

SECTION I INTRODUCTION

(Note: The Desert Palisades Specific Plan was approved by the City Council on January 5, 2011 under Planning Case 5.1154 SP and amended on May 27, 2021 under Case 5.1532).

PURPOSE

The purpose of this Specific Plan is to set forth the detailed development principles, standards, guidelines, and programs to regulate the development of Desert Palisades. The Plan proposes a single family residential community consisting of a maximum of 110 custom home sites on 100+/- net acres within Planning Area 4 of the ESA-SP Zone on the Chino Cone. The plan sets aside a separate lot of 1.7 acres for the construction of a Desert Water Agency reservoir site needed to provide domestic water for the project and other vacant property in the area and to eliminate the need for a hydro-pneumatic pressure system currently in use to serve the upper portion of the Little Tuscan area. The project is generally located at the southeast corner of Tram Way and the westerly extension of Racquet Club Road, in the City of Palm Springs, County of Riverside, State of California (Exhibits 1 and 2). While currently fee land, the property is located within the Tribal Reservation of the Agua Caliente Band of Cahuilla Indians.

This document is intended to meet the requirements for a Specific Plan as set forth in State law, as well as within Section 92.21.1 (ESA-SP) of the City of Palm Springs' Zoning Ordinance. The State authorizes cities and counties to adopt Specific Plans as appropriate tools in implementing their General Plans. Such a plan is to include the detailed regulations, conditions, programs, and any proposed legislation that is necessary for the systematic implementation of the General Plan on a particular property. The Specific Plan provides the linkage between the General Plan, the general goals and policies of the City, and the detailed implementation of that plan with tools such as zoning ordinances, subdivision ordinances, and the like.

The Government Code (Section 65451) sets forth the minimum requirements of a Specific Plan and states:

"A Specific Plan shall include a text and diagram or diagrams which specify all of the following in detail:

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

The Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan.

EXECUTIVE SUMMARY

Desert Palisades is a proposed single family subdivision of custom home sites located on approximately 100 acres of developable property (117 acres overall) located within the Chino Cone area of the City of Palm Springs. The property is contained within Planning Area 4 of the Environmentally Sensitive Areas – Specific Plan (ESA-SP) zone, as identified by Section 92.21.1 of the City’s Zoning Ordinance (see Exhibit 4a). The project site is bounded by the westerly extension of Racquet Club Road to the north, Tram Way to the northwest/west, two existing DWA reservoirs and the Little Tuscan residential tracts to the east and the foothills of the San Jacinto Mountains to the south (Exhibit 2). The land use designation for the project site on the City's General Plan is Special Policy Area. The current zoning designation on the Palm Springs Zoning Map is ESA-SP Planning Area 4. Implementation of this Specific Plan will establish the development standards and Zoning regulations for Planning Area 4. The site is currently vacant and has never been developed.

The table below summarizes the General Plan and Zoning designations for lands surrounding the project site:

	<u>General Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
North:	Special Policy Area	ESA-SP: Environmentally Sensitive Area Specific Plan R-1-A: Single Family Residential	Vacant Land
South:	Open Space – Mountain (1 du/40ac)	O-20: Open Space	Vacant Land
East:	Estate Residential (0-2 du/ac) Public Utilities	R-1-A: Single Family Residential (20,000 sq. ft.) R-1-B : Single Family Residential (15,000 sq. ft.)	Residential/Reservoir
West:	Special Policy Area	ESA-SP: Environmentally Sensitive Area Specific Plan	Vacant Land

This proposed project is a gated community of custom single family home sites. The Specific Plan proposes a maximum of 110 dwelling units on 100 +/- acres maintaining a density of just over 1 dwelling unit per acre. The Specific Plan proposes the construction of the internal circulation and utility infrastructure for the property by the applicant, and specific development standards for the 110 home sites proposed. The project is proposed as a custom lot program, meaning the applicant intends to construct the roads, pedestrian trail system, and utilities for the site with the design and construction of individual homes left to individuals who purchase lots. The proposed lots within the project range in size from 16,000 to 32,000 square feet in size with the average lot at 22,000 s.f. On the perimeter of the project, no lots are proposed that touch the property line or any existing lots or homes. The perimeter buffers will be augmented with mounding, boulders and light drought tolerant landscaping to screen the development from the adjacent land uses including traffic on Tram Way.

