



## Planning Commission Staff Report

DATE: September 14, 2016

Public Hearing

SUBJECT: A REQUEST BY FREEHOLD COMMUNITIES, LLC, TO AMEND PRELIMINARY PLANNED DEVELOPMENT DISTRICT 290, A PREVIOUSLY APPROVED PROJECT CONSISTING OF 1,150 RESIDENTIAL UNITS, 18-HOLE GOLF COURSE, CLUBHOUSE, POOL, SPA, TENNIS COURTS, AND A PARK LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290 / TTM 31848)(ER).

FROM: Department of Planning Services

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### SUMMARY

The Planning Commission to consider a request by Freehold Capital Management, LLC, to amend Preliminary Planned Development District 290 (PDD 290), originally approved by City Council. The 2004 approval provided for residential development on a 309.39 acre site consisting of 752 single-family and 398 multi-family homes, an 18-hole executive golf course, a golf clubhouse, a golf maintenance facility, and a park. The proposed amendment will eliminate the 97-acre golf course, and replace it with hiking, biking trails, dog parks, community gardens and sustainable landscaping/orchards; additionally, the home sizes and number of two-story homes produced will be reduced; additionally the proposed amendment will modify the previously approved site plan, development standards, architecture, community clubhouse, and landscape design (the "Amended Project").

### RECOMMENDATION:

The Planning Commission approve the Amended Project and recommend approval to the City Council.

### ISSUES:

- The Avalon development, formerly known as The Palm Springs Village, was originally approved in 2004 by the Planning Commission and the City Council.
- The maximum number of residential units remains unchanged at 1,150.

- The proposed amendment will convert the 97-acre golf course to be replaced with hiking, biking trails, dog parks, community gardens and sustainable landscaping/orchards.

**PRIOR CITY ACTIONS:**

<b>Related Relevant Prior City Actions</b>	
04.07.04	The Planning Commission approved preliminary planned development district 290 and recommended approval of Tentative Tract Map 31848 to the City Council.
05.05.04	Following a recommendation from the Planning Commission, the City Council adopted an MND and approved TTM 31848 and PDD 290.
05.17.06	The Planning Commission approved an extension of time for PDD 290 and recommended approval of Tentative Tract Map 31848 to the City Council.
05.18.07	The City Council voted to approve a one-year extension of time from May 4, 2007 to May 5, 2008.
04.12.08	The Planning Commission voted to recommend to the City Council approval of a one-year extension of time for TTM 31848 to expire in May 2009.
04.19.08	The City Council granted a one-year extension of time for Tentative Tract Map 31848 from May 5, 2008 to May 5, 2009.
2008	The State of California granted automatic extensions of twenty four (24) months to all valid tentative tract maps and tentative parcel maps as a response to the economic downturn.
03.09.16	The Planning Commission considered the extension of time request and voted to recommend approval to the City Council.
04.20.16	The City Council approved a one-year extension of time for the Phase Two for TTM 31848 to expire on May 5, 2017.
07.05.16	The AAC reviewed the proposed amendment and by a unanimous vote recommended approval to the Planning Commission.
<b>Most Recent Change of Ownership</b>	
2016	Freehold Capital Management, LLC acquired the property.
<b>Related Building Permits/Business Licenses</b>	
06.06.07 No. C19111	Permits for Golf Clubhouse, office, retail pro-shop, café/bar, cart storage building.
06.06.07 No. C19112	Permits for Community Clubhouse, multi-purpose room, banquet room, fitness room, catering kitchen and equipment room.
06.06.07 No. C19113	Permits for Common area, recreation center, trash enclosure, fountains, parking lot, landscape lighting, pool fencing, planter walls, gates and sign monument.
<b>Neighborhood Meetings</b>	
5.18.16	Four Seasons HOA Board of Directors
6.29.16	PS-42 and Sundance
7.26.16	PS-42, Murano, Sundance, Palermo, Park San Rafael & Vintage Palms
<b>Field Check</b>	
8.31.16	Staff visited the site and its surrounding to evaluate present conditions.
<b>Details of Application Request</b>	

<b>Site Area</b>	
<b>Net Acres</b>	309.39 acres

**Surrounding Land Uses, General Plan & Zoning Designations:**

	General Plan designation	Zoning Designation	Existing Uses
Site	Low & Med. Density Res.	PDD 290	Vacant
North	Industrial & Watercourse	W -Watercourse	Whitewater River
West	School, Industrial & Res.	R-1-C, C-1, C-M	Commercial, Industrial & Residential Uses
South	Medium Density Res.	C-M, PD 210, PD 116A	Palermo Condo Complex, Mobile Homes & SFRs
East	Very Low Residential	R-1-C, PD 116A	Single Family Residential, Mobile Home and Vacant

**BACKGROUND AND SETTING:**

The previously-approved project, commonly known as the Avalon (previously called the Palm Springs Village), and now known as "Miralon" was approved on May 5, 2004. The subdivision of the 309.39-acre parcel consisted of 752 single-family units and 398 multi-family units for a total of 1,150 residential units, a golf clubhouse, a golf maintenance facility, golf storage facility, tennis courts, a spa, pools and a park. Preliminary Planned Development District 290 (PDD 290) was approved by the Planning Commission and City Council in-lieu of a change of zone from R-1-C to PDD to allow the creation of a multi-family and single-family residential development at the location. The entire property has been rough graded with streets, pads and underground utilities. Off-site improvements including installation of some streets, walls and some perimeter landscaping were initiated, but not yet completed at the site. Due to the economic recession and financial crisis beginning in 2008, the project was never completed. The property emerged from a bankruptcy and was acquired by new ownership who is now proposing an amendment to the project.

**Proposed Planned Development District Amendment:**

The proposed amendment will eliminate some components of the original project but the site plan will mostly remain consistent with the original approval. The previously approved design and development standards contained in PDD 290 will see some changes as the applicant is seeking for deviations from the original development standards. The proposed amendment will not vary from the intent of the original PDD; the project will remain consistent with the approved land use with lower density. Specifically, the proposed changes will include the following:

- Eliminate the previously approved executive style 97-acre golf course.
- Replace golf course with hiking, biking trails, dog parks, community gardens and sustainable landscaping/orchards.

- Existing 3.3 miles of golf course paths will be enhanced by additional 4.3 miles of trails and converted to pedestrian walkways with active recreation facilities.
- Previously approved clubhouse to be constructed as an HOA managed facility used by all project residents.
- Modification of rear setbacks of single-family residential lots backing onto open space areas formerly part of the golf course.
- Reduction in home sizes and the number of two-story homes.

Site Plan and Project Design:

As stated earlier, the original site layout will not change as a result of this amendment. One significant change proposed involves the elimination of the 18-hole executive style golf course. The golf course will be replaced with hiking, biking trails, dog parks, community gardens and sustainable landscaping/orchards to be owned by the Home Owners Association (HOA). The original siting of single-family residential, multi-family residential, facility maintenance building and other structures will remain the same. As was originally approved, the Miralon project consists of small lots; minimum lot size is 4,400 square feet. Lots range in sizes from 4,400 to 14,485 square feet, with an average size of 5,000 square feet. The amendment does not call for any changes to previously approved lot sizes. As the Table below indicates, the lot sizes, widths, depths and minimum dwelling sizes will remain the same. The lot widths vary from 40 feet to 60 feet; the lot depths are all 100 feet in size. As part of the amendment, the applicant is also proposing a reduction in home sizes and a reduction in the number of two-story homes consistent with current market demand.

Table 3: Development Standards - Comparison between current and proposed revision:

Standard	Approved PDD 290 Standards	Proposed Amendment to PDD 290
Land Use	Multi-family/Condominium & Single-family residential	Same
Density	1,150 Units	Same
Minimum Lot Area	4,400 square feet	Same
Minimum Lot Dimension	40 ft. X 100 ft.	
Lot Sizes	4,400 sq. ft. to 14,485 sq. ft.	Same
Minimum Dwelling Size	1,200 square feet	Same
Building Heights	Maximum 25 ft.	Maximum 24 Feet
Single-Family Setbacks:		
Front from dwelling area	5 Feet	10 Feet
Side loaded	5 Feet	5 Feet
Front loaded garage	20 Feet	18 Feet
Side yard setback	5 Feet	5 Feet
Rear yard setback:		
Lots with exclusive easement rear yards	15 Feet	3 ft. Min. to PL; 10' Min. & 20' Max to rear lots backing to open space
Lots without exclusive easement rear yards	15 Feet	10 ft. Minimum

Multi-Family:	R-3 Zone Standards applies	Same
Max. Lot Coverage	50%	50%
Primary Access	Sunrise & Indian Canyon	Same

**Development Standards:**

The applicant is seeking minor changes to the original development standards involving setbacks and open space areas formerly part of the proposed abandoned golf course. The table above represents the approved and proposed changes to development standards for single-family residences within the development. The applicant is seeking setback reductions to the rear yard setback on selected lots based on their locations within the site. The proposed reductions will range from five (5) feet to twelve (12) feet on single-family lots backing the former golf course spaces which will now have an exclusive use easement into the former golf course space. Overall, up to six (6) acres of the former golf course space will become exclusive use areas. The repurposed/added portions in the rear yard areas will range from seven (7) to twenty (20) feet on each of the single-family lots backing onto the former golf course space. Additional changes include a proposed reduction of housing sizes and having more single-story homes. According to the applicant, this is intended to provide a greater diversity of product and price points.

**Architecture:**

The applicant has submitted new housing products featuring Modern Architectural designs incorporating different variations. This new housing products will replace the discreet architectural style that was previously approved as part of preliminary PDD 290 in 2004. The single-family homes will vary on 40 feet, 45 feet, 50 feet and 60 feet wide lots. Proposed homes on 40-foot wide lots are 1,400 to 2,400 square feet in size. These are single-story homes with covered patios, two-car garages and small pools (spools). Homes on 45-foot wide lots will range between 1,600 to 2,800 square feet in size, single story buildings, and will have attached two-car garages, covered patios and spools. Homes on 50-foot lots have options of two-stories, ranging from 2,000 to 3,200 square feet in size with covered patios, attached two-car garages and spools. Finally, proposed housing products on 60-foot wide lots will range between 2,400 to 3,600 square feet in size. These homes will have covered patios, attached two-car garages and spools. As proposed, on each of the four different lot sizes, three types of floor plans will be offered. The same applies to the elevations in that there will be three types of elevations noted as Variations A, B & C. The characteristics, materials and colors of each elevation will differ significantly than the others; however the overall theme will be cohesive. The project is restricted to one story structures on the perimeter of site and as a result, there will be no two-story homes on the perimeter lots of the development. Consistent with the original PDD, multi-family parcels are to be submitted for a separate review and approval at a later date.

Clubhouse:

On August 26, 2006, the Planning Commission approved final development plans for landscaping and architectural elevations for the Community Clubhouse, the Guardhouse and Maintenance building consistent with the requirements of the Planned Development District. Only the guardhouse was completed, the clubhouse was never built at the time. The applicant has now submitted new conceptual plans for the clubhouse consisting of a 5,394-square foot social space/club room, a service room, a pavilion, a demonstration kitchen, a 4,181 square feet fitness room and a 727-square foot administration space. The architecture of the clubhouse features a modern style with the use of large overhangs, glass windows and doors. As with the single-family residential products, final development plans with detailed architectural plans for the clubhouse will be submitted for review by the AAC and approval by the Planning Commission at a later date.

Landscape Design Guidelines:

In 2006, the Planning Commission approved final development plans for landscaping and architectural elevations for the Community Clubhouse, the Guardhouse and Maintenance building for the Avalon development. The developer at the time installed perimeter walls and landscaping; however the landscaping has not been properly maintained. The new owners have indicated that rehabilitation and maintenance of the previously installed landscape will be carried out soon.

The proposed amendment includes the repurposing of the golf course to open space. A master plan landscape design guidelines with a master plant palette intended to create a unified community was submitted for consideration by the applicant. The master plan include wall and fence plan, the "responsibility plan" that was conditioned by the AAC, wall and fence criteria, the gate criteria, hardscape criteria and typical front yard criteria for the single-family homes. The master plan indicates that the former golf course space will be replaced with water efficient orchards, community gardens, recreational facilities, 4.3 miles of trails system, dog parks, fitness stations, shaded rest areas and a pool complex. A breakdown of the revised open space usage is as follows: 47 acres of olive groves, 33 acres of desert landscaping, 1.1 acres of citrus, 0.3 acres of community gardens, 0.1 acres of three dog parks, 8 acres of trails and 6 acres of lakes, for a total of 97 acres.

As currently designed, the landscaped areas will have social spaces with decorative screen walls, decorative masonry walls, decorative metal screens, metal trellis and shade structure, fire place, limited turf, sculptural plantings, decomposed granite, raised vegetable beds, trimmed hedges, trees, olive grove and waterfalls. Proposed plant palette, sizes and inert groundcovers are consistent with the materials recommended by the Coachella Valley Water District and are appropriate for Palm Springs climate and landscape. A detailed landscape plan to be reviewed by the AAC and approved by the Planning Commission will be submitted in the future as part of the final development plans.

AAC Review Comments:

On July 5, 2016, the Architectural Advisory Committee reviewed the project and with a unanimous vote recommended approval of the amended project to the Planning Commission with conditions. Below are the recommended conditions:

- The applicant to conduct further studies on the setback and height requirements.
- The applicant to clarify the master developer's role for improvements (perimeter wall, view fencing) versus individual housing developer.
- The Landscape Master Plan and the perimeter wall to come back to the AAC.

REQUIRED FINDINGS:

Pursuant to Sections 94.03.00(A) and 94.07.00(A) of the Palm Springs Zoning Code (PSZC), the proposed project requires that findings be made for the amended planned development district. Findings in support of the amended project are as follows:

- a. *The proposed planned development amendment is consistent and in conformity with the general plan.*

The Amended Project is consistent with the General Plan, specifically relative to density.

- b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The site is physically suitable and appropriate for the Amended Project given its close proximity to existing residential neighborhood and the Desert Highlands area of the City. The location provides sufficient access points for the uses proposed.

- c. *The proposed planned development amendment is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The Amended Project modifies development standards of the previously approved project while maintaining the original development envisioned for the site; upon completion of the Amended Project, the development will still reflect a manner that is conducive with the development sought for in the area.

- d. *That the subject use will not cause substantial injury to the values of property in the zone within which it is proposed to be located.*

Upon completion, the Amended Project will enhance the immediate surrounding and will improve property values within the zone. The site has been left partially developed for a while; the completion of the Amended Project will encourage further economic development in that part of the City.

**ENVIRONMENTAL DETERMINATION:**

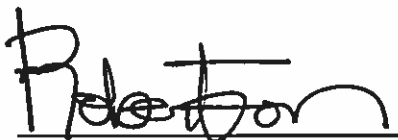
A Mitigated Negative Declaration (MND), was previously adopted by City Council on May 5, 2004. An Addendum to the MND has been prepared which finds that the Amended Project will not result in any new significant environmental impacts or substantially increase the severity of previously identified significant impacts as compared to the previously approved project. Furthermore, the Addendum concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent MND or Environmental Impact Report have occurred and therefore the Addendum to the MND is appropriate to satisfy CEQA requirements for the Amended Project.

**NOTIFICATION:**

As required by the Code, a public hearing notice was mailed to property owners within 500 foot radius of the project site. Additionally, the public hearing was published in the local newspaper and the surrounding neighborhood organizations were also notified. Since then, staff has not received calls from members of the neighborhood inquiring about the Avalon project.

**CONCLUSION:**

This review phase involves a previously approved preliminary planned development district project with substantial off-site improvements. The amended project involves changes to development standards design features to housing products, open space and landscaping. The amended project is consistent with the original project in terms of overall size, scope and intent of the Planned Development District, therefore staff is recommending approval of the proposed amendment.



Edward O. Robertson  
Principal City Planner



Flinn Fagg, AICP  
Director of Planning Services

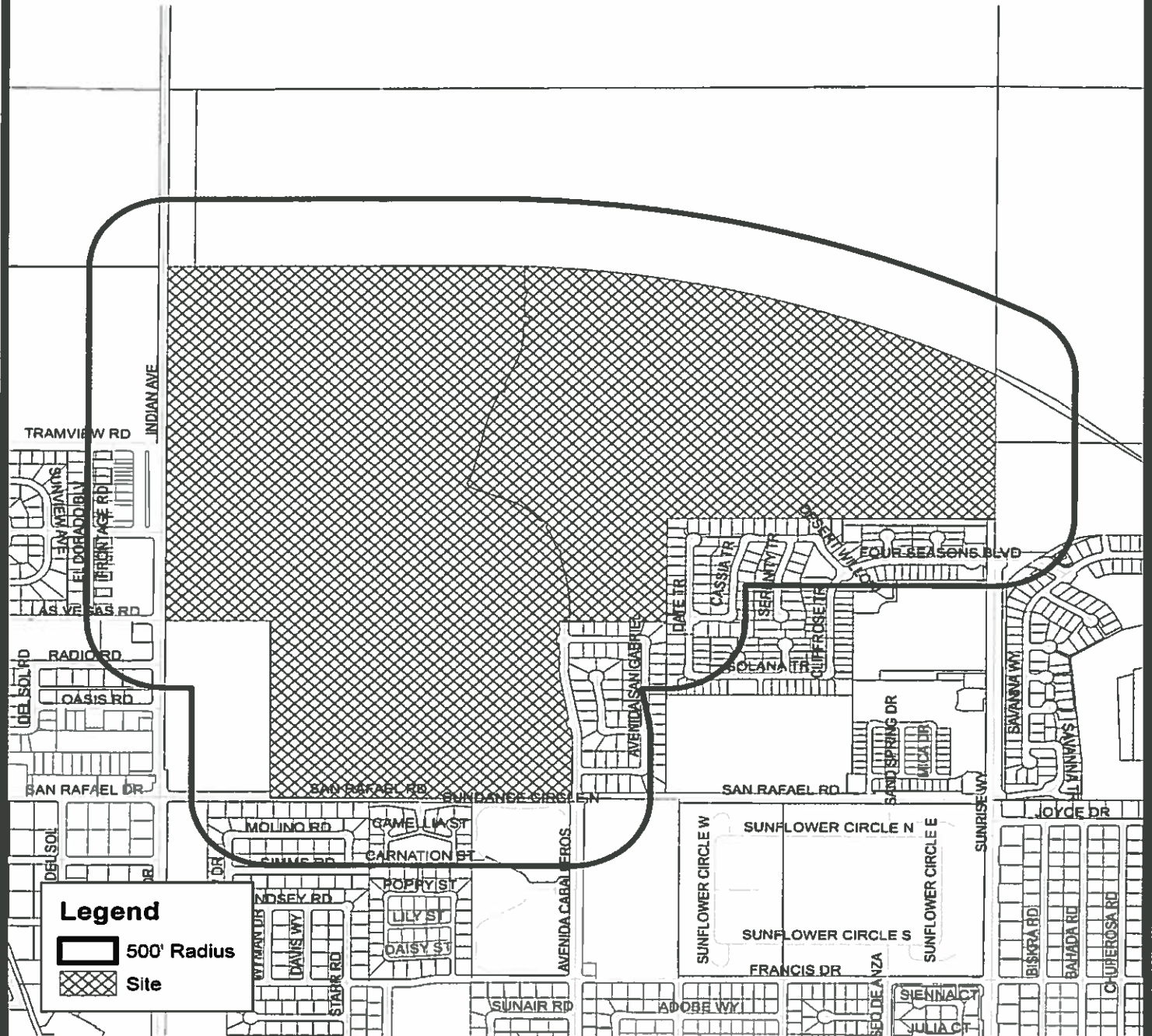
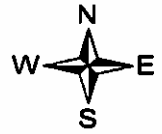
**Attachments:**

1. Vicinity Map
2. Draft PC Resolution
3. Revised Conditions of Approval
4. AAC Minutes from the meeting of July 5, 2016
5. Addendum to MND
6. 11" x 17" Booklet containing Site Plans, Floor Plans, Elevations and Landscape Plans





# Department of Planning Services Vicinity Map



**CITY OF PALM SPRINGS**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF AN AMENDMENT TO PRELIMINARY PLANNED DEVELOPMENT DISTRICT 290, A PREVIOUSLY APPROVED PROJECT CONSISTING OF 1,150 RESIDENTIAL UNITS, 18-HOLE GOLF COURSE, CLUBHOUSE, POOL, SPA, TENNIS COURTS, AND A PARK LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

- A. The City Council of the City of Palm Springs originally approved Planned Development District 290 (PDD 290), on May 5, 2004, for a 1,236 single-family and multi-family residential units; and
- B. The City Council of the City of Palm Springs adopted a Mitigated Negative Declaration (MND) for PDD on May 5, 2004; and
- C. The Freehold Communities, LLC, (the "Applicant") has filed an application with the City to amend PDD 290 pursuant to the provisions of Section 94.03.00 (A) of the Palm Springs Zoning Code; and
- D. On July 5, 2016, the proposed amendment to PDD 290, was reviewed by the Architectural Advisory Committee (AAC), which recommended approval to the Planning Commission with a unanimous vote; and
- E. Notice of public hearing of the Planning Commission of the City of Palm Springs to consider a proposed amendment of PDD 290 was given in accordance with applicable law; and
- F. On September 14, 2016, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and
- G. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the meeting on the project, including but not limited to the staff report, and all written and oral testimony presented.
- H. An Addendum to the MND has been prepared which finds that the proposed amendment of PDD 290 will not result in any new significant environmental impacts or substantially increase the severity of previously identified significant impacts as compared to the previously approved project. Furthermore, the Addendum concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent MND or Environmental Impact Report have occurred and therefore the Addendum to the MND is appropriate to satisfy CEQA requirements for the proposed amendment of PDD 290.
- I. Pursuant to Sections 94.03.00(A) and 94.02.00(B)(6) of the Palm Springs Zoning

Code, the Planning Commission finds as follows:

J. Pursuant to Sections 94.03.00(A) and 94.07.00(A) of the Palm Springs Zoning Code, the Planning Commission finds as follows:

a. *The proposed amendment to PDD 290 is consistent and in conformity with the general plan.*

The proposed amendment to PDD 290 is consistent with the General Plan, specifically relative to density.

b. *The subject property is suitable for the uses permitted in the proposed planned development district, in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations.*

The site is physically suitable and appropriate for the proposed project given its close proximity to existing residential neighborhood and the Desert Highlands area of the City. The location provides sufficient access points for the uses proposed.

c. *The proposed planned development amendment is necessary and proper, and is not likely to be detrimental to adjacent property or residents.*

The proposed amendment to PDD 290 modifies development standards of the project while maintaining the original development envisioned for the site; upon completion of the amended project, the development will still reflect a manner that is conducive with the development sought for in the area.

d. *That the subject use will not cause substantial injury to the values of property in the zone within which it is proposed to be located.*

Upon completion, the amended project will enhance the immediate surrounding and will improve property values within the zone. The site has been left partially developed for a while; the completion of the project will encourage further economic development in that part of the City.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby:

1. Recommends approval of the amendment to PDD 290 (Case No. 5.0982-PD AMND) subject to the attached conditions of approval.

