

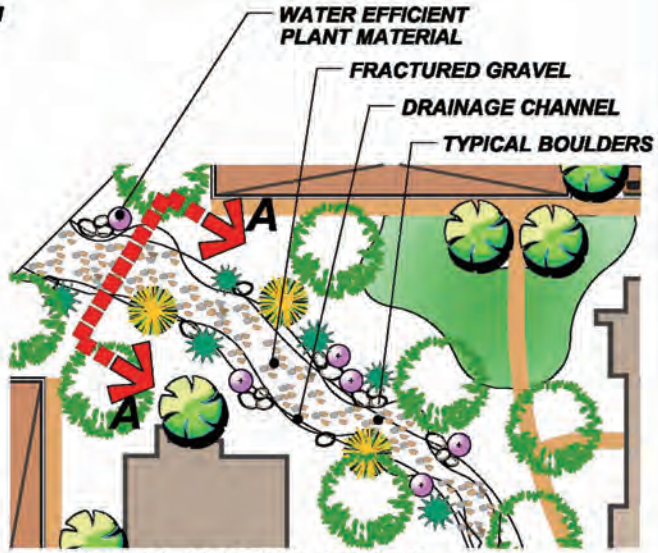
Therefore, the conceptual site plan for McCarthy Place makes provision for the capturing of upstream storm flows, conveying them safely through the site and discharging them in an approved manner. More hydrology analysis will be needed to determine the scope and scale of on-site drainage facilities for this project.

[1] Correspondence from John H. Hacker & Associates regarding off-site and on-site hydrology associated with development of the Palm Springs Villas project, December 24, 1980.

DRAINAGE MASTER PLAN
SCALE: 1"=60'-0"



A-A DRAINAGE SECTION
SCALE: 1/4"=1'-0"



DRAINAGE DETAIL PLAN VIEW
SCALE: 1"=30'-0"

Site Area: 5.36 Acres

09.22.10

Source: TKD, Inc. September 2010

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Planning & Research, Inc.

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College Park Specific Plan
McCarthy Place Conceptual Site Plan
Palm Springs, California

Exhibit
VII-13

4. PA 7 McCarthy Place Planning and Design Guidelines

The following design guidelines provide direction for the future planning of the McCarthy Place site, and interface with industrial development to the north and its accommodation of off-site storm water. As with other Special Treatment Areas in the CPSP planning area, the following guidelines are not firm development standards. However, following them will help to assure that future planning for McCarthy Place will provide quality housing that is well integrated with surrounding land uses and which accommodates local drainage issues.

1. As shown on the conceptual development plan, residential development at McCarthy Place should be planned for two-story multi-family units that are sited in a manner that allows for the conveyance of off-site stormwater flows from the northwest to the southeast.

2. Project site planning should distribute major uses, including dwelling unit blocks, parking, open space and recreational amenities, and drainage facilities in a manner that maximizes efficient and convenient access, while optimizing the joint use of landscape and drainage areas as usable open space.

3. A detailed hydrology analysis shall be conducted prior to the initiation of detailed site planning for this project, identifying the need for intercept facilities at the mouth of the off-site channel, determining the best method of conveying flows through the site, and providing on-site spreading areas at the southeast corner that can return flows to a natural condition.

4. Access and circulation for this development shall be provided from McCarthy Place and from San Rafael Drive. To maximize usable open space, on-site roadways should be kept to the minimum required to provide safe and adequate circulation, and may include cul-de-sacs at allowable lengths. Gated access, while not contemplated, is not precluded by these guidelines.

5. Residential units shall be designed to optimize season-appropriate shade and solar gain, and shall use roof designs that facilitate the use of rooftop solar electric and/or thermal systems. Other aspects of sustainable design and technology shall also be incorporated into residential design.

6. Covered and uncovered parking shall be provided in accordance with parking standards set forth in Section II of this Specific Plan. Parking areas shall be located in proximity to the units they serve.

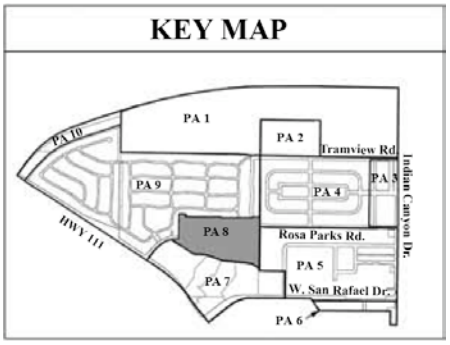
7. Open space amenities shall include thoughtfully conceived desert themed gardens that primarily rely on the plant palette and landscape guidelines set forth in Section V of this Specific Plan. Open space amenities shall also pools, spas and covered pavilions that are conveniently distributed throughout the site for easy access by all residents.

8. The streetscape along San Rafael Drive and McCarthy Road should include a six foot masonry wall that may include fenestration consistent with the need to attenuate traffic noise from San Rafael Drive. Landscape areas should be enhanced with desert themed landscape in accordance with the guidance set forth in Section V of this Specific Plan.

H. PA 8 : Gateway Estates (Estates)

1. PA 8 Gateway Estates Existing Conditions

The Gateway Estates (Estates) is a small enclave of single-family homes located south and east of the Mountain Gate community, north of the remnant levee and Palm Springs Villas, and west of PA 5 and Desert Highlands. There are 75 single-family lots in Gateway Estates, of which all but three are developed. Numerous lots back onto the Mountain Gate development and are separated by a masonry wall. Residential development south of the Estates (Palm Springs Villas) is separated by the aforementioned remnant levee and drainage channel.



Single-family lots in Gateway Estates average approximately 10,000 square feet. Aerial photos show that this subdivision had not yet been graded or developed as of 1953; however, by 1967 the entire development was completed with homes on all the lots. The 1967 aerial photo also shows that the drainage potentially affecting the Estates largely originated from the Chino Creek and Whitewater River drainages, rather than from sheet flows originating on the west side of North Pam Canyon and the Chino Cone. By 1984, the levee located immediately south of the Estates had been constructed to protect the Palm Springs Villas from these same flows.

2. PA 8 Gateway Estates Planning & Design Issues

The Estates planning area is a quiet residential neighborhood that has very little through traffic and has developed a homogeneous character of single story homes on moderately sized lots. Street improvements include paved streets with curb and gutter, with sidewalks also in place throughout the planning area. The Estates are somewhat isolated from surrounding developments but are accessed via Gateway Drive, which extends from North Palm Canyon and provides direct access to Mountain Gate and the Estates, but does not provide direct access to other portions of the planning area except through more circuitous routes. There appears to be limited through traffic on Gateway Drive east of the Mountain Gate entry.

Another issue (and opportunity) is the remnant levee located immediately south of the Estates. The Specific Plan proposes the development of a trail on the top of the 1,600± foot long levee to add to the area trails system (see Section II: Master Circulation Plan). The trail would extend from near North Palm Canyon to the northwest corner of McCarthy Place, from where it would need to be routed through McCarthy Place to either McCarthy Road or San Rafael Drive. The issues for the Estates are access to the trail and maintenance of privacy for Estate homeowners. The privacy issue is created by the elevated nature of the levee and the views it provides into the several backyards backing onto the levee.

The Estates neighborhood would benefit from some limited streetscape planning that provides character and distinction to the area. Specifically, a street tree program that defines major and minor roadways would enhance the local environment by softening the streetscape and providing shade and cooling along the sidewalks. Concurrent with the application of a street tree planting program within Desert Highland, the same program could be applied to the Estates and a unique palette selected to help define the Estates area.

Finally, as noted above the homes in the Estates neighborhood date back to 1967 or earlier, and many may not have been brought up to modern standards of thermal efficiency. Therefore, it is expected that many of these residences could benefit from the planned COD sustainability programs planned at the West Valley Campus. As has been recommended for the Desert Highlands neighborhood, the Estates could be an excellent laboratory for student training in residential construction, weatherization and the application of renewable energy and other sustainable technologies.

3. PA 8 Gateway Estates Planning and Design Concepts

There are, therefore, two areas where planning and development concepts are needed to address issues identified above. The levee trail component of the Master Circulation Plan provides both constraints and opportunities, and the planned streetscape treatments enhance and help define the Estates neighborhood. The streetscape program is essentially the same as that illustrated for PA 4: Desert Highland and will utilize trees and (if appropriate) other planting materials set froth in the plant palette found in Section V. Appropriate intersection treatments should also be considered.

The reasonable assurance of privacy to residences along the future levee trail must be provided. As is shown on Exhibit III-5 in Section III, the trail will be located on top of the existing levee. A hedge or living fence should be installed on the north side and at or near the top of the levee, and should be approximately six feet high, as measured from the trail, to preclude views into the adjoining backyards of Estates residences.

Given the age of most of the homes within the Estates, this neighborhood could substantially benefit from participation in sustainable technology programs to be developed at the COD West Valley Campus. Planning activities should include joint efforts of the City and COD to include these residences in future training and technology transfer programs that could reduce costs, enhance heating and cooling comfort, and reduce environmental impacts from less than efficient energy use. Programs that should be considered include energy audits, wall and attic insulation, water heater retrofits and/or insulation, appliance upgrade rebates, and the application of solar thermal systems for domestic hot water.

4. PA 8 Gateway Estates Planning and Design Guidelines

The above planning and design concepts for the Estates neighborhood outline the opportunities to apply specific planning and design guidelines to this portion of the planning area. As one of the oldest residential neighborhood in College Park Specific Plan area, the Estates has provided an important foundation for the buildout of the area and warrants special consideration and protection. The following planning and design guidelines are meant to preserve and enhance this neighborhood, and need to be closely adhered to assure that the design goals are achieved.

1. Consistent with the landscape guidelines set forth herein, the City shall coordinate the incremental planting of a streetscape program within Gateway Estates, which establishes a streetscape hierarchy that differentiates from and provides enhanced character to the area.

2. The City and the College shall work cooperatively to implement energy conservation and other sustainable technologies within the Estates neighborhood. Opportunities for the development of examples of sustainable house design, construction and renovation shall also be encouraged.

3. The City and the College shall cooperate in the development of programs that incorporate curricula and training programs on sustainable design, technology and practices into the new and existing homes within the Gateway Estates area. College-based services may include energy audits, weatherization and renewable energy programs, and water management and conservation.

4. The implementation of the levee trail described in Section III shall provide fencing, landscaping or a combination of both along the north side of the levee in order to assure the privacy of residences backing onto the levee and trail.

CITY OF PALM SPRINGS
COLLEGE PARK SPECIFIC PLAN

VIII. ARCHITECTURAL DESIGN GUIDELINES

A. Introduction and Purpose

The College Park Specific Plan has been developed in response to and as an extension of the planning of the College of the Desert West Valley Campus. This project has stimulated discussion and planning in the area of sustainable development, especially as it relates to architecture.

The CPSP takes advantage of optimal accessibility and a complementary mix of existing and future land uses that include single-family and multi-family local neighborhoods with efficient land use, commercial and industrial uses, and diverse open space and park amenities. The planning area also has immediate access to regional transportation links.

The College Park Architectural Design Guidelines provide a flexible set of fundamental concepts and principles that will assure a quality working and living environment that is attainable by a broad socio-economic cross-section of the western Coachella Valley. It is hoped that the implementation of the design guidelines will enhance the quality and character of the community and guide its buildout.

These Design Guidelines are intended to encourage creativity and excellence in all aspects of architectural design and development. The desired result will be a community that is attractive, cohesive and in harmony with the natural setting and surrounding lands and communities. Furthermore, the guidelines set forth design concepts and principles that enhance the community's functional characteristics to create a more livable, efficient and sustainable community. As noted above, these guidelines have been development to complement the West Valley Campus of the College of the Desert, which will be an integral part of this community.

It is also the intent of these guidelines to help clarify current patterns of development and identify the challenges, resources, and opportunities for enhanced community design. They provide guidance to enhance the appearance, solidity and integrated design of all development with residential neighborhoods, commercial and industrial uses, streets, public facilities, and parks and open spaces. The guidelines are also designed to promote a more sustainable and healthy community.

B. College Park Design Context

The College Park planning area is located at the north end of the contiguous urbanized area of the City. It is bounded by major roadways and the Whitewater River Wash. Residential development predominates in the area and is characterized by single-family and multi-family neighborhoods, some of which are just beginning to build out. Industrial and limited commercial development has also occurred in the planning area, with opportunities for redevelopment of obsolete uses and vacant lands for new commercial and industrial development. The planning area and vicinity are affected by a variety of constraints and opportunities, which have been thoroughly considered over the course of developing this Specific Plan. The College of the Desert (COD) has been provided land and plans to develop its 118± acre West Valley Campus within and will be an integral part of the College Park community.

B. 1. Constraints and Opportunities

The College Park Specific Plan project site and vicinity are affected by a variety of constraints and opportunities, which have influenced and shaped the evolution of this area. The planning area is located in an area that has been incrementally retrieved from the Chino Canyon and Whitewater River flood plain buy a series of flood control levees. Development has taken place over several decades and has resulted in a mix of both high-quality and very poor site planning and architectural design, as exemplified by certain existing industrial buildings located within the planning area.

A range of opportunities are also available to redeem and enhance the architectural design quality of the planning area. These opportunities include the forthcoming COD West Valley Campus, limited but important future industrial development, new multi-family projects and buildout of approximately 100 single-family homes. The planning area is also well served by public utilities and roadways, which enhances the cost-competitiveness of new development in this area.

B. 2. Existing Communities

The College Park Specific Plan will more closely link the area to the surrounding communities, including the Cities of Cathedral City and Desert Hot Springs, as well as other parts of Palm Springs. The West Valley Campus will serve the communities of the western Coachella Valley and is expected to induce additional commercial, industrial and residential development in the area. Employment in the planning area is expected to growth substantially in the coming years, with special emphasis on the College and industrial development in sustainable technologies and services.

C. Architectural Design Guidelines

The following discussion sets forth the purpose and intent of the CPSP architectural design guidelines. It also describes their applicability to development in the CPSP planning area, and the principles and a full range of design guidelines applicable to new and renovated development.

C. 1. Purpose and Intent

These architectural design guidelines are intended to assist developers and designers in understanding the Specific Plan's goals and objectives for quality development. Specifically, these guidelines are aimed at achieving the following:

- Express and describe the desired community character called for in the Specific Plan design guidelines
- Provide design criteria and standards for developers, engineers, architects, landscape architects and other professionals in preparing development and construction plans, and;
- Lend guidance to the City Architectural Review Board, City staff, the Planning Commission and Council in reviewing and evaluating future development projects within the Specific Plan area.

The guidelines apply to proposed commercial, industrial and residential development, but also including public facilities and infrastructure. They also apply to post-development additions, renovations, re-modelings, and other land use-related projects requiring building permits. They are intended to enhance the residential, shopping, employment, educational and recreational environment by creating an efficient, cost-effective and safe community, while also fostering an environment that is aesthetically pleasing.

The text and illustrations contained herein are not intended to dictate solutions or limit creativity. They are general and may be interpreted by project proponents and City staff with some flexibility in their application to specific development projects. Beyond the minimum standards set forth in Section II of this Specific Plan, creative adaptation and innovation are encouraged, provided the proposed development plan also adheres to general design principles to the greatest extent possible. Pre-submittal review of development plans and design concepts is encouraged to help developers and other project proponents realize the goals established within this design framework.

C.2. Applicability and Design Review Process

The College Park Architectural Design Guidelines will facilitate and inform the design review process. By implementing the objectives, standards and guidelines of the CPSP Specific Plan the City affirms its commitment to sustaining and enhancing the quality of life and the built environment in the project planning area. In addition to staff-level implementation of community design standards, the Planning Commission and City Council will review and approve public and private development design proposals, excepting those of the College of the Desert, which is subject to the guidelines and regulations of the State Architect’s Office but also to City's role as a Responsible Agency and College partner. Environmentally and aesthetically sensitive design is essential to the preservation and enhancement of the character and values of the area. Carefully selecting the type and intensity of land uses, managing transportation, drainage facilities, and protecting community open space and recreation areas will compliment both the built and natural environments.

The provisions of this document shall apply to all new development within the College Park Specific Plan area. Any subsequent addition, alteration, remodeling, renovation, or relocation within the Plan area that requires a building permit shall adhere to these guidelines to the greatest extent practicable. Any post-development expansion, addition, or renovation to an existing building, which creates the need for additional parking facilities, shall provide parking for the existing structure and the expansion area in accordance with the parking standards provided herein and any other applicable City ordinance or regulation not superceded by this Specific Plan.

C.3. Design Principles and Project Guidelines

Quality building design is determined by a wide range of considerations, including function and safety, sustainability, context sensitive design, access and parking, diversity in facade and roof design, richness of surface texture and color, functional window design and effective but unobtrusive signage. Building design should avoid square or box-like structures, expanses of blank walls, unattractive metal or plastic siding, visible outdoor storage, confusing access and parking, and large or gaudy signage.

The following discussions summarize the design principles that should be applied to new and renovated development in the CPSP planning area.

Building Proportions, Height and Setbacks

A. Structures should be planned as integrated elements within the environment espoused in the Specific Plan. This primacy is achieved by design guidelines addressing building scale and proportion, structure, height, and setbacks that are environmentally and aesthetically sound and sensitive. The thoughtfulness and quality of new development will establish an important baseline for the planning area and provide a model against which to judge subsequent development proposals.

B. Within the context of the CPSP planning area, building height should be compatible with other planned or existing buildings in the vicinity, while maintaining important viewsheds.

C. Building setbacks should take into consideration the effect of the structure on the streetscape and surrounding lands, and should be harmonious with the streetscape, surrounding structures and scenic resources.

D. Large buildings can provide architectural interest by with variations in building mass and distribution.

E. Generally, the height and width of building elevations shall not be dramatically out of character with surrounding development, the streetscape or natural scenic viewsheds.

Pattern and Rhythm in Community Design

Pattern and rhythm are key elements of the human aesthetic and are important to effective design. The Specific Plan encourages the blending of the built and natural environment. Pattern and rhythm are found throughout and they can be emulated in the expression of building architecture. The following guidelines will help to assure consideration of rhythm and pattern in site planning and building design.

A. Recurrent and alternating patterns of the surrounding landscape, including the slopes and peaks of the hills and mountains that form an important backdrop for the planning area, may be reflected in the voids and solids of buildings and the design of rooflines.

B. New development should create an architectural theme that conveys the harmony and coherence between structures and the surrounding environment by incorporating patterns and rhythms throughout the design.

C. New development shall provide an interesting and varied integration of structures, hardscape and landscaping that visually ties these elements together in an effective and pleasing manner.

Roof Types and Materials

As one of the most prominent features of buildings, the roof and roofline set the tone as they are approached from a street or sidewalk. The design of roofs and the selection of roofing materials is an essential design element that affects how well a building is integrated into its context.

A. Designers shall consider the visibility and profile of the roof and roofline in new or renovated building design, using designs and materials that complement the built environment and the natural scenic viewshed.

B. By contrasting with or imitating other elements of the built or natural environment, designers may apply roof designs that range from flat to a multiple array of hipped roofs, providing a variety of possibilities for interesting and innovative design.

C. Regardless of height, roof design must be balanced with the facades and the volume of the building to accommodate roof-mounted HVAC and other equipment.

D. Exposed roofs should be painted white or other reflective color to minimize the absorption and conductance of solar energy into the building.

Surface Texture and Color

The sunny, dry, and seasonally hot and windy climate of the western Coachella Valley is an important consideration in the selection of building surface textures and colors. Surfaces and colors that emulate and complement the course textures and warm tones of the surrounding environment provide relief and contrast to the brightness of the desert light. The following guidelines provide direction of the selection and use of color and texture.

A. Non-glazed building surfaces and finishes may produce reflection and glare if shiny or highly reflective materials are used. Building surfaces should be a matte finish and must complement or integrate well with the surrounding viewshed.

B. Within broad standards, surface and color contrasts shall be compatible within broader standards through the juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials.

Surface textures are often presented at a fine scale and their effect may not be evident from a distance. Texture seldom acts as a strong design element compared to architectural pattern and massing. Over time, architectural tastes and styles change, and while the use of strong color can play a dominant role in the design of structures, color is easier than textures to change once construction is completed.

C. Surface textures can range from smooth adobe-type stucco or plaster to fluted or split-faced concrete aggregate block, and should be treated as integral parts of the overall design.

D. Designers shall carefully considered the effects and maintenance challenges associated with texture to assure that it complements the overall design while being compatible with other building materials and not requiring undue maintenance.

Architectural Details

While the primary goal of building design is to cost-effectively build functional interior and exterior space, architects extend this functionalism to the art of design. The resulting architectural style and detail are also essential to good design. The following guidelines describe how architectural detail should be considered and used.

A. The architectural style selected for a particular type and size of building should express and articulate building details and projections that are organic or natural extensions of the design and that also play important functional and aesthetic roles.

B. Practical issues of screening and privacy may be addressed through the use of architectural details or projections, while also affecting how well the building harmonizes with surrounding development.

C. Covered patios and balconies should be used in multi-family residential development to provide outdoor living space protected from sun and wind. Such outdoor areas can also provide a venue for communication between neighbors and passers-by, and enhance community cohesiveness.

D. Designers should avoid a collection of buildings of differing architectural styles that may clash or strongly contrast with surrounding development.

E. The Specific Plan design guidelines should be carefully considered in their entirety in determining the appropriateness of a particular architectural style.

C.3.1. Multi-Family Residential

New, unapproved residential development in the College Park Specific Plan area is limited to multi-family. Single-family lands have already been subdivided and approximately 100 remain in the planning area for new development. Multi-family or attached dwelling units include those clustered to include two to eight or more residences effectively under one roof. They may also have attached parking structures.

Multi-family design and architectural treatment can either enhance the multi-unit appearance or they can be integrated into one concept that treats each side of the entire building envelope as a single unifying facade. In any event, design should incorporate construction, operation and maintenance considerations to maximize unit construction and performance efficiencies.

C. 3.1.1. Multi-Family Site Planning

Multi-family housing places households in close proximity, sharing common parking, open space and recreational amenities. Because of their higher densities and their shared amenities and services, multi-family and clustered housing tends can generate expanses of parking and drives that compete for open space. The guidelines that follow are intended to help mitigate the potential effects of isolation or segregation, and to provide a pleasant residential environment within the context of higher density and maximized open space.

A. Multi-family development in the College Park Specific Plan area will be designed to provide its residents with access community parks and open space, convenient schools and shopping, and local employment opportunities.

B. Unbuffered perimeter parking and drives shall be avoided.

C. Greenbelts shall be an integral part of apartment and condominium development, and respond to the design needs at these densities.

Building Articulation

A. Multi-family design shall include articulated building facades to optimize aesthetic design consistent with the functional and economic demands of these buildings.

B. By blending and varying the facade treatment across multiple units buildings elevations can be designed that are relatively seamless, enwrapping multiple units.

C. Long, unbroken facades and unarticulated box-like forms shall be avoided.

D. To give the appearance of a collection of smaller structures building facades may be broken up and tied together through a unifying elevation. Alternatively, multi-unit buildings may be articulated to create an overall unified and coherent building design that does not necessarily delineate individual units, while assuring individual access and privacy for each unit.

E. Balconies, building setbacks and projections, and varying rooflines can communicate building function, provide visual interest, help articulate individual dwelling units or collections of units, and provide pattern and rhythm through the distribution of windows and doors.

Clustering of Units

As land use efficiencies have become more important, density has become an essential aspect of multi-family housing. A variety of approaches address the design challenges posed by density. Two concepts are presented in Section VII: Special Treatment Areas for the proposed San Rafael Gardens and for the

McCarthy Place multi-family projects. Multi-family development is characterized by the clustering of groups of units within one building and under one roof.

A. The grouping, aggregating or clustering should be consistent with the overall site planning principles being applied to the site. Structures composed of a series of simple yet varied planes assure compatibility and variety in overall building form.
B. Clustered unit design must be developed in a manner that integrates automobile circulation, storage and access to each unit. The following design techniques should be considered and implemented whenever possible:

1. Varying front setbacks within same structure and between different buildings and the street or drive.
2. Use of staggered and jogged unit planes to distinguish units and increase visual interest.
3. Use of reverse building plans to add variety.
4. Limit to the extent practical the development of adjacent units with identical wall and rooflines.
5. Variety of orientations to avoid the monotony of facades shall be applied to the greatest extent practical.
6. Parking facilities shall be conveniently located, with street access made as direct as possible.

Project Entries

Project entries introduce and set the tone of the development, reflecting the basic design principles brought to bear inside the development.

A. Entries into multi-family developments shall provide the resident and visitor with a sense of arrival and a broad view into the project.

B. Entries shall be designed as specially treated areas that may provide a window into the development framed with landscaping, showcasing recreational facilities, and easily accessible project directories.

C. Special attention shall be given to hardscape and landscape treatment to enhance the overall project image and provide a high degree of functionality that assure proper vehicular and pedestrian circulation.

Entry Drives

Clearly delineated and designed with safety in mind, project entries are essential to curb appeal and safe ingress and egress.

A. Entry drives shall serve as principal vehicular accesses into multi-family developments, rather than as an augmented parking drive, with parking to be somewhat segregated from entry drives.

B. Colored, textured or other distinguishing and easily maintained paving treatment at entry drives is encouraged.

C. Drives shall be located a sufficient distance from intersections to minimize conflicting traffic patterns and to assure adequate lines-of-sight distances.

On-Site Parking and Drives

In higher-density development, there are three means of accommodating parking: parking drives, parking areas with carports, and garages attached or adjacent to residential buildings.

A. Projects with either long, monotonous parking drives or large, undivided parking lots are undesirable.

B. When cost considerations preclude parking within residential structures, parking shall be dispersed to areas in proximity to served residences are the desired alternative.

C. When located on the periphery of a project, parking drives isolate the development from its surroundings. Unless adjacent uses are considered compatible, the extent of perimeter parking drives should be minimized.

D. Wherever possible, parking areas should be visible from the residential units that use them.

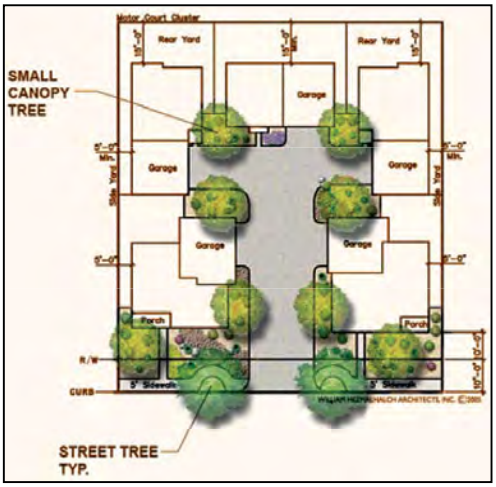
E. Multi-family parking spaces not located within garages or carports shall be shaded by landscaping with effective summer shade of a minimum of 50%.

Parking Courts

A. All parking courts, regardless of length, should consist of no more than 2 double-loaded parking aisles (bays) adjacent to each other.

B. The length of a parking court should not exceed 14 stalls.

C. Parking courts should be separated from each other by dwelling units or by a substantial landscape buffer.



Parking Drives

A. The length of uninterrupted parking shall be limit to an average of 10 to 12 spaces, whether in garages, carports, or open parking areas.

B. Each cluster of 10 or 12 spaces of parking should be separated from additional spaces by a substantial landscaped bulb typically not less than 10 feet wide.

Garages

A. Where individual garages are proposed they shall be located within residential structures and shall be enclosed behind garage doors.

B. Garages shall have parking aprons that are generally less than 3 feet or 20 feet or more. Parking aprons less than 20 feet in length shall have automatic garage door openers and sectional roll-up doors.

Carports

A. In higher density multi-family development where carports are utilized, they shall follow the same criteria for spatial arrangement as parking courts.

B. Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is strongly discouraged.

C. The ends of each cluster of carports shall be landscaped.

Pedestrian Parking Access

A. Pedestrian access to and within parking areas shall be accommodated in project site planning.

B. Landscape bulbs should, whenever possible, align with major building entrances to provide pedestrian access to the building entrance from a parking court or drive.

C. Bulbs that align with entrances should be at least 2 car spaces wide and should include a pathway as well as a vertical landscape or architectural element, for example, a trellis or a tree.

Open Space Areas

In multi-family development, access to common open space is an essential part of a well-functioning project. Residents of multi-family neighborhoods should have safe and efficient access to useable open space, whether public or private, for recreation and social activities.

A. The design and orientation of open space areas should take advantage of available sunlight and should be sheltered from the wind, and from noise and traffic of adjacent streets or other incompatible uses.

B. Required common open spaces should be conveniently located for the majority of units.

C. Private open spaces should be contiguous to the units they serve and at least partially screened from view.

D. Multi-family developments should have secure open spaces and children's play areas that are visible from the units.

E. Within multi-family development, and to the extent practicable, every effort should be made to maximize the planning area for open space or other recreational amenities.

Landscape Areas

Landscaping is used as a design element to frame, soften, and enhance the quality of environment, to buffer units from noise or undesirable views, to break up large expanses of parking, and to separate frontage roads within a multi-family neighborhood from public streets. Landscape areas provide essential visual and spatial relief for those living in closer quarters in multi-family neighborhoods. Also please see the Master Landscape Guidelines for the College Park Specific Plan, set forth in Section V.

A. Landscape treatments and enhancements shall maximize the use of native desert and compatible drought-tolerant planting materials.

B. Landscape plans must address wind and water erosion issues and must demonstrate the water efficiency gained from plant and irrigation system selection.

