PLANNING COMMISSION STAFF REPORT

DATE: April 9, 2014

SUBJECT: ED FREEMAN OF PINNACLE VIEW LLC, OWNER, FOR ARCHITECTURAL REVIEW OF THE LANDSCAPE PLAN AND RELATED FEATURES FOR THE COMMON AREAS OF THE DESERT PALISADES SPECIFIC PLAN, A DEVELOPMENT OF 110 HOMESITES ON 117 ACRES IN PLANNING AREA 4 OF THE ENVIRONMENTALLY SENSITIVE AREA – SPECIFIC PLAN (ESA-SP) ZONE (CASE 5.1154 SP / TTM 35540) (KL)

FROM: Department of Planning Services

SUMMARY

The Desert Palisades Specific Plan (DPSP) was approved by the City Council and Planning Commission in 2011. Condition of Approval PLN 36 required the applicant to submit the common area landscaping, boulder berms, interpretative centers and signage, and construction staging for review and approval by the Planning Commission. This is the subject of this review.

RECOMMENDATION:

Approve subject to conditions of approval.

ISSUES:

The ESA-SP zone, which encompasses most of Chino Cone and Snow Creek Canyon, requires developers working in these areas to carefully integrate their projects into the rugged terrain, causing minimal disturbance and impact on the natural flora and fauna of this unique area of the City. Zoning Code Sections 92.21.1.00 through .07 establish stringent guidelines for development in this part of the City. In particular PSZC Section 92.21.1.05 "Design Standards" provides extensive criteria for site planning, preservation of views, integration of trails, grading, street design, utilities and other project details.

In order to give careful consideration of the project's conformance with the development standards and design guidelines of the ESA-SP zone, the City Council approved the DPSP with the condition that landscape buffers, public access trails, nature interpretative centers, trail heads, and the vehicular entry features for the Desert Palisades Specific Plan are required to be approved by the Planning Commission prior to issuance of building or grading permits.

Condition of Approval #PLN 36 reads as follows:

PLN 36 Planning Commission approval required for common area landscaping, boulder berms and interpretative center(s). The design of landscaping in all common areas such as the entry feature, trail heads, perimeter boulder berms and open space, as well as the interpretative center(s) required by the ESA-SP zone development standards, shall be submitted to the Planning Commission for approval prior to submission for building permits. The Planning Commission review and approval shall include all landscaping, boulder berms, grading, proposed trails, interpretative center(s), site furnishings and structures, and construction staging areas. Minor changes to approved grading plans caused by unanticipated field conditions will be processed at the staff level. Major changes in grading will be resubmitted to the Planning Commission for approval.

BACKGROUND:

The Desert Palisades Specific Plan (DPSP) is a comprehensive plan that provides architectural, landscape and programmatic guidelines for the sensitive development of roughly 110 homesites on 117 acres. It is located in the ESA-SP zone, Planning Area 4, which is located on the Chino Cone Alluvial Fan, roughly at the western terminus of Racquet Club Road. The Desert Palisades project scope includes the development of private roads, installation of infrastructure and utilities, and landscaping of common areas. The land is proposed to be subdivided into fee-simple lots that will be sold to individual owners, who in turn may at some future time, develop homes in accordance with the approved DPSP architectural and landscape design guidelines. The development of individual homesites is not part of this review.

The DPSP project was approved with a considerable amount of open, naturalized common areas. These common areas include the gated entries, open space between lots, a public-access hiking trail along the old Chino Canyon Road roadbed, and perimeter rock berms and landscape buffers to screen the future homes from view from adjacent parcels and Tram Way. The Council approved the project with a conceptual design for the common area landscaping with the understanding that the applicant would bring back the final landscape plan to the Planning Commission for final approval.

Planning Areas		
Specific Plan	Yes	*The Desert Palisades Specific Plan*
Design Plan	None	
Airport Overlay	None	
Indian Land	None	

Most Recent Change of Ownership	
2004 / 2005	Pinnacle View LLC purchase of property

Related Relevant City Actions by Planning, Fire, Building, etc...	
January 5, 2011	Approval by the City Council of Case 5.1154 SP / GPA / CZ / TTM 35560 the Desert Palisades Specific Plan
April 7, 2014	AAC review. Staff will report the actions of the AAC at the Planning Commission hearing.

Neighborhood Meeting	
None	

ANALYSIS:

The Desert Palisades Specific Plan established a comprehensive approach to the layout and design of the landscape and naturalized features of the common areas of the project. The project documents approved in 2011 require the development of several different landscape components. Each component is identified below with a brief staff summary of how the final common area landscape plan conforms to the requirements of both the zoning code and the DPSP itself.

1. *Perimeter landscape buffers comprised of berms with drought tolerant trees and plant material, boulders relocated from the construction of the private roadways and underground utilities, and other landscape features.*

The final landscape plan proposes perimeter landscape buffers comprised of berms with drought tolerant trees and other plant material. The perimeter landscape buffer incorporates a large number of rocks and boulders relocated from the construction of the roadways and utility infrastructure on site. The trees and plant material are, for the most part, species that are part of the natural plant palette of Chino Cone. Tree types include, desert willow, mesquite, palo verde, creosote bush, desert ironwood and acacia. Plant material includes burrobush, brittle bush, yellow spurge, chuparosa prickley pear, and rush milkweed.

2. *Landscaping and walking surfaces for a public access hiking trail along the old Chino Canyon Road roadbed.*

The DPSP integrates and extends the network of hiking and pedestrian trails in the Chino Cone Alluvial Fan area. This includes a hiking trail that connects the western terminus of Racquet Club Road with Tram Way and another that follows the alignment of the old Chino Canyon Road right-of-way. The preliminary landscape plan also showed a proposed hiking trail along the top of the boulder berm along Tram Way. However when the Winter Park Authority repaved Tram Way in the past year or so, it incorporated this particular trail as a wide, paved biking/hiking lane along the southern edge of Tram Way.

3. *At least one nature interpretative center in each planning area. (a requirement of the ESA-SP zone and noted in COA PLN 36 for this project).*

Pursuant to PSZC Chapter 92.21.1.05.D.24 "*Design Standards*", At least one nature interpretative center in each planning area shall be provided as part of the development of the public trails system. The DPSP landscape plan incorporates three seating areas and interpretative markers along the hiking trails within the development; one at the project entry, one marking an entry point for the old Chino Canyon Roadbed trail, and another along the Chino Canyon Roadbed trail that provides interpretative information at a remnant of an irrigation flume. The seating is created from simple stones that are proposed to be cut into benches. Filtered shade is provided via trees planted adjacent to the interpretative markers.

4. *Landscaping at the project entry.*

The project entry landscape is comprised of naturalized groupings of trees, rocks, boulders and drought-tolerant plants. A trail head with a stone marker connects the project entry with a hiking trail that ultimately connects to the Tram Way Road hiking/biking lane. Decorative stone and pre-cast pavers are proposed in the roadway at the project entry gates, which are proposed only at the vehicular entrance to the project. Pedestrian access to the trails is not gated or restricted. (a requirement of the ESA-SP zone).

5. *Landscaping and signage at the trailheads.*

Two trailheads will occur within the DPSP project: (1) at the project entrance and (2) at start of the Chino Canyon Road trail. These trailhead markings are proposed as simple large stone boulders with interpretative and identification letters laser cut into the stone.

6. *Landscaping to screen and mitigate the visual impacts of the DWA water tanks that are part of the project.*

As noted in the Environmental Impact Report (EIR) for the DPSP, dated December, 2009, page 47, the project proposes two large Desert Water Agency storage tanks near the southwest corner of the project site. EIR Mitigation Measure MM 3.1-1(c) denotes "*The Desert Water Agency shall paint the sides of the reservoir an earth tone color to reduce the reflectivity and visibility from off0site vantage points. Landscape materials shall be introduced where practical around the tank to further reduce the visual impacts.*" The project proposes a grove of trees to be planted around the DWA reservoir tanks to partially screen and soften the appearance of the large, above-ground tanks. Tree species include a mix of 24 inch box Ironwood, and Palo Verde trees.

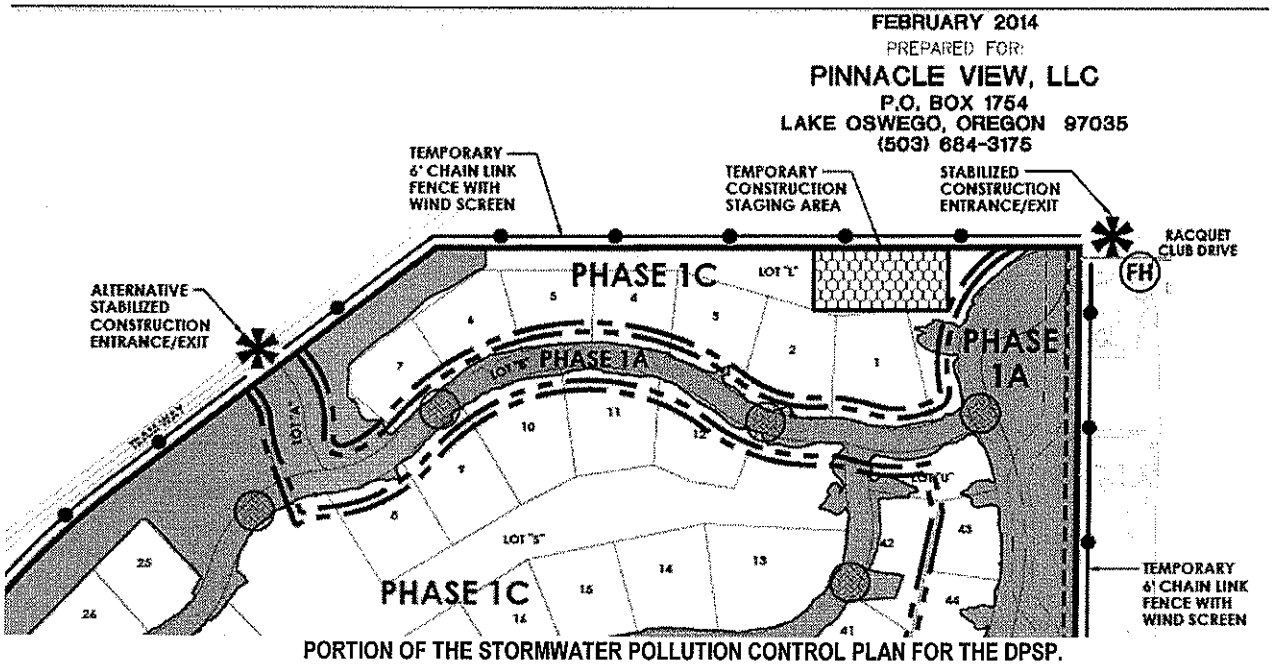
7. *Site furnishings, interpretative signage and related structures.*

The DPSP incorporates interpretative signage at trailheads and special points of interest along the public-access hiking trails. The interpretative signage provides four "themes" or "feature

topics" that are explained along the trails: Cultural, Geographical, Horticultural and Wildlife. These four themes or topics are featured on each marker and help explain the natural features of the area and the inter-relationship of the four topics throughout the site.

8. *Proposed construction staging areas.*

The applicant has proposed a construction staging area on-site near the project main entry at the western terminus of Racquet Club Road as can be seen in the exhibit below. The applicant will be required to comply with all dust control, soil erosion prevention, stormwater pollution control practices and other applicable regulatory procedures (including cessation and/or reduction of on-site activities during the Big Horn Sheep lambing season) throughout the duration of the development of the common areas of the project site. Staff believes the temporary construction staging area is appropriately located to minimize site impacts.



PORTION OF THE STORMWATER POLLUTION CONTROL PLAN FOR THE DPSP.

Pursuant to Zoning Code Section 92.21.1.05, The project must conform to following mandatory standards:

D. Mandatory Standards.
The following standards shall apply to all development in environmentally sensitive areas and shall not be modified by any specific plan.

1. *Mass grading to create large, single-level flat pads is prohibited.*

There is no mass grading in the common areas of the project.

2. Pad heights are not significantly raised beyond the natural topography. Any pad height more than two (2) feet above natural topography may be deemed significant.

There are no pads proposed in the landscape and common areas.

3. The master plan of drainage shall be implemented.

The common areas and landscaping incorporate natural topography and historic drainage patterns present on the site which tie into future drainage structures consistent with the master plan of drainage for the City.

4. Retention basins are prohibited where a sufficient master plan of drainage has been implemented. Street and site plan layout shall follow natural terrain.
5. Streets and paving areas are paved with decorative or colored concrete or pavers to match color of existing terrain. Asphaltic concrete shall not be allowed.
6. No street lighting is allowed.
7. Vegetation removed for utility construction or maintenance is replaced with appropriate landscaped areas.

The common area landscape plan conforms to the above four requirements.

8. All utility lines are located underground, except screening from public view in a manner that represents natural desert landscaping may be allowed when undergrounding is not feasible.
9. All water lines located in public or private street rights-of-way are located within the pavement sections.
10. Water lines located outside of rights-of-way require waterline easements.

Utility placement is not a part of the present review of landscape in the common areas.

11. Any visible portion of a water storage facility has an exterior color to match surrounding native stone, soil color or backdrop.

The DWA water tanks are proposed to be painted a neutral color to blend with the surrounding landscape as much as possible.

12. Location and design of water storage facilities are coordinated in advance with the Desert Water Agency.
13. Water tanks are not located on slopes greater than 3:1.
14. All wastewater lines, including force mains, located in public or private street rights-of-way are located within the pavement sections.
15. Wastewater lines located outside of rights-of-way require sewer line easements that include full vehicular and equipment access.
16. All exterior colors, materials and finishes blend with the color and texture of surrounding stone or soil.

17. Reflective building materials are not used. Solar panels shall be non-reflective.
18. The forms of buildings, structures and other improvements are not repetitive, but respect and interpret the forms of the surrounding landscape and present a custom design appearance.
19. Stepped elevations and floor levels are used to avoid massive building forms and wall surfaces.
20. All exterior mechanical equipment is screened with material that complements the surrounding structures and environment.

Mandatory standard items 12 through 19 are not relevant to the common area landscape plan currently in review.

21. Project gates, if proposed, shall be limited to vehicular access control only.

The project was approved with gates at the vehicular entry at Racquet Club Road that conform to this requirement.

22. Project signage shall be designed to blend with the natural environment.

Signage is not a part of this application.

23. No curbs shall be allowed.

No curbs are proposed in the common landscaped areas.

24. At least one nature interpretive center in each planning area shall be provided as part of the development of the public trails system, if applicable.

The project meets this mandatory standard in that a series of interpretative sites; with signage, seating and trailhead markers are proposed.

E. Site Preparation.

The design and preparation of the site shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone and adjacent areas, and the introduction of development which appears and functions as an integral part of the site's natural environment. The following principles describe how the objectives for site preparation would be fulfilled.

1. Guiding Principles. Grading:
- *a. New development is designed to follow existing slopes and contours.*
- *b. Cut-and-fill techniques to create flat development pads is avoided.*
- *c. Slopes do not exceed 1-1/2 to 1.*
- *d. Retaining walls are limited to:*
  - *1. Retaining walls that are part of a building foundation.*

2. *Transition retaining walls taper from a maximum height of five (5) feet with a maximum overall length of twenty-five (25) feet.*
3. *Walls are screened with boulders or other materials, as approved by the specific plan.*

e. *Retaining elements composed of boulders, berms or other non-manufactured materials provide variation in form and a natural appearance.*

Generally the design of the common areas including landscaping, cut and fill for roads and other structures conforms to this guideline. In the vicinity of the proposed DWA water tanks, the slopes are slightly steeper to minimize the amount of site disturbance necessary to establish the pads and service roads for these tanks.

2. Guiding Principles. Drainage:

a. *Project drainage follows best practices, while maintaining the natural run-off and channel characteristics.*
b. *Development preserves existing drainage patterns, natural streams and local watershed boundaries.*
c. *Drainage volumes in existing channels are not increased over natural levels.*
d. *Sedimentation characteristics of existing drainage channels are maintained.*

The above drainage principals are integrated into the design of the common areas of the DPSP.

e. *Natural, non-manufactured materials are used to assure the stability of drainage channels.*

Native rock and boulders harvested from the construction of roads and utility corridors are proposed to be used at culverts and other drainage structures to reduce erosion and create natural-looking channels.

f. *The natural vegetation density and diversity of existing channels are maintained.*
g. *No ponding of water occurs above cut or fill slopes.*
h. *Surface drainage interceptors are provided at the top of cut or fill slopes to prevent erosion of slopes and graded areas.*
i. *All erosion control, and surface and sub-surface drainage facilities are designed to provide stable and long-term erosion protection.*
j. *Manufactured drainage facilities are covered or screened with boulders and other materials to produce a natural appearance.*

The landscape and improvements in the common areas of the DPSP conform to all these standards.

F. Street Design.

The design and placement of street and roads shall have as their objective: The appearance of streets and roads as long strips of pavement crossing natural slopes and contours shall be minimized, and their design and construction shall minimize intrusions into local natural conditions. The following principles describe how the objectives for street design would be fulfilled:

1. Guiding Principles. Location of streets and roads.

a. Streets do not divert or block primary historical drainage patterns.
b. The vertical profile of streets are aligned to closely match the existing natural terrain.
c. Habitat connections and view corridors are not interrupted by streets.
d. Curvilinear alignments and gently rolling profiles are consistent with site topography. Excavations and embankments are limited to the greatest extent possible.
e. Street alignments are located to avoid stands of vegetation, rock outcroppings and other significant natural features.

The DPSP landscape and common area design for street and roadway standards are consistent with these standards to minimize cut and fill, and to integrate roads, trails, and utilities with as little disruption to the natural characteristics of the site as possible, however some cut and fill as seen on the grading plan is required.

2. Street and Parking Design.

a. Minimum public street widths are twenty-two (22) feet with no on-street parking. Off-street guest parking is located and provided in sufficient numbers to support the project.
b. Road shoulders widths are composed of crushed native rock. Additional width may be required to accommodate drainage swales or, where necessary, concrete gutters. Drainage swales shall be composed of large stones and native soil.
c. Street intersections are not located within the alignment and floodplain of major or minor water channels nor within boulder clusters or other sensitive environmental features.
d. Shoulder slopes match pavement cross slope where roadway cross-slopes are used to control drainage.
e. Maximum slope gradients within ten (10) feet of the roadway edge do not exceed 4:1 for fill slopes and 3:1 for cut slopes.
f. Maximum height of cut and fill slopes, including any retaining walls, is eight (8) feet. Retaining walls are the minimum height necessary to meet this standard.
g. Roadway slopes do not create a continuous wall or cut/fill condition, but vary in height and present an undulating appearance consistent with the natural slope.

The common area landscape, trails and roadways will be conditioned to conform to the above-noted mandatory standards.

h. Slopes are rounded to blend into the existing terrain to produce a contoured transition.

i. Street design accommodates stormwater runoff, as required by a hydrology study approved by the city engineer. When used, concrete closely matches adjacent paving materials. Standard grey concrete material shall not be allowed.

j. Street design not meeting public street standards for sections, widths, materials or other factors may be required to be constructed and maintained as private streets.

A minor modification narrowing a segment of roadway width and alignment to avoid a large boulder outcropping is shown on the project documents in the vicinity of the western edge of the project (street identified as "Lot C"). This narrowed condition was reviewed with the City Engineer and Fire Department. The City determined this short, narrow street segment is to be for emergency use only, and is now shown to be gated on both ends. A wider corner "knuckle" was also provided adjacent to this roadway segment to assure full access by emergency vehicles.

All streets on the Chino Cone are recommended to be private, except collector streets, as indicated in the specific plan.

3. Sidewalks.

a. No sidewalks are allowed, except only as may be required to conform to state and federal accessibility requirements. Accessible pathways shall be paved with decorative or colored concrete, pavers, or other approved materials.

No sidewalks are proposed within the DPSP project. Trail surfaces are proposed to be decomposed granite. Roadway shoulders are also designed to be a part of the pedestrian trail network within the project site.

G. Utilities.

The location and installation of utilities shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone, and the introduction of services and utilities which appear as an integral part of the site's natural environment. The following principles describe how the objectives for site preparation would be fulfilled:

1. Guiding Principles. General criteria for utilities:

a. Utilities are located to minimize any degradation to the key natural features identified on the environmental analysis.

b. Utility crossings do not obstruct or constrict drainage courses.

c. Utility corridors requiring frequent maintenance are not located within significant riparian, vista or habitat corridors.

2. Guiding Principles. Water distribution lines:

a. Water meters are located adjacent to driveways and shall minimize impacts on environmental conditions.
b. Water lines only cross water channels within street rights-of-way.

3. Guiding Principles. Water storage facilities:
a. Water storage facilities minimize impacts on the surrounding environment.

4. Guiding Principles. Wastewater collection lines:
a. Wastewater lines avoid side or rear yard areas and cut or fill slopes.
b. Wastewater lines are not located within areas subject to inundation by a one hundred (100)-year storm flow, unless approved by the director of public works.
c. Wastewater lines only cross water channels within street rights-of-way, and only when no other viable solution is available.

5. Guiding Principles. Other utilities:
a. All utility lines are located within public or private street rights-of-way, but may be located outside of pavement areas.

Generally utilities are not a part of the scope of this review and as such the above standards "1" through "5" are not applicable to this review of common landscape areas.

H. Site Planning and Design.
The site planning and design of development shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of each planning area and any adjacent planning area, and the introduction of buildings, structures, and landscaping which appear and function as integral parts of the site's natural environment. The following principles describe how the objectives for site planning and design would be fulfilled.

1. Guiding Principles. General criteria:
The following elements are preserved in the site plan:
a. Natural features, environmental functions and cultural features, as determined by the Environmental Analysis.
b. View corridors, as determined by View Analysis.
c. The existing and proposed trail system.
d. Natural topography.
e. Natural vegetation.
f. Natural water channels and drainage ways.
g. Significant visual features, such as peaks, ridgelines, rock outcrops, boulder fields, and significant stands of vegetation.

2. Guiding Principles. Design:
a. Development of Planning Area 5A harmonizes with and does not overshadow Visitors Center.

b. Buffers in setbacks fluctuating between seventy-five (75) to one hundred twenty-five (125) feet (average one hundred (100) feet) are developed on properties fronting North Palm Canyon Drive to screen development from motorists' views.
c. Buffers in setbacks fluctuating between fifty (50) to seventy-five (75) feet (average sixty-two and one-half (62.5) feet) are developed on properties fronting Tramway to screen development from motorists' views.

The project conforms to this standard because it provides berms, buffers, trees, and other landscape features along Tram Way that meet or exceed these buffer requirements.

d. All rooftops in Planning Areas 5 though 8 are screened from highway view using berms, landscape materials and setbacks.
e. Passive solar control is incorporated into the architecture. Recessed window and entry openings and deep roof overhangs are examples.

3. Guiding Principles. Walls and fences:
a. Perimeter or property boundary walls and fences are avoided.
b. Site walls and fences enclose the minimum area necessary to provide privacy or code compliance (swimming pools, etc.).
c. Walls and fences do not cross significant desert vegetation, water channels or significant topographic features.
d. Walls are designed to avoid unbroken lines, using undulations, offsets, notches and similar features.
e. Walls and fences are screened with landscaping and boulders to minimize visual appearance.

4. Guiding Principles. Lighting:
a. Exterior lighting fixtures are shielded to eliminate off-site views of any direct light source. All lighting is directed downward with no up-lighting of landscaping.
b. Maximum height for commercial, free-standing lighting fixtures is eighteen (18) feet.

Other than low level landscape lighting integrated into the boulders at the gated entry, no other lighting is proposed. No gates or walls are proposed in the common areas. Where there are significant grade changes at culverts however, open fencing using tensioned steel cables is proposed for safety.

5. Guiding Principles. Landscaping:
a. The plant palette for any project is limited to drought-tolerant plants, except as may be approved within a specific plan. Invasive plants are not used.
b. Landscape lighting is not allowed, except as may be approved within a specific plan.
c. Irrigation is of a non-spray design.
d. Turf areas are not visible from street views, except as may be approved within a specific plan.

Staff believes the project is consistent with these landscape standards.

6. *Guiding Principles. Energy conservation:*
   a. *Comprehensive energy conservation and green building principles are incorporated into project design, construction and operation.*

ESA-SP zone Design Guidelines and Required Findings. In addition to the project-specific features discussed above, Zoning Code Section 92.21.1.05 (Design Guidelines) requires that the City make the following findings in addition to determining conformity with the Architectural Review Guidelines of Zoning Code Section 94.04.00.

Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

1. *The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.*

The common area landscape design for the DPSP demonstrates a complete and integrated vision for the design and use of the common areas of the project through the use of native and drought-tolerant plant material and a natural design aesthetic that is complementary to the area in which it is located.

2. *The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.*

The project is respectful of the natural features of the site, causing minimal disturbance of natural topography and site features, such as large boulder fields and historic drainage patterns across the site. The temporary construction staging area is located to provide logical site access while minimizing construction traffic onto and into the site. It will be re-naturalized upon completion of the work.

3. *The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.*

To the extent possible, the landscaping in the common areas and the overall design of roadways and infrastructure is respectful of the natural habitat. It minimizes cut and fill for the

creation of the roads, provides culverts and other drainage structures to minimize interruption of the natural watercourses and site hydrology.

4. *The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.*

The current review is for common area landscape, trails and interpretative centers and construction staging. The proposed landscape blends sensitively with the rugged natural features and physical constraints of the site.

5. *The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.*

The project is consistent with this finding in that it uses indigenous and drought-tolerant plant species. Boulders that must be moved to install streets and utilities will be relocated elsewhere on-site for berms and boulder piles to provide visual screening.

6. *The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.*

The roadways have been staked and surveyed multiple times by the project team seeking to align and place road and utility infrastructure carefully and such that they require minimal grading and site disturbance.

7. *The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.*

The project was determined consistent with this finding in its initial review by the City Council. No change has been proposed to the common areas in the present submittal that would affect this finding.

8. *The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.*

The project was determined consistent with this finding in its initial review by the City Council. No change has been proposed to the common areas in the present submittal that would affect this finding.

9. *The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.*

The project was determined consistent with this finding in its initial review by the City Council. No change has been proposed to the common areas in the present submittal that would affect this finding.

10. *The project will not have a negative fiscal impact on the city or its citizens.*

The project was determined consistent with this finding in its initial review by the City Council. No change has been proposed to the common areas in the present submittal that would affect this finding.

PSZC Section 94.04.00.D. Planning Commission Architectural Advisory Committee Review Guidelines.

The planning commission architectural advisory committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance will be evaluated, based on consideration of the following:

Item	Guideline:	Conforms ?	Staff Evaluation:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The landscape treatment as proposed in the DPSP visually integrates the project into its setting.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	Yes	The landscape design is sensitive to existing topography and physical characteristics of the site.