ADOPTED this 14th day of September 2016.

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Flinn Fagg, AICP  
Director of Planning Services

## EXHIBIT B

Case No. 5.0982-GPA-PD-290, Tentative Tract Map 31848

### CONDITIONS OF APPROVAL

Miralon Palm Springs

September 14, 2016

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning and Zoning, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into, shall be in a form approved by the City Attorney.

#### PROJECT SPECIFIC CONDITIONS

##### Administrative

1. The proposed development of the premises shall conform to all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, or any other City Codes, ordinances and resolutions which supplement the zoning district regulations.
2. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.0982-PD-290, TTM 31848. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

3. That the property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. The PS Village HOA shall be responsible for the maintenance of both sides of the Sunrise Parkway. This condition shall be included in the recorded covenant agreement for the property if required by the City, and shall be required in the CC&Rs.
4. The project is located in an area defined as having an impact on fish and wildlife as defined in Section 711.4 of the Fish and Game Code; therefore a fee of \$1,314.00 plus an administrative fee of \$50.00 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to Council action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Determination.
5. Prior to issuance of a grading permit, Fringe Toed Lizard Mitigation fees shall be submitted to CVAG.
6. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the feeing being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
7. Pursuant to Park Fee Ordinance No. 1632 and in accordance with Government Code Section 66477 (Quimby Act), all residential development shall be required to contribute to mitigate park and recreation impacts such that, prior to issuance of residential building permits, a parkland fee or dedication shall be made. Accordingly, all residential development shall be subject to parkland dedication requirements and/or park improvement fees. The parkland mitigation amount shall be based upon the cost to acquire and fully improve parkland. Dedication of the 7.55-acre park site shall be made prior to issuance of the first grading permits.

## Environmental Assessment

8. The mitigation measures of the environmental assessment shall apply and shall be incorporated into the final plans, prior to issuance of permits. The applicant has submitted a signed statement agreeing to the mitigation measures.

## CC&R's

9. The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning and Zoning for approval in a form to be approved by the City Attorney, to be recorded prior to approval of a final map. The CC&R's shall be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances.
10. The applicant shall submit to the City of Palm Springs, a deposit in the amount of \$2500, for the review of the CC&R's by the City Attorney. A \$250 filing fee, or other fee in effect at the time of submission of the CC&Rs, shall also be paid to the City Planning Department for administrative review purposes.
11. The CC&R's shall have a disclosure statement regarding the location of the project relative to roadway noise, aircraft noise and the widening of Sunrise Parkway in the future. Said disclosure shall inform perspective buyers about traffic, an active recreation park-site and lighted playing fields, noise due to Sunrise Parkway, Indian Canyon Drive, San Rafael Drive and the Palm Springs International Airport, aircraft, and other activities which may occur in this area.
  - a. Prior to issuance of a building permit, the applicant must provide a standard avigation easement and non-suit covenant in a form prescribed and approved by the City Attorney, with reference to present and future owners of the parcel.
  - b. These disclosures shall also be incorporated into a covenant to be recorded on the title of each residential parcel.

## Cultural Resources

12. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.

- a. Given that portions of the project area are within an alluvial formation, the possibility of buried resources is increased. A Native American Monitor shall be present during all ground-disturbing activities.
- b. Experience has shown that there is always a possibility of buried cultural resources in a project area. Given that, a Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning and Zoning and after the consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to investigate and, if necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.
- c. Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning and Zoning Department prior to final inspection.

#### Final Design

13. Final landscaping, irrigation, exterior lighting, and fencing plans shall be submitted for approval by the Department of Planning and Zoning prior to issuance of a building permit. Landscape plans shall be approved by the Riverside County Agricultural Commissioner's Office prior to submittal.
14. The final development plans shall be submitted in accordance with Section 9403.00 of the Zoning Ordinance. Final development plans shall include site plans, building elevations, floor plans, roof plans, landscape plans, irrigation plans, wall and fence plans, exterior lighting plans, sign program, mitigation monitoring program, site cross sections, property development standards and other such documents as required by the Planning Commission. Final development plans shall be submitted within two (2) years of the City Council approval of the preliminary planned development district.
15. An exterior lighting plan for the clubhouse parking lot, in accordance with Zoning Ordinance Section 93.21.00, Outdoor Lighting Standards, shall be submitted for review and approval by the Director of Planning & Zoning prior to the issuance of building permits. Manufacturer's cut sheets of all

exterior lighting on the building and in the landscaping shall be submitted for approval prior to issuance of a building permit. If lights are proposed to be mounted on buildings, down-lights shall be utilized.

- 16. Two story units shall be not be located within 200' of the on the project perimeter, with the exception that they may be on the second row of lots south of Sunrise Parkway.
- 17. Project property development standards:

Table 3: Development Standards - Comparison between current and proposed revision:

Standard	Approved PDD 290 Standards	Proposed Amendment to PDD 290
Land Use	Multi-family/Condominium & Single-family residential	Same
Density	1,150 Units	Same
Minimum Lot Area	4,400 square feet	Same
Minimum Lot Dimension	40 ft. X 100 ft.	
Lot Sizes	4,400 sq. ft. to 14,485 sq. ft.	Same
Minimum Dwelling Size	1,200 square feet	Same
Building Heights	Maximum 25 ft.	Maximum 24 Feet
Single-Family Setbacks: Front from dwelling area Side loaded Front loaded garage Side yard setback Rear yard setback: Lots with exclusive easement rear yards Lots without exclusive easement rear yards Multi-Family:	5 Feet 5 Feet 20 Feet 5 Feet  15 Feet  15 Feet  R-3 Zone Standards applies	10 Feet 5 Feet 18 Feet 5 Feet  3 ft. Min. to PL; 10' Min. & 20' Max to rear lots backing to open space 10 ft. Minimum  Same
Max. Lot Coverage	50%	50%
Primary Access	Sunrise & Indian Canyon	Same

- 18. The Design Review Committee makes the following design recommendations:
  - A. Provide a view fence to the golf course on Indian Avenue.
  - B. Meander walls on Indian Avenue and adjacent to all other public roadways. This shall be reviewed by the Design Review Committee as part of Final PD plans.



- C. Add trees to both sides of the sidewalks, where sidewalks meander, except where conflicts with underground utilities would result.
  - D. Sidewalks and bikeways should be provided on both sides of Sunrise Parkway.
  - E. Add additional trees to the median and landscape area at the Caballeros Road entry.
  - F. Landscape shall be desert landscape, lush but efficient, with low watering requirements. Limit turf to active recreation areas only. Pull turf away from streets, sidewalks and bikeways where possible.
  - G. Architecture must be high quality and well designed. The proposed project architecture is not approved. Restudy the architecture, provide a variety of architectural styles and products and consider the climate and location of the project.
  - H. Include decorative paving, in all driveway areas in multi-family parcels, in order to meet the overall 65% minimum open space requirement, or otherwise demonstrate compliance with the minimum 65% requirement. Minimum open space of 45% is required for Parcels "A" and "B".
19. The lots which back to existing residences on Via San Dimas, shall be redesigned and widened to match the existing lot widths of the subdivision located to the south.

#### GENERAL CONDITIONS/CODE REQUIREMENTS

- 20. The project is subject to the City of Palm Springs Water Efficient Landscape Ordinance. The applicant shall submit an application for Final Landscape Document Package to the Director of Planning and Zoning for review and approval prior to the issuance of a building permit. Refer to Chapter 8.60 of the Municipal Code for specific requirements.
- 21. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official. Refer to Chapter 8.50 of the Municipal Code for specific requirements.
- 22. The grading plan shall show the disposition of all cut and fill materials. Limits of site disturbance shall be shown and all disturbed areas shall be fully restored or landscaped.
- 23. Separate architectural approval and permits shall be required for all signs. A detailed sign program shall be submitted for review and approval by the Planning Commission, prior to issuance of building permits.

24. All roof mounted mechanical equipment shall be screened from all possible vantage points both existing and future per Section 9303.00 of the Zoning Ordinance. The screening shall be considered as an element of the overall design and must blend with the architectural design of the building(s). The exterior elevations and roof plans of the buildings shall indicate any fixtures or equipment to be located on the roof of the building, the equipment heights, and type of screening. Parapets shall be at least 6" above the equipment for the purpose of screening.
25. No exterior downspouts shall be permitted on any facade on the proposed building(s), which are visible from adjacent streets or residential and commercial areas.
26. Perimeter walls shall be designed, installed and maintained in compliance with the corner cutback requirements as required in Section 9302.00.D.
27. The design, height, texture and color of building(s), fences and walls shall be submitted for review and approval prior to issuance of building permits.
28. The street address numbering/lettering shall not exceed eight inches in height.
29. Construction of any residential unit shall meet minimum soundproofing requirements prescribed pursuant to Section 1092 and related sections of Title 25 of the California Administrative Code. Compliance shall be demonstrated to the satisfaction of the Director of Building and Safety.
30. Details of pool fencing (material and color) and equipment area shall be submitted with final landscape plan.
31. Prior to the issuance of building permits, locations of all telephone and electrical boxes must be indicated on the building plans and must be completely screened and located in the interior of the building. Electrical transformers must be located toward the interior of the project maintaining a sufficient distance from the frontage(s) of the project. Said transformer(s) must be adequately and decoratively screened.

#### Parking Design

32. Standard parking spaces shall be 17 feet deep by 9 feet wide; compact sized spaces shall be 15 feet deep by 8 feet wide. Handicap parking spaces shall be 18 feet deep by 9 feet wide plus a 5-foot walkway at the right side of the parking space; two (2) handicap spaces can share a common walkway. One in every eight (8) handicap accessible spaces, but not less than one (1), shall be served by an 8-foot walkway on the right side and shall be designated as "van accessible".

33. Handicapped accessibility shall be indicated on the site plan to include the location of handicapped parking spaces, the main entrance to the proposed structure and the path of travel to the main entrance. Consideration shall be given to potential difficulties with the handicapped accessibility to the building due to the future grading plans for the property.
34. Compact and handicapped spaces shall be appropriately marked per Section 93.06.00.C.10.
35. Curbs shall be installed at a minimum of five (5) feet from face of walls, fences, buildings, or other structures. Areas that are not part of the maneuvering area shall have curbs placed at a minimum of two (2) feet from the face of walls, fences or buildings adjoining driveways.
36. Parking lot light fixtures shall align with stall striping and shall be located two to three feet from curb face.
37. Islands of not less than 9 feet in width with a minimum of 6 feet of planter shall be provided every 10 parking spaces. Additional islands may be necessary to comply with shading requirements.
38. Shading requirements for parking lot areas as set forth in Section 9306.00 of the Zoning Ordinance shall be met. Details to be provided with final landscape plan.
39. Parking stalls shall be delineated with a 4 to 6 inch double stripe - hairpin or elongated "U" design. Individual wheel stops shall be prohibited; a continuous 6" barrier curb shall provide wheel stops.
40. Concrete walks with a minimum width of two (2) feet shall be installed adjacent to end parking spaces or end spaces shall be increased to eleven (11) feet wide.
41. Tree wells shall be provided within the parking lot and shall have a planting area of six feet in diameter/width.

#### Waste Disposal

42. Trash cans shall be screened from view and kept within fifty (50) feet of the street.

#### POLICE DEPARTMENT

43. Developer shall comply with Section II of Chapter 8.04 of the Palm Springs Municipal Code.

#### BUILDING DEPARTMENT

44. Prior to any construction on-site, all appropriate permits must be secured.

## FIRE

45. Street Widths: Sections B-B, private street "A" and Section C-C, Avenida Caballeros are at a minimum width where no parking will be allowed.
46. Turnarounds: The terminus of private street "A" into the Clubhouse area will require an approved turnaround.
47. Building or Complex Gate Locking Devices: Locked gate(s) shall be equipped with a KNOX key switch device or Key box. Contact the fire department at 323-8186 for a KNOX application form. (902.4 CFC)
48. Vertical Fire Apparatus Clearances: Palm Springs Fire Apparatus require an unobstructed vertical clearance of not less than 13 feet 6 inches. (902.2.2.1 CFC)
49. Road Design: Fire apparatus access roads shall be designed and constructed as all weather capable and able to support a fire truck weighing 73,000 pounds GVW. (902.2.2.2 CFC)
50. Residential fire hydrants: Residential fire hydrants shall be installed in accordance with DWA or Mission Springs Water District specifications and standards. No landscape planting, walls, or fencing are permitted within 3 feet of fire hydrants. The Fire Chief or designee may be allowed to consider subsequent information regarding the five-minute response time and change limits where fire sprinklers are required.
51. Mandatory Fire Sprinklers: Project beyond five-minute response time from the closest fire station and therefore requires an automatic Fire Sprinkler System. The developer shall fund or prepare, at the discretion of the Fire Chief, a 5-minute response study to re-evaluate response times to the subject property.

## ENGINEERING

### STREETS

52. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.
53. Coordinate with Sunline Transit Agency regarding required public transit facilities on or adjacent to the development. Any required public transit facilities, including bus stops, turn-outs, bus shelters and furniture, or other miscellaneous public transit improvements shall be furnished, constructed and installed in conjunction with construction of the associated street improvements.

54. Submit street improvement plans for all proposed streets (public and private) to the Engineering Division. The plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to issuance of any building permits.
55. All required off-site public street improvements (San Rafael Drive, Indian Canyon Drive, Sunrise Parkway, Indian Canyon Drive/Sunrise Parkway Traffic Signal, and Avenida Caballeros) shall be constructed prior to development that encompasses over 50% of the entire project, or equivalent to completion of construction prior to issuance of the 619th certificate of occupancy (50% of 1,237 building permits), without regard to approved phasing plans for development or as may be required adjacent to a Final Map or Maps (if the development is phased).

#### INDIAN CANYON DRIVE

56. Dedicate an additional 20 feet to provide the ultimate half street right-of-way width of 50 feet along the entire frontage, together with a property line - corner cut-back at the southeast corner of the intersection of Indian Canyon Drive and Sunrise Parkway in accordance with City of Palm Springs Standard Drawing No. 105.
57. Construct an 8-inch curb and gutter, 38 feet east of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
58. Construct a 35 feet radius curb return and spandrel at the northeast and southeast corners of the intersection of Indian Canyon Drive and Sunrise Parkway in accordance with City of Palm Springs Standard Drawing No. 206.
59. Construct an 8 feet wide cross gutter at the intersection of Indian Canyon Drive and Sunrise Parkway with a flow line parallel with and 38 feet east of the centerline of Indian Canyon Drive in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
60. Install a nuisance water drainage system to intercept storm water runoff at the intersection of Indian Canyon Drive and Sunrise Parkway to minimize nuisance water within the cross gutter, in a manner acceptable to the City Engineer.
61. Construct a meandering, 12 feet wide combination sidewalk and bicycle path along the entire frontage. The sidewalk and bicycle path shall be meandering, as approved by the Director of Planning and Zoning, and constructed with colored Portland Cement concrete. The admixture shall be Palm Springs Tan, Desert Sand, or approved equal color by the Engineering Division.

62. Construct Type A curb ramps at the northeast and southeast corners of the intersection of Indian Canyon Drive and Sunrise Parkway, in accordance with City of Palm Springs Standard Drawing No. 212.
63. Construct a minimum pavement section of 5 inch asphalt concrete pavement over 4 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 340. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
64. Construct a 14-foot wide curbed and landscaped median island along the entire frontage. Provide left turn pockets at Corazon Avenue and Tramview Road. The left turn pockets shall be designed in accordance with Section 405 of the current edition of the Caltrans Highway Design Manual, as approved by the City Engineer. Submit landscaping and irrigation system improvement plans for review and approval by the City Engineer and Director of Planning & Zoning.
65. Construct additional street improvements north of the intersection with the Sunrise Parkway as necessary to provide an additional south bound left-turn lane with a 225 feet long left-turn pocket and associated tapering and widening, as required and approved by the City Engineer. Acquire additional right-of-way for the City of Palm Springs, if necessary, to facilitate the intersection widening improvements.
66. The proposal for a traffic circle or roundabout at the Indian Canyon Drive and Sunrise Parkway intersection, as indicated on Tentative Tract Map 31848, is not approved.

#### SAN RAFAEL DRIVE (WEST OF INDIAN CANYON DRIVE)

67. Construct street improvements (asphalt pavement widening, traffic striping and related improvements) as necessary to widen the west leg of the San Rafael Drive and Indian Canyon Drive intersection, in a manner that improves intersection capacity acceptable to the City Engineer.

#### SAN RAFAEL DRIVE (EAST OF INDIAN CANYON DRIVE)

68. Construct an 8-inch curb and gutter, 32 feet north of centerline along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.

69. Construct a 12 feet wide combination sidewalk and bicycle path along the entire frontage. The sidewalk and bicycle path shall be meandering, as approved by the Director of Planning and Zoning, and constructed with colored Portland Cement concrete. The admixture shall be Palm Springs Tan, Desert Sand, or approved equal color by the Engineering Division.
70. Construct a minimum pavement section of 3 inch asphalt concrete pavement over 6 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 330. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

#### AVENIDA CABALLEROS (PUBLIC)

- 71A. An application shall be submitted for the vacation of existing public right-of-way provided for the construction of a "future street" extending westerly of Avenida Caballeros located approximately 560 feet north of San Rafael Drive, and existing public right-of-way provided for the future westerly extension of Via San Dimas. Excess right-of-way shall be vacated to provide for a right-of-way line 30 feet west of the existing centerline of Avenida Caballeros.
- 71B. The west side of Avenida Caballeros shall be de-annexed from Parkway Maintenance District #8 and maintained by the developer's HOA. The developer shall pay fees to the City necessary to revise the Engineer's report to accomplish this de-annexation.
72. Remove the existing curb ramps, curb returns, spandrels, cross-gutters, and asphalt pavement constructed for a "future street" extending westerly of Avenida Caballeros located approximately 560 feet north of San Rafael Drive, and constructed for the future westerly extension of Via San Dimas.
73. Construct an 8 inch curb and gutter, 20 feet west of centerline at the location of a "future street" extending westerly of Avenida Caballeros located approximately 560 feet north of San Rafael Drive, and located at the westerly extension of Via San Dimas, in accordance with City of Palm Springs Standard Drawing No. 200.
74. Construct a 5 feet wide sidewalk behind the curb at the location of a "future street" extending westerly of Avenida Caballeros located approximately 560 feet north of San Rafael Drive, and located at the westerly extension of Via San Dimas in accordance with City of Palm Springs Standard Drawing No. 210.

75. Remove the existing barricade and make appropriate repairs and improvements necessary to construct and extend Avenida Caballeros onto the proposed development.

## SUNRISE PARKWAY

76. The following recommendations regarding the construction of the Sunrise Parkway are, in some cases, inconsistent with the proposed improvements identified on Tentative Tract Map 31848, specifically as indicated in Section D-D "Sunrise Parkway" on Sheet 1. The Tentative Tract Map details regarding the Sunrise Parkway shall be considered as modified by the recommendations specified by these conditions of approval.
77. The alignment shall be revised, or easements shall be reserved on the final map, such that minimum safe stopping site distance, in accordance with the California Highway Design Manual, is achieved for a 45 mile per hour design speed throughout those segments of the Sunrise Parkway with a proposed centerline radius of 300 feet and 500 feet. Measures to require minimum safe stopping distance shall be submitted to the City Engineer for review and approval prior to submittal of street improvement plans for the Sunrise Parkway, and/or the first Final Map prepared within the development.
78. Dedicate 50 feet to provide the ultimate half street right-of-way width of 50 feet along that portion extending from the easterly property line and through the right-of-way transition from Sunrise Way to the Sunrise Parkway.
79. Acquire additional right-of-way east of the east property line (on off-site property) as necessary to provide a full 100 feet right-of-way for the Sunrise Parkway, from the end of Sunrise Way and extending west of the east property line.
80. Dedicate 100 feet to provide the ultimate right-of-way width of 100 feet along the entire frontage, from the easterly property line to Indian Canyon Drive.
81. Construct an 8-inch curb and gutter, 32 feet each side of centerline along the entire frontage, from the East Entrance to the transition from Sunrise Way in accordance with City of Palm Springs Standard Drawing No. 200.
82. Construct an 8-inch curb and gutter, 20 feet each side of centerline along the entire frontage, from the North Entrance to the East Entrance in accordance with City of Palm Springs Standard Drawing No. 200.
83. Construct intersection widening and curb tapers as necessary to provide separate turning lanes (east bound right-turn and west bound left-turn



- lanes) into the North Entrance and East Entrance, as approved by the City Engineer. The parkway shall transition north of the entry to the Four Seasons project from the 64 foot wide Sunrise Way cross section to the 40 wide cross section.
84. Construct an appropriate transition with curb tapers as necessary to transition from the northerly end of existing improvements for Sunrise Way to the Sunrise Parkway, as approved by the City Engineer. A proposal to transition from Sunrise Way to the Sunrise Parkway shall be submitted to the City Engineer for review and approval prior to submittal of street improvement plans for the Sunrise Parkway, and/or the first Final Map prepared within the development.
  85. Construct a 25 feet radius curb return and spandrel at each side of the intersection of the Sunrise Parkway and the North Entrance and East Entrance in accordance with City of Palm Springs Standard Drawing No. 206.
  86. Construct an 8 feet wide cross gutter at the intersection of the Sunrise Parkway and the North Entrance and East Entrance in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
  87. Construct 12 feet wide combination sidewalk and bicycle path along the both sides of the entire frontage. The sidewalk and bicycle path shall be meandering, as approved by the Director of Planning and Zoning, and constructed with colored Portland Cement concrete. The admixture shall be Palm Springs Tan, Desert Sand, or approved equal color by the Engineering Division.
  88. Construct Type A curb ramps at each side of the intersection of the Sunrise Parkway and the North Entrance and East Entrance, in accordance with City of Palm Springs Standard Drawing No. 212.
  89. Construct a minimum pavement section of 3 inch asphalt concrete pavement over 6 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to edge of proposed gutter (full width) along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
  90. Provide adequate measures for drainage of surface storm water runoff from the Sunrise Parkway into adjacent landscaped parkways. Intercept and convey runoff through catch basins and minor storm drain systems to detention basins within the landscaped parkways in order to accommodate 10-year storm water runoff, or provide other measures

acceptable to the City Engineer to accommodate surface runoff along the Sunrise Parkway.