C. All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped.

D. Landscaping designs and plant palettes shall substantially conform to the College Park Specific Plan landscape guidelines (see plant palette in Section V)

E. Landscape designs shall also include vertical elements to frame views, soften architecture and enhance visual diversity throughout the site.

F. A variety of trees found in the Specific Plan plant palette (see Section V), including Mexican and desert fan palms, thorn less mesquite and Palo Verde, shall be used to accent and enhance the landscape and architectural structure of the development.

G. Deciduous and evergreen trees can also be used to provide shading and climatic cooling of nearby units.

H. The use of turf shall be limited to functional play areas.

Refuse Storage and Disposal

Trash and waste management and disposal are essential services that assure safe and health neighborhoods. The following design guidelines shall assure the thoughtful design and location of these facilities.

A. Refuse storage, transfer and disposal facilities shall be enclosed within six-foot concrete block containments designed in accordance with the requirements of this Specific Plan and applicable City standards, as well as those minimum requirements of the disposal service purveyor.

B. The location, design and treatment of enclosures shall be architecturally related to other structures on the site.

C. Trash enclosures shall be softened with landscaping, and essentially made an integral part of the overall design.

D. Recommended locations for trash enclosures include inside parking areas or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access drives during loading operations.

Accessory Facilities

A. Accessory structures within multi-family residential projects, such as laundry facilities, recreation buildings and pool cabanas, shall be consistent in architectural design and form with the rest of the complex.

B. Accessory structures shall be as centrally located within the development as is practicable. Sales and leasing offices should also be compatible with these guidelines.

Mailbox Design and Location

A. Where common mailbox services are provided, they shall be located as close to the project entry as is practicable, giving careful consideration to vehicular stacking at entries and on interior drives.

B. Locating mailboxes near recreational or other common use facilities will enhance resident interaction and the community function of the development.

C. Design and architectural character shall be compatible and complementary in form, materials, and colors to the surrounding buildings.

D. While the U.S. Postal Service must approve minimal mailbox design specifications and locations, every effort shall be made to site mailboxes at convenient locations that also facilitate social interaction.

Site Grading

A. Pre-development planning conferences/consultations should be held between developer and City Planning staff prior to the preparation of development and grading plans intended for submittal to the City for approval.

B. Planning development and grading strategies shall reflect the City's desire to minimize site disturbances and to enhance open space in all development.

C. Site grading shall recognize existing drainage patterns, and landforms while providing appropriate transition of architectural elements to grade.

D. Site grading shall provide for an uninterrupted flow of vehicular and pedestrian traffic throughout the vicinity.

E. The grading plan shall direct and provide adequate flow of surface run-off to catch basins while consistently contouring the land to blend functionally and aesthetically with conditions at the boundaries of the site.

F. Drainage within developments shall be collected in curb and gutters and conveyed to integrated on-site detention facilities and/or off-site facilities.

G. The use of center-swale drainage devices result in an undesirable road design profile, accelerate deterioration of asphalt, and should be used only when other options are not available. Parking lots may drain to a single concrete swale at the edge of the aisle.

Security and Defensible Space

A. All development design must integrate "defensible space" concepts into the overall plan.

B. Multi-family projects shall be designed to optimize security for residents and visitors, while focusing on the creation of an enjoyable residential environment.

C. Parking areas should be adequately lit and located to be visible from residential units to the greatest extent practicable.

D. Landscaping should be planned and maintained to provide views into recreation and open space areas.

Lighting Fixtures and Intensity

A. Lighting fixtures on multi-family structures should be designed to provide safety and convenience, as well as integral design elements of the project.

B. Garage and carport-mounted lighting should be carriage-type or equivalent in scale that is consistent with the architectural style and proportions of the structures.

C. All outdoor lighting shall be screened and shielded to avoid spilling onto adjoining properties and streets.

D. In all instances, lighting levels shall be kept to that minimum necessary to illuminate paths and walkways, while providing their security function. Plans shall comply with any night-sky preservation ordinance adopted by the City (or alternatively County Ordinance 655).

C.3.1.2. Multi-Family Architecture

No particular architectural "style" is required for multi-family residential structures. However, the City will judge all residential development plans on their architectural merits. Multi-family residential development designed with a Mid-Century Modern, Post-Modern, southwestern or other appropriate traditional style, including mission, or Mediterranean style will best respond to the objectives of the Specific Plan, and to the varying temperatures and outdoor living opportunities of the low desert.

A. The focus of architectural design shall be on the creation of quality, self-contained residential communities.

B. Designers and architects shall consider compatibility with surroundings neighborhood character, including harmonious building style, form, size, color, material, and roofline.

C. Individual dwelling units should be distinguishable from one another, while being viewed as integral parts of the larger building design.

Many of the same architectural principles and techniques discussed above should be reviewed by the designer in conjunction with the following:

Facade and Roof Articulation

Multi-family development offers special opportunities to create visually and environmentally interesting residential communities in an efficient manner. Thoughtful space planning for interior and exterior areas should also include consideration for the resulting building envelope.

A. Facades and the massing of structures should provide variety, proportion and interest.

B. Long uninterrupted exterior walls should be avoided on all structures.

C. Varying or articulating the facade increases opportunities for tying structures to the site through the use of landscape materials.

D. Appropriate textures, a variety of spatial relief, and design accents on building walls can enhance the integration of the building into the neighborhood.

E. Roofline articulation is encouraged for sloped roofs.

F. While generally discouraged, when used, parapet and cornices on flat roofs shall be finished with architectural moldings that are appropriate in terms of style and proportion.

G. Secondary hipped or gabled roofs covering the entire mass of a building are generally preferable to mansard roofs or segments of pitched roof applied at the structure's edge.

H. Roof design must be an integral part of building architecture. Roof articulation may be achieved by changes in roof planes and/or the use of traditional roof forms such as gables, hips, and dormers.

I. The use of flat roofs and A-frame type roofs must be appropriate to the overall architectural style being promoted.

J. Long structures, if they are appropriately articulated, may be acceptable; however, structures (including garages and carports) exceeding 150 feet in length are generally discouraged.

Building Scale

In order to achieve higher densities and provide adequate parking and open space amenities, multi-family projects are typically multi-story, and their bulk has the potential to dominate surrounding uses.

A. The scale of multi-family projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks to assure development that integrates well with the surrounding neighborhood.

B. Multi-family developments that include multiple buildings shall be planned on the site in a balanced and coordinated manner.

C. If development phasing is proposed, each phase must be self-sustaining in terms of scale, access and amenities.

D. Individual residential buildings should have no more than 12 to 16 units, excepting market-rate or subsidized low income housing, and senior housing, which may request discretionary approval of a greater number of units per building. Fewer units per building are also encouraged.

Building Finishes and Materials

Finish materials to be used on the facades of structures, walls, carports and garage doors are important in providing a functional and attractive living space.

A. The selection of finish materials should be consistent with and a direct outgrowth of the architectural concept for the building.

B. The use of tile roofing materials is particularly appropriate for residences designed in Spanish, mission, southwestern and Mediterranean architecture or their derivations.

C. Materials which should be avoided include metal or aluminum siding and most metal roofs, although architecturally selected raised seam metal roofs may be acceptable as part of an overall architectural theme.

D. Use of exposed wood shall be kept to a minimum and shall be properly finished and stained rather than painted to assure maximum life of the coating in the desert environment.

E. Stucco is the predominant finish material on new residential development. When applied, the finish texture shall be consistent with the architectural style of the building. For instance, adobe or southwestern style architecture will typically have a smooth, hand-finished stucco appearance.

F. Larger residential buildings offer more opportunities for the use of additional building materials in buildings, walls and other structures. These include split-face precision block, fluted block, brick, and tile.

G. A “sack-finish” over slumpstone is an especially appropriate finish, consistent with the design objectives of this Specific Plan.

Balconies, Porches and Patios

A. The integration of balconies, porches, and patios into the design and siting of multi-family structures is encouraged for enhanced functional and living environment values.

B. Balconies, Porches and Patios should be integrated to break up large wall masses, offset floor setbacks, enhance rhythmic accents to the facade, and add human scale to structures.

C. Common exterior balconies and corridors that provide access to units should not require circulation past adjacent unit windows and entries.

Dwelling Unit Access

A. Individual walkways, corridors or access balconies shall be designed to serve no more than five units.

B. Access points to units should be clustered in groups of 4 or less.

C. The use of long, monotonous walkways should be avoided.

D. To the extent possible, the entrances to individual units should be plainly visible from nearby parking areas.

E. The use of distinctive architectural elements and materials to denote prominent entrances is encouraged.

Exterior Stairs

Exterior stairs offer significant opportunities and challenges to the designer. The best and generally most practical approach is to design simple, clean, bold projections of stairways that complement the architectural massing and form of the multi-family structure.

A. Stairways should be of smooth stucco, plaster or wood, with accent trim of complementary colors to help identify them in the elevation and denote their function.

B. Thin-looking or disproportionate, open metal, prefabricated stairs are discouraged, except when consistent with the overall architectural style of the building.

C. Stairways should be of sufficient dimensions to allow the safe and efficient movement of furnishings and other goods into and out of units.

Carports, Garages and Accessory Structures

A. Detached and attached garages, carports and accessory structures shall be designed as an integral part of the architecture of each project.

B. Carports, garages and accessory structures shall be consistent in their use of materials, color, and design detail and compatible with the principal structures of a development.

C. Carports may utilize flat roofs but should not project above any exterior walls adjacent to streets without appropriate landscape buffering.

D. The preferred location for garages and carports is on the interior side of parking areas. Prefabricated metal carports should not be used.

E. Where garages are utilized, doors shall appear set into walls rather than flush with the exterior wall.

F. Garage doors shall be steel or aluminum and may include wood cladding on metal to enhance architectural compatibility. Garage doors shall be preferably roll-up type of design.

Gutters, Downspouts and Vents

A. When gutters and downspouts are planned they should be concealed unless designed as a continuous architectural feature.

B. Exposed gutters used as architectural features should be colored to match fascia or wall material.

C. Exposed downspouts should be colored to match the surface to which they are attached unless uncoated copper is used.

D. Roof vents should be colored to match roofing materials or the dominant trim color of the structure.

E. Sidewall vents should be framed in to make them an integral part of the elevation and should be finished (stucco, etc.) consistent with the treatment of the facade.

F. Flashing shall be obscured or coated in a manner that reduces contrast and enhances its compatibility with the adjoining roof or wall treatment.

Active and Passive Solar Design

Multi-family development has significant opportunities to take advantage of passive and active solar design.

A. When active solar panels are planned, they shall be integrated into the roof design, and as close as flush with the roof slope as is practicable.

B. Frames and supports shall be colored to match roof colors. Natural aluminum finish is strongly discouraged. Screening of frames and supports may be required and shall be designed as an integral element of the building.

C. Active panels may be placed on or made an integral part of pool cabanas.

D. Any mechanical equipment should be pad-mounted and completely screened from view.

Mechanical and Utility Equipment

A. Heating/Ventilation/Air Conditioning (HVAC) or other type of mechanical equipment shall be pad-mounted on the ground.
B. No roof-mounted equipment shall be permitted unless located within an attic space or is fully screened by an architecturally appropriate parapet wall. All HVAC and similar equipment must be visually and acoustically screened.

C. Screens shall be designed and constructed to intercept both equipment view and noise.

D. The method of screening must be functionally and architecturally compatible in terms of materials, color, shape, and size, and shall blend with the building design.

E. Where individual equipment is sited in a series of multiple units, a continuous screen is desirable.

F. Utility meters and equipment must be placed in locations that are not exposed to view from the street or they must be suitably screened. All screening devices are to be compatible with the architecture and color of the adjacent structures.

Antennas and Satellite Dishes

A. All antennas should be placed in attics or building interiors.

B. All new residences should be pre-wired to accommodate cable reception or comparable technology for the delivery of television, and data or telephone services. Satellite dish antennas are specifically prohibited on roofs and their possible location elsewhere, if otherwise permitted, should be considered early in the design process.

Tennis Court Design Guidelines

As an integral part of the overall design and approval of project recreational facilities, tennis courts are subject to architectural review per Zoning Code Section 94.04.00 (CUP review for night lights) and should be constructed in the following manner:

A. Tennis courts shall not encroach into the front or side setback, or within 10 feet of rear property line.

B. Tennis courts shall not be used for commercial purposes, and shall be used only by the residents and their invited guests.

C. All tennis court fencing shall not exceed 10 feet in height as measured from the court surface, and shall be screened from public view by appropriate landscaping or other on-site structures.

D. To the extent practicable, tennis courts should be recessed 4 feet and shall be further screened with a combination of walls, berms or landscaping.

E. A plan for overhead court lighting shall be subject to approval of a Conditional Use Permit.

F. Light standards should not exceed the following heights as measured from the court surface:
    - Eighteen feet with 4 poles on each side.
    - Twenty feet with 3 poles on each side.

G. All illumination fixtures shall be energy efficient and directed inward and away from adjoining properties and public rights-of-way.

H. Hours of lighting operation should be limited; in no instance should lighting be used after 10:00 P.M.

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Multi-Family Residential Montage
Palm Springs, California

VIII-1A

C.3.2. Commercial and Industrial Design Guidelines

The site planning and design process is a critical step in creating a successful and economically viable commercial or industrial project and achieving overall development and quality of life goals through the implementation of this Specific Plan. The appearance, accessibility and comfort of the various commercial developments at College Park will play an important role in establishing the project's attractiveness to developers and subsequently to buyers and leasees. Commercial and industrial access, including location of public roads, structures and parking lots, will also determine how future phased expansion is to be accommodated.

The site planning process includes consideration of and respect for the existing conditions and planned future development as the context for planning commercial and industrial areas, the location of potentially incompatible land uses, and the location of major traffic generators and phased roadway improvements. Development site plans shall be processed in conformance with this Specific Plan and reflect the intent of these design guidelines, including those set forth below.

A. Structures shall be sited in a manner that complements adjacent structures and provides orderly, but diverse development.

B. Whenever possible, structures shall be clustered to create landscape-enhanced plazas or pedestrian ways and spaces. Long “barracks-like” rows should be avoided. When clustering is impossible, such visual links as trellises and arcades shall be encouraged between separate structures.

C. Buildings should generally be arranged in a “U”, “L” or similarly shaped configuration to encourage pedestrian activity, provide isolation of loading and other operations areas, and to allow visibility of entrances from the street. These types of designs shall also encourage shared pedestrian and vehicular linkages between properties to the greatest extent practical.

D. On corner sites buildings shall be located a sufficient distance from the streets to assure the safe and efficient movement of pedestrian and vehicular traffic, and to satisfy the Specific Plan design guidelines.

E. Free-standing, individual buildings shall be oriented with their major entry and facade facing toward the street where access is provided. Buildings located on corner lots may orient the main facade along either street. In some instances, buildings located at corners may be angled toward the street intersection, and a major facade and entryway may also be oriented toward the intersection.

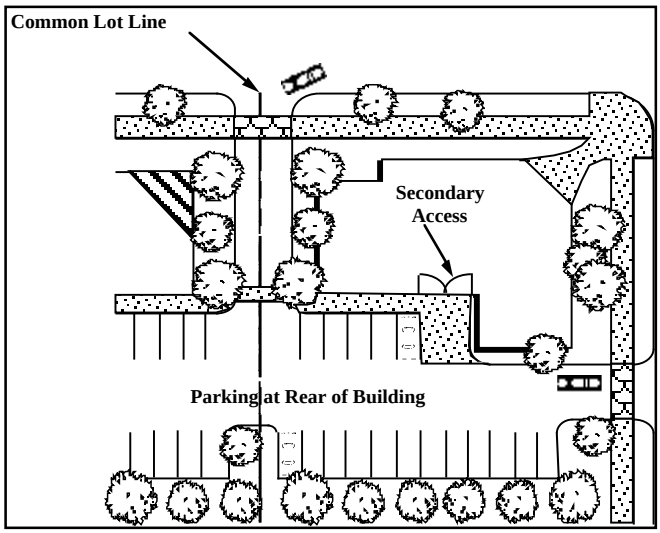
F. Commercial buildings shall provide a 360° articulation of all building facades unless those portions not visible from a public street face onto industrial lands.

G. In the event that a building is located close to the street, and parking is provided at the rear or side of the lot, clearly delineated secondary pedestrian access convenient to parking areas shall be provided to the greatest extent practical.

H. To the extent practicable, open space areas shall be organized into larger, predominant landscaped areas, consistent with the goal of enhanced open space and landscape treatment. These areas can provide opportunities for sidewalk cafes and other extensions of adjoining commercial activity.

I. Provide additional parkway or increased building set backs at project entries and street corners to enhance streetscapes and pedestrian movements, and to create entry statements consistent with the overall guidelines and building designs.

J. In commercial development, landscaped courtyards, outdoor dining areas, and other outdoor "rooms" are encouraged. An outdoor room shall be treated as an integral part of the overall site plan, and any shade structures or other architectural enhancements shall complement and be integral with the design and style of the main structure.

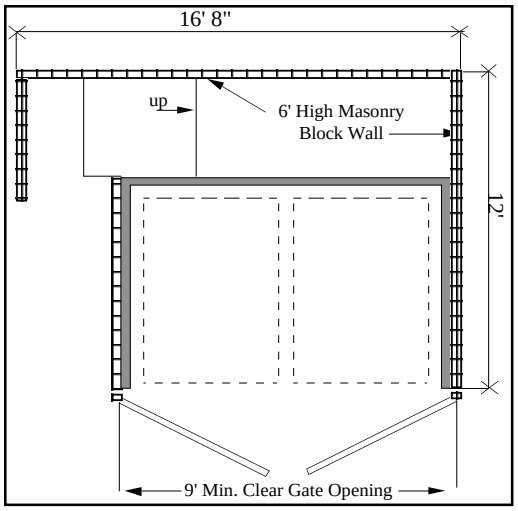


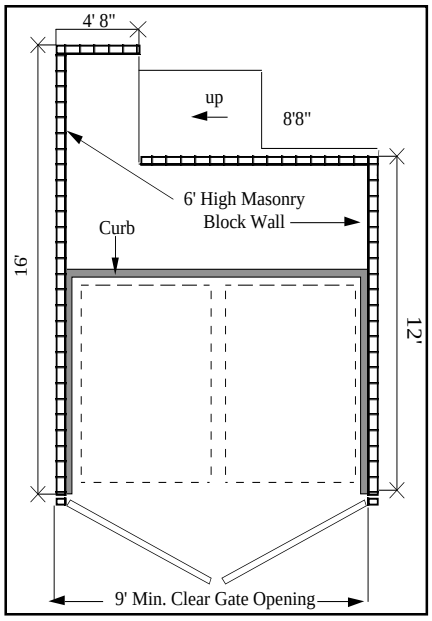
K. Outdoor areas associated with commercial development shall provide attractive spaces that reflect careful planning and are not simply leftover areas between structures. Such spaces should be protected from sun, wind, noise and other environmental elements, and should provide pedestrian amenities such as shade, tables, benches and fountains. (see Glossary for definition of outdoor room).

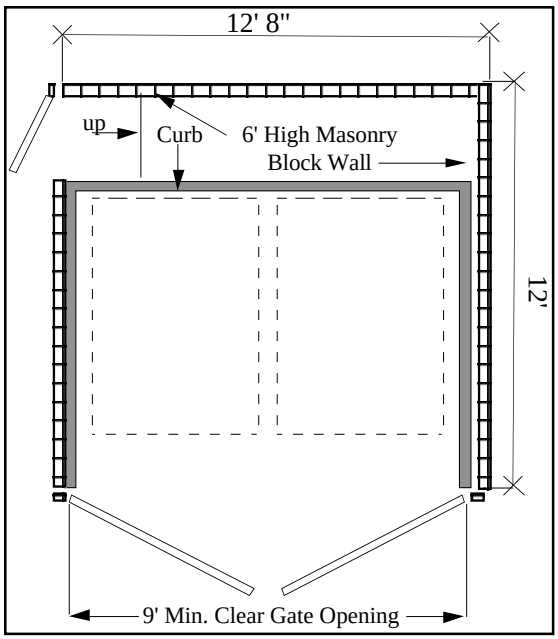
L. Siting structures and designing on-site circulation systems shall minimize pedestrian/vehicle conflicts to the greatest extent possible. Structures shall be linked to public sidewalks with textured paving, landscaping, trellises or similar treatments.

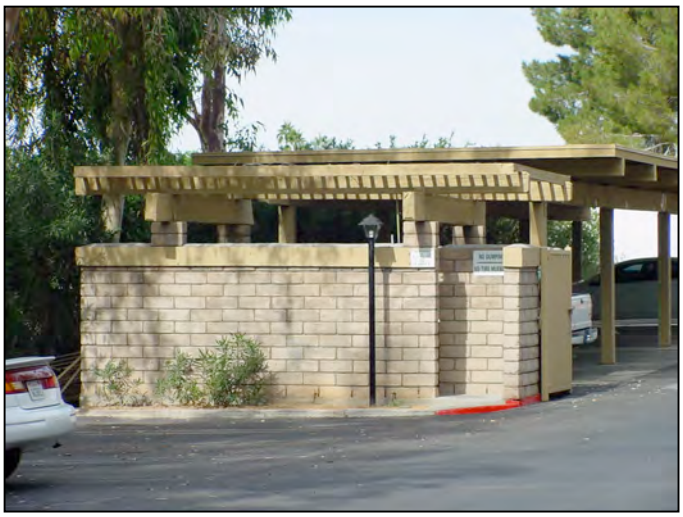
M. All commercial developments shall be equipped with at least one set of trash enclosures. Each trash enclosure shall include two side-by-side dumpsters, one for trash and one for recycling, consistent with local provider practices. Pedestrian access shall be provided to the rear or side of the enclosure, as shown below. Each trash enclosure shall be surrounded on three sides by a 6-foot decorative block wall.

N. Metal panel gates shall be provided on one side, shall completely obscure the trash bins from view, and shall be architecturally compatible with and complementary to the development. To minimize the impacts of odor and vectors, trash enclosures shall be located as far from other uses as practicable. Trash enclosures shall be constructed in accordance with the requirements of City standards.



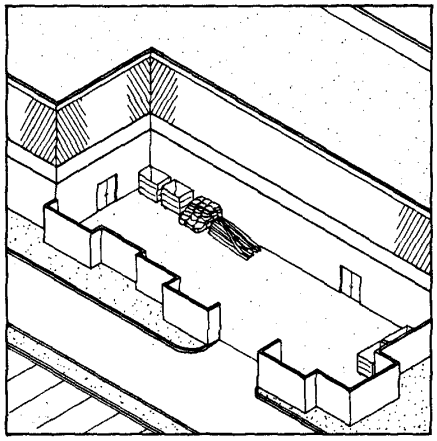






N. Loading docks, trash enclosures and other service facilities shall be located at the rear of the site wherever possible, and shall be recessed and/or properly screened from view. Loading facilities serving developments with floor area in excess of 50,000 square feet, and which are visible from any public rights-of-way, shall be screened from view.

O. Screening shall be of sufficient height to visually screen loading doors and trucks, and shall be constructed so as to provide noise-buffering effects to surrounding properties. These service areas shall be properly lit and should be directly or remotely (cameras) visible to management personnel to assure safety and security in these areas.



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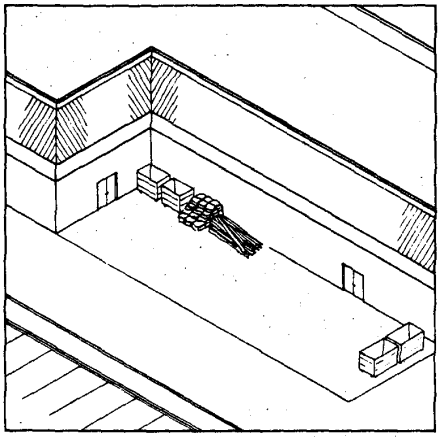

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P. Supplies, materials, mechanical equipment, and maintenance and other business-related vehicles shall be stored behind the main building and enclosed by a 6-foot block wall. Stored materials shall not extend above the height of the wall.

Q. Excessive grading that creates oversized buildings, severe grade changes between lots, or areas of excessive slope shall be avoided.

C.3.2.1 Commercial and Industrial Architectural Guidelines

The Coachella Valley unique desert environment and the historic architectural influences in Palm Springs can be maintained through an adherence to a wide range of styles ranging from southwestern to the International Style and Mid-Century Modern, as well as other similar architectural styles. Those that best reflect the character of the community can be defined as International Style and Mid-Century Modern, desert ranch, mission, craftsman, Mediterranean, Santa Fe and Southwest architecture. These designs are similar in their adaptations to a sunny and dry climate, and each style can both enhance and be integrated into the natural environment.

Contemporary designs that are responsive to local climatic conditions and are consistent with these architectural design principles are not precluded, and can be indicative of "Mid-Century Modern" and other conditions-responsive design styles. In all instances, quality in terms of design and materials is essential to assure that all development meets the aesthetic and sustainability goals of the Specific Plan.

While industrial architecture is widely considered purely functional or utilitarian, these buildings nonetheless influence the appearance of the community and warrant consideration of architectural design that is comparable to commercial structures. While the functional needs of industrial buildings cannot be ignored, we know that attractive design can result from functional needs; hence form follows function.

An architectural framework that is based on common design elements creates an integrated community, while also allowing each development in the Specific Plan area to express its own distinct character. The text and illustrations provided below are intended to serve as reference points for creative architectural innovation and adaptations. Designs may be traditional or contemporary as long as they are consistent and substantially compatible with the common design themes described below.

As discussed further below, these design guidelines shall be the basis on which the City reviews specific commercial or industrial development proposals. The guidelines are meant to be flexible and are not intended to be a list of requirements that anticipates all design issues, but rather are criteria for determining the appropriateness of proposed commercial and industrial developments.

Building Entries

1. Building entryways shall provide for well-defined, safe and unobstructed pedestrian access.

2. Entries shall be integral parts of building facades and should incorporate arches, overhangs, columns, wall articulation, and/or other architectural features to distinguish them from the rest of the building.

3. Entryways shall be easily identifiable to pedestrian and vehicular traffic. Exterior enhancements, including entry porticos, landscaping, pedestrian walkways, textured paving materials, benches, and/or other similar treatments should be used to direct pedestrians to the entry and enhance the appearance of the structure.

Building Height

1. Heights of structures shall be compatible with that of surrounding development. New development should incrementally "transition" from the height of adjacent development to the maximum height of the proposed structure.

2. Structures shall not overwhelm the streetscape, and shall be compatible with adjacent open spaces to allow maximum sun and ventilation, protection from prevailing winds, and enhancement of public views. Structures that are adjacent to the street should be single-story buildings. Additional street setbacks and/or enhanced facade and roofline articulation may be required for two-story structures.

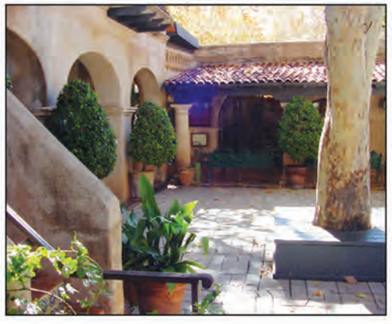
3. Building heights shall not exceed standards established for each district set forth in the Specific Plan development standards.

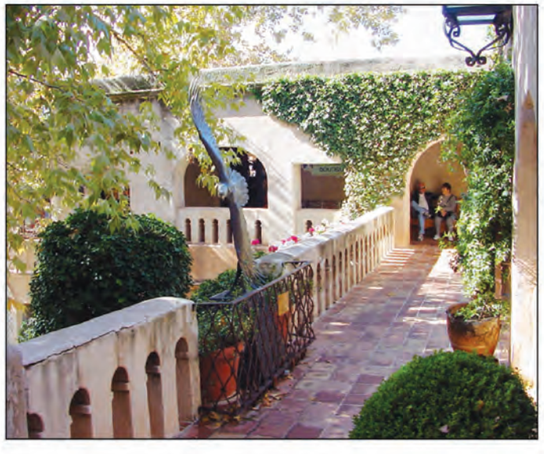
C.3.3 Institutional/Community College

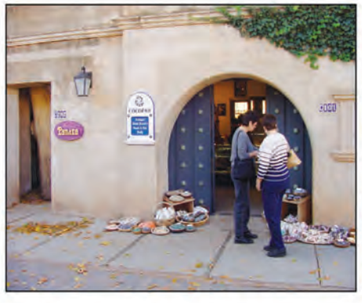
College of the Desert

The College Park Specific Plan will provide approximately 119 gross acres located in PA 1 for the West Valley Campus of the College of the Desert (COD). This community college campus will provide a full range of instruction, administration, business incubator, solar GreenPark and support facilities for the communities of the western Coachella Valley.

The COD design team has prepared a preliminary development plan, which is discussed in detail in Section X of this Specific plan. The College has retained an architectural design team to prepare the next phase of the campus master plan. While COD is in the early stages of the master site plan and engineering for the full campus, the COD team has been intimately involved in the development of and has helped shape the College Park Specific Plan. COD has agreed that every reasonable effort will be made for the college's design to conform to the overall design guidelines set forth in the College Park Specific Plan.