3	Is the proposed development of good composition, materials, textures, and colors?	Yes	The landscape design achieves a naturalized appearance to the common areas and perimeter buffers of the project with a variety of plant material and rock outcroppings.
4	Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas	Yes	The landscape design incorporates hiking trails separate from the roadways. It is respectful of the natural terrain and rugged features of the project site.
5	Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted	Yes	The landscape design integrates relocated boulder piles and perimeter berms and plant material to buffer and screen the project from adjacent development and roadways.
6	Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment	N/A	
7	Building design, materials and colors to be sympathetic with desert surroundings	N/A	
8	Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously	N/A	
9	Consistency of composition and treatment	Yes	The landscape design proposes a comprehensive and integrated plan for the open space areas of the development.
10	Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials	Yes	The landscape plan is consistent with the development standards of the ESA-SP zone because it preserves existing boulder fields, natural arroyos, and the rugged topography of the Chino Cone Alluvial Fan. Berms and boulder piles to screen and buffer the project at its perimeter make use of rock and soil relocated as a result of the construction of the roadways and utilities.

CONCLUSION: The common areas landscape plan, including hiking trails, interpretative centers, site furnishings, plant material, boulder piles and berms and buffers sensitively and naturally integrate the proposed development into the unique physical characteristics of Chino Cone. The proposed construction staging area is contained in a limited area that is located as closely as possible to the site entry for minimal disturbance on the site. The design as submitted is consistent with the previously approved conceptual landscape design of the Desert Palisades Specific Plan, with the mandatory standards of the ESA-SP zone as well as with other applicable architectural and landscape standards and guidelines for development in this part of the City. The project meets the required findings for projects in the ESA-SP zone. It is also consistent with the Architectural Review guidelines of Zoning Code Section 94.04.00.

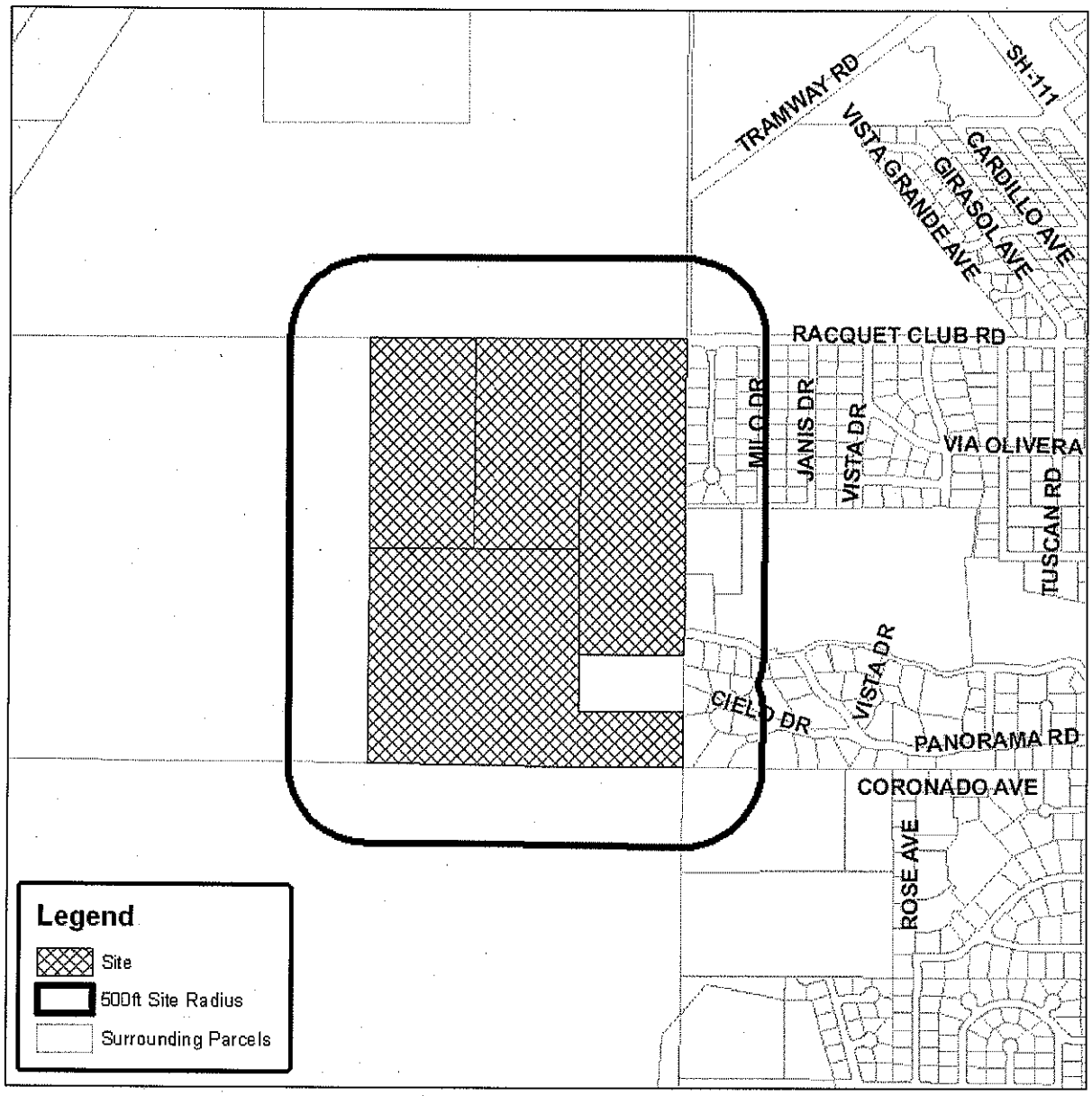
Ken Lyon, RA,
Associate Planner

M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Reduced Plans
4. Excerpts from the Desert Palisades Specific Plan.

Department of Planning Services
Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1154

APPLICANT: Ed Freeman
Pinnacle View LLC

DESCRIPTION:
Final Landscape Review for the Common Areas of the Desert Palisades Specific Plan: a development of 110 homesites on 117 acres in planning area 4 of the Environmentally Sensitive Area-Specific Plan zone. (ESA-SP) Zone

SECTION VI LANDSCAPING GUIDELINES

LANDSCAPING AND IRRIGATION OBJECTIVES - COMMON AREAS AND INDIVIDUAL RESIDENCES

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

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

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

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

CONCEPTUAL LANDSCAPING DESIGN / THEME

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

Project Main Entry Treatment

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

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

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

Perimeter Landscape Concept for Tram Way Frontage

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

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

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

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

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

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

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

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

DWA Reservoir Tanks – Proposed Screening Concepts

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

DESIGN OF INDIVIDUAL RESIDENCES

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

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

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

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

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

EXISTING ON-SITE PLANTS

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

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

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

PERMITTED ON-SITE NATIVE PLANT PALETTE

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

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

METHODS FOR ESTABLISHING NATIVE PLANT MATERIALS

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

USE OF ENHANCED NON NATIVE PLANTS

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

PROPOSED WATER CONSERVATION METHODS FOR LANDSCAPED AREAS

Watering Times

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

The ideal time for watering is between 4 and 6 a.m. when evaporation is low, but never late in the evening. This gives the ground a chance to soak the water in and reach the root system of the plants. Watering late in the evening could possibly

cause more disease and weed problems as these conditions tend to develop more at night than during the day.

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

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

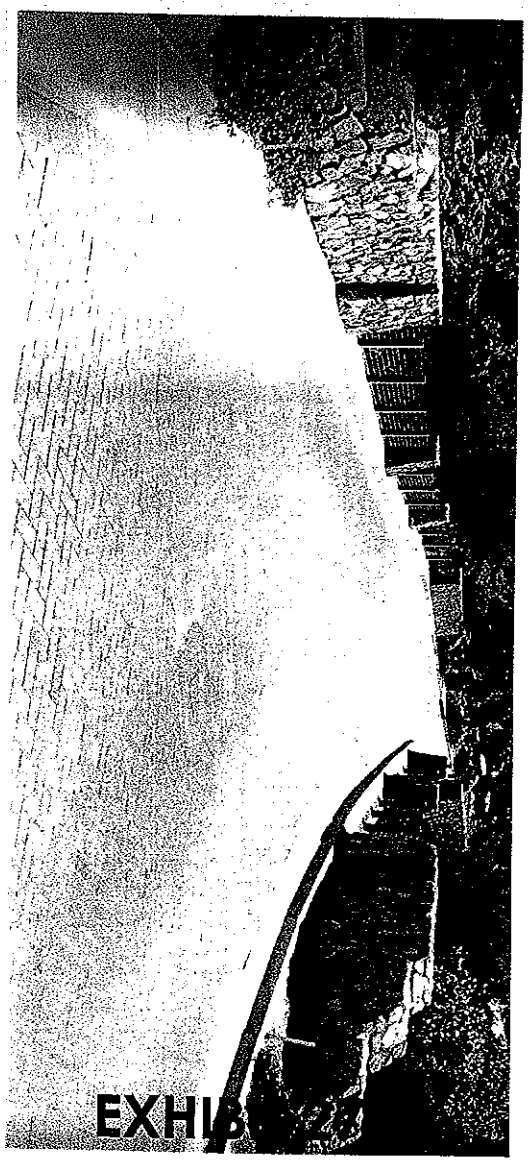
Water Zones and Xeriscaping

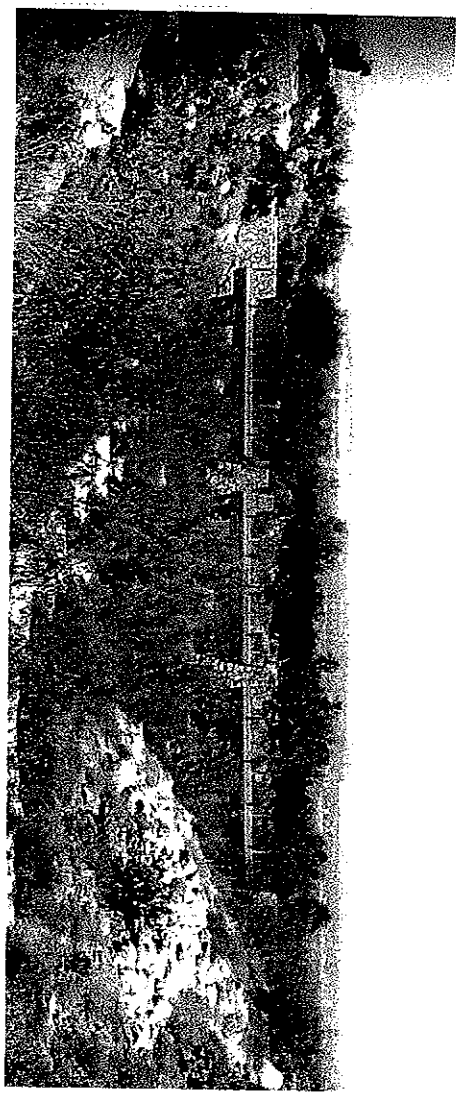
Xeriscaping is water wise landscaping that stresses proper soil preparation, efficient irrigation, and the use of drought tolerant plant species. For homeowners, it means less maintenance, lower water bills, and a colorful decorative look. Landscaping with plants that use less water has become a popular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

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

Weather-based Irrigation Controllers

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





N.T.S.

Date: 11/09/2010

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PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

Conceptual Bridge Design

DESERT PALISADES - ESA-SP PLANNING AREA #4

SPECIFIC PLAN

The historical/archaeological resources survey report prepared for the Desert Palisades project indicates that in the 1890's, an east-west trending road was built across the southern half of the Desert Palisades project site. The road, presently known as the Old Chino Canyon Road, served as a main route in the Chino Canyon for both Native Americans and non-native settlers. Old Chino Canyon Road was abandoned after the completion of the Palm Springs Aerial Tramway and the Tram Way road in 1960-1963. According to the Project archaeologist, a partially paved 8-foot wide road traverses generally east-west across the entire project area, connecting to the terminus of present-day Chino Canyon Road to the east of the project area and to Tram Way to the west. The road is likely the remnant of the original Chino Canyon Road, which was noted at roughly the same location during the historic period, but appears to have undergone a series of alterations. Evidence of pedestrian and bicycle use were observed on the Old Chino Canyon Road during recent site surveys.

Proposed Trails on the Desert Palisades Project Site

Project developer proposes a trails system, approximately one (1) mile in total, within the Desert Palisades project site which is comprised of separate trail segments including the existing Old Chino Canyon Road. Proposed trails are envisioned to be meandering and lined by rocks/boulders from the project site, with varying width and terrain (i.e. some portions wrapping around and through existing rock outcrops).

Concepts for the project trail system include interpretive centers marked by plaques which identify interesting natural features occurring within the Desert Palisades project site. Plaques may provide short narratives describing historical and natural resources (i.e. scientific nomenclature of plants or animals) associated with the project site.

Internal Trails Use/Purpose

In general, the Desert Palisades site design demonstrates that every effort was made to provide unobstructed access to pedestrian oriented pathways and open space. Proposed project internal trail system will link the Desert Palisades residential units to offsite conceptual trail segments including a neighborhood loop system in the Little Tuscany residential area to the east and other proposed trail segments by other projects in the vicinity. Access for pedestrians will also be provided to the external trail system within the Chino Cone via these internal pathways. The pedestrian trails proposed within the project can be used for recreational hiking, along with basic access to different areas of the project. Proposed project trails are accessible to both project residents and to the general public. However, project trails are limited to hiking use only; equestrian, bicycles and motorized vehicles are not permitted uses.

Section 92.21.1.05 of the ESA-SP Zone requires an "interpretive nature center" or "specialty park" for all proposed projects, which will be provided on-site along with the establishment of the interpretive hiking/biking trail system proposed throughout the community. There are a number of potential locations for the interpretive center, which will be accessible by the trail system and will include a small gathering/seating area (in the form of benches and flat-topped rocks), and a series of plaques identifying the native

flora and fauna and other natural features of the Chino Cone area. SP Exhibit 13 shows the potential locations and conceptual renderings of the interpretive center. The trail system itself will also contain benches and plaques at various points on the trail. As the neighborhood develops over time, these trails will also provide the public with an opportunity to view residential architecture harmonious with the natural terrain and unique to this area of Palm Springs.

Internal Trails Construction

Development of the majority of the project trails system will not involve grading or construction. However, trail segments proposed along Tram Way and the project's northern boundary will include some preparation and will be composed of decomposed granite. Other proposed internal trail segments, including the Old Chino Canyon Road will be minimally improved with rock/boulder edge lining and leaving surfaces natural.

The former Chino Canyon Road will be incorporated into the proposed community as a hiking trail and will be left in its existing rustic form. The paved area of this roadway can be described as sporadic and decomposed. Bollards are being proposed at the eastern terminus of the Old Chino Canyon Road to prevent access of motorized vehicles.

Landscape treatments are proposed at designated areas of the trail system, such as where trails and internal street intersect. Landscaping will utilize only native plant species, and will be minimal, to allow for the blending of these pathways with the natural desert landscape, which will not be disturbed. Conceptual landscape designs for the project's internal trail system are illustrated in SP Exhibits 12 and 18 thru 23. A detailed narrative of the landscaping treatment for the Project trails, including proposed entries, crossings, linkages, plant palette and surfaces, is provided in Section VI of the Desert Palisades Specific Plan.

Trails Maintenance

Future Desert Palisades home owners association or a designated local trails authority is anticipated to be responsible for the maintenance of the proposed project trails.

DESERT PALISADES

R1348
TRACT NO. 35540
PALM SPRINGS, CA

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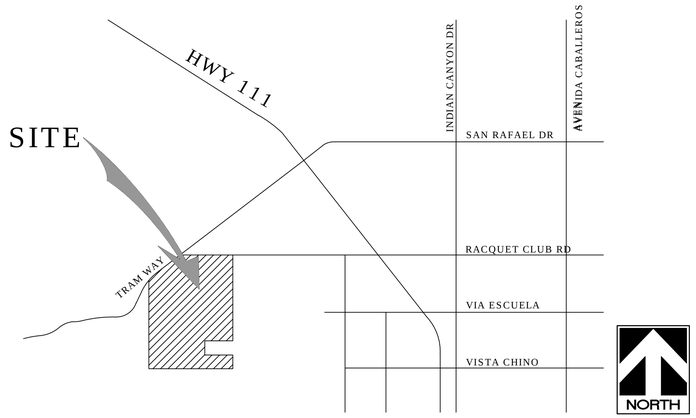
INDEX:

VICINITY MAP:



DESIGN DEVELOPMENT SET

PREPARED FOR:

PINNACLE VIEW LLC
P.O. BOX 1754
LAKE OSWEGO, OR 97035

REVISIONS

#	REVISIONS DESCRIPTION	INITIALS	DATE

STANDARD SYMBOLS AND ABBREVIATIONS

- LIMIT OF WORK
- SHEET MATCHLINE
- MOUNDING (NOT TO EXCEED 3:1)
- +12" HIGH POINT OF MOUND (IN INCHES)
- KEYNOTE, SEE MASTER LIST ON SHEET
- DETAIL NUMBER / SHEET NUMBER
- EXPANSION JOINT
- SCORE JOINT
- POINT OF BEGINNING FOR DIMENSIONING
- DIRECTION OF SLOPE. 1% MIN. ON HARDSCAPE
- ELEVATION DETAIL

HDR	HEADERBOARD
ALIGN	ALIGN ACCORDINGLY
TYP.	TYPICAL
PA	PLANTING AREA
℄	CENTER LINE
PROP.	PROPERTY LINE
R	RADIUS
DN	DOWN RIGERS
EQ	EQUAL
WSL	WATER SURFACE LEVEL
MIN	MINIMUM
COL	COLUMN
HP	HIGH POINT
LP	LOW POINT
DIA	DIAMETER
CONT	CONTINUOUS
HT	HEIGHT
SIM	SIMILAR
O.C.	ON CENTER
DG	DECOMPOSED GRANITE

PROJ. NO.: R1348
DATE: 2/18/2014

SPECIFICATIONS
SHEET ☐ BOOK ■

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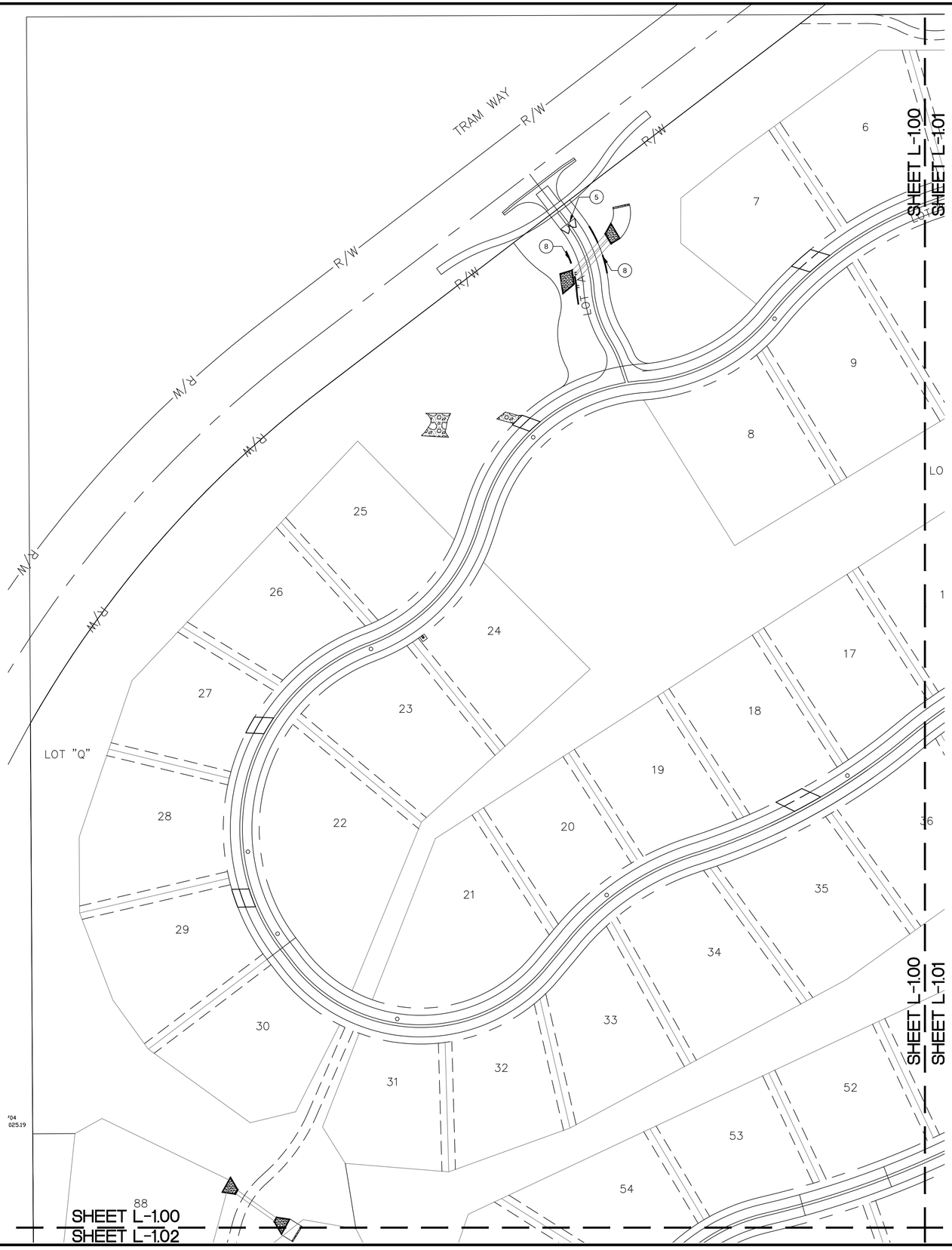
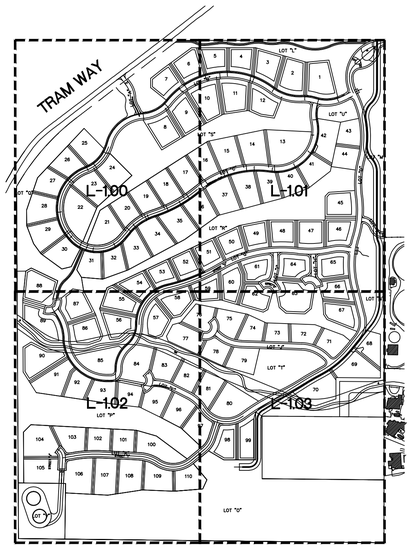
RONALD GREGORY
#1532
REN: 9-30-15
STATE OF CALIFORNIA

LANDSCAPE ARCH.

PROJECT NAME: DESERT PALISADES
PROJECT NO.: R1348





KEY MAP
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NORTH

KEYNOTES:

1. MONUMENT BOULDER
2. CALL BOX
3. TRAIL INTERPRETIVE ICON, SEE DETAIL D/L-2.01
4. VEHICLE ENTRY GATES, SEE DETAIL A/L-2.00
5. EMERGENCY ACCESS GATES
6. FLUME INTERPRETIVE ICON, SEE DETAIL D/L-2.01
7. 18" HEIGHT SEATING BOULDER
8. FENCE RUNNING 25' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
9. FENCE RUNNING 15' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
10. 2' THICK NATURAL STONE 'TRI-STATE SALISH CREEK' MORTAR SET ON CONCRETE(BY CIVIL) AND GROUTED. 12"X12" MIN. STONE SIZE.