#### AVENIDA CABALLEROS (PRIVATE)

91. Dedicate a private street easement 61 and 66 feet wide as shown on Tentative Tract Map 31848, and an easement to the City of Palm Springs for service and emergency vehicles and personnel with right of ingress and egress over the private street.
92. Construct a wedge curb, meeting City Engineer approval, 30 feet on both sides of centerline along the entire frontage, with 25 feet radius curb returns and spandrels (where required) at intersecting on-site streets in accordance with City of Palm Springs Standard Drawing No. 206.
93. Construct 6 feet wide cross-gutters at all intersections (where required) in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
94. Construct a 6 feet wide meandering sidewalk along the east side of the entire frontage from the existing northerly end of Avenida Caballeros to Street "G" in accordance with City of Palm Springs Standard Drawing No. 210.
95. Construct a 12-foot wide curbed and landscaped median island at various locations as shown on Tentative Tract Map 31848.
96. Construct a minimum pavement section of 3 inch asphalt concrete pavement over 6 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

#### ON-SITE (PRIVATE) STREET "A"

97. Dedicate a private street easement 51 feet wide as shown on Tentative Tract Map 31848, and an easement to the City of Palm Springs for service and emergency vehicles and personnel with right of ingress and egress over the private street.
98. Dedicate a 10 feet wide public utility easement along each side of the private street.
99. Construct a wedge curb, meeting City Engineer approval, 25 feet on both sides of centerline along the entire frontage, with 25 feet radius curb returns and spandrels (where required) at intersecting on-site streets in accordance with City of Palm Springs Standard Drawing No. 206.

100. Construct 6 feet wide cross-gutters at all intersections (where required) with a flow line parallel with and 25 feet from the centerline of the intersecting street in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
101. Construct a 6 feet wide sidewalk along both sides of Street "A" from the Sunrise Parkway to the gated entry in accordance with City of Palm Springs Standard Drawing No. 210.
102. Construct a 10-foot wide curbed and landscaped median island at various locations as shown on Tentative Tract Map 31848.
103. Construct a minimum pavement section of 3 inch asphalt concrete pavement over 6 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

#### ON-SITE (PRIVATE) STREETS "B" THRU "U"

104. Dedicate a private street easement 37 feet wide, and an easement to the City of Palm Springs for service and emergency vehicles and personnel with right of ingress and egress over the private streets.
105. Dedicate a 10 feet wide public utility easement along each side of the private streets.
106. Construct a wedge curb, meeting City Engineer approval, 18 feet on both sides of centerline along the entire frontage, with 25 feet radius curb returns and spandrels (where required) at intersecting on-site streets in accordance with City of Palm Springs Standard Drawing No. 206.
107. Construct 6 feet wide cross-gutters at all intersections (where required) with a flow line parallel with and 18 feet from the centerline of the intersecting street in accordance with City of Palm Springs Standard Drawing No. 200 and 206.
108. All on-site street "knuckles" and cul-de-sac's shall be constructed in accordance with City of Palm Springs Standard Drawing No. 101 and 104.
109. All on-site streets shall have a minimum centerline radius of 130 feet.
110. Construct a minimum pavement section of 2½ inch asphalt concrete pavement over 4 inch aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, in accordance with City of

Palm Springs Standard Drawing No. 110. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.

## SANITARY SEWER

- ~~444. Connect all sanitary facilities to the City sewer system. The on-site sewer system shall be connected to the City's public sewer system through a standard lateral connection, and not at a sewer manhole.~~
112. If necessary to provide public sewer service to the easterly portion of the subject property, construct an extension of the existing 15-inch public sewer main within the approved alignment for the Sunrise Parkway, extending to the required point of connection.
113. Construct an 8-inch sewer main within all on-site private streets and connect to the public sewer main as required to the existing public sewer main in Avenida Caballeros, San Rafael Drive or Sunrise Way.
- ~~444. All on-site sewer systems shall be public. Provisions for maintenance of the on-site sewer system shall be included in Codes, Covenants and Restrictions (CC&R's) for this project, and shall be provided to the City Engineer for review and approval prior to approval of the final map.~~
115. Submit sewer improvement plans prepared by a Registered Civil Engineer to the Engineering Division. The plans shall be approved by the City Engineer prior to issuance of sewer construction permits.
116. All ~~extended public~~ sewer mains constructed by the developer and to become part of the City sewer system shall be televised by the developer prior to acceptance of the sewer line(s).

## GRADING

117. Submit a Rough Grading Plan prepared by a California registered Civil Engineer to the Engineering Division for review and approval. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Building Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella

Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Building Department with current and valid Certificate(s) of Completion from AQMD for staff, that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact Elio Torrealba at AQMD at (909) 396-3752, or at etorrealba@AQMD.gov. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Building Department prior to approval of the Grading plan. The Grading Plan shall be approved by the City Engineer prior to issuance of any grading or building permits.

The first submittal of the Grading Plan shall include the following information: Copy of signed Conditions of Approval from Planning Department; Copy of Site Plan stamped approved and signed by the Planning Department; Copy of current Title Report; Copy of Soils Report; and a copy of the associated Hydrology Study/Report.

118. Drainage swales 3 feet wide and 6 inches deep shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the adjacent streets.
119. A National Pollutant Discharge Elimination System (NPDES) stormwater permit, issued from the California Regional Water Quality Control Board (Phone No. 760-346-7491) is required for the proposed development. A copy of the executed permit shall be provided to the City Engineer prior to approval of the Grading Plan.
120. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), a cash bond of two thousand dollars (\$2,000.00) per acre shall be posted with the City for dust control purposes associated with grading activities on the property.
121. A soils report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the soils report shall be submitted to the Building Department and to the Engineering Division prior to approval of the Grading Plan.
122. Contact the Building Department to get information regarding the preparation of the PM-10 (dust control) plan.
123. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in

the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

## DRAINAGE

124. Accept all stormwater runoff passing through and falling onto the site and conduct all stormwater runoff to approved drainage structures as described in the Preliminary Hydrology Report for the "Palm Springs Village Tract Map No. 31848", prepared by Mainiero, Smith and Associates, originally dated October 16, 2003. The Hydrology Report shall be finalized to include catch basin sizing, storm drainpipe sizing, and retention/detention basin sizing calculations and other specifications for construction of required on-site storm drainage improvements.
125. Submit storm drain improvement plans for all on-site storm drainage system facilities for review and approval by the City Engineer.
126. The project is subject to flood control and drainage implementation fees and/or construction of drainage facilities in accordance with the approved Master Drainage Plan for the Palm Springs Area. The acreage drainage fee at the present time is \$6,511 per acre per Resolution No. 15189 and shall be paid prior to issuance of building permits. The developer may receive credit toward drainage acreage fees otherwise due with regard to the estimated cost of the construction of Storm Drain Line 3 Laterals 3B, 3C, and 3D. Coordination with Riverside County Flood Control District (RCFC) shall be required to determine credit for deletion of previously Master Planned storm drain facilities, and to determine that the proposed on-site storm drainage system provides an acceptable alternative to the construction of the Master Planned storm drain facilities. If required as a condition of credit for storm drainage implementation fees, a cooperative agreement between the developer, the City of Palm Springs, and RCFC shall be established to identify the specific credit for storm drainage implementation fees related to the deletion of Laterals 3B, 3C, and 3E from the Master Drainage Plan. Collection of storm drainage implementation fees shall continue to be required, however, for future construction of Master Planned storm drain facilities adjacent to the project, including Storm Drain Line 3, Lateral 3A and Lateral 3E.
127. Construct required drainage improvements, including but not limited to catch basins, storm drain lines, and outlet structures, for drainage of on-site streets into retention basins, as described in a final Hydrology Report for Tentative Tract Map 31848 as approved by the City Engineer.
128. All on-site storm drain systems shall be privately maintained by a Homeowners Association and or Golf Course owner. Provisions for

maintenance of the on-site storm drain systems shall be included in Codes, Covenants and Restrictions (CC&R's) for this project, and shall be provided to the City Engineer for review and approval prior to approval of the final map.

## GENERAL

129. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
130. All proposed utility lines shall be installed underground.
131. All existing utilities shall be shown on the improvement plans. The existing and proposed service laterals shall be shown from the main line to the property line.
132. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
133. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code, all existing overhead electrical lines of thirty-five thousand volts or less and overhead service drop conductors, and all gas, telephone, television cable service, and similar service wires or lines, which are on-site, adjacent to, and/or transecting the property, shall be installed underground unless specific restrictions are shown in General Orders 95 and 128 of the California Public Utilities Commission, and service requirements published by the utilities.

The existing overhead utilities across the west property line adjacent to Indian Canyon Drive may meet the requirement to be installed underground. The developer is advised to investigate the nature of these utilities, and the availability of undergrounding these utilities with respect to adjacent and off-site properties. If utility undergrounding cannot be achieved with a reasonable effort, the developer is advised to present its case for a waiver of the Municipal Code requirement, if appropriate, to the Planning Commission and/or City Council as part of its review and approval of this project. The developer is cautioned that, absent specific information or documentation as to the ability to underground existing overhead utilities, a waiver of this requirement may not be allowed, and the requirement may continue to be imposed upon the development.

If utility undergrounding is deferred in accordance with specific direction by the Planning Commission and/or City Council, the record property owner shall enter into a covenant agreeing to underground all of the existing overhead utilities required by the Municipal Code in the future upon request of the City of Palm Springs City Engineer at such time as deemed necessary. The covenant shall be executed and notarized by the property owner and submitted to the City Engineer prior to issuance of a grading permit. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. Nothing shall be constructed or planted in the corner cut-off area of any driveway or intersection which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

134. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed per City of Palm Springs Standard Drawing No. 904.

#### MAP

135. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Division as part of the first review of the Final Map. The Final Map shall be approved by the City Council prior to issuance of building permits. In the event the Tentative Tract Map is phased into multiple Final Maps, the developer shall submit appropriate security for construction of all required off-site public street improvements with the first Final Map submitted for approval.
136. Abandonment of record easements across the property shall be performed in conjunction with or prior to approval of a final map. The easements, identified as an easement to Southern California Edison recorded December 14, 1948, in Book 1035, Page 417; and an easement to Southern California Edison recorded as Document No. 72-160821, shall be extinguished, quit-claimed, relocated or abandoned to facilitate development of the subject property. Without evidence of the abandonment of these easements, proposed individual lots encumbered by these existing record easements are rendered unbuildable, until such time as these easements are removed of record and are not an encumbrance to the affected lots.

#### TRAFFIC

137. Furnish and install a 9500-lumen high-pressure sodium vapor safety street light with glare shield on a marbelite pole on the southwest corner of the



Sunrise Parkway and the East Entrance. The developer shall coordinate with Southern California Edison for required permits and work orders necessary to provide electrical service to the street light.

138. Furnish and install a 9500-lumen high-pressure sodium vapor safety street light with glare shield on a marbelite pole on the southwest corner of the Sunrise Parkway and the North Entrance. The developer shall coordinate with Southern California Edison for required permits and work orders necessary to provide electrical service to the street light.
139. Submit traffic striping and signage plans prepared by a California registered Civil Engineer to the Engineering Division for review and approval. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements.
140. Install street name signs at each street intersection in accordance with City of Palm Springs Standard Drawing No. 620-625.
141. A 30 inch "STOP" sign and standard "STOP BAR" and "STOP LEGEND" shall be installed in accordance with City of Palm Springs Standard Drawing No. 620-625 at on-site street intersections as required by the City Engineer.
142. The following mitigation measures, as determined by the report titled "Palm Springs Village Planned Development District Traffic Impact Study," prepared by Endo Engineering dated September 2003 (as amended) shall be addressed as follows:
  - A. Design and install a traffic signal at the Indian Canyon Drive and Sunrise Parkway intersection. Installation of the traffic signal shall be required in conjunction with the complete extension of the Sunrise Parkway from Sunrise Way to Indian Canyon Drive; or, shall be required in conjunction with construction of the Sunrise Parkway from Indian Canyon Drive to the North Entrance and issuance of the 100th certificate of occupancy within the development. The developer may request preparation of a Reimbursement Agreement, which may allow for reimbursement of up to 82.9% of the total cost to design and install the traffic signal. If requesting a Reimbursement Agreement, the developer shall submit a \$2,000 deposit for preparation of the Reimbursement Agreement by the City Attorney, and shall be subject to actual costs required for its preparation.
  - B. Install traffic striping improvements at the Avenida Caballeros and San Rafael Drive intersection to provide a south bound left-turn lane, south bound through/right-turn lane, additional west bound through lane, north bound left-turn lane, and north bound through/right-turn lane. Traffic striping shall be installed in conjunction with the extension of Avenida Caballeros through the proposed development.

- C. Provide a northbound left-turn lane and northbound right-turn lane at the North Entrance and Sunrise Parkway; including a north bound stop control.
- D. Provide an eastbound left-turn lane and eastbound right-turn lane at the East Entrance and Sunrise Parkway; including an east bound stop control.
- E. Payment in an amount equal to 44.7% of the cost to design and install a traffic signal at the intersection of San Rafael Drive and Sunrise Way shall be made to the City. Payment shall be reimbursed to others responsible for the design and installation of the traffic signal, in accordance with the terms of a Reimbursement Agreement between the City and the responsible parties. Payment shall be made within 30 days notice to the developer.
- F. Payment in an amount equal to 15.5% of the estimated cost to construct an additional southbound left-turn lane at the Sunrise Way and Vista Chino intersection shall be made to the City. An engineer's estimate for the construction of the required improvement shall be submitted to the City Engineer for review and approval prior to approval of a Final Map. Payment shall be made prior to issuance of a certificate of occupancy.
- G. Payment in an amount equal to 11.0% of the cost to construct an additional northbound right-turn lane and southbound left-turn lane at the Farrell Drive and Vista Chino intersection shall be made to the City. An engineer's estimate for the construction of the required improvement shall be submitted to the City Engineer for review and approval prior to approval of a Final Map. Payment shall be made prior to issuance of a certificate of occupancy.
143. A minimum of 48 inches of sidewalk clearance shall be provided around all street furniture, fire hydrants and other aboveground facilities for ADA accessibility.
144. All damaged, destroyed, or modified pavement legends and striping associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a certificate of occupancy.
145. Construction signing, lighting and barricading shall be provided for on all projects as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with State of California, Department of Transportation, "Manual of Traffic Controls for Construction and Maintenance Work Zones" dated 1996, or subsequent additions in force at the time of construction.

146. This property is subject to the Transportation Uniform Mitigation Fee,  
which shall be paid prior to issuance of building permits.

**5. FREEHOLD COMMUNITIES, LLC, FOR AN AMENDMENT TO THE ARCHITECTURAL STANDARDS, OPEN SPACE AND LANDSCAPING PLANS FOR THE AVALON DEVELOPMENT; A PREVIOUSLY APPROVED PROJECT CONSISTING OF 1,150 RESIDENTIAL UNITS, 18-HOLE GOLF COURSE, CLUBHOUSE, POOL, SPA, TENNIS COURTS, AND A PARK LOCATED ALONG THE NORTH SIDE OF SAN RAFAEL DRIVE, EAST OF NORTH INDIAN CANYON DRIVE, SOUTH OF THE WHITEWATER RIVER AND WEST OF SUNRISE WAY, ZONE PDD 290, SECTION 35 (CASE 5.0982-PD 290).(ER)**

Principal Planner Robertson provided an overview of the proposed changes to the previously approved project.

Chair Fredricks clarified what the AAC will be reviewing/approving.

Member Secoy-Jensen verified:

- The number of residential units.
- Is it a gated community?
- Was the project originally gated in 2004?

BRAD SHUCKHART, Freehold Community, regional development manager, provided background information on the site and an overview of the revised plans.

COLIN LIU, Hidey Architects, provided details on the architecture and design of the development.

PAUL HADEN, C2 Collaborative Landscape Architects, provided details on the landscape plan throughout the development.

**PUBLIC COMMENT:**

PAUL HENDRICKSON, resides across the street, said they've had a positive relationship with the developer; however would like to make sure privacy, height restrictions and traffic issues will be addressed.

HARRY COURTWRIGHT, Palermo, board member, spoke in support of the project; however expressed concern about the height (will be surrounded on the east and north side) and traffic issues.

JIM RUSH, Four Seasons, general manager, appreciates that the developer has done the neighborhood outreach and supports the amendment.

Member Song verified the details of the clubhouse and walking paths. She asked if retail shops were considered and verified details of the streetscape.

Chair Fredricks requested clarification and/or had questions:

- The exclusive use of easements.
- Will they be fenced off?
- Will there be a continuity of fences?

Member Secoy-Jensen likes the approach of encouraging an active lifestyle and asked if bike paths were considered. She questioned if parking spaces will be available at the social gathering spaces - (street parking on private streets).

Vice-Chair Cassady asked if thought has been given to what the HOA fees will be to maintain the open-space.

Member Song requested details on the street parking and five foot setbacks on 50' and 60' lots.

Member Secoy-Jensen thinks it a creative approach and likes the references to the local architects. She believes the development could benefit from more tennis courts and thinks that a restaurant could be a great amenity. She noted that this is a windy part of the city and is something to consider with all the trees and decomposed granite.

Chair Fredricks said this is a big improvement and agreed that this is windy and dusty area. He suggested a community lap pool for a development of this size and agreed that a restaurant would be great.

Member Song expressed concern about the street parking for the 40' lots. She would like to see a massing study to understand the development standards and thinks the 3 styles for the homes may be limiting the design for the 700+ homes.

Member Secoy-Jensen requested details on the exterior wall - (can condition as part of the final landscape plan.)

Vice-Chair Cassady suggested using the Alexander's as an example for variety in the architectural elevations.

Member Purnel said this is a fresh approach for the reuse of the golf course. He likes the citrus connecting to the desert; and suggested dates as part of the orchards as a connection to the existing agriculture. He supports the restaurant and noted concern with the density of the streetscape.

M/S/C (Song/Secoy-Jensen, 5-0-3 Lockyer, Miller, Rotman) Approve with conditions:

1. Further studies on the setback and height requirements as a block study.
2. Clarify the master developer's role for improvements (perimeter wall, view fencing) versus individual housing developer.
3. Landscape Master Plan to come back to the AAC and include the perimeter wall.

**6. ELECTION OF OFFICERS:**

**6A. ELECTION OF CHAIR**

**6B. ELECTION OF VICE-CHAIR**

Chair Fredricks suggested postponing the Election of Officers until September 6th when the full body is in place. The AAC concurred.

**COMMITTEE MEMBER COMMENTS:**

**STAFF MEMBER COMMENTS:**

Planning Director Fagg provided an update on the new appointments made to the AAC. He reported that a Joint AAC/Planning Commission orientation is tentatively scheduled for September 14th.

**ADJOURNMENT:** The Architectural Advisory Committee adjourned at 5:19 pm to the next regular meeting at 3:00 pm on Monday, July 18, 2016, Council Chamber, City Hall, 3200 East Tahquitz Canyon Way, Palm Springs.

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Flinn Fagg, AICP  
Director of Planning Services



## TERRA NOVA PLANNING & RESEARCH, INC.

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September 3, 2016

Mr. Edward Robertson  
Principal Planner  
City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

RE: CEQA Evaluation, Revised Avalon Project

Dear Edward:

The City is currently considering an application that will result in the modification of the partially completed Avalon project. The project was originally processed in 2004, and consisted of General Plan Amendments, a Planned Development District and a Tentative Tract Map. The resulting project would have included an 18 hole golf course, 1,150 residential units and a park on 309.4 acres located at the northeast corner of Indian Canyon Drive and San Rafael Road.

This analysis focuses specifically on the CEQA documentation for the project. In this regard, we have reviewed:

- The Initial Study for TTM 31848, Case No. 5.0982-GPA-PDD-290
- The "Avalon Final Map Phasing Exhibit"
- The previously submitted application materials
- The currently submitted application materials for the "Miralon" project.
- The "Technical Memorandum" prepared by PACE to analyze landscaping water demand for the currently proposed project.
- The "Memorandum" prepared by Amy Freilich to analyze air quality impacts associated with the currently proposed project.

### Project Environmental Review Background

In 2004, the City processed an Initial Study for multiple General Plan Amendments (GPA) pertaining to circulation around the project site, including the deletion of Avenida Caballeros and the addition of Sunrise Parkway, and the deletion of two school sites; a Planned Development District (PDD), and a Tentative Tract Map (TTM). The Initial Study considered the impacts of the GPA, PDD and TTM and the resulting golf course, 1,236 residential units and public park.

The Initial Study determined that potentially significant impacts would result in the following CEQA issue areas:

- Air Quality

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Resources
- Noise
- Public Services
- Traffic and Circulation
- Utilities and Service Systems

The Initial Study identified, for each issue area, mitigation measures which reduced the project impacts to less than significant levels. As a result of the findings of the Initial Study, a Mitigated Negative Declaration was prepared and approved by the City.

Following approval, the site was graded, the golf course was created, utilities were installed, pads and interior streets were created, and some perimeter improvements were partially completed. As a result of the recession of 2008, the site was abandoned, and the golf course, although still laid out, has been badly degraded.

#### Current Project

The City is currently reviewing an application which would modify the previously approved project. The currently proposed project includes:

- The elimination of the 97 acre 18 hole golf course and replacement with hiking and biking trails, three dog parks, community gardens, lakes and olive orchards.
- A community clubhouse on a 5 acre site.
- 1,150 residential units (752 single family and 398 multi-family units), consistent with the number of units approved for the original project.
- The dedication and improvement of surrounding streets.

The PDD for the proposed project is proposed for minor modifications, but will permit the same types of residential units as the currently approved PDD. The Tract Map, which was recorded, remains the same, so that lot sizes and layout will not change. The architectural style proposed within the project is Modernist in nature, and includes one and two story single family homes, and attached and detached multi-family homes.

#### **CEQA Considerations**

The amended application constitutes a “project” as defined by CEQA. CEQA grants each Lead Agency the right to consider the need for additional CEQA review for projects that are part of a larger project for which an EIR or Mitigated Negative Declaration has previously been prepared.

In this case, the City completed a Mitigated Negative Declaration (MND) for the entire project area, and correctly analyzed the “worst case” scenario, or maximum potential impacts, of the project as a whole. The currently proposed project is within the intensity, land use and density parameters identified in that original MND.



As stated in CEQA Section 15162:

*“When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:”*

The CEQA Section goes on to identify 3 specific criteria which must be met in order to preclude further analysis. The following describes each of these criteria, and determines whether additional analysis is needed for the currently proposed Miralon project.

*“Substantial changes are proposed in the project which will require major revisions of the previous...negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.”*

The currently proposed project will eliminate the proposed 97 acre golf course, and replace it with desert landscaped areas, trails, olive orchards, community gardens and parks. The residential unit count will remain the same. The site has been graded, but will require precise grading to return the area to buildable condition, and to modify the previous golf course to accommodate the alternative landscaping proposed.