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College Park Specific Plan
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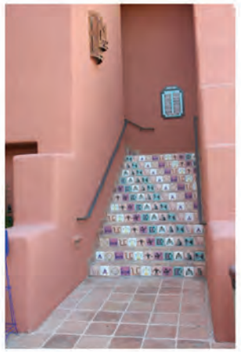


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CITY OF PALM SPRINGS
COLLEGE PARK SPECIFIC PLAN

IX. SOCIO-ECONOMIC BENEFITS

A. Socio-Economic Context

This section provides detailed demographic information for the City of Palm Springs and the Specific Plan area. A number of sources were used in this compilation, including United States Census information for the year 2000, and Census Community Survey information for the 2006-2008 period, compilations of data from Claritas, Inc., California Department of Finance information, and others.

1. City Demographics

The City of Palm Springs grew very slowly from 1990 to 2000, increasing in population from 40,310 to 42,807, an increase of only 6.2% in that ten-year period[1]. From 2000 to 2010, the City's population grew at a more rapid rate, to 48,040[2], representing a 12.2% increase over the year 2000. This increase is reflective of the rapid growth experienced throughout the State in the first half of the decade. The City's population is primarily Caucasian (74.18%), and about 29% is also characterized as Hispanic in origin. Further, 51.75% of the City's population is male, and 48.25% is female. The median age of the City's population in 2000 was 47. The City's population is expected to grow to 52,766 in 2014[3].

The number of households in the City in 2000 was estimated to total 20,516[4]. The average household size in 2000 was 2.05. Household formation grew by 12.9% from 2000 to 2009, reaching a total of 23,158 households by the end of the decade[5]. There are projected to be 25,515 households in the City in 2014, an increase of 10.2% over 2009[6]. Of the City's total households, 44.75% were family households and 55.25% were non-family households in 2009[7]. There are 2.11 persons per household in the City in 2010.

1 US Decennial Census, 1990 and 2000.
2 California Department of Finance, City/County Population and Housing Estimates, 1/1/2010.
3 Claritas, Inc., Demographic Snapshot Report, March, 2010.
4 US Decennial Census, 2000.
5 Claritas, Inc., Demographic Snapshot Report, March, 2010.
6 Ibid.
7 Ibid.

The City's median household income grew from $35,973 in the year 2000 to $44,937 in 2009. However, in the year 2000, the City's household income was 19% lower than that for the County of Riverside as a whole, primarily because of the large number of retirees in the City. Per capita income rose from $25,957 in 2000, to $33,047 in 2009. In 2009, 6,402 people in the City had incomes below the poverty level, representing 15% of the City's total population.

The City's residents live primarily in single-family homes. In 2010, it is estimated that 18,914, or 56.3% of the City's housing units are single-family homes[8]. There are currently 12,462 multi-family housing units in the City, and 2,227 mobile homes. The Department of Finance further reports that the City has a vacancy rate of 33.4%, however this number is influenced by the relatively large number of second homes in the City. The US Census estimated a seasonal vacancy rate of 23.5% in 2000, which when subtracted from the total vacancy rate, results in a net vacancy rate of 9.9%. This rate is relatively low, and indicates a somewhat constrained housing market.

In 2000, 60.8% of the City's housing stock was owner occupied, while 39.2% was renter occupied.

Housing values in the City increased significantly in the first half of this decade, but have been significantly impacted by the economic downturn. In 2000, the median housing value in the City was $135,700 for owner occupied units. The Inland Empire Quarterly Economic Report[9] reported that in the first quarter of 2001, the median price for existing homes in the City was $223,600, while new homes had a median sales price of $346,800.

By the second quarter of 2007, existing homes had a median sales price of $539,915, and new homes $463,091, representing a 141% and 33.5% increase over 2001 prices, respectively. By the second quarter of 2009, median existing home prices had receded to $307,152, while new homes had a median sales price of $308,800. This represents a loss of 25% and 50% in two years, respectively. Although 2010 values appear to be recovering, it cannot be determined as of this writing how quickly, or how substantially, home values will improve in the near term.

2. Planning Area Demographics

The Specific Plan area represents a small fraction of the City's total geographic area. It consists of a total of 17 Census blocks, for which data was collected for population, household and race. In addition, the area occurs in a somewhat larger Census Block Group, from which income and employment data were collected.

According to the US Census, the planning area contained 1,476 residents in 2000. These residents were primarily African American, representing 46.5% of the total, while 26.4% of the residents were Caucasian. The median age in the planning area in 2000 was 27 years, reflective of the larger ratio of families (68.3%) in the planning area.

The Census reported a total of 484 households in 2000, 221 of which, or 45.7% included one or more occupants under the age of 18. Conversely, only 143 of the households, or 29.5%, included one or more persons over 60 years of age. The planning area had an average household size of 3.1 persons, substantially higher than the City average.

[8] California Department of Finance, City/County Population and Housing Estimates, 1/1/2010.
[9] Inland Empire Quarterly Economic Report, 2001 through 2009, prepared by John Husing, PhD.

The Census also reported a total of 877 housing units within the planning area in the year 2000, 484, or 55% of which were occupied[10]. There was therefore a 45% vacancy rate in the planning area, considerably higher than in the City as a whole. Further, only 137 of these vacant units were for seasonal or occasional use, representing only 15.6% of the total housing units in the area. The net vacancy rate, therefore, was 29.4%, or almost three times the net vacancy rate in the City as a whole.

Of the 484 occupied housing units in the planning area in 2000, 204, or 42.1% of these units were owner occupied, and 280, or 57.9% were renter occupied units[11]. This ratio is almost completely reversed from the City as a whole, where 60% of occupied housing units were owner occupied in 2000.

As described above, household income, housing value and similar socio-economic information is not available for the planning area alone. However, the planning area occurs within a larger Census Block Group which encompasses areas to the east of the planning area, lands which were mostly vacant in the year 2000; and lands to the northwest of the planning area, which are also mostly vacant. The planning area consists of 43% of the population, and 49% of the housing units in this Block Group. It is therefore assumed that the data below are representative of the planning area on the subject of income, housing value and employment.

The median household income in the planning area in 2000 was $25,556, or 29% less than the City's median household income for the same time period. Further, only 32.6% of the population was employed, and 26% of the population lived below the poverty line at that time.

The age and value of the housing stock in the planning area's Block Group is also significant. In the year 2000, 34% of the housing was over 30 years old, and 62% of the housing was over 20 years old. When extended to 2010, therefore, 62% of the housing in the planning area is over 30 years old currently; of course, this does not consider new construction over the past decade.

Most significantly, however, the median value of owner occupied housing units in the Block Group was $55,800 in 2000. For the same time period City-wide, the median value for owner occupied housing units was $135,700. In the planning area, therefore, it can be estimated that housing values are 41% of the City-wide value. As described above, the median housing sales price in 2009 in the City was $307,152. It can therefore be extrapolated that the median housing value in the planning area, not including the Mountain Gate community (which did not exist in 2000), is currently $125,930. Home values within Mountain Gate range from $250,000 to $420,000 in 2010 and substantially raise the median housing value for the planning area.

B. Socio-Economic Initiatives

Introduction

As described above, the planning area is representative of an area that is less thriving than other areas of the City, and has been for some time. The development of the proposed COD West Valley Campus, and other development within the planning area, has the potential to significantly improve socio-economic

[10] US Decennial Census, 2000.
[11] Ibid.

conditions for the current and future residents of the neighborhood. This section describes a number of factors, programs, incentives and initiatives, which can be implemented to provide economic benefit within the planning area, and the City as a whole.

The planning area includes two distinct segments: the existing and potential future residences, and the commercial/industrial businesses there. The potential for economic benefit is clearly different between these two land uses. As a result, the discussions below separate residential opportunities from those which can benefit businesses.

The planning area has not historically been the focus of economic development and redevelopment efforts. The construction and operation of the COD West Valley Campus has the potential, however, to focus attention and financial assistance in the area, which will ultimately improve the planning area as a whole. Improvement of the planning area will benefit the residents and landowners through increased property values, employment opportunities and business revenues. The provision of incentives, and investment into the area, will benefit the City in the form of increased revenues and improved neighborhood conditions.

1. Economic Incentives and Programs Throughout the Specific Plan

Incentives and Programs for Businesses

A wide range of programs are available for business improvements of all types in the planning area. In addition, the City may be able to extend programs into the planning area that are currently implemented in other parts of town, through the Redevelopment Agency.

The City operates a Job Creation Incentive Program for new and expanding businesses. Businesses must create a minimum of 50 new jobs in the City, primarily in industrial and quasi-industrial fields and land use districts. The Program allows for the creation of loans to qualifying businesses, on favorable terms, in exchange for meeting certain performance criteria, including the maintenance of minimum employment levels for a minimums of five years. As part of, or in addition to loans, fee reductions and waivers can also be granted as part of the Program. Funding of projects is made by the City Council, based on individual applications.

The City's Redevelopment Agency operates several programs aimed at business improvement and retention. Most programs are tailored to a specific business's needs, and can include loans, fee waivers and deferrals, and application "fast tracking." The Redevelopment Agency has also successfully operated a small Façade Improvement Program in the Downtown and Uptown neighborhoods, which could be expanded to the planning area. As currently operated, the Program allows grants of $2,500 and matching funds of up to $5,000 for improvements to existing businesses. The funds can be used for landscaping improvements, parking lot paving, signage or other façade enhancements. Once completed, the improvements have the potential to improve property values for the business itself, and its neighbors. Such a program should be developed for the planning area, to improve the appearance of existing businesses. Qualifying improvements could include painting and landscaping, parking lot paving, and masonry screen walls for storage or construction yards.

Finally, the City's "Sustainable City" programs may generate incentives for the business community in the planning area. The City's program is currently developing, but includes a partnership with The Gas Company to offer 0% financing for the purchase of natural gas-fired equipment; a Green Business

certification program; and specialized programs for recycling and recycled business materials. These efforts can be made to dovetail effectively with the COD training and development programs planned for the West Valley Campus (please see below).

The Riverside County Economic Development Agency operates the Workforce Development Center, offering a range of services for employers and employees. Through the Center, businesses can find employees with particular skills, post available jobs, and network with service providers, including workforce training providers. For employees, the Center offers networking for training services, resume writing resources, and a bulletin board of available jobs.

Despite State budget cuts in 2009 and 2010, the California Employment Training Panel offers training programs to businesses funded through its budget allocation. The Panel's programs include a small business program, dedicated to training for small businesses. The Panel's programs are matching programs, where the employer matches the funds provided by the Panel for employment training. The Panel is currently focusing on the following:

- "Green" technology training, because of the expanding nature of this economic sector;
- Manufacturing industries;
- Nursing and health care;
- Biotechnology and life sciences, including medical technology;
- Construction;
- Transportation logistics and the movement of goods;
- Services related to information technology;
- Entertainment industry;
- Agricultural industries.

The Panel currently expends over $8 million annually in new program funding. Interested employers make application to the Panel for funds. Applications include a detailed training program developed by the employer, which outlines the needs of the program, and the curriculum proposed to meet those needs.

State and federal assistance programs are also available for businesses, and change with economic conditions. Current opportunities exist in association with federal Economic Stimulus funds, for example, which are designed to create employment by funding specific capital improvement projects. The City has used Stimulus funds for such projects as the Gene Autry interchange and the Palm Springs Gateway project at Gene Autry Trail and Vista Chino. There are also bond programs available through a number of sources, which can fund the purchase of land, the construction of buildings and the purchase of equipment for larger businesses. These programs will change over the life of the Specific Plan, and will provide opportunities for new and expanding businesses in the planning area.

Residential Incentives and Programs

The City's Redevelopment Agency includes its Housing office, which operates affordable housing programs throughout the City. These programs are primarily geared to the construction of affordable housing projects, including the Rosa Gardens Apartments[12], currently under construction at the northwest corner of Radio Road and McCarthy Road within the Specific Plan area. In addition, the

[12] In partnership with the Coachella Valley Housing Coalition.

Agency has funded home improvement grants and loans for lower income households. These programs, designed as either grants or loans, allow qualifying homeowners to secure funds to replace roofs, air conditioners or similar projects. The funding is based on the costs of the improvements, and the income of the applicant household.

The City has also initiated a number of "green building" incentives, and is partnering with other agencies and companies to offer rebates and incentives for the replacement of appliances and household fixtures with energy efficient appliances or fixtures. These programs change with funding and partnering availability, but include rebates for the installation of Energy Star natural gas or electric appliances, pool pumps, or water efficient toilets. These utility sponsored programs are further discussed in Section VI. It is recommended that specific programs, based on the needs of the planning area's residents, be developed in the future to help fund the improvement of residential properties within the planning area.

2. COD Training and Development

The future College of the Desert West Valley Campus will have a significant positive effect on the socio-economic conditions in the planning area. The buildout of the COD campus will result in the implementation of a number of programs designed to broaden employment opportunities for the public at large, and also residents and employees of the planning area. The programs COD plans to implement at the West Valley Campus are described below.

Advanced Transportation Technologies & Energy (ATTE)
The COD ATTE program is designed to provide rapid training transformation of the workforce in the rapidly developing and newly emerging areas of transportation and energy technology. The ATTE Center is developing and offering training in renewable energy primarily for the wind and solar industry, although these programs have further ramifications for on-going career development.

Renewable energy technology is becoming a growing part of the economy and COD's location in the Coachella Valley offers important comparative advantages. Major and sustained investment in renewable energy is expected and the drive to build and install these technologies is creating a significant demand for a properly trained workforce.

The initial ATTE Center programs are therefore focusing on the existing growing wind industry and the rapidly emerging solar electric and thermal systems that range from home to utility-scale. The programs include extensive classroom and hands-on lab instruction is such areas as OSHA safety, direct current theory, alternating current theory, schematics, hydraulics, wind turbine electrical systems, electrical measurement, mechanical systems, maintenance, troubleshooting and repair.

COD Workplace Learning Resource Center (WpLRC)
The Workplace Learning Resource Center is part of a statewide network that provides assessments, and customized training for the employees of all types of businesses and companies. The WpLRC provides low-cost, yet completely customized training programs. The purpose of the Workplace Learning Initiative is to provide business and industry with a variety of workplace learning services, including occupation-specific skills assessments, task analysis, basic skills, English as a Second Language, analytical and problem-solving skills, and teamwork.

COD Healthcare Programs

Healthcare has become an enormous industry and the demand for trained medical professionals ranging from licensed vocational nurses and RNs to medical doctors and technicians continues to grow. Also, regional and national demographic trends point to a growing demand for the full range of professionals in preventative healthcare and geriatrics/elder care. COD provides programs in health sciences, including Registered Nurse, Nursing Assistant, Vocational Nurse, and Home Health Aid. COD is also coordinating with Loma Linda Medical School to open a branch for its dentistry program.

The WVC will also host an Allied Healthcare Program, which could potentially be comprised of a wide range of disciplines, including clinical healthcare professionals typically distinct from medicine, dentistry, and nursing. Allied healthcare professional include audiology, bioengineering, clinical psychology, paramedics, radiation and laboratory sciences, optometry, public health, nutrition and dietetics, and many others. These jobs are becoming more specialized, and practitioners must adhere to national training and education standards, professional scopes of practice, and often prove their skills through diplomas, certified credentials, and continuing education.

Members of the allied health professions must be proficient in the use of many skills, including medical terminology, acronym and spelling, basics of medical law and ethics, understanding of human relations, interpersonal communication skills, counseling skills, computer literacy, ability to document healthcare information, interviewing skills, and proficiency in word processing, database management and electronic dictation. Specific medical, science and technical knowledge will also be required for many disciplines.

Hospitality and Tourism Industry

The hospitality and tourism industries are intimately related and together constitute a single industry. The hospitality and tourism industry is the second largest employer in the United States. With the aging of the Baby Boomer population we are seeing an increased interest in leisure activities. COD's programs in Hospitality and Tourism will prepare students for careers in a wide array of hospitality and tourism professions including lodging, conventions and destination services management, food service, travel and tourism, financial management and technology, and recreation related industries.

Hospitality management is the study of different aspects of management and leadership as they relate to the hospitality industry. Included in the hospitality industry are such sectors as hotels, restaurant, travel services, gaming and entertainment, recreation, managed services, and special events. The COD AA degree program in Hospitality can lead to near-term employment or provide the basis for students to pursue four-year degrees in hospitality and tourism.

More immediate employment opportunities are also available through this degree program, including many entry-level and sometimes mid-level management positions in a variety of hospitality and tourism sub-sectors. Careers and disciplines that generally (but not always) require higher level degrees include general managers, club managers, chefs, and directors of various operational areas in the hospitality sector such as human resource, finances, and operations. Even students who choose not to major in hospitality or tourism management find that course work in the field can improve their ability to think critically and solve complex problems, be more aware of their personal abilities/skills, and simply manage in general more effectively.

COD hospitality and tourism management curriculum includes course offerings that provide a general overview of the hospitality sector as well as course offerings in hospitality operations, cooking, finance and law.

Media and Communication Arts

The range of disciplines under the umbrella of media and communication arts are used in various business sectors, including architecture, radio and television, advertising, education, and forensics. Skill sets needed in the media arts industry include graphic design, art and illustration, compositing, and 3-D computer modeling. Background and scenic design, and special effects may also be included in the curriculum.

Employment opportunities include animations artist, special effects artist, sound artist and engineer, broadcast graphics designer, and video post-production artist, all of which are at the forefront of an industry that is reformatting information for the Internet and other media. Traditional media outlets, including print media, radio and television, will also continue to be sectors providing important employment opportunities.

The components making up communication arts overlap substantially with media arts, providing access to a variety of career opportunities, including public relations specialist, business communications, news analyst, technical writer, radio and television writing, and other career in communications. Coursework for this degree may include Introduction to Mass Communications, Reporting, Writing and Editing, Speech Communication, Business and Professional Speaking, Origins of Visual Communication, Print Media, Basic Communication Arts Software, and other classes.

3. Coachella Valley iHUB

The future COD West Valley Campus is expected to become home to the Coachella Valley iHub, which has been selected as one of six inaugural members of the California iHub Demonstration Program by the State of California Business, Transportation and Housing Agency. “iHub” stands for Innovation Hub and is intended to stimulate economic recovery and growth by showcasing and supporting California’s most promising hubs of innovation. iHub is a cluster of public and private sector partners in a geographic area that provide support, education, training, networking, financial assistance, and wide variety of services and incentives to encourage and leverage start up business development.

The Coachella Valley iHub consists of the geographic boundaries of the Cities of Palm Springs, Desert Hot Springs and Cathedral City and their Spheres of Influence. The Coachella Valley iHub will have a focus on clean technologies such as solar energy, wind power, geothermal and smart grid technologies, with a secondary emphasis on green building materials and techniques, biofuels/biomaterials, and water filtration and conservation technologies.

The City Economic Development Department is the interim iHub Program coordinator while the program is becoming established and the key stakeholder roles and participation are defined in more detail. Ultimately, a local non-profit agency with a focus on economic development and sustainability will direct and manage the program.

The iHub administrative office will be housed at City-owned facilities located at 3111 East Tahquitz Canyon Way, across the street from Palm Springs City Hall. The facility has over 14,000 square feet of space to house the Clean Technology and Business Development Center and provide space for a start up business incubator. As noted above, ultimately, a new facility will be built at the College of the Desert West Valley Campus in north Palm Springs.

The goals of the Coachella Valley iHub are to:

- Diversify the local economy to include Clean Tech Industries;
- Attract, develop and retain Clean Tech Companies to the Coachella Valley;
- Create high paying Technology and Manufacturing jobs in the Region;
- Attract Angel and Venture Capital Investments in local Clean Tech Companies;
- Develop new clean technologies to help the Coachella Valley compete in the global marketplace;
- Increase per capita household income and living standards in the Coachella Valley and region;
- "Nurture" and grow 50 new start-up companies in five years.

4. Economic Development Potential

The implementation and buildout of the Specific Plan have the potential to generate economic benefit in a number of areas. This section describes these benefits categorically, based not only on development of the COD West Valley Campus, but also on the other economic resource components of the planning area. All the dollar calculations described below are in 2010 dollars, and will fluctuate based on market trends and conditions at the time that construction occurs.

Construction Potential

Buildout of the Specific Plan will result in major construction throughout the planning area. On the COD campus, two types of construction will occur – buildings and facilities associated with the campus itself, and construction of renewable energy facilities in the energy-oriented "GreenPark" component of the site. Assuming construction of approximately 650,000 square feet of space, the construction would have a valuation of about $130 million dollars, including labor and materials. Costs for the planned 10± megawatt GreenPark construction would be in addition to this amount, and has been estimated at approximately $35 million. In total, therefore, construction of the campus and its facilities can be conservatively valued at $165 million.

The planning area also has the potential to generate an additional 431 single and multiple family dwelling units. These units can be expected to generate a valuation of $48,590,000 or more, depending on the unit size and finishes. In addition, the planning area has capacity to accommodate 82,000 square feet of additional commercial space, and 331,500 square feet of additional industrial and business park space. The commercial space can be expected to be valued at $8,200,000, and the industrial space at $31,500,000. These calculations include both labor and materials costs.

Additional value could be generated by the redevelopment of existing buildings and homes in the planning area. However, as the nature and scale of this redevelopment is unknown, it has not been included in this analysis.

In total, new construction in the planning area has the potential to generate building valuation in excess of $245.09 million at buildout of the planning area. The COD facilities will not generate property tax, but the facilities within the renewable energy park will generate unsecured property tax for the County and City. Property tax will also be generated by the residential, commercial and industrial construction within the area, and could generate over $220,250 annually for the City.

Employment Potential

The build out of the planning area has the potential to generate new jobs both within the planning area, and throughout the community. Within the planning area, COD estimates that at build out, the campus will generate approximately 700 jobs at all levels, including both full and part time positions, professional, clerical and unskilled workers. Based on current expenditures for salaries at College of the Desert on a per student basis, the College currently spends $2,880 per student in payroll expenses. Based on the anticipated total capacity of the West Valley Campus, estimated at 10,000 full-time equivalent students, the West Valley Campus can be expected to generate annual payroll of $28.8 million at buildout. In addition to college employees, the renewable energy park and related industry support services, as well as the on-campus incubator facilities can be expected to generate 100 or more permanent jobs when completed.

In addition to the employment generating potential of the West Valley Campus and its facilities, the projected new commercial and industrial development elsewhere in the planning area has the potential to generate 130 and 573 jobs, respectively, depending on the type of businesses which occupy the future space. The number of employees could be higher, for example, if office development occurs in the commercial space, rather than retail uses. In total, therefore, the planning area will generate a demand for 1,503 additional employees internally.

In addition to jobs created within the planning area, the training programs, which will be operated on the campus, will enable the training of additional workers for other industries within the City and region. Specifically, as described above, COD programs will be available for customized training of specialty employees under the Workplace Learning Resource Center. The availability of customized training is limited currently to the Palm Desert campus, which restricts its potential for Palm Springs' employers. The potential for these services to expand when the WpLRC is operational within the City will expand training opportunities for employers throughout the community.

The College will also operate its Advanced Transportation Technologies and Energy (ATTE), healthcare and hospitality industry programs on the Palm Springs campus. The location of the renewable energy GreenPark on the western portion of the campus will enhance the ATTE's effectiveness, by providing on-site training potential for students and testbed facilities for industry. The healthcare and hospitality industry programs will train local residents for positions with Desert Medical Center and other medical service providers in the City and valley, and the hospitality industries. Although both programs currently operate at the Palm Desert campus, the ability for Palm Springs, Cathedral City and Desert Hot Springs residents to participate in these programs locally will greatly enhance the potential for increased training of the area's workforce.

Although the total number of additional jobs cannot be quantified, it is important to note that the value of an employee with a college education increases significantly over that of an employee with a high school education. Studies completed on the subject show that students with an Associates Degree earn over $4,400 per year more than those with only a high school education. Further, if that student goes on to secure a Bachelor's degree, he or she can be expected to make 77% to 87% more over their lifetime than workers with a high school education. Therefore, regardless of the number of jobs generated by graduates of the College's training programs, the graduates will have higher incomes, and therefore higher expenses, than those who do not complete a College program.

Business Incubator Potential

A business incubator is a facility, which allows very small businesses to grow by offering them facilities and services at a reduced rate, and providing business and technical training to the owner and employees. A typical incubator will offer pooled services and facilities, such as clerical support and shared conferencing and/or shop and showroom space. Most importantly, business incubators provide support to their businesses in the form of training and education on practical subjects, including state and federal tax requirements, accounting, business plan writing, marketing plan development, financing options and opportunities, and growth planning. The goal of the incubator is to develop a business to the point where it can stand on its own. Most incubators have limitations on business size or term of residency, to assure that only start-up efforts are supported, and that once developed, the space is available for the next start-up business.

A 230,000 square foot business incubator is proposed for the southeastern portion of the West Valley Campus. Its focus will be on renewable energy and green/sustainable technologies, and the aforementioned allied health industry, hospitality industry and media/communication arts. The COD business incubator will provide entrepreneurs and students an opportunity to start and grow businesses relating to the College's sustainability curriculum. The incubator is meant to help develop and "spin off" new business ventures into the planning area and other parts of the area, as incubated businesses grow and require additional space. Again, the potential for the incubator cannot be effectively quantified, but its location on the campus, combined with the opportunities afforded by the GreenPark and four COD training "pillars", and the training curriculum of the College, are expected to enhance the potential for success of the businesses which are given birth there.

College Expenditures

The College currently expends $491.60 per student in supplies and contract services, for a student population of just over 12,200. The West Valley Campus, at buildout, will have a capacity of 10,000 full-time equivalent students. On that basis, it is estimated that the West Valley Campus will spend $4.9 million on goods and services at buildout. It must be noted that not all services and supplies will be purchased locally; however, it can be expected that they will be purchased regionally and that the regional economy will benefit from the expenditures undertaken by the College.

Economic Multiplier

The jobs and values created by the build out of the Specific Plan will not only generate direct revenues, but will also result in a "multiplier effect" in the community and region. The employment created on and by the opportunities in the planning area will generate disposable income, which will be spent in City and other local businesses and beyond. The value of the construction will generate revenues for local and regional government, which will be spent on the provision of services at the local and regional level. Studies have shown that for each consumer dollar spent, its multiplier effect is 2.5; that is to say that every dollar spent results in actual spending of $2.50, because of the domino effect of additional revenue. The anticipated multiplier for the Specific Plan will also include additional job generation, as businesses add employees to address increased demand.

As the total dollar value of the implementation of the Specific Plan cannot be quantified, it is also not possible to quantify the total economic multiplier for the planning area. However, based on the anticipated College purchases and payroll, the College alone could be expected to generate an economically multiplied economy of $84.25 million per year at buildout.

CITY OF PALM SPRINGS
COLLEGE PARK SPECIFIC PLAN

X. College of the Desert West Valley Campus Preliminary Development Plan

A. Introduction

The West Valley Campus is a joint initiative of College of the Desert (COD) and the City of Palm Springs. The project is envisioned as a "green" or sustainably designed and operated campus, that also provides opportunities for shared lands and facilities, and a sustainable energy park (GreenPark) component that promotes the City's Sustainability program adopted in June of 2009 and the College's sustainability policy adopted in October 2009 and further described below.

The campus will be a unique combination of College of the Desert (COD) educational buildings, College-leased buildings with training and research components, and community buildings providing service and training. There will be a fusion of the college campus and existing community center with shared recreational facilities. The GreenPark will be comprised of wind, solar, and other renewable energy technologies, as well as related research and instructional facilities. The facilities will enable energy production, research and development, and technical/vocational training.

B. Property Transfer and Development Agreement

COD and the City have entered into a “Property Transfer and Development Agreement” (PTDA) whose stated purposes are to:

(1) Provide for the transfer of title to the West Valley Campus (WVC) site from the City and City Redevelopment Agency (CRA) to COD;

(2) Formalize CRA's and City's financial commitments to COD with respect to the WVC Project;

(3) Establish necessary parameters for City/COD joint uses of the WVC site;

(4) Establish parameters for campus-related uses in accordance with the WVC's facilities master plan, and to affirm COD's authority to implement the plan without further City or CRA approvals;

(5) Affirm COD's commitments to the WVC, sustainable energy park, and support of and collaboration with leading industries in Palm Springs and the region; and

(6) Establish internal division of the WVC site into multiple legal parcels to facilitate COD and partnership uses.

The City, CRA, and COD agreed in the PTDA on terms with respect to the planning and implementation of the WVC project. The PTDA recognizes the contributions made by the City to the campus' development, the nature of the forthcoming academic and facilities master plan, matters involving cooperative City/COD planning, and anticipated opportunities for City/COD partnerships. The agreement also addresses subsequent campus planning and environmental review. A complete copy of the PTDA can be found in Appendix A of this Specific Plan.

The Property Transfer and Development Agreement is incorporated into this Specific Plan. The provisions of this Specific Plan are intended to be subordinate to and complementary with the terms of the PTDA, and to assist COD and the City in implementing those terms. In the event of a conflict between the terms of this Specific Plan and the PTDA or COD's Facilities Master Plan (described below), then the PTDA and/or Facilities Master Plan will prevail.

C. WVC Master Plans and Relationship to College Park Specific Plan

The California Education Code, as well as Regulations adopted by the Board of Governors of the State Community College System, requires community college districts to prepare, and have approved by the State Chancellor's Office, long-range academic and facilities master plans for each college within a district and for the district as a whole. The facilities master plan for each campus must be proceeded by, and driven by, a comprehensive educational master plan that details the campus's overall purpose, educational philosophy, curriculum and educational programs, and related support, student service, administrative, and categorical programs, and that identifies needs and makes a convincing case for new resources to meet those needs.