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

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SHEET TITLE: CONSTRUCTION PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS	
SHEET ☐ BOOK ■	
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DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	3/20/2014
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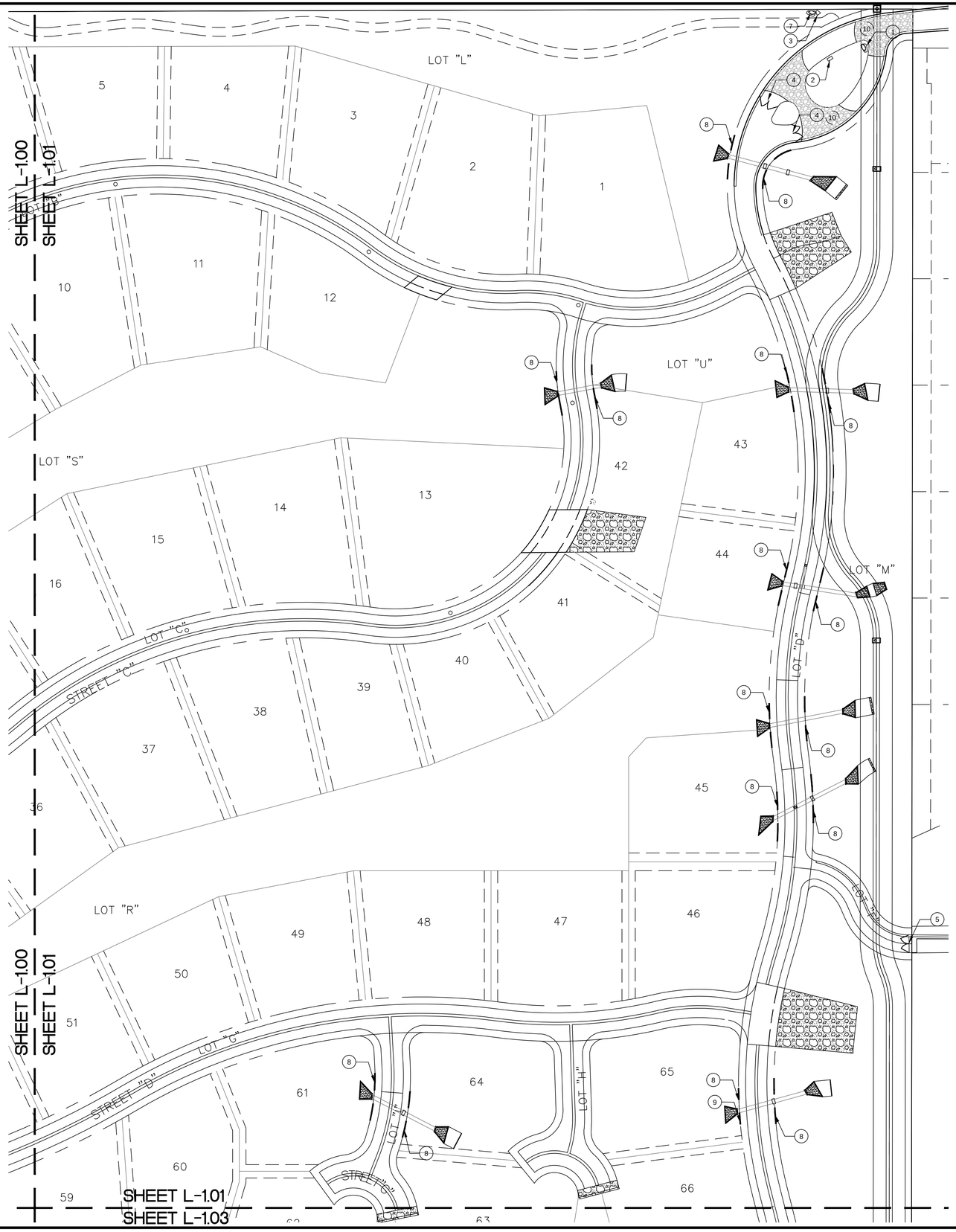

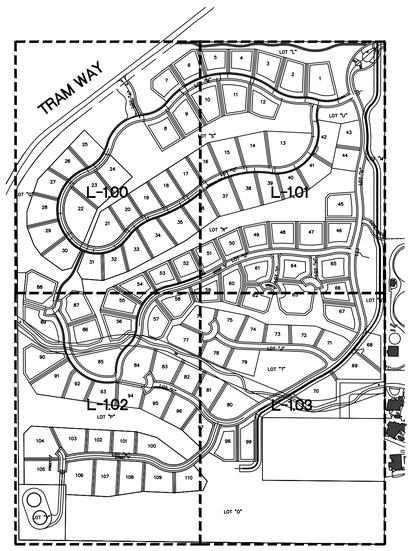

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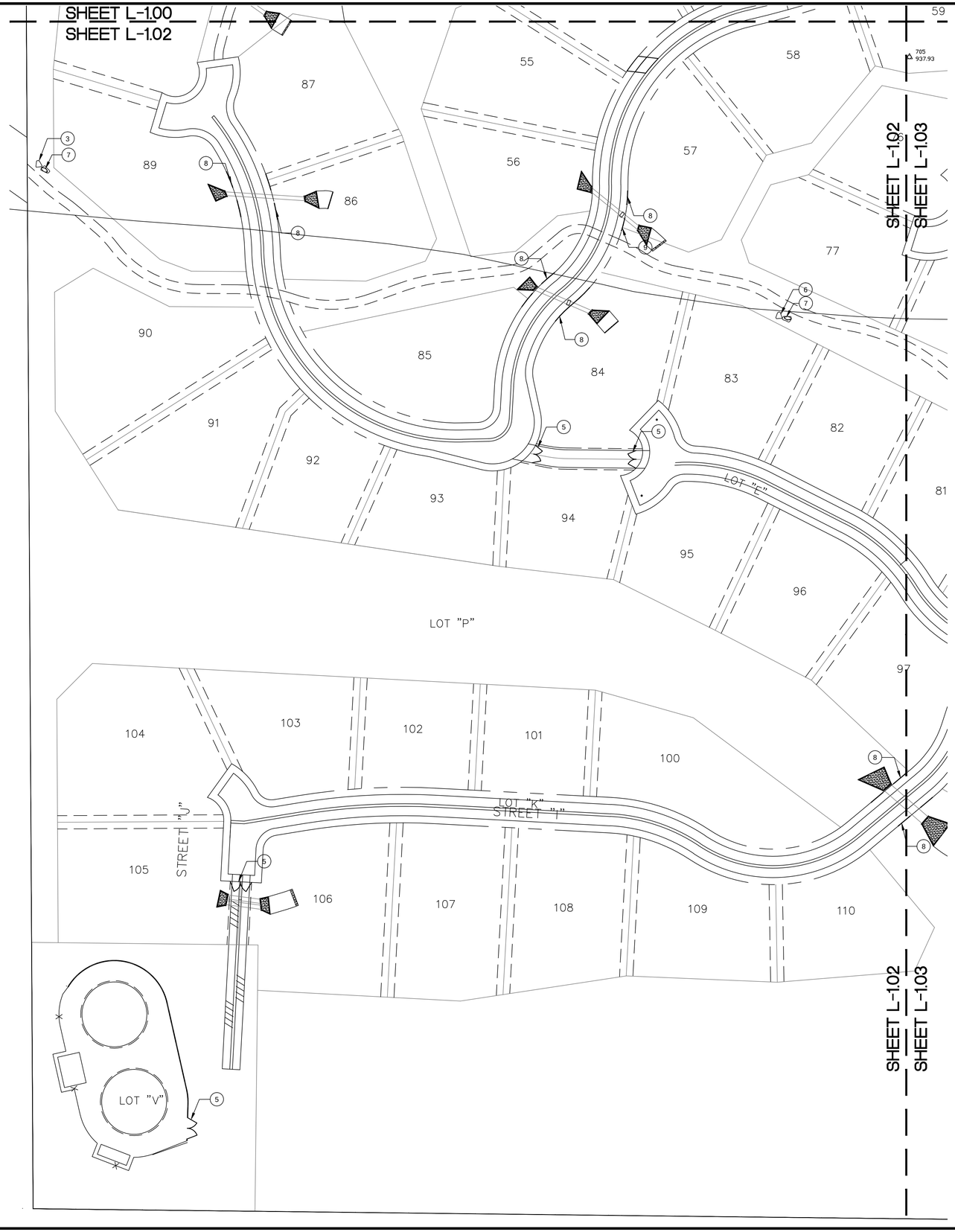

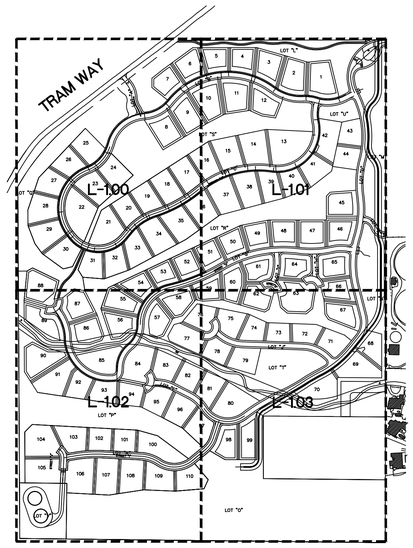

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4. VEHICLE ENTRY GATES, SEE DETAIL A/L-2.00
5. EMERGENCY ACCESS GATES
6. FLUME INTERPRETIVE ICON, SEE DETAIL D/L-2.01
7. 18'' HEIGHT SEATING BOULDER
8. FENCE RUNNING 25' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
9. FENCE RUNNING 15' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
10. 2' THICK NATURAL STONE 'TRI-STATE SALISH CREEK' MORTAR SET ON CONCRETE(BY CIVIL) AND GROUTED. 12'X12' MIN. STONE SIZE.

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: CONSTRUCTION PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS	
SHEET ☐	BOOK ■
PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	3/20/2014
SCALE:	1"=60'-0"

REVISIONS:	INIT.
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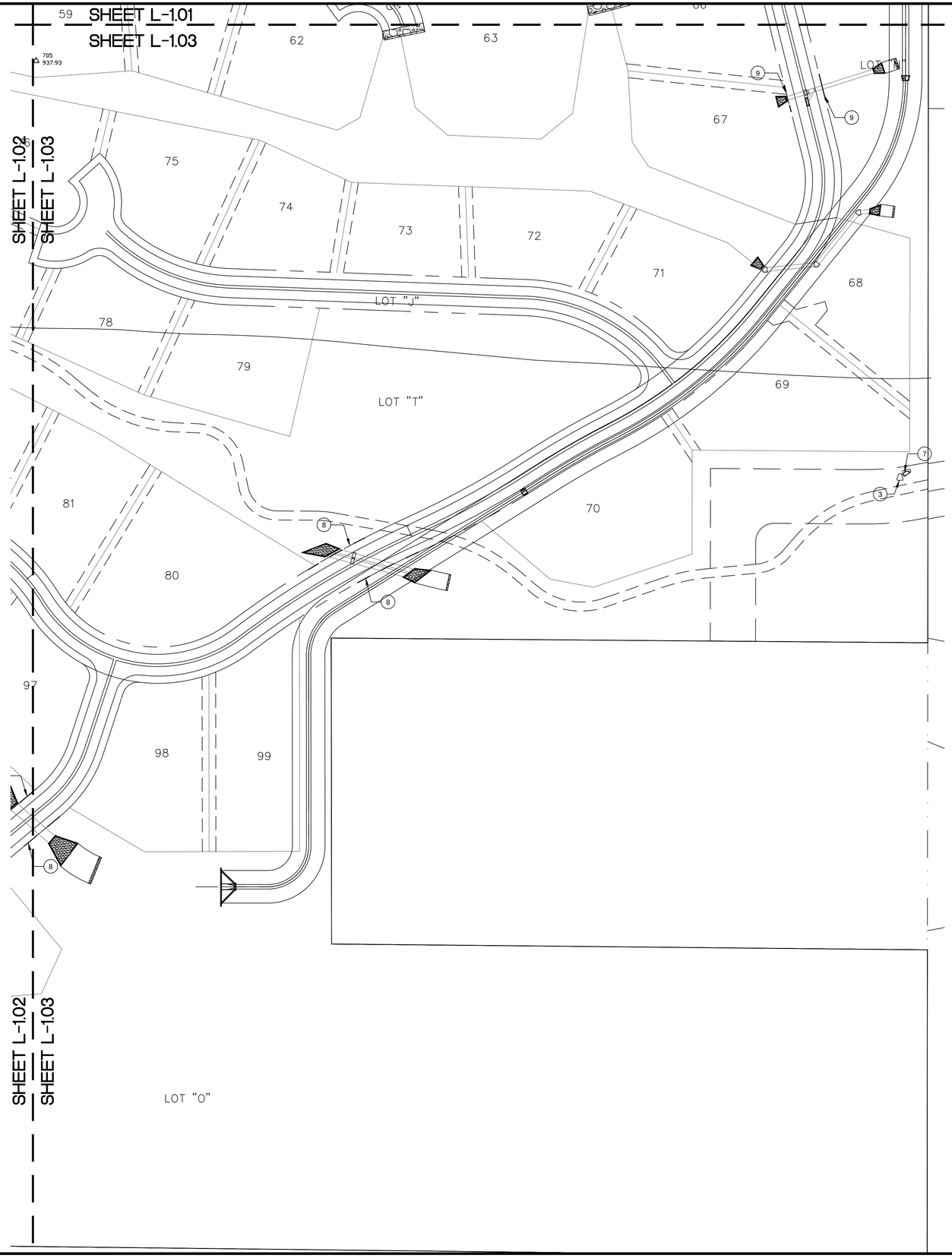
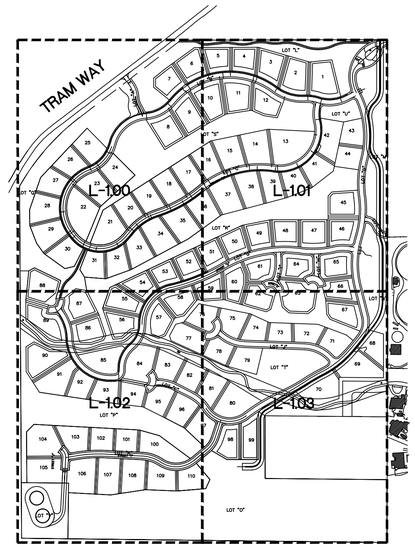
SHEET NO:

L-1.02





NORTH

KEY MAP
SCALE: NTS

KEYNOTES:

1. MONUMENT BOULDER
2. CALL BOX
3. TRAIL INTERPRETIVE ICON, SEE DETAIL D/L-2.01
4. VEHICLE ENTRY GATES, SEE DETAIL A/L-2.00
5. EMERGENCY ACCESS GATES
6. FLUME INTERPRETIVE ICON, SEE DETAIL D/L-2.01
7. 18" HEIGHT SEATING BOULDER
8. FENCE RUNNING 25' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
9. FENCE RUNNING 15' FROM THE CENTER OF THE CULVERT, SEE DETAIL B/L-2.00
10. 2' THICK NATURAL STONE 'TRI-STATE SALISH CREEK' MORTAR SET ON CONCRETE(BY CIVIL) AND GROUTED. 12'X12' MIN. STONE SIZE.

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: CONSTRUCTION PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS	
SHEET ☐	BOOK ■
PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	3/20/2014
SCALE:	1"=60'-0"

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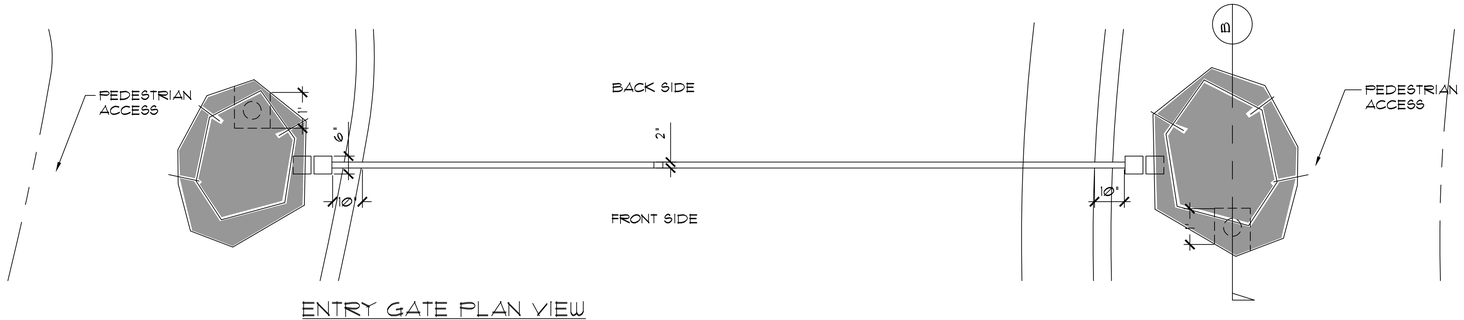
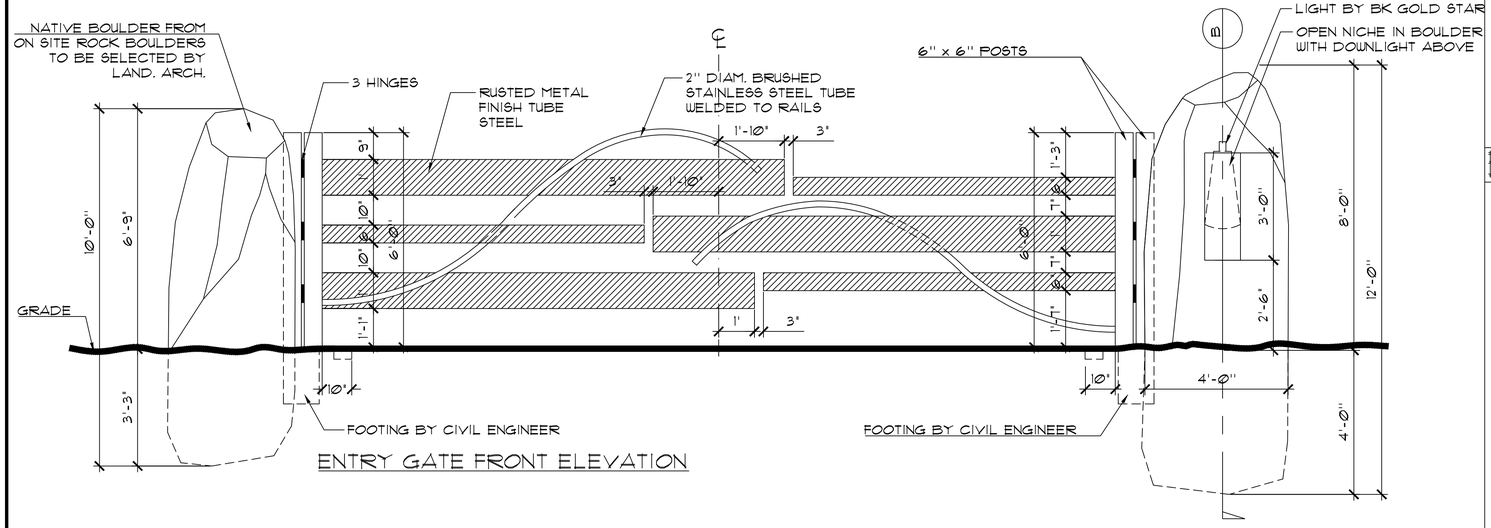
SHEET NO:

L-1.03

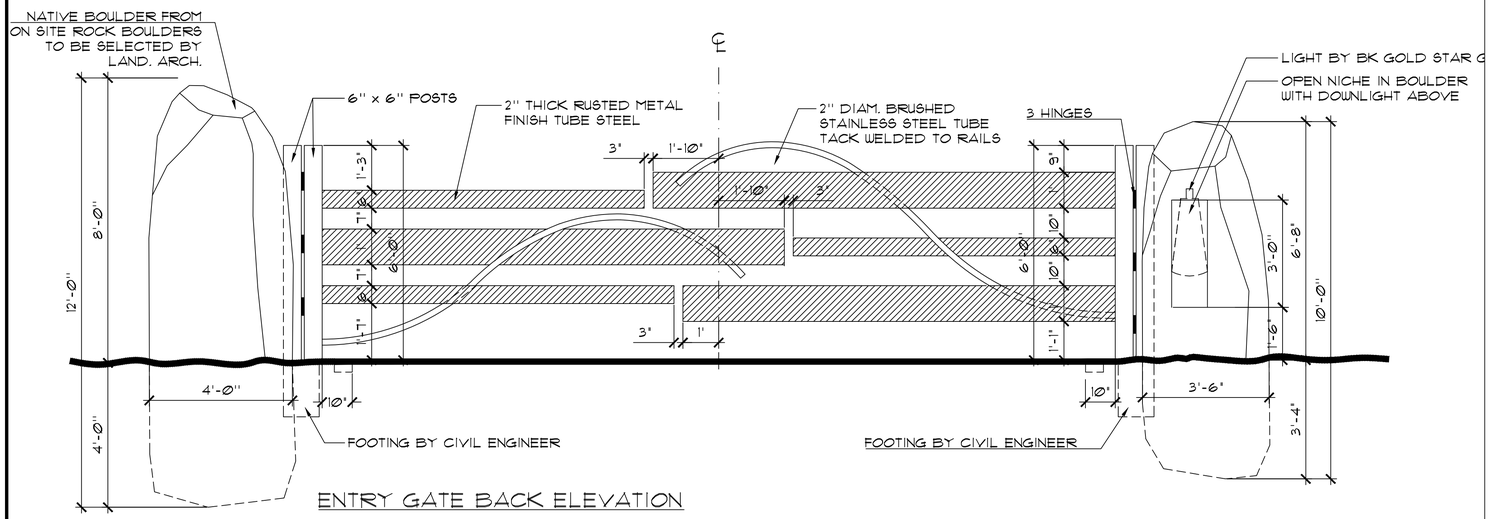


ENTRY GATE PLAN VIEW

WELD ALL CONNECTIONS & GRIND ALL WELDS SMOOTH. SHOP PRIME & PAINT W/ 2 COATS OF RUST RESISTANT PAINT TO BE SELECTED.

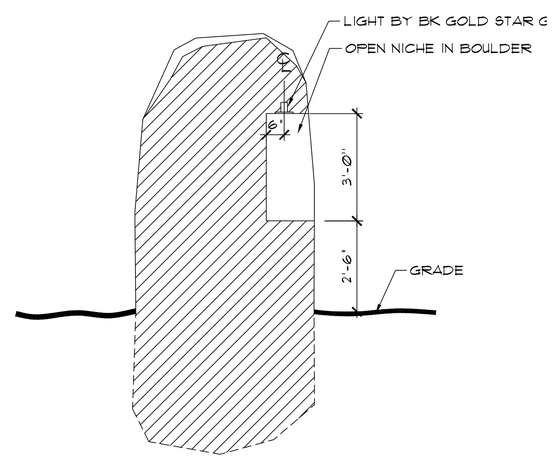


ENTRY GATE FRONT ELEVATION

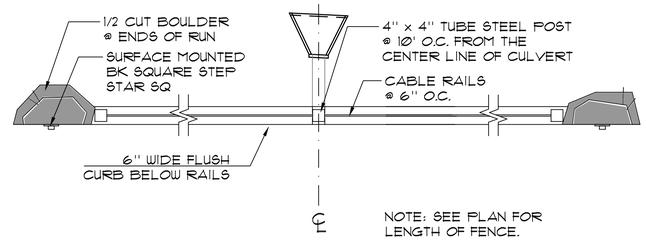


ENTRY GATE BACK ELEVATION

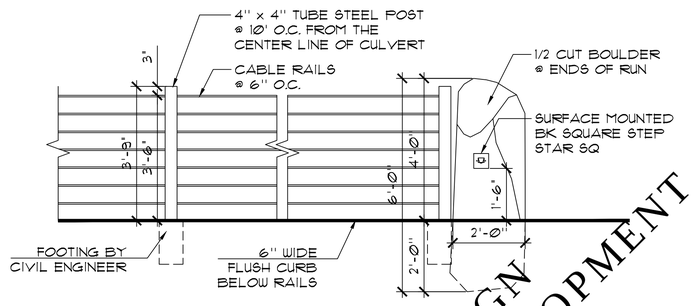
A ENTRY GATE 1/2"=1'-0"



B ENTRY BOULDER SECTION 1/2"=1'-0



FENCE PLAN VIEW



FENCE ELEVATION

C TYPICAL FENCE DETAILS 1/2"=1'-0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
FAX (760) 773-5615
E-MAIL: rga@rga-pd.com

CONSTRUCTION DETAILS

SHEET TITLE:

DESERT PALISADES
PALM SPRINGS, CA

PROJECT:

SPECIFICATIONS	
SHEET ☐	BOOK ■
PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	PER DETAIL

REVISIONS:	INIT.
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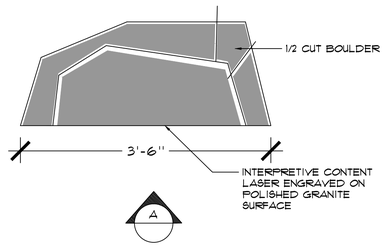
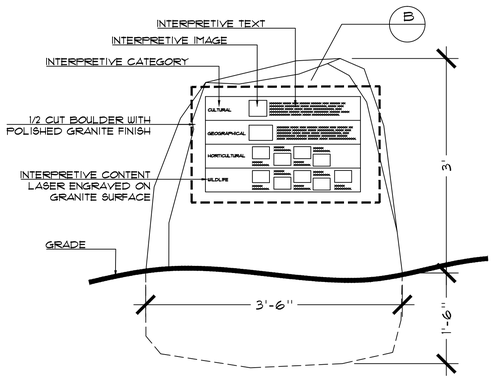
4 -	-
5 -	-
6 -	-

SHEET NO:

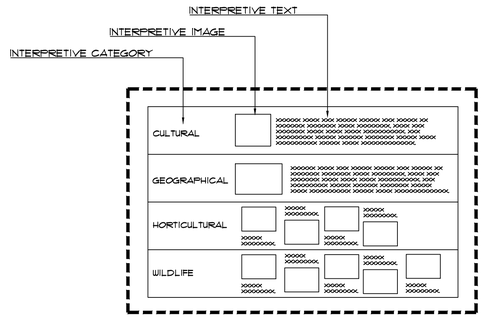
L-2.00



TYPICAL INTERPRETIVE ICON PLAN 1" =1'-0"



TYPICAL INTERPRETIVE ICON ELEVATION A 1" =1'-0"



TYPICAL INTERPRETIVE ICON ENLARGEMENT B 1/2" =1'-0"

D TYPICAL INTERPRETIVE ICON

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
FAX (760) 773-5615
E-MAIL: rga@rga-pd.com

CONSTRUCTION DETAILS

SHEET TITLE:

DESERT PALISADES
PALM SPRINGS, CA

PROJECT:

SPECIFICATIONS

SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	PER DETAIL

REVISIONS:	INIT.
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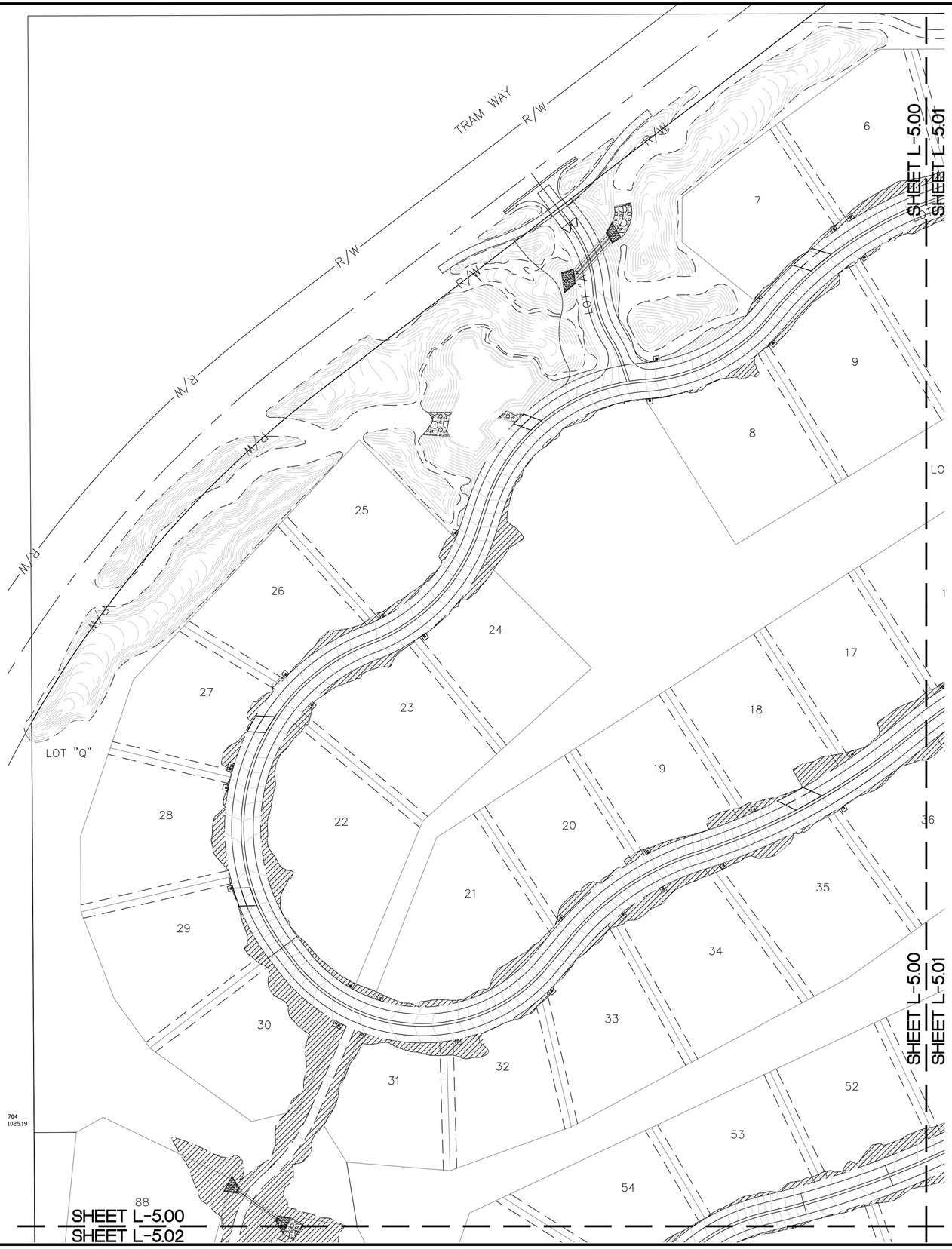
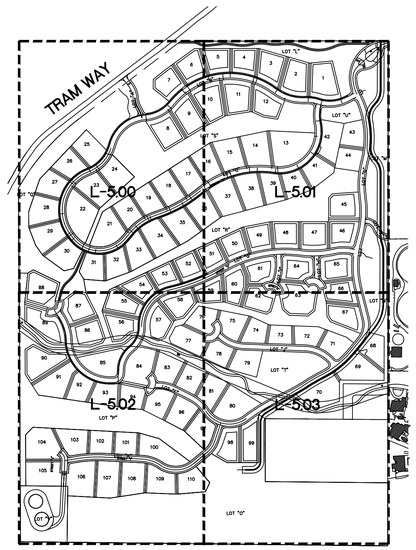
SHEET NO:

L-2.01





NORTH

KEY MAP
SCALE: NTS

PLANT_SCHEDULE				
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			

Species	Lbs/Acre
Abronia villosum	2.00
Lupinus sparsiflorus	0.20
Eschscholzia Mexicana	2.00
Clarkia bottae	2.00
Lasthenia californica	0.50
Layia platyglossa	0.50
Phacelia campanularia	2.00
Encelia farinosa	4.00
Larrea tridentata	6.00

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS

SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=60'-0"

REVISIONS:	INIT.
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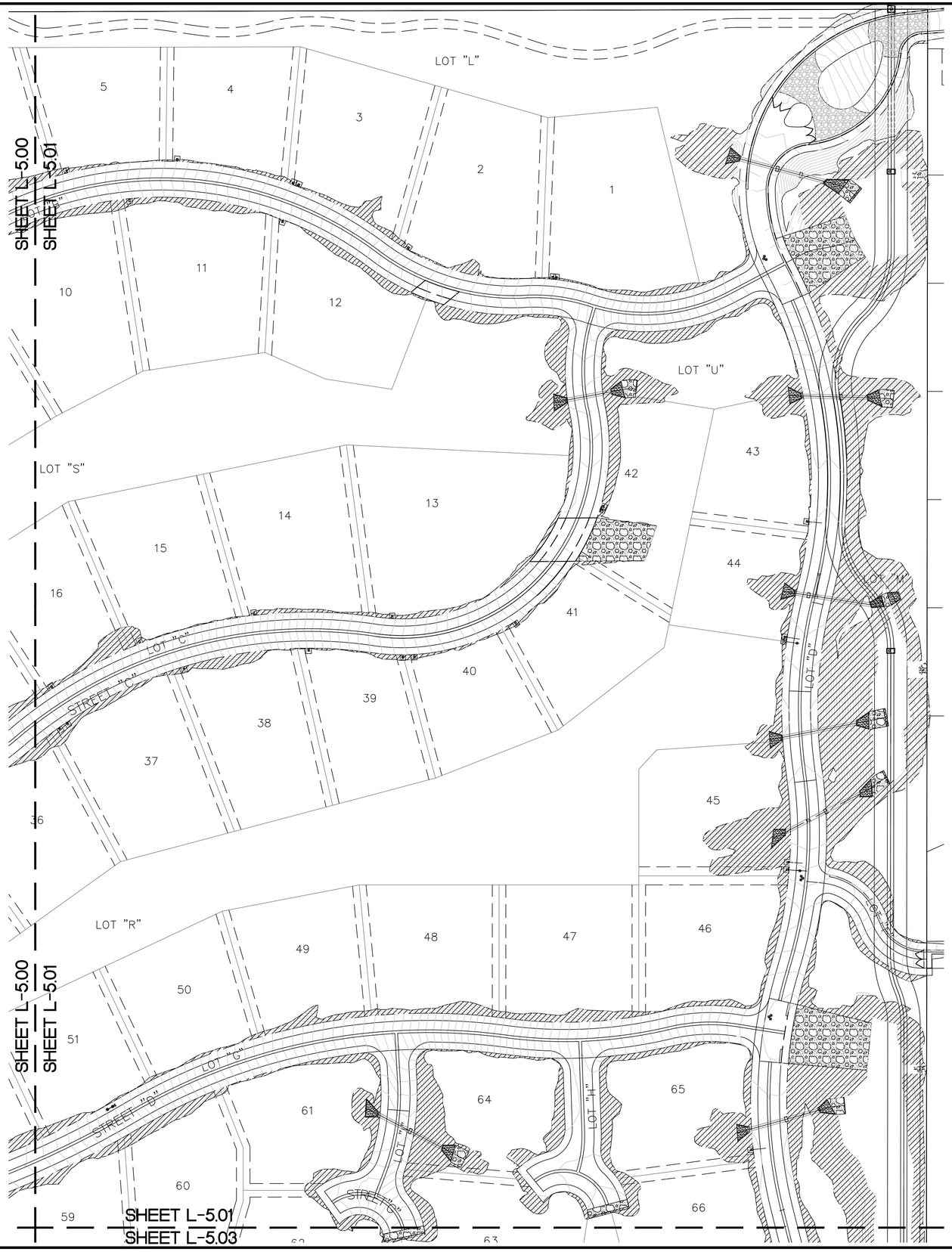
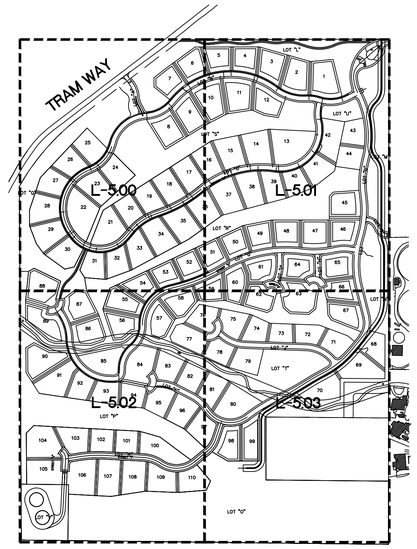
7 –	–

SHEET NO:

L-5.00





NORTH

KEY MAP
SCALE: NTS

PLANT_SCHEDULE				
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			

Species	Lbs/Acre
Abronia villosum	2.00
Lupinus sparsiflorus	0.20
Eschscholzia Mexicana	2.00
Clarkia bottae	2.00
Lasthenia californica	0.50
Layia platyglossa	0.50
Phacelia campanularia	2.00
Encelia farinosa	4.00
Larrea tridentata	6.00

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS

SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=60'-0"

REVISIONS:	INIT.
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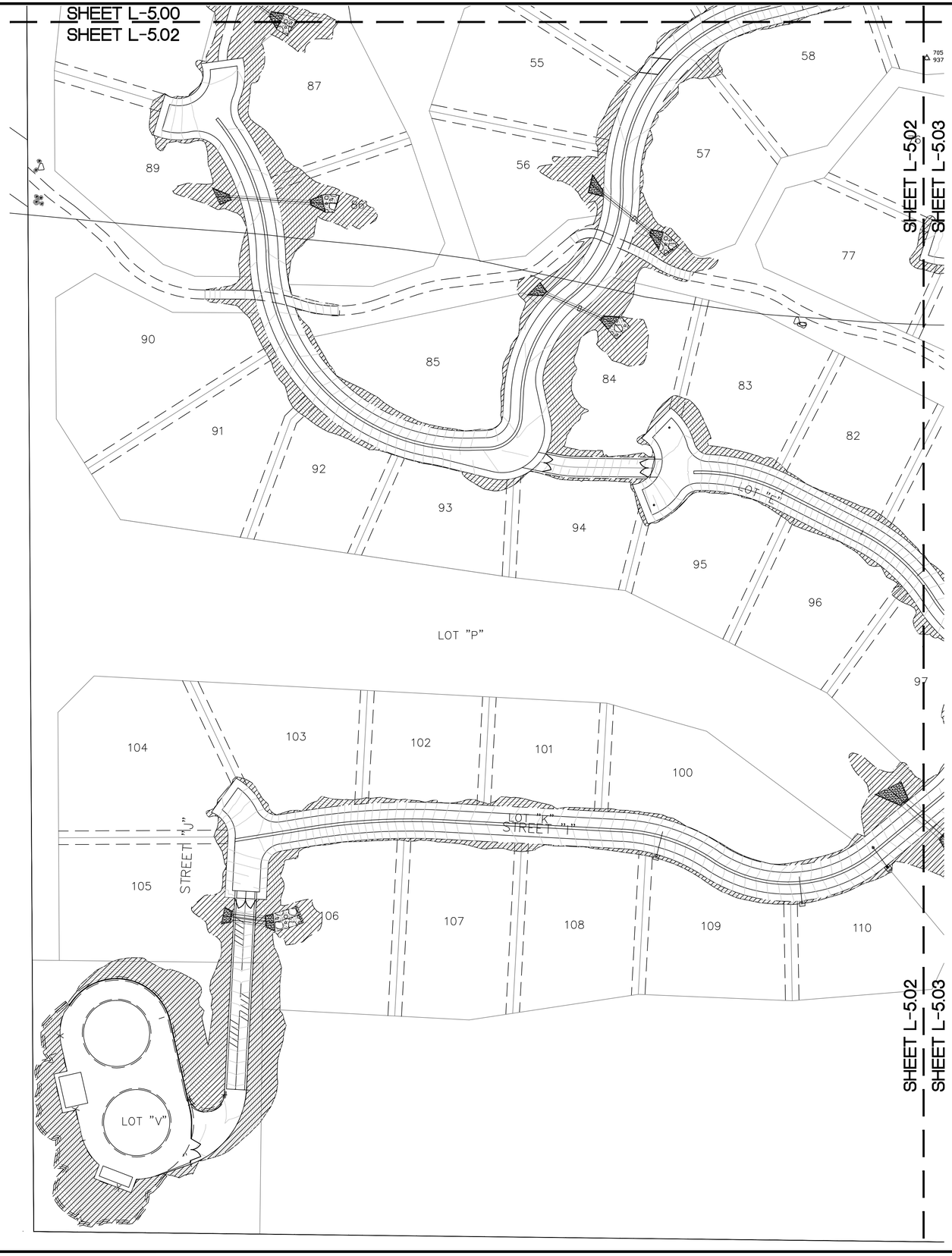
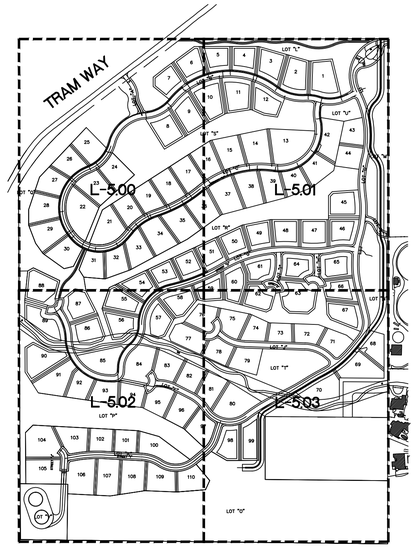
SHEET NO:

L-5.01





NORTH

KEY MAP
SCALE: NTS

PLANT_SCHEDULE				
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			

Species	Lbs/Acre
Abronia villosum	2.00
Lupinus sparsiflorus	0.20
Eschscholzia Mexicana	2.00
Clarkia bottae	2.00
Lasthenia californica	0.50
Layia platyglossa	0.50
Phacelia campanularia	2.00
Encelia farinosa	4.00
Larrea tridentata	6.00

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS

SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=60'-0"

REVISIONS:	INIT.
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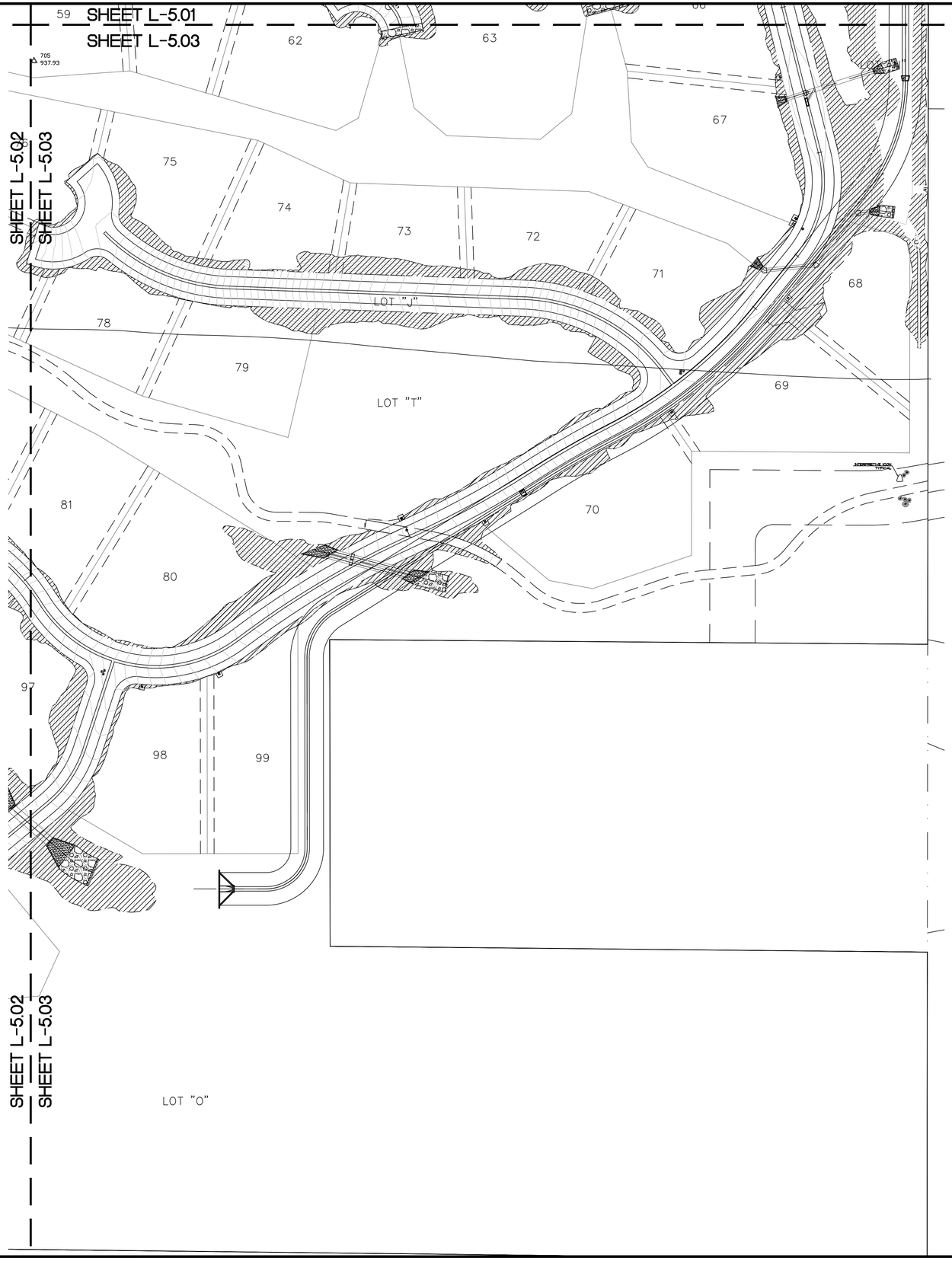
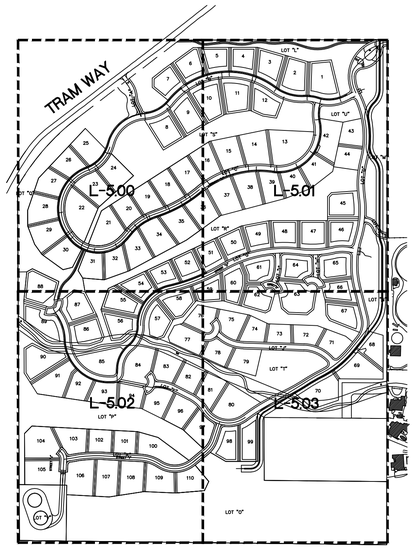
SHEET NO:

L-5.02





KEY MAP
SCALE: NTS

NORTH

PLANT_SCHEDULE				
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			

Species	Lbs/Acre
Abronia villosum	2.00
Lupinus sparsiflorus	0.20
Eschscholzia Mexicana	2.00
Clarkia bottae	2.00
Lasthenia californica	0.50
Layia platyglossa	0.50
Phacelia campanularia	2.00
Encelia farinosa	4.00
Larrea tridentata	6.00

NORTH

SCALE: 1" = 60'-0"
GRAPHIC SCALE

360' 240' 120' 60' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=60'-0"

REVISIONS:	INIT.
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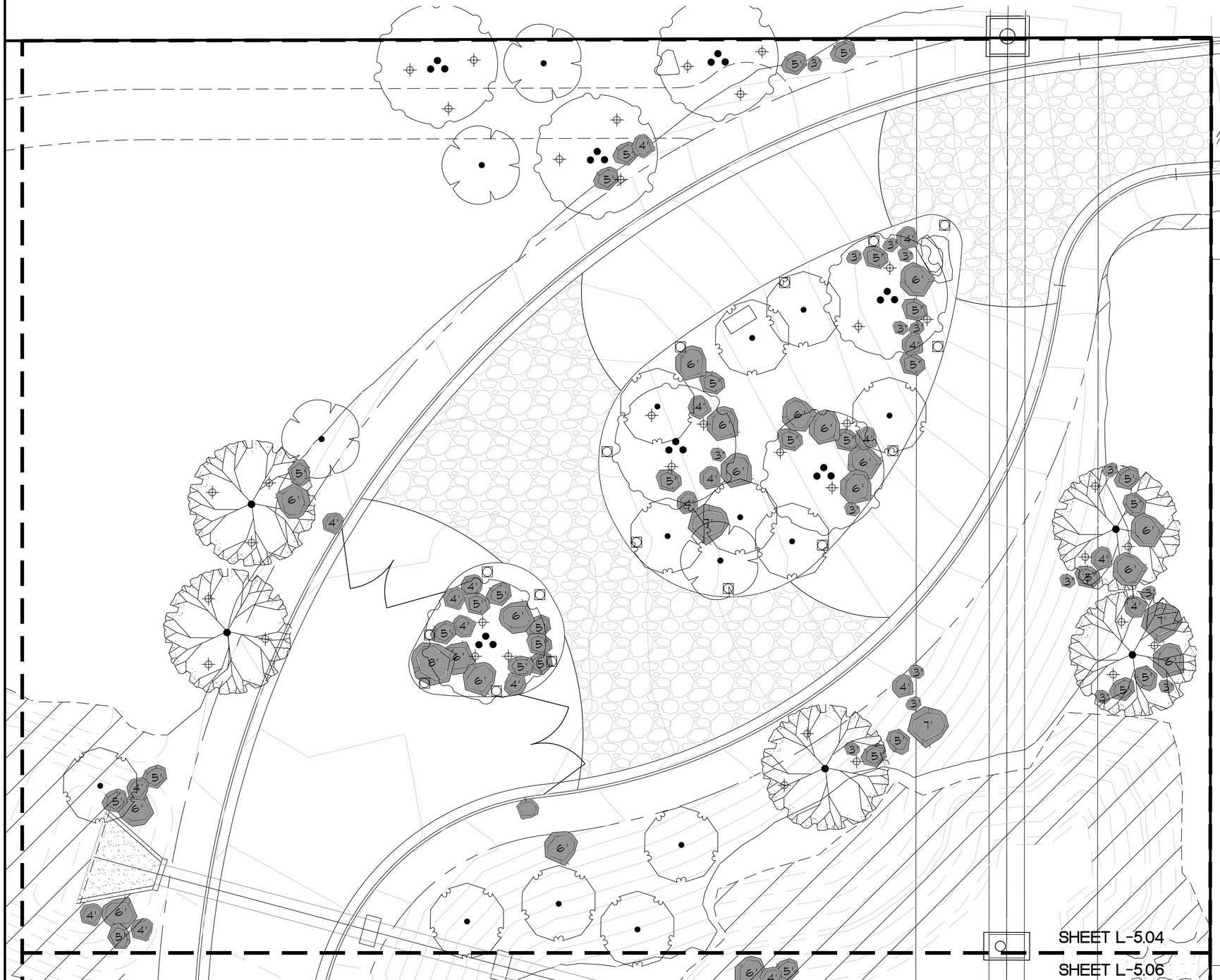
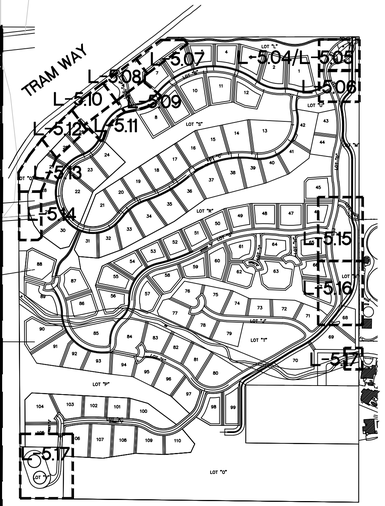
SHEET NO:

L-5.03





NORTH

KEY MAP
SCALE: NTS

PLANT_SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA GREGGII	CATCLAW ACACIA	15 GAL	34
	CHILOPSIS LINEARIS	DESERT WILLOW	15GAL -24"BOX	101
	DALEA SPINOSA	SMOKE TREE	5 GAL	21
	LARREA TRIDENTATA	CREOSOTE BUSH	5-15GAL	31
	OLNEYA TESOTA	DESERT IRONWOOD	24"-36"BOX	79
	PARKINSONIA FLORIDA	PALO VERDE	24"-36"BOX	132
	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	15GAL -24"BOX	33
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			
	BOULDERS TO BE SELECTED FROM ON SITE AND RELOATED TO LOCATIONS INDICATED ON PLAN.			

NOTE:
1. SEE L-5.00 FOR HYDRO SEED MIX SPEC.
2. ALL PLANT MATERIAL TO BE CONTRACT GROWN BY A PROFESSIONAL NURSERY, COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT.

LIGHTING_SCHEDULE							
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	WATTS	MOUNTING
	BK MINI-MICRO TM	45		BRASS	MITIQUE	3W	RING MOUNT
	BK MINI DRIVESTAR MD-S	16		BRASS		3W	SURFACE MOUNT

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE
30' 20' 10' 5' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: MAIN ENTRY TREE + LIGHTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=10'-0"

REVISIONS:	INIT.
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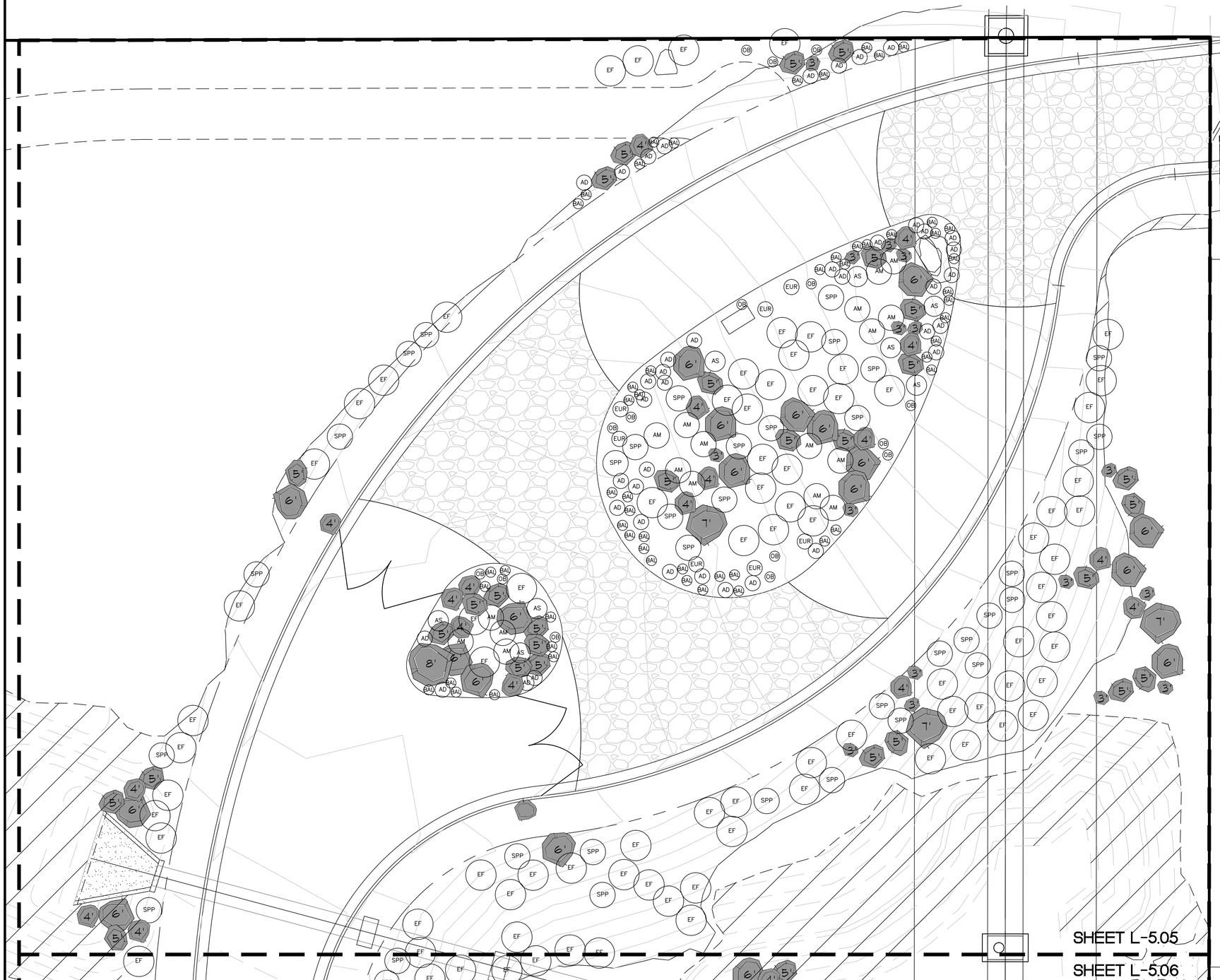
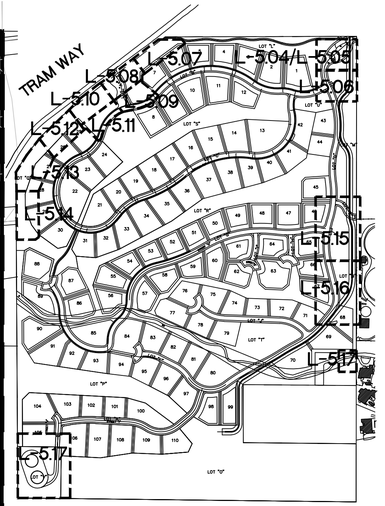
SHEET NO:
L-5.04





NORTH

KEY MAP
SCALE: NTS

PLANT_SCHEDULE				
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AD	AMBROSIA DUMOSA	BURROBUSH	5 GAL	40
AM	ANISACANTHUS `MEXICAN FIRE`	FLAME ANISCANTHUS	5 GAL	18
AS	ASCLEPIAS SUBULATA	RUSH MILKWEED	5 GAL	8
BAL	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL	157
EF	ENCELIA FARINOSA	BRITTLE BUSH	1GAL-5GAL	435
EUR	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	7
JUC	JUSTICIA CALIFORNICA	CHUPAROSA	1GAL-5GAL	169
OB	OPUNTIA BASILARIS	BEAVERTAIL PRICKLYPEAR	5 GAL	53
SPA	SPHAERALACEA AMBIGUA	GLOBE MALLOW	1GAL-5GAL	233
SPP	SPHAERALACIA `PAPAGO PINK`	HYBRID MALLOW	5 GAL	43
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			
	BOULDERS TO BE SELECTED FROM ON SITE AND RELOATED TO LOCATIONS INDICATED ON PLAN.			