The proposed project would result in impacts that are consistent with those previously analyzed. The amount of area previously dedicated to golf course will be developed in a mix of open space uses that will be consistent in terms of area to the previously analyzed project. The number of residential units will be the same as that previously analyzed. As a result, impacts to Air Quality, Geology and Soils, Hydrology, Noise, Public Services, Traffic and Circulation, Utilities and Service Systems would be equivalent to those previously analyzed, and would require the same mitigation measures as those proposed in the MND. Impacts to Biological Resources and Cultural Resources will be less, because the site has been graded and any native habitat or species, or cultural resources, have been removed by that grading activity. Since previous grading of the site was conducted under the mitigation requirements of the previously approved MND, however, no new impact would result.

Impacts associated with Aesthetics would be marginally less than those previously analyzed, insofar as a higher number of single story units are currently proposed. Impacts associated with visual character will be similar to those previously analyzed, insofar as the mix of open space and residential development will be equivalent to that previously analyzed.

Impacts associated with Hazards & Hazardous Materials will remain less than significant, but will change somewhat, because of the inclusion of the large areas of olive groves proposed for the project site. The golf course would have required the use of fertilizer, pesticides, herbicides and similar products for ongoing maintenance. The groves will require similar products, but these products may be different from those used at a golf course. In either instance, however, the use, storage and transport of these materials is strictly regulated by the County Department of Environmental Health and the City's Fire Department, and the currently proposed project will be

subject to those standards and requirements, just as the golf course would have been subject to them.

Impacts associated with Water Resources are likely to be less than those previously analyzed, insofar as the intensive use of water required for a golf course will be reduced by the development of 33 acres of desert landscaping, and the creation of olive groves, which require a lower water demand. Residential water demand will be equivalent to that previously analyzed, since the number and type of residential units proposed are consistent with those previously analyzed.

Impacts associated with Agriculture, Land Use & Planning, Mineral Resources, Population & Housing, and Recreation would be equivalent to those identified in the approved MND, and would remain less than significant, because the project modifications retain the same characteristics as the previously approved project. That is to say that recreational/common areas remain essentially in the same layout as previously considered, residential development will occur in the same locations as previously analyzed, and the only proposed physical change will be associated with the character of the open space.

Overall, the proposed project will not result in a new significant environmental effect, nor will there be a substantial increase in the severity of previously identified significant effects.

*“Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous ...Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;”*

There has been no substantial change in the area surrounding the proposed project, nor has development in the area surrounding the proposed project resulted in a change in the character or environment of the area. Because of the recession of 2008, projects proposed in the general area were not undertaken, and land remains substantially in the same condition as it did when the project was approved. The only project constructed in the area since project approval is Palermo, as the northeast corner of San Rafael and Indian Canyon Drive. This project, partially developed, was constructed during the same timeframe as the mass grading and golf course. The project consists of two story residential units, and is compatible with the development proposed by the current project.

There has been no substantial change in General Plan or Zoning designations in the area of the proposed project, and development types surrounding the project are expected to be consistent with the anticipated development types at the time the MND was prepared. There has been no change in the circulation system in the area surrounding the proposed project. The City has amended the General Plan to reflect the addition of Sunrise Parkway, and has included that roadway in its currently adopted General Plan.

*“New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous ... Negative Declaration was adopted, shows any of the following:*

- (A) The project will have one or more significant effects not discussed in the previous...negative declaration;*
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
- (C) Mitigation measure or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;*
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As described above, there has been no change in the character, build out, land use designations or zoning of the area covered by the proposed project, or its surroundings.

The City did adopt an updated General Plan in 2007. That document included a number of new or changed policies. However, those policies are not in conflict with the proposed project. The land use designation for the project site in the 2007 General Plan reflects the layout of the proposed project, and designations for Low Density and Medium Density Residential in locations that are consistent with the locations now proposed for the current project. Similarly, the lands previously identified for golf course development are designated Open Space – Recreation in the General Plan.

The provisions of PD 290, which was approved in lieu of a Zone Change, remains in effect, and includes minor modifications which will have no impact on the type, character or intensity of proposed development.

The project is consistent or less impacting than the previously approved MND, as described above. No new significant effects have been identified. The project will be subject to the same mitigation measures as those previously approved. Because the project has consistent or less impact than the previously approved project, those mitigation measures will be sufficient to address and mitigate the impacts of the current project. There are no new mitigation measures, or alternatives to the project that are different from those previously analyzed, and because of the consistency of the two projects, no change is required to reduce the significant effects of the project on the environment.

#### Conclusions Regarding Section 15162

As analyzed above, the proposed project does not require a subsequent MND, because impacts of the proposed project have been analyzed; no new impacts have been identified; and no new information changes the conditions under which the project will be implemented.

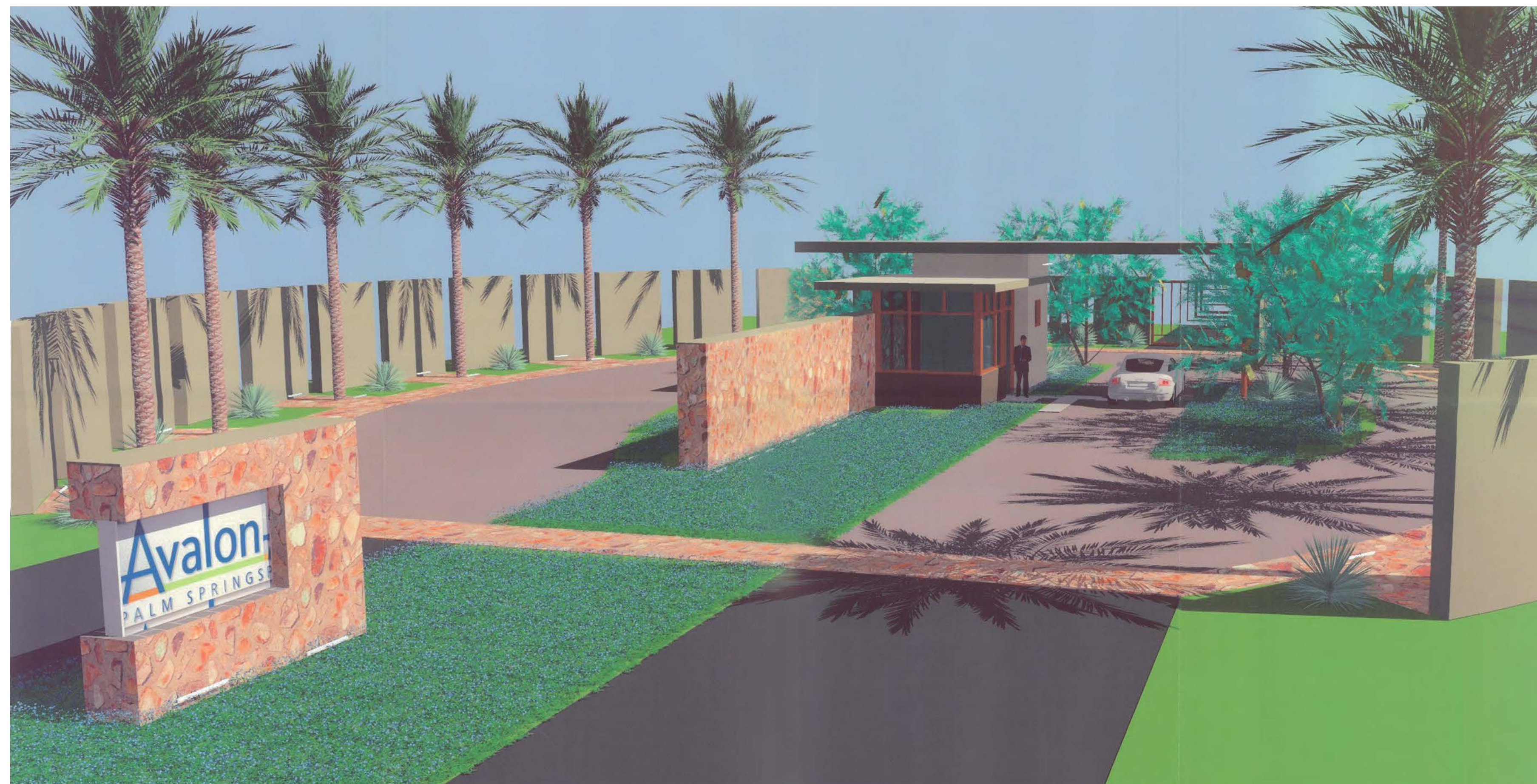
Conclusion

As analyzed above, the proposed project has been considered under the Initial Study prepared for the 2004 project. The changes resulting from the conversion of the golf course to olive groves, open space, parks and trails, as well as the minor modifications to the PDD will be consistent with the impacts identified in the approved MND, and in some cases will reduce potential impacts. No changed circumstances, changes in the environment or changes in regulations have occurred since the approval of the MND that would result in a need for additional analysis or mitigation. Based on the requirements of Public Resources Code and the CEQA Guidelines, no additional environmental analysis is required for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Sauviat Criste". The signature is fluid and cursive, with the first name being the most prominent.

Nicole Sauviat Criste  
Principal



APPROVED



REFINED

DISCLAIMER: PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE BASED UPON FINAL FLOOR PLAN LAYOUT, ENGINEERING AND DESIGN.

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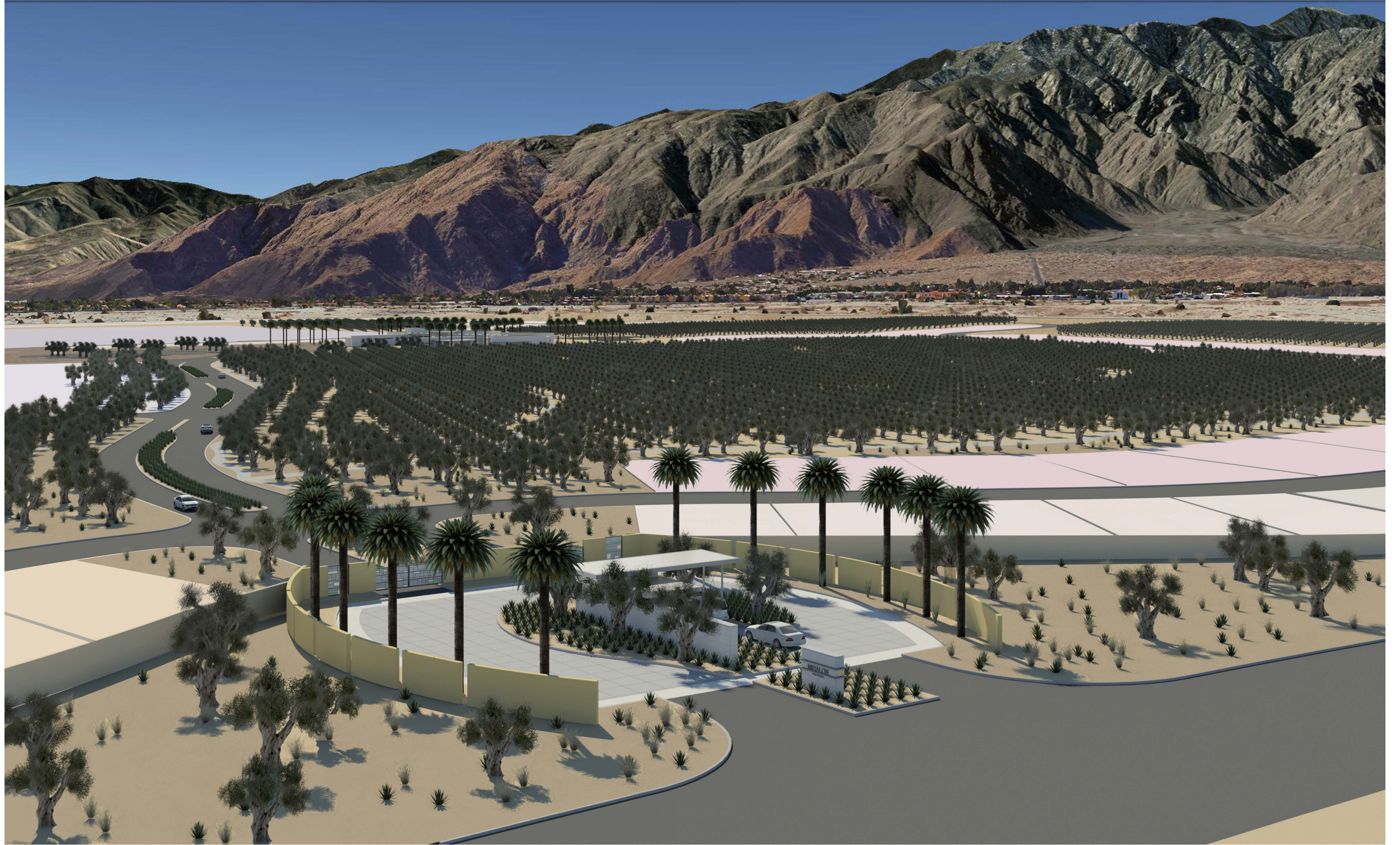
ROBERT HIDEY ARCHITECTS  
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 4301 WICKENBURG DRIVE, SUITE 200, PLACENTIA, CA 92669 TELEPHONE 951 242 6440  
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ENTRY GUARD STRUCTURE

**MIRALON**  
 PALM SPRINGS, CA

**R H A**  
 ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 16002  
 08/25/2016



OVERALL SITE PLAN

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MIRALON

PALM SPRINGS, CA

R H A

ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 16002  
08/25/2016

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3A

1C

2C

3B

1A

2B

40' WIDE SFD PRODUCT STREET SCENE



2A

1C

3B

2C

1B

3A

60' WIDE SFD PRODUCT STREET SCENE



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STREET SCENES

MIRALON

PALM SPRINGS, CA

R H A

ROBERT HIDEY ARCHITECTS

PROJECT NUMBER: 16002  
 08/25/2016



3A

1C

2C

3B

1A

2B

40' WIDE SFD PRODUCT STREET SCENE



2A

1C

3B

2C

1B

3A

60' WIDE SFD PRODUCT STREET SCENE



3D VIEW STREET SCENES

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PALM SPRINGS, CA

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08/25/2016



Design Guidelines

# MIRALON

Palm Springs, California

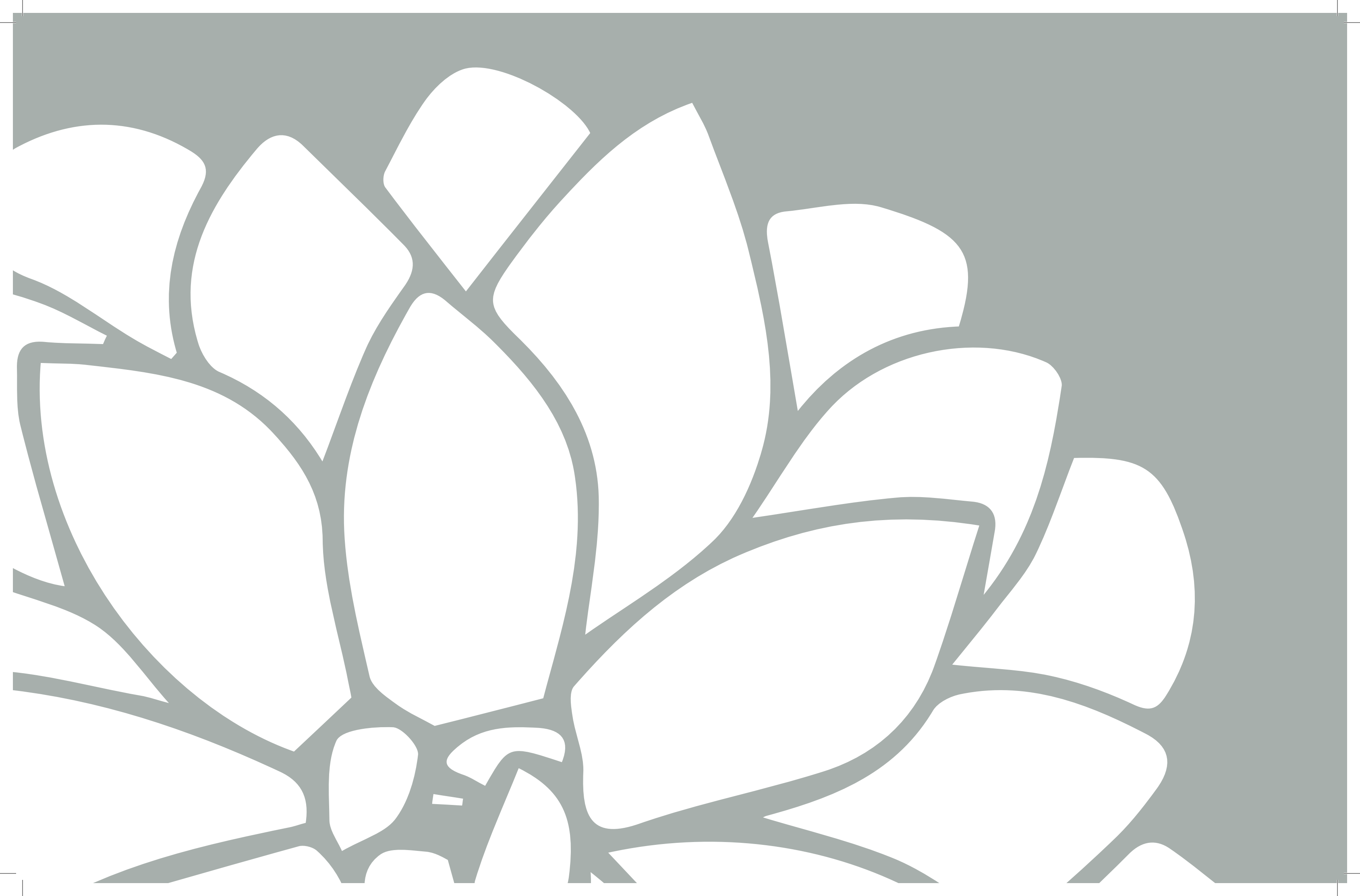
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FREEHOLD  
COMMUNITIES

R H A  
ROBERT HIDEY ARCHITECTS

C2|Collaborative  
LANDSCAPE ARCHITECTURE

 MSA CONSULTING, INC.  
PLANNING | CIVIL ENGINEERING | LAND SURVEYING



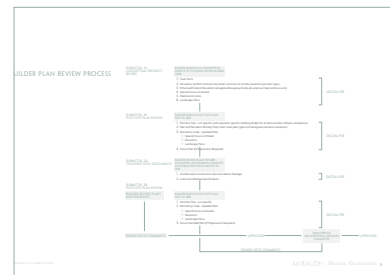
The background of the page is a solid teal color with a faint, repeating pattern of stylized leaves. The leaves are arranged in a dense, overlapping manner, with their outlines and veins rendered in a slightly darker shade of teal. The overall effect is a textured, organic backdrop.

# ARCHITECTURE GUIDELINES

## HOW TO USE THE DESIGN GUIDELINES



STEP 1: INTRODUCTION



STEP 2: PLANNING GUIDELINES



STEP 3: ARCHITECTURAL GUIDELINES



STEP 4: LANDSCAPING GUIDELINES

## INSIDE THE GUIDELINES

### INTRODUCTION

- ❑ How to Use the Design Guidelines
- ❑ Builder Plans Review Process
- ❑ Master Plan

### PLANNING GUIDELINES

- ❑ Product Location
- ❑ Building Height Restriction
- ❑ Product Types

### ARCHITECTURAL GUIDELINES

- ❑ Elevation Variations
- ❑ Doors & Entries
- ❑ Windows
- ❑ Outdoor Living Spaces
- ❑ Garages
- ❑ Miscellaneous
- ❑ Finish Materials
- ❑ Exterior Paint Colors & Materials

### LANDSCAPING GUIDELINES

- ❑ Intent and Overview
- ❑ Master Plan
- ❑ Trail Map Master Plan
- ❑ Open Space Exclusive Use Easement
- ❑ Open Space Exhibit
- ❑ Wall and Fence Plan

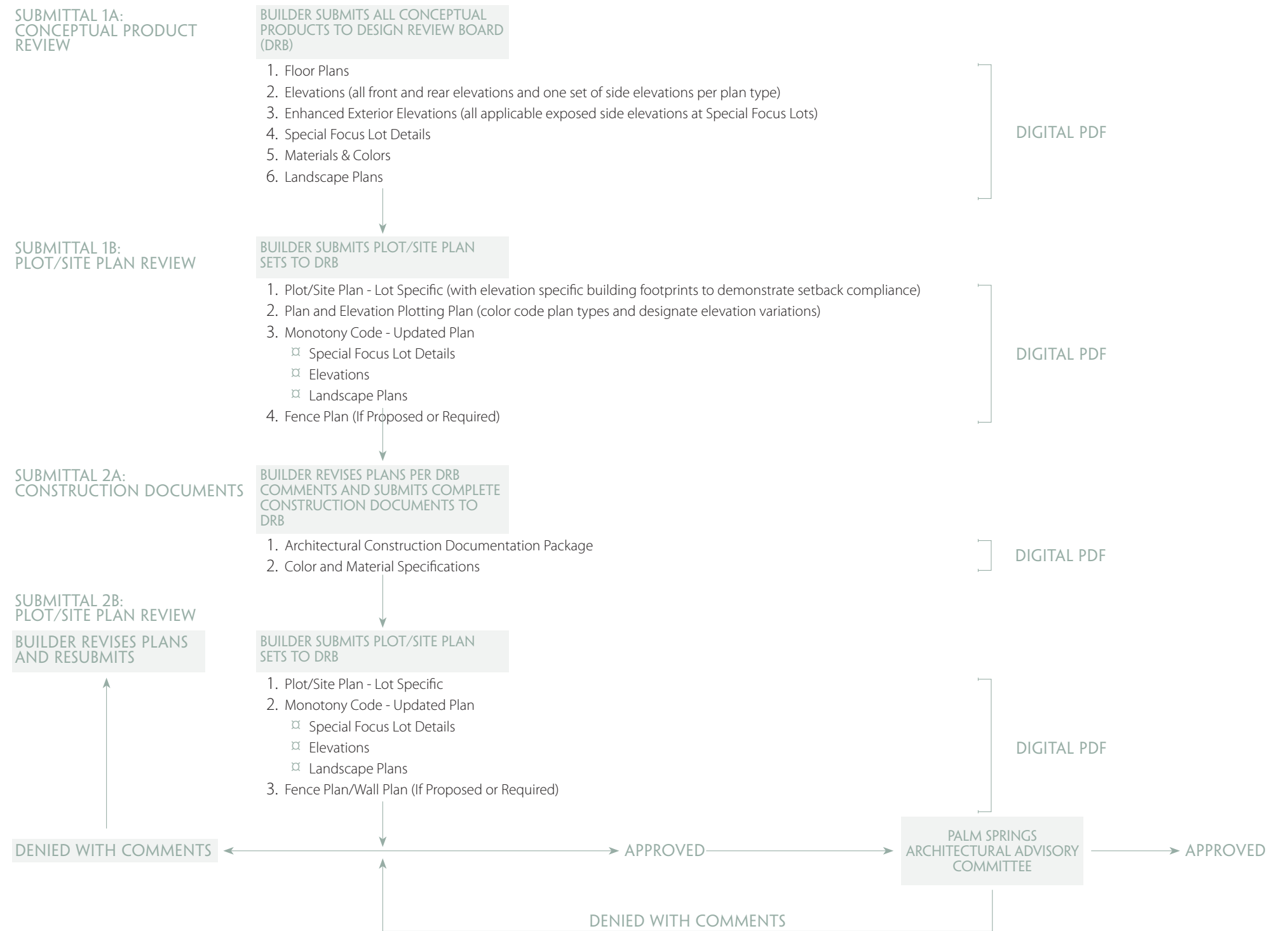
### CRITERIA

- ❑ Wall and Fence Criteria
- ❑ Mailbox Criteria
- ❑ Trash Enclosure Criteria
- ❑ Common Area Hardscape Criteria
- ❑ Gate Criteria
- ❑ Site Furniture Criteria

### LANDSCAPE CHARACTER

- ❑ Mater Plant Legend
- ❑ Typical Front Yard Criteria
- ❑ Typical Landscape Criteria

# BUILDER PLAN REVIEW PROCESS



## ARCHITECTURE

Woven into the fabric of every great community there will always be great architecture. With an aim to set itself apart as one of the memorable communities in the current marketplace, Miralon takes its aesthetic cues from the vibrant modern architectural heritage of Palm Springs. Meticulously scripted and scrutinized design guidelines will ensure that each residential or supplemental structure has been purposely designed and positioned in harmony and accordance with the vision that is Miralon.