In developing its master plans, a community college district is to engage in a very collaborative and comprehensive process that includes all stakeholders within the district in the effort to develop a master plan that must include at least the following three components, among others:

(1) An educational plan that:

(a) adequately explains the college's overall purpose, community context, educational philosophy, alternative delivery systems, curriculum and educational programs and related support, student service, administrative, and categorical programs;

(b) describes and justifies the intended future of the college; and

(c) identifies needs and makes a convincing case for new resources to meet these needs.

(2) A facilities plan that evaluates existing land, infrastructure, facilities, and systems in relationship to the college purposes, plans, and needs, specifying the capital outlay projects necessary to meet these needs.

(3) A resource plan showing how the human, financial, and material resources will be provided to implement the objectives in the educational and facilities plans.

COD has begun the process of developing and seeking approval for the required master plans for WVC. Because those plans are under development and a facilities master plan is to be developed and approved to support WVC's educational master plan, the WVC plan described in this chapter of the Specific Plan must be considered as a conceptual or preliminary development plan only, rather than a "Campus Master Plan," and it will be subject to refinement, as well as additional CEQA analysis, before it is taken before COD's Governing Board, as well as the State Chancellor's Office, for final approval.

COD Sustainability Policy and the West Valley Campus

In the early fall of 2009, the Board of Trustees of the Desert Community College District (COD) adopted its *Policy on Sustainability Stewardship*, which will be overseen by the COD Green Council. This policy document acknowledges the environmental, social and regulatory imperatives that have driven the adoption of the COD sustainability policy. In addition to aligning itself with state legislation, COD is also a partner with the City of Palm Springs and the Coachella Valley Association of Governments (CVAG) in its commitment to the development of sustainable campuses.

COD sustainability policies are designed to address all aspects of campus development and operation, and recognize and will adhere to the LEED (Leadership in Energy and Environmental Design) program developed by the US Green Building Council. Sustainable campus design will address site selection and land planning, building standards and guidelines, sustainably sourced building materials, a high level of energy self-sufficiency, and efficiency in the use of water and other resources. Recycling of wastes and the use of recycled materials are also a major part of COD's sustainability program.

The management of campus operations also provides important opportunities to advance campus sustainability practices. These opportunities include encouraging behavioral changes and facilitating ridesharing programs and the use of mass transit to reduce campus-related vehicle miles traveled (VMT). Sustainably sourcing a full range of materials and products consumed on campus will also be incorporated into the COD sustainability program.

College of the Desert is also developing opportunities for a variety of renewable energy partnerships that are planned to yield a vertically integrated renewable energy curriculum, training and testing laboratory and facility, and utility scale "GreenPark" solar power generation and demonstration array. While providing a planned nominal 10± megawatt capacity to the local utility grid, the COD solar array and associated facilities/classrooms/facilities will provide real-world, hands-on experience in systems design, fabrication, field installation, and monitoring and maintenance.

Characteristics of the College Campus

The campus will be a major outreach venue for COD in the West Valley, in tandem with a similar thrust in the East Valley. The West Valley Campus (WVC), in association with a satellite center proposed for Desert Hot Springs, will be a unique educational institution to serve the particular needs of the west end of the Valley. Buildings are being planned to be constructed to a minimum of LEED Gold standard.

Campus features will include desert climate-responsive architectural design, stormwater and possibly waste-water recycling; significant potable water demand reduction; net exporter of electricity to the utility grid; creative and context-sensitive xeriscape landscape design and high-efficiency irrigation; resilience to wind and occasional blowing sand; a foot, bicycle, and public transit hub with support facilities; and buildings that teach by their design and operation (a demonstrably sustainable campus).

COD West Valley Campus Curriculum Development

The aforementioned COD Sustainability Policy encourages the "greening of the curriculum" through the development of direct and indirect program content, practicum programs in a variety of disciplines, service learning programs, and other academic and vocational education programs. These efforts will be practiced by COD at all three of its campuses.

In addition to its sustainability orientation, the West Valley Campus program will include four pillars of unique curriculum development founded on a base of general and basic education curriculum. These planned curricula respond to and are outgrowths of the needs and opportunities of the local economy. The College will seek collaboration with industry associations and leadership in these areas. The four pillars (program themes) will be:

- Hospitality and Culinary Arts
- Film and Media/Communication Arts
- Allied Health Services
- Sustainable Design and Technology

Hospitality and Culinary Arts

The hospitality and culinary arts represent a major industry in the Coachella Valley and includes companies within the food services, accommodations, recreation, and entertainment sectors. The hospitality sector is a several billion dollar industry that mostly depends on the availability of leisure time and disposable income, which are hallmarks of major portions of the local economy. Hospitality businesses such as restaurants, hotels, or entertainment venues consist of multiple groups such as hotel management, food and beverage managers, executive and assistant chefs, facility maintenance, marketing, and human resources.

In the Coachella Valley, the hospitality industry has demonstrated its strength since the early part of the 20th century. Early and continued financial investment, maintenance and material upkeep of local hotels and restaurants, and the established international cache of Palm Springs and the Coachella Valley assure that the hospitality industry will be an important generator of jobs and business opportunities for years to come.

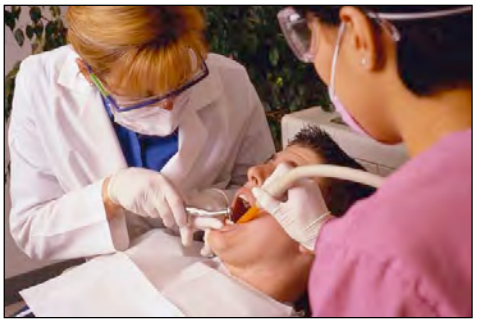
Film and Media/Communication Arts

Located in proximity to Los Angeles and the film and media capital of the world, Palm Springs and the Coachella Valley have been a venue for both business and pleasure for the entertainment industry since the early part of the 20th century. Film and media/communication arts encompasses a full spectrum of communications media, technologies, programming and development, research, presentation, production, screen writing, sound, lighting, cinematography and videography, editing, graphics and animation, and post-production.

The COD program may offer students a variety of curricular options leading to careers and/or further study in the dynamic worlds of film and television and radio, broadcast journalism, Internet media, and public relations and advertising. Film and media arts facilities that may be developed on campus include theaters and rehearsal rooms, sound stages, audition rooms, set design shops, digital graphics and animation labs, production studios and editing rooms.

Allied Health Services

Allied health encompasses a wide range of health professions and services, including but not limited to supporting services in medicine, dentistry and nursing. Allied health professions include audiology, bioengineering, biomedical science, diagnostic medical sonography, paramedic, exercise physiology, medical laboratory and radiology, nuclear medicine, nutrition and dietetics, occupational therapy, optometry, pharmacy and public health. COD is developing partnerships with a variety of educational and private institutions to facilitate development of the Allied Health curricula.



Sustainable Design and Technology

Sustainable design and technology have emerged as a critical, essential paradigm of environmentally integrated design and technology. Variously referred to as environmentally sustainable design and environmentally conscious design, it is the philosophy of designing physical objects, the built environment and services to comply with the principles of economic, social and ecological or environmental sustainability. The purpose of sustainable design is to "eliminate negative environmental impact completely through skillful, sensitive design"[1]. Sustainable designs rely on renewable sources of materials and energy, and require limited or no non-renewable resource, have minimal impacts on the environment, and relate people and the built environment with the natural environment.

[1] "The Philosophy of Sustainable Design", McLennan, J. F., Ecotone. (2004)

Sustainable design and technologies are being applied in the fields of architecture, mechanical and electrical design and engineering, landscape architecture, urban planning and design, civil engineering, graphic design, industrial design and interior design. Sustainable design is a comprehensive and holistic response to emerging regional and global environmental crises, the rapid growth of economic activity and human population, depletion of natural resources, damage to ecosystem and loss of biodiversity.

In the energy sector sustainable technology captures and uses renewable sources of energy such as solar, wind, hydro, biomass, geothermal and hydrogen. In the Coachella Valley, California and worldwide, wind energy is the world's fastest growing renewable energy source. Wind turbine technology generates and transfers electricity for small and large users, including utility companies. Solar energy is rapidly emerging as a viable and cost-effective source of small and utility-scale electric and thermal power. The COD WVC program in sustainable design and technologies is expected to focus on solar and wind energy, associated mechanical and electrical systems, and energy efficient building design, and efficient heating, cooling and lighting.

COD West Valley Campus Architecture

The College of the Desert has championed context-sensitive architectural design from its inception. Beginning as early as July 1958 with the planning of the Palm Desert campus a large number of firms were interviewed and the field was narrowed to six, each of which offered important contributions to campus design. Finally, a team comprised of the remaining design firms was forged with John Porter Clark of Palm Springs as coordinating local architect. Three local firms, Williams and Williams, Frey and Chambers, and Wexler and Harrison would all work under Clark’s direction and each was in charge of certain buildings on the new campus. Today, a new set of buildings and architectural styles is being constructed at the Palm Desert campus, each integrating a high degree of sustainability. At the West Valley Campus in Palm Springs, the College has committed to the application of the progressive and context-sensitive design that is responsive to the constraints and opportunities of the site that is also informed at every level by design and operation principles of sustainability.

D. COD History

The College of the Desert was established in the Coachella Valley in 1958 with the initial construction of nine buildings beginning in 1961 on the site of a long established date grove. The first student enrollments began in the Fall Semester of 1962. By the end of 1963 there were 11 buildings on-site. From 1966 to 1976, a library, gymnasium, nursing building, business building, alternative energy building and other support buildings were constructed. By 2004, fall student enrollment reached 9,626, more than triple the enrollment in fall 1962. In the spring of 2005 the full time equivalent student[2] (FTES) population was 6,640 and is expected to grow to 9,243 by 2015. The Chancellor's Office projections are for a 4.0% annual growth rate between 2006 through 2015.

The College of the Desert has provided opportunities for higher education in the Coachella Valley and has initiated an expansion program beyond the main Palm Desert campus to provide COD campus facilities and services in the eastern and western portions of the valley. The subject COD West Valley Campus is meant to serve the greater Cathedral City/Palm Springs/Desert Hot Springs area. In 2006, COD initiated planning efforts to locate a site for the new West Valley Campus, reviewing a wide range of prospective sites. The subject COD WVC site was selected after a carefully considered analysis and consultations with the local community. In 2007, the COD Board of Trustees selected the site and assistance program that had been outlined by the City of Palm Springs.

Bond Measure B

In 2004 Bond Measure B was passed, which allocated $346.5 million to improve and expand the Desert Community College Districts educational centers, including the West Valley Campus. An independent Citizens' Oversight Committee was developed in order to guarantee that all bond funds are spent exactly as promised to ensure taxpayer safeguards and confidence. COD has allocated Measure B funds for campus planning, engineering and design, and to fund the initial phase of campus development.

E. Relationship to the College Park Specific Plan

The planning of the COD West Valley Campus and associated sustainable technology park gave impetus to the inclusion of the surrounding neighborhoods in the process. The academic curriculum, employment training, and entrepreneurial development programs envisioned at the WVC can have tremendous relevance to local residents and businesses, and are being planned to enhance business and development opportunities in the neighborhood. In addition to being integral to the campus curricula and education programs, sustainability will also be the hallmark of physical campus design and development. Therefore, the WVC provides the College and the City with a unique opportunity to create a partnership that extends well beyond the boundaries of the West Valley Campus and into the surrounding social and economic fabric of the community.

To identify the opportunities for College development that can positively affect the surrounding neighborhoods, the existing mix of land uses and designations was carefully considered. The College Park Specific Plan respects the investment already made by businesses in the area and has looked at how the future COD West Valley Campus can enhance existing land uses and facilitate the development of new businesses and business opportunities. The substantial area dedicated to service industrial uses seems especially compatible with the "Sustainable Technology" theme developed throughout the College Park Specific Plan.

[2] Full Time Equivalent Student (FTES) is a standard measure for comparing enrollment numbers. It is determined by multiplying the number of students in all classes in a given department by the number of credits for each class and dividing by fifteen for undergraduate students, twelve for master students, and nine for doctoral students.

The CPSP planning area is also rich in housing, providing a wide range of product and affordability. Some of the single-family residential neighborhoods in the area originated in the mid-century, while condominiums and apartments have followed. Today, there remain opportunities for substantial additional residential development, including both single family and multi-family units. Existing households in the planning area include a wide demographic, the full spectrum of which have community and personal interest in the College and its programs. As a community college, the COD West Valley Campus will primarily serve local students, many of whom will already reside in the area. Nonetheless, the College has identified opportunities to attract students to the West Valley Campus from farther afield, including international students. The College Park Specific Plan will facilitate the development of additional residential units in proximity to the campus that can serve campus staff as well as students.

F. Relationship to the General Plan

With the adoption of the proposed General Plan Amendment, the College Park Specific Plan is consistent with the Palm Springs General Plan and implements the goals of the General Plan in the CPSP planning area. The West Valley Campus, as described herein, is consistent with the City General Plan, which has designated the subject campus site as "School" on the General Plan Land Use map.

G. Relationship to the City Development Code

This Specific Plan, when adopted, will establish development standards and guidelines for the Specific Plan area, and provides the zoning ordinance for this area. The development standards and zoning ordinance for the College Park Specific Plan are based on the College of the Desert Campus Standards Handbook[3], the "Integrated Sustainability Guidelines for the West Valley Campus[4] and the Palm Springs Zoning Ordinance (Ordinance No. 91 through 94, as amended and in effect as of September 1, 2010).

As with the entire CPSP planning area, where a West Valley Campus development standard differs from the City Zoning Ordinance, the provisions in this Specific Plan shall apply. Where a standard is not provided in this Specific Plan, the standards of the City Zoning Ordinance shall apply. It is the intent of this Specific Plan to provide development standards and design guidelines comparable to those promulgated by the City, and which can be fully and solely implemented by the College through conformance with this Specific Plan. The City would continue to provide an advisory role as both a partner in the campus' development but also in subsequent CEQA actions to be taken by the College.

Following final approval of the Facilities Master Plan for WVC, COD will have the legal authority as a community college district to carry out that plan, as it relates to the “Education Uses” defined above and as set forth in the Property Transfer and Development Agreement (PTDA) entered into by the City and College, without further land use entitlements from the City. Additionally, COD will have the legal authority to establish internal divisions of the WVC site into multiple legal parcels to facilitate COD and partnership uses, by means of ground leases, or facility leases, in accordance with section 7.5 of the PTDA described above.

[3] "Campus Standards Handbook", prepared by the Desert Community College District. October 2005.

[4] "Integrated Sustainability Guidelines for the West Valley Campus", prepared by Stone Environmental, Inc. et al, for the College of the Desert. January 2010.

To document such internal divisions, COD shall have a record of survey prepared each year, in accordance with Business and Professions Code section 8762 or other applicable law, showing all such internal divisions. COD shall file each such survey of record with the Riverside County Surveyor and with the City Engineer, and request that City issue a Certificate of Compliance with respect to each such record of survey. City shall issue a requested Certificate of Compliance if the record of survey meets the technical requirements of Article 5 (commencing with section 8760) of Chapter 15 of Division 3 of the Business and Professions Code. Thereafter, COD shall have the Certificate of Compliance recorded in the Official Records of Riverside County and the record of survey filed with the Riverside County Recorder.

With respect to the "Additional Uses" referenced above, such uses include, but are not limited to, those uses allowed within the City's "P," or "M-1-P," zone districts and which are not considered to be "Education Uses." All "Additional Uses" require that a Land Use Permit be obtained from the City in accordance with the City's Zoning Code.

Campus Land Use Authority

The Desert Community College District (College or District) and the City of Palm Springs and Community Redevelopment Agency (City and CRA, respectively) are granted authority by the State of California to regulate land use and to process environmental clearances pursuant to the California Environmental Quality Act (CEQA). Relative to this authority, the College and City have entered into a Property Transfer and Development Agreement that includes provisions that further set forth regulatory authority for development on the future West valley Campus.

The PTDA Recitals include the following mutual intentions of the parties:

> "Establish necessary parameters for campus-related uses in accordance with the center's facilities master plan, and to affirm the District's authority to implement the plan without further City or CRA approvals"

Article VII: Planning; Financing; Improvements; Target Schedule is also relevant to this discussion. The PTDA also addresses future campus planning and certain aspects of financing, campus improvements. Section 7.2 of the agreement states that:

> "District will develop and provide City with a description of an academic and facilities master plan for the Campus Site acceptable to the City and CRA sufficient for inclusion in the College Park Specific Plan (described below) and Plan's CEQA analysis."

Section X of this Specific Plan sets forth the College Campus Preliminary Development Plan. This Plan establishes the primary land uses being contemplated on the campus, including academic and others. Development of the campus "Academic and Facilities Master Plan" began in the early fall of 2010 and a draft is expected to be available for City review in late 2011. As set forth in the PTDA, the facilities master plan:

> "...will identify these facilities at a programmatic level, identify City joint-use opportunities, and identify the District's public/private partnership opportunities that will be an important means of implementing the master plan.... Therefore, the District will continue to develop and refine this master plan, subject to consultation with the City as provided in section 7.4 below."

As further set forth in section 7.3 of the agreement:

> "The City and CRA will acknowledge, in appropriate regulatory documents (e.g., zoning, specific plan provisions, and a statutory development agreement), that Education Uses may be constructed on campus without the need for additional City or CRA approvals, recognizing that District generally is not subject to City planning and zoning requirements, but subject to District's consultation with the City as provided in this Article".

The subject College Park Specific Plan is adopted by Ordinance that also adopts a General Plan Amendment and Change of Zone incorporating the Specific Plan into the General Plan and the City Zoning Code. The PTDA also memorializes terms and conditions of agreement between the City, CRA and College.

This paragraph makes an important distinction, citing "Education Uses" as a term of arts defined in the PTDA. The PTDA defines "Education Uses" as educational, vocational, job and education training. The term also applies to "joint-use facilities" and "accessory uses when customarily associated with and subordinate with the educational uses...". Minor commercial uses, including food service, bookstores and limited convenience commercial services are also considered to fall under the definition of "Education Uses".

Paragraph 7.4 of the PTDA identifies the Anticipated Partnership Uses regarding which the District will actively consult with the City. These include the aforementioned incidental commercial uses (food court, bookstore, convenience commercial, etc.) to be developed on the campus, campus-related housing, the GreenPark and other renewable energy facilities, R&D facilities, business development incubators, City park and recreation uses, and certain public/private partnerships that operate on campus in the future.

This paragraph also states that the District will consult with the City and the CRA in the preparation of the Academic and Facilities Master Plan.

Campus CEQA Authority
Section 7.9 of the PTDA addresses the authority of each party with regard to the application of CEQA to future land use plans for the West Valley Campus. Specifically, Section 7.9(b) states that:

> "Following adoption of the CPSP, (1) District will be the lead agency and the City and CRA will be responsible agencies, as appropriate, for the implementation of the CPSP as it relates to the development of *Education Uses* (emphasis added) on the Campus Site and (2) City of CRA will be the lead agency and CRA or City, and District, will be the responsible agencies, as appropriate, for implementation of the CPSP as it relates to the development of *Additional Uses* (emphasis added) on the campus site."

For purposes of the PTDA, "Additional Uses" are defined as those "uses permitted or otherwise allowed under the terms of the Specific Plan but which are not "Education Uses" as that term is defined in this Agreement".

H. Statement of Project Objectives

The Desert Community College District wishes to establish the West Valley campus in Palm Springs to achieve the following common objectives with the City:

1. Encourage and support traditional higher education opportunities;

2. Provide workforce training in areas critical to the local economy and local industries, focusing on what have been called the “four pillars”:

    a. Hospitality and culinary arts
    b. Film and media arts
    c. Allied health
    d. Green and clean technology

3. Create a world-class center that demonstrates sustainable building best practices;

4. Support the development and implementation of renewable energy technologies through job training, and encourage the location of renewable energy companies to the campus and Palm Springs; and

5. Support other community economic development and cultural activities.

I. Purpose of the COD West Valley Campus Preliminary Development Plan

As previously noted, the College Park Specific Plan has been developed in close coordination between the City and College, as well as a wide range of other agencies and service providers. The purpose of the inclusion of the West Valley Campus Preliminary Development Plan and development standards and guidelines in the larger Specific Plan is twofold. First, the WVC Campus Preliminary Development Plan component of the CPSP will establish the basic design and development parameters under which the campus will be developed. The WVC Preliminary Development Plan component also provides sufficient detail and analysis to allow the College to act as lead agency for the processing of CEQA and for the approval of the future campus master plan.

The second important purpose for the inclusion of the WVC Preliminary Development Plan in the CPSP is to assure that development of the campus is harmonized with the existing residential, commercial and institutional uses and associated employment opportunities in the planning area. In this regard, it is also the purpose of COD WVC component of the Specific Plan to assure a well-planned campus that is consistent with the goals and objectives of the City's General Plan. The planned WVC land uses, which are shown in Table X-1 and are discussed in greater detail in Section X-E, below, are intended to:

1. Provide lands for the development of a community college in the western area of the Coachella Valley that assures that existing and future residents in this area are adequately served by academic and other educational and training programs.

2. Further the College's Policy on Sustainability Stewardship by integrating all aspects of sustainable campus design and operation in land use, transportation, energy production and use, water and wastewater management, air and overall environmental quality.

3. Expand economic resources in the area, create new jobs in education and sustainable technologies, and improves the social and economic environment of the Specific Plan area and the entire community.

4. Develop an appropriate and complementary mix of campus land uses, including academic, public/private educational and training partnerships, and the development and application of sustainable technologies on the campus.

5. Provide academic classrooms, laboratories, library and other and educational facilities and as well as targeted programs that take advantage of the natural, comparative advantages within the Specific Plan area and the larger community.

6. Provide lands for sustainable technology development and deployment both as integral parts of buildings and facilities, but also lands for the development of utility-scale solar energy and other sustainable technologies.

7. Facilitate institutional development in the CPSP planning area that provides educational, business and employment opportunities to this area of the City and region.

8. Provide land and facilities for the development of public/private ventures between the College and for-profit and non-profit partners that expand the educational capabilities of the West Valley Campus and optimize existing and emerging area employment opportunities.

9. Assure that vital public services and facilities that support the buildings and activities at the campus are designed to be as efficient, cost-effective and sustainable as possible.

10. Provide on-campus open space that provides relief to the build environment with paths and bikeways, and which helps to mitigate wind and sun exposure.

11. Integrate campus design with the lands and facilities of the Desert Highland Park and the James O. Jessie Unity Center and optimize opportunities for synergistic use of lands, facilities and programs.

J. Summary of Master Plan Process

The State of California and City of Palm Springs have established a review process for Specific Plans. The City and College have worked closely over several months to ensure a compliant process for development and review of the subject West Valley Campus Preliminary Development Plan and the encompassing College Park Specific Plan. The College campus design team has both local and internationally recognized planning consultants, architects specializing in academic requirements and sustainable design. It has also included City and College staff who also participated in campus and planning area-wide design charettes. The City/College planning partners also attended public scoping meetings to assure sufficiently inclusive project parameters, which are reflected in the various design and engineering considerations set forth in this Specific Plan.

As noted below, under CEQA Compliance, the proposed Specific Plan and its COD WVC component, is considered a “project” under the California Environmental Quality Act (CEQA). The City is the CEQA lead agency for the processing of this planning document and has determined that an Environmental Impact Report (EIR) will be prepared and transmitted to all responsible and trustee agencies, and all other interested parties. This process is further discussed below and in the project EIR. The EIR is subject to review and certification by the City Planning Commission and Council prior to the Council's consideration of adoption of the Specific Plan. The College Board of Trustees will take its own action on the College Park Specific Plan and in particular the West Valley Campus Master Plan, and will also adopt the Final EIR for the CPSP.

K. Compliance with the California Environmental Quality Act

As previously noted, in compliance with the California Environmental Quality Act (CEQA), the City identified the preparation of the College Park Specific Plan as a "project" under CEQA, and prepared an Initial Study. The Initial Study found that the Specific Plan had a potential to significantly impact the environment, and that an EIR must be prepared. The City circulated to all responsible and trustee agencies a Notice of Preparation (NOP) of an EIR. All comments received in response to the NOP have been considered and are incorporated into the EIR. The EIR is circulated to all responsible and trustee agencies, and all other interested parties, for a period of 45 days, and comments received in response to the EIR are considered in the Response to Comments prepared for the Planning Commission and the City Council. The City Council must consider and take action on the certification of the Final EIR at a public hearing.

L. Planning Area Context and Project Location

Successful development planning is necessarily contextual and must consider the types, intensity and extent of surrounding and nearby land use. The planned West Valley Campus would be located in an area with a mix of residential and other uses, and its location and how it will fit into this context is discussed below.

1. COD West Valley Campus Location

As shown throughout this Specific Plan document, the COD West Valley Campus will be located immediately west of Indian Canyon Drive, immediately south of the Chino Creek Levee (as so named by the Riverside County Flood Control and Water Conservation District), immediately north of Tramview Road and a portion of the Mountain Gate residential community, and on the west also by a portion of the Mountain Gate community.

The WVC site can also be described as a portion of the North one half of Section 34, Township 3 South, Range 4 East, San Bernardino Base and Meridian.

2. Surrounding Lands and Land Uses

As noted above, surrounding lands include the aforementioned Indian Canyon Drive and Tramview Road. Lands to the immediate south are part of the Desert Highlands residential neighborhood made up primarily of single-family homes. This area also includes approximately 100 currently vacant single-family lots. The eastern portion of this neighborhood east of Eldorado Boulevard is designated as "Commercial" on the City General Plan and development is limited to a church and a dilapidated residence.

Bounding the western portion of the campus site on the south and west is the Mountain Gate residential community, which is separated from the campus site by a six-foot masonry wall. The western portion of the south boundary is also separated from this development by a 6-foot± remnant flood control levee located immediately north of the subject development.

Immediately north of the campus site is the aforementioned Chino Creek Levee and beyond it the Chino Creek and Whitewater River Washes. These lands are also located within the Whitewater River Flood Plain Conservation Area as established by the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP). Farther north and still within this flood plain are several windfarms.

On the eastern portion of the campus site are two wells owned by the Desert Water Agency (DWA). Across Indian Canyon Drive is the Avalon residential project, which is a gated community with an executive golf course. While grading and road construction has been completed on large portions of this project, it is currently unoccupied.

M. COD WVC Preliminary Land Use Plan

Introduction

The land uses envisioned for development at the WVC site have evolved over several years and have been shaped by the needs of the community and the need to be responsive to a changing economy. While the future may reshape the current vision, COD and the City have embarked on a partnership that will have immediate and long-term benefits for the City and the Coachella Valley. The WVC land use plan represents the initiative of the College and the City to address the educational and employment and life training issues head on, and to bring an entrepreneurial spirit to addressing the region's needs. The West Valley Campus and its programs and facilities are designed to meet the challenges of the 21st century environment and economy.

This section of the WVC Preliminary Development Plan describes the major areas of land use planned for development on the campus. It also provides a description of the design guidelines applicable to overall campus development as well as standards focused on specific areas of site development.

1. WVC Campus Land Uses

Core Campus Land Uses

As currently conceived, at buildout it is expected that the campus will be comprised of approximately 650,000 square feet of core campus and campus-related buildings. In addition, site improvements will include areas for parking, open space, trails and fields. The following table was presented in Section I and is shown here to summarize the proposed land uses.

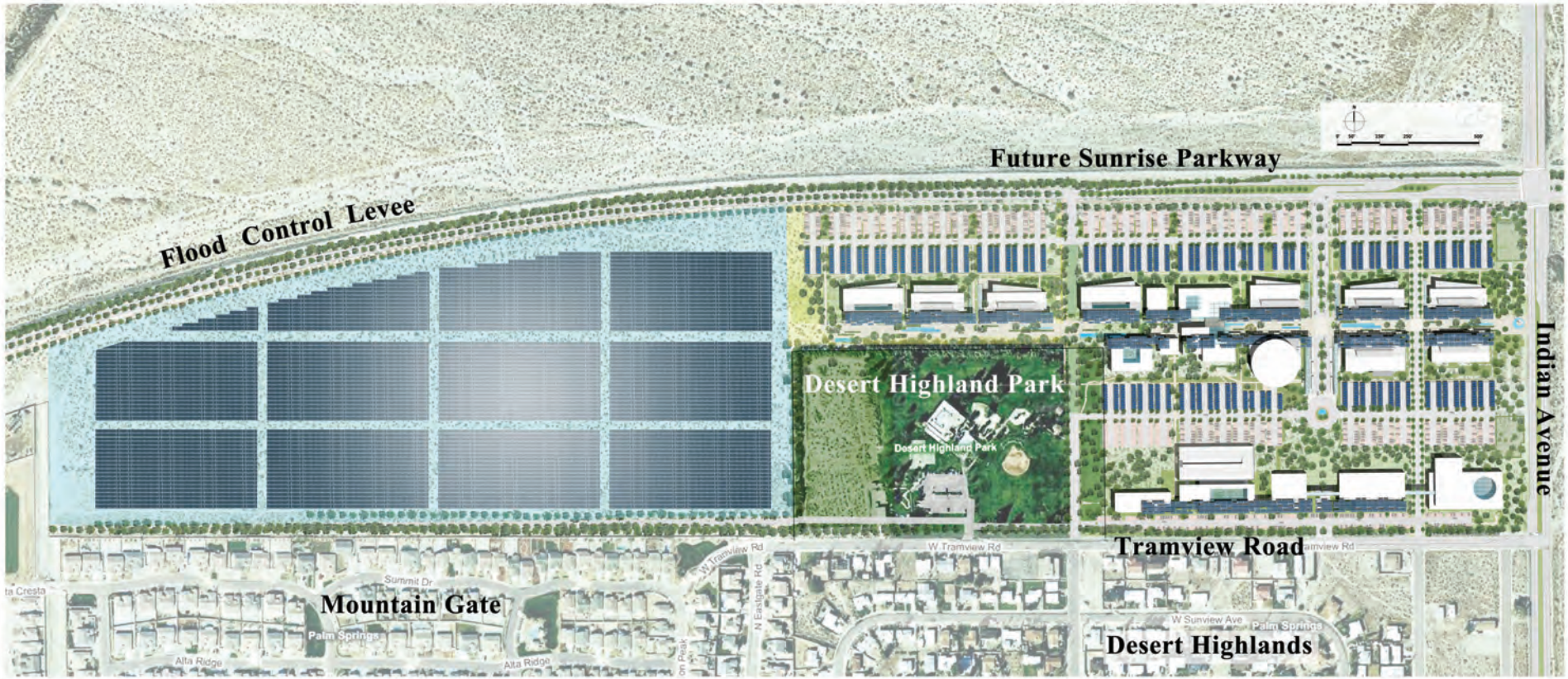
Table X-1
Preliminary Land Use Table
College Park Specific Plan - COD West Valley Campus

Existing Development						
COD West Valley Campus[1]	**Vacant AC**	**Developed AC**	**Total AC**	**Existing SF**	**Unbuilt SF**	**Total SF**
Core COD Campus/			50±	0	420,000	420,000
Business Incubator			10±	0	230,000	230,000
Alternative Energy Park			60±	0		
COD West Valley Campus Total			**119.35**	**0**	**650,000**	**650,000**

[1]Campus acreage includes gross acreage. Approximately 3.26 acres will be used for right-of-way for future Sunrise Parkway, and other roadways. Gross acres include 1.21 acres of DWA well sites.