The design of the lots has capitalized on the natural slope of the site to minimize the need to mass grade or to grade flat pads in order to develop each home site. The size, shape, configuration of lots varies greatly and avoids any uniform patterns. Most lots back onto a significant, untouched open space element so there are few back to back conditions. Natural features, such as existing small drainage channels and boulder fields will be left intact and remain as part of the development's drainage and natural open space system. Where lots abut, a 15 to 20 foot buffer easement is proposed that will remain untouched. No walls are allowed on property lines and setbacks will be measured from the buffer easement.

Each home site will be sold individually to buyers who will construct their own home following the residential lot development standards (proposed Zoning code for Planning Area 4), and architectural and landscape design guidelines outlined within this Specific Plan, which are guided by those outlined within Section 92.21.1 (ESA-SP) of the City's Zoning Ordinance. As a result, it is assumed that development of

homes within the property will occur as time and market conditions permit, and will not follow a strict phasing plan.

Special Studies performed on the site include; multiple Biological Assessments, a Traffic and Air Quality Assessment, a Noise Assessment, a Historical/Archaeological Assessment, a Hydrology Study, Geotechnical Studies, a View Analysis/Visual Simulation, and a Fiscal Analysis. These studies were administered in accordance with the regulations set forth within Section 92.21.1 of the City's Zoning Ordinance, and have been submitted as part of the development application to the City. In addition, the results of these studies have been consolidated into an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (State Clearinghouse # 2007121044).

Mitigation measures identified in the Environmental Impact Report will reduce any identified impacts to a level of less than significant. It is intended that the recommended mitigation measures be incorporated into the project design and conditions of approval.

In addition to the special studies conducted for the development of the project to be incorporated into the EIR, Section 92.21.1.0 of the City of Palm Springs Zoning Ordinance (ESA-SP) also requires additional studies addressing the existing environmental conditions of the site.

These additional studies include an environmental analysis which identifies 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, and a trails analysis outlining broader recreational goals for the area. These additional studies are found within Appendices A and B of this Specific Plan.

THE PROCESS

Implementation of this Specific Plan is intended to carry out the goals and policies contained within Section 92.21.1 of the City's Zoning Ordinance (ESA-SP) and the General Plan of the City of Palm Springs in a planned and orderly fashion.

The City of Palm Springs requires a Specific Plan to provide a detailed plan for the established planning areas of the ESA-SP Zone for the purpose of implementing the goals and policies set forth within Section 92.21.1 of the City's Zoning Ordinance. The Specific Plan outlines and directs all facets of development for the site. It creates a link between the Zoning Ordinance, the General Plan, and the standards of development as delineated in the Specific Plan.

According to Section 92.21.1 of the City's Zoning Ordinance (ESA-SP), a Specific Plan for a planning area within this portion of the City may only be approved if the following findings are made:

1. The development provided in the Specific Plan is harmonious with, adapted to, and respectful of, the natural features within minimal disturbance of terrain and vegetation.
2. The development within the Specific Plan 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.
3. The development provided in the Specific Plan 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.
4. The development provided in the Specific Plan utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought tolerant native species.

5. The grading of land within the Specific Plan will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.
6. The Specific Plan preserves open space areas to the maximum extent permitted by the Ordinance and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.
7. The Specific Plan provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines, and canyons.
8. The development provided in the Specific Plan has been adequately designed to protect adjacent property with appropriate buffers to maximize the enjoyment of property within the Specific Plan and surrounding properties.
9. The development provided in the Specific Plan will not have a negative fiscal impact on the City or its citizens.

Refer to the last section of this Specific Plan (Section VII) for a summary of the project's proposed plan for development as it relates to these nine requirements.

It is intended that this Specific Plan be adopted by Ordinance to serve as a regulatory document to carry out the goals and policies of the City's Zoning Ordinance and General Plan in an orderly fashion. In addition to the Specific Plan and Environmental Impact Report prepared for the Specific Plan, processing of the project will also include a Tentative Tract Map (TTM #35540) outlining the proposed lot configuration of the project site (Exhibit 6). A Change of Zone application is also being filed to process the Specific Plan, while also proposing a slight modification to the boundary of Planning Area 4 from what was originally delineated by the City to accompany the ESA-SP Ordinance.