Architects have designed sleek modern homes that embraced the desert environment since the 1920's. The dramatic geographic surroundings of the Coachella Valley inspired a design aesthetic in the middle of the 20th Century now called Desert Modernism.

Notable for its clean lines, expansive use of glass, applications of natural and manufactured materials and indoor/outdoor relationships, Desert Modernism encouraged a lifestyle of humble elegance and informality. Influenced by the principles of desert living and the severe climate, the style grew out of the architects' varied use of modern construction techniques, inventive materials and new technologies and served an enthusiastic and progressive clientele.



## MIRALON ARCHITECTURAL DESIGN GUIDELINES HIGHLIGHTS

The Miralon Design Guidelines create a theme for building and landscape within the community to protect, maintain, and enhance property values and sense of place. The design concepts and implementation techniques set forth in these guidelines are not meant to discourage unique design solutions, rather they embody the intent of the design and standards for Miralon. This list highlights the key points.

### ELEVATION VARIATIONS (REFER TO PGS. 18-25)

Interpretation of Desert Modernism

- ❑ Variation A: inspired by William Cody
- ❑ Variation B: inspired by Donald Wexler
- ❑ Variation C: inspired by Ricardo Legorreta

### ENTRIES, DOORS, AND WINDOWS (REFER TO PGS. 26-27)

- ❑ Entrance doors shall be minimum of 8' tall and be made of either solid wood, fiberglass, aluminum, or composite material with a stained or painted finish.
- ❑ Windows shall have frames of vinyl or aluminum. (refer to Finished Materials on page 41 for standard colors)

### OUTDOOR LIVING SPACES (REFER TO PG. 28)

- ❑ Multiple outdoor living spaces such as courtyards and covered patios are highly encouraged.
- ❑ For 40' and 45' wide single-family lots, a side yard reciprocal use easement is permitted.
- ❑ Second floor decks are not permitted where a single-family lot backs up to another single-family lot.
- ❑ Covered Patios to have minimum depth of 11' for accommodate furniture placement.
- ❑ Provide 2' minimum offset between house and covered patio at rear yard.

### GARAGES (REFER TO PG. 29)

- ❑ Garage doors shall be recessed from the exterior wall a minimum of 8".

### MISCELLANEOUS (REFER TO PG. 30)

- ❑ Roof
- ❑ Mechanical Equipment
- ❑ Sustainability

### FINISH MATERIALS (REFER TO PG. 31)

- ❑ Primary finish materials on the body of any elevation will be limited to two (2).
- ❑ All finishes expressed on the front elevation must wrap around the corner of the home, continuing along the side elevations or otherwise terminating at an inside corner of the plan at corner lot or side open space conditions. At interior lot conditions, exterior wall material shall return alongside elevations either to a building offset or to a minimum dimension of 4' when an offset is not present.

### RECOMMENDED EXTERIOR PAINT COLORS AND MATERIALS (REFER TO PGS. 32-33)

# MASTER PLAN



- LEGEND**
- 1 Public Visitor Gated Entry (Staffed Guardhouse)
  - 2 Private Resident Gated Entry (Key Fob)
  - 3 Olive Groves (approx. 38 acres)
  - 4 Clubhouse and Pool Club
  - 5 Citrus Tree Pockets - Tango Mandarin (approx. 1.2 acres)
  - 6 Detention Basin
  - 7 Existing Lakes
  - 8 Desert Themed Landscape (approx. 42 acres)
  - 9 Dog Separated Agility Park
  - 10 Social Space
  - 11 Green Space with Open Turf and/or Informal Dog Park
  - 12 Clubhouse Parking
  - 13 Fitness Station (13)
  - 14 Attached Multi Family
  - 15 Detached Multi Family
  - 16 Single Family Residential
  - 17 Landscape Maintenance and Well Site
  - 18 D.W.A. Site
  - 19 Community Garden (4)
  - 20 Existing Pump House



## PRODUCT MIX

Product	Parcel Size (Acres)	Density (du/acre)	Total Units	Target Square Footage	Common Open Space Adjacent
Attached Multi Family	16.76	12 to 14	242	1,000-1,400	Subject to future application
Detached Multi Family	15.60	9.9	156	1,200-1,600	Subject to future application
40' Wide SFD Lots	7.70	8.1	62	1,400-2,400	100%
45' Wide SFD Lots	18.00	7.2	129	1,600-2,800	0%
50' Wide SFD Lots	53.39	7.2	384	2,000-3,200	33%
60' Wide SFD Lots	28.55	6.0	172	2,400-3,600	77%
Custom Lots	1.00	5.0	5	2,800-3,900	0%

\* For further illustration, see exhibit on the following page.

# PRODUCT LOCATION



# BUILDING HEIGHT RESTRICTIONS



# SINGLE FAMILY 40' WIDE WITH EXCLUSIVE USE EASEMENT ABUTING REAR YARD

## MARKETING SUMMARY

Target Square Footage 1,400 - 2,400

## DEVELOPMENT STANDARDS (Per Planned Development District - PDD)

Maximum Lot Coverage 50% (Excludes Covered Patio area) Includes Exclusive Use Easement area adjacent to Common Open Space

Minimum Front Setback (from ROW):

- Living Area 10'
- Front Loaded Garage 18'
- Privacy Wall (6' Max Height) 10'

Minimum Side Setback 5' (5' Use Easement allowed)

Minimum Rear Setback

- Residence or Covered Patio 3' - no less than 10' from rear of structure to outside edge of exclusive use easement or rear property line.  
2' minimum offset between Residence and Covered Patio

Pool to Property Line 5'

Maximum Roof Overhang 1'

Maximum Second Floor Area 50% of First Floor Living area (Includes Covered Decks)

Maximum Height 24'-0".

Unenclosed roof decks are permitted for all structures except for lots located within 200' of project boundary and back-to-back lots. All parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit. \*Note: must show how privacy is achieved.

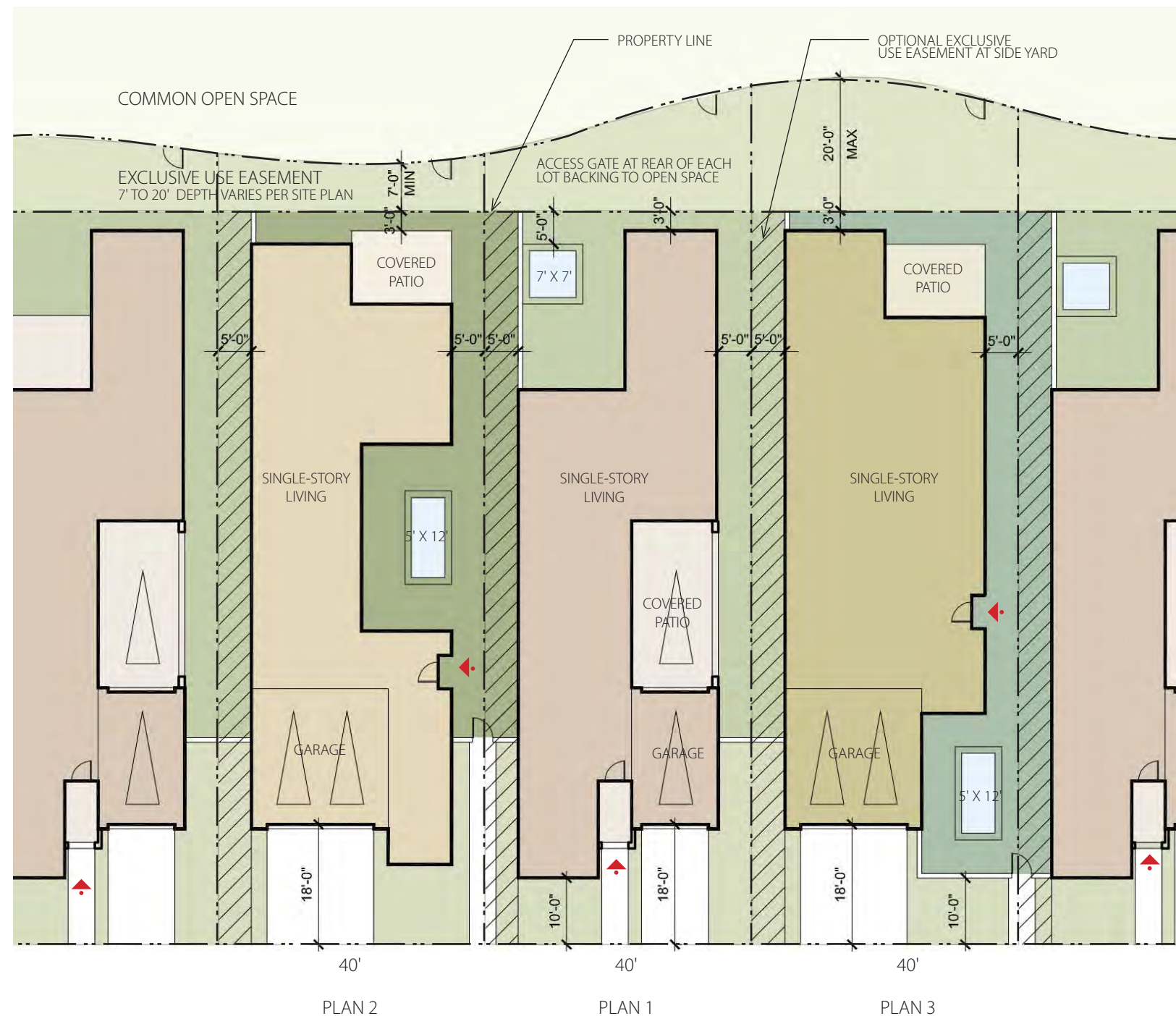
Parking 2-Car Garage

Minimum Garage Size 20' x 20' clear inside for 2-Car Side by Side

11'-6" x 40' clear inside for 2-car tandem

## OTHER REQUIREMENTS

- Minor architectural projections permitted to encroach 2' into setbacks
- Roof overhangs permitted to encroach 1' into setbacks



# SINGLE FAMILY 45' WIDE WITHOUT EXCLUSIVE USE EASEMENT ABUTING REAR YARD

## MARKETING SUMMARY

Target Square Footage 1,600 - 2,800

## DEVELOPMENT STANDARDS (Per Planned Development District - PDD)

Maximum Lot Coverage	55% (Excludes Covered Patio area)
Minimum Front Setback (from ROW):	
Living Area	10'
Front Loaded Garage	18'
Privacy Wall (6' Max Height)	10'
Minimum Side Setback	5' (5' Use Easement allowed)
Minimum Rear Setback	
Residence or Covered Patio	10'
	2' minimum offset between Residence and Covered Patio
Pool to Property Line	5'
Maximum Roof Overhang	1'
Maximum Second Floor Area	50% of First Floor Living area (Includes Covered Decks)
Maximum Height	24'-0". Unenclosed roof decks are permitted for all structures except for lots located within 200' of project boundary and back-to-back lots. All parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit. *Note: must show how privacy is achieved.
Parking	2-Car Garage
Minimum Garage Size	20' x 20' Clear Inside for 2-Car Side by Side

## OTHER REQUIREMENTS

- Minor architectural projections permitted to encroach 2' into setbacks
- Roof overhangs permitted to encroach 1' into setbacks



# SINGLE FAMILY 50' WIDE WITH EXCLUSIVE USE EASEMENT ABUTING REAR YARD

## MARKETING SUMMARY

Target Square Footage 2,000 - 3,200

## DEVELOPMENT STANDARDS (Per Planned Development District - PDD)

Maximum Lot Coverage	55% (Excludes Covered Patio area) Includes Exclusive Use Easement area adjacent to Common Open Space
Minimum Front Setback (from ROW):	
Living Area	10'
Front Loaded Garage	18'
Privacy Wall (6' Max Height)	10'
Minimum Side Setback	5' (5' Use Easement allowed)
Minimum Rear Setback	
Residence or Covered Patio	3' - no less than 10' from rear of structure to outside edge of exclusive use easement or rear property line  2' minimum offset between Residence and Covered Patio
Pool to Property Line	5'
Maximum Roof Overhang	1'
Maximum Second Floor Area	50% of First Floor Living area (Includes Covered Decks)
Maximum Height	24'-0". Unenclosed roof decks are permitted for all structures except for lots located within 200' of project boundary and back-to-back lots. All parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit. *Note: must show how privacy is achieved.
Parking	2-Car Garage
Minimum Garage Size	20' x 20' Clear Inside

## OTHER REQUIREMENTS

- Minor architectural projections permitted to encroach 2' into setbacks
- Roof overhangs permitted to encroach 1' into setbacks



# SINGLE FAMILY 50' WIDE WITHOUT EXCLUSIVE USE EASEMENT ABUTING REAR YARD

## MARKETING SUMMARY

Target Square Footage 2,000 - 3,200

## DEVELOPMENT STANDARDS (Per Planned Development District - PDD)

Maximum Lot Coverage 50% (Excludes Covered Patio area)

Minimum Front Setback (from ROW):

- Living Area 10'
- Front Loaded Garage 18'
- Privacy Wall (6' Max Height) 10'

Minimum Side Setback 5' (5' Use Easement allowed)

Minimum Rear Setback

- Residence or Covered Patio 10'
- 2' minimum offset between Residence and Covered Patio

Pool to Property Line 5'

Maximum Roof Overhang 1'

Maximum Second Floor Area 50% of First Floor Living area (Includes Covered Decks)

Maximum Height 24'-0"

Unenclosed roof decks are permitted for all structures except for lots located within 200' of project boundary and back-to-back lots. All parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit. \*Note: must show how privacy is achieved.

Parking 2-Car Garage

Minimum Garage Size 20' x 20' Clear Inside

## OTHER REQUIREMENTS

- Minor architectural projections permitted to encroach 2' into setbacks
- Roof overhangs permitted to encroach 1' into setbacks



# SINGLE FAMILY 60' WIDE WITH EXCLUSIVE USE EASEMENT ABUTING REAR YARD

## MARKETING SUMMARY

Target Square Footage 2,400 - 3,600

## DEVELOPMENT STANDARDS (Per Planned Development District - PDD)

Maximum Lot Coverage	55% (Excludes Covered Patio area) Includes Exclusive Use Easement area adjacent to Common Open Space
Minimum Front Setback (from ROW):	
Living Area	10'
Front Loaded Garage	18'
Privacy Wall (6' Max Height)	10'
Minimum Side Setback	5'
Minimum Rear Setback	
Residence or Covered Patio	3' proposed - no less than 10' from rear of structure to outside edge of exclusive use easement or rear property line  2' minimum offset between Residence and Covered Patio
Pool to Property Line	5'
Maximum Roof Overhang	1'
Maximum Second Floor Area	50% of First Floor Living area (Includes Covered Decks)
Maximum Height	24'-0".  Unenclosed roof decks are permitted for all structures except for lots located within 200' of project boundary and back-to-back lots. All parapet walls, railings, and appurtenances must be contained within the maximum permitted height limit. *Note: must show how privacy is achieved.
Parking	2-Car Garage
Minimum Garage Size	20' x 20' Clear Inside

## OTHER REQUIREMENTS

- Minor architectural projections permitted to encroach 2' into setbacks
- Roof overhangs permitted to encroach 1' into setbacks







## ELEVATION VARIATIONS

The architectural styles of Miralon and all related building forms and details are products of cultural tastes and values that reflect the history of Coachella Valley and express the visions of this new community. The goal is to have a cohesive tapestry of distinct architectural influences that tie the community together yet allow for variety and individual expression.

Miralon's architectural theme is a modern interpretation of the works by renowned Desert Modernism architect Ricardo Legorreta and the five most influential architects of California desert: William F. Cody, Donald Wexler, Albert Frey, William Krisel and E. Stewart Williams.

The three variations of Desert Modernism for Miralon are:

VARIATION A: INSPIRED BY WILLIAM CODY

VARIATION B: INSPIRED BY DONALD WEXLER

VARIATION C: INSPIRED BY RICARDO LEGORRETA

A minimum of three different elevation variations must be provided for each residential plan type. The following describes the key elements and design strategies for the permitted elevation variations. This section provides guidelines for designing within the prescribed styles while creating variations among homes and buildings. This is a guide, not a comprehensive catalog of all possibilities.

Further description of each variation is available on the following pages.

*Note: images included within Architecture Chapter are for architectural reference only. Refer to Landscape Chapter for landscape design criteria.*



45' WIDE



FRONT VIEW



FRONT VIEW



FRONT VIEW



REAR VIEW

PLAN 2A



REAR VIEW

PLAN 2B



REAR VIEW

PLAN 2C

## VARIATION A INSPIRED BY WILLIAM CODY

William Francis Cody was an influential desert modern architect working in Palm Springs during the peak of the Modern Architecture Movement. His residential projects illustrated simplicity of form, natural light, and large windows displaying a smooth connection between interior and exterior. What made Cody so instrumental to the look of Palm Springs was his technical prowess and meticulous attention to detail. Cody combined international style minimalism with the indoor/outdoor way of living so emblematic of Palm Springs. Cody's designs hid door frames within walls, elongated steel roof spans, and reduced steel beams to slivers so that absolutely nothing interfered with the views of the outdoors. Some of Cody's residential works include the Glass House (1967), the Rancho Mirage House (1969), the Jaffe House (1963), the Perlberg Residence (1952), the Shamel Residence (1961) and the Abernathy Residence (1962).

Cody served on the Palm Springs Planning Commission and the Planning Collaborative in an attempt to protect the city from architectural mediocrity. Cody left behind a legacy of important contributions to what is known today as Desert Modernism – his career continues to serve as an inspiration to successive generations of architects.

FRONT ELEVATION



REAR ELEVATION



## DESIGN CHARACTERISTICS

CANTILEVERED FLAT ROOF

DEEP CANOPY

WING WALL EXTENSION INTO LANDSCAPE

STUCCO WALLS (30/30 SAND FINISH AT FEATURED ELEMENT)

POST AND BEAM CONSTRUCTION AT PRIMARY LIVING SPACES

LONG, LOW, HORIZONTAL PROPORTION

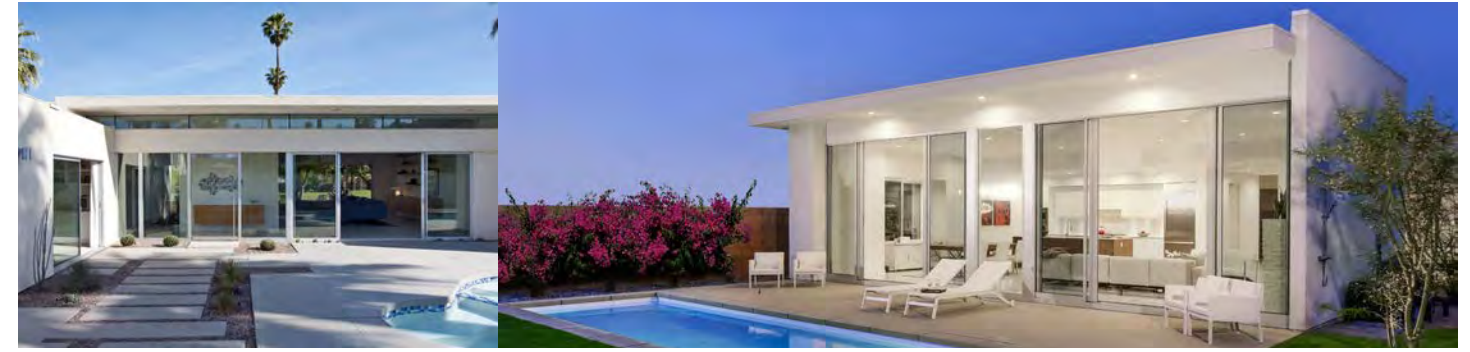
SIMPLE ROOF

SLIDING GLASS DOORS

MINIMUM DECORATIVE DETAILS

ACCENT WALL MATERIALS:

- ☒ Precision cut stones
- ☒ Fiber-cement panels



## VARIATION B INSPIRED BY DONALD WEXLER

South Dakota native Donald Wexler arrived in Palm Springs as Mid-century Modernism was in full swing and then never left. Having worked for Richard Neutra and William Cody, Wexler became a dedicated desert Modernist, smartly designing both to compensate for, and take advantage of, the harsh environment. A pioneer in the use of steel in residential architecture, the architect made his imprint on Palm Springs in notable private and public buildings. Among his public works: Palm Springs International Airport (1965), Spa Hotel Bath House (1958), Union 76 Gas Station (1962) and Canyon Country Club (1963). Residential works include Alexander Steel Houses (1962), Lilliana Gardens Glass House (1954), Leff House (1957), Dinah Shore Residence (1963), and Verbana Drive (2007).

The community of Palm Springs holds him dear to their hearts and respects him as a great man and architect who helped change the landscape of the desert forever. Donald Wexler has left a significant lasting architectural legacy for future generations to be inspired by.