[2]Based on core campus facilities of approximately 42 sf per student and a maximum buildout full-time equivalent (FTE) student population of 10,000.

Source: Preliminary project description and conceptual development prepared by COD, May 2010.



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Source: College of the Desert, September 2010

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Planning & Research, Inc.

College Park Specific Plan
COD West Valley Campus Preliminary Development Plan
Palm Springs, California

Exhibit
X-1

Core Campus

As shown above, the Core COD Campus will be comprised of 420,000± square feet of Core Campus of classroom, lecture, lab, administrative, and other support facilities to accommodate an enrollment of approximately 10,000 full-time-equivalent students. The Core Campus is intended to implement programs associated with the four pillars program described above. A variety of facilities are planned to support these curricula while achieving the College's goal of a sustainable campus. Several key campus buildings will be constructed to house classrooms and facilities associated with each of the four program pillars, and will also incorporate services to the campus community at large.

Community Fitness/Wellness Center

The Community Fitness/Wellness Center may be allied health classrooms and teaching facilities, including clinical skills rooms. Health and wellness programs and services will include an on-site health clinic to provide the campus community with routine medical care such as first aid, wellness screenings, and flu shots. The fitness center will feature state-of-the art exercise equipment and studio space for fitness classes.

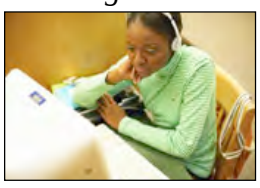
Performing Arts Center

The Performing Arts Center is envisioned as an integrated instruction and performing arts facility that may also support the film and media arts program curricula. The Center will feature one or more theatres for live productions and film screenings. Teaching space will include classrooms, rehearsal rooms, sound stages, audition rooms, set design shops, digital graphics and animation labs, production studios and editing rooms. The Center is being designed to serve not only as a cultural hub for the campus, but also to provide a performing arts venue for the west valley similar to the McCallum Theatre in Palm Desert.

Student Center

The COD WVC student center may integrate a variety of services to serve the student body. The Student Activities office administers co-curricular program offerings such as student clubs and organizations. COD WVC student publications offices, and ESL, international student, diversity and alumni outreach programs will also be located in the Student Center. The student center will include gathering/seating areas with WIFI access and electronics recharge stations.

Learning Resource Center



The learning resource center may house the College library, as well as state-of-the-art computer, language, and reading/writing laboratories. Learning resource center services will include the academic counseling, tutoring and assessments programs and services. A career center will provide career counseling and job placement services. The career center will collaborate with COD job training and development programs the Sustainable Palm Springs Center for Business, other COD partners and local and regional employers.

Other Campus Buildings

Other buildings and facilities will be constructed to house additional classroom and laboratory space, administrative offices, campus and grounds maintenance shops, and storage. Other uses will include support retail facilities, such as a bookstore, food court, copy center, convenience goods and services. The Core Campus will integrate renewable energy facilities, primarily photovoltaic (PV), on campus buildings and parking structures. Along with PV facilities envisioned elsewhere on the campus (see Campus-Related program, below), these PV installations are expected to generate a substantial portion, if not to exceed, the campus' electrical energy needs.

Sustainable Business Incubator

Complementary to the Core Campus, the college plan allows for approximately 230,000 square feet of campus-related facilities. Facilities envisioned at the Center's eastern segment, near Indian Canyon Drive, might include a sustainability interpretive center, and exhibition space.

In alignment with the primary project objectives for providing workforce training in the areas of hospitality, communication and media arts, allied health and green/sustainable technology, COD is exploring a variety of partnerships with businesses and agencies on a local, regional and statewide basis. Potential partnerships include medical institution, public and private media organizations, workforce training organizations, public utilities, laboratories and universities, and professional associations such as those serving the hospitality industry.

Campus GreenPark

The campus GreenPark is planned on the western portion of the property and may be developed simultaneously or in advance of the core campus. The GreenPark may encompass up to 80 acres in its initial phase, which may subsequently be reduced to 60 acres as the academic portions of the campus expand. The solar array will be comprised of multiple arrays of photovoltaic panels with a target generation capacity of 8-10 megawatts (Mwe). In addition to providing utility-scale solar electric production, the GreenPark may also provide facilities to support academic and technical training programs in renewable energy technologies demonstration, including test facilities for solar and wind technologies, and research and development (R&D) facilities.

Open Space/Trails

The campus is also expected to provide active and passive open space uses, including those associated with the aforementioned community wellness center. Campus open space is expected to include expanses of landscaped areas, desert/water conservation demonstration gardens, and some areas of re-naturalized open spaces. Passive open spaces and "greenbelts" will intersperse throughout the core campus and may include such amenities as shaded seating areas, water features, and sustainability related interpretive/demonstration kiosks.

A system of multi-use trails will link the various areas of the campus and serve as an extension of the City's pedestrian and bicycle trails. The trail/path system is intended to promote and facilitate campus access by bicycle and on foot. Paved paths may be constructed of permeable pavement, and where feasible, may use decomposed granite or other stabilized, unpaved surfaces.

Utilities and Infrastructure

There are two existing Desert Water Agency (DWA) well sites on approximately 1.21 acres located along Indian Canyon Drive in the eastern portion of the campus. DWA is also discussing with the College the possibility of siting two additional wells in the northern portion of the campus. Campus infrastructure will also include a central plant and on-site water lines, sewer lines, stormwater facilities, gas lines, and electric and telecommunications facilities.

COD WVC Phased Development

The development of the core COD campus is expected to begin on the eastern portion of the site located adjacent to both Indian Canyon Drive and Tramview Road. This early phase will take advantage of existing roadway and other infrastructure improvements, and provide easy access to the campus. Core campus development is expected to proceed east to west.

The GreenPark solar field could become the first phase of development if a developer can be found. This would also serve to stabilize the western end of the campus site in advance of the construction of the first academic and/or business incubator buildings. The construction of the main access road along the levee could also be expedited by this development and the need for access and access to the transmission grid on the east side of Indian Canyon Drive.

N. COD WVC Development Guidelines and Standards

1. Purpose

The purpose of the WVC Development Guidelines and Standards is to assure that future refinements to the WVC Preliminary Development Plan and projects that implement the plan result in an environment that enhances excellent academic and provides effective student support services. The guidelines The physical setting at the campus site includes some of the most dramatic landscapes in North America, which are icons of Palm Springs and the Coachella Valley.

The Design Standards and Guidelines encourage the creation of open view corridors to the San Jacinto and San Gorgonio Mountains to the west and the Santa Rosa Mountains to the south to improve way finding and enhance campus entrances.

The outdoor spaces on campus may be conceived as sustainably designed quads, courtyards and malls sensitive to the desirability of solar exposure in the winter and to shade in the summer. Quads should also be responsive to desert flora and climate while providing attractive settings for student/faculty interaction.

The purpose of these Design Standards and Guidelines is also to provide a regulatory framework to both direct and guide the successful design and construction of the new campus over its entire buildout period. No written design guidelines can or should fully dictate strict standards for development. Instead they establish basic design principles, objectives and standards, while also informing and guiding the implementation projects to respond to the unique programmatic and site characteristics.

2. Design Principles and Project Vernacular

The following discussion examines the desirable elements of campus design. It also discusses on a categorical basis the overarching design considerations that should be made in developing the refined campus master plan.

Desirable Elements of Project Design
The design of the West Valley Campus should be evaluated based upon the thoughtful consideration of community design principles and the various project elements that implement them.

The most desirable qualities and design elements for development include:

- safe and functional site plan with high visibility and defensible space
- design-based sustainability in landscape and building design
- significant landscape and hardscape elements, view preservation & framing
- prominent and generous access driveways
- parking, loading & utility areas that are landscaped and screened
- cohesiveness of scale and overall character with adjacent structures and sites
- sensitive mix of flat, curved and multi-planed/pitched roofs
- variety and harmony of surfaces and textures
- richness and harmony of building color
- broad roof overhangs, arcades, awnings
- balanced and functional window design, placement, shading and rhythm
- comprehensive, effective but unobtrusive sign program

Overarching Design Considerations
There is a wide range of considerations, including functionality, engineering, and design and aesthetics that should be made with each development project that implements the WVC Preliminary Development Plan. Each of these major areas of consideration is briefly described below.

Functionality and Efficiency
The design of the WVC campus and its various components must first and foremost be based upon functionality and efficiency. In this regard, buildings envisioned at the campus include classrooms and lecture halls, performing arts halls, laboratories and shops, health and wellness facilities, administrative offices and College-associated office buildings, and central plant and maintenance facilities.

The provision of vehicular access, energy, water and waste water, communications and other support services and facilities must be considered in both the overarching backbone of systems but also how its development can be scaled and distributed to serve individual on-campus users. The materials to be used to develop the site also will be important considerations and sustainable sourcing will be a hallmark of campus development.

Beyond the application of standard A/E/C approaches (even relatively green ones) is the increased reliance upon passive techniques ranging from site and building planning through natural lighting, and passive solar and ventilation, which are yielding high performance and low energy demanding buildings that are healthier and use-enhancing. Active management of building and thermal mass exposure, and natural ventilation will help optimize the natural resource and limit conventional energy demand.

The on-site and on-building application of solar thermal and electric systems is planned across the entire campus. In addition to the development of a solar electric array on the planned "GreenPark" site that will be connected to the SCE grid, the College intends to integrate photovoltaic and thermal systems in building rooftops, parking shade structures and other appropriate locations.

Economy of Design and Operation

The design and development of the West Valley Campus should incorporate both immediate and long-term economies in terms of the cost and operation of the campus and its various building and facilities. Public bond funds are the primary source of financing for campus development and the Board of Trustees has a fiduciary responsibility to assure that these community investments give their greatest value for education.

Flexibility in Design

The incremental buildout of the campus and the design of individual campus buildings should incorporate a high degree of flexibility in the division and use of space as a means of optimizing the long-term life and value of campus buildings. The COD WVC Preliminary Development Plan provides the foundation for on-going planning and development of the campus, which is expected to take place over a 20-year buildout period. The CPSP provides for determinations of "substantial conformance" of minor deviations from the Specific Plan and an amendment process that can be used, if necessary, to make major revisions to the WVC Preliminary Development Plan or other component of the CPSP.

Longevity of Buildings and Design

Campus buildings shall be of such materials and construction and design that they will not unduly deteriorate physically, will maintain functional consistency, and will be aesthetically pleasing regardless of vagaries in architectural styles through the passing years. It is realized that these goals are not attainable in the absolute; but it is reasonable to set these objectives as relatively attainable. To this end, examples of potentially applicable architectural styles and designs are included to inform the College and future architects and the community as designs for individual projects are selected.

Maintenance and Life Cycle Costing

Savings in initial building and systems costs should be balanced against long-range maintenance costs, including both daily care and durability. These considerations of life cycle costing will be integral to all aspects of campus planning and building and systems design. Considerations include building or systems acquisition costs incurred between the decision to proceed with the procurement and the entry of buildings and systems to operational use. Operational costs are those incurred during the operational life of the building and support systems. End life costs are those associated with the disposal, termination or replacement of the building, systems or other asset or service.

Building Aesthetics

The achievement of aesthetic beauty in architectural design has not only value in its own right but is also compatible with the liberal arts concept of the collegiate education. Aesthetic effects are in the last analysis a value judgment but should be logical outgrowths of the design principles applied to each building. A balance should be struck between emphases on function, economy, flexibility, maintenance, and the aesthetic. Aesthetically pleasing design need cost no more than the unattractive but the long-term cost of the unattractive can be significant. It is assumed that the overarching architectural design of the entire campus will be in harmony with the desert environment and setting in which it is located.

Easy Identification of Buildings

Various types of academic buildings are by their functional needs somewhat iconic. The needs of classrooms and lecture halls, library, student union, performing arts facilities all bring their own vocabulary that affects and shapes individual building design. It is not possible to anticipate every driver of building type or functional design; however, designers should use these functional needs to help establish the identity of the building in question. Signage that is tastefully designed and strategically located will also facilitate building identification. So too should building design logically lead the users to the appropriate doors.

Drainage and Stormwater Management

Annual rainfall in the vicinity of the campus is quite low, but occasionally intense late summer storms can generate significant rainfall in a short period. Drainage facilities should not only be adequate to care for normal rains without interference with foot traffic within campus boundaries, or auto movement on the campus periphery, but should also be adequate to protect against damage during all extremes of precipitation. Stormwater detention facilities will be needed to assure that runoff is kept on site and allowed to percolate into the ground.

Wind Protection

The campus site is subject to seasonally strong winds. Wind velocities and directions have been studied not only for architectural stability, but also for purposes of employing building masses, and on-site land forms and landscaping for protection as well as for avoidance of excessive drafts, while encouraging adequate circulation.

Heating, Cooling and Lighting Efficiency

Building heating, cooling and lighting will constitute the primary areas of energy consumption. In the interests of both construction and daily operation costs it is assumed that substantial effort will be made to effect maximum economy.

Safety, Security and Defensible Space

It is assumed that safety will receive serious consideration in building structure, stop and doorway design and wind exposure, fire protection, walkways, and the numerous other factors, which apply to public buildings. Special safety and convenience for the physically handicapped must also be included. Principles of defensible space should be implemented at all stages of site planning and building design.

Vehicular Accessibility

The campus will be accessed primarily by automobile and public transit, and some students may also access the campus by bicycle or on foot. It is important that vehicular access be provided to all key points on the campus and its periphery. Emergency access for fire and other responders will also be essential. Parking facilities should be distributed to limit the walking distance from parking to campus buildings. Campus circulation should also consider the need for efficient exiting of the campus following major public events. Roadway and parking lot locations should also protect classrooms from auto traffic noise to the greatest extent practicable.

Accommodating Pedestrian and Bike Access and Safety

As part of the campus' overall sustainability in design, the campus master plan should incorporate pedestrian and bike paths that give priority to these modes of transportation. The central bus depot should also be located to facilitate non-motorized access to as much of the campus as possible. Campus design should also avoid or minimize the potential for congestion or conflicts between vehicles and between vehicles and pedestrians and bicyclists.

Assuring a Quiet Noise Environment

A quiet environment is essential to student (and teacher) attention and focus, and to learning. Fortunately, the COD WVC has only one major roadway with future traffic volumes that could impact the site. However, on-site sources can also adversely impact the campus noise environment. In addition to protection against auto noise, proper separation, placement, and sound treatment will contribute to quiet everywhere.

3. Architectural Design Guidelines

These architectural design guidelines are intended to assist campus engineers, planners and architects in understanding the WVC Preliminary Development Plan goals and objectives for quality development. Specifically, these guidelines are aimed at achieving the following:

- Express and describe the desired campus character and face to the community called for in the WVC Preliminary Development Plan design guidelines
- Provide design criteria and guidance for campus planners, engineers, architects, landscape architects and other professionals in preparing development and construction plans, and;
- Assure COD and the City that the West Valley Campus will be developed in a reasonable foreseeable manner and by provide a baseline for reviewing and evaluating future development projects implementing the COD WVC component of the College Park Specific Plan.

The campus guidelines apply to all campus land uses, and including the extension of public facilities and infrastructure. They also apply to post-development additions, renovations, re-modelings, and other land use-related projects subject to CEQA, including but not limited to EIR Addenda, Initial Studies/Mitigated negative Declarations, and Exemptions. They are intended to realize the over-arching vision for this campus and to achieve its WVC Preliminary Development Plan goals and objectives in the most sustainably designed and operated campus possible, while also fostering an environment that is aesthetically pleasing.

The WVC Preliminary Development Plan text and illustrations contained herein are not necessarily intended to dictate strict solutions or to limit creativity. They are general and may be interpreted with some flexibility in their application to specific development projects. Beyond the minimum standards, guidelines and examples set forth herein, creative adaptation and innovation are encouraged, provided the proposed development projects on campus also adheres to the WVC Preliminary Development Plan general design principles to the greatest extent feasible. Prior to taking any action to approve projects implementing the WVC Preliminary Development Plan the College shall provide project materials to the City and provide it with the opportunity for the City to provide comment.

Sustainable Design

As noted throughout this Specific Plan and as an overarching design principal of the future COD West Valley Campus, principles of sustainability are prompted. The Integrated Sustainability Guidelines for the West Valley Campus[5] articulates the College's *Policy of Sustainable Stewardship* described in Section I.

WVC sustainability goals include a campus that generates a net-zero wastestream, ultra-efficient water use and natural groundwater recharge from on-site runoff, net-zero energy use that at a minimum generates all of its energy needs on site, is carbon neutral, and ecologically regenerative. Added to these should be locally sourced and sustainably sourced building materials that can withstand the frequently harsh desert environment.

(1) Architectural Guidelines

Site planning and architecture of individual buildings at the COD campus shall reflect the thoughtful consideration of integrated and sustainable campus design, including safe/visible/defensible space, appropriate solar access and shade, context-sensitive design, and clear and generous access. Each campus use should also provide adequate and properly located parking/loading/utility areas, and comprehensive architectural and landscape design.

Passive Energy Architectural Elements

As set forth in the College's Integrated Sustainability Guidelines for the West Valley Campus[6], passive design elements should be integrated into campus buildings to the greatest extent practicable. These elements, which include building envelopes, roofs, interior thermal mass (Trombe walls, etc.), all the architect to take advantage of the seasonal thermal variations at the site and design buildings that respond to and take advantage of these differing energy flows without reliance of extensive mechanical systems.

Active Energy Building Systems

As the term implies, active systems rely primarily on mechanical operations for heating and cooling, ventilation, lighting, water use and waste management. The best design solutions will be achieved by relying on simple approaches that are integrated with the building's passive elements to the greatest degree practicable. Active systems should also take advantage of free energy flows, including geothermal, complementary air temperatures, and natural ventilation that limits the need for mechanical ventilation and associated energy consumption.

Site Planning and Building Orientation

The West Valley Campus site poses significant land use and site planning challenges. In addition to being sensitive to the surrounding predominately residential and open space land uses bounding the site, site planning must take into account the prevailing wind conditions and the high summer temperatures. Land forms created by the master grading plan and the location, size and orientation of buildings will also be important components that enhance the livability on the future campus. Site planning must address the issues of wind and solar orientation in an effective and opportunistic manner.

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5 "Integrated Sustainability Guidelines for the West Valley Campus", prepared by Stone Environmental, Inc. et al, for the College of the Desert. January 2010.

6 Ibid.

A. Campus master planning and the siting and orientation of individual buildings shall incorporate solutions that take advantage of the dramatic vistas, provide protection from the wind, and take advantage of the seasonal orientation of the sun to optimize shading in the summer and allow appropriate solar insolation in cooler months.

B. Integrated solar and potential on-site/on-building wind energy systems are highly dependent upon building orientation and exposure to these two systems of natural energy. Therefore, campus buildings shall be sited to optimize access to and use of these natural energy systems to the greatest extent practicable.

C. The campus master plan should take advantage of the lands available and provide generous building setbacks and open space along the perimeter of the campus. Crowding or overwhelming the surround streets and lands should be avoided.

D. Buildings should be logically distributed across the site to assure convenience of parking and access, with related use categories, including core academic areas, technical and vocational areas, business incubators, grouped together.

E. Campus access and circulation shall be conceived on both a campus-wide and subarea basis so that visitor intuit the layout of the campus and how to get to different areas in the most direct and efficient manner possible.

F. Campus buildings that will also support community use, including the community wellness center and the performing arts theatre, can be efficiently accessed, while preserving the overall efficiency of campus layout.

G. The siting of potentially disruptive or aesthetically challenging buildings and uses, including but not limited to the central plant, maintenance shops and storage areas, and technical/vocational training facilities, should assure functionality while preserving the campus' aesthetic character.

H. Storage, loading and utility areas shall be properly sited and screened from view to the greatest extent practicable, and signage programs shall facilitate way-finding without creating a visual blight on campus or along public roadways.

Building Proportions, Height and Setbacks

The thoughtfulness and quality of initial development will establish an important baseline for the community and provide a model against which to judge subsequent development proposals. Occasionally, it may be appropriate for new development to be equivalent or subordinate to older structures and the prevailing development pattern. Generally, however, the height and width of building elevations should not be dramatically out of character with surrounding development, the streetscape or natural scenic viewsheds.

A. Structures should be planned as integrated elements within the campus environment and their relationship to one another and to surrounding development shall also be thoughtfully considered.

B. Campus buildings shall be of such scale and proportion, and with heights and setbacks that are environmentally and aesthetically sound and context sensitive.

C. Structures should generally be similar in height to and compatible with other planned or existing buildings on campus, with the goal of establishing and enhancing design qualities of the built environment while maintaining important viewsheds.

D. Assigned setbacks should be harmonious with the streetscape treatment, surrounding structures and scenic resources.

E. Variations in building massing are encouraged but should reflect a sense of compatibility with other nearby buildings.

F. Building proportions should neither dominate the street nor other structures, and should limit the fragmentation of viewsheds to the greatest degree practicable.

Pattern and Rhythm in Community Design

The blending of the built and natural environment is one of the essential design themes of the West Valley Campus. Pattern and rhythm are found throughout nature and the built environment, and are instinctively pleasing and inspiring. These natural patterns can be emulated in campus design, primarily expressed in the distribution of structures and the expression of building architecture. The following guidelines will help to assure consideration of rhythm and pattern in site planning and building design.

A. The voids and solids of buildings and the design of rooflines should articulate the recurrent and alternating patterns of the surrounding landscape, including the slopes and peaks of the hills and mountains, which form an important backdrop for the campus site.

B. The patterns and rhythms that result from new development should create a visual theme that conveys harmony and coherence between structures and the natural environment.

C. At the street level, the viewer should be provided an interesting and varied integration of structures, hardscape and landscaping that tie these elements together in an effective and pleasing manner.

Roof Types and Materials

The roofs of buildings are the most prominent feature and one that sets the tone as they are approached from a street or sidewalk. The design of roofs and the selection of roofing materials is an essential design element that affects how well a building is integrated into its context.

A. Roof types, shapes and materials will play a critical role in complementing the built environment and the natural scenic viewshed.

B. Roof types should provide a variety of possibilities for contrasting or imitating other elements of the built or natural environment, and range from flat to a multiple array of hipped roofs.

C. Excessive building height is frequently associated with the desire to create more volume within a building, to accentuate the building facade or to accommodate roof-mounted HVAC and other equipment. Roof design, whether on three-story or one-story structures, must be balanced with the building elevation it helps to create.

D. Roof design, including the eaves and other extensions of the roof, shall take into consideration and facilitate the integration of solar thermal and PV technologies, and shall also provide maximum, season-appropriate shade for the building and adjoining walkways.

E. Exposed roofs should be painted white or other reflective color to minimize the absorption and conductance of solar energy into the building.

Windows and Building Fenestration

Window technology has progressed significantly in the past two decades, allowing window systems that limit heat gain and transference while optimizing natural lighting and incorporation of outside views. In the desert environment in which the campus is being developed it is important to shield windows from direct radiation, especially during the late spring, summer and early fall months.

A. Window design shall be carefully considered and evaluated in the thermal/energy modeling of each building to assure that direct and indirect solar loading is minimized, while allowing maximum natural light and views of the surrounding mountains.

B. A wide variety of window shading systems, both inside and out, can be used and include roof extensions, awnings, sunscreens in the horizontal and vertical planes, perforated screens and roof overhangs or projections.

C. Window shading elements should be separated from the walls or structure to expose them to wind convection.

D. Window shading elements vary enough that this can be utilized as an aesthetic to help differentiate each building.

E. The design and integration of windows into building facades shall be properly insulated from contact with the ground where heat radiates from the earth and hard paved surfaces and can conduct heat into the building through the window system.

F. Explore and evaluate the potential use of use green colored window glass comprised of 1" insulating units with a low e coating for a high performing shading coefficient to limit heat absorption, heat transference and glare, while providing almost complete high transparency.

G. Campus architects should explore and evaluate the use of emerging window technologies such as transition-metal switchable mirror-based windows (TMSMs) in architectural glass, to provide dynamic, energy-efficient window coatings, which can respond to changes in lighting conditions in real time.

Color and Surface Texture

The climate of the Coachella Valley is similar to the sunny and bright conditions of the Mediterranean and make the selection of surface texture and color especially important. In recent years, surfaces and colors that emulate and complement the course and warm tones of the surrounding environment have have been predominant, the use of such warm colors as ocher, terra cotta and deep blue have also become popular.

In contrast to the effects of solids and voids created by structures, the effects of surface textures are provided on a substantially reduced scale that may not be evident from a distance. Texture seldom acts as a strong design element that is equal in visual effect to architectural pattern and massing.

Over time, architectural tastes and styles change, and while the use of strong color can play a dominant role in the design of structures, color is easier to change once construction is completed. The following guidelines provide direction of the selection and use of color and texture.

A. Shiny or highly reflective finishes may produce glaring surfaces that do not complement or integrate well with the viewshed or are not pleasing to the eye. These surface treatments should be avoided wherever possible.

B. Contrasts in design elements can be made compatible within broader standards through the juxtaposition of architectural motifs and the use of contrasting, unusual colors and building materials.

C. Architects should be encouraged to use building coloration to affect way-finding and provide function differentiation of campus buildings.

D. Consider the use of brighter or more intense colors on special building features such as entry columns or special roofs' fascia that can mark the campuses unique qualities and aid in way-finding.

E. Building surface textures can range from smooth adobe-type stucco or plaster to fluted or split-faced concrete aggregate block.

F. Texture must be carefully considered to assure that it complements the overall design while being compatible with other building materials.

Building Projections and Architectural Details

Building design is first and foremost concerned with the creation of interior space that serves the planned function of the building; however, the development of architectural style and detail is also integral to design.

A. Selected architectural styles should express and articulate building details and projections that are organic to the design and play important functional and aesthetic roles.

B. Architectural projections and details may be used to address practical issues of screening and privacy, while also affecting how well the building harmonizes with surrounding development.

C. Sheltered arcades and entrances should be used wherever possible to provide protection from sun and wind, while providing a venue for communication, and enhancing campus community cohesiveness.

D. Architectural details, whether simple or ornate, may represent legitimate design styles, however buildings of differing architectural styles may clash or strongly contrast with surrounding development and should be avoided.

(2) Landscape Treatment

Landscape treatment at the COD West Valley Campus must be given careful consideration. The combination of seasonally high winds and high temperatures create a challenging environment for even well adapted desert plants. New state and local laws and regulations affecting water use, especially in irrigation, are also an essential driver and one that is consistent with the sustainability theme of the campus. Section V of the Specific Plan provides a discussion and direction in the use of xeriscape landscape techniques and water-efficient irrigation systems.

The use of berms and other ground shaping can also greatly enhance the campus landscape, providing wind deflection and creating visual interest and rhythm that emulates the natural desert landscape. Berming and mounding can also serve to provide screening of parking and other campus areas where such treatment is needed or desirable. The following guidelines provide direction on the development and implementation of the landscape plan at the campus.

A. All landscape design and materials shall complement the natural environment and be responsive to site conditions and the sustainability goals of the campus.

B. The use of turf on campus should be limited to athletic fields, limited areas where "green relief" is desirable and to areas where used to limit soil erosion.

C. Landscaping shall be an integral part of campus site planning and building design, and should be used to compliment building siting and architecture and to frame and enhance views within the campus and along public roadways.

D. Landscape plans shall provide landscape and structural (walls, fences) screening between uses and visual nuisances such as shop areas and outdoor storage, solar equipment and electrical substations and power conditioning equipment, parking and loading areas, and transformers and utility boxes.

E. The landscape treatments along Indian Canyon Drive and Tramview Road shall establish the visual character of the campus and complement the surrounding community, provide appropriate visual screening, and complement the need for visibility and connectivity.