NOTE:
1. SEE L-5.00 FOR HYDRO SEED MIX SPEC.
2. ALL PLANT MATERIAL TO BE CONTRACT GROWN BY A PROFESSIONAL NURSERY. COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT.

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE
30' 20' 10' 5' 0

DESIGN DEVELOPMENT SET

RGA
LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: MAIN ENTRY SHRUB PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=10'-0"

REVISIONS:	INIT.
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4 –	–
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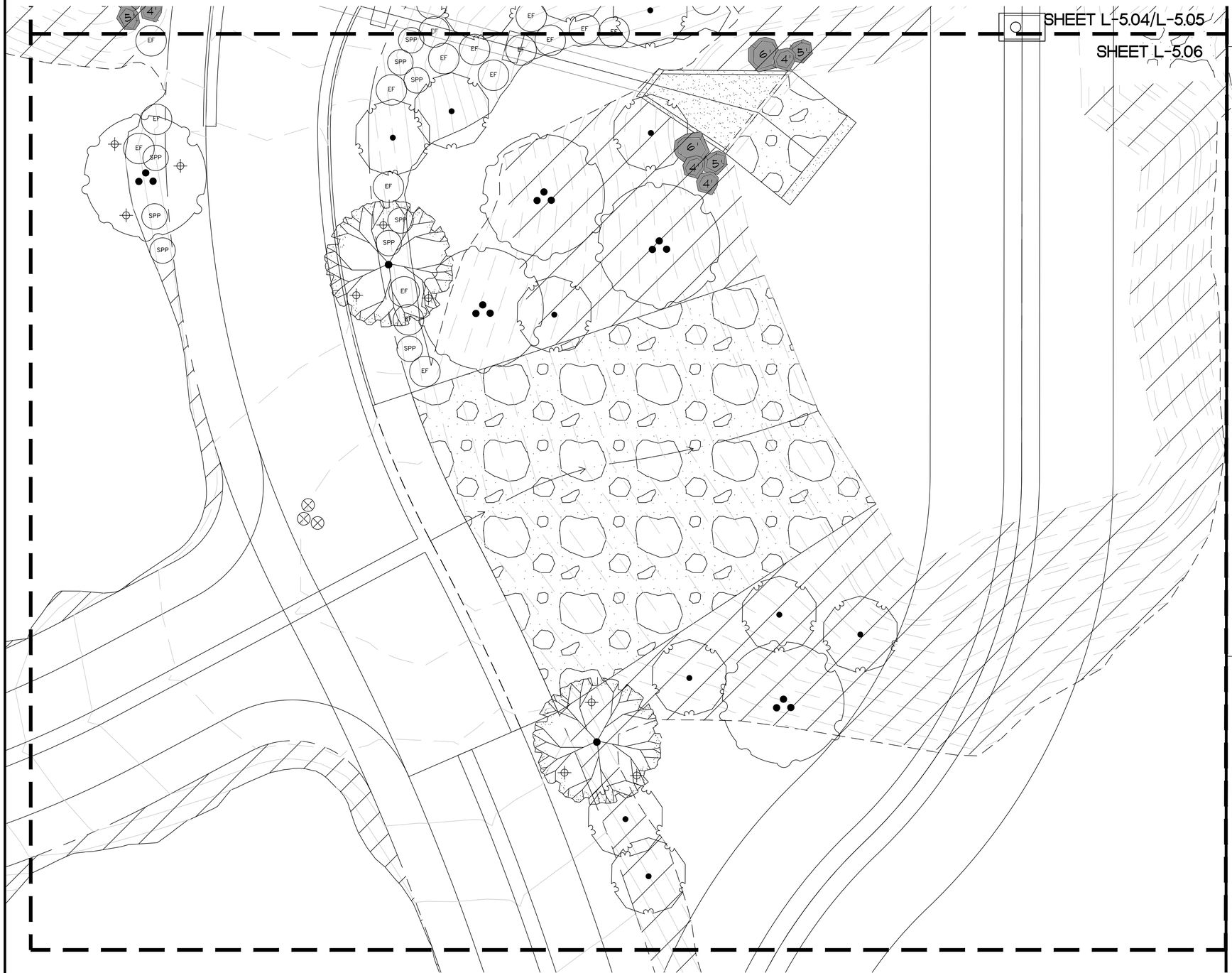
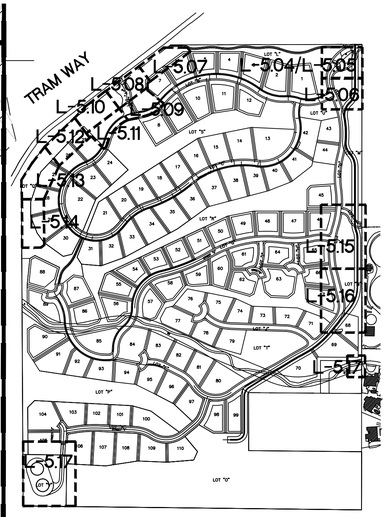
6 –	–
7 –	–

SHEET NO:
L-5.05





KEY MAP
SCALE: NTS

NORTH

PLANT_SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA GREGGII	CATCLAW ACACIA	15 GAL	34
	CHILOPSIS LINEARIS	DESERT WILLOW	15GAL -24"BOX	101
	DALEA SPINOSA	SMOKE TREE	5 GAL	21
	LARREA TRIDENTATA	CREOSOTE BUSH	5-15GAL	31
	OLNEYA TESOTA	DESERT IRONWOOD	24"-36"BOX	79
	PARKINSONIA FLORIDA	PALO VERDE	24"-36"BOX	132
	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	15GAL -24"BOX	33
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AD	AMBROSIA DUMOSA	BURROBUSH	5 GAL	40
AM	ANISACANTHUS `MEXICAN FIRE`	FLAME ANISCANTHUS	5 GAL	18
AS	ASCLEPIAS SUBULATA	RUSH MILKWEED	5 GAL	8
BAL	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL	157
EF	ENCELIA FARINOSA	BRITTLE BUSH	1GAL~5GAL	435
EUR	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	7
JUC	JUSTICIA CALIFORNICA	CHUPAROSA	1GAL~5GAL	169
OB	OPUNTIA BASILARIS	BEAVERTAIL PRICKLYPEAR	5 GAL	53
SPA	SPHAERALACEA AMBIGUA	GLOBE MALLOW	1GAL~5GAL	233
SPP	SPHAERALACIA `PAPAGO PINK`	HYBRID MALLOW	5 GAL	43
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			
	BOULDERS TO BE SELECTED FROM ON SITE AND RELOATED TO LOCATIONS INDICATED ON PLAN.			

NOTE:
1. SEE L-5.00 FOR HYDRO SEED MIX SPEC.
2. ALL PLANT MATERIAL TO BE CONTRACT GROWN BY A PROFESSIONAL NURSERY, COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT.

LIGHTING_SCHEDULE							
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	WATTS	MOUNTING
	BK MINI-MICRO TM	45		BRASS	MITIQUE	3W	RING MOUNT
	BK MINI DRIVESTAR MD-S	16		BRASS		3W	SURFACE MOUNT

NORTH

SCALE: 1" = 10'-0"
GRAPHIC SCALE
30' 20' 10' 5' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: MAIN ENTRY PLANTING + LIGHTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=10'-0"

REVISIONS:	INIT.
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SHEET NO:
L-5.06

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

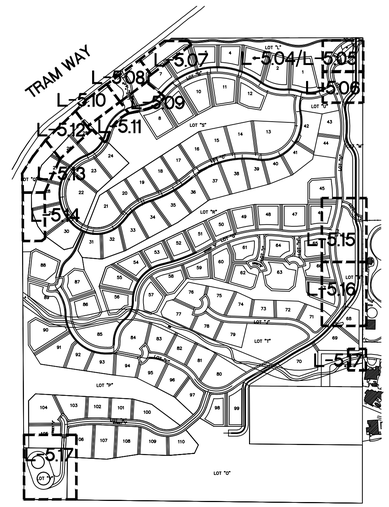
TRAM WAY PLANTING PLAN

SHEET TITLE:

DESERT PALISADES
PALM SPRINGS, CA

PROJECT:

MATCHLINE L-5.08
MATCHLINE L-5.07



KEY MAP
SCALE: NTS

PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA GREGGII	CATCLAW ACACIA	15 GAL	34
	CHILOPSIS LINEARIS	DESERT WILLOW	15GAL -24"BOX	101
	DALEA SPINOSA	SMOKE TREE	5 GAL	21
	LARREA TRIDENTATA	CREOSOTE BUSH	5-15GAL	31
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SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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AM	ANISACANTHUS `MEXICAN FIRE`	FLAME ANISCANTHUS	5 GAL	18
AS	ASCLEPIAS SUBULATA	RUSH MILKWEED	5 GAL	8
BAL	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL	157
EF	ENCELIA FARINOSA	BRITTLE BUSH	1GAL~5GAL	435
EUR	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	7
JUC	JUSTICIA CALIFORNICA	CHUPAROSA	1GAL~5GAL	169
OB	OPUNTIA BASILARIS	BEAVERTAIL PRICKLYPEAR	5 GAL	53
SPA	SPHAERALACEA AMBIGUA	GLOBE MALLOW	1GAL~5GAL	233
SPP	SPHAERALACIA `PAPAGO PINK`	HYBRID MALLOW	5 GAL	43
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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NORTH

SCALE: 1" = 20'-0"
GRAPHIC SCALE
50' 40' 20' 10' 0

DESIGN DEVELOPMENT SET

SPECIFICATIONS

SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=20'-0"

REVISIONS:	INIT.
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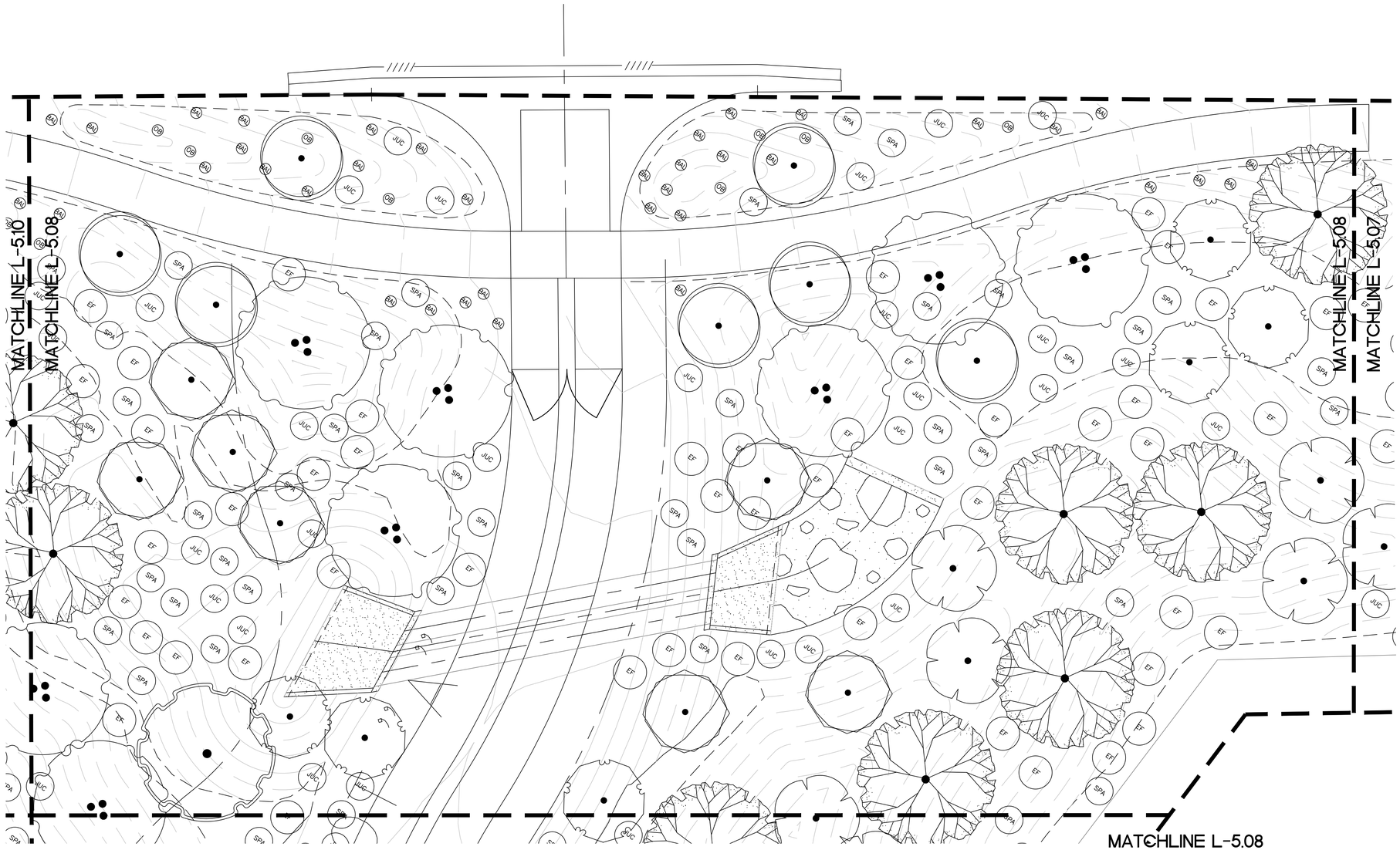
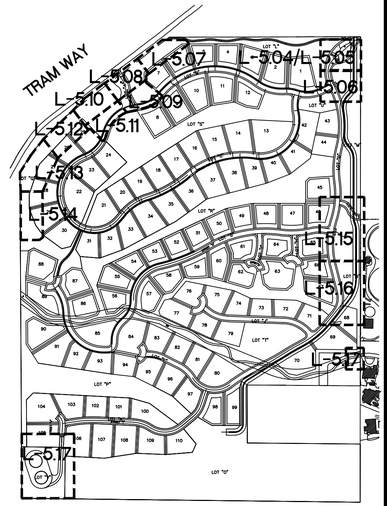
6 –	–

SHEET NO:

L-5.07





KEY MAP
SCALE: NTS

MATCHLINE L-5.08

MATCHLINE L-5.09

PLANT_SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA GREGGII	CATCLAW ACACIA	15 GAL	34
	CHILOPSIS LINEARIS	DESERT WILLOW	15GAL -24"BOX	101
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NORTH

SCALE: 1" = 20'-0"
GRAPHIC SCALE
50' 40' 20' 10' 0

DESIGN DEVELOPMENT SET

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PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: TRAM WAY PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=20'-0"

REVISIONS:	INIT.
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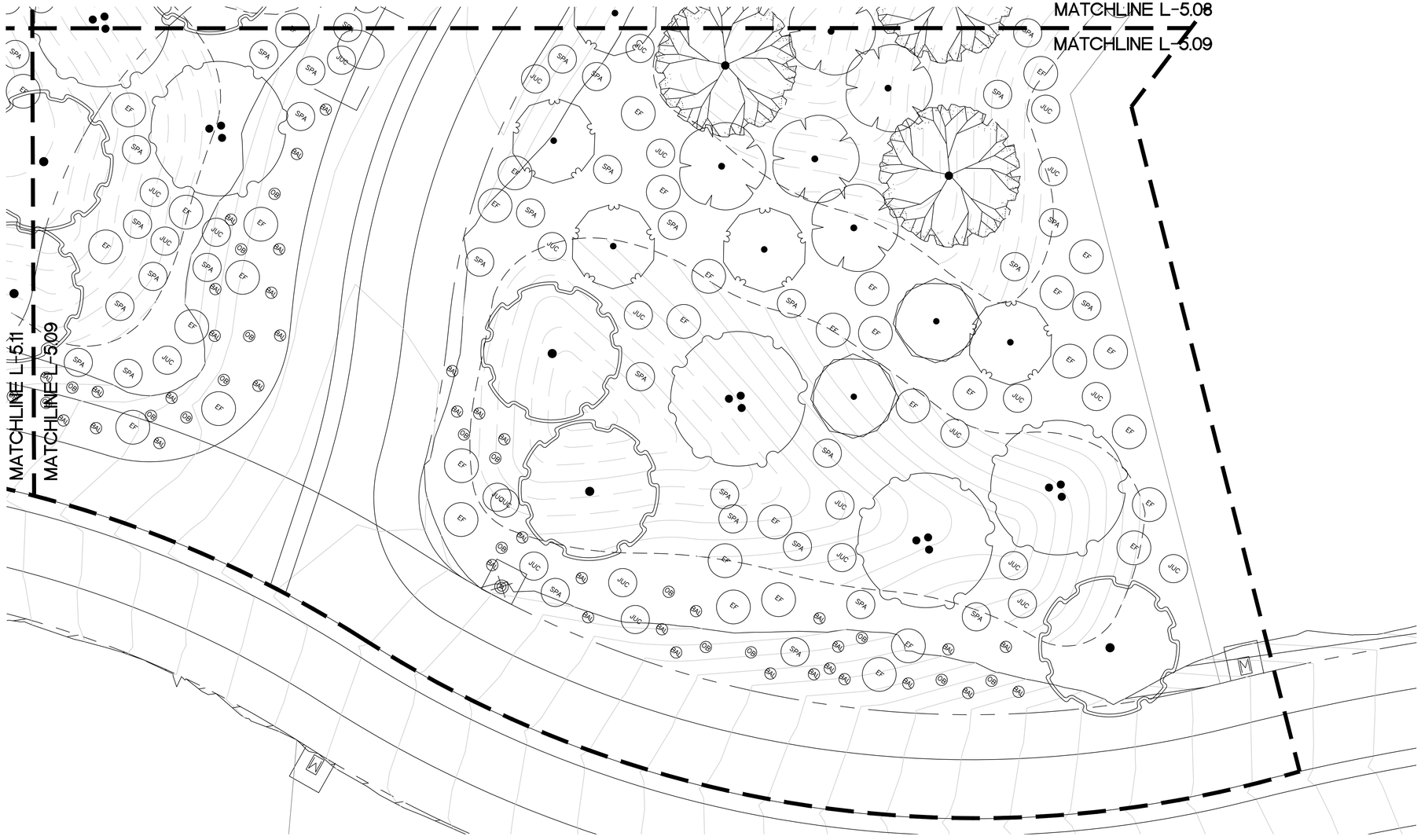
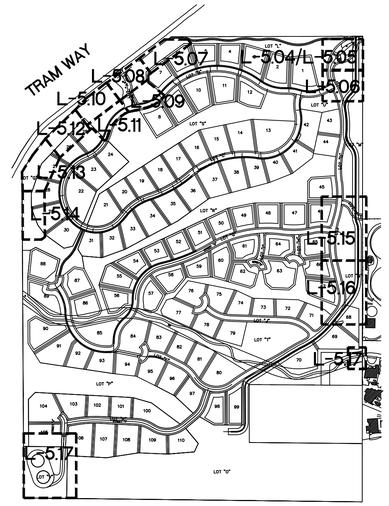
SHEET NO: L-5.08





KEY MAP
SCALE: NTS

NORTH

PLANT_SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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SHEET TITLE: TRAM WAY PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
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SHEET NO:
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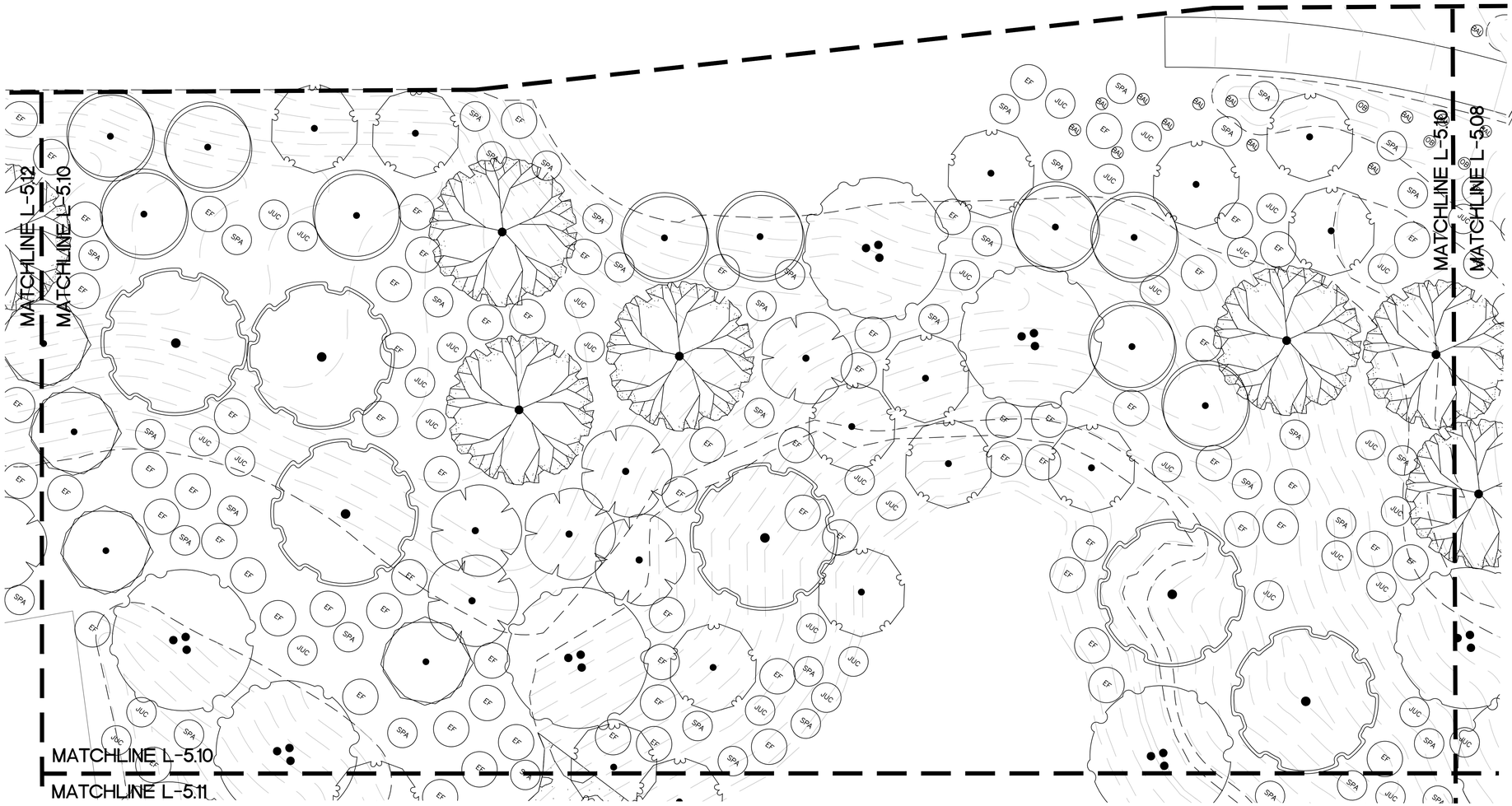

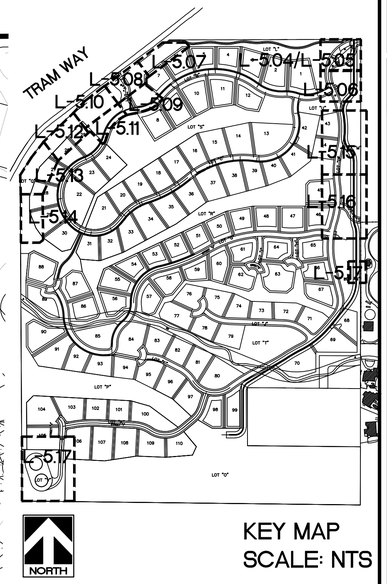

KEY MAP
SCALE: NTS

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NORTH

SCALE: 1" = 20'-0"
GRAPHIC SCALE
50' 40' 20' 10' 0

DESIGN DEVELOPMENT SET

LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: TRAM WAY PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS	
SHEET ☐ BOOK ■	
PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
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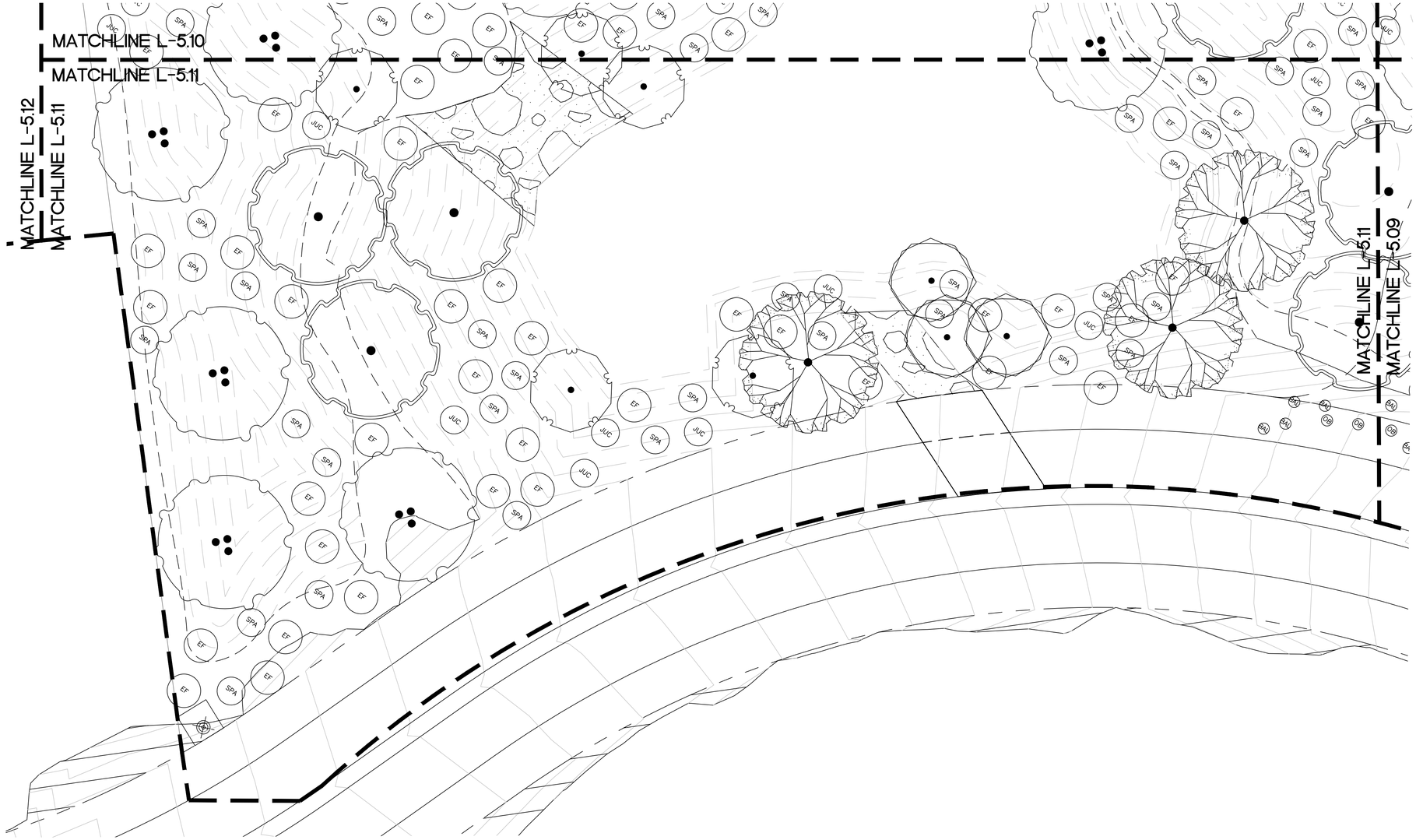
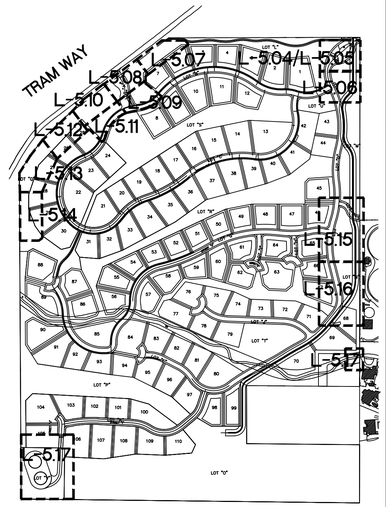
SHEET NO:

L-5.10





KEY MAP
SCALE: NTS

NORTH

PLANT_SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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NORTH

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GRAPHIC SCALE
50' 40' 20' 10' 0

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SHEET TITLE: TRAM WAY PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=20'-0"

REVISIONS:	INIT.
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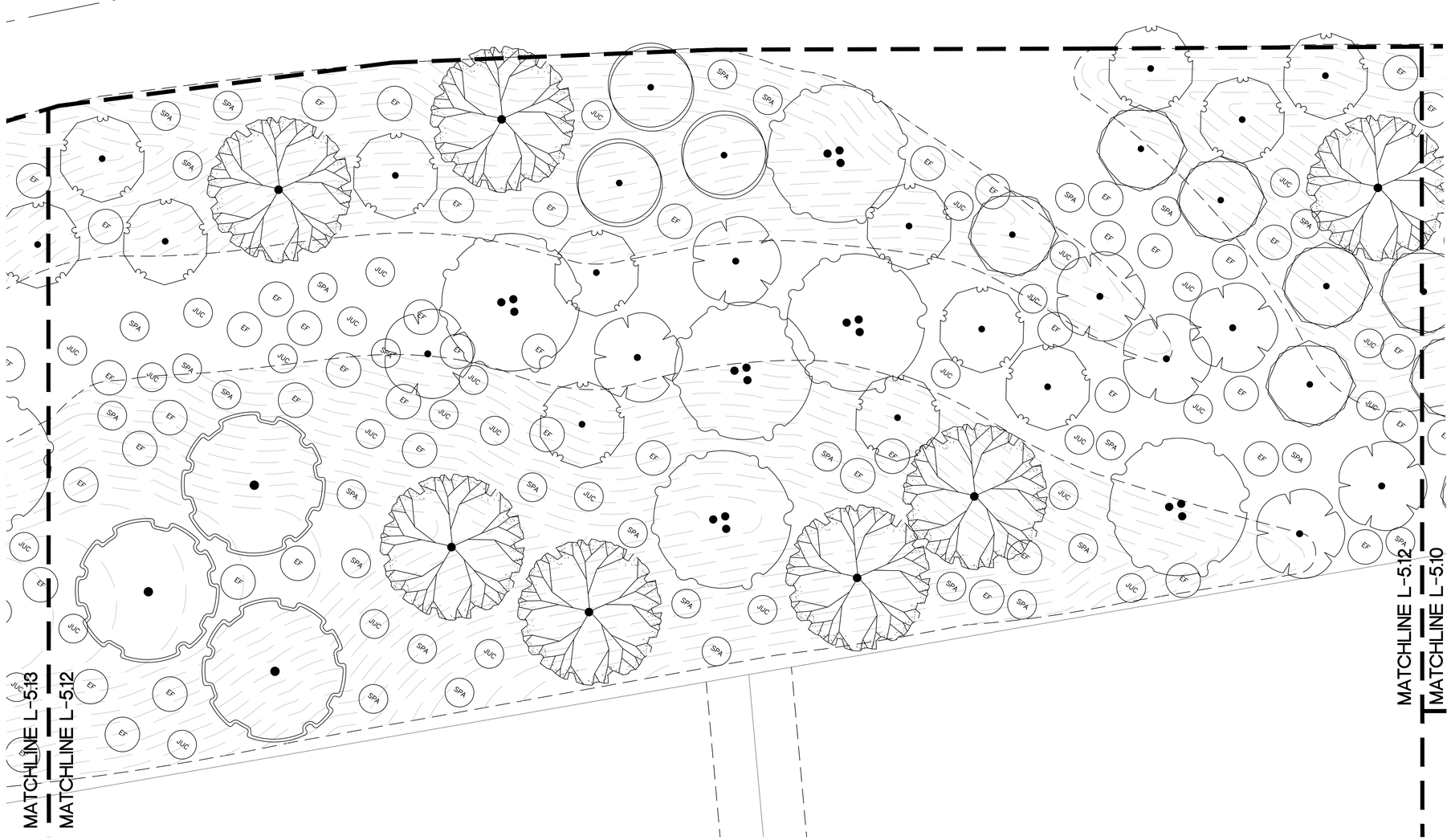
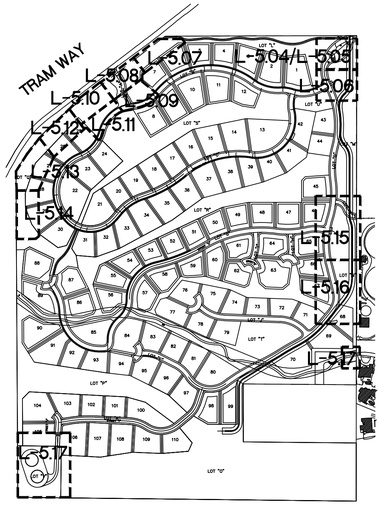
SHEET NO:
L-5.11





KEY MAP
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50' 40' 20' 10' 0

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PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

TRAM WAY PLANTING PLAN

SHEET TITLE:

DESERT PALISADES
PALM SPRINGS, CA

PROJECT:

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
CHECKED:	BK
PROJ. NO:	R1348
DATE:	2/18/2014
SCALE:	1"=20'-0"

REVISIONS:	INIT.
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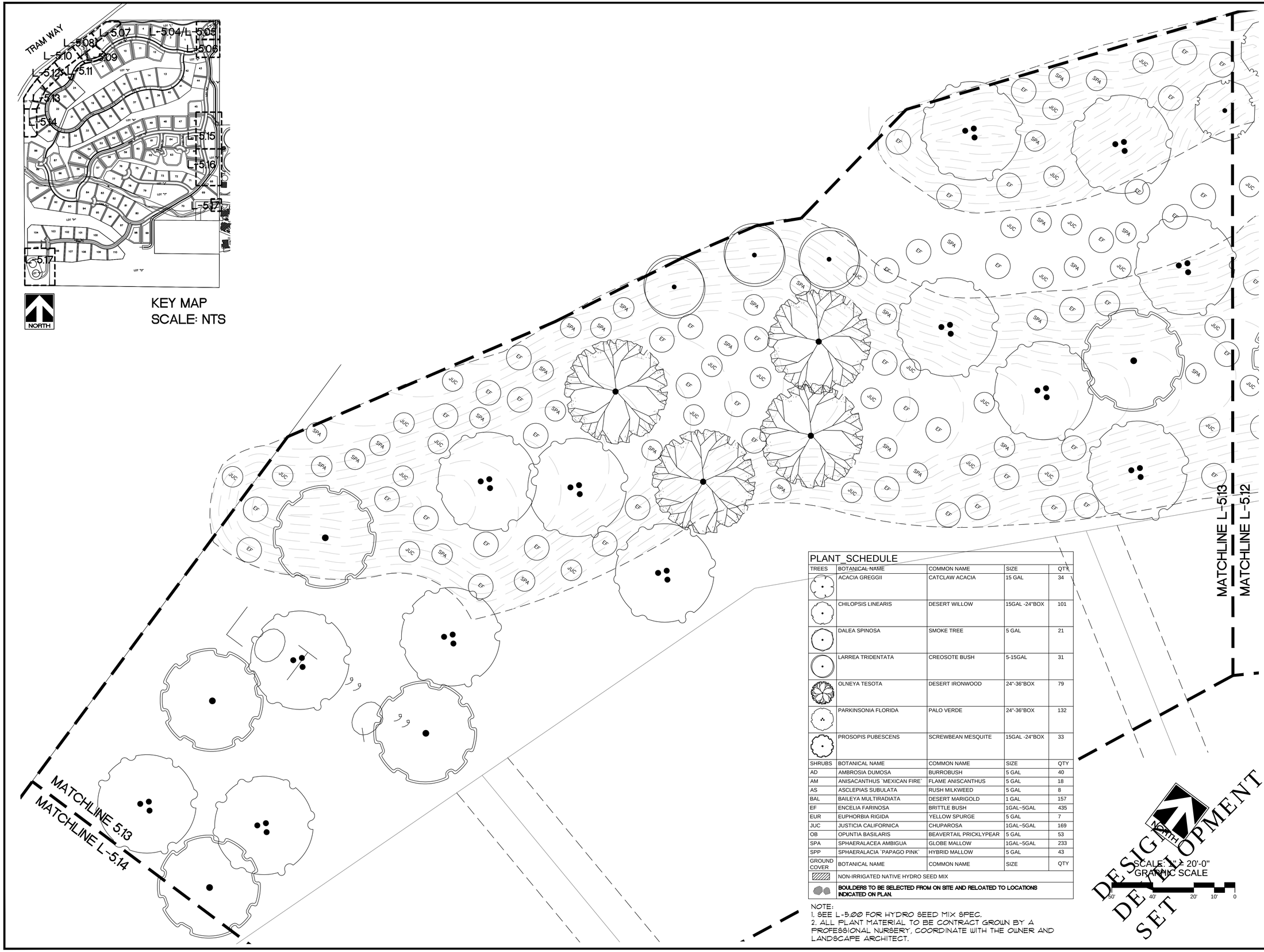
SHEET NO:

L-5.12

KEY MAP
SCALE: NTS



PLANT_SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA GREGGII	CATCLAW ACACIA	15 GAL	34
	CHILOPSIS LINEARIS	DESERT WILLOW	15GAL -24"BOX	101
	DALEA SPINOSA	SMOKE TREE	5 GAL	21
	LARREA TRIDENTATA	CREOSOTE BUSH	5-15GAL	31
	OLNEYA TESOTA	DESERT IRONWOOD	24"-36"BOX	79
	PARKINSONIA FLORIDA	PALO VERDE	24"-36"BOX	132
	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	15GAL -24"BOX	33
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AD	AMBROSIA DUMOSA	BURROBUSH	5 GAL	40
AM	ANISACANTHUS `MEXICAN FIRE`	FLAME ANISCANTHUS	5 GAL	18
AS	ASCLEPIAS SUBULATA	RUSH MILKWEED	5 GAL	8
BAL	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL	157
EF	ENCELIA FARINOSA	BRITTLE BUSH	1GAL-5GAL	435
EUR	EUPHORBIA RIGIDA	YELLOW SPURGE	5 GAL	7
JUC	JUSTICIA CALIFORNICA	CHUPAROSA	1GAL-5GAL	169
OB	OPUNTIA BASILARIS	BEAVERTAIL PRICKLYPEAR	5 GAL	53
SPA	SPHAERALACEA AMBIGUA	GLOBE MALLOW	1GAL-5GAL	233
SPP	SPHAERALACIA `PAPAGO PINK`	HYBRID MALLOW	5 GAL	43
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	NON-IRRIGATED NATIVE HYDRO SEED MIX			
	BOULDERS TO BE SELECTED FROM ON SITE AND RELOATED TO LOCATIONS INDICATED ON PLAN.			

NOTE:
1. SEE L-5.00 FOR HYDRO SEED MIX SPEC.
2. ALL PLANT MATERIAL TO BE CONTRACT GROWN BY A PROFESSIONAL NURSERY, COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT.

NORTH
SCALE: 1" = 20'-0"
GRAPHIC SCALE
50' 40' 20' 10' 0

DESIGN DEVELOPMENT SET

RGA LANDSCAPE ARCHITECTS, INC.
73061 EL PASEO, SUITE 210
PALM DESERT, CA 92260
(760) 568-3624
(760) 773-5615 FAX
E-MAIL: rga@rga-pd.com

SHEET TITLE: TRAM WAY PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

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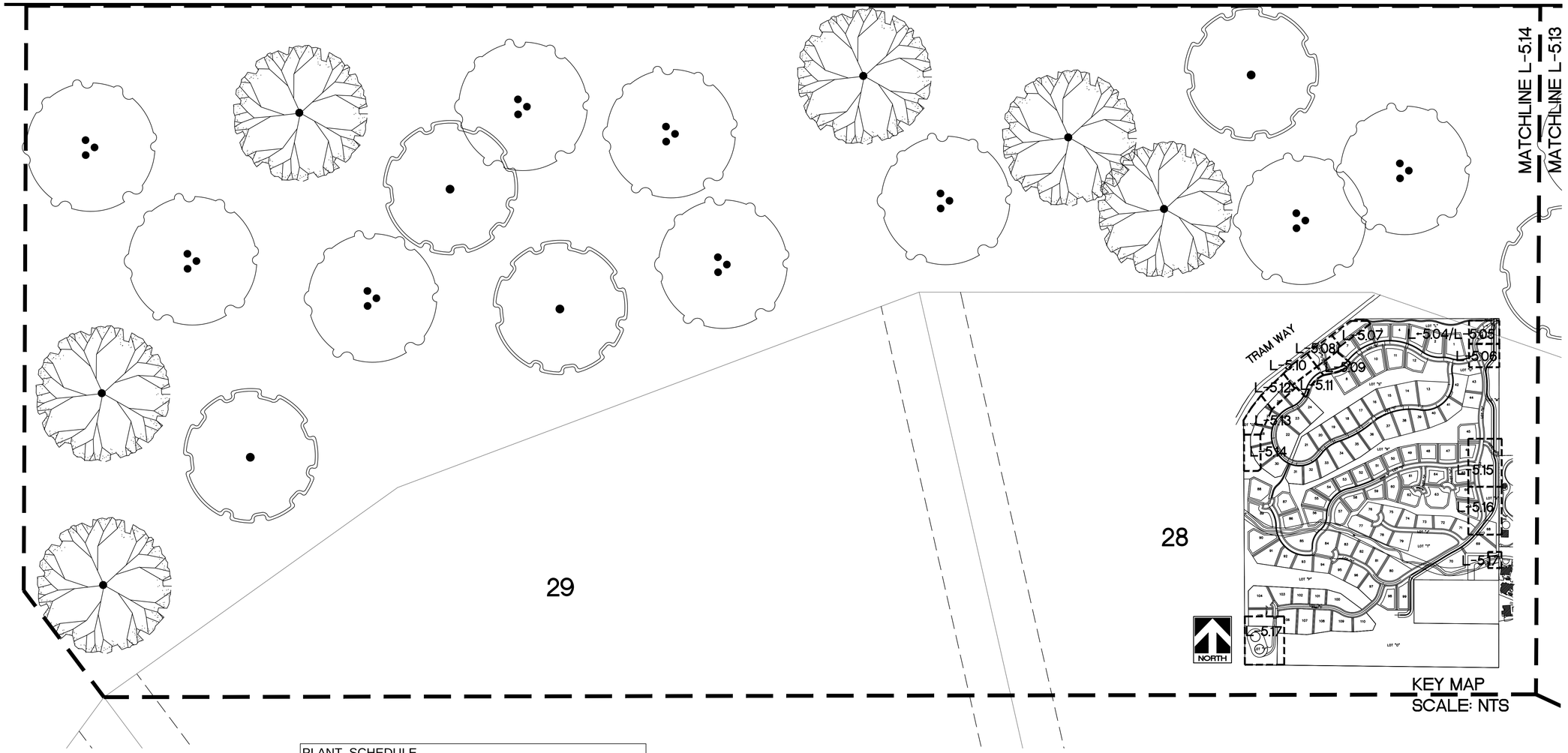
SHEET NO: L-5.13

NOTE: TREES IN BACK OF LOTS 28/29 TO BE HAND SPOTTED BY LANDSCAPE ARCHITECTS IN FIELD, ADJUSTED TO MEET FIELD CONDITIONS, AND PROVIDE BUFFER FROM TRAMVIEW ROAD. NO SHRUB PLANTING IS INTENDED BEHIND THESE LOTS.



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PROJECT: DESERT PALISADES
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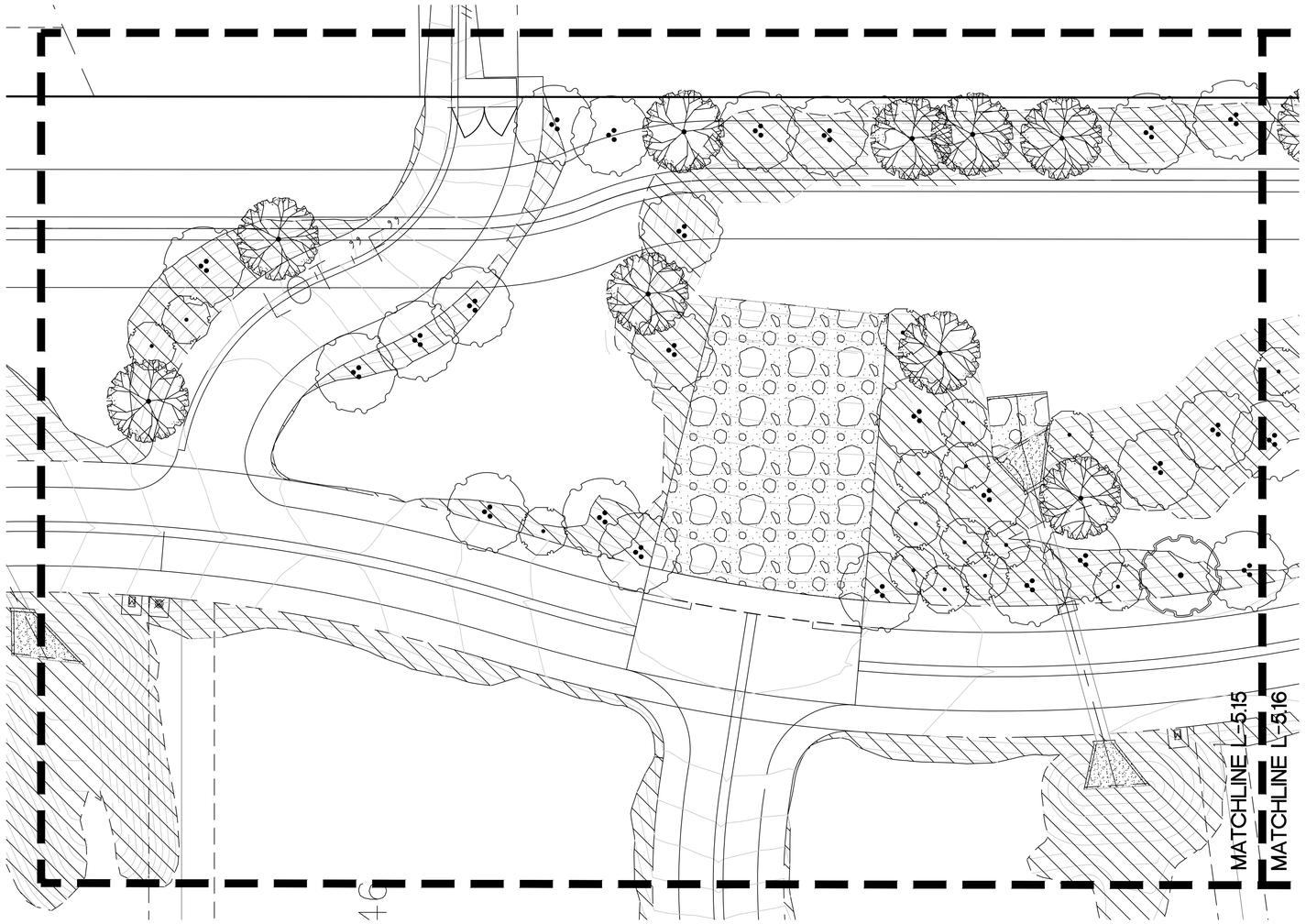

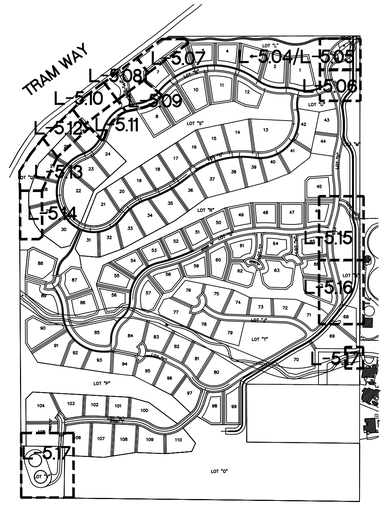

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SHEET TITLE: EXISTING WATER RESERVOIR PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
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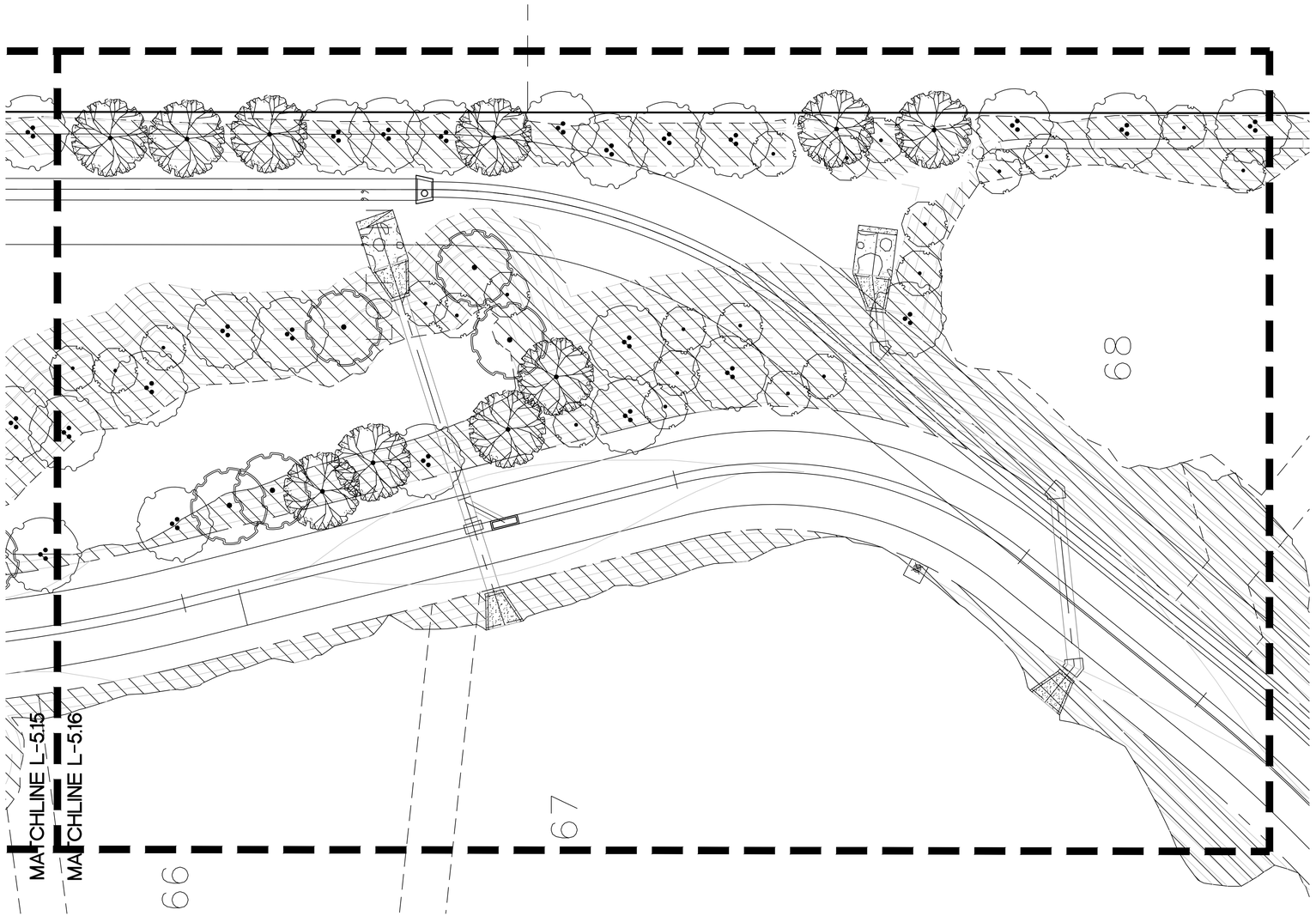
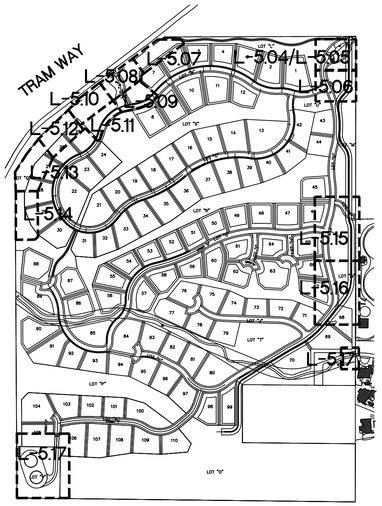
SHEET NO:
L-5.15