FRONT ELEVATION



REAR ELEVATION



## DESIGN CHARACTERISTICS

CANTILEVERED FLAT ROOF

LIGHT GAGE STEEL POST AND BEAMS

STUCCO WALLS (30/30 SAND FINISH  
AT FEATURED ELEMENT)

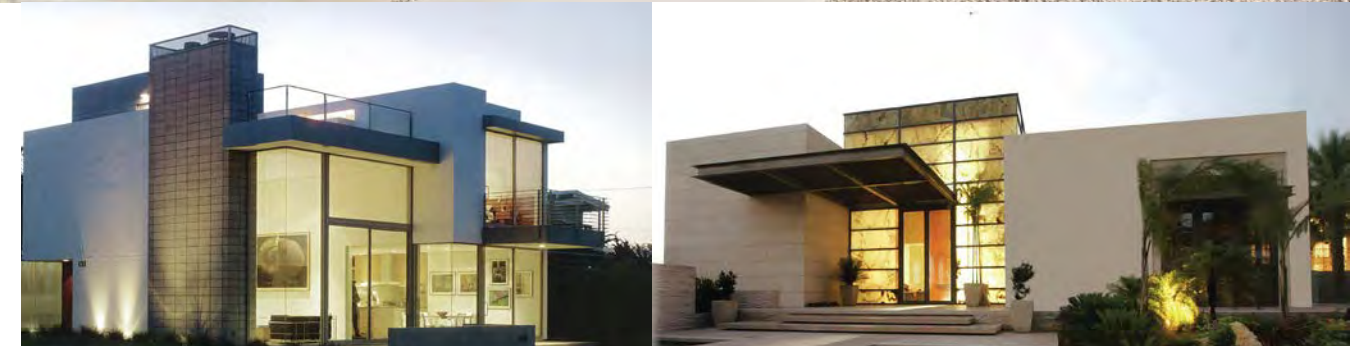
POST AND BEAM CONSTRUCTION  
AT PRIMARY LIVING SPACES

LONG, LOW, HORIZONTAL PROPORTION

SIMPLE ROOF

SLIDING GLASS DOORS

MINIMUM DECORATIVE DETAILS



## VARIATION C INSPIRED BY RICARDO LEGORRETA

Simplicity is often an overriding characteristic based on Cubist principles. Each of the buildings has a basic geometrical design, often a cuboid shape. The buildings have sharp, clean lines, ensuring that it is viewed in perspective with ease. The windows have a square or rectangular form and do not necessarily line up with each other, as in traditional / conventional buildings.

Ricardo Legorreta was a designer of buildings that were boldly modern yet deeply rooted in the traditional architecture of his native Mexico. Legorreta's work is distinguished by his use of proportions, creating simple spaces, and intense use of colors that highlight the material and architectural elements. However, use of bright colors is prohibited at Miralon, the goal is for these dwellings to blend in with other architectural variations in the community. Examples of his work include a series of buildings designed for the chain of hotels Camino Real and numerous factories and offices throughout Mexico. He became known abroad after designing a private home for the actor Ricardo Montalban in Los Angeles. Legorreta's residential work includes Cervantes House (1996), Tech House (1993), Montalban House (1985), Rancho Santa Fe House (1987), Greenberg House (1991), House in Sonoma (1993), and La Colorada House (1996).

FRONT ELEVATION



REAR ELEVATION





## DESIGN CHARACTERISTICS

FLAT ROOF

DEEPLY RECESSED WINDOW AND DOOR OPENINGS

VARIED PLATE HEIGHTS AND/OR PARAPET WALLS

STUCCO WALLS (30/30 SAND FINISH AT FEATURED ELEMENT)

SIMPLE, UNCOMPLICATED EXTERIOR DESIGN

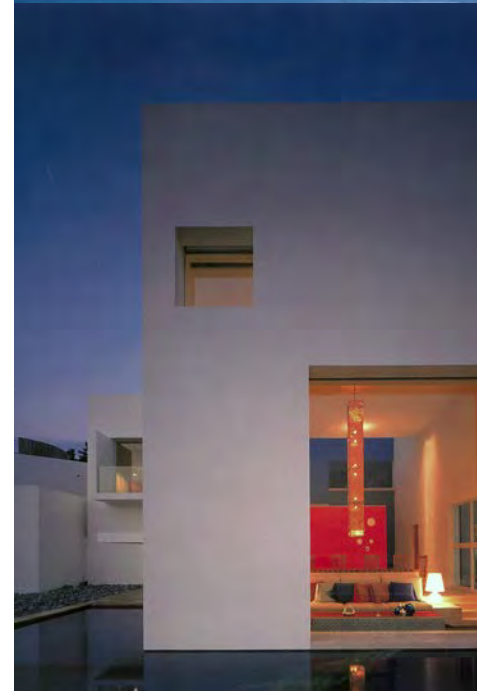
DESIGNED TO ALLOW MAXIMUM LIGHT INTO THE BUILDING

DESIGNED WITH AN OPEN SPACE INTERIOR

SHAPES OF WINDOWS AND DOORS IN HARMONY WITH THE SHAPE OF THE BUILDING

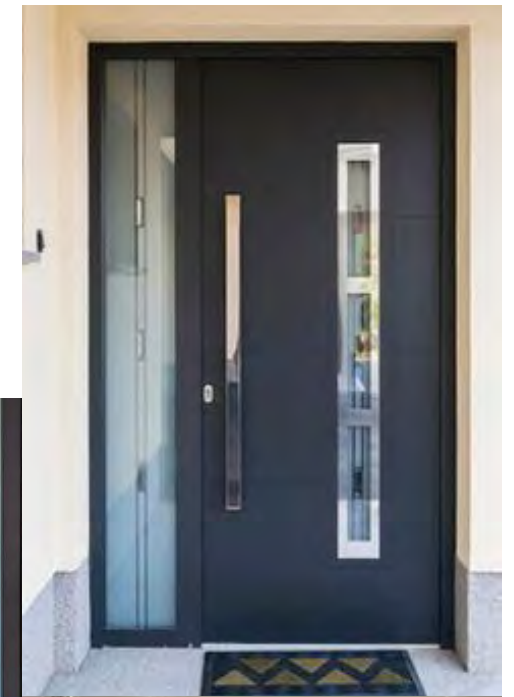
SLIDING GLASS DOORS

MINIMUM DECORATIVE DETAILS



## DOORS & ENTRIES

- ❑ Entrance doors shall be minimum of 8' tall and be made of either solid wood, fiberglass, aluminum, or composite material with a stained or painted finish.
- ❑ Single doors only.
- ❑ Dutch or cottage doors are not allowed.
- ❑ Unique windows and side lights are encouraged.
- ❑ Bright colors are encouraged. White doors are not permitted.



## WINDOWS

- ❑ Window placement should
  - Take advantage of mountain and common open space views.
  - Minimize overlook between residences.
  - Make cross ventilation most effective.
- ❑ All windows must be double-glazed to maximize energy conservation. Glass may be coated or tinted to control solar heat gain, but a reflective or mirrored appearance is not acceptable.
- ❑ Building envelope to provide shading to large glazed living area.
- ❑ In order to reinforce the connection to the outdoors, large windows and sliding glass doors opening from main living areas are encouraged.
- ❑ Aluminum or vinyl frames.
- ❑ No surrounding trim.
- ❑ Minimal window breaks if any at all.
- ❑ Round windows or frames are not allowed.



## OUTDOOR LIVING SPACES

- ❑ It is the intent in Miralon the integration of indoor and outdoor living spaces for recreation and leisurely enjoyment. Multiple outdoor living spaces such as courtyards and covered patios are highly encouraged for all homes.
- ❑ For 40' and 45' wide single-family lots, a side yard reciprocal use easement is permitted. This allows consolidation of the two side yards into one ten foot wide space extending to the adjacent home. This use enlarged the area along one side of the home, thereby encouraging outdoor living.
- ❑ Second floor deck areas are included in the maximum square footage threshold and shall not be permitted where a single-family lot backs up to another single-family lot.
- ❑ Second floor decks shall be permitted on lots that abut the common open space and streets. Builders must demonstrate how privacy is achieved.
- ❑ Covered patios shall be setback a minimum of 15' from the rear property line (refer to Development Standards on pages 20-25).
- ❑ Covered patios to have minimum depth of 11' for accommodate furniture placement.
- ❑ Provide 2' minimum offset between house and covered patio at rear yard.



## GARAGES

- ❑ A variety of garage placements is encouraged to avoid monotonous streetscenes. A garage should not be the dominant feature in the architecture of a home. The impact of repetitive, street front garages can be reduced by:
  - Varying garage door appearance and placement from plan to plan.
  - Varying garage front yard setbacks from the garage and/or living space.
- ❑ Provide 8" recess at all garage doors
- ❑ Simple surround trim if any at all.
- ❑ Simple design, windows are acceptable.
- ❑ Minimal details, no hardware.
- ❑ Garage doors with rounded tops are not permitted.
- ❑ Dark colors are encouraged.
- ❑ White garage doors are not allowed.



## MISCELLANEOUS (SUSTAINABLE DESIGN)

### ROOF ELEMENTS:

- ❑ Roof construction must be responsive to the harsh climatic effect of desert sun, wind and rain. Roof must be non-flammable, code-rated, and non-reflective.
- ❑ Roof overhangs may encroach one foot into the setback areas around the envelope of the structure. Their use is encouraged in order to provide shade for outdoor living spaces and to reduce glass reflectivity.

### MECHANICAL EQUIPMENT

- ❑ All mechanical equipment, including air conditioners, satellite dishes, solar panels, etc. shall be located in visually unobtrusive locations, screened from view.
- ❑ Roof-mounted mechanical equipment shall be screen from all possible vantage points. The screening shall be considered as an element of the overall design and blend with the architecture of the buildings. Parapets shall be at least six inches higher than the equipment for the purpose of screening.
- ❑ If a condenser is set on the side yard of a single-family home, there shall be a minimum of three feet of clearance between the condenser and the side yard wall or structure. (Avalon Development Standards, Note 1).
- ❑ Utility meters, condenser units should be positioned in discreet locations not visible from street and common open space. Meters to be screened in meter cabinets or architectural projections.
- ❑ Locate utility meters by garage whenever possible.
- ❑ Exposed exterior ladders are not allowed.
- ❑ All exterior lighting must be indirect and light sources (such as light bulbs) must be concealed or shielded so that they are not visible from any street adjacent lot or common area.

### SUSTAINABILITY

- ❑ Green for Life is an energy-saving program funded by the California Public Utilities Commission through Southern California Edison and administered by the Coachella Valley Association of Governments. Visit [www.greenforlifecv.org](http://www.greenforlifecv.org) for additional information.
- ❑ Builders to review Summary and Checklist for New Home from website, and meet the minimum requirement for Green Leaf (20 points). Log on to [www.greenforlifecv.org](http://www.greenforlifecv.org) for more information.
- ❑ Builders are encouraged to introduce additional sustainability methods such as:
  - High efficiency plumbing fixtures
  - Roof with high SFR (solar reflectant Index)
- ❑ Solar panels encouraged. Structures pre-plumbed for solar.
- ❑ **Dark sky ordinance**

## FINISH MATERIALS

- ❑ Steel posts are encouraged at covered patios.
- ❑ Low walls should match finishes on the dwellings.
- ❑ 30/30 sand finish on front and rear walls
- ❑ No flagstone, lava rock, cobble stone, brick, or glass tiles on exterior walls / low walls.
- ❑ Stacked stone should be linear and dry stacked. Absolutely no lava rock.
- ❑ Precision-cut stone and cement fiber boards are encouraged on entries and feature walls.
- ❑ No brick allowed.
- ❑ Exterior lighting is encouraged under eaves, near wall, entries, etc.
- ❑ Accent wall material
  - Precision cut stones
  - Fiber-cement panels
- ❑ Cement blocks subject to approval



STUCCO WITH 30/30 SAND FINISH

ALUMINUM CLAD MULLIONS, DARK COLOR

ALUMINIUM FASCIA

FIBER CEMENT PANELS

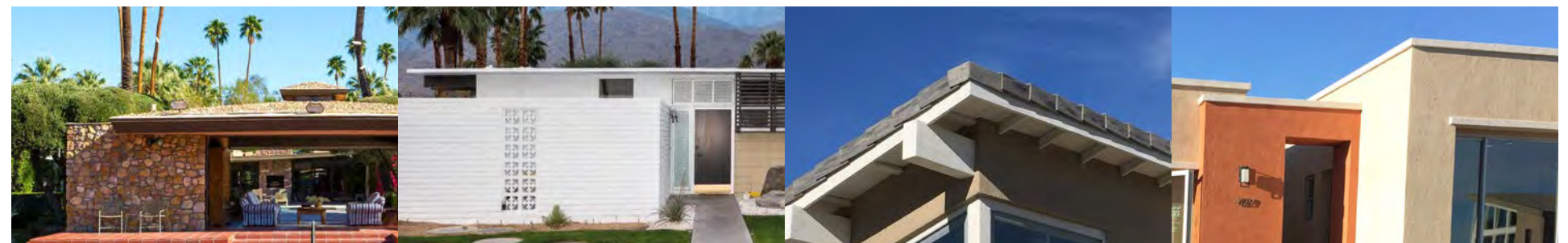


PRECISION-CUT STONE

DRY-STACK STONE

STEEL ENTRY DOOR

STEEL GARAGE DOOR



NO HILLSTONE OR EQUIVALENT

NO BRICK

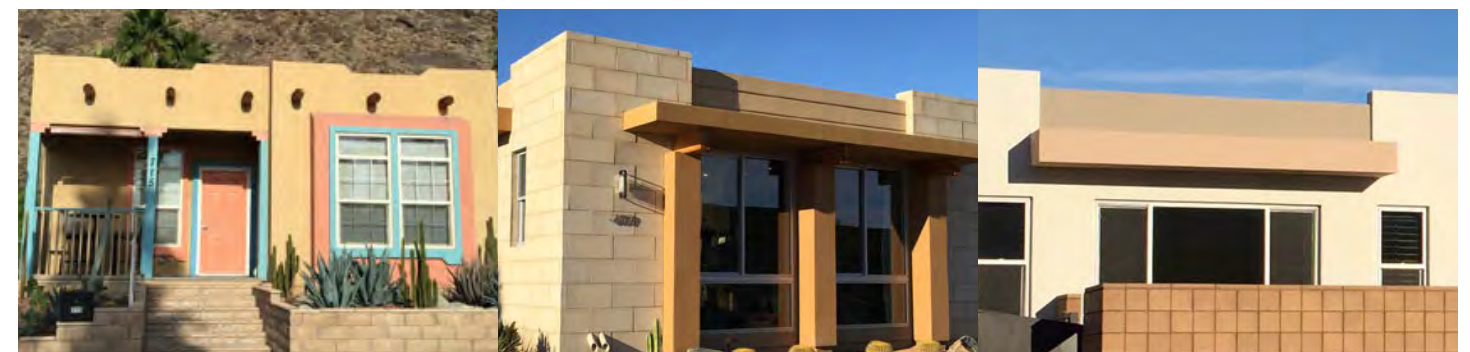
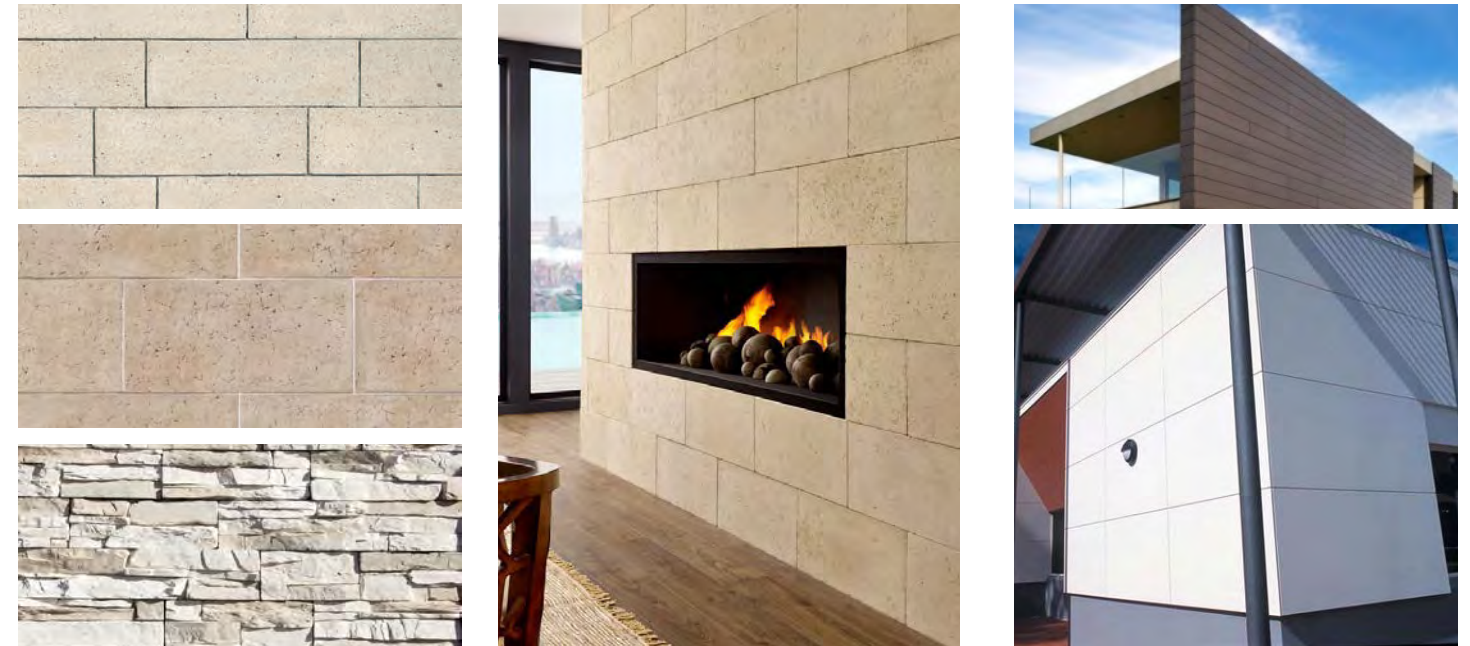
NO CONCRETE ROOF, RAKES

NO FOAM TRIM, FASCIA OR EAVE

## RECOMMENDED EXTERIOR PAINT COLORS & MATERIALS

- ❑ Stucco color and massing not to exceed an LRV of 82.
- ❑ Entry door color to be an accent and vary per lot. See examples on page 33 for reference colors.
- ❑ Low walls should match or enhance colors on elevations.
- ❑ Fascia and eaves will should be painted a dark, neutral color.
- ❑ Underside of eave should match the fascia board color or stucco call color, depending on the detail.
- ❑ Neutral color and tones are encouraged for most exterior walls. Accent walls may vary in color and tone.
- ❑ Colors should be approved by Miralon Design Review Board.
- ❑ Garage doors should be dark, preferably match the fascia color.

## CEMENT FIBER & PRECISION-CUT STONE



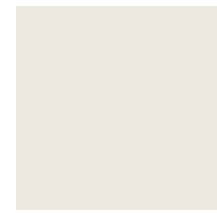
NO ACCENT COLOR ON TRIM

NO LACK IN CONTRAST BETWEEN TRIM, STUCCO AND STONE

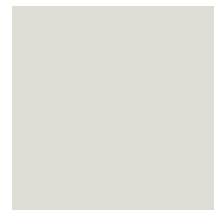
DON'T EXCEED 2 STUCCO COLORS ON 1 DWELLING



## STUCCO



SW 7001  
"MARSHMALLOW"



SW 6196  
"FROSTY WHITE"



SW 6197  
"ALOOF GRAY"



SW 7045  
"INTELLECTUAL  
GRAY"



SW 2821  
"DOWNING STONE"



SW 6147  
"PANDA WHITE"



SW 6148  
"WOOL SKEIN"



SW 6073  
"PERFECT GREIGE"



SW 6066  
"SAND TRAP"



SW 6061  
"TANBARK"



SW 6000  
"SNOWFALL"



SW 7015  
"REPOSE GRAY"



SW 7016  
"MINDFUL GRAY"



SW 7018  
"DOVETAIL"



SW 7046  
"ANONYMOUS"

## ENTRY DOORS



SW 6405  
"FERVENT BRASS"



SW 6466  
"GRANDVIEW"



SW 0047  
"STUDIO BLUE  
GREEN"



SW 6341  
"RED CENT"



SW 0045  
"ANTIQUARIAN  
BROWN"



SW 7598  
"SIERRA  
REDWOOD"



SW 0077  
"CLASSIC FRENCH  
GRAY"



SW 7026  
"GRIFFIN"



SW 7020  
"BLACK FOX"

## GARAGE DOORS AND FASCIA



SW 6153  
"PROTÉGÉ BRONZE"



SW 7053  
"ADAPTIVE SHADE"



SW 6202  
"CAST IRON"



The background of the page is a light teal color with a subtle, repeating pattern of stylized leaves. The leaves are rendered in a slightly darker shade of teal, creating a soft, organic texture. The pattern is centered and fills the entire page.

# LANDSCAPE DESIGN GUIDELINES

## LANDSCAPE INTENT / OVERVIEW

The intent of these guidelines is to inspire the Builder and design Professional to create a unified community through the use of building and planting materials that visually communicate the regional and site specific context that is associated with the valley's rich agricultural history and resort lifestyle. These guidelines represent Freehold Communities vision and design expectations for a visually cohesive community.

The Landscape goals of the community at Miralon are as follows:

- A Master Landscape theme that compliments the rich agricultural history of the region
- Takes advantage of the idyllic site
- Promotes and preserves long distance views and vistas
- Promotes a feeling that you have arrived at "somewhere special"
- Environmentally sensitive and California Friendly with an emphasis in water-wise design
- Promote lifestyle activities which "blur" the separation between indoor and outdoor spaces.



# PHASE MASTER PLAN



\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.