F. Landscape treatment along the Desert Highland Park shall take into account the high public use and high visibility, and shall optimize the blending of the campus landscape and adjoining uses with the adjoining park areas.

G. Campus service and maintenance areas be thoughtfully screened with landscaping, berms and/or half-walls to limit adverse aesthetic impacts, provide buffering of traffic and parking from surrounding lands, and to provide safe vehicular circulation.

H. In order to enhance the screening effects of the remnant levee located immediately north of the Mountain Gate community, campus landscaping should include Palo verde, mesquite and other appropriate trees shall be used to screen residents from future solar field development in this area.

(3) Access and Encroachments

Campus access shall be carefully considered and must not impede the flow of traffic on Indian Canyon Drive or Tramview Road. The campus will experience daily periods of high traffic and accessibility will be an important functional consideration. Access to the western portions of the campus and provision of the future Sunrise Parkway, if constructed, are also important considerations. To assure adequate campus access and optimal operation of public streets, the following guidelines shall be followed:

A. Primary access and access control shall be provided to the campus for the first and subsequent phases of development from the westerly extension of Sunrise Parkway, which shall include a signalized intersection at Indian Canyon Drive.

B. Secondary access shall be provided to the campus for the first and subsequent phases of development from the northerly extension of Eldorado Boulevard, which shall be controlled by a stop sign regulating traffic exiting the campus on this roadway.

C. The planning and design of the Sunrise Parkway access drive and extension of this roadway farther west shall be coordinated with the City and the Riverside County Flood Control District (RCFC). Roadway and intersection design shall not preclude RCFC from reasonable access to the Chino Creek Levee, which bounds the campus on the north.

D. The College shall cooperate and coordinate with the RCFC to provide an easement along the north project boundary sufficient for the District to access and maintain the Chino Creek levee. Encroachment into the RCFC easement with limited improvements may be permitted but shall be approved by the District prior to construction.

E. Limited access to the western portion of the campus and its GreenPark solar field shall be permitted at the northerly extension of East Gateway Drive. Access shall be permitted for construction and maintenance of the GreenPark but shall not be available for general campus access, except as an emergency access.

F. Access plans for each phase of the campus shall be reviewed and approved by the Palm Springs Fire Marshall.

G. Off-site pedestrian and bicycle access will also be provided along major project roadways, including Indian Canyon Drive, Tramview Road and Sunrise Parkway, and through designated park and open space corridors.

H. On-site pedestrian and bicycle access shall be provided on campus to optimize access to all academic, administrative and training facilities, and shall minimize conflicts with vehicular circulation.

I. COD shall coordinate with Desert Water Agency in the provision of on-site access to the two Agency well sites located along Indian Canyon Drive. COD and DWA shall also work cooperatively in the provision of access to any future on-site well sites

(4) Parking, Loading and Internal Circulation

Parking for students, teachers, administrators and visitors is a major issue and frequently a major investment of land and finances. Parking takes away from open space and requires that a host of other issues be addressed, including stormwater runoff, lighting, shade (whether by trees or structures), signage and enforcement. Parking shortages also appear inevitable at some times of the day or school year, and campus parking permits are frequently also referred to as "hunting licenses".

The West Valley Campus design principles, concepts and guidelines plan for and will encourage the use of public transit, as well as pedestrian and bicycle access to the campus. While these alternatives may somewhat reduce the demand for on-campus parking, it is unrealistic to expect that these alternative will significantly affect parking demand. This is especially true at a community college, where student attendance is not necessarily all day; the campus will also have a significant nighttime demand for parking.

On-campus parking demand can vary with campus location, access to and convenience of public transit, internal trip capture, and other factors. Peak period parking demand factors can range from 0.12 spaces per FTES on a Saturday to between 0.45 and 0.57 spaces per FTES for weekdays. Student parking demand has also been calculated at one space per five classroom seats, and one space per two administrative staff[7] [8] The next phase of campus planning (Campus Facilities Master Plan) is expected to include a detailed parking demand analysis that will inform campus site planning. The following standards shall be applied to the design and development of these facilities:

A. All campus development shall be provided with sufficient off-street parking and loading spaces and circulation for all campus uses. These facilities shall be designed to assure the provision and maintenance of convenient, safe, and well-designed parking and internal circulation for all vehicular traffic anticipated.

B. Stacking distances at entrances from public streets and internal intersections shall be established based on the aforementioned project-specific parking study. Parking layouts and designs shall assure optimum safety for vehicular, bicycle and pedestrian traffic.

C. Internal campus circulation shall be designed to maximize ease of access to all non-GreenPark uses planned for the campus and shall utilize a grid circulation network that optimizes parking access while maximizing efficiency.

D. Parking facilities planned adjacent to public streets, and especially in proximity to Tramview Road, shall be designed to incorporate berms, walls and/or landscaping to minimize vehicle light intrusion into nearby residences and interference with traffic on public roads.

E. Loading areas shall be designed for maximum efficiency and safety, while relying on design, layout and screening to assure that they minimize visibility from public streets and adverse visual impacts on on-campus uses.

F. Internal streets and driveways shall be design to accommodate automobile and bicycle traffic, and where appropriate the needs of larger vehicles such as delivery trucks, trash trucks, equipment delivery vehicles and other oversized vehicles.

(5) Grading and Drainage Criteria

The topography of the West Valley Campus site generally slopes from west to east, with the western portions sloping from northwest to southeast. The southern boundary of the site also includes a remnant flood control levee that is approximately eight feet high immediately north of the Mountain gate community and about four feet high on the eastern end of the site. The site is essentially isolated from tributary flows by the Chino Creek Levee immediately north of the site, with the exception of a small area at the northwest corner of the site, which lies contiguous to a 10± acre stripe of land and contributes limited tributary flows.

As discussed below, campus grading criteria are driven by the need to provide on-site stormwater drainage and facilities. The incremental development of the site and associated stormwater retention facilities appears to dictate incremental site grading. However, it is essential that the refined master

[7] "Parking Generation", prepared by the Institute of Transportation Engineers. 1985.

[8] Marymount College Facilities Expansion Project/Traffic and Parking Analysis. March 2009.

campus site plan includes and be built upon a master grading plan that evaluates the entire site. Final grades also need to take into account existing and future off-site road elevations and the elevation of the Chino Creek Levee.

The campus site and vicinity are located in an area designated as Zone X on the FEMA Flood Insurance rate Maps, which defines these lands as; *"areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Insurance purchase is not required in these areas."*[9]

On those portions of the campus where buildings and parking areas are planned, the site and grading plans will need to provide roughly 5 acre-feet of retention for every 20 acres of development, or 0.25 acre-feet for every acre of development. Per City of Palm Springs guidelines, this retention requirement is the result of analyzing the developed areas in the 100-year storm. The 5 acre-feet for every 20 acres is estimated to be the incremental increase in runoff due to development. Due to the preliminary nature of campus design and no established retention basin areas, no allowance has been made for infiltration in the retention basins during the storm. Depending on retention basin size and shape, infiltration can substantially affect retention requirements.

Master site planning may consider the following rule-of-thumb for retention requirements:

> *Set aside 1.5 acres of retention basin for every 20 acres of development, or fraction thereof; this will assume an average depth of about 3.3-feet, so design accordingly.*

Also, detailed site planning should consider that the size of a given retention area can decrease when the retention basin is in a single location and square in shape (optimal design); and will increase when multiple basins or long narrow basins are used. Landscape areas are ideal for retention basins, and if utilized efficiently can have multiple uses (park, open space, retention, etc.).

The following grading and drainage guidelines shall direct development of these planning areas:

A. Concurrent with the development of the refined campus master site plan, the project designers and engineers shall also prepare a detailed master grading plan that provides development criteria for the incremental buildout of the site.

B. The campus master site and grading plans shall assume that 100 percent of the incremental stormwater runoff generated by development shall be stored on site. Points of discharge for excess runoff shall also be considered and coordinated with the City Public Works Department.

C. The master grading plan shall accommodate the elevations of existing and future public streets, as well as existing and future DWA well sites and the Chino Creek Levee. Project designers and engineers shall confer and coordinate with the City Public Works Department, Riverside County Flood Control District and Desert Water Agency to assure that grades do not adversely affect access or drainage of the facilities of these agencies.

[9] FEMA FIRM Panel Number 06065C1556G, revised August 28, 2008.

D. Campus drainage facilities, including surface conveyances and storage/retention basins, shall be treated as integral elements of site planning and project design. Design, hardscape and vegetation shall be used to integrate these facilities in a natural and organic manner.

E. Campus drainage plans shall include specific design elements and pollution control techniques that shall be applied to keep pollutants, including herbicides, pesticides, and other contaminants out of surface water and groundwater. Management measures may include specifically designed open space that function as bio-remediation areas where nuisance and other potentially contaminated on-site runoff shall be retained.

F. The development of the campus master site plan, and master grading and drainage plans shall substantially conform to the Stormwater Management Design Guidelines set forth in Section IV of this Specific Plan.

(6) Fencing & Walls

Consistent with general Specific Plan design guidelines, walls and fencing should be limited to the greatest extent practicable. The goal is to maintain a sense of connectedness with the surrounding neighborhood and openness within the campus. This is especially important along the public roadways where views into the campus and the surrounding mountain and desert vistas can be preserved. In some instances, walls and fences may be needed to enhance public safety, and to secure the GreenPark and its equipment and facilities, as well as outdoor storage and other areas where security is essential. The following development guidelines shall direct the location and design of fencing and walls.

A. Boundary walls planned along the perimeter of the campus should be limited to the greatest extent practicable, and should include fenestration to provide views into the campus and should be integrated with the landscape plans for these areas.

B. While perimeter walls may be viewed as serving security, primary areas of security should be identified in the campus master plan and associated security walls should be designed to preclude unauthorized access while complementing the design of the campus and architecture of the building being secured.

C. Wind protection will be a major consideration at the campus and free-standing stem walls or walls attached to buildings can offer important wind screens at entries and highly exposed areas of buildings.

D. Sitting walls should be integrated into the architectural and landscape design of the campus to provide places for gathering, relaxing and communicating. Sitting walls should be composed of stone or concrete with appropriate design and treatment consistent with campus architecture and landscaping.

E. Visual screens will be important at the campus, which will include numerous functional areas such as the GreenPark, central plant. Visual screen may range from wood or masonry walls, to architectural metals or living fences composed of chainlink and integrated landscape materials.

F. Outdoor trash enclosures shall be constructed of decorative masonry and shall be compatible with the prevailing architectural style of the buildings they serve. Where disposal of food waste will occur, trash enclosures shall incorporate shade structures.

(7) Lighting Fixtures and Intensity

Due to the large amount of parking area, security lighting and signage associated with campus development, the type and use of lighting must be carefully considered. Lighting needs will vary greatly on the campus and has substantial potential to create light pollution, including impacting the night sky. The following guidelines shall be applied to the design and application of lighting on the campus.

A. Campus lighting shall be developed on a programmatic level that can then be further broken down categorically so as to integrate the design of lighting hardware with the building and landscape architecture.

B. Parking lot lighting levels shall be no greater than that needed to assure safety and security, and shall rely upon longer wavelength lamps with well-shielded fixtures.

C. To the greatest extent practicable, parking lot and security lighting shall be provided using low wattage low-pressure sodium or low-frequency LED fixture, whether as a wall pack or with other mounting.

D. Building security lighting shall be placed no higher than necessary to illuminate doorways and other access points requiring enhanced security, and shall be shielded to prevent over-spill.

E. The use of pedestrian-level lighting along sidewalks and parking lot pathways shall provide focused and shielded lighting applied where needed and limiting the overall light and glare associated with commercial development.

F. Landscape lighting shall be unobtrusive, directed downward and shielded to prevent glare, and may include bollard-type fixture, horizontal path lighting, or downward pointing tree lights. Upward directed lighting shall be avoided.

G. Where nearby residential development occurs lighting standards and fixture design shall limit overall lighting levels and utilize task or specific fixtures to assure adequate security and safety while preventing intrusion into adjoining areas.

H. Entry monuments shall be lit with low-level lights with fixtures concealed to backlight or highlight the names, maps, etc.

I. Lighting of all areas adjacent to natural open spaces and open space buffer areas, especially on the northern portions of the campus near the Whitewater River Floodplain Conservation Area, shall be designed to minimal lighting levels and shall preclude illumination of adjoining conservation lands.

J. The College may pursue LEED certification for all their buildings, and shall utilize LEED sustainable design practices wherever practicable.

K. All exterior lighting should use a combination of photocells and astronomical time switches. Exterior lighting control should be incorporated into the campus-wide building management system.

(8) Solar Access & Shade

As part of the effort to meet the sustainability goals of the College and the College Park Specific Plan, site planning and building design shall take into consideration issues of solar access and shade. On the core campus, solar access will primarily be associated with rooftops and parking shade structures that have direct exposure to the sun for at least several hours a day. Both thermal and electrical needs of the campus may be addressed using passive and active solar technology. In addition to on-going air quality concerns, climate change and global warming are also giving impetus to the expanded use of solar energy. The following guidelines shall be followed to assure adequate solar access and shade:

A. Site planning and building design shall avoid or limit warm season solar heat gain to the greatest extent practicable, except in instances where design is intended for passive solar gain.

B. Unwanted solar gain shall be managed by increased insulation efficiency of windows and entire building envelopes that can otherwise result in substantial unwanted heat gain, which is managed by increased window, wall and ceiling insulation.

C. All windows with warm season exposure should to be shaded with horizontal or vertical shading devices depending on the openings' orientation. Shading device should be employed whenever there is not an arcade, other architectural feature or landscaping providing needed shading.

D. The strategic placement of deciduous shade trees, the use of window awning and generous roof over-hangs should be included in the campus architecture design palette to achieve a significant reduction in heat gain.

E. Site planning and building design should be oriented to take advantage of solar thermal and electric systems, and to protect buildings and use areas from excess solar exposure during the hottest months of the year.

F. Sidewalks, trails and other open areas shall be landscape so as to provided 35 to 50 percent shade in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

(9) Special Treatment & Buffer Areas

The potential intensity and mixed-use nature of the West Valley Campus, and its location between residential neighborhoods and sensitive wildlife habitat areas makes the consideration of special treatments and buffers especially important. The following serve to assure that these special areas are adequate addressed during the detailed design phase of the campus.

A. Consistent with open space buffer concepts, the campus design will provide special landscape buffer treatments along Tramview Road and the northern boundary of the site.

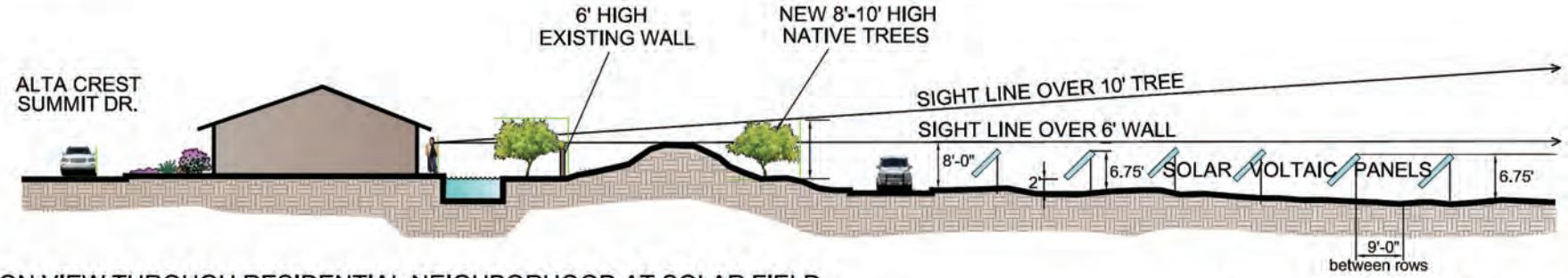
B. The Tramview Road landscape buffer will provide an enhanced parkway treatment that relies on a native desert landscape theme, and shall also be applied throughout the campus. The buffer should include trees and shrubs of the desert dry wash woodland community and as set forth in the CPSP Plant Palette. Boulders and gravel should also be used extensively.

C. Special consideration shall be made for protection of the public and on-campus viewshed from outdoor storage, loading and other potential visual nuisances associated with campus development. Adherence to the Campus Design Guidelines will assure adequate buffering with appropriate fencing and landscape materials.

D. Residential lands of the Mountain Gate community which are adjacent to the planned GreenPark shall be buffered from this development by optimizing the use of the existing remnant flood control levee, strategic placement of drought-tolerant trees and by the control of solar and power conditioning equipment within the GreenPark. These buffer areas shall substantially conform with the plan presented in Exhibit X-2: GreenPark Residential Buffer shown below.

E. The Desert Highlands Park shall be properly buffered to limit conflicts between this open space and community gathering area and the GreenPark solar field and associated power conditioning equipment.

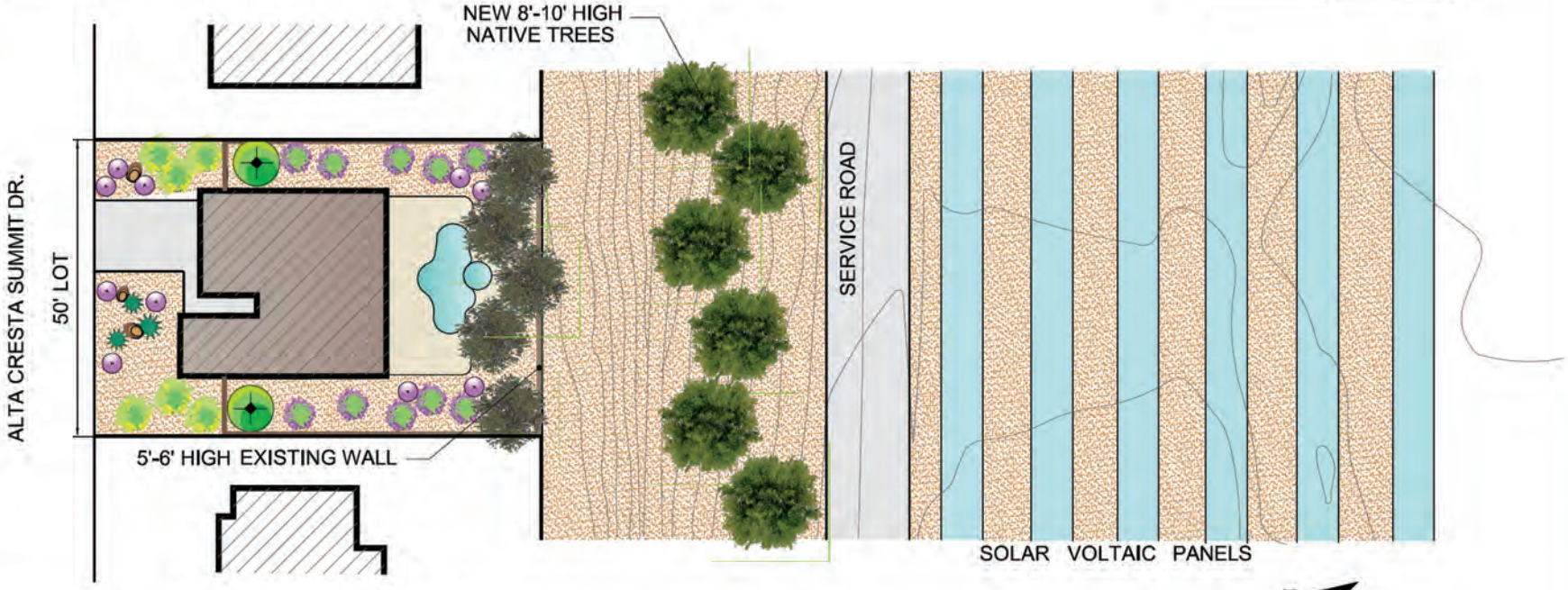
F. The on-campus Community Wellness Center shall be located near the northeast corner of the Desert Highland Park and shall be integrated with the park and associated open space areas to optimize joint use of these facilities. Convenient pedestrian access into the campus at this location shall be considered, consistent with campus and park safety and security.



SECTION VIEW THROUGH RESIDENTIAL NEIGHBORHOOD AT SOLAR FIELD

SCALE: 1"=20'-0"

0 20' 40'



PLAN VIEW THROUGH RESIDENTIAL NEIGHBORHOOD AT SOLAR FIELD

0 20' 40'

09.22.10

Source: TKD, Inc. September 2010

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College Park Specific Plan
GreenPark Residential Buffer
Palm Springs, California

Exhibit
X-2

O. Applicability and Design Review Process

The West Valley Campus Design Guidelines will facilitate and inform the design review process. By implementing the objectives, standards and guidelines of the WVC component of the College Park Specific Plan the College and City affirm their commitment to sustaining and enhancing the quality of life and the built environment in the project planning area. The College shall establish and maintain a design review process, which shall include a "Design Review Committee", to guide and assist the College in complying with the College Park Specific Plan and the forthcoming WVC Preliminary Development Plan. Individual projects implementing the WVC Preliminary Development Plan will select and apply design styles and prepare site plans and/or subdivision maps that are in substantial conformance with these Design Guidelines and Development Standards.

Environmentally and aesthetically sensitive design is essential to the preservation and enhancement of the character and values of Palm Springs and the surrounding area. Carefully selecting the type and intensity of campus land uses, managing transportation, drainage facilities, and protecting and enhancing adjoining community open space and recreation resources will compliment both the built and natural environments.

The provisions of the WVC Preliminary Development Plan component of the CPSP shall apply to all new development within the campus planning area. Any subsequent additions, alteration, remodeling, renovation, or relocation taking place within the WVC planning area that are subject to the California Environmental Quality Act (CEQA), including but not limited to EIR Addenda and Exemptions, shall adhere to these guidelines to the greatest extent practicable. Any post-development expansion, addition, or renovation to an existing building, which creates the need for additional parking facilities, shall provide parking for the existing structure and the expansion area in accordance with the parking standards provided herein.

P. Campus Design Standards

First, it should be understood that while the College Park Specific Plan includes design guidelines and standards to direct the planning and development of the West Valley Campus, these are not the final word o setting these design parameters. The College is preparing a detailed campus master plan that will address these and other design issues in substantially greater detail. Nonetheless, the campus design guidelines and standards set forth herein are meant to provide the City and the community with reasonable expectations about the final design of the campus and to allow at least a programmatic assessment of its potential impacts on the community and the environment. The following development standards represent minimal metrics against which future design development can be measured. Unlike the development guidelines set forth above, these development standards are to be incorporated into the future detailed campus master planning documents.

Table X-2
College Park Specific Plan
COD West Valley Campus Development Standards[1]

	Community College
Min. Lot Size (SF)	N/A[2]
Min. Lot Width (Feet)	N/A[2]
Min. Lot Depth (Feet)	N/A[2]
Min. Public Street Setback (Feet)	• 100-feet as measured from the public r/w. • Any portion of a building that exceeds 40-feet in height shall be set back an additional 2-feet for each foot the height exceeds 40-feet.
Min. Public Park Setback (Feet)	• 50-feet as measured from park property line. • Any portion of a building that exceeds 30-feet in height shall be set back an additional 2-feet for each foot by which the height exceeds 30-feet.
Min. Building Interior Setbacks (Feet)	• 50-feet as measured from adjoining building. • Any portion of a building that exceeds 30-feet in height shall be set back an additional 2-feet for each foot by which the height exceeds 30-feet.
Min. Solar Array/Power Equipment Setback (Feet)	• 50-feet from property line
Min. Entry Drive Width (Feet)	• 30-feet
Min. Interior Drive Width (Feet)	• 28-feet
Min. Parking Drive Width (Feet)	• 24-feet
Max. Bldg. Coverage (%). Does not apply to solar energy systems.	30%
Maximum Height (Feet)	50[3]
Max. GreenPark Equipment Height (Feet)	10-feet
Parking Standards	1 space per 0.45 FTES[4]

[1] Not applicable unless lot development for sale or lease to non-College users is proposed.
[2] Not applicable unless lot development for sale or lease to non-College users is proposed.
[3] No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to the West Valley Campus Master Plan. In no event, however, shall a building or structure exceed eighty-five (85') feet in height, unless also approved by Palm Springs City Council.
[4] Represents the lower portion of the consensus range for per student parking demand, and assumes that the Campus Plan maximizes non-motorized accessibility through land use efficiencies and walkability/connectivity throughout the site. Assumes optimized public transit system.

APPENDIX A

Property Transfer and Development Agreement
Between the City of Palm Springs Community Redevelopment Agency
and
The Desert Community College District

Final Adoption
November 3, 2010

PROPERTY TRANSFER AND DEVELOPMENT AGREEMENT FOR WEST VALLEY CAMPUS OF COLLEGE OF THE DESERT PROJECT

THIS PROPERTY TRANSFER AND DEVELOPMENT AGREEMENT FOR WEST VALLEY CAMPUS OF COLLEGE OF THE DESERT PROJECT (this "Agreement"), dated JULY 21, 2010 for convenience, is made between and among THE CITY OF PALM SPRINGS, a California Municipal Corporation (the "City"), THE PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY, a California Community Redevelopment Agency ("CRA"), and DESERT COMMUNITY COLLEGE DISTRICT, a California Community College District (the "District").

RECITALS

A. The City and CRA are in the process of purchasing approximately 119.4 acres of undeveloped real property located at the northwest corner of Indian Canyon Drive and Tramview Drive, Palm Springs, from the United States Bureau of Land Management ("BLM").

B. Upon completion of said purchase and in accordance with this Agreement, the City and CRA intend to transfer ownership of the approximately 119.4 acres of said real property depicted on the attached ***Exhibit "A,"*** and with a legal description as shown on the attached ***Exhibit "B"*** (the "Campus Site"), to the District for development of the District's West Valley Campus ("Project").

C. The District will spend hundreds of millions of dollars to construct and implement the Project, making the Project the one of the largest economic development projects ever undertaken in the City. ~~The City recognizes and appreciates that the District selected Palm~~ Springs over other communities as the site for the Project and that the District's selection was based, in part, on the City's support and cooperation in the successful implementation of this unique Project. The Project is of vital importance to the economic future of the community and it ~~will make the District one of the City's largest employers.~~

D. The Parties wish to encourage establishment of the Project in order to achieve the following common goals:

- Encourage and support traditional higher education opportunities;
- Provide workforce training in areas critical to the local economy and local industries, focusing on what have been called the "four pillars," i.e.,
  - Hospitality and culinary arts;
  - Film and media arts;
  - Allied health; and
  - Green and clean technology;
- Create a world-class center that promotes and supports sustainable energy and building practices through workforce training, research and development, and incubation of clean and green businesses and enterprises;
- Support development and implementation of renewable energy technologies, and encourage location of renewable energy companies in Palm Springs;
- Support other economic development and cultural activities; and

- Provide new facilities and amenities that will be available to the community for cultural and performing arts, education, recreation, and other joint and compatible uses, in conjunction with the City, CRA, and greater Palm Springs community.

E. Recognizing the limited amount of public funding that may be available for the development and ongoing growth of the college, the City, CRA, and District agree that it is appropriate for the District to seek partnerships with public and private entities as an important means of implementing a campus master plan and achieving the common objectives of the City, CRA, and District for the Project.

F. In addition to providing for the transfer of title to the Campus Site from the City and CRA to the District, the Parties intend that this Agreement accomplish the following:

- Formalize CRA's and City's financial commitments to District with respect to the Project;
- Establish necessary parameters for City/District joint uses of the Campus Site;
- Establish parameters for campus-related uses in accordance with the center's facilities master plan, and to affirm the District's authority to implement the plan without further City or CRA approvals;
- Affirm the District's commitments to the Palm Springs campus, sustainable energy park, and support of and collaboration with leading industries in Palm Springs and the region; and
- Establish internal division of the Campus Site into multiple legal parcels to facilitate District and partnership uses.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I
EFFECTIVE DATE

This Agreement shall be effective on the date (the "Effective Date") when a fully executed copy of this Agreement is deposited with "Escrow Holder" (as hereafter defined). Escrow Holder is hereby instructed to immediately notify each Party to this Agreement of the Effective Date.

ARTICLE II
TRANSFER OF UNIMPROVED PROPERTY

Subject to the terms, conditions and provisions contained in this Agreement, the City and CRA hereby agree to transfer to the District without cost, and the District hereby agrees to accept from the City and CRA without cost, all of the City's and CRA's right, title and interest in the Campus Site in its unimproved condition and all rights, privileges and easements appurtenant thereto.

ARTICLE III
CONDITIONS AND COVENANTS

3.1 District's Conditions Precedent. The District's obligation to accept the transfer of the Campus Site under this Agreement is subject to satisfaction, or the District's written waiver, of the conditions precedent set forth in subsections 3.2 through 3.6 below (collectively, the "District's Conditions"), on or before the expiration of the applicable time periods provided for below. Unless the District timely notifies City, CRA, and Escrow Holder in writing on or before the expiration of an applicable time period that the applicable District's Condition has not been satisfied, then such District's Condition will be deemed to have been satisfied, approved, or waived by the District. If, however, the District timely notifies City, CRA, and Escrow Holder in writing that the applicable District's Condition has not been satisfied, approved, or waived, then at any Party's option this Agreement and the Escrow will be deemed terminated and the District, CRA, and City will not have any further obligations to the other Parties under this Agreement (except for the Surviving Obligations). If any Party terminates Escrow in accordance with the preceding sentence, Escrow Holder shall, without requiring any further instructions, promptly return any documents to the Party that deposited same. For the purposes of this Agreement, "Surviving Obligations" are those specifically delineated agreements, duties, and obligations of one or more of the Parties to this Agreement that are expressly stated to survive the termination of this Agreement.