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SHEET TITLE: EXISTING WATER RESERVOIR PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

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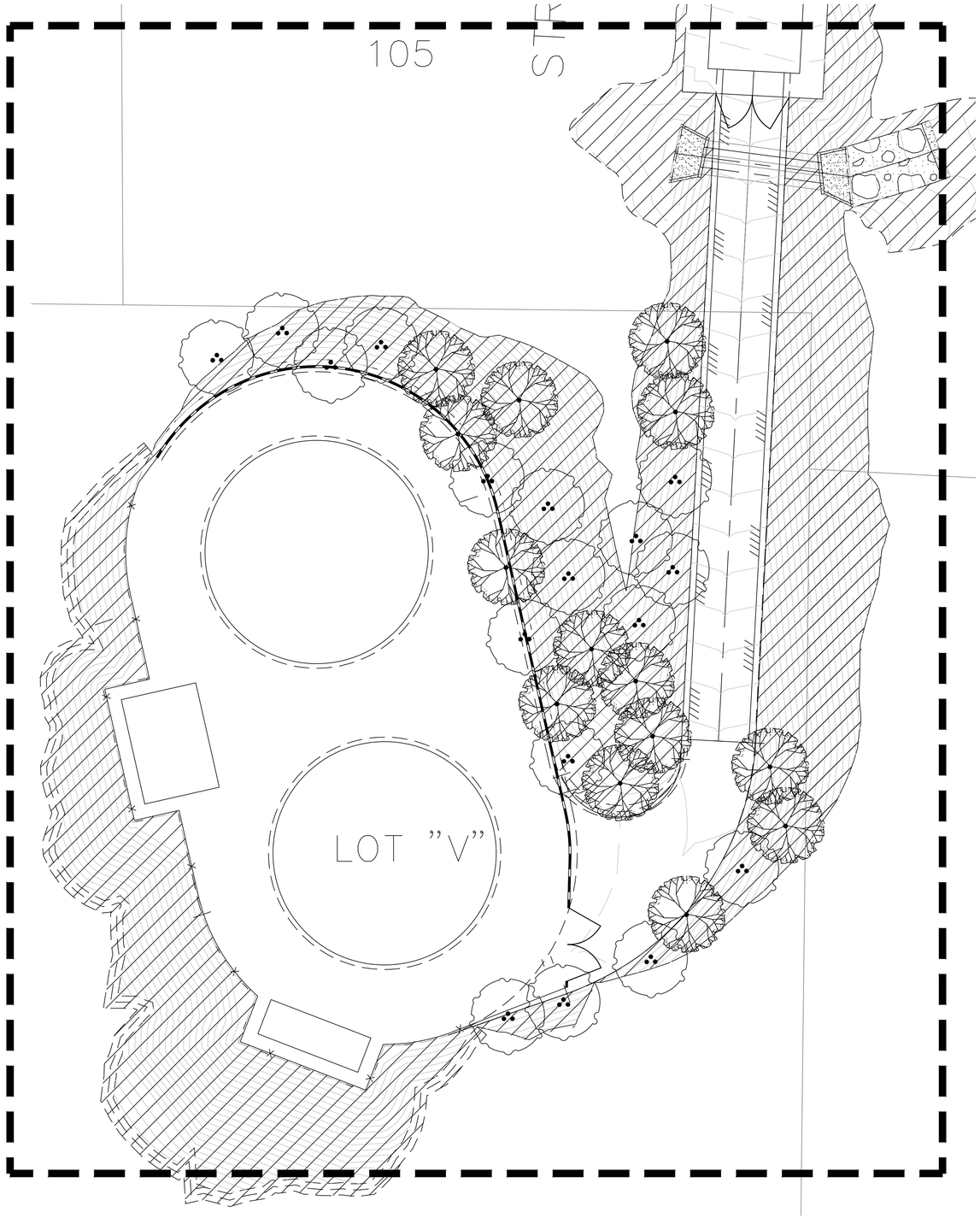
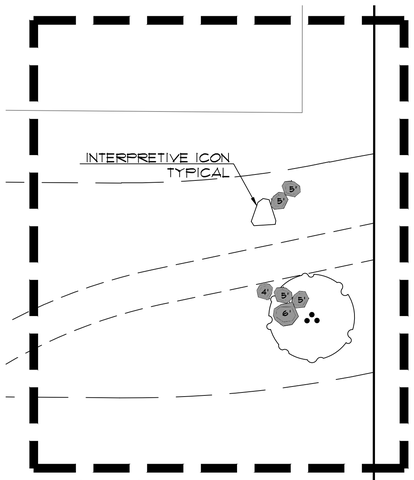
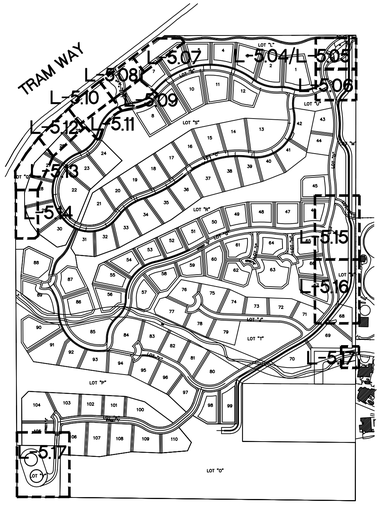
SHEET NO:
L-5.16



FUTURE WATER RESERVOIR



TRAIL HEAD



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50' 40' 20' 10' 0

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E-MAIL: rga@rga-pd.com

SHEET TITLE: FUTURE WATER RESERVOIR + TRAIL HEAD PLANTING PLAN

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

PROJECT MANAGER:	TM
DRAWN:	AC
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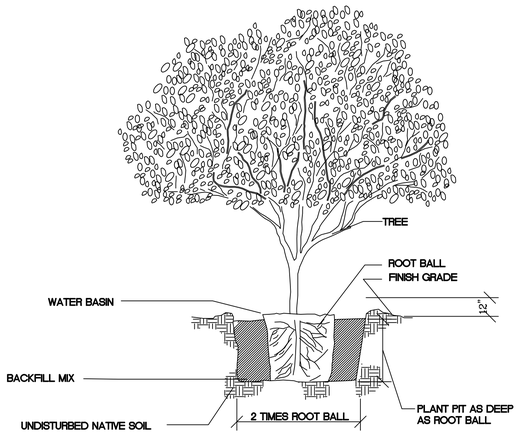
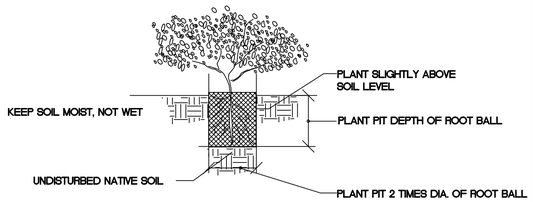
SHEET NO:
L-5.17

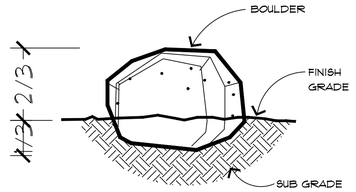


NOTE:
ALL NATIVE TREES AND SHRUBS TO BE
BACKFILLED WITH NATIVE SOIL ONLY.

TREE DETAIL



SHRUB PLANTING DETAIL



NOTES:

- BURY BOULDER A MINIMUM OF 1/3 ITS HEIGHT BELOW GRADE.
- BOULDER SIZES TO BE APPROX. EQUAL IN ALL DIRECTIONS.
- PLACE AS NEAR AS APPLICABLE TO PLAN, EXACT FINAL LOCATION TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.

BOULDER DETAIL

PLANTING NOTES

1. PLANTING PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING, PLANTING IS TO BE ADJUSTED IN FIELD AS NECESSARY.
2. PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS AS INDICATED ON THE PLANS.
3. MOUNDING AND ROUGH GRADE TO 1/10 FT. TO BE PROVIDED BY OTHERS. FINISH GRADE TO BE PROVIDED BY LANDSCAPE CONTRACTOR.
4. WHERE MOUNDING OCCURS ADJACENT TO STREET OR WALKS, SWALES SHALL BE FORMED ALONG THE STREET OR WALK TO CONTROL IRRIGATION RUN OFF.
5. BEFORE ANY PLANTS ARE LOCATED, ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
6. DO NOT PLANT SHRUBS CLOSER THAN 3' (THREE FEET) TO AN EDGE OF PAVING OR HEADERBOARD, OR 30" FROM LANDSCAPE LIGHT FIXTURES.
7. BEFORE BACKFILLING THE ROOT BALL, WATER THE PLANT IN THE HOLE AND THEN PROCEED WITH BACKFILLING.

LIGHTING NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODES AND ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR OTHER REPRESENTATIVE OF OWNER.
2. ALL LIGHT FIXTURE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON THIS PLAN. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT AFTER TREES HAVE BEEN PLANTED.
3. QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ARE NOT INTENDED FOR ACCURATE BIDDING USE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING LIGHT AS INDICATED ON THE PLANS.
4. ALL LIGHT FIXTURES SHALL BE LOCATED AT A MINIMUM OF 5' (FIVE FEET) FROM POOL, SPA, LAKE OR FOUNTAIN EDGE. ALL LIGHTS WHICH ARE INSTALLED WITHIN 10' (TEN FEET) OF WATERS EDGE TO HAVE GFI.
5. INSTALL CONVENIENCE OUTLETS AS LOW AS LOCAL CODES PERMIT.
6. INSTALL ELECTRICAL CONDUIT TO THE EDGE OF PLANTING AREA SO AS NOT TO INTERFERE WITH PLANT HOLE EXCAVATION. CONDUITS IN THE WAY OF THREE HOLES SHALL BE RELOCATED AT NO EXTRA CHARGE.
7. LIGHT FIXTURES ARE TO BE LOCATED NO CLOSER THAN 6" (SIX INCHES) FROM THE EDGE OF PAVING.
8. INSTALL PHOTOELECTRIC SWITCH .
9. ALL LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. MOUNT FIXTURES AS LOW AS POSSIBLE; SCREEN (WHERE POSSIBLE) WITH PLANTING.
11. ALL CONDUIT TO BE SCH 40 PVC WITH GALVANIZED 90 RISERS. USE BELL S.P. GALVANIZED STEEL UL LISTED EXTERIOR BELOW GRADE JUNCTION BOXES, OR AS PER NEC SPECIFICATIONS.
12. ALL CIRCUITING, SWITCHING AND CONNECTIONS TO BE BY ELECTRICAL CONTACTOR. LIGHTING PLAN INDICATES FIXTURE LOCATIONS ONLY AND IS NOT INTENDED TO BE AN ELECTRICAL PLAN.

DWA LANDSCAPE APPROVAL

DESIGN DEVELOPMENT SET

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SHEET TITLE: PLANTING DETAILS

PROJECT: DESERT PALISADES
PALM SPRINGS, CA

SPECIFICATIONS
SHEET ☐ BOOK ■

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SHEET NO:

L-6.00

92.21.1.05 Design standards.

The purpose of the ESA-SP zone is to protect environmentally sensitive lands by establishing standards for the design, construction, operation, and maintenance of development projects. The design and preparation of the site shall have as their first objective the minimal disturbance of the underlying landforms, site topography, and surface environment of the affected planning area. Any proposed project shall introduce development which appears and functions as an integral part of the site's natural environment. To protect environmentally sensitive land, all development projects within any planning area shall be

subject to a design review process with the following components:

A. Environmental Analysis.

Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, an environmental analysis shall be prepared and submitted to the city. The analysis shall include a map and text which identify all major and minor environmental conditions on the subject site and major environmental conditions in the surrounding area, including lands within five hundred (500) feet of the site, with the surrounding area subject to final determination by the director of planning services. At a minimum, the analysis shall identify and describe the following subjects:

1. Geologic conditions.
2. Cultural resources.
3. Topographic conditions.
4. Unique rock formations and mineral deposits.
5. Drainage patterns and local watershed boundaries.
6. Minor and major water channels.
7. Significant landscape features, oases, etc.
8. Flora and fauna.
9. Non-native plant species.
10. Significant animal species.
11. Prior development history.
12. Existing development.

A plan for the removal or other treatment of boulders shall be prepared as part of the specific plan and evaluated in the associated environmental impact report.

The analysis provides the basis for project site planning, and the applicant shall design and locate proposed development to minimize impacts on environmental conditions.

B. View Analysis.

Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit application, a view analysis shall be prepared and submitted to the City. The analysis shall include a map, photos and text which identify views of the project site from the North Palm Canyon Drive, Tram Way and other viewpoints, with the actual viewpoints subject to final determination by the Director of Planning Services. At a minimum, the analysis shall address the following related to the selected viewpoints:

1. Areas of the subject site which are visible.
2. Areas of the site which may be screened or otherwise oriented so as not to be visible.
3. Potential building envelopes (volumes) that would not be visible.
4. Strategies for maintaining existing screening features.
5. Strategies for implementing and maintaining proposed screening features.

A three (3) dimensional graphic representation of final build-out shall be required as part of any specific plan application, including scale model, computer simulation or similar presentation. All proposed grading, including roads and parking lots; and all structures, including habitable and non-habitable buildings, storage tanks, and all walls shall be shown.

The analysis provides the basis for establishing the locations and heights of structures and other support features, and the applicant shall locate proposed development to minimize off-site views of the project.

C. Trails Analysis.

Concurrent with the submission of any proposed project application for a specific plan, tentative map or building permit, a trails analysis shall be prepared and submitted to the city. The analysis shall include a map and text which identify all existing trails and all proposed trails within the project area. Existing trails shall include public trails established by dedication of easement or similar conveyance and trails established by use.

D. Mandatory Standards.

The following standards shall apply to all development in environmentally sensitive areas and shall not be modified by any specific plan.

1. Mass grading to create large, single-level flat pads is prohibited.
2. Pad heights are not significantly raised beyond the natural topography. Any pad height more than two (2) feet above natural topography may be deemed significant.
3. The master plan of drainage shall be implemented.
4. Retention basins are prohibited where a sufficient master plan of drainage has been implemented. Street and site plan layout shall follow natural terrain.
5. Streets and paving areas are paved with decorative or colored concrete or pavers to match color of existing terrain. Asphaltic concrete shall not be allowed.
6. No street lighting is allowed.
7. Vegetation removed for utility construction or maintenance is replaced with appropriate landscaped areas.
8. All utility lines are located underground, except screening from public view in a manner that represents natural desert landscaping may be allowed when undergrounding is not feasible.
9. All water lines located in public or private street rights-of-way are located within the pavement sections.
10. Water lines located outside of rights-of-way require waterline easements.
11. Any visible portion of a water storage facility has an exterior color to match surrounding native stone, soil color or backdrop.
12. Location and design of water storage facilities are coordinated in advance with the Desert Water Agency.
13. Water tanks are not located on slopes greater than 3:1.
14. All wastewater lines, including force mains, located in public or private street rights-of-way are

located within the pavement sections.

15. Wastewater lines located outside of rights-of-way require sewer line easements that include full vehicular and equipment access.

16. All exterior colors, materials and finishes blend with the color and texture of surrounding stone or soil.

17. Reflective building materials are not used. Solar panels shall be non-reflective.

18. The forms of buildings, structures and other improvements are not repetitive, but respect and interpret the forms of the surrounding landscape and present a custom design appearance.

19. Stepped elevations and floor levels are used to avoid massive building forms and wall surfaces.

20. All exterior mechanical equipment is screened with material that complements the surrounding structures and environment.

21. Project gates, if proposed, shall be limited to vehicular access control only.

22. Project signage shall be designed to blend with the natural environment.

23. No curbs shall be allowed.

24. At least one nature interpretive center in each planning area shall be provided as part of the development of the public trails system, if applicable.

E. Site Preparation.

The design and preparation of the site shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone and adjacent areas, and the introduction of development which appears and functions as an integral part of the site's natural environment. The following principles describe how the objectives for site preparation would be fulfilled.

1. Guiding Principles. Grading:

a. New development is designed to follow existing slopes and contours.

b. Cut-and-fill techniques to create flat development pads is avoided.

c. Slopes do not exceed 1-1/2 to 1.

d. Retaining walls are limited to:

1. Retaining walls that are part of a building foundation.

2. Transition retaining walls taper from a maximum height of five (5) feet with a maximum overall length of twenty-five (25) feet.

3. Walls are screened with boulders or other materials, as approved by the specific plan.

e. Retaining elements composed of boulders, berms or other non-manufactured materials provide variation in form and a natural appearance.

2. Guiding Principles. Drainage:

a. Project drainage follows best practices, while maintaining the natural run-off and channel characteristics.

b. Development preserves existing drainage patterns, natural streams and local watershed boundaries.

c. Drainage volumes in existing channels are not increased over natural levels.

d. Sedimentation characteristics of existing drainage channels are maintained.

e. Natural, non-manufactured materials are used to assure the stability of drainage channels.

f. The natural vegetation density and diversity of existing channels are maintained.

g. No ponding of water occurs above cut or fill slopes.

h. Surface drainage interceptors are provided at the top of cut or fill slopes to prevent erosion of slopes and graded areas.

i. All erosion control, and surface and sub-surface drainage facilities are designed to provide stable and long-term erosion protection.

j. Manufactured drainage facilities are covered or screened with boulders and other materials to produce a natural appearance.

F. Street Design.

The design and placement of street and roads shall have as their objective: The appearance of streets and roads as long strips of pavement crossing natural slopes and contours shall be minimized, and their design and construction shall minimize intrusions into local natural conditions.

The following principles describe how the objectives for street design would be fulfilled:

1. Guiding Principles. Location of streets and roads.

a. Streets do not divert or block primary historical drainage patterns.

b. The vertical profile of streets are aligned to closely match the existing natural terrain.

c. Habitat connections and view corridors are not interrupted by streets.

d. Curvilinear alignments and gently rolling profiles are consistent with site topography. Excavations and embankments are limited to the greatest extent possible.

e. Street alignments are located to avoid stands of vegetation, rock outcroppings and other significant natural features.

2. Street and Parking Design.

a. Minimum public street widths are twenty-two (22) feet with no on-street parking. Off-street guest parking is located and provided in sufficient numbers to support the project.

b. Road shoulders widths are composed of crushed native rock. Additional width may be required to accommodate drainage swales or, where necessary, concrete gutters. Drainage swales shall be composed of large stones and native soil.

c. Street intersections are not located within the alignment and floodplain of major or minor water channels nor within boulder clusters or other sensitive environmental features.

d. Shoulder slopes match pavement cross slope where roadway cross-slopes are used to control drainage.

e. Maximum slope gradients within ten (10) feet of the roadway edge do not exceed 4:1 for fill slopes and 3:1 for cut slopes.

f. Maximum height of cut and fill slopes, including any retaining walls, is eight (8) feet. Retaining walls are the minimum height necessary to meet this standard.

g. Roadway slopes do not create a continuous wall or cut/fill condition, but vary in height and present an undulating appearance consistent with the natural slope.

h. Slopes are rounded to blend into the existing terrain to produce a contoured transition.

i. Street design accommodates stormwater runoff, as required by a hydrology study approved by the city engineer. When used, concrete closely matches adjacent paving materials. Standard grey concrete material shall not be allowed.

j. Street design not meeting public street standards for sections, widths, materials or other factors

may be required to be constructed and maintained as private streets. All streets on the Chino Cone are recommended to be private, except collector streets, as indicated in the specific plan.

3. Sidewalks.

a. No sidewalks are allowed, except only as may be required to conform to state and federal accessibility requirements. Accessible pathways shall be paved with decorative or colored concrete, pavers, or other approved materials.

G. Utilities.

The location and installation of utilities shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of the Chino Cone, and the introduction of services and utilities which appear as an integral part of the site's natural environment.

The following principles describe how the objectives for site preparation would be fulfilled:

1. Guiding Principles. General criteria for utilities:

a. Utilities are located to minimize any degradation to the key natural features identified on the environmental analysis.

b. Utility crossings do not obstruct or constrict drainage courses.

c. Utility corridors requiring frequent maintenance are not located within significant riparian, vista or habitat corridors.

2. Guiding Principles. Water distribution lines:

a. Water meters are located adjacent to driveways and shall minimize impacts on environmental conditions.

b. Water lines only cross water channels within street rights-of-way.

3. Guiding Principles. Water storage facilities:

a. Water storage facilities minimize impacts on the surrounding environment.

4. Guiding Principles. Wastewater collection lines:

a. Wastewater lines avoid side or rear yard areas and cut or fill slopes.

b. Wastewater lines are not located within areas subject to inundation by a one hundred (100)-year storm flow, unless approved by the director of public works.

c. Wastewater lines only cross water channels within street rights-of-way, and only when no other viable solution is available.

5. Guiding Principles. Other utilities:

a. All utility lines are located within public or private street rights-of-way, but may be located outside of pavement areas.

H. Site Planning and Design.

The site planning and design of development shall have as their objective: The minimal disturbance of the underlying landforms, site topography and surface environment of each planning area and any adjacent planning area, and the introduction of buildings, structures, and landscaping which appear and function as integral parts of the site's natural environment.

The following principles describe how the objectives for site planning and design would be fulfilled.

1. Guiding Principles. General criteria:

The following elements are preserved in the site plan:

a. Natural features, environmental functions and cultural features, as determined by the

Environmental Analysis.

b. View corridors, as determined by View Analysis.

c. The existing and proposed trail system.

d. Natural topography.

e. Natural vegetation.

f. Natural water channels and drainage ways.

g. Significant visual features, such as peaks, ridgelines, rock outcrops, boulder fields, and significant stands of vegetation.

2. Guiding Principles. Design:

a. Development of Planning Area 5A harmonizes with and does not overshadow Visitors Center.

b. Buffers in setbacks fluctuating between seventy-five (75) to one hundred twenty-five (125) feet (average one hundred (100) feet) are developed on properties fronting North Palm Canyon Drive to screen development from motorists' views.

c. Buffers in setbacks fluctuating between fifty (50) to seventy-five (75) feet (average sixty-two and one-half (62.5) feet) are developed on properties fronting Tramway to screen development from motorists' views.

d. All rooftops in Planning Areas 5 though 8 are screened from highway view using berms, landscape materials and setbacks.

e. Passive solar control is incorporated into the architecture. Recessed window and entry openings and deep roof overhangs are examples.

3. Guiding Principles. Walls and fences:

a. Perimeter or property boundary walls and fences are avoided.

b. Site walls and fences enclose the minimum area necessary to provide privacy or code compliance (swimming pools, etc.).

c. Walls and fences do not cross significant desert vegetation, water channels or significant topographic features.

d. Walls are designed to avoid unbroken lines, using undulations, offsets, notches and similar features.

e. Walls and fences are screened with landscaping and boulders to minimize visual appearance.

4. Guiding Principles. Lighting:

a. Exterior lighting fixtures are shielded to eliminate off-site views of any direct light source. All lighting is directed downward with no up-lighting of landscaping.

b. Maximum height for commercial, free-standing lighting fixtures is eighteen (18) feet.

5. Guiding Principles. Landscaping:

a. The plant palette for any project is limited to drought-tolerant plants, except as may be approved within a specific plan. Invasive plants are not used.

b. Landscape lighting is not allowed, except as may be approved within a specific plan.

c. Irrigation is of a non-spray design.

d. Turf areas are not visible from street views, except as may be approved within a specific plan.

6. Guiding Principles. Energy conservation:

a. Comprehensive energy conservation and green building principles are incorporated into project design, construction and operation.

I. Findings Required for Approval.

Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

1. The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.

2. The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.

3. The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.

4. The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.

5. The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.

6. The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.

7. The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.

8. The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.

9. The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.

10. The project will not have a negative fiscal impact on the city or its citizens.

J. Performance Agreement.

Prior to the issuance of any permit for grading or construction of any improvement on any property within an ESA-SP zone, the developer shall enter into an agreement with the city, in a form approved by the city attorney, ensuring, should the improvement not be completed as permitted, that the land will be renaturalized in compliance with the provisions of this section. The obligations of the developer pursuant to such agreement shall be secured in amounts required by the city engineer necessary to complete such renaturalization consistent with the provisions of Chapter 9.65 of the municipal code: however, such security shall be in the form of cash, irrevocable letter of credit, assignment of a certificate of deposit, or similar form of security approved by the city manager and the city attorney.

K. Enforcement.

In addition to any remedy otherwise available to the city pursuant to this code or the municipal code, the failure to protect the natural terrain or the defacement, grading, grubbing, scaring or any other act disturbing the natural terrain of any property within the ESA-SP zone without prior city approval of plans for such work, or in a manner inconsistent with or in violation of plans as approved by the city pursuant to this section or as otherwise provided in any agreement as provided in subsection J of this section, shall be deemed a public nuisance which may be abated pursuant to the city's nuisance abatement procedures provided in Chapter 11.72 of the municipal code.

(Ord. 1707 § 1, 2006; Ord. 1700 § 8, 2006)

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 35540 - DESERT PALISADES
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN

FEBRUARY 2014

PREPARED FOR:

PINNACLE VIEW, LLC
P.O. BOX 1754
LAKE OSWEGO, OREGON 97035
(503) 684-3175

SWPPP INTRODUCTION

THIS SWPPP IS DEVELOPED FOR A PROJECT WITH COVERAGE UNDER THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009-DWQ (GENERAL PERMIT NO. CAS000002) AS AMENDED BY 2010-0014-DWQ (CGP) ON THE BASIS OF A RISK LEVEL 1 DETERMINATION. THE POST-CONSTRUCTION STANDARDS AND REQUIREMENTS ARE COVERED UNDER THE WHITEWATER RIVER REGION WATER QUALITY MANAGEMENT PLAN FOR URBAN RUNOFF, PURSUANT TO THE COLORADO RIVER BASIN REGION MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT.

REFER TO THE FOLLOWING LINKS TO REVIEW THE GOVERNING PERMIT DOCUMENTATION IN ITS ENTIRETY:

- CALIFORNIA STATE WATER RESOURCES CONTROL BOARD – 2009-0009-DWQ CONSTRUCTION GENERAL PERMIT: (HTTP://WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTPERMITS.SHTML)
- WHITEWATER RIVER REGION WATER QUALITY MANAGEMENT PLAN: (HTTP://RCFLOOD.ORG/NPDES_TEST/WHITEWATERWS.ASPX)
- STORM WATER MULTIPLE APPLICATION AND REPORT TRACKING SYSTEM (SMARTS): (HTTPS://SMARTS.WATERBOARDS.CA.GOV/SMARTS/FACES/SWSMARTSLOGIN.JSP)

THE LRP SHALL ENSURE THAT THIS SWPPP IS DEVELOPED AND AMENDED OR REVISED BY A QSD. THIS SWPPP IS DESIGNED TO ADDRESS THE FOLLOWING OBJECTIVES:

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
2. WHERE NOT OTHERWISE REQUIRED TO BE UNDER A REGIONAL WATER BOARD PERMIT, ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED OR TREATED;
3. SITE BMPs ARE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY TO THE BAT/BCT STANDARD;
4. CALCULATIONS AND DESIGN DETAILS AS WELL AS BMP CONTROLS FOR SITE RUN-ON ARE COMPLETE AND CORRECT;
5. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

THE LRP IS REQUIRED TO MAINTAIN A PAPER OR ELECTRONIC COPY OF ALL REQUIRED RECORDS FOR THREE YEARS FROM THE DATE GENERATED OR DATE SUBMITTED, WHICHEVER IS LAST. THESE RECORDS MUST BE MADE AVAILABLE AT THE CONSTRUCTION SITE DURING WORKING HOURS AND SHALL BE MADE AVAILABLE UPON REQUEST BY A STATE OR MUNICIPAL INSPECTOR UNTIL CONSTRUCTION IS COMPLETED.