The proposed boundary modification to Planning Area 4 (outlined on Exhibit 4b) includes the removal of the triangular parcel immediately north of the extension of Racquet Club Road, on the southeast side of Tram Way, which will become part of Planning Area 3. This triangular parcel is actually part of a larger Indian owned property that crosses Tram Way, and is proposed to be included in any future Specific Plan for Planning Area 3.

The text of the Palm Springs Zoning Ordinance was recently amended to include the provisions of the ESA-SP Zoning designation brought about by the Chino Cone Urgency Ordinance first introduced in 2005. The City's Zoning Map, however, has not been amended to include the nine Planning Areas included in the ESA-SP Zone. Because a Specific Plan is required for any development proposal within one of these Planning Areas, this document will provide the Zoning regulations for Planning Area 4.

The initial step in the City's review process is an internal review by City staff and outside agencies. The review is based on City codes and regulations of the respective agencies. Following the staff review of the development proposal is the public hearing process.

A hearing is conducted at the Planning Commission level, the recommending body to the City Council. A final public hearing is conducted with the City Council. Interested members of the public may comment on the proposed development at either stage. After adoption of the Specific Plan and prior to development of home sites, a finding of consistency with the City's Zoning Ordinance, as well as the General Plan must be made. Subsequent to the adoption of the Plan, the City's design review process will be used to evaluate the actual custom home development for conformance with the Specific Plan and City codes as adopted through ordinance.

RELATIONSHIP TO OTHER PLANS

The Desert Palisades Specific Plan provides regulations, guidelines and standards that are consistent with the goals and policies set forth within Section 92.21.1 (ESA-SP) of the City's Zoning Ordinance. The City of Palm Springs updated the General Plan including an associated EIR in 2007. The Land Use Element of this recently adopted General Plan Update used the ESA-SP Zoning Ordinance as a basis to update the land use designations of property in both the Chino Cone and Snow Creek areas. As a result, the land use designations of these lands changed from a mixture of Low Density Residential (2 du/ac) and Urban Reserve to "Special Policy Areas".

Although the Land Use Element of the 2007 General Plan Update references the ESA-SP Planning Areas while discussing the "Special Policy Area" designation on the Chino Cone, it establishes an underlying "right of zone" residential density of 1 dwelling unit per 40 acres for all Planning Areas. It also states that a specific plan is required for any project that proposes to increase the density of a particular Planning Area to the maximum allowable densities stated in the ESA-SP Zoning Ordinance (2 du/ac in the case of Planning Area 4). The Desert Palisades Specific Plan fulfills this requirement for Planning Area 4 and is therefore consistent with the goals and policies of the current General Plan.

The establishment of specific performance, design, and development standards is set forth to guide the development of the subject property in such a way as to implement the General Plan while maintaining some flexibility to respond to changing conditions which may be a factor in any long term development program. The document also acts to augment the City's Zoning Ordinance by providing particular design guidelines, a tailored list of allowable, conditionally allowable, and prohibited uses for the site, and unique development standards. The Specific Plan standards detailed within the Specific Plan shall supersede the standards of the Palm Springs Zoning Ordinance. Where no standards are proposed within the Specific Plan, the Zoning Ordinance requirements shall be followed.

RELATIONSHIP TO OTHER AGENCIES

In addition to City approvals, permits will be required by Desert Water Agency (DWA) for improvements to the water system. A draft access agreement is also in place between DWA and the project developer to allow for maintenance and repair vehicles to use the project's street system to access the reservoir site at the southwest corner of the project.

Approvals by The San Jacinto Winter Park Authority will be required for Tram Way use and future improvements. Permits will be required through the City of Palm Springs for sewer facilities. Other infrastructure improvements will be required by Southern California Edison (SCE) for electrical power, Verizon for telephone service, Time Warner Cable for cable TV service, Palm Springs Disposal Services for waste disposal and the Southern California Gas Company for natural gas.