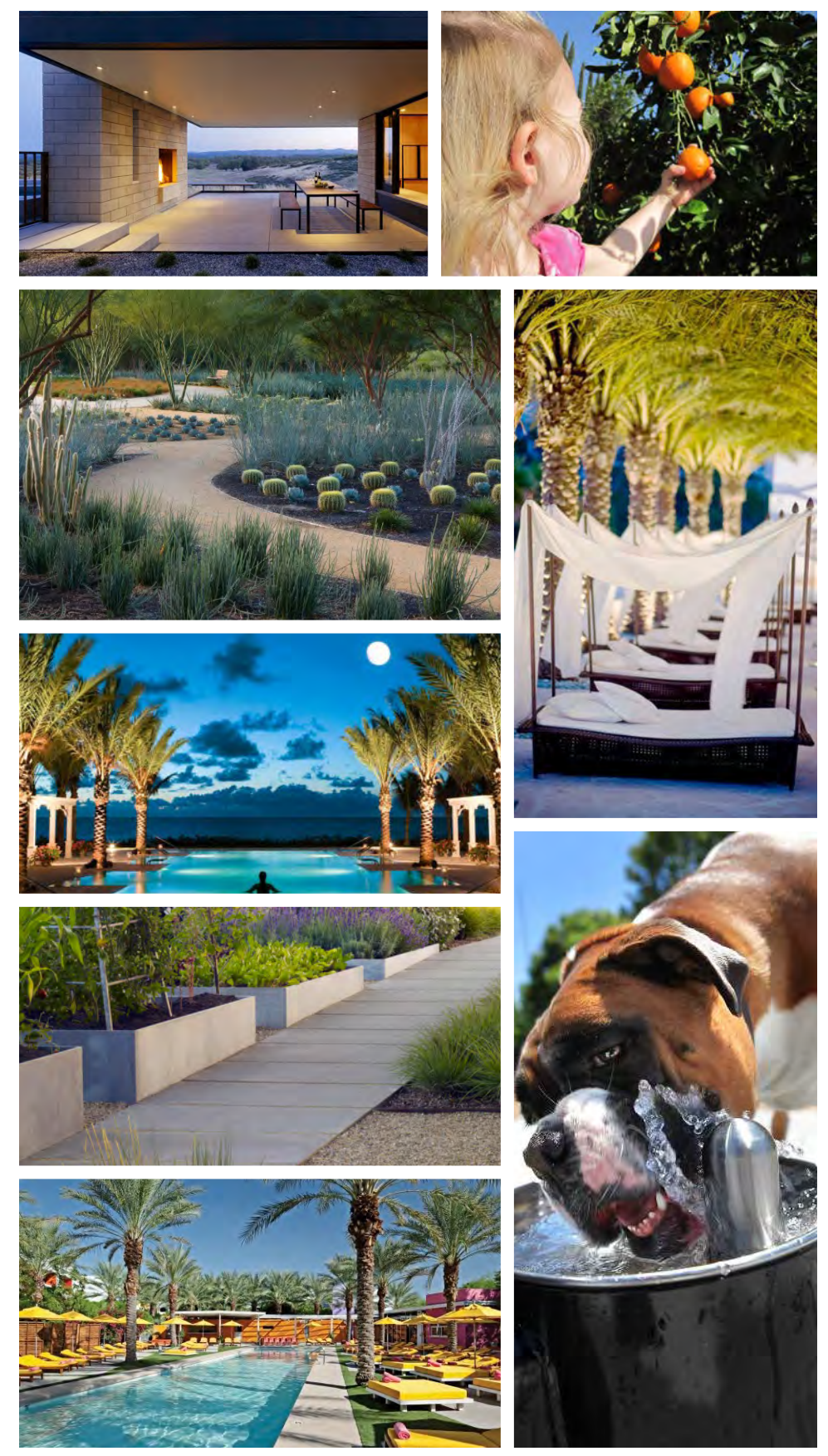
# LANDSCAPE MASTER PLAN



- LEGEND**
- 1 PUBLIC VISITOR GATED ENTRY (STAFFED GUARDHOUSE)
  - 2 PRIVATE RESIDENT GATED ENTRY (KEY FOB)
  - 3 OLIVE GROVES (APPROX. 47 ACRES)
  - 4 CLUBHOUSE AND POOL CLUB
  - 5 CITRUS TREE POCKETS - TANGO MANDARIN (APPROX. 1.2 ACRES)
  - 6 DETENTION BASIN
  - 7 EXISTING LAKES
  - 8 DESERT THEMED LANDSCAPE (APPROX. 33 ACRES)
  - 9 COMMUNITY DOG PARK
  - 10 SOCIAL GARDEN
  - 11 COMMUNITY GARDEN (4)
  - 12 SOCIAL SPACE WITH DOG PARK
  - 13 FITNESS STATION (13)
  - 14 FUTURE MULTI-FAMILY
  - 15 DUAL PURPOSE - DETENTION BASIN / DOG PARK
  - 16 SINGLE FAMILY RESIDENTIAL
  - 17 MAINTENANCE YARD
  - 18 FUTURE WELL SITE
  - 19 CLUBHOUSE PARKING
  - 20 EXISTING PUMP HOUSE



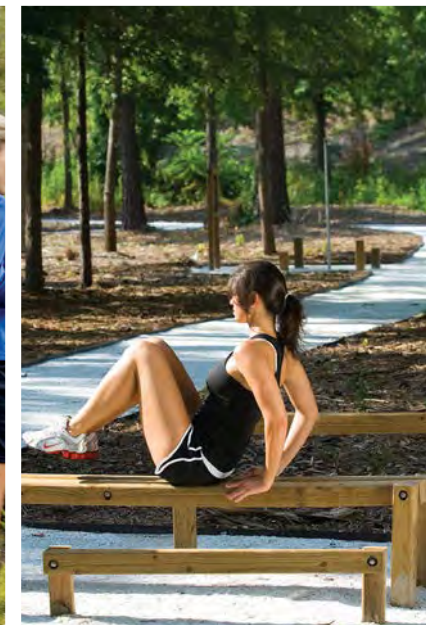
\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.



# TRAIL MASTER PLAN



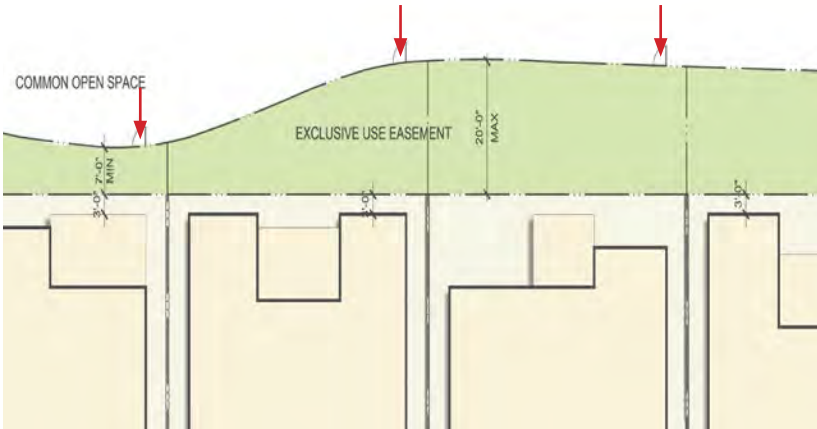
\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.



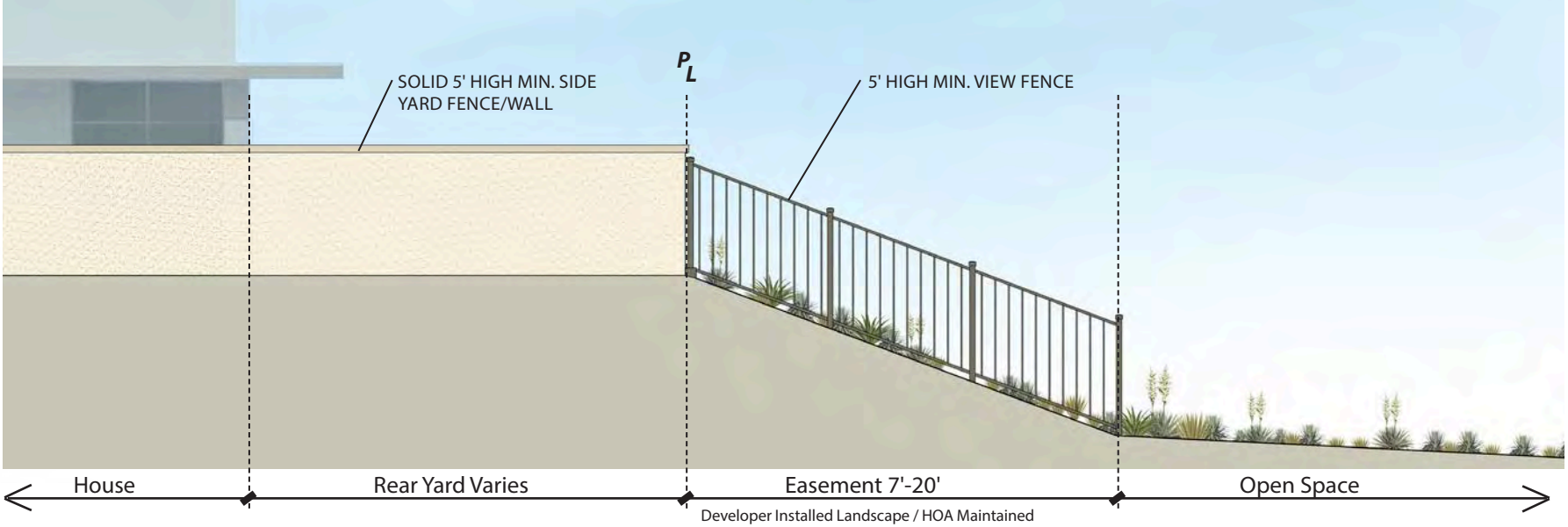
# OPEN SPACE EXCLUSIVE USE EASEMENT



DETAIL 'A': REAR YARD GATED ENTRY DIAGRAM



**LEGEND**  
 OPEN SPACE EXCLUSIVE USE EASEMENT (7'-20') - 7.6 ACRES



\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.



# OPEN SPACE EXHIBIT



\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.

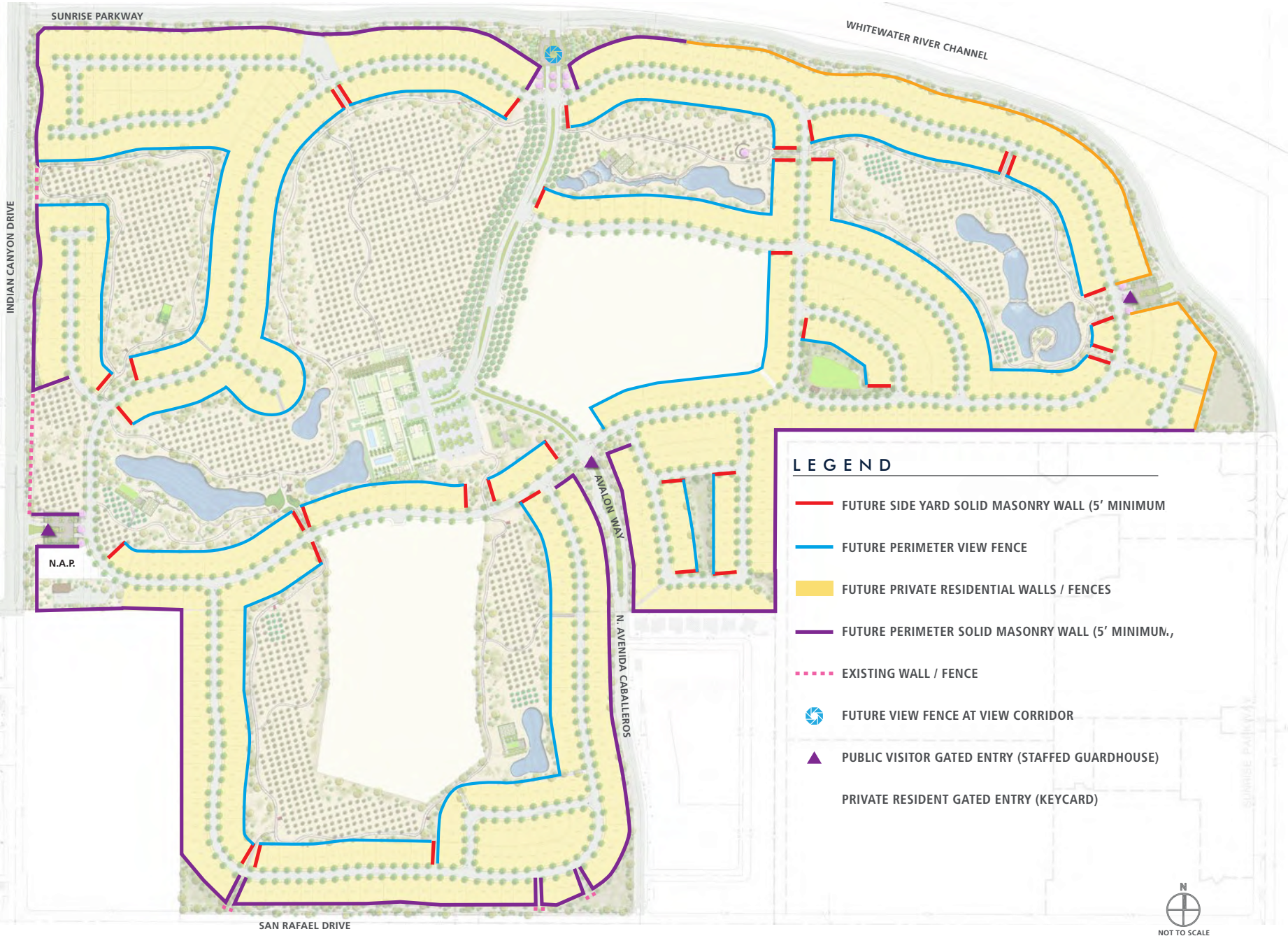
# SHADE TREE ZONING PLAN



\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.



# WALL AND FENCE PLAN



Burnished Block



C.M.U. Block



View Fence

\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.

# WALL AND FENCE RESPONSIBILITY PLAN



\*PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.

## WALL AND FENCE CRITERIA

The Builder is responsible to coordinate design for all interior/courtyard walls and fences:

- ✘ The Builder is to coordinate the location of all walls and fences so that they become an integral part of the site design concept.
- ✘ Courtyard walls, fences, and gates may vary to reflect the architectural style.

### COURTYARD WALLS

- ✘ Concrete block to be Angelus Block or equal; block size to be: 6" x 6" x 16" (stacked pattern).
- ✘ Courtyard walls to be burnished block. Refer to (3) color options below. (No C.M.U.).
- ✘ Alternate courtyard wall designs must be submitted and approved by the Architectural committee.

### SIDE YARD WALLS

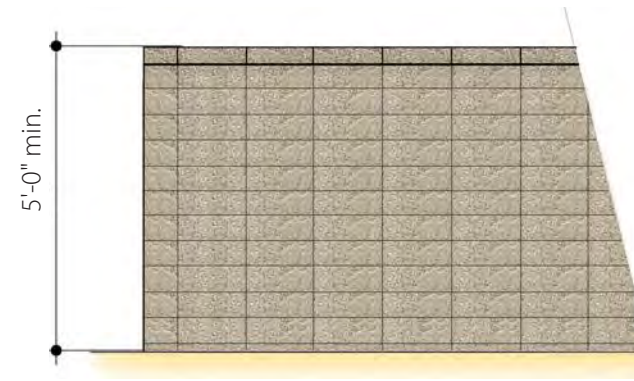
- ✘ Concrete block to be Angelus Block or equal; block size to be: 6" x 6" x 16" (stacked pattern).
- ✘ Side yard walls to be C.M.U. block. Refer to (1) color below.
- ✘ Side yard walls can be upgraded to match courtyard walls

### CORNER LOT WALLS

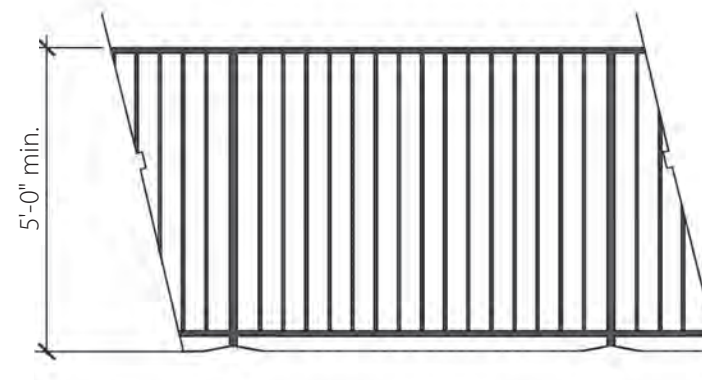
- ✘ Concrete block to be Angelus Block or equal; block size to be: 6" x 6" x 16" (stacked pattern).
- ✘ Corner Lot walls to be burnished block. Refer to (1) color below. (No C.M.U.).

### REAR YARD FENCE

- ✘ View fencing shall be tubular steel painted Frazee Colorlife CL3176N Raccoon or equal. Apply (1) coat primer and (2) coats paint, metalize after fabrication.



DETAIL:  
Burnished or C.M.U. Block Wall



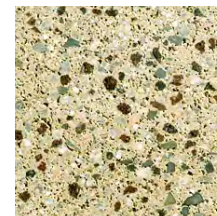
DETAIL:  
View Fence - Rear Yard



DETAIL: WALL AND FENCE DIAGRAM

- 5' High Tubular Steel View Fence
- Side / Rear Yard C.M.U. Wall (3'-5' Set back from building)
- Courtyard Wall
- Corner Lot Wall

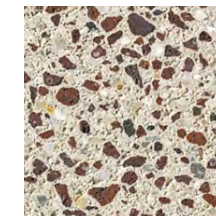
### COURTYARD WALLS



Canyonbluff  
Burnished Block



Harvest  
Burnished Block



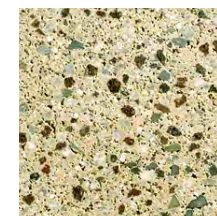
Cinder White  
Burnished Block

### SIDE YARD WALLS



Cool Grey  
C.M.U. Block

### CORNER LOT WALLS



Canyonbluff  
Burnished Block



Burnished Block - Courtyards / Corner Lot Walls

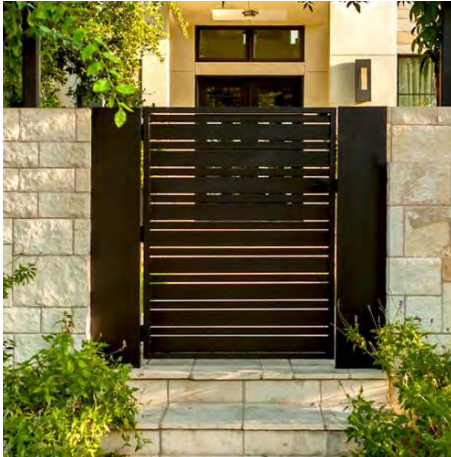


C.M.U. Block - Side Yard Walls

# GATE CRITERIA

The Builder is responsible for all gates.

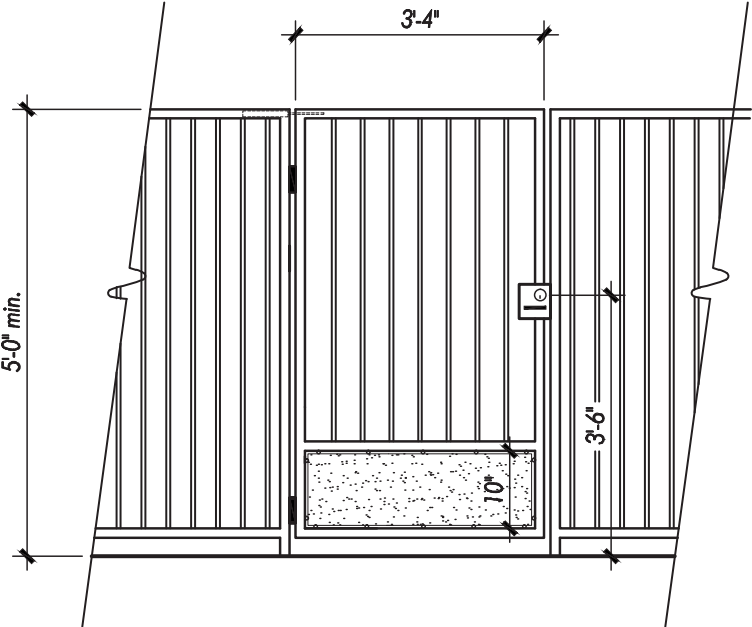
- ❑ Pedestrian gates shall be designed appropriate to the architecture style and incorporate features consistent with the style.
- ❑ Courtyard gates to be wood, metal or glass.
- ❑ Side yard gates are to be solid metal to screen views into the yards.
- ❑ Rear yard gates to be tubular steel with kick plate and keyed entry. Painted Frazee Colorlife CL3176N Raccoon or equal. Apply (1) coat primer and (2) coats paint, metalize after fabrication. Refer to detail.
- ❑ All gates to meet Riverside county pool code requirements.
- ❑ In neighborhoods where gates are maintained by the Homeowner's Association, side yard gate designs are to be consistent. The colors may vary to match the Architecture.
- ❑ Refer to architectural guidelines for approved color palette.
- ❑ Alternate designs must be submitted and approved by the Architectural committee.



COURTYARD GATES



SIDE YARD GATES

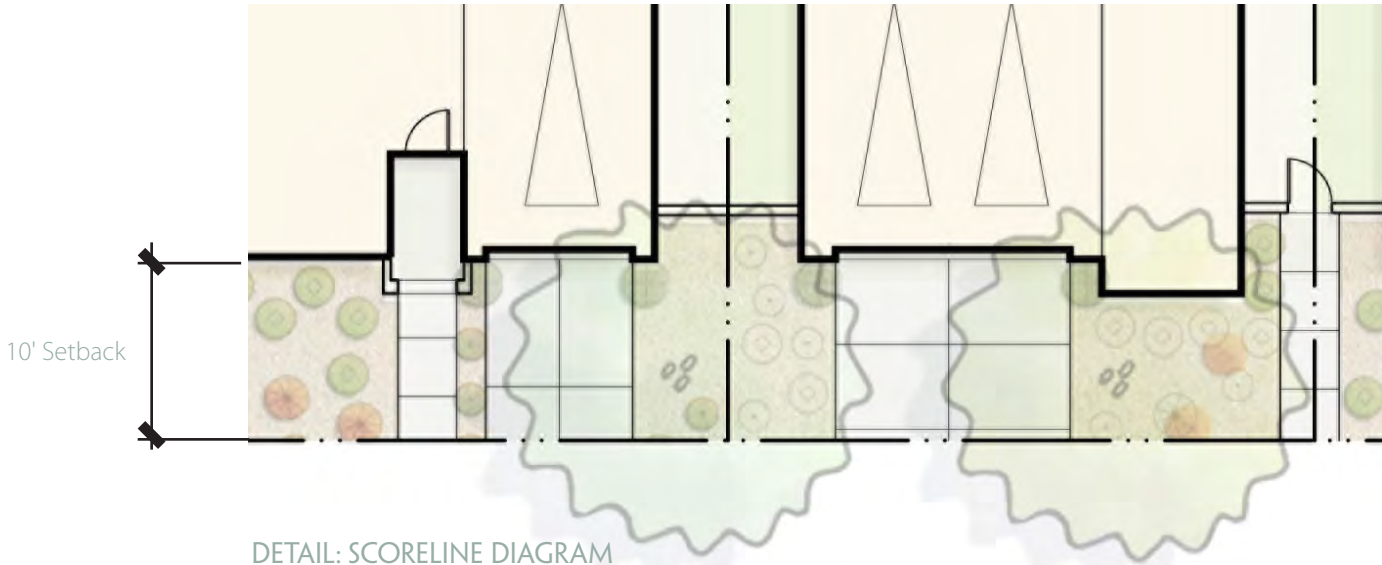


DETAIL 'C' : REAR YARD GATES

# HARDSCAPE CRITERIA

The hardscape should be a strong visual framework that relates to and reinforces the character of the community and the architecture. The hardscape should be designed to enhance the pedestrian and vehicular experience.