3.2 The District's Due Diligence Investigation. The District has an Investigation Period of up to 30 days (the "Investigation Period") within which to further investigate and research and approve or disapprove, in the District's sole and absolute discretion, the physical, developmental, legal, and economic status and feasibility of the Campus Site for the Project. The Investigation Period begins on the date the District receives written permission to enter the Campus Site and undertake such inspections, reviews, examinations, and tests on the Campus Site as the District deems necessary or desirable to investigate the physical condition of the Campus Site (collectively, "Tests and Inspections").

To facilitate the District's investigation and analysis under this section, City and CRA agree to (a) deliver to the District, without charge, copies of all material documents in their possession relating to the physical condition of the Campus Site, including all soils reports, surveys, geo-technical reports, and the like (collectively the "Data"), if any; and (b) arrange for the District to be given written permission, at the sole risk and cost of the District, to enter the Campus Site during the Investigation Period, on not less than 2 business days prior notice and during normal business hours, to conduct such Tests and Inspections. City and CRA make no representation or warranty regarding the accuracy or completeness of the Data and the District shall make its own analysis thereof. District shall deliver to City and CRA, without charge therefor, the results and copies of all Tests and Inspections no later than 5 business days following District's receipt of the same.

The District shall save and hold the City and CRA free and harmless from all claims, damages, actions and liability (including attorney's fees and costs) arising from the conduct of District or District's Representatives in conducting the Tests and Inspections authorized under this section, and shall keep the Campus Site free and clear of any and all liens related to the activities of District and District's agents, employees consultants, contractors and representatives (collectively, "District's Representatives"); provided, however, this paragraph

does not apply to any damage or liability the City and CRA may suffer as a consequence of the presence or discovery of Hazardous Materials (as defined below) pre-existing on the Campus Site and in violation of environmental laws (as defined below).

The activities of District and District's Representatives entering the Campus Site in connection with such Tests and Inspections shall also be subject to the following:

(a) The persons or entities performing work shall have obtained all required licenses and permits for performing the relevant work on the Campus Site prior to performing any such work on the Campus Site. All work done by or on behalf of District shall be conducted in compliance with all applicable laws and regulations, including laws and regulations relating to worker safety.

(b) City and CRA shall have the right, at their sole cost and expense, to have one (1) or more of their representatives accompany District and District's Representatives while they are on the Campus Site.

(c) District's obligations under this section 3.2 shall survive the Closing or termination of this Agreement.

3.3 District's Election to Terminate. If on or before expiration of the Investigation Period the District delivers to City and CRA the District's written election to terminate this Agreement for any reason, then Escrow Holder shall return all deposited documents to the respective Party that deposited them and the District will pay any escrow cancellation fee (which obligation shall survive the termination of this Agreement). This Agreement and the Escrow then will be deemed terminated, and the District, CRA, and City will not have any further obligations to the other Parties under this Agreement (except for the Surviving Obligations). Otherwise, the District will be deemed to have approved the Campus Site for its Campus Project and shall proceed with its acquisition in accordance with this Agreement.

3.4 Status of Title. Concurrently with the Effective Date, at District's cost the City and CRA shall provide the District with a preliminary report issued by First American Title Company (the "Title Company") as to the title condition of the Campus Site, along with copies of all underlying title exception documents reported in the preliminary report and a copy of any recorded map which discloses the existence of any easements reported in the preliminary report (collectively, the "Title Report"). If District desires an ALTA survey of the Campus Site, it shall obtain one at its sole cost within the Title Review Deadline described below. The District has 30 days from its receipt of the Title Report (the "Title Review Deadline") to approve or disapprove the status of title to the Campus Site. If before the Title Review Deadline the District disapproves of any of the exceptions to title shown in the Title Report or any land survey ("Disapproved Title Exceptions") it shall give written notice thereof to the City and CRA. Within 2 weeks from receipt of said notice the City and CRA shall, in their sole and absolute, agree to cause the Disapproved Title Exceptions to be removed from the Title Policy at the Closing, or notify the District that they have elected not to cause said Disapproved Title Exceptions to be removed. If no such notice is sent by the City and CRA, it shall be deemed their election to remove said Disapproved Title Exceptions. By written notice to Escrow Holder, City, and CRA within 1 week after the District's receipt of City's and CRA's notice described in this paragraph above, the District shall, in its sole and absolute discretion, elect to accept title including any

Disapproved Title Exceptions or terminate this Agreement in which case City and CRA shall pay the Escrow Holder's costs for termination of the Agreement and escrow. Failure of the District to timely respond within said 1-week period shall be deemed the District's election to accept title subject to said Disapproved Title Exceptions.

3.5 Title Policy. On the Closing, Title Company must be prepared to issue to District the Title Policy. City and CRA shall not suffer any liability in connection with its failure to remove any title exception; the District's sole remedy for City's and CRA's failure to cause the elimination of a Disapproved Title Exception is termination of this Agreement (and City's and CRA's payment of the Escrow Holder's costs for termination of the Agreement and cancellation of the escrow).

3.6 CEQA Compliance. The Parties agree that compliance with the California Environmental Quality Act ("CEQA") with respect to the transfer and development of the Campus Site, the Project, and related matters, must be achieved as specified in Article VII below.

ARTICLE IV
ESCROW AND CLOSING

4.1 Deposits with Escrow Holder and Escrow Instructions. Escrow herein (the "Escrow") shall be established with the Palm Springs office of Title Company ("Escrow Holder"). Upon execution of this Agreement, the Parties shall deposit an executed copy of this Agreement with Escrow Holder. This Agreement shall serve as the instructions to Escrow Holder to consummate the conveyance contemplated hereunder. The Parties agree to execute such additional and supplementary escrow instructions as may be appropriate to enable Escrow Holder to comply with the terms of this Agreement. If there is any conflict between the provisions of this Agreement and any such supplementary escrow instructions, however, the terms of this Agreement shall control.

4.2 Closing Date. Unless otherwise agreed by the Parties, the closing hereunder (the "Closing") shall occur on or before fourteen (14) days after the City and CRA receive title to the Campus Site from BLM (the "Closing Date").

4.3 Deliveries by City and CRA. On or before 1 business day prior to the contemplated Closing Date, City and CRA shall deposit with Escrow Holder the following:

(a) A Grant Deed (the "Grant Deed") in a form and substance acceptable to Escrow Holder and District, duly executed by City and CRA, and acknowledged; and

(b) Any cash, documents, or instruments called for hereunder to be paid, executed, or delivered by City and CRA that have not previously been delivered to Escrow Holder.

4.4 Deliveries by the District. On or before 1 business day prior to the Closing Date, the District shall deposit with Escrow Holder the following:

(a) Immediately available funds sufficient to pay the District's portion of the

closing costs and prorations and any other amounts payable by the District in order to permit Escrow Holder to close the Escrow;

(b) A Certificate of Acceptance of the Grant Deed substantially in the form attached hereto as ***Exhibit "C,"*** duly executed by District and acknowledged; and

(c) Any other cash, documents, or instruments called for hereunder to be executed or delivered by the District that have not been previously delivered to Escrow Holder;

4.5 Other Instruments. The Parties shall each deposit any other documents or instruments that may be reasonably required by any Party and/or Escrow Holder, or that are otherwise required to close the Escrow and consummate the transfer of the Campus Site in accordance with the terms hereof.

4.6 Prorations and Apportionments. The Parties assume that the Campus Site has been and, as of the Closing, will be exempt from all real property taxes and assessments. However, if that is not the case, then the District will be responsible to pay all delinquent real property taxes and assessments, which must be prorated as of the Closing, on the basis of the actual number of days during the month in which such Closing occurs, based on the most recent official tax bills or notice of valuation available to the general public for the fiscal year in which the Closing occurs. The Parties acknowledge that because the District is a public agency, such taxes and assessments will terminate on the Closing and therefore such taxes and assessments, to the extent allocable to the period following the Closing, will not be chargeable to or collected from the District at Closing.

4.7 Escrow and Closing Costs and Expenses. The District will pay all escrow fees, standard Closing costs and expenses, and any non-standard Closing costs and expenses attributable to governmental agencies, including the cost of an ALTA or CLTA Owner's policy of title insurance. City and CRA will provide District and Title Company, without charge, with a copy of any existing survey in the possession of the City and CRA if so requested, while District will pay the additional cost of an ALTA survey of the Campus Site if one is needed.

4.8 Close of Escrow. Provided that (a) Escrow Holder has received the documents and funds described in Sections 4.3, 4.4 and 4.5 above, (b) Escrow Holder has received written notices from City, CRA, and District that all conditions precedent to the Closing have occurred or have been waived by the applicable Party as conditions precedent, and (c) Escrow Holder has not received written notice, from any Party, to the effect that a covenant of another Party has not been performed, then Escrow Holder is authorized and instructed to cause the Grant Deed to be recorded in the office of the County Recorder of the County of Riverside, California.

On the Closing Date, Escrow Holder shall promptly perform all of the following: (a) cause the Grant Deed to be recorded in the Official Records; (b) pay the costs and apply the prorations applicable to the Campus Site in accordance with this Agreement; and (c) cause the Title Company to issue the District a CLTA Owner's policy of title insurance insuring the District, in the amount of appraised value of the Campus Site, or if the Campus Site has not been appraised as of the Closing, then in the amount of the estimated value of the Campus Site as reasonably determined by City and CRA, which in no event shall be less than $2,000,000 (the "Title Policy"), subject only to: (i) standard pre-printed exceptions, (ii) those exceptions to title

described in the Title Report other than the Disapproved Title Exceptions and any mortgages, trust deeds, and mechanic's liens not caused by District or District's Representatives, (iii) any exceptions that would be revealed by a survey or inspection of the Campus Site, and (iv) those exceptions permitted or caused by the District or District's Representatives. The District may request an ALTA Owner's policy and/or any title insurance endorsements or extended coverage from the Title Company so long as the District provides Title Company, at the District's sole cost, with all information and instruments necessary to issue such policy and/or endorsements and extended coverage, including an ALTA survey of the Campus Site if one is not provided by the City and CRA, so long as the Closing is not conditioned or delayed by such request, and so long as the District pays the additional costs of such ALTA policy, endorsements and extended coverage, and an ALTA survey of the Campus Site if one is needed.

4.9 Notification; Closing Documents.

(a) If Escrow Holder cannot comply with the instructions herein (or as may be provided by the Parties later), then Escrow Holder is not authorized to cause the recording of the Grant Deed. If Escrow Holder is unable to cause the recording, Escrow Holder shall so notify the Parties without delay.

(b) Immediately after the Closing, Escrow Holder shall deliver to each Party all instruments and documents to which they are entitled.

ARTICLE V
REPRESENTATIONS AND WARRANTIES

5.1 The District's Representations and Warranties. The District hereby represents and warrants to City and CRA as follows:

(a) This Agreement and all documents executed by the District that are to be delivered to City and CRA at the Closing are, or at the time of Closing will be, duly authorized, executed and delivered by the District. This Agreement and all documents executed by the District that are to be delivered to City and CRA at the Closing are, or at the Closing will be, legal, valid and binding obligations of the District, and do not, and at the time of Closing will not, violate any provisions of any agreement or judicial order to which the District is a party or to which the District is subject;

(b) District has the authority to own and accept conveyance of the Campus Site;

(c) As of the Closing Date, the District will have reviewed and approved documents related to the condition of title to the Campus Site and those documents and materials regarding the legal and physical condition of the Campus Site as the District has deemed necessary or reasonable; and

(d) Except as provided in this Agreement, City and CRA have made no representations of any kind (whether oral or written, express or implied) to the District with respect to the physical condition or entitlement status of the Campus Site, or the suitability of the Campus Site for the Project, and/or any documentation, materials or information provided to the

District by City and CRA and the District hereby represents and warrants to City and CRA that the District is accepting the Campus Site solely in reliance upon the District's own investigations and evaluation thereof.

5.2 City's and CRA's Representations and Warranties. City and CRA hereby represent and warrant to the District as follows:

(a) This Agreement and all documents executed by City and CRA that are to be delivered to the District at the Closing are, or at the time of Closing will be, duly authorized, executed and delivered by City and CRA. This Agreement and all documents executed by City and CRA that are to be delivered to the District at Closing are, or at the time of Closing will be, legal, valid and binding obligations of City and CRA, and do not, and at the time of Closing will not, violate any provisions of any agreement or judicial order to which City and CRA are parties or to which City and CRA or the Campus Site are subject.

(b) City and CRA have the authority to own and convey the Campus Site; and

(c) City and CRA have made available to the District the Data in its possession. City and CRA make no representation or warranty about the condition of title, the accuracy or validity of any documents or materials made available to the District, or of the District's right to rely on the same; and

(d) City and CRA have no knowledge of any previous activity by any party related to the use, storage, transportation, generation, release, or introduction of any Hazardous Materials about, on, or under the Campus Site in violation of environmental laws. The term "Hazardous Materials" means any toxic or hazardous substance, material or waste or any pollutant or contaminant or infectious or radioactive material regulated now under any environmental laws. The term "environmental laws" means any federal, state or local laws, ordinances, codes, statutes, regulations, administrative rules, policies and orders, and other authority, existing now or in the future, which classify, regulate, list, or define hazardous materials.

5.3 Continuation and Survival of Representations and Warranties. All representations and warranties by the respective Parties contained herein are intended to and shall remain true and correct as of the time of Closing, shall be deemed to be material, and shall survive the execution and delivery of this Agreement, the delivery of the Grant Deed, and transfer of title to the Campus Site for a period of six (6) months following the Closing.

ARTICLE VI
NO RELIANCE - AS-IS; INDEMNIFICATION AND RELEASE

6.1 No Reliance – As-Is, Where Is, With All Faults. THE DISTRICT ACKNOWLEDGES THAT, NOTWITHSTANDING THE REPRESENTATIONS AND WARRANTIES OF THE CITY AND CRA SET FORTH IN THIS AGREEMENT, IT IS ACQUIRING THE CAMPUS SITE IN RELIANCE SOLELY ON: (I) THE DISTRICT'S INSPECTION OF THE CAMPUS SITE; (II) THE DISTRICT'S INDEPENDENT VERIFICATION OF THE TRUTH OF ANY DOCUMENTS MADE AVAILABLE TO THE DISTRICT; (III) THE OPINIONS AND ADVICE CONCERNING THE CAMPUS SITE OF

CONSULTANTS AND ATTORNEYS ENGAGED BY THE DISTRICT; AND (IV) THE REPRESENTATIONS AND WARRANTIES OF CITY AND CRA EXPLICITLY SET FORTH IN ARTICLE V ABOVE. THE DISTRICT ACKNOWLEDGES THAT BEFORE EXPIRATION OF THE INVESTIGATION PERIOD, THE DISTRICT WILL HAVE PERFORMED ALL OF ITS DUE DILIGENCE INVESTIGATIONS OF AND WITH RESPECT TO THE CAMPUS SITE AS THE DISTRICT DEEMS APPROPRIATE, WHICH ARE DESCRIBED IN SUBSECTION 3.2 ABOVE. THE DISTRICT ACCEPTS THE UNIMPROVED CAMPUS SITE, AND ALL MATTERS RELATING TO THE UNIMPROVED CAMPUS SITE IN THEIR "AS IS, WHERE IS, WITH ALL FAULTS" CONDITION OR STATUS, IN ITS PRESENT STATE AND CONDITION AND WITH ALL FAULTS, IF ANY AS OF THE CLOSE OF ESCROW. THE DISTRICT ACKNOWLEDGES AND AGREES THAT CITY AND CRA ARE NOT MAKING, AND THE DISTRICT DISCLAIMS AND WAIVES AND RELEASES CITY AND CRA FROM, ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER WITH RESPECT TO THE CAMPUS SITE, EXCEPT AS EXPLICITLY SET FORTH IN ARTICLE V ABOVE. THE DISTRICT WARRANTS AND REPRESENTS THAT IT HAS NOT DIRECTLY OR INDIRECTLY RELIED ON ANY WARRANTY OR REPRESENTATION OF CITY AND CRA NOT EXPLICITLY SET FORTH IN ARTICLE V ABOVE AND WILL NOT DO SO.

6.2 Environmental Indemnification. Effective as to the Campus Site, upon the District's acquisition of any interest in all or a portion of the Campus Site, the District shall, to the maximum extent permitted by law, indemnify, protect, defend, assume all responsibility for and hold harmless the City and CRA Indemnified Parties from and against all Claims resulting or arising from or in any way connected with the existence, release, threatened release, presence, storage, treatment, transportation and/or disposal of any Hazardous Materials at any time on, in, under, from, about, or adjacent to any portion or portions of the campus Site, regardless of whether any such condition is known or unknown now or upon acquisition and regardless of whether any such condition pre-exists acquisition or is subsequently caused, created, or occurring, provided, however, that District shall not be responsible for and such indemnity shall not apply to the gross negligence or willful misconduct of the Indemnified Parties, This environmental indemnity shall be binding upon any successors of the district owning all or any part thereof in accordance with Section 6.4 of this Agreement.

6.3 Release. Save and except for the covenants, representations, and warranties of any City or CRA Indemnified Party under this Agreement, the Releasing Party hereby waives, as of the date of execution of this Agreement and as of the Closing Date, its right to recover from, and fully and irrevocably releases, the City and CRA Indemnified Parties from any and all Claims that the District may now have or hereafter suffer or acquire for any costs, losses, liabilities, damages, expenses, demands, actions, or causes of action: (a) arising from any information or documentation supplied by any of the City or CRA Indemnified Parties; (b) arising from any condition of the Campus Site, known or unknown by any City or CRA Indemnified Party; (c) arising from any construction defects, errors, omissions, or other conditions, latent or otherwise, including environmental matters, as well as economic and legal conditions on or affecting the Campus Site or any portion thereof; (d) arising from the existence, release, threatened release, presence, storage, treatment, transportation or disposal of any Hazardous Materials at any time on, in, under, from, about, or adjacent to the Campus Site or any portion thereof; or (e) by any governmental authority or any other third party arising from or related to any actual, threatened,

or suspected release of a Hazardous Material on, in, under, from, about, or adjacent to the Campus Site, or any portion thereof, including any investigation or remediation at to about the Campus Site; provided, however, that the foregoing release by the Releasing Party shall not apply to the extent that any Claim as described in this Section 6.3 is the result of the willful misconduct or fraud of a City or CRA Indemnified Party arising after the Close of Escrow. This release includes any Claim for which the District is presently unaware or which the district does not presently suspect to exist which, if known by the District, would materially affect the District's release to the City and CRA Indemnified Parties. The District specifically waives the provision of California Civil Code Section 1542, which provides as follows:

> "A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

This release shall run with the land and bind all owners and successor owners thereof and, to further evidence its effectiveness with respect to successor owners of the campus Site, shall be included in its entirety in the Grant Deed.

6.4 Duration of Indemnities. The indemnities and releases set forth in this Article 6 shall survive any Closing or the termination of this Agreement, and shall be included in the Grant Deed and continue to be binding and in full force and effect in perpetuity with respect to the District and its successors.

ARTICLE VII
PLANNING; FINANCING; IMPROVEMENTS; TARGET SCHEDULE

7.1 Recognition of City Contributions. In consultation with the City, the District shall ensure that the City's purchase and transfer of the Campus Site to District at no cost, other financial contributions toward development of the Campus Site, and general support for the Project are given prominent public acknowledgment and recognition by means of permanent building plaques and/or monument signs on the Campus Site, in news media releases, during groundbreaking and dedication ceremonies, on the District's website, and the like.

7.2 Academic and Facilities Master Plan. District will develop and provide City with a description of an academic and facilities master plan for the Campus Site acceptable to City and CRA sufficient for inclusion in the College Park Specific Plan (described below) and that Plan's CEQA analysis. The campus will be designed to accommodate an enrollment of at least 10,000 full-time-equivalent students, with facilities to include classroom, lecture, lab, administrative, and other academic support facilities; parking facilities; and recreational and athletic facilities. The description of the facilities master plan will identify these facilities at a programmatic level, identify City joint-use opportunities, and identify the District's public-private partnership opportunities that will be an important means of implementing the master plan and helping the Parties achieve their common objectives for the Project. Thereafter, the District will continue to develop and refine this master plan, subject to consultation with the City as provided in section 7.4 below

7.3 Cooperative Planning. City, CRA, and District will work cooperatively to prepare and implement the City's College Park Specific Plan for the Project Area. City and CRA will

acknowledge, in appropriate regulatory documents (e.g., zoning, specific plan provisions, and a statutory development agreement), that Education Uses may be constructed on campus without the need for additional City and CRA approvals, recognizing that District generally is not subject to City planning and zoning requirements, but subject to District's consultation with the City as provided in this Article.

7.4 Anticipated Partnership Uses. In addition to a general academic focus, the District's proposed new Palm Springs campus will also emphasize sustainable and renewable energy technologies and support locally vital industries. The District acknowledges that the City is primarily responsible for business and economic development activities in the Palm Springs community, and to the extent that the District's future partnership uses on the Campus Site involve such activities, then the City will play an advisory role in such business and economic development activities, as outlined below in this section. Based on this campus strategy, the partnership uses that are anticipated on the Campus Site are as follows:

- Support retail facilities (i.e., bookstore, food court, copy center, convenience goods and services);
- Campus-related housing for faculty, staff, and/or students;
- Renewable energy Green Park, including solar photo-voltaic and/or other renewable energy production facilities;
- R&D park facilities that would support academic and training programs related to sustainable green and clean and renewable energy technologies, including potential solar and wind power generation;
- Business development/incubator uses;
- City park and recreational uses; and
- Other potential partnership uses will be explored in the following areas:
  - Hospitality, conferencing and culinary arts;
  - Entertainment, film, television, and theater arts;
  - Allied health uses and programs;
  - Other partnerships that may evolve in the future.

The District will actively consult with designated representatives of the City regarding proposed partnership users and uses before entering into such transactions. In addition, the District will actively consult with the City's representatives regarding proposed changes in existing partnership arrangements and on-going operational and performance issues that may be of interest to the City. The District will consider in good faith all comments, questions, and concerns raised by City's representatives concerning proposed users and uses, and attempt to structure and/or operate its partnership transactions in ways that take such comments, questions, and concerns into consideration.

District will consult with the City and the CRA in the preparation of its Academic and Facilities Master Plan and shall share a preliminary draft of such plan with the City and CRA for review and comment prior to its release to the public. District will give consideration to all comments received from the City and the CRA on such plan. All uses of the Campus Site shall be consistent with the CPSP.

7.5 Structure of Partnership Transactions. Partnership transactions shall be structured as either (a) An unsubordinated ground lease of up to the maximum term allowed by law, with

rights to improve leased parcels per approved plan, or (b) A lease of facilities offered by District or District partner. For the benefit of the City and District, the District shall ensure that the transactions are structured such that the users, to the maximum extent allowed by law, will be subject to property taxes, including, but not limited to, taxes on possessory interests in portions of the Campus Site or its facilities.

7.6 Joint Use Facilities. Pursuant to Education Code section 82537 et seq., the District will make the Campus Site's facilities available as a "civic center" to the City, other public agencies, community residents, organizations, clubs, and associations for recreational, cultural, and meeting purposes. In addition, the District, City, and CRA will explore and implement joint use agreements to ensure specific community access and support for optimal use of joint-use recreational, athletic, cultural and performing arts, wellness/fitness, parking, and other facilities on the Campus Site, which may include use of outdoor playing fields and courts, playgrounds, park/open spaces, swimming pools, gymnasiums, libraries, community gardens, nature areas, rooms for arts and crafts, and meeting places. These opportunities will be formally considered in District's master planning process, which may be subsequent to transfer of Campus Site. To the extent that the City agrees to fund part or all of the District's development of new park or recreational facilities on the Campus Site with Quimby Act fees, then the parties must enter into a joint-use and operating agreement for such facilities as a condition of such funding. Additionally, joint-use facilities shall be subject to operating agreements that establish and structure equitable access and benefits to the Parties. Such operating agreements shall be separate from this Agreement and separately approved by the Parties as applicable.

7.7 Infrastructure Improvements. The Parties will verify the extent to which the infrastructure necessary to support the new campus is already in place, including streets, water, sewer, and dry utilities. In the event the City determines that Sunrise Parkway is to be extended along the northern boundary of the Property to Highway 111 on the west, then it shall be at no cost to the District.

7.8 College Park Specific Plan. The City's College Park Specific Plan ("CPSP") is intended to promote several broad goals, including:

- Stabilization and enhancement of residential neighborhoods;
- Encouragement of sustainable energy technologies;
- Support the District vision of traditional academic programs, and additional programs in Renewable Energy and sustainable green technologies, hospitality management, culinary arts, performing and visual arts, and allied health services; and
- Provide the regulatory framework for the District's implementation of the various anticipated partnership use projects, by establishing parameters for the partnership uses in accordance with the campus site and facilities master plan description, and affirming the District's authority to implement the plan without further City or CRA approvals. The CPSP also will provide the basis for establishing internal division of the Campus Site into multiple legal parcels to facilitate District and partnership uses.

7.9 CEQA. The Parties agree that compliance with the California Environmental Quality Act ("CEQA") with respect to the transfer and development of the Campus Site, the Project, and related matters, is required and will be achieved as follows:

(a) On or before the expiration of the Investigation Period, the District's Governing Board shall have deferred the adoption of required environmental documentation for the transfer and development of the Campus Site as contemplated hereunder, including feasible measures to mitigate any adverse environmental impacts of the Project, as allowed by section 15004(b)(2) of the Guidelines for the Implementation of the California Environmental Quality Act. In connection with such deferral, the District covenants that it will not change, or suffer third parties to change, the use of the Campus Site from the uses in existence upon the Effective Date to any other uses, including the Project, unless and until the District has complied with CEQA.

(b) This Agreement and the CPSP will be subject to the requirements of CEQA. City or CRA will serve as lead agency for this purpose, and CRA or City, and District, will be responsible agencies. CEQA compliance with respect to the transfer of the Campus Site from the City and CRA to the District will be deferred until action on the CPSP, per CEQA Guideline section 15004(b). Following adoption of the CPSP, (1) District will be the lead agency and City and CRA will be responsible agencies, as appropriate, for implementation of the CPSP as it relates to the development of Education Uses on the Campus Site and (2) City or CRA will be the lead agency and CRA or City, and District, will be responsible agencies, as appropriate, for implementation of the CPSP as it relates to the development of Additional Uses on the Campus Site.

7.10 Additional City Funding. In additional to any other obligations of the City and Agency under the terms of this Agreement, for a period beginning the fiscal year that classes commence on the Campus Site in permanent facilities developed in accordance with the Academic and Facilities Master Plan, the City and Agency agree to allocate to the District fifty percent (50%) of the Base Property Tax Revenues from the Influence Area for a period of forty (40) years.

7.11. Taxes The District and any district partner or successor shall be responsible for and shall pay all Local Taxes applicable to transactions or activities occurring on the Campus Site and nothing in this Agreement shall be construed as exempting or excepting in any manner the District, a district partner, or any successor of the District from the payment of Local Taxes.

7.12 Joint Funding Efforts. District, CRA, and City will jointly seek state, federal, and private funding for Green Park and other aspects of the Project and CPSP.

7.13 Target Schedule. CRA, City, and District will work diligently to attempt to complete the following tasks within the listed timeframes:

- Completion and approval of Environmental Assessment and other documentation for BLM transfer by December 2010;
- Completion of Campus Site due diligence by District by May 2010;
- Completion and approval of this Agreement between District and City/CRA by June 2010;
- Completion of property transfer from BLM to City and/or CRA by December 2010;
- Completion of property transfer from City and CRA to District by December 2010; and
- Completion and approval of CPSP and CEQA documentation by December 2010.

Thereafter, District, and City and CRA will implement their plans for their respective

properties as resources and opportunities become available to them for those purposes, recognizing that all are subject to financial constraints that will dictate the scope, pace, and timing of development of the properties. It is understood that the District intends to develop its initial phase of the master-planned facilities on the Campus Site as soon as possible.

7.14. Application of Field Act. Notwithstanding any other provision of this Agreement, in the event District processes plans for a particular structure (a) with the California Division of the State Architect ("DSA"), as required or permitted under Section 81130-81149 of the California Education Code, as it may be amended from time to time (the "Field Act"), or (b) otherwise in compliance with the Field Act or another applicable statute or regulation that concerns the review and approval of building plans for community college structures, then District shall be exempt from processing such plans for a particular structure with the City.

7.15 Compliance with City Ordinances. District acknowledges that the forgoing provisions of Section 7.14 do not limit the City's rights or obligations to exercise normal processing, review, and approval, and collection of normal fees in connection therewith, concerning matters not covered by Section 7.14, including, but not limited to, applications for development entitlements of any Additional Use, plans for grading, drainage, siting of improvements, alterations to a public right of way, circulation, parking, and utilities connection.

7.16 Working Group. To promote communication between the parties and the cooperation and consultation provided for in this Agreement, the District and City will each appoint representatives to a "working group" whose goal will be to facilitate the initial implementation of the Agreement. The working group will meet as necessary and its activities will be coordinated by a representative of the District, in concert with a designated representative of the City. Following the initial implementation of the Agreement, the working group may continue to play a role in promoting the parties' communication, cooperation, and consultation with respect to the Campus Site, but with such structure and on such terms and conditions as the District and City may agree.