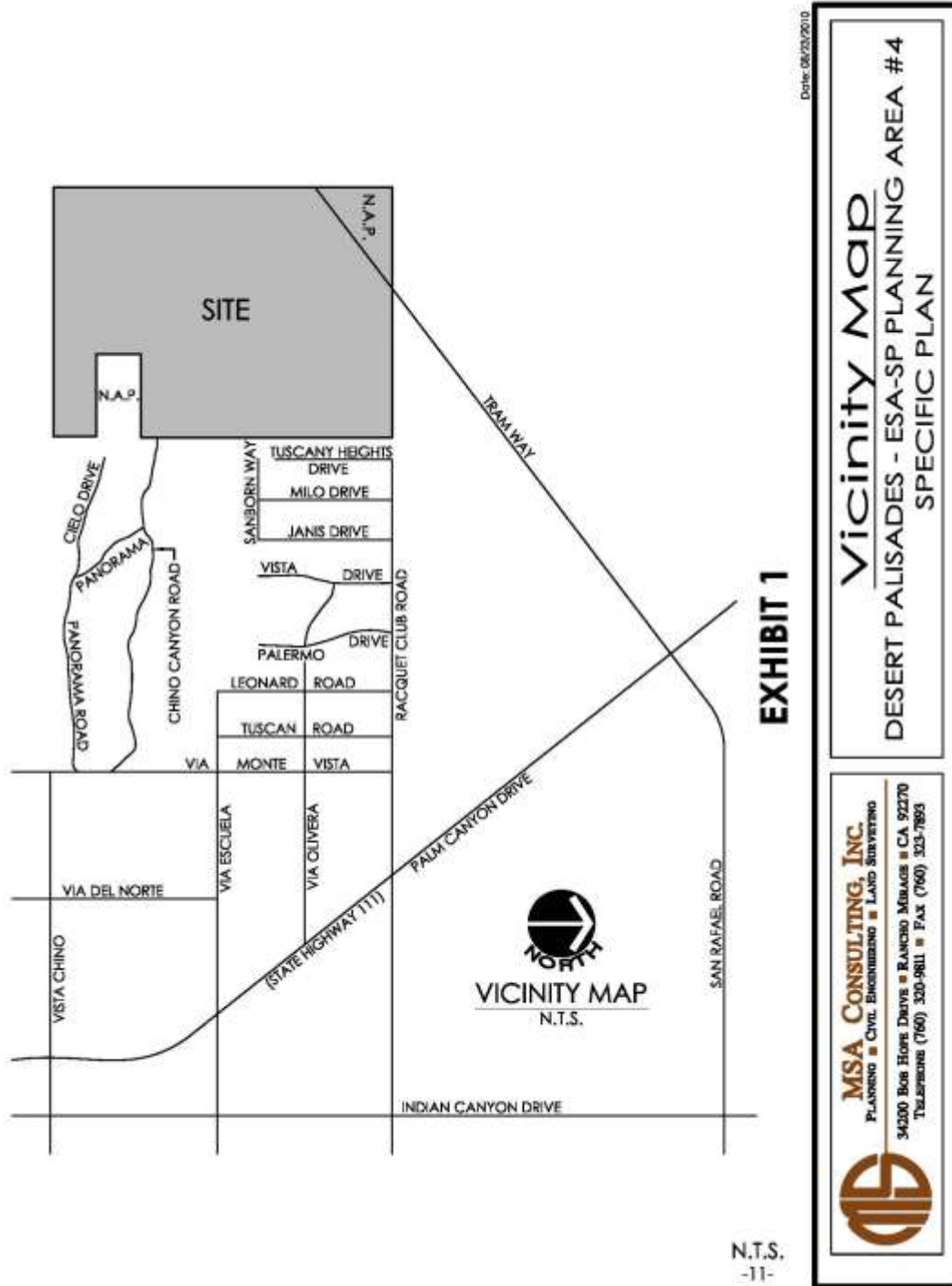




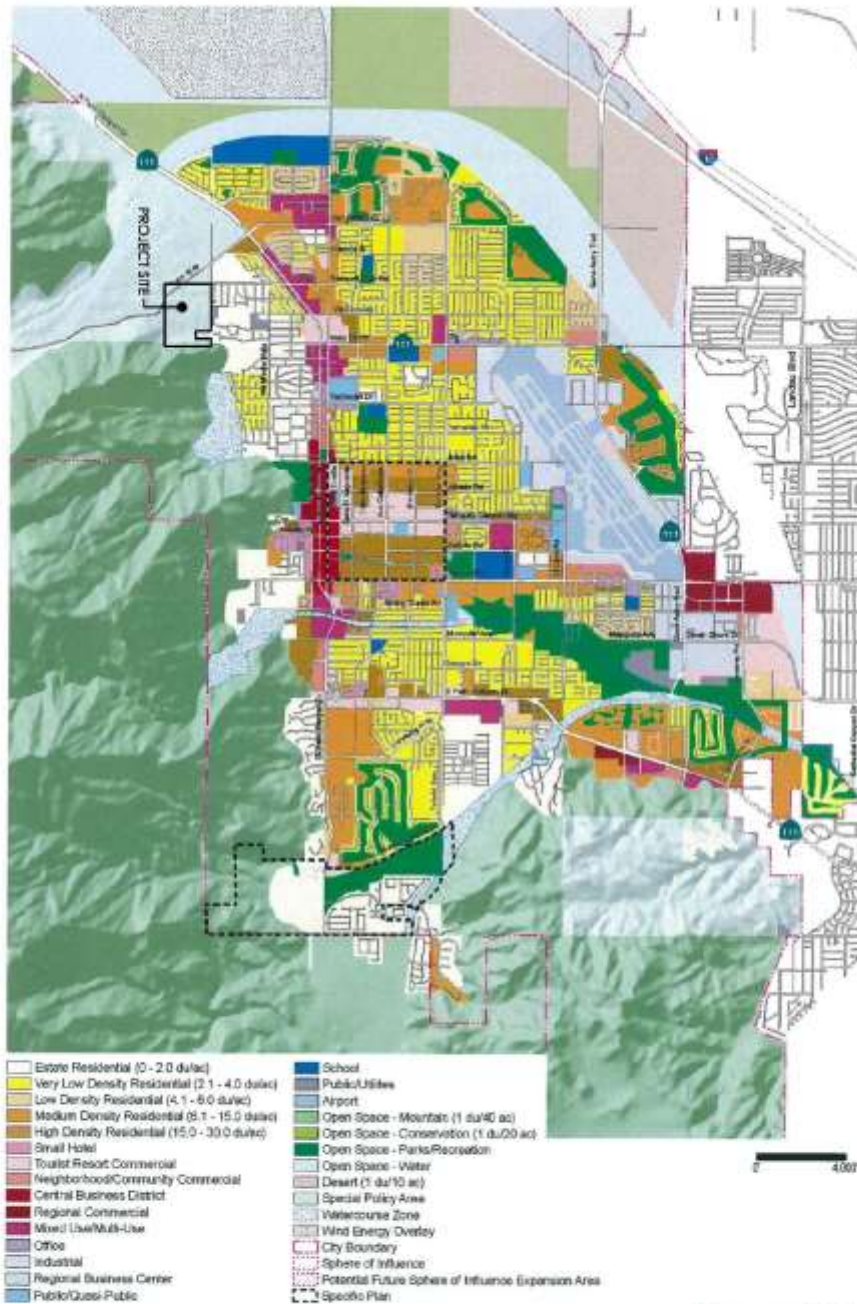
EXHIBIT 2

DATE: 08/25/2011



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Aerial Photograph
DESERT PALISADES - CHINO CONE PLANNING AREA #4
SPECIFIC PLAN