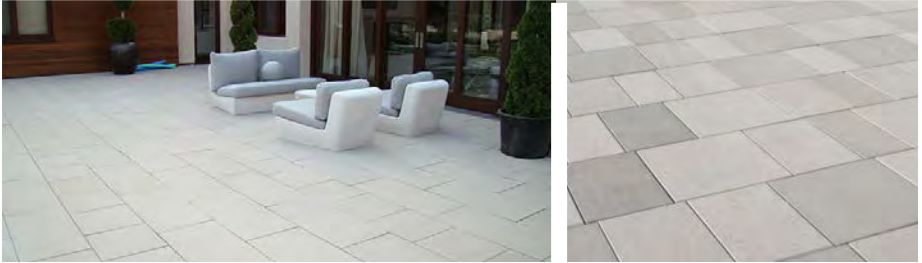
- ☒ At a minimum, top cast concrete, with saw cut joints or pavers.
- ☒ Alleys can be asphalt.
- ☒ Pavers, exposed aggregate, seeded aggregate or top cast are encouraged in courtyards, pedestrian entry ways and areas of frequent use where accents are desired.
- ☒ Mojave Gold crushed rock or equal to be use in planting areas.
- ☒ Alternate material must be submitted and approved by the Architectural committee.



CONCRETE PAVING WITH  
 - TOP CAST FINISH  
 - SAW-CUT SCORELINES  
 - EXPOSED AGGREGATE  
 - SEEDED AGGREGATE



PAVERS



CRUSHED ROCK



# LANDSCAPE PHILOSOPHY

The intent of these Design Guidelines is to create a palette or “pattern book”, of design elements for the use of all builders, architects, landscape architects, engineers and other design professionals engaged to develop neighborhoods within Miralon.

These guidelines are written to inspire innovative and creative landscape designs. The concepts found in these guidelines are intended to communicate the developer’s vision and design expectations, against which, all builder plans and architecture will be evaluated and approved.

Water conservation is also an important component of the landscape design at Miralon. In addition, storm water infiltration and energy conservation practices should be incorporated where possible to encourage a sustainable landscape while meeting the requirements of the water efficient landscape ordinance AB 1881 and or city adopted ordinance.

### Planting Design Criteria:

- ❑ Plant material forms and heights shall respond to the form, scale and style of the architecture.
- ❑ Ultimate tree and shrub sizes should be considered to insure that the neighborhood scale is maintained.
- ❑ All trees and shrubs shall be used with regard to climate, exposure, water usage and maintenance needs.
- ❑ Refer to subsequent Master Plant Palette.





## TYPICAL FRONT YARD CRITERIA

- ✘ Front yard landscaping will be installed by the Home Builder and maintained by the private homeowner.
- ✘ Trees will be installed a minimum of three feet away from any utility.
- ✘ Linear root barriers should be installed at each tree planted five feet or closer from a curb or hardscape per City Standard. Root barriers should be 48" deep and extend 48" to each side of the tree trunk. Root barrier should be manufactured by Deep Root Corp of Westminster, California. Stock No. UB 24-2 or the equivalent made by Century Products of Yorba Linda California, or approved equal.
- ✘ Each lot shall have at least one 36" box shade tree per the lot tree zoning plan.
- ✘ All plant material to receive drip/bubble irrigation. All irrigation systems to have automatic controllers.
- ✘ Plants to be selected from the Master Plant Palette within these guidelines. Any variations from the Master Palette must be approved by the Master Developer.
- ✘ Minimum 2" deep of 3/4" - 1" size gravel, to be Mojave Gold or equal.
- ✘ Turf excluded in front yards.

## TYPICAL LANDSCAPE CRITERIA SINGLE FAMILY 40' WIDE

### Design Elements:

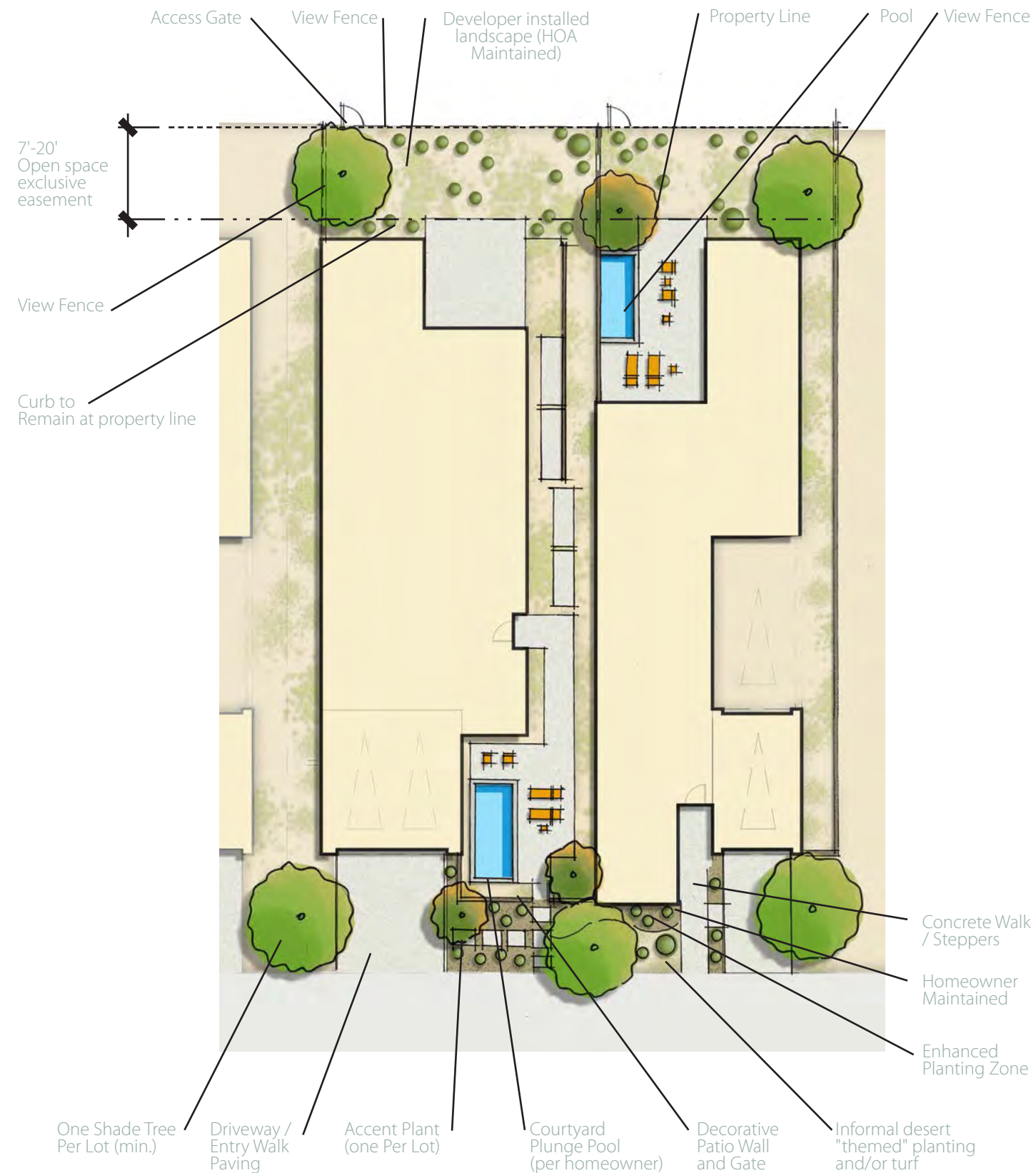
- ☒ Accentuate architectural lines into the landscape
- ☒ One shade tree per home minimum
- ☒ Use planting in groupings or masses
- ☒ Simple hardscape/patio forms and walkways
- ☒ Use sustainable and water conserving materials and practices
- ☒ Seem-less transition between indoors and outdoors
- ☒ Enhanced planting zone to have strong formal planting grids

### Paving:

- ☒ Textured and saw cut concrete
- ☒ Stone
- ☒ Tile
- ☒ Exposed aggregate concrete
- ☒ Concrete Pavers
- ☒ Decomposed granite paving

### Hardscape:

- ☒ Stucco, stone, concrete and tile accent walls
- ☒ Modern decorative Wood and metal fences and screen patterns
- ☒ Modern Decorative metal, and wood patio and side yard gates
- ☒ Scale appropriate minimally designed water features within courtyards



## TYPICAL LANDSCAPE CRITERIA SINGLE FAMILY 45' WIDE

### Design Elements:

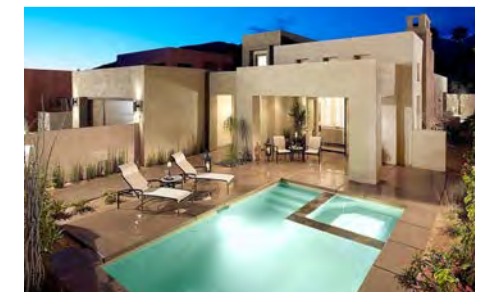
- Accentuate architectural lines into the landscape
- One shade tree per home minimum
- Use planting in groupings or masses
- Simple hardscape/patio forms and walkways
- Use sustainable and water conserving materials and practices
- Seem-less transition between indoors and outdoors
- Enhanced planting zone to have strong formal planting grids

### Paving:

- Textured and saw cut concrete
- Stone
- Tile
- Exposed aggregate concrete
- Concrete Pavers
- Decomposed granite paving

### Hardscape:

- Stucco, stone, concrete and tile accent walls
- Modern decorative Wood and metal fences and screen patterns
- Modern Decorative metal, and wood patio and side yard gates
- Scale appropriate minimally designed water features within courtyards



## TYPICAL LANDSCAPE CRITERIA SINGLE FAMILY 50' WIDE

### Design Elements:

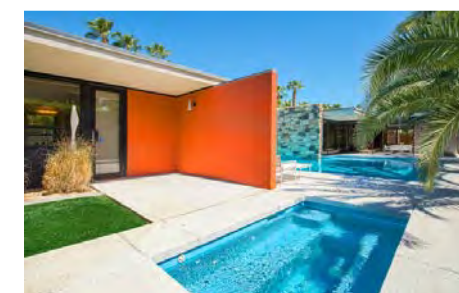
- ☒ Accentuate architectural lines into the landscape
- ☒ One shade tree per home minimum
- ☒ Use planting in groupings or masses
- ☒ Simple hardscape/patio forms and walkways
- ☒ Use sustainable and water conserving materials and practices
- ☒ Seem-less transition between indoors and outdoors
- ☒ Enhanced planting zone to have strong formal planting grids

### Paving:

- ☒ Textured and saw cut concrete
- ☒ Stone
- ☒ Tile
- ☒ Exposed aggregate concrete
- ☒ Concrete Pavers
- ☒ Decomposed granite paving

### Hardscape:

- ☒ Stucco, stone, concrete and tile accent walls
- ☒ Modern decorative Wood and metal fences and screen patterns
- ☒ Modern Decorative metal, and wood patio and side yard gates
- ☒ Scale appropriate minimally designed water features within courtyards



# TYPICAL LANDSCAPE CRITERIA SINGLE FAMILY 60' WIDE

## Design Elements:

- ⌘ Accentuate architectural lines into the landscape
- ⌘ One shade tree per home minimum
- ⌘ Use planting in groupings or masses
- ⌘ Simple hardscape/patio forms and walkways
- ⌘ Use sustainable and water conserving materials and practices
- ⌘ Seem-less transition between indoors and outdoors
- ⌘ Enhanced planting zone to have strong formal planting grids

## Paving:

- ⌘ Textured and saw cut concrete
- ⌘ Stone
- ⌘ Tile
- ⌘ Exposed aggregate concrete
- ⌘ Concrete Pavers
- ⌘ Decomposed granite paving

## Hardscape:

- ⌘ Stucco, stone, concrete and tile accent walls
- ⌘ Modern decorative Wood and metal fences and screen patterns
- ⌘ Modern Decorative metal, and wood patio and side yard gates
- ⌘ Scale appropriate minimally designed water features within courtyards



## MAILBOX CRITERIA

Builder is responsible for all mailboxes.

- ☒ Mailboxes shall comply with USPS requirements.
- ☒ Features to enhance mailboxes such as trellises, paving, low decorative walls, etc are encouraged.
- ☒ Mailboxes are to comply with ADA requirements.



## MASTER PLANT LEGEND

### TREES:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Acacia farnesiana	Sweet Acacia	Olea europaea	Swan Hill Olive
Acacia saligna	Blue Leaf Wattle	Olneya tesota	Desert Ironwood
Acacia stenophylla	Shoestring Acacia	Parkinsonia hybrid	Desert Museum Palo Verde
Albizia julibrissin	Silk Tree	Phoenix dactylifera	Date Palm
Bauhinia blakeana	Hong Kong Orchid Tree	Pinus eldorica	Afghan Pine
Bauhinia purpurea	Purple Orchid Tree	Prosopis chilensis	Chilean Mesquite
Brachychiton populneus	Bottle Tree	Prosopis glandulosa	Honey Mesquite
Brahea armata	Mexican Blue Palm	Prosopis hybrid	Hybrid Mesquite
Brahea edulis	Guadalupe Island Palm	Prosopis x phoenix	Phoenix Mesquite
Butia capitata	Pindo Palm	Prosopis velutina	Velvet Mesquite
Cercidium 'Desert Museum'	Desert Museum Palo Verde	Prunus caroliniana	Carolina Cherry Laurel
Chamaerops humilis	Mediterranean Fan Palm	Punica grantum	Pomegranate
Chilopsis linearis	Desert Willow	Quercus suber	Cork Oak
Chitalpa X tashkentenensis	Chitalpa	Quercus virginiana	Southern Live Oak
Dalbergia sissoo	Indian Rosewood	Rhus lancea	African Sumac
Geijera parviflora	Australian Willow	Schinus molle	California Pepper
Jacaranda mimosifolia	Jacaranda	Washingtonia filifera	California Fan Palm
Koelreuteria bipinnata	Chinese Flame Tree		



## MASTER PLANT LEGEND

### SHRUBS:

#### BOTANICAL NAME

#### COMMON NAME

<i>Abutilon palmerii</i>	Desert Abutilon
<i>Achillea tomentosa</i>	Woolly Yarrow
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Anisacanthus quadrifidus brevilobus</i>	Mountain Fire
<i>Anisacanthus quadrifidus wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Atriplex canescens</i>	Fourwing Saltbrush
<i>Baccharis pilularis</i>	Dwarf Coyote Brush
<i>Bougainvillea 'Oo-la-la'</i>	Oo-la-la Bougainvillea
<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea
<i>Buddleia marrubifolia</i>	Woolly Butterflybush
<i>Buxus microphylla japonica</i>	Japanese Boxwood
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Carissa macrocarpa 'Green Carpet'</i>	Natal Plum

#### BOTANICAL NAME

#### COMMON NAME

<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i>	Texas Olive
<i>Dalea frutescans</i>	Black Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Encelia farinosa</i>	Brittle Bush
<i>Erigonum fasciculatum v. poliofolium</i>	Flattop Buckwheat
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Fraxinus greggii</i>	Little Leaf Ash
<i>Guaiacum coulteri</i>	Guayacan
<i>Hamelia patens</i>	Scarlet Bush
<i>Hesperaloe parviflora</i>	Red Yucca





## MASTER PLANT LEGEND

### SHRUBS:

#### BOTANICAL NAME

*Ilex vomitoria*

*Justicia brandegeana*

*Justicia californica*

*Justicia spicigera*

*Lantana* spp.

*Lavandula angustifolia*

*Leucophyllum candidum*

*Leucophyllum frutescens*

*Leucophyllum pruiniosum*

*Maytenus phyllanthoides*

*Nerium oleander*

*Pittosporum tobira*

*Prunus caroliniana* 'Compacta'

*Pyracantha crenatoserrata* Graber'

*Pyracantha* X 'Santa Cruz Prostrata'

*Raphiolepis indica*

*Rosemarinus officinalis*

#### COMMON NAME

Dwarf Yaupon

Shrimp Plant

Chuparosa

Mexican Honeysuckle

Lantana

English Lavender

Violet Silverleaf

Texas Ranger

Sierra Ranger

Mangle Dulce

Oldeander

Wheeler's Dwarf

Dwarf Cherry Laurel

Pyracantha

Prostrate Pyracantha

Indian Hawthorn

Rosemary

#### BOTANICAL NAME

*Ruellia brittoniana*

*Ruellia californica*

*Ruellia peninsularis*

*Salvia clevelandii*

*Salvia greggii*

*Salvia leucantha*

*Sedum spectabile*

*Senna artemisioides*

*Senna artemisioides filifolia*

*Senna artemisioides petiolaris*

*Senna wislizenii*

*Simmondsia chinensis*

*Tagetes lemmonii*

*Tecoma stans*

*Tecomaria capensis*

*Thevetia peruviana*

*Vauquelinia californica*

#### COMMON NAME

Ruellia

California Ruellia

Baja Ruellia

Chaparral Sage

Autumn Sage

Mexican Bush Sage

Live Forever

Feathery Senna

Desert Senna

Silver Senna

Shrubby Senna

Jojoba

Mountain Marigold

Yellow Trumpet Flower

Cape Honeysuckle

Lucky Nut

Arizona Rosewood



## MASTER PLANT LEGEND

### GROUND COVER:

#### BOTANICAL NAME

#### COMMON NAME

Acacia redolens 'Prostrata'

Prostrate Acacia

Baccharis X 'Centennial'

Prostrate Desert Broom

Calylophus hartwegii

Calylophus

Carissa macrocarpa 'Green Carpet'

Natal Plum

Chrysactinia mexicana

Damianita

Convolvulus cneorum

Silver Bush Morning

Convolvulus mauritanicus

Ground Morning Glory

Dalea capitata

Golden Dalea

Dalea greggii

Trailing Indigo Bush

Festuca glauca

Common Blue Fescue

Lantana montevidensis

Trailing Lantana

Myoporum parivfolia

Myoporum Prostratum

Myoporum parvifolium

Prostrate Myoporum

Oenothera berlandieri

Mexican Evening Primrose

Oenothera stubbei

Chihuahuan Primrose

Rosmarinus officinalis 'Prostratus'

Prostrate Rosemary

Ruellia brittoniana 'Katie'

Dwarf Ruella

Teucrium chamaedrys 'Prostratum'

Creeping Germander

Trachelospermum asiaticum

Aisan Star Jasmine

Trachelospermum jasminoides

Star Jasmine

Verbena peruviana

Peruvian Verbena

#### BOTANICAL NAME

#### COMMON NAME

Verbena pulchella

Moss Verbena

Verbena rigida

Sandpiper Verbena

Vinca major

Periwinkle

Wedelia trilobata

Yellow Dot



## MASTER PLANT LEGEND

### CACTI & SUCCULENT:

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
<i>Agave americana</i>	Century Plant	<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Agave americana marginata</i>	Variiegated Century Plant	<i>Hesperaloe parvifolia</i>	Red Yucca
<i>Agave americana mediopicta</i>	Variiegated Century Plant	<i>Nolina microcarpa</i>	Bear Grass
<i>Agave parryi</i>	Parry's Agave	<i>Opuntia basilaris</i>	Beavertail Prickly Pear
<i>Agave victoria-reginae</i>	Queen Victoria Agave	<i>Opuntia ficus- indica</i>	Indian Fig
<i>Agave vilmoriniana</i>	Octopus Agave	<i>Pachypodium lamerei</i>	Madagascar Palm
<i>Aloe arborescens</i>	Tree Aloe	<i>Pedilanthus macrocarpus</i>	Slipper Flower
<i>Aloe dawei</i>	Dawe's Aloe	<i>Portulacaria afra</i>	Elephant's Food
<i>Aloe ferox</i>	Cape Aloe	<i>Stenocereus thurberi</i>	Organ Pipe Cactus
<i>Aloe variegata</i>	Partridge Breast Aloe	<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Aloe vera</i>	Aloe Vera	<i>Yucca baccata</i>	Banana Yucca
<i>Bulbine frutescens</i>	Bulbine	<i>Yucca elata</i>	Soaptree Yucca
<i>Carnegiea gigantean</i>	Saguaro Cactus	<i>Yucca gloriosa</i>	Spanish Dagger
<i>Dasyilirion longissimum</i>	Grass Tree	<i>Yucca recurvifolia</i>	Pendulous Yucca
<i>Dasyilirion wheeleri</i>	Desert Spoon	<i>Yucca rigida</i>	Blue Yucca
<i>Echinocactus grusonii</i>	Golden Barrel Cactus	<i>Yucca whipplei</i>	Our Lord's Candle
<i>Echinocereus englemannii</i>	Engelmann's Hedgehog		
<i>Euphorbia rigida</i>	Gopher Plant		
<i>Ferocactus cylindraceus</i>	Compass Barrel		
<i>Ferocactus wislizenii</i>	Fish- Hook Barrel Cactus		
<i>Fouquieria splendens</i>	Ocotillo		



## MASTER PLANT LEGEND

### VINES:

#### BOTANICAL NAME

Antigonon leptopus  
 Bougainvillea spp.  
 Calliandra haematocephala  
 Campsis radicans  
 Clytostoma callistegioides  
 Gelsemium sempervirens  
 Hardenbergia violacea  
 Jasminum mesnyi  
 Lonicera japonica "Halliana"  
 Macfadyena unguis-cati  
 Mascagnia macroptera  
 Merremia aurea  
 Parthenocissus tricuspidata  
 Passiflora X alatocaerulea  
 Podranea ricasoliana  
 Rosea banksiae  
 Trachelospermum jasminoides  
 Vigna Caracalla  
 Vitis californica  
 Wisteria floribunda  
 Wisteria sinensis

#### COMMON NAME

Coral Vine, Queen's Wreath  
 Bougainvillea  
 Pink Powder Puff  
 Trumpet Vine  
 Lavender Trumpet Vine  
 Carolina Jessamine  
 Lilac Vine  
 Primrose Jasmine  
 Hall's Honeysuckle  
 Catclaw  
 Yellow Orchid Vine  
 Merremia  
 Hacienda Creeper  
 Passion Flower Vine  
 Pink Trumpet Vine  
 Lady Banks Rose  
 Star Jasmine  
 Snail Vine  
 Californica Wild Grape  
 Japanese Wisteria  
 Chinese Wisteria

### ORNAMENTAL GRASSES:

#### BOTANICAL NAME

Festuca glauca  
 Imperata cylindrical 'Rubra'  
 Muhlenbergia capillaris  
 Muhlenbergia emersleyi  
 Muhlenbergia lindheimeri  
 Muhlenbergia rigens  
 Nassella tenuissima

#### COMMON NAME

Blue Fescue  
 Japanese Blood Grass  
 Pink Muhley  
 Bull Grass  
 Lindheimer Muhley  
 Deer Grass  
 Mexican Thread Grass





40' WIDE SFD PRODUCT GUEST PARKING DIAGRAM

DISCLAIMER: PROPOSED PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED UPON FINAL SURVEYING, ENGINEERING AND DESIGN.

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PALM SPRINGS, CA

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