Thereafter, District, and City and CRA will implement their plans for their respective properties as resources and opportunities become available to them for those purposes, recognizing that all are subject to financial constraints that will dictate the scope, pace, and timing of development of the properties. It is understood that the District intends to develop its initial phase of the master-planned facilities on the Campus Site as soon as possible.

ARTICLE VIII
DEFAULTS AND REMEDIES

8.1 The District's Default. The District shall be in default under this Agreement if: (a) the District fails to perform any obligation to be performed by the District hereunder within the time periods provided for herein, or if no time period is provided, in a timely fashion; or (b) the District breaches or violates any representation, warranty, covenant, or undertaking of the District contained herein, provided that the District shall have 10 business days to cure a such default (or such longer period as is reasonably required in the exercise of due diligence, not to exceed 20 business days), if the District commences such cure within the initial 10 business day period) after the District receives written notice of such default from the City and CRA ("District's Default").

8.2 Remedies for the District's Default. In the event of a District's Default that has not been cured as provided above, and provided the City and CRA is not then in default under this Agreement, then the City and CRA may, as the City and CRA's sole and exclusive remedies for such District's Default, either: (a) waive the effect of such matter, provided that this Agreement has not otherwise terminated, and proceed to consummate the Closing (provided that in no event shall the City and CRA have the right to waive any of the District's conditions precedent hereunder and in no event shall City and CRA be required to waive any rights relating to any Surviving Obligations); or (b) cancel this Agreement. If the City and CRA elect to terminate this Agreement under the preceding sentence, then City and CRA shall be entitled to return of any documents supplied or deposited, the District shall pay any escrow cancellation fee arising from such termination, and the Parties shall have no further obligations hereunder except for the Surviving Obligations.

8.3 The City and CRA's Default. The City and CRA shall be in default under this Agreement if: (a) the City and CRA fail to perform any obligation to be performed by the City and CRA hereunder within the time periods provided for herein, or if no time period is provided, in a timely fashion; or (b) the City and CRA breach or violate any representation, warranty, covenant, or undertaking of the City and CRA contained herein, provided that the City and CRA shall have 10 business days to cure such default (or such longer period as is required in the exercise of due diligence, not to exceed 20 business days, if the City and CRA commence such cure within the initial 10 business day period) after the City and CRA receive written notice of such default from the District ("City and CRA's Default").

8.4 Remedies for the City and CRA's Default. In the event of a City and CRA's Default that has not been cured as provided above, and provided the District is not then in default under this Agreement, then the District may, as the District's sole and exclusive remedies for such City and CRA's Default either: (a) waive the effect of such matter, provided that this Agreement has not otherwise terminated, and proceed to consummate the Closing (provided that in no event shall the District have the right to waive any of the City and CRA's conditions precedent hereunder and in no event shall District be required to waive any rights relating to any Surviving Obligations); (b) cancel this Agreement; or (c) provided that this Agreement has not otherwise been terminated, bring as appropriate action for specific performance or other equitable remedies for enforcement of this Agreement. If the District elects to terminate this Agreement under the preceding sentence, then District shall be entitled to return of any documents supplied or deposited, the City and CRA shall pay any escrow cancellation fee arising from such termination, and the Parties shall have no further obligations hereunder except for the Surviving Obligations.

8.5 Mediation Required. Except as provided herein, no civil action with respect to any dispute, claim, or controversy arising out of or relating to this Agreement may be commenced until the matter has been submitted to non-binding mediation. Any Party may commence mediation by providing to the other Parties a written request for mediation, setting forth the subject of the dispute and the relief requested. The Parties will cooperate with one another in selecting a mediator and in scheduling the mediation proceedings. If the Parties are unable to agree upon a mediator, then JAMS shall select one from its panel of neutrals serving the Riverside County area. The Parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties,

their agents, employees, experts and attorneys, and by the mediator, are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the Parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Any Party may seek equitable relief prior to the mediation to preserve the status quo pending the completion of that process. Except for such an action to obtain equitable relief, no Party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, or 45 days after the date of filing the written request for mediation, whichever occurs first. Mediation may continue after the commencement of a civil action, if the Parties so desire. The provisions of this subsection may be enforced by any Court of competent jurisdiction, and the Party prevailing in the matter shall be entitled to an award of all costs, fees, and expenses, including attorneys' fees, pursuant to section 9.7 below.

ARTICLE IX
MISCELLANEOUS

9.1 Notices. Any communication, notice or demand of any kind that any Party may be required or may desire to give to or serve upon the other shall be in writing, addressed to the Parties at the addresses set forth below, and delivered by personal service, by overnight delivery service, by facsimile transmission, or by registered or certified mail, postage prepaid, return receipt requested:

If to City and CRA: The City of Palm Springs
Palm Springs City Hall
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262
Attention: City Manager
Facsimile No.: (760) 323-8207

With a Copy to: Douglas C. Holland, City Attorney
c/o Woodruff, Spradlin & Smart
555 Anton Boulevard, Suite 1200
Costa Mesa, CA 92626
Facsimile No.: (714) 415-1142

If to District: Desert Community College District
43-500 Monterey Avenue
Palm Desert, CA 92260
Attention: President
Facsimile No.: (760) 341-8678

With a Copy to: Jerome M. Behrens, Esq.
Jeffrey L. Kuhn, Esq.
Lozano Smith, Attorneys at Law
7404 N. Spalding Avenue
Fresno, CA 93720
Facsimile No.: (559) 261-9366

If to Escrow Holder: First American Title Company
250 E. Palm Canyon Drive
Palm Springs, CA 92264
Attention: Lynae Rendon
Facsimile No.: 866-623-4204

Any such notice shall be deemed delivered as follows: (a) if personally delivered, the date of delivery to the address of the person to receive such notice; (b) if sent by overnight delivery service, the date of delivery to the address of the person to receive such notice; (c) if sent by facsimile transmission, the date transmitted to the person to receive such notice if sent by 5:00 p.m. California time, and the next business day if sent after 5:00 p.m. California time; or (d) if mailed, three (3) calendar days after depositing same in the mail. Any notice sent by facsimile transmission must be confirmed by personally delivering or mailing a copy of the notice sent by facsimile transmission. Any Party may change its address or the addressee for notice by written notice given to the other parties at least five (5) calendar days before the effective date of any such change in the manner provided in this Section.

9.2 Successors and Assigns. The City and CRA's rights and obligations under this Agreement may not be assigned, delegated, encumbered or otherwise transferred, whether voluntarily or involuntarily, or by operation of law or otherwise, without the prior written consent of the District, which consent shall be at the sole and absolute discretion of the District. The District's rights and obligations under this Agreement may not be assigned, delegated, encumbered or otherwise transferred, whether voluntarily or involuntarily, or by operation of law or otherwise, without the prior written consent of City and CRA, which consent shall be at the sole and absolute discretion of the City and CRA. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective heirs, administrators and permitted successors and assigns.

9.3 Amendments. This Agreement may be amended or modified only by a written instrument executed by City, CRA, and the District.

9.4 Interpretation. Words used in the singular shall include the plural, and vice-versa, and any gender shall be deemed to include the other. The captions and headings of the Articles and Sections of this Agreement are for convenience of reference only, and shall not be deemed to define or limit the provisions hereof. Each Party acknowledges that such Party and its counsel, after negotiation and consultation, have reviewed and revised this Agreement. As such, the terms of this Agreement shall be fairly construed and the usual rule of construction, to the effect that any ambiguities herein should be resolved against the drafting Party, shall not be employed in the interpretation of this Agreement or any amendments, modifications or exhibits hereto or thereto.

9.5 Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of California.

9.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto and supersedes all prior and contemporaneous negotiations, discussions, representations, statements, documents, understandings and agreements, whether oral or written, express or implied, with respect to the subject matter hereof, including, but not limited to, all prior letters of intent and correspondence between the Parties.

9.7 Attorneys' Fees and Costs. If any Party brings any suit or other proceeding with respect to the subject matter or the enforcement of this Agreement, the prevailing party (as determined by the court, agency or other authority before which such suit or proceeding is commenced), in addition to such other relief as may be awarded, shall be entitled to recover attorneys' fees, expenses and costs of investigation actually incurred. The foregoing includes, but is not limited to, attorneys' fees, expenses and costs of investigation incurred in appellate proceedings, costs incurred in establishing the right to indemnification, or in any action or participation in, or in connection with, any case or proceeding under Chapter 7, 11 or 13 of the Bankruptcy Code (11 United States Code Sections 101 et seq.), or any successor statutes.

9.8 Time of the Essence. Time is of the essence of this Agreement.

9.9 No Waiver. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

9.10 Further Acts. Each Party, at the request of the other, shall execute, acknowledge (if appropriate) and deliver whatever additional documents, and do such other acts, as may be reasonably required in order to accomplish the intent and purposes of this Agreement.

9.11 Exhibits. Exhibits to this Agreement attached hereto are incorporated herein by reference.

9.12 Brokerage Commissions. Each Party represents and warrants that it has not dealt with any real estate broker, consultant, finder, or agent in connection with this Agreement. Each Party hereby indemnifies and holds harmless the other Parties against and from any and all claims for any brokerage commissions and all Claims in connection therewith arising from any breach by such Party of the foregoing representation and warranty. Each Party shall be responsible for compensating its own officers, employees, consultants, and attorneys for their services in this transaction.

9.13 No Intent to Benefit Third Parties. The Parties do not intend by any provision of this Agreement to confer any right, remedy, or benefit upon any third party, and no third party shall be entitled to enforce or otherwise shall acquire any right, remedy or benefit by reason of any provision of this Agreement.

9.14 Performance Due on Day other than Business Day. If the time period for the performance of any act called for under this Agreement expires on a Saturday, Sunday, or any other day on which banking institutions in the State of California are authorized or obligated by law or executive order to close (a "Holiday"), the act in question may be performed on the next succeeding day that is not a Saturday, Sunday or Holiday.

9.15 Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each such other term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

9.16 Approvals, Reasonableness. Except when this Agreement specifically authorizes a Party to withhold its approval or consent in its sole and absolute discretion, when any Party shall require the approval or consent of another Party in fulfilling any covenant, provision, or condition set forth herein, such approval or consent shall not be unreasonably withheld, conditioned, or delayed by the Party from whom such approval or consent is sought.

9.17 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to constitute an original, but all of which, when taken together, shall constitute one and the same instrument, with the same effect as if all of the Parties to this Agreement had executed the same counterpart. Facsimile signatures shall be binding upon the City and CRA, District, and the Escrow Holder.

ARTICLE X
DEFINITIONS

For the purpose of this Agreement, the following capitalized terms shall have the meaning set forth as follows:

"Additional Use" or "Additional Uses" means uses permitted or otherwise allowed under the terms of the Specific Plan but which are not "Education Uses" as that term is defined in this Agreement.

"Base Property Tax Revenues" means the property tax revenues allocated to the City and Agency for each fiscal year beginning with the fiscal year that classes commence on the Campus Site in excess of property tax revenues allocated to the City and Agency during the fiscal year prior to the fiscal year in which classes commence on the Campus Site.

"BLM" means the United States Bureau of Land Management.

"Campus Site" means the approximately 119.4 acres of undeveloped real property depicted on ***Exhibit "A"*** to this Agreement.

"City" means the City of Palm Springs, California, a California Charter City.

"City and CRA Indemnified Parties" means the City, CRA, and their respective officers, elected officials, employees, agents, attorneys, affiliates, representatives, contractors, successors, and assigns.

"Claim" or "Claims" means any and all claims, actions, causes of action, demands, orders, or other means of seeking or recovering losses, damages, liabilities, costs, expenses (including attorneys' fees, fees of expert witnesses, and consultants' and court and litigation costs), fines, penalties, liens, taxes, or any type of compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen.

"Closing" and "Closing Date" shall have the meanings provided in Section 4.2 of this Agreement.

"CRA" or "Agency" means the Community Redevelopment Agency of the City of Palm Springs,

a California Community Redevelopment Agency.

"Data" means all material documents in the possession of the City or the CRA relating to the Campus Site, including without limitation soil reports, surveys, and geo-technical reports.

"District" means the Desert Community College District, a California Community College District.

"District's Conditions" means the conditions precedent to acceptance of the transfer of the Campus Site as set forth in subsections 3.2 through 3.4 of this Agreement.

"Education Uses" means the District's West Valley Campus, an education oriented development which may include traditional and non-traditional advanced education, adult education, continuing education, vocational, job and educational training, or other educational and training opportunities, including, but not limited to, programs in renewable energy and sustainable green technologies, hospitality management, culinary arts, performing and visual arts, and allied health services; joint use facilities between the District, and City or other governmental agencies, including, but not limited to, those shown in Section 7.6 above; as well as accessory uses when customarily associated with and subordinate with the educational uses listed above that would include, but not necessarily limited to dormitory/student/faculty/staff apartment housing; minor support commercial, office, and retail services uses including without limitation food services; bookstores, copy centers, convenience goods and services, administrative offices; a post office; medical/dental clinics; laboratories and office facilities used for basic and applied research, testing, and consulting; industrial/commercial business development uses and incubators which support educational programs or provide educational opportunities; maintenance facilities, structures, and storage facilities; guard houses, gates, and other security facilities and structures; renewable energy green park, including solar photo-voltaic and/or other renewable energy production facilities; research and development park facilities that would support academic and training programs, including potential solar and wind power generation; and energy conservation facilities, as defined in Chapter 3.2 (commencing with Section 4217.10) of Division 5 of Title 1 of the Government Code, as it may be amended from time to time.

"Effective Date" means the date a fully executed copy of this Agreement is deposited with the Escrow Holder.

"Grant Deed" means the instrument conveying the City's interest in the Campus Site to the District as provided in Article IV of this Agreement.

"Influence Area" means Planning Areas 1, 3, and 5 as shown in the CPSP, as depicted on ***Exhibit "D"*** to this Agreement).

"Investigation Period" the 30 day period for the District to investigate and research and approve or disapprove the physical, developmental, legal, and economic status and feasibility of the Campus Site for the Project as provided in Section 3.2 of this Agreement.

"Project Area" means the 119.4 acres the City and CRA intend to purchase from BLM, the 17.6 contiguous acres already owned by City, and the surrounding area, including the "Influence Area" all as depicted on ***Exhibit "E"*** to this Agreement.

"Releasing Party" means the District or any person claiming by, through, or under the District, including all voluntary and involuntary successors of the District owning all or any portion of the Campus Site.

"Surviving Obligations" means the specifically delineated agreements, duties, and obligations of one or more of the Parties to this Agreement that are expressly stated to survive the termination of this Agreement.

"Tests and Inspections" means the inspections, reviews, examinations, and tests on the Campus Site as described in Section 3.2 of this Agreement.

"Title Company," "Title Report," "Title Review Deadline," and "Disapproved Title Exceptions" shall have the meanings provided in Section 3.4 of this Agreement.

"Title Policy" means the CLTA Owner's policy of title insurance as provided in Section 4.8 of this Agreement.

THIS AGREEMENT SHALL BECOME EFFECTIVE AND BINDING ONLY UPON EXECUTION AND DELIVERY HEREOF BY THE DISTRICT, CITY, AND CRA.

EXECUTION

IN WITNESS HEREOF, the Parties hereto have executed this Agreement as of the date first written above.

City: THE CITY OF PALM SPRINGS

By: _____
David H. Ready, City Manager

APPROVED AS TO FORM
_____
City Attorney
Date 07.15.2010

CRA: THE PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY

By: _____
David H. Ready, Executive Director

APPROVED BY CITY COUNCIL
7.21.10 CCA Res 16606 5c
A6010
ATTEST:
_____
City Clerk/Asst. Secretary

District: DESERT COMMUNITY COLLEGE DISTRICT

By: _____
Jerry R. Patton, President

CONSENT AND ACCEPTANCE OF ESCROW HOLDER:

The undersigned consents to and accepts the instructions set forth in the above Property Transfer and Development Agreement for West Coachella Valley Community College Project.

First American Title Company

By: _____
Its: _____

Exhibits

A ***Campus Site Depiction***
B ***Legal Description of Campus Site***
C ***Form of Certificate of Acceptance***
D ***Influence Area Depiction***
E ***Project Area Depiction***

EXHIBIT "A"

CAMPUS SITE DEPICTION
[To be added from Term Sheet]

EXHIBIT A: Acquisition and Conveyance Property

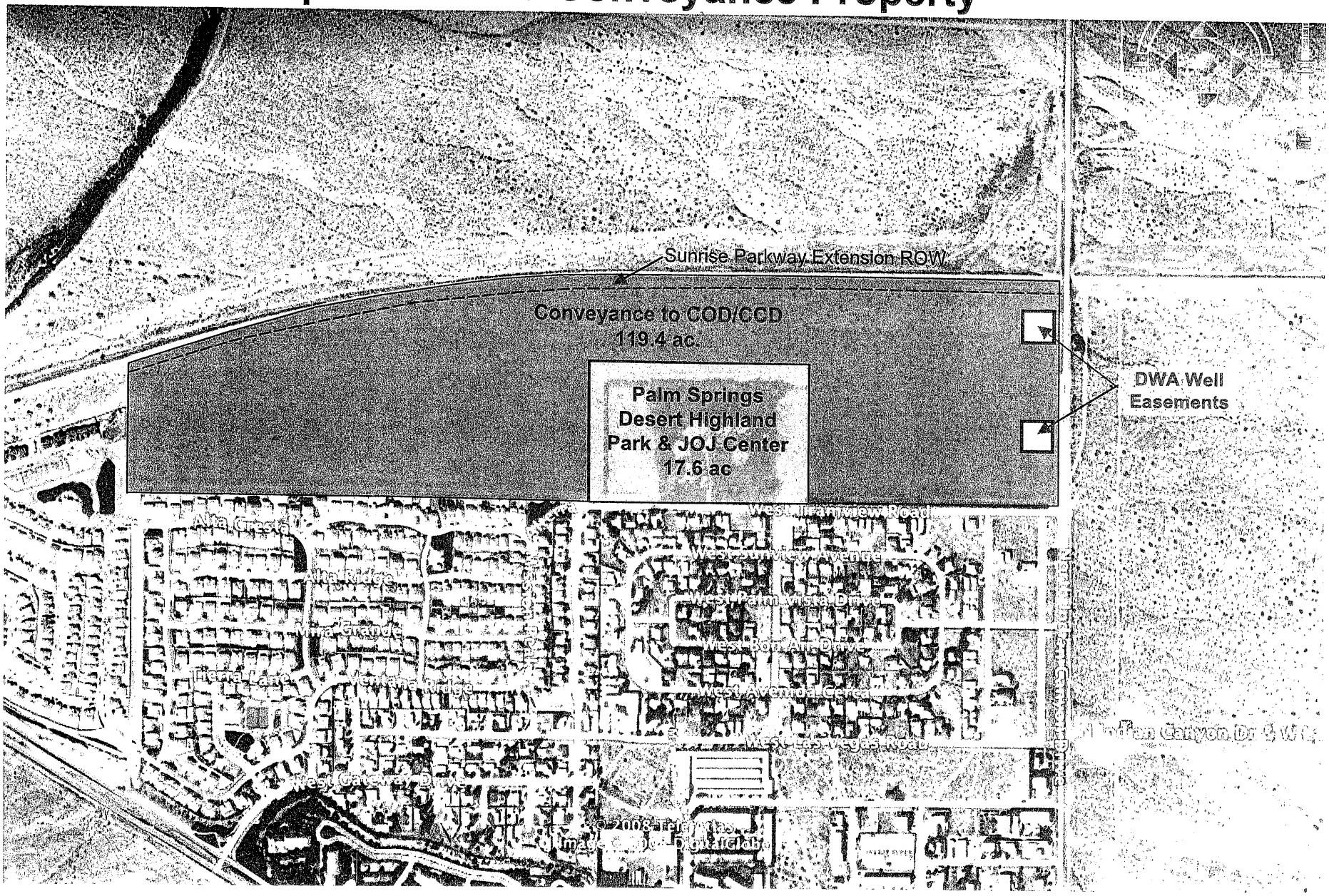


EXHIBIT "B"

LEGAL DESCRIPTION OF CAMPUS SITE

119.37 Gross acres of vacant land at the north northwest corner of Tramview Road and Indian Canyon Drive, Palm Springs, Riverside County, California

The Riverside County Assessor identifies the subject property as follows:
Map Book 669; Page 330; Parcel 029

The public lands proposed for sale are described as lot 7 in section 34, Township 3 South, Range 4 East, San Bernardino Base and Meridian, according to the supplemental plat accepted by the US Bureau of Land Management on March 29, 2010.

EXHIBIT "C"

FORM OF CERTIFICATE OF ACCEPTANCE

CERTIFICATE OF ACCEPTANCE OF GRANT DEED

This is to certify that the interest in Real Property conveyed by Grant Deed dated _____, from THE CITY OF PALM SPRINGS, a California Municipal Corporation, to DESERT COMMUNITY COLLEGE DISTRICT, a California Community College District, is hereby accepted by Jerry R. Patton, President, on behalf of the DESERT COMMUNITY COLLEGE DISTRICT, pursuant to the authority conferred upon him by the Board of Trustees on _____, and the DESERT COMMUNITY COLLEGE DISTRICT, as Grantee, consents to recordation of the Grant Deed by its duly authorized officer, Jerry R. Patton, President of the DESERT COMMUNITY COLLEGE DISTRICT.

DATED: _____

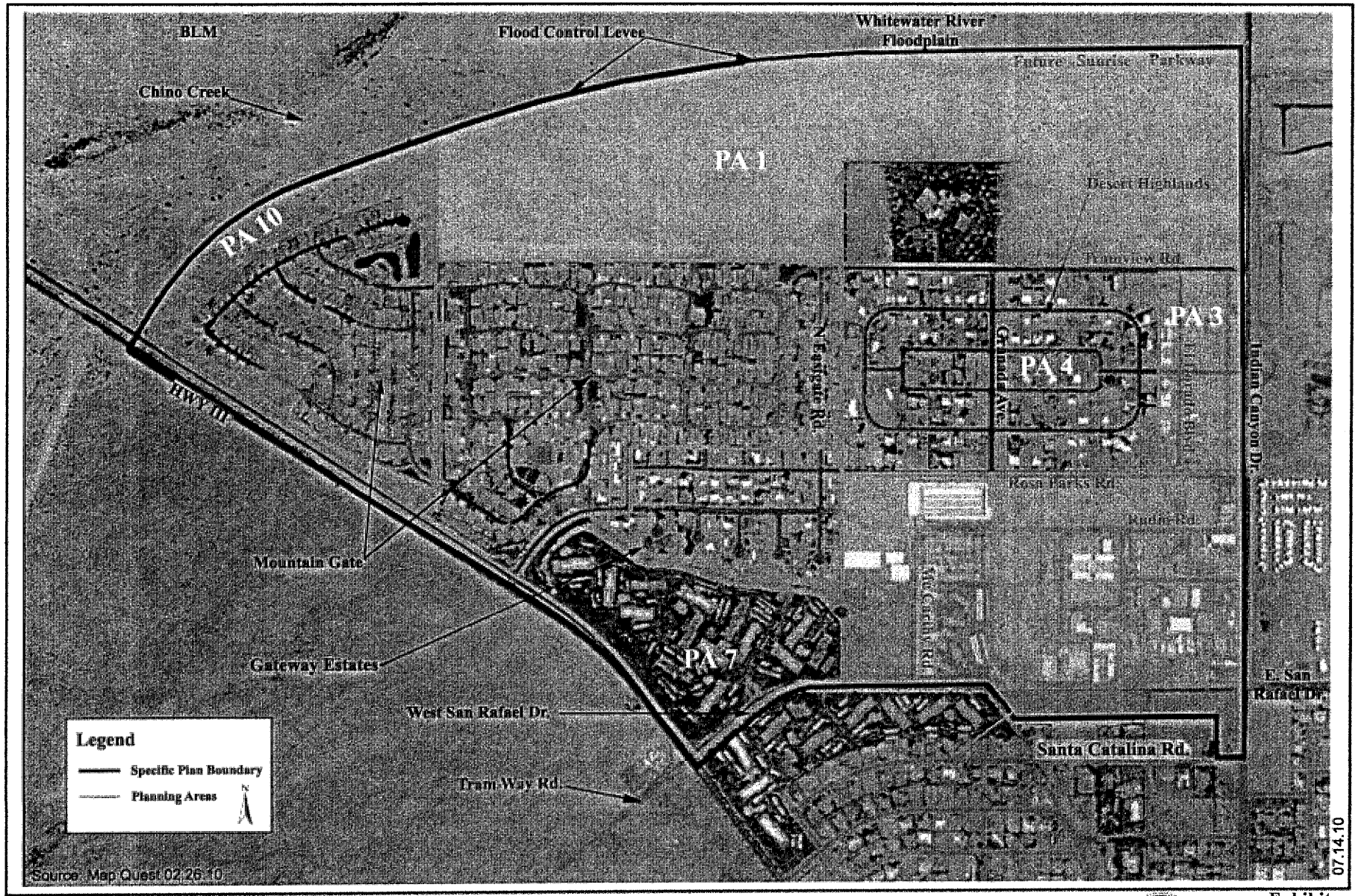
DESERT COMMUNITY COLLEGE DISTRICT,
a California Community College District

By: _____
Jerry R. Patton, President

[Attach Notary Acknowledgment for Recording]

EXHIBIT "D"

INFLUENCE AREA DEPICTION



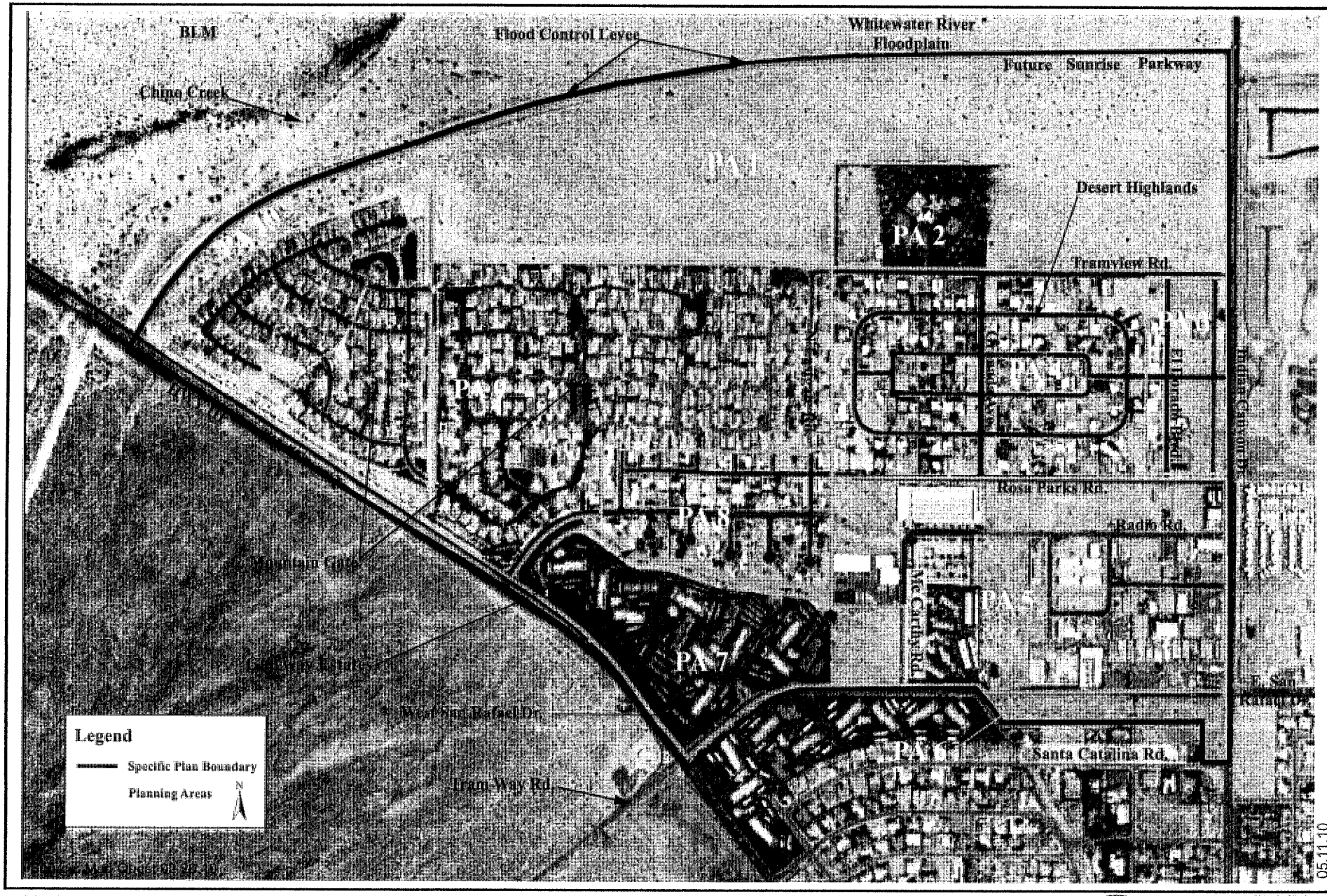
TERRA NOVA®
Planning & Research, Inc.

Palm Springs / College of the Desert
Property Transfer & Development Agreement
Ad Valorem Tax Planning Areas

Exhibit
D

EXHIBIT "E"

PROJECT AREA DEPICTION



TERRA NOVA®
Planning & Research, Inc.

College Park Specific Plan
Planning Area Boundaries
Palm Springs, California

Exhibit
E