ALL INSPECTION, MAINTENANCE, REPAIR AND GENERAL IMPLEMENTATION ACTIVITIES OF THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PERFORMED OR SUPERVISED BY A QUALIFIED SWPPP PRACTITIONER (QSP) REPRESENTING THE DISCHARGER. THE QUALIFIED SWPPP PRACTITIONER MAY DELEGATE ANY OR ALL OF THESE ACTIVITIES TO AN EMPLOYEE PROPERLY TRAINED TO PERFORM THE ENCLOSED TASKS, BUT SHALL PROVIDED SUFFICIENT DOCUMENTATION OF TRAINING AND ENSURE ADEQUATE DEPLOYMENT.

REPORTABLE DISCHARGES OR OTHER VIOLATIONS OF THE GENERAL PERMIT SHALL BE PROPERLY DOCUMENTED.

AN ANNUAL REPORT SHALL BE PREPARED, CERTIFIED AND ELECTRONICALLY SUBMITTED IN ACCORDANCE WITH THE REPORTING REQUIREMENTS NO LATER THAN SEPTEMBER 1 OF EACH YEAR.

THE SWPPP SHALL BE AMENDED OR MODIFIED BY A QUALIFIED SWPPP DEVELOPER (QSD) TO REFLECT ANY CHANGES IN CONSTRUCTION OR OPERATIONS WHICH MAY AFFECT THE DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE TO SURFACE WATERS, GROUNDWATER(S), OR A MINICIPAL STORM SEWER SYSTEM (MS4). REFER TO THE SWPPP AMENDMENT LOG ON SHEET 4.

CHANGES TO PERMIT COVERAGE SHALL BE PROPERLY DOCUMENTED AND FILED WHEN A PORTION OF THE PROJECT IS COMPLETE AND/OR CONDITIONS FOR TERMINATION COVERAGE HAVE BEEN MET; WHEN OWNERSHIP OF A PORTION OF THE PROJECT IS SOLD TO A DIFFERENT ENTITY; OR WHEN NEW ACREAGE IS ADDED TO THE PROJECT.

TERMINATION OF COVERAGE UNDER THE GENERAL PERMIT SHALL BE ATTAINED THROUGH A NOTICE OF TERMINATION (NOT) SUBMITTED ELECTRNICALLY VIA SMARTS.

THIS SWPPP HAS BEEN PREPARED ASSUMING THE PROJECT QSP'S UNDERSTANDING OF THE APPLICABLE CONSTRUCTION GENERAL PERMIT REGULATIONS. ANY INSTRUCTIONS, MEASURES OR REFERENCES FOUND IN THIS DOCUMENT THAT ARE NOT SUFFICIENTLY SELF-EXPLANATORY TO THE PROJECT'S QSP SHALL BE CLARIFIED WITH THE QSD ON RECORD TO ENSURE A TIMELY AND PROPER IMPLEMENTATION. IT IS THE QSP'S RESPONSIBILITY TO ENSURE ADEQUATE DEPLOYMENT OF THIS SWPPP.

PERMIT REGISTRATION DOCUMENTS (PRDs)

THE FOLLOWING ITEMS WERE ELECTRONICALLY FILED TO OBTAIN COVERAGE UNDER THE GENERAL PERMIT:

1. NOTICE OF INTENT
2. RISK ASSESSMENT
3. SITE PLAN
4. STORM WATER POLLUTION PREVENTION PLAN
5. FEE STATEMENT
6. SUPPORTING INFORMATION AND DOCUMENTATION

REFER TO THE STORM WATER MULTIPLE APPLICATION AND REPORT TRACKING SYSTEM (SMARTS) TO ACCESS COPIES OF THESE DOCUMENTS.

LEGALLY RESPONSIBLE PERSON (LRP)

CONTACT NAME ED FREEMAN
COMPANY NAME PINNACLE VIEW, LLC
ADDRESS P.O. BOX 1754
CITY, STATE AND ZIP CODE LAKE OSWEGO, OREGON
TELEPHONE (503) 384-3175

QUALIFIED SWPPP DEVELOPER (QSD)

NAME MICHELLE D. WITHERSPOON
CASQA QSD/QSP CERTIFICATE NO. 20152
CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL NO. 5971
COMPANY NAME MSA CONSULTING, INC.
ADDRESS 34200 BOB HOPE DRIVE
CITY, STATE AND ZIP CODE RANCHO MIRAGE, CALIFORNIA, 92270
TELEPHONE (760) 320-9811
FAX (760) 323-7893

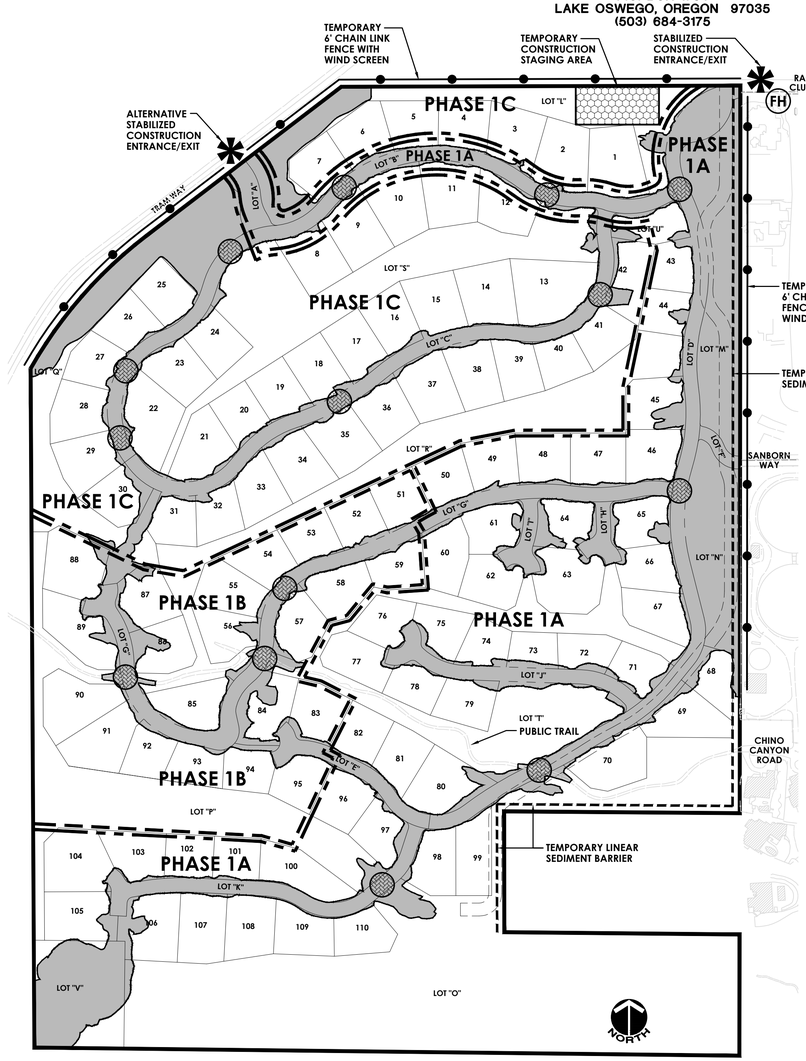
QUALIFIED SWPPP PRACTITIONER (QSP)

NAME TO BE DETERMINED
CASQA QSD/QSP CERTIFICATE NO. TO BE DETERMINED
CESSWI CERTIFICATE NO. TO BE DETERMINED
COMPANY NAME TO BE DETERMINED
ADDRESS TO BE DETERMINED
CITY, STATE AND ZIP CODE TO BE DETERMINED
TELEPHONE NO TO BE DETERMINED
FAX TO BE DETERMINED

CONTRACTOR/SUB CONTRACTOR

(INFORMATION TO ENTERED AS IT BECOMES AVAILABLE)

CONTACTOR NAME TO BE DETERMINED
COMPANY NAME TO BE DETERMINED
ADDRESS TO BE DETERMINED
CITY, STATE AND ZIP CODE TO BE DETERMINED
TELEPHONE TO BE DETERMINED



SITE MAP

0' 200' 400'
SCALE 1"=200'

STREET SWEEPING AND VACUUMING (SE-7)

STREET SWEEPING AND VACUUMING CAN PREVENT PROJECT-GENERATED SEDIMENTS FROM ENTERING THE EXISTING STORM DRAIN SYSTEM AND FROM RESULTING IN FUGITIVE DUST EMISSIONS. SWEEPING AND VACUUMING ARE DEEMED NECESSARY NEAR THE TRANSITIONS BETWEEN THE PAVED AND NON-PAVED SURFACES WHERE INITIAL CONSTRUCTION-RELATED CIRCULATION MAY OCCUR. SWEEPING AND VACUUMING ARE DEEMED SUITABLE ANYWHERE SEDIMENT IS TRACKED FROM THE PROJECT SITE ONTO ADJOINING PUBLIC OR PRIVATE PAVED AREAS (TYPICALLY AT POINTS OF EGRESS). SWEEPING AND VACUUMING ARE ALSO APPLICABLE DURING PREPARATION OF PAVED SURFACES FOR FINAL PAVING.

IMPLEMENTATION:
A. REDUCE THE NUMBER OF POINTS WHERE VEHICLES CAN LEAVE THE CONSTRUCTION SITE TO ALLOW FOR FOCUSED SWEEPING AND VACUUMING EFFORTS.
B. INSPECT POTENTIAL SEDIMENT TRACKING LOCATIONS DAILY.
C. VISIBLE SEDIMENT TRACKING SHOULD BE SWEPT OR VACUUMED ON A DAILY BASIS.
D. DO NOT USE KICK BROOMS OR SWEEPER ATTACHMENTS AS THESE TEND TO SPREAD DIRT RATHER THAN REMOVE IT.
E. IF NOT MIXED WITH DEBRIS OR TRASH, CONSIDER INCORPORATING THE REMOVED SEDIMENT BACK INTO THE PROJECT.
F. ANY SWEEPER WASTE SHALL BE PROPERLY DISPOSED.

LEGEND

- **TRACT MAP NO. 35540 BOUNDARY** (LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **AREA OF DISTURBANCE - STREET GRADING / IMPROVEMENTS WITHIN PHASING** (LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **CONSTRUCTION PHASE 1A** (LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **CONSTRUCTION PHASE 1B** (LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **CONSTRUCTION PHASE 1C** (LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **PROPOSED 6' CHAIN LINK FENCE WITH WIND SCREEN (TO BE REMOVED FOLLOWING CONSTRUCTION)** (TO BE INSTALLED AS NECESSARY TO REDUCE FUGITIVE DUST CONTROL. LOCATION IS SCHEMATIC ONLY. CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD.)
- **TEMPORARY LINEAR SEDIMENT BARRIER - GRAVEL BAG BARRIER, FIBER ROLL BARRIER OR CHECK DAMS (SEE SE-4, SE-5, SE-6 IN APPENDIX G)**

(LOCATION AND PLACEMENT ARE TO BE ADJUSTED AS NECESSARY BASED ON FIELD CONDITIONS AND PROGRESS OF CONSTRUCTION. EXISTING EARTHEN BERMS AND OTHER NATURAL TOPOGRAPHIC FEATURES MAY SUPPLEMENT THE EROSION PROTECTION.

GRAVEL BAGS: WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FIBER, MINIMUM UNIT WEIGHT 4 OZ/SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI IN CONFORMANCE WITH REQUIREMENTS IN ASTM DESIGNATION D3786 AND ULTRAVIOLET STABILITY EXCEEDING 7% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.

FIBER ROLL: RICE STRAW WATTLES WRAPPED IN TUBULAR PLASTIC NETTING. NETTING SHALL HAVE STRAND THICKNESS OF 0.03 INCH AND KNOT THICKNESS OF 0.055 AND A WEIGHT OF 0.35 OUNCE PER FOOT AND SHALL BE MADE OF 85% HIGH DENSITY POLYETHYLENE, 14% ETHYL VINYL ACETATE AND 1% COLOR FOR UV INHIBITION.

CUT BACK SOIL FROM CURB 2" – 4" DEEP TO FORM A TEMPORARY SEDIMENT TRAP. EXTEND A CUT-BACK DISTANCE OF 3' – 4' FROM BEHIND THE CURB. ALLOW RUNOFF TO INFILTRATE OR EVAPORATE. REMOVE ACCUMULATED SEDIMENT TO MAINTAIN SYSTEM CAPACITY. INSPECT ROUTINELY AND MAINTAIN AS NEEDED. INSTALL GRAVEL BAGS AS NEEDED TO PREVENT EROSION.

LINEAR SEDIMENT BARRIER/GRAVEL BAG OR FIBER ROLL CHECK DAM
GRAVEL BAG OR FIBER ROLL CHECK DAMS INSTALLED ACROSS THE MINOR SWALES/CHANNELS WILL HELP REDUCED SCOURING AND DRAINAGE EROSION BY REDUCING THE FLOW VELOCITY AND INCREASING RESIDENCE TIME WITHIN THE CHANNEL, ALLOWING FOR SEDIMENT TO SETTLE. GRAVEL BAGS SHOULD BE TIGHTLY ABUTTED AND STACKED. GRAVEL BAGS SHOULD NOT BE STACKED ANY HIGHER THAN 3 FEET. REFER TO ADDITIONAL GUIDANCE IN THE FACT SHEET FOR SE-4 IN APPENDIX G OF THE SWPPP.

- **LOCALIZED EROSION, SEDIMENT AND POLLUTION PREVENTION** (TEMPORARY CONSTRUCTION ACTIVITIES FOR THE PROPOSED CULVERTS, EROSION PROTECTION AND ARIZONA CROSSINGS MUST IMPLEMENT LOCALIZED EROSION, SEDIMENT AND HOUSEKEEPING MEASURES TO PREVENT POLLUTANTS, SEDIMENT, CONSTRUCTION DEBRIS AND CEMENTITIOUS MATERIALS FROM IMPACTING THE LOCAL DRAINAGES. INSPECT WEEKLY AND AFTER A RAIN EVENT. MONITOR, CLEAN AND REPAIR AS NEEDED.

BMPS ARE TO BE MONITORED AND REPAIRED AS NECESSARY TO ENSURE THAT DRAINAGE FACILITIES ARE NOT OBSTRUCTED IN A MANNER WHICH COULD RESULT IN A POTENTIAL FLOOD RISK DURING LARGE STORM EVENTS.

- **STABILIZED CONSTRUCTION ENTRANCE/EXIT (TC-1)** TO BE IMPLEMENTED AT THE CONSTRUCTION ACCESS POINTS AS NECESSARY BASED ON QSP OBSERVATIONS. INSTALLATION MAY BE REDUCED TO ONLY CONSIST OF CORRUGATED STEEL PANELS OR GRAVEL DEPENDING ON THE CONDITIONS WHICH COULD RESULT IN SEDIMENT TRACK-OUT. TO BE MAINTAINED BY CLEANING EXISTING GRAVEL AND ADDING GRAVEL AS NECESSARY. "TRACKCLEAN" RUMBLE STRIP, MANUFACTURER: TRENCH SHORING. ADDITIONAL STREET CLEANING MAY BE NECESSARY ON AN AS NEEDED BASIS.
- **TEMPORARY CONSTRUCTION STAGING AREA** LOCATION OF CONSTRUCTION TRAILER, RESTROOMS, TEMPORARY POWER, MATERIAL STORAGE, EQUIPMENT STORAGE, EQUIPMENT MAINTENANCE, WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMP'S (4" DEEP CRUSHED ROCK, 1-3" AGGREGATE RECOMMENDED UNTIL AREA IS STABILIZED). LOCATION AND EXTENT IS SCHEMATIC ONLY, CONTRACTOR TO DETERMINE EXACT LOCATION IN FIELD. THIS AREA IS TO BE PROTECTED WITH LINEAR SEDIMENT/EROSION BARRIERS AS NECESSARY BASED ON FIELD CONDITIONS AND OBSERVATIONS BY THE QSP AND/OR CITY INSPECTOR
- **EXISTING FIRE HYDRANT WITH CONSTRUCTION METER** (QSP OR CONTRACTOR TO IDENTIFY THE SPECIFIC FIRE HYDRANT THAT WILL PROVIDE CONSTRUCTION WATER.)

LIST OF BEST MANAGEMENT PRACTICES (BMPs)

1. TEMPORARY SOIL STABILIZATION
   EC-1 SCHEDULING
2. TEMPORARY SEDIMENT AND EROSION CONTROL
   SE-4 CHECK DAMS
   SE-5 FIBER ROLLS
   SE-6 GRAVEL BAG BERM
   SE-7 STREET SWEEPING AND VACUUMING
3. WIND EROSION CONTROL
   SEE PM10 NOTES IN SHEET 1 OR SEPARATE FUGITIVE DUST (PM-10) MITIGATION PLAN
4. TRACKING CONTROL
   TC-1 (SEE DETAILS IN SHEET 2)
5. NON-STORM WATER MANAGEMENT
   NS-1 WATER CONSERVATION PRACTICES
   NS-3 PAVING AND GRINDING OPERATIONS
   NS-6 ILLICIT CONNECTION/DISCHARGE
   NS-8 VEHICLE AND EQUIPMENT CLEANING
   NS-9 VEHICLE AND EQUIPMENT FUELING
   NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
6. WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL
   WM-1 MATERIAL DELIVERY AND STORAGE
   WM-2 MATERIAL USE
   WM-3 STOCKPILE MANAGEMENT
   WM-4 SPILL PREVENTION AND CONTROL
   WM-5 SOLID WASTE MANAGEMENT
   WM-6 HAZARDOUS WASTE MANAGEMENT
   WM-7 CONTAMINATED SOIL MANAGEMENT
   WM-8 CONCRETE WASTE MANAGEMENT
   WM-9 SANITARY SEPTIC WASTE MANAGEMENT

FOR SPECIFIC DETAILS PER BMP, REFER TO THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) 2009 CONSTRUCTION BMP HANDBOOK FACT SHEETS (HTTP://WWW.CASQA.ORG/)

NOTES:

GRADING IS ONLY PERMITTED BETWEEN JANUARY 1 AND JUNE 30 DUE TO THE PENINSULAR BIGHORN SHEEP LAMBING PERIOD. GRADING OPERATIONS SHALL BE CONFINED BETWEEN JULY 1 AND DECEMBER 31.

DUE TO THE SITE-SPECIFIC TERRAIN AND SOIL CONDITIONS, THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE RE-ASSESSED BY THE QSP BASED ON FIELD OBSERVATIONS AND THE PROGRESS OF CONSTRUCTION.

PROJECT INFORMATION

TRACT MAP NO. 35540, KNOWN AS "DESERT PALISADES," PROPOSES A RESIDENTIAL COMMUNITY OF UP TO 110 SINGLE FAMILY CUSTOM HOME SITES WITH RECREATIONAL OPEN SPACE. THE DEVELOPMENT ALSO SETS ASIDE A SEPARATE LOT OF 1.7 ACRES FOR THE CONSTRUCTION OF A DESERT WATER AGENCY (DWA) RESERVOIR SITE NEEDED TO IMPROVE DOMESTIC WATER FOR THE PROPOSED DEVELOPMENT AND OTHER VACANT AND DEVELOPED PROPERTIES IN THE VICINITY.

THE INITIAL PHASE OF THE PROJECT, WHICH IS THE FOCUS OF THIS SWPPP, WILL BE LIMITED TO THE CONSTRUCTION OF INTERIOR STREETS AND UTILITIES BENEATH THE STREETS, WHICH WILL ROUGHLY FOLLOW THE EXISTING TERRAIN. NO RESIDENTIAL PADS ARE BEING GRADED. EXISTING DRAINAGE CHANNELS AND SWALES WILL BE LARGELY PROTECTED AND ARE NOT ALLOWED TO BE DIVERTED BY THE FUTURE HOME CONSTRUCTION. HOME SITES WILL BE SOLD TO INDIVIDUAL BUYERS. CONSTRUCTION BY INDIVIDUAL OWNERS WILL OCCUR ACCORDING TO PHASES AS TIME AND MARKET CONDITIONS PERMIT. EACH HOME CONSTRUCTION WILL FOLLOW THE RESIDENTIAL LOT DEVELOPMENT STANDARDS, ARCHITECTURAL STANDARDS, LANDSCAPE DESIGN GUIDELINES AND THE APPLICABLE DUST CONTROL AND STORMWATER POLLUTION PREVENTION PLAN REGULATIONS. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ARCHITECT AND ENGINEER TO ENSURE THE DESIGN FOR THE CUSTOM HOME MEETS THESE REQUIREMENTS. HOMEOWNERS ASSOCIATION CC&R'S WILL SPECIFY THAT RESIDENTIAL LOTS WILL BE REQUIRED TO RETAIN THE INCREMENTAL INCREASE IN STORM FLOW BETWEEN PRE- AND POST-DEVELOPED CONDITIONS IN ACCORDANCE WITH CONDITION OF APPROVAL ENG 51.

RESIDENTIAL LOT DEVELOPMENT (NOT A PART)

THE CONSTRUCTION ACTIVITIES UNDER THIS PERMIT DO NOT INCLUDE RESIDENTIAL LOT GRADING OR CONSTRUCTION. CONSTRUCTION OF RESIDENCES BY INDIVIDUAL OWNERS WILL OCCUR ACCORDING THE ESTABLISHED PHASES AND AS MARKET CONDITIONS PERMIT. EACH HOME CONSTRUCTION WILL FOLLOW THE RESIDENTIAL LOT DEVELOPMENT STANDARDS, LANDSCAPE DESIGN GUIDELINES AND THE APPLICABLE DUST CONTROL AND STORMWATER POLLUTION PREVENTION PLAN REGULATIONS.

PROJECT NAME DESERT PALISADES – TRACT 35540
PROJECT LOCATION WEST TERMINUS OF RACQUET CLUB RD.
CITY PALM SPRINGS
COUNTY COUNTY OF RIVERSIDE
REGION REGION 7 – COLORADO RIVER BASIN
LATITUDE/LONGITUDE 33.83860 NORTH, -116.50100 WEST
EXISTING LAND USE UNDEVELOPED RESIDENTIAL LOT
PROPOSED LAND USE SINGLE-FAMILY RESIDENCES
PROJECT AREA 25.1 ACRES
EXISTING SITE IMPERVIOUS AREA 10%
EXISTING SITE PERVIOUS AREA 90%
PROP. SITE IMPERVIOUS AREA 60%
PROP. SITE PERVIOUS AREA 40%
EXISTING RUNOFF COEFFICIENT .10
PROPOSED RUNOFF COEFFICIENT .20
ESTIMATED PROJECT START DATE: JULY OF 2014
ESTIMATED PROJECT COMPLETION DATE: DECEMBER OF 2017
SOURCE OF WATER EXISTING FIRE HYDRANTS (LOCATION TO BE DETERMINED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION)
WATER AVAILABILITY 150 GPM (CONSTRUCTION METER)
BACK-UP WATER SOURCE TO BE DETERMINED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION
WATER DELIVERY EQUIPMENT TYPE WATER TRUCK
FREQUENCY AS NECESSARY TO PREVENT DUST EMISSIONS, BUT NOT IN A MANNER THAT GENERATES RUNOFF.
PROJECT FUNDING: THE FUNDING SOURCE FOR LONG AND SHORT TERM BMPS SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY.

WATER RISK DETERMINATION

DOES THIS PROJECT DISCHARGE TO A WATER BODY LISTED AS IMPAIRED DUE TO SEDIMENTATION PURSUANT TO SECTION 303(D) OF THE CLEAN WATER ACT? NO

DOES THE SITE DRAIN INTO A WATER BODY WITH A SEDIMENT/SILTATION OR TURBIDITY TMDL? NO

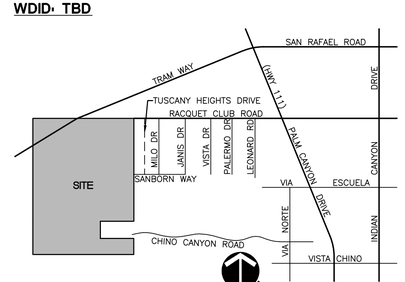
DOES THE DISTURBED AREA DISCHARGE TO A WATER BODY WITH DESIGNATED BENEFICIAL USES OF SPAWN & COLD & MIGRATORY? NO

R FACTOR VALUE: 36.1
K FACTOR VALUE: 0.1
LS FACTOR VALUE: 1.6147

WATERSHED EROSION ESTIMATE: 5.8292

PROJECT RECEIVING WATER RISK LOW
PROJECT SEDIMENT RISK LOW
RISK LEVEL DETERMINATION RISK LEVEL 1

WDID: TBD



VICINITY MAP
N.T.S.
THE THOMAS GUIDE
PAGE 756 (GRID B-5 AND B-6)
2007 RIVERSIDE COUNTY EDITION

NO.	REVISIONS	APPROVED	DATE

BENCH MARK: CPS 3-7 ELEV. 657.887'
2 1/2" BRASS DISC SET FLUSH IN NORTH CURB AT NE CORNER NORTH PALM CANYON AND YORBA ROAD. (RESET 1981). DATUM NCV29

MSA CONSULTING, INC.
PLANNING ■ CIVIL ENGINEERING ■ LAND SURVEYING
34200 BOB HOPE DRIVE ■ RANCHO MIRAGE ■ CA 92270
TELEPHONE (760) 320-9811 ■ FAX (760) 323-7893

PREPARED UNDER THE DIRECT SUPERVISION OF
SIGNATURE (SEE QSD CERTIFICATION ON PAGE 7 OF THE SWPPP BOOKLET)
MICHELLE D. WITHERSPOON
QUALIFIED SWPP DEVELOPER (QSD)

Q.S.D. NO. 20152
DATE

DESIGNED BY JHC
DRAWN BY JHC / DVD
CHECKED BY MW

CITY OF PALM SPRINGS, CALIFORNIA
TRACT MAP NO. 35540
DESERT PALISADES
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
LOCATED IN A POR. OF THE SE 1/4 OF SEC. 4, T. 4 S., R. 4 E., S.B.B.M.

FILE NO. TM 35540
DRAWING NO.

SHEET 1 OF 4 SHEETS

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