General Plan Land Use Detail



EXHIBIT 3

Date: 08/23/2010

	<p>MSA CONSULTING, INC. PLANNING & CIVIL ENGINEERING & LAND ACQUISITION 34000 Sun Hwy Drive • Rancho Mirage • CA 92270 Telephone: (760) 550-9823 • FAX: (760) 323-7893</p>	<p>City of Palm Springs General Plan Land Use DESERT PALISADES - ESA-SP PLANNING AREA #4 SPECIFIC PLAN</p>
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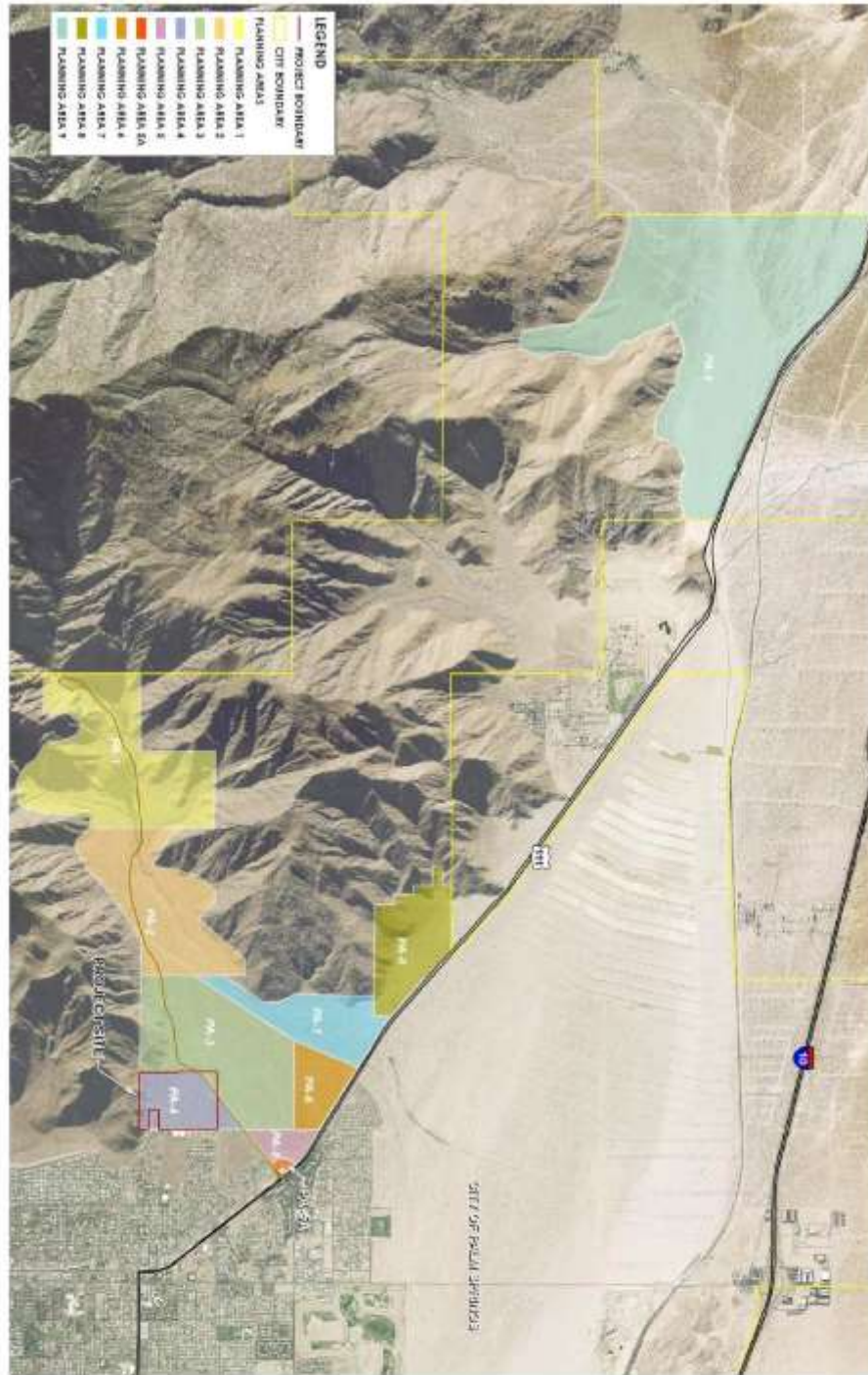


EXHIBIT 4A

Date: 08/23/2010



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ESA-SP Planning Area Map
DESERT PALISADES - ESA-SP PLANNING AREA #4
SPECIFIC PLAN



EXHIBIT 4B

Date: 09/23/2010

	<p>MSA CONSULTING, INC. PLANNING & CIVIL ENGINEERING & LAND SURVEYING 34000 Iron Horse Drive • Rancho Mirage • CA 92270 Telephone (760) 330-9811 • Fax (760) 333-7893</p>	<p>Proposed Boundary Modification for ESA-SP Planning Areas 3 and 4 DESERT PALISADES - ESA-SP PLANNING AREA #4 SPECIFIC PLAN</p>
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Adopted January 5, 2011- Case 5